



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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18 August 2020

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 - Item 5.1 refers
Tabled Attachment 2 - Item 5.2 refers
Tabled Attachment 3 - Item 6.1 (12.1) refers
Tabled Attachment 4 - Item 6.1 (12.1) refers
Tabled Attachment 5 - Item 6.1 (12.2) refers
Tabled Attachment 6 - Item 6.1 (12.3) refers

MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET, CLOVERDALE ON TUESDAY, 18 AUGUST 2020 COMMENCING AT 7.07PM

**AGENDA BRIEFING FORUM
MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr G Sekulla, JP, Deputy Mayor	West Ward
Cr M Bass	East Ward
Cr B Ryan	East Ward
Cr J Davis	South Ward
Cr J Powell	South Ward
Cr S Wolff	South Ward
Cr L Cayoun	West Ward
Cr R Rossi, JP	West Ward

IN ATTENDANCE

Mr J Christie	Chief Executive Officer
Mr R Garrett	Director Corporate and Governance
Ms J Gillan	Director Development and Communities
Ms M Reid	Director Infrastructure Services
Mr J Olynyk, JP	Manager Governance
Mr W Loh (<i>dep 8.32pm</i>)	Manager Planning Services
Ms J Parker (<i>dep 8.50pm</i>)	Manager Parks Leisure and Environment
Mrs M Lymon	Principal Governance and Compliance Advisor
Mr G Todd (<i>8.50pm to 8.52pm</i>)	Coordinator Community Safety
Ms S DeLaCruz (<i>dep 8.50pm</i>)	Coordinator Community Wellbeing
Ms A Biondi (<i>dep 8.32pm</i>)	Senior Planning Officer
Ms C Gilbert (<i>dep 8.32pm</i>)	Senior Planning Officer
Ms D Morton	Media and Communications Adviser
Mrs H Mark	Governance Officer

MEMBERS OF THE GALLERY

There were 9 members of the public in the gallery and no press representative.

1. OFFICIAL OPENING

7.07pm 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 Davis to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Davis 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

Nil.

3. DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT

3.1 FINANCIAL INTERESTS

Nil.

3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Cr Rossi	Item 13.3 - Notice of Motion – Councillor Sekulla – Request to Support the Government of Western Australia to Retain a Hard Border During the Spread of COVID-19	Given assistance to a local resident regarding hard borders.
Cr Cayoun	Item 13.3 - Notice of Motion – Councillor Sekulla – Request to Support the Government of Western Australia to Retain a Hard Border During the Spread of COVID-19	Works in office of Premier Mark McGowan MLA.

4. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

4.1 ANNOUNCEMENTS

Nil.

4.2 DISCLAIMER

7.10pm 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

7.10pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Two Public Submissions were received.

5.1 MS L HOLLANDS, 2 MILLER AVENUE, REDCLIFFE

Ms Hollands spoke in opposition of the Officer Recommendation at Item 12.7 – New Policy – SB4.1 – CCTV Analytics Policy.

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

5.2 Ms L HOLLANDS, 2 MILLER AVENUE, REDCLIFFE

Ms Hollands spoke in opposition to the Officer Recommendation at Item 12.9 – Accounts for Payment – July 2020.

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

7.21pm The Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 25 AUGUST 2020

6.1 AGENDA ITEMS FOR REVIEW

OCM Item 12.1

Change of Use - Warehouse and Office to Place of Worship (with Associated Signage) - Lot 2 (2/106) Robinson Avenue, Belmont

Deputation Presentation

Mr Han, representing Hope Perth Christian Church spoke in opposition to the officer recommendation for item 12.1 – Change of Use – Warehouse and Office to Place of Worship (with Associated Signage) – Lot 2 (2/106) Robinson Avenue, Belmont.

