



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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17 April 2018

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 5.1 refers
Tabled Attachment 2 – Item 12.1 refers

CONFIDENTIAL ATTACHMENTS

Confidential Attachment 1 – Item 14.1 refers

**Councillors are reminded to retain the attached
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments)
for deliberation at the meeting scheduled for 24 April 2018**

**INFORMATION MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE
COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET,
CLOVERDALE ON TUESDAY, 17 APRIL 2018 COMMENCING AT 7.00PM**

**AGENDA BRIEFING FORUM
INFORMATION MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, 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 G Sekulla, JP	West Ward

IN ATTENDANCE

Mr J Christie	Chief Executive Officer
Mr R Garrett	Director Corporate and Governance
Mrs J Hammah	Director Community and Statutory Services
Mr R Lutey	Director Technical Services
Mr J Olynyk, JP	Manager Governance
Ms N Griggs (<i>dep 7.38pm & did not return</i>)	Manager Community Place Making
Mr W Loh (<i>dep 7.38pm & did not return</i>)	Manager Planning Services
Mrs M Lymon	Principal Governance and Compliance Advisor
Mr M Somers (<i>dep 7.28pm & did not return</i>)	Coordinator Planning
Ms A Gupta (<i>dep 7.28pm & did not return</i>)	Planning Officer
Ms J Barnes	Senior Governance Officer
Ms S D'Agnone	Governance Officer

MEMBERS OF THE GALLERY

There were two members of the public in the gallery and one press representative.

1. OFFICIAL OPENING

The Presiding Member opened the meeting at 7.00pm, welcomed those in attendance, and read the Acknowledgement of Country.

It is important that we acknowledge the traditional owners of the land on which we are meeting today the Noongar Whadjuk people and pay respect to Elders both past and present.

The Presiding Member invited Cr Powell to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Powell 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 the efficient, effective and orderly decision making within this forum.

2. APOLOGIES AND LEAVE OF ABSENCE

Cr L Cayoun (Leave of Absence)
Cr M Bass (Apology)

West Ward
East Ward

3. DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT

3.1 FINANCIAL INTERESTS

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Cr J Davis	Item 14.1 Belmont Sports and Recreation Club Inc. Financial Arrangements – Confidential Matter in Accordance with <i>Local Government Act 1995</i> Section 5.23(2) (c)	Indirect Financial Interest - Cr Davis is the Secretary of the BSRC Committee

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

7.01pm The Presiding Member drew the public gallery's attention to the Disclaimer.

Any statement, comment or decision made at a Council or Committee meeting regarding any application for an approval, consent or licence, including a resolution of approval, is not effective as an approval of any application and must not be relied upon as such.

Any person or entity who has an application before the City must obtain, and should only rely on, written notice of the City's decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council or Committee meeting.

Any advice provided by an employee of the City on the operation of a written law, or the performance of a function by the City, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as legal advice or a representation by the City. Any advice on a matter of law, or anything sought to be relied upon as a representation by the City should be sought in writing and should make clear the purpose of the request.

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. One Public Submission was received.

5.1 Mr R Underwood, Planning Solutions, Level 1, 251 St Georges Terrace, Perth

Mr Underwood spoke in support of the Officer Recommendation for Item 12.1.

