

## Agenda Briefing Forum

# Matrix

16 May 2023

**BELMONT**  
CITY OF OPPORTUNITY



# CITY OF BELMONT

## Agenda Briefing Forum

### Matrix

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## **Tabled Attachments Index**

Attachment 6.1.1 – Item 6.1 (12.1) refers

**Councillors are reminded to retain the Ordinary Council Meeting Agenda and any confidential papers for deliberation at the next Ordinary Council Meeting.**

**Matrix from the Agenda Briefing Forum held in the Council Chamber of the City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Tuesday 16 May 2023 commencing at 7.00pm.**

## **Matrix**

### **Present**

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP (Deputy Mayor)	West Ward
Cr B Ryan	East Ward
Cr N Carter	South Ward
Cr S Wolff	South Ward

### **In attendance**

Mr J Christie	Chief Executive Officer
Mr S Downing	Director Corporate and Governance
Ms M Reid	Director Infrastructure Services
Mr A Strelein	Acting Director Development and Communities
Ms A Bird	Manager Governance, Strategy and Risk
Ms G Carter-Nguyen	Manager PR and Stakeholder Engagement
Mr W Loh (dep. 7.20pm)	Manager Planning Services
Ms M Lymon	Governance and Compliance Adviser
Ms M Phillips	Governance Officer

### **Members of the gallery**

There were two members of the public in the gallery and no press representatives.

# I Official Opening

**7.00pm The Presiding Member welcomed all those in attendance and declared the meeting open.**

The Presiding Member read aloud the Acknowledgement of Country.

## Acknowledgement of Country

Before I begin, I would like to acknowledge the Whadjuk Noongar people as the Traditional Owners of this land and pay my respects to Elders past, present and emerging.

I further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

The Presiding Member invited Cr Wolff to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Wolff 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 (apology)	East Ward
Cr G Sekulla (leave of absence)	West Ward
Cr D Sessions (apology)	West Ward
Cr J Davis (apology)	South Ward
Ms J Gillan (apology)	Director Development and Communities

## **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) and declarations by Members**

### **4.1 Announcements**

Nil.

### **4.2 Disclaimer**

**7.02pm 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.

### **4.3 Declarations by Members who have not given due consideration to all matters contained in the business papers presently before the meeting**

Nil.

## 5 Public submission time

7.03pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time.

7.03pm The Presiding Member closed Public Submission Time as no submissions were received.

## 6 Ordinary Council Meeting Agenda for meeting to be held on 23 May 2023

### 6.1 Agenda items for review

#### OCM Item 12.1

#### Vehicle Access Plan - Lots 12 And 24 (393 and 395) Orrong Road, Kewdale

##### Deputation Presentation

Nil.

##### Officer Presentation

The Manager Planning Services provided a presentation which included the following:

- Location Plan
- Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings
- Aerial of Subject Site
- Local Planning Policy No 2 - Orrong Road (LPP 2)
- Streetblock and Current Access Arrangement
- Purpose of the Vehicle Access Plan (VAP)
- Proposed Vehicle Access Plan
- Interim Access
- Summary

(Refer Tabled Attachment 6.1.1 for further information).

## OCM Item 12.1

### Vehicle Access Plan - Lots 12 And 24 (393 and 395) Orrong Road, Kewdale

#### Notes from Forum

- For this application, there is an interim access arrangement for access from Orrong Road until future development occurs on 395 Orrong Road.
- At this point in time, the address for 393 Orrong Road will remain, if the owners subdivide or develop and 395 Orrong Road re-develops there may be the opportunity for the address to be reconsidered.
- The way this site has been configured it will meet the R30 density. 260m<sup>2</sup> is the minimum lot size, the front portion of 393 Orrong Road will meet the R30 requirement. The zone is flexible R20/R60. To achieve R60 density, the LPP2 states they would need a consolidated lot size of 2,000m<sup>2</sup>.
- Direct access onto Orrong Road from 393 Orrong Road can remain until vehicle access via 395 Orrong Road to Orrong Place is formalised. As part of the subdivision or planning approval, the City would register a caveat over the property stating that in the future if 395 Orrong Road re-develops, the access from the front of 393 Orrong Road will be closed off and they have to use access from Orrong Place. If 395 re-develops at a density higher than R20, they would need to develop in accordance with this Vehicle Access Plan otherwise the City would not approve the application. There is no obligation for 395 Orrong Road to develop above R20 density, in this case 393 Orrong Road will continue to have direct access onto Orrong Road.
- The 4m vehicle access road is compliant with the R codes for this site as it is only serving a small number of properties. A 6m vehicle access road is appropriate if it runs along the frontage of the property where there are landscaping strips and access to more properties.
- The truncation is included in the lot area calculations, but no development can occur on that part of the land.

