



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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16 March 2021

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 6.1 (12.1) refers

Councillors are reminded to retain the
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments)
for deliberation at the meeting scheduled for 23 March 2021.

MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET, CLOVERDALE ON TUESDAY, 16 MARCH 2021 COMMENCING AT 7.01PM

**AGENDA BRIEFING FORUM
MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr G Sekulla, JP, Deputy Mayor	West Ward
Cr B Ryan	East Ward
Cr J Davis	South Ward
Cr J Powell	South Ward
Cr S Wolff	South Ward
Cr L Cayoun (<i>arr 7.02pm</i>)	West Ward
Cr R Rossi, JP	West Ward

IN ATTENDANCE

Mr J Christie	Chief Executive Officer
Ms M Bell	Director Corporate and Governance
Ms M Reid	Director Infrastructure Services
Mr K Davidson	Acting Director Development and Communities
Mr J Olynyk, JP	Manager Governance
Mr S Monks	Manager Finance
Mr W Loh (<i>dep 7.52pm</i>)	Manager Planning Services
Mrs M Lymon	Principal Governance and Compliance Advisor
Ms L Langford (<i>dep 7.52pm</i>)	Coordinator Design Projects
Ms D Morton	Media and Communications Adviser
Mrs H Mark	Governance Officer

MEMBERS OF THE GALLERY

There were 11 members of the public in the gallery and no press representative.

1. OFFICIAL OPENING

7.01pm The Presiding Member welcomed all those in attendance and declared the meeting open.

The Presiding Member read aloud the Acknowledgement of Country.

Before I begin I would like to acknowledge the Traditional Owners of the land on which we are meeting today, the Noongar Whadjuk people, and pay respect to Elders past, present and future leaders.

The Presiding Member invited Cr Ryan to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Ryan read aloud the affirmation.

Affirmation of Civic Duty and Responsibility
I make this affirmation in good faith and declare that I will duly, faithfully, honestly, and with integrity fulfil the duties of my office for all the people in the City of Belmont according to the best of my judgement and ability. I will observe the City's Code of Conduct and Standing Orders to ensure efficient, effective and orderly decision making within this forum.

2. APOLOGIES AND LEAVE OF ABSENCE

Cr M Bass (Absent)
Ms J Gillan (Apology)

East Ward
Director Development and Communities

7.02pm Cr Cayoun entered the meeting.

3. DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT

3.1 FINANCIAL INTERESTS

Nil.

3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Nil.

4. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

4.1 ANNOUNCEMENTS

Nil.

4.2 DISCLAIMER

7.03pm The Presiding Member drew the public gallery's attention to the Disclaimer.

The Presiding Member advised the following:

I wish to draw attention to the Disclaimer Notice contained within the agenda document and advise members of the public that no decisions are made at the meeting tonight. Council will formally resolve agenda items at next week's Ordinary Council Meeting.

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

5. PUBLIC SUBMISSION TIME

7.03pm The Presiding Member opened the period allotted for Public Submission Time and called for submissions from the Public Gallery. As no submissions were received, the Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 23 MARCH 2021

6.1 AGENDA ITEMS FOR REVIEW

OCM Item 12.1
Draft Redcliffe Station Activity Centre Plan and Amendment No.15 to Local Planning Scheme No. 15
<u>Deputation Presentation</u>
Mr R Greenwood, 151 Coolgardie Avenue, Redcliffe spoke in opposition to the Officer Recommendation.
(Refer Tabled Attachment 1 for further information).
Ms L Hollands representing Belmont Resident and Ratepayer Action Group (BRRAG) requested to submit a Deputation on behalf of the group.
In accordance with <i>City of Belmont Standing Orders Local Law 2017</i> section 6.6(2)(a) the Chief Executive Officer denied the deputation on the basis that Ms Hollands would not provide details of the persons purporting to be represented.

OCM Item 12.1

Draft Redcliffe Station Activity Centre Plan and Amendment No.15 to Local Planning Scheme No. 15

Item 12.1 Continued

In accordance with *City of Belmont Standing Orders Local Law 2017* section 6.6(2)(b) the Chief Executive Officer referred the request to the Council to decide whether or not to receive the deputation.

