



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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16 November 2021

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 6.1 (12.1) refers

Tabled Attachment 2 – Item 6.1 (12.2) refers

Tabled Attachment 3 – Item 6.1 (12.3) refers

**Councillors are reminded to retain the
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments)
for deliberation at the meeting scheduled for 23 November 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 NOVEMBER 2021 COMMENCING AT 7.01PM

**AGENDA BRIEFING FORUM
MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP, Deputy Mayor	West Ward
Cr M Bass	East Ward
Cr B Ryan	East Ward
Cr N Carter	South Ward
Cr J Davis	South Ward
Cr S Wolff	South Ward
Cr G Sekulla, JP	West Ward
Cr D Sessions	West Ward

IN ATTENDANCE

Ms M Reid	Acting Chief Executive Officer
Ms J Gillan	Director Development and Communities
Mr S Morrison	Manager Works
Mr W Loh (<i>dep 7.53pm</i>)	Manager Planning Services
Mrs M Lymon	Acting Manager Governance
Mr I Hamilton	Systems Accountant
Ms L Ross	Coordinator Rates
Ms D Morton	Media and Communications Adviser
Ms A Biondi (<i>dep 7.52pm</i>)	Senior Planning Officer
Mrs J Cherry-Murphy	Senior Governance Officer
Mr H Krsanac (<i>dep 7.52pm</i>)	Planning Officer
Mrs H Mark	Governance Officer

MEMBERS OF THE GALLERY

There were two 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 Noongar Whadjuk 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 Sekulla to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Sekulla 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

Mr J Christie (Apology)
Ms M Bell (Apology)

Chief Executive Officer
Director Corporate and Governance

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

7.04pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. One Public Submission was received.

5.1 Ms L HOLLANDS, ON BEHALF OF BELMONT RESIDENT AND RATEPAYER ACTION GROUP

Ms L Holland's submission request was refused by the Presiding Member in accordance with Section 6.7(b) of the *City of Belmont Standing Orders Local Law 2017* being:

'(1) A person directly affected by a matter on the agenda paper and wishing to make a submission to the Council is to –

- (a) apply, before the meeting, to the CEO for approval; or*
- (b) with the approval of the Presiding Member, at the meeting, address the Council'; and*

in accordance with the Rules for Agenda Briefing Forum Public Submission Time and Deputations, Rule a) being:

'only those persons, who can demonstrate to the Presiding Member's satisfaction that they are affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation.'

7.08pm The Presiding Member closed Public Submission Time.

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

6.1 AGENDA ITEMS FOR REVIEW

OCM Item 12.1

**Change of Use – Animal Care Services (Use Not Listed) – St Lot 3 SP58377
(3/39) Leake Street, Belmont**

Deputation Presentation

Ms C Taylor, representing Pink Paws Dog Grooming spoke in support of the Officer Recommendation.

(Refer [Tabled Attachment 1](#) for further information).

Officer Presentation

The Planning Officer 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
- Proposal
- Advertising referral area
- Matters to be considered
- Recommendation

(Refer [Tabled Attachment 2](#) for further information).

Notes from Forum

- The Local Planning Scheme is not being amended; by nominating where this Use Not Listed can be considered subject to advertising, this will allow discretion to be applied when determining applications. Any future applications would be subject to a similar advertising period and if objections were received, the application may then go before Council for determination. In the Residential and Residential and Stables zone it would be dealt with as a 'X' use and not permitted.

Further Information to be Provided

Nil.

OCM Item 12.2

Amendment No. 17 to Local Planning Scheme No. 15 – Re-Coding a Portion of Development Area 7 Precinct from R20 to R20/40

Deputation Presentation

Nil.

Officer Presentation

The Senior Planning Officer provided a presentation which included the following:

- Aerial of Subject Site
- Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings
- Local Structure Plan
- Proposal
- Bushfire Hazard
- Transport Noise
- Standard Amendment
- Impact of Amendment on Local Structure Plan and Development Area 7
- Officer Recommendation

(Refer [Tabled Attachment 3](#) for further information).

Notes from Forum

- If the proposed amendment is adopted and subsequently approved by the Western Australian Planning Commission (WAPC), future development could occur in compliance with the provisions of the Local Planning Scheme.
- The recommendation before Council is for the amendment to proceed to a period of public advertising, after which time, the matter would be presented to Council to consider any submissions received.
- Additional environmental factors would be taken into consideration before any future development could take place. Filling sites to an appropriate ground level for flood prevention would be one of these considerations.
- The area highlighted as red in the Bushfire Attack Level (BAL) Contour Map is classified as a Flame Zone (FZ) and State Planning Policy determines that no development can occur within this zone. Development would be permitted in the yellow zone which has a BAL of 29, but only in accordance with the State Planning Policy for bushfire.
- The existing properties within the Flame Zone were built before the bushfire framework was introduced. Additional information on how existing development sites are dealt with under the State Planning Policy(SPP) will be sought.

OCM Item 12.2

Amendment No. 17 to Local Planning Scheme No. 15 – Re-Coding a Portion of Development Area 7 Precinct from R20 to R20/40

Item 12.2 Continued

Further Information to be Provided

- The Manager Planning Services undertook to provide further details on how existing properties within the Flame zone are dealt with under the SPP.
- The Director Development and Communities undertook to provide information on where advertising took place for the consultation period when the Local Structure Plan (LSP) was advertised, before being adopted, to ascertain whether a similar advertising area may be applied to this Amendment.

OCM Item 12.3

Surrender of Drainage Easement – Lot 25 (375) Daly Street, Cloverdale

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.4

Request for Rate Exemption – Housing Choices WA for 1/8 Stanley Street, Belmont

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

7.52pm The Senior Planning Officer and Planning Officer departed the meeting and did not return.

OCM Item 12.5

Request for Rate Exemption – Stellar Living Ltd for 1/272 Hardey Road, Cloverdale

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.6

Request for Rate Exemption – Foundation Housing Ltd for Various Properties

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.7

Elected Member Representation on Other Groups

Deputation Presentation

Nil.

Officer Presentation

Nil.

7.53pm The Manager Planning Services departed the meeting and did not return.

Notes from Forum

- Following the recent Special Council Meeting, clarification was sought on the requirements for Councillor representation on the Belmont Retirement Villages Board and the Swan River Trust.
- Nominations for appointment to these vacant positions will be called at the Ordinary Council Meeting next week.
- The Belmont Retirement Villages Board requires two Board members and two proxy Board members from Council. There is no requirement for the Mayor to be a member, however if he chooses, he will have first opportunity to nominate for one of the positions. There is no requirement for the Deputy Mayor to be the Mayor's proxy, but can nominate for one of the vacant positions.

OCM Item 12.7

Elected Member Representation on Other Groups

Item 12.7 Continued

- There is no requirement for an Elected Member to be a member of the Swan River Trust. A representative of the City may be invited to attend a meeting, which may be the Mayor, or an appropriate member of staff.
- The City's Administration reviews the various committee representation requirements prior to each Local Government Election. The Swan River Trust requirements have recently been updated.

Further Information to be Provided

Nil.

OCM Item 12.8

Accounts for Payment – October 2021

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.9

Monthly Activity Statement as at 31 October 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

Nil.

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.04pm.