#### Further Information to be Provided

- The Manager Planning Services undertook to investigate whether 395 Orrong Road is an acceptable site to be subdivided into two R30 blocks.

**7.20pm The Manager Planning Services departed the meeting and did not return.**

**OCM Item 12.2  
Economic Development Strategy 2023 - 2028 - Final Endorsement**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**OCM Item 12.3  
Streetscape Enhancement Strategy 2022 - 2027 - Final Endorsement**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

- The focus of the map on page 69 is the Sustainable Transport plan. The plan's focus is about making the streetscape more appealing for the use of pedestrians and cyclists.
- A focus of the Streetscape Enhancement Strategy will be putting additional trees into the streetscape. The City's team are currently working on a business case to outline the cost of improvements and upgrades that can be considered as part of the implementation plan for the Streetscape

### OCM Item 12.3

#### Streetscape Enhancement Strategy 2022 - 2027 - Final Endorsement

Enhancement Strategy, which will go through the Executive Leadership Team and then to Councillors at an Information Forum.

- The City monitors funding opportunities for underground power through Western Power and with recent changes to funding, funding opportunities are aligned with Western Power's renewal program.
- The City have requested that Western Power provide their renewal program for the next 10 years to understand where the funding may be channeled throughout the City but have not received any information. The City continues to follow up with Western Power. In previous years, the contribution was 1/3 from the Office of Energy, 1/3 from Western Power and 1/3 from residents. A few years ago, that changed to 50% from residents and 50% from Western Power.
- A number of years ago the City surveyed the residents, while the feedback showed they wanted underground power there was not support to contribute to that underground power, 50% of the area needed to agree to pay the contribution which did not occur. The Chief Executive Officer has discussed this with Cassie Rowe, MLA and the City are looking at additional funding opportunities.
- The focus for the City has been on working collaboratively with Main Roads WA (MRWA) in relation to opportunities to enhance and improve the appearance of primary distributor roads, which are the responsibility of MRWA. The business case the City is developing considers improvements and upgrades to support the objectives of the Streetscape Enhancement Strategy focuses on key routes, including district distributor roads A and B. As the enhancement plan will require a significant investment, the focus is on roads under the care of the City, which are outlined on page 73 of the agenda.
- The City has identified the need to improve the community's awareness of the Urban Forest Strategy and provide education in relation to the City's approach to managing the City's trees.
- The Belmont Avenue upgrade included a significant Streetscape Enhancement Program which included underground power, street trees and vegetation.

#### Further Information to be Provided

Nil.

**OCM Item 12.4  
Recreation Strategy 2022 - 2025 - Final Endorsement**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

- There is a relatively short lifespan for this Strategy and the reason for that is that the Leisure Team will be undertaking further investigations into the use of the City's Public Open Space and recreation. The City was waiting for a study to come out from the State Government that was to identify state level gaps in sporting facilities but decided to move forward with the Recreation Strategy pending the release of that study. Upon release of the study, the City may be able to consider opportunities to address State level gaps through the utilisation of the City's Public Open Space. Overall, there is a lot of work to be completed in the next few years including looking at a needs analysis over both the City and State.
- The City are looking at opportunities to obtain additional data through platforms such as Google analytics, to assess the usage of the City's Public Open Space to inform future decision making.
- The state level gap analysis being prepared by the State Government is not available and while the anticipated release date has passed, the City will continue to follow up on that. The City has received the citywide needs analysis and are currently working through assessing the information received.

**Further Information to be Provided**

Nil.

**OCM Item 12.5  
Community Infrastructure Plan 2022 - 2040 - Final Endorsement**

**Deputation Presentation**

Nil.

**OCM Item 12.5  
Community Infrastructure Plan 2022 - 2040 - Final Endorsement**

**Officer Presentation**

Nil.