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

7.06pm The Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 24 APRIL 2018

6.1 AGENDA ITEMS FOR REVIEW

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
AGENDA ITEMS FOR REVIEW	
12.1	<p>Four Grouped Dwellings (Two-Storey) – Lot 154 (114) Gladstone Road, Corner Wickails Court, Rivervale</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>A Planning Officer provided a presentation which included the following:</p> <ul style="list-style-type: none">• Location Plan• Extract from Local Planning Scheme Map showing Zoning of Subject Site and Surrounding Zonings• Aerial of Subject Site• Existing House as Viewed from Gladstone Road – Existing Site as Viewed from the Corner of Gladstone Road and Wickails Court• Primary Street Elevation and Perspective Drawing – Wickails Court Elevation – Gladstone Road Perspective• Perspective Drawing – Site Plan Area• Variations Proposed• Aerial View of South Eastern Boundary and Affected Neighbour – Setback Variation• Referral Area• Submissions• East Elevation (Gladstone Road) – North Elevation (Wickails Court)• West Elevation (7 Wickails Court) – South Elevation (116 Gladstone Road)• Vehicle Access Arrangements• Streetscape Assessment• Shadow Diagram• Points for Consideration• Conclusion <p>(Refer Tabled Attachment 2 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• Local Planning Policy No. 2 – Orrong Road requires a minimum site area of 2,000m² for developments R40 and above. This is to encourage amalgamation of lots along Orrong Road, however in this case access to the development is not proposed to be via Orrong Road and development of the site will not prejudice the amalgamation of other lots to achieve access limitations on Orrong Road.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="352 253 600 282"><i>Item 12.1 Continued</i></p> <ul data-bbox="352 320 1394 1205" style="list-style-type: none"><li data-bbox="352 320 1394 450">• Ground floor features of Lot 4 include dining room windows that are set back in accordance with the Residential Design Codes (R-Codes). There will also be a dividing fence erected which will assist to reduce overlooking concerns.<li data-bbox="352 488 1394 589">• Upper floor features of Lot 4 include screening to 1.6 metres which ensures there are no overlooking issues. The screening will have minor openings which will not allow a direct view into the neighbouring property.<li data-bbox="352 627 1394 689">• Lot 4 bedrooms 3 and 4 are situated on the upper floor and have window screening to comply with R-Code visual privacy regulations.<li data-bbox="352 728 1394 828">• There are no balconies on the Gladstone Road (south) side of the development and therefore no overlooking issues into the adjoining property at 118 Gladstone Road.<li data-bbox="352 866 1394 896">• Street frontages range from approximately 9.7 metres to 10.3 metres.<li data-bbox="352 934 1394 1099">• Minimum street frontages for R50 group dwelling developments are not specified in the R-Codes as Table 1 of the Codes does not require minimum frontages for grouped dwellings above the R25 Code. The R25 Code requires a minimum frontage of 8 metres for grouped dwellings but this is not applicable to the site.<li data-bbox="352 1137 1394 1205">• The development units are two storey with common walls and double garages. <p data-bbox="352 1272 842 1301"><u>Further Information to be Provided</u></p> <p data-bbox="352 1339 400 1368">Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	Adoption of Draft Local Planning Policy No. 16 Service Stations <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> <ul style="list-style-type: none">• The provisions of draft LPP16 require fencing on common boundaries to be constructed to a minimum height of 2.8 metres. In some cases lighter weight fencing materials can have reduced acoustic properties. Draft LPP16 includes a clause that allows the height of the boundary fence to be reduced if the applicant can demonstrate a reduced height fence can provide adequate noise mitigation. <u>Further Information to be Provided</u> Nil.

7.28pm **The Coordinator Planning and the Planning Officer departed the meeting and did not return.**

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p data-bbox="352 226 991 259">Community Placemaking Strategy 2018–2023</p> <p data-bbox="352 293 699 327"><u>Deputation Presentation</u></p> <p data-bbox="352 360 400 394">Nil.</p> <p data-bbox="352 461 639 495"><u>Officer Presentation</u></p> <p data-bbox="352 528 400 562">Nil.</p> <p data-bbox="352 629 612 663"><u>Notes from Forum</u></p> <ul data-bbox="352 696 1394 1783" style="list-style-type: none"><li data-bbox="352 696 1394 797">• The City provided feedback to participants that attended the Placemaking workshop in the Library and also those that attended the Wilson Park Place Vision workshop.<li data-bbox="352 831 1394 898">• People who provided feedback on Belmont Connect could view information on the common trends.<li data-bbox="352 931 1394 999">• The City consulted various community groups to gather feedback however surveys were not always carried out.<li data-bbox="352 1032 1394 1200">• Currently the City is proposing to install a parklet within the Belvidere Street precinct with a ‘parklet party’ launch in Spring. There will be consultation with the community and the Belvidere Interest Group will be invited to provide feedback on their aspirations for the area. This feedback will guide the City over the coming year.<li data-bbox="352 1234 1394 1335">• The Faulkner Civic Precinct Master Plan, which was adopted by Council, includes reference to the closure of Progress Way, however the City’s current focus is the new Community Centre Building.<li data-bbox="352 1368 1394 1469">• The Faulkner Civic Precinct in general and the closure of Progress Way in particular are considered long term aspirations, and wording referencing this in the Master Plan could be amended to reflect this.<li data-bbox="352 1503 1394 1648">• The Faulkner Civic Precinct is reserved as a Civic Precinct. This was always the intent for the precinct and it has been zoned and reserved for this purpose for a considerable time. Any change would require an amendment to the Local Planning Scheme No.15 (LPS15).<li data-bbox="352 1682 1394 1783">• Uses on any land reserve, regional or local, must be consistent with the intent of the reservation purpose so having civic or commercial buildings on land reserved for Parks and Recreation is not uncommon.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p><i>Item 12.3 Continued</i></p> <p><u>Further Information to be Provided</u></p> <ul style="list-style-type: none">• The Manager Community Placemaking undertook to contact each group engaged in the initial consultation and provide a briefing on the outcomes of the forums and what the City intends moving forward.• The Manager Community Placemaking undertook to revise the wording in the Community Placemaking Strategy to clarify that the Faulkner Civic Precinct Master Plan is aspirational.