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

Officer Presentation

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

- Aerial Photo of Subject Site
- Extract from Local Planning Scheme Map – Zoning of Subject Site and Surrounding Zonings
- Proposal
- Amended Proposal
- Leasing of Car Parking Spaces
- Limiting Hours of Operation
- Alternative Option
- Recommendation

(Refer [Tabled Attachment 4](#) for further information).

Notes from Forum

- The subject site is located in a 'Mixed Business' zone. Under Local Planning Scheme No. 15 (LPS 15), it is a requirement to provide equitable amenities for all businesses within the zone, which includes the use of on-street parking. This includes potential businesses within the zone.

OCM Item 12.1

Change of Use - Warehouse and Office to Place of Worship (with Associated Signage) - Lot 2 (2/106) Robinson Avenue, Belmont

Item 12.1 Continued

- The modified proposal includes arrangements with neighbouring sites to lease 60 bays at properties in Esther Street and Robinson Avenue for the use of church patrons. These arrangements have been made with the lessors at these addresses, though does not guarantee ongoing permission for use by the applicant in the longer term.
- The shortfall of 35 car parking bays would rely heavily on the use of on-street parking bays. Approving the application would set precedence for similar applications within the City. Decision makers such as the Joint Development Assessment Panel (JDAP) and the State Administrative Tribunal (SAT) take consistent decision making into consideration when determining planning applications.
- If precedence is set and a similar application is received in the future, it is then difficult to not draw comparison, though each application is to be considered on its merits.
- The City's Manager Economic and Community Development has been in contact with the church and can continue to assist in finding alternative sites that may be more suitable to meet their requirements.

Further Information to be Provided

- The Director Development and Communities undertook to investigate the number of parking bays that are allocated for the sole use of Notre Dame Parish in Cloverdale and the Nations Church in Belmont.

OCM Item 12.2

Request for Tree Preservation Order over a Jacaranda Tree at Lot 22 (78) Armadale Road, Rivervale

Deputation Presentation

Nil.

Officer Presentation

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

- Background
- Request
- Assessment Criteria
- Assessment
- Key Considerations
- Officer Recommendation

OCM Item 12.2

Request for Tree Preservation Order over a Jacaranda Tree at Lot 22 (78) Armadale Road, Rivervale

Item 12.2 Continued

(Refer [Tabled Attachment 5](#) for further information).

Notes from Forum

- The City currently has two mature Fig trees situated on Frederick Street, Belmont on its Tree Preservation Register.
- The Local Planning Scheme does have provision for Tree Preservation Orders (TPO) to be removed in the future if the need arose. If this were the case, the landowner(s) would be notified.
- The review of the Residential Design Codes (R-Codes) includes proposed changes to require space for at least one tree per dwelling and to continually protect vegetation, therefore in any future development application, the City would recommend retaining the tree where possible. It would be unlikely that any future development of the lot would affect the subject tree, given its position at the rear of the property.

Further Information to be Provided

The Senior Planning Officer undertook to provide information relating to any applicable penalties if a tree under a Tree Preservation Order (TPO) was knocked down.

OCM Item 12.3

Amendment No. 14 to Local Planning Scheme No. 15 - Re-coding a Portion of the Development Area 9 Precinct from R20 to R60 and Modifications to Schedule No. 14

Deputation Presentation

Mr Daniel Martinovich, representing CLE Town Planning + Design spoke in support of the officer recommendation for item 12.3 – Amendment No. 14 to Local Planning Scheme No. 15 – Re-coding a Portion of the Development Area 9 Precinct from R20 to R60 and Modifications to Schedule No. 14.

(Refer [Tabled Attachment 6](#) for further information).

Officer Presentation

Nil.

8.28pm **The Coordinator Community Wellbeing departed the meeting.**

8.30pm **The Manager Planning Services and Senior Planning Officers departed the meeting.**

OCM Item 12.3

Amendment No. 14 to Local Planning Scheme No. 15 - Re-coding a Portion of the Development Area 9 Precinct from R20 to R60 and Modifications to Schedule No. 14

Item 12.3 Continued

8