**Notes from Forum**

- The City will consider studies undertaken by other organisations in relation to the co-location of sporting groups, including examples in other locations where this has been successfully structured. One of the key benefits is to maximise the use of the premises. With co-location, it is important to look at the type of users and find a good fit. The team will work through the implementation plan associated with the Community Infrastructure Plan and updates will be provided to Council in the future, which will include information in relation to co-location opportunities.

**Further Information to be Provided**

Nil.

**Note:**

**The Presiding Member advised that in accordance with Section 5.23(2)(c)(e) of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachments for Item 12.6, Council would need to go behind closed doors.**

As there were no questions or debate on the confidential attachments for this item, the meeting did not proceed behind closed doors.

**OCM Item 12.6  
Q06-2023 - Supply and Install Irrigation Systems**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**OCM Item 12.6**  
**Q06-2023 - Supply and Install Irrigation Systems**

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**Note:**

The Presiding Member advised that in accordance with Section 5.23(2)(c)(e) of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachments for Item 12.7, Council would need to go behind closed doors.

As there were no questions or debate on the confidential attachments for this item, the meeting did not proceed behind closed doors.

**OCM Item 12.7**  
**Q11-2023 - Waste Management Facilities**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**OCM Item 12.8**  
**Request for Rate Exemption - Stellar Living - 5 Dray Court, Belmont**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**OCM Item 12.9**  
**Accounts for Payment - April 2023**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

- The City have a contract in place with a supplier to grow trees to Australian Standards from seeds to give them the best chance of success. The City also have a contract for watering as the City has a tree watering programme for the first two years after planting trees to support tree establishment, and to support other vegetation where there is no irrigation.

**OCM Item 12.9**  
**Accounts for Payment - April 2023**

- The contract with Baroness Holdings did go through a tender process in 2019 therefore it would have been a public process. Through this tender there is a contract in place for trees to be planted and watered, and the City monitors the performance of the contractor under this contract.

**Further Information to be Provided**

- The Director Infrastructure Services undertook to provide details on the full extent of services provided by Baroness Holdings.
- The Director Infrastructure Services undertook to provide information in relation to the City's historical approach to delivering the tree watering program during the first two years after planting.

**OCM Item 12.10**  
**Monthly Activity Statement for April 2023**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

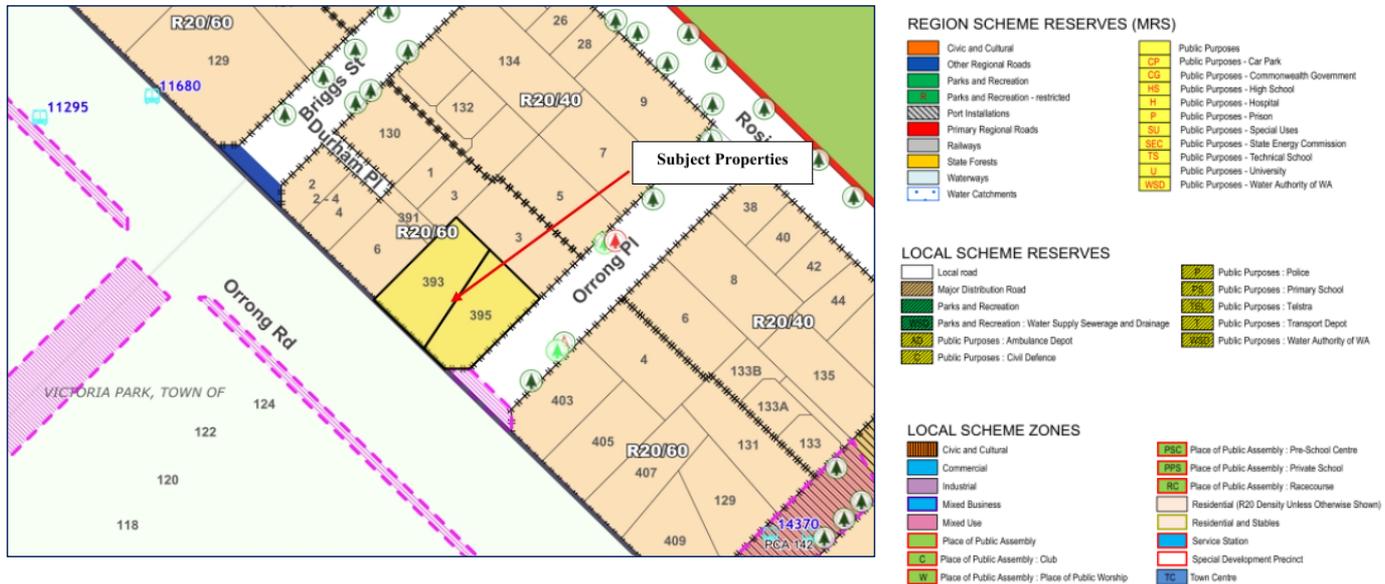
**CITY OF BELMONT  
Vehicle Access Plan –  
Lots 12 and 24 (393  
and 395) Orrong  
Road, Kewdale**