MOTION:

To receive the deputation from Ms L Hollands on behalf of BRRAG.

LOST 1/7

For: Cayoun

Against: Davis, Marks, Powell, Rossi, Ryan, Sekulla, Wolff

Officer Presentation

Nil.

Notes from Forum

- Following the pre-consultation period, the City is proposing Bulong Avenue, Second Street and Henderson Avenue remain as cul-de-sacs at this stage. This can be re-examined at a later date if issues arise in relation to traffic and parking around the train station.
- The amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015* recently released are not anticipated to affect the content of the draft Amendment document, with the key changes likely to be to the structure of the document and the term 'activity centre plan' being replaced by 'precinct structure plan.' Any other implications following the advertising period will be determined by the Department of Planning, Lands and Heritage (DPLH).
- Following the pre-consultation period, the development bonus criteria for building height was removed to enable the criteria to be examined through the preparation of the Design Guidelines (Local Planning Policy).
- The retention of trees is addressed within State Planning Policies, though the City will examine what additional measures can be undertaken to retain mature trees through the preparation of the Design Guidelines (Local Planning Policy).
- The practical design capacity referred to in the Traffic Impact Assessment Report relates to intersections (such as the intersection at Coolgardie Avenue and Great Eastern Highway) and how long cars are delayed at these intersections before being able to continue.
- An engineering load assessment will be required for any development above the railway tunnel and to comply with Perth Transport Authority's (PTA) loading requirements. This would not necessarily preclude multiple storey developments from being capable of construction above the railway tunnel.

OCM Item 12.1

Draft Redcliffe Station Activity Centre Plan and Amendment No.15 to Local Planning Scheme No. 15

Item 12.1 Continued

- The 'net developable area' referred to in Public Open Space (POS) calculations (Table 4) have been modified due to changes in the amount of deducted land, particularly the Metropolitan Region Scheme (MRS) reservation areas, the amount of mixed use and commercial land and drainage areas which are not included in the calculation.
- The City hopes to have the planning framework in place by the end of the year or early next year. Developers will then be able to determine how soon any development will take place.
- The proposed minimum and maximum heights are reflective of the DA6 Vision Plan which was subject to extensive public consultation, as well as a directive from the State Government to plan medium and high density development surrounding train stations.
- State Government have indicated they will not be initiating an Improvement Scheme as it is considered that no intervention over the area is required.
- The POS criteria are determined by the West Australian Planning Commission (WAPC) and are defined over a precinct area. As such, the City is unable to consider Selby Park as part of the calculation. In considering the Amendment, WAPC will consider our arguments for POS such as recognising the proximity and access to Selby Park from DA6.
- The sub-precinct boundaries were determined using a number of factors, taking different potential lot configurations into consideration and trying to keep the Centre and sub-Centre Precincts as close to the train station as possible.

Further Information to be Provided

- The Coordinator Design Projects undertook to investigate the impact to the percentage of cost apportionment to the Contribution Development Plan if the City were to purchase land, taking into consideration the cost of works, to create additional POS.

7.52pm The Manager Planning Services and Coordinator Design Projects departed the meeting and did not return.

OCM Item 12.2

Statutory Compliance Audit Return 2020

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.3

2020-2021 March Budget Review

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil

Further Information to be Provided

Nil.

OCM Item 12.4

Accounts for Payment – February 2021

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.5

Monthly Activity Statement as at 28 February 2021

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Item 14	MATTERS FOR WHICH THE MEETING MAY BE CLOSED
Item 14.1	Seeking Instructions Regarding Legal Matter (FID 254192) (Confidential Matter in Accordance with <i>Local Government Act 1995</i> Section 5.23(2)(c)(d))
	<p><u>Note:</u></p> <p>The report for this item was not available for discussion at this Agenda Briefing Forum and will be discussed and considered at the Ordinary Council Meeting on Tuesday, 23 March 2021.</p>

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.54pm.