7.38pm The Manager Community Placemaking and the Manager Planning Services departed the meeting and did not return.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p>Annual Review of City of Belmont Environment and Sustainability Strategy 2016-2021 (2018 Version)</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• Regardless of the cost of scheme water at any given time, the City always remains conscious of water consumption. A great deal of work has been carried out to ensure the City's water sourced from either mains or bores is used as efficiently as possible. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p>Request for Rate Exemption – The Salvation Army – 10/199 Abernethy Road, Belmont</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• Rate exemptions relate to the use of a property and must meet the determining requirements of the <i>Local Government Act 1995</i>. Some requests can be more difficult to determine and can depend on current ownership, the actual use of the building, or the definition of a charity. <p><u>Further Information to be Provided</u></p> <ul style="list-style-type: none">• The Director Corporate and Governance undertook to investigate whether the property on the corner of Norwood Road and Francisco Road is rates exempt.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	<p>Tender 02/2018 - Tree Maintenance and Removal within the City of Belmont</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.7	Accounts for Payment - March 2018 <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.8	Monthly Activity Statement as at 31 March 2018 <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

7.45pm Cr Davis departed the meeting.

Note:

The Presiding Member advised that in accordance with Section 5.23(2) of the *Local Government Act 1995* if there were any questions on Confidential Item 14.1, then Council will need to go behind closed doors.

7.46pm ***ROSSI MOVED, SEKULLA SECONDED, that in accordance with Section 5.23(2) of the Local Government Act 1995, the meeting proceed behind closed doors to discuss Confidential Item 14.1 Belmont Sports and Recreation Club Inc. Financial Arrangements – Confidential Matter in Accordance with Local Government Act 1995 Section 5.23(2) (c)***

CARRIED 6 VOTES TO 0

7.46pm There were no members of the public in the gallery. One member of the press departed the meeting.

7.1 BELMONT SPORTS AND RECREATION CLUB INC. FINANCIAL ARRANGEMENTS – CONFIDENTIAL MATTER IN ACCORDANCE WITH *LOCAL GOVERNMENT ACT 1995* SECTION 5.23(2) (C)

Note:

Cr J Davis declared an indirect financial interest in Item 14.1 Belmont Sports and Recreation Club Inc. Financial Arrangements – Confidential Matter in Accordance with Local Government Act 1995 Section 5.23(2) (c).

Nature of Interest: Cr Davis is the Secretary of the Belmont Sports and Recreation Club.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
14.1	<p>Belmont Sports and Recreation Club Inc. Financial Arrangements – Confidential Matter in Accordance with <i>Local Government Act 1995</i> Section 5.23(2) (c)</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="355 253 600 282"><i>Item 14.1 Continued</i></p> <p data-bbox="355 315 612 344"><u>Notes from Forum</u></p> <p data-bbox="355 383 783 412">Refer Confidential Attachment 1.</p> <p data-bbox="355 483 842 512"><u>Further Information to be Provided</u></p> <ul data-bbox="355 551 1394 651" style="list-style-type: none">• The Director Corporate and Governance undertook to investigate the possibility of the BSRC President providing Council with a direct presentation on his proposals for the future of the BSRC.

8.28pm **ROSSI MOVED, SEKULLA SECONDED, that the meeting again be open to the public.**

CARRIED 6 VOTES TO 0

8.28pm The meeting came out from behind closed doors. No members of the public returned to the meeting.

8.28pm Cr Davis returned to the meeting.

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.30pm.