# Location Plan



# Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings



# Aerial of Subject Site



## Local Planning Policy No 2 – Orrong Road (LPP 2)

- Policy provisions specify that to develop above the R20 base code, there must be an adopted VAP in place.
- Adoption of the VAP would provide the ability to develop above the base coding of R20, subject to a DA being submitted which demonstrates compliance with the provision of LPS15 and LPP2.

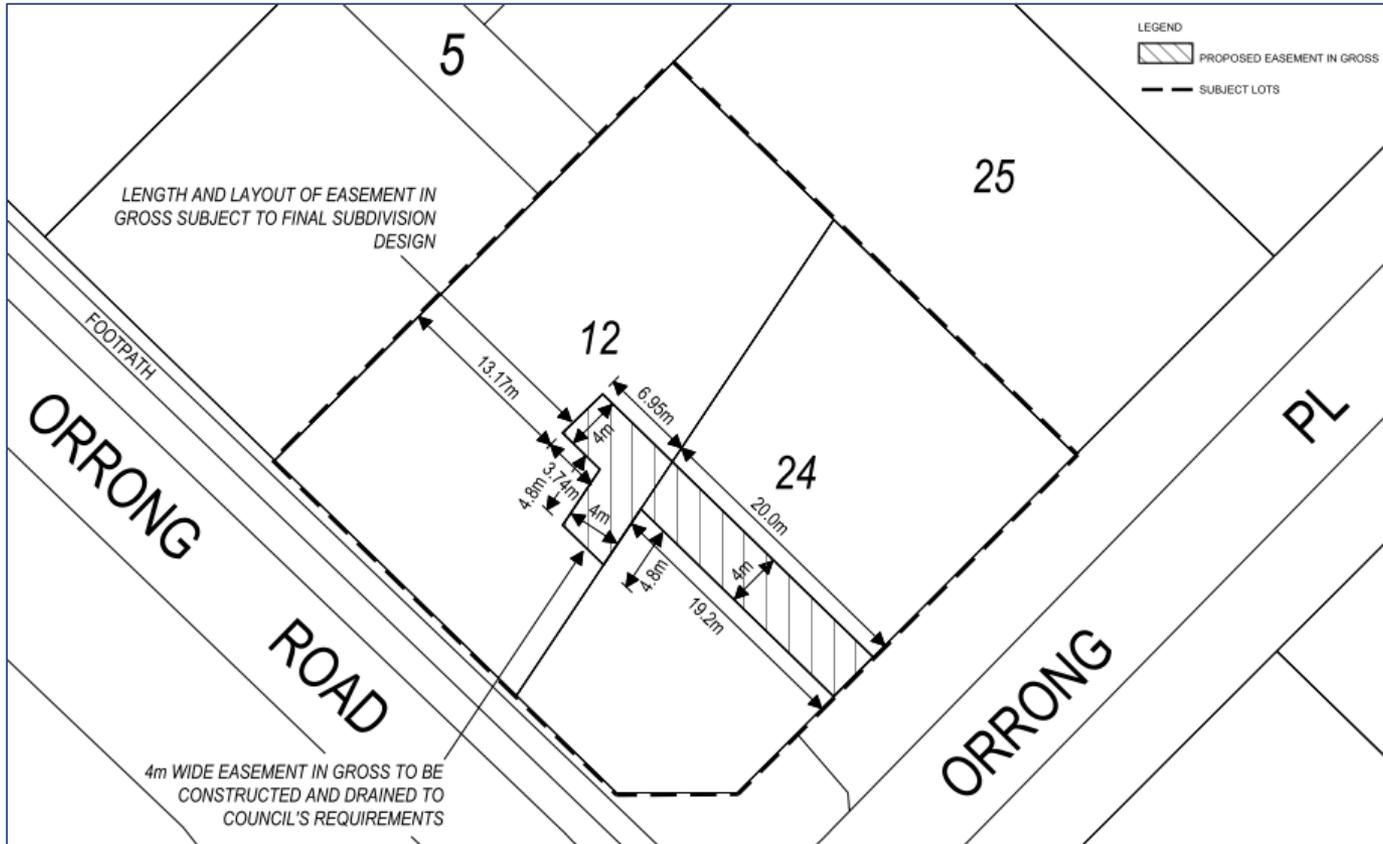
# Streetblock and Current Access Arrangement



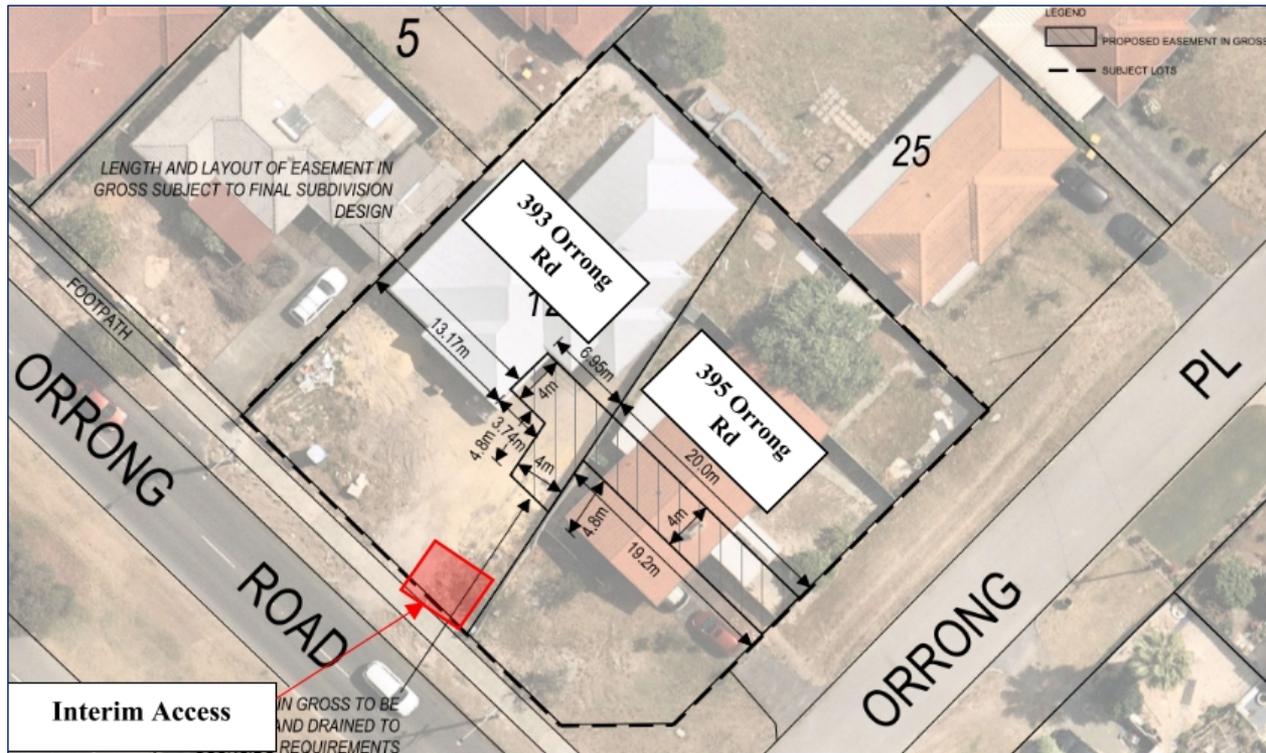
# Purpose of the Vehicle Access Plan (VAP)

- Reduces the impact of vehicular access onto regional roads.
- Unlock the potential of the two sites to develop above the base R20 density

# Proposed Vehicle Access Plan



# Interim Access



# Summary

- The VAP will meet the objectives of the LPS15 and LPP2;
- Rationalises access to a single location at Orrong Place for both properties; and
- Facilitates redevelopment above a R20 in accordance with the LPS 15 and LPP2.



## City of Belmont

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## **7 Matters for which the meeting may be closed**

Nil.

## **8 Closure**

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.46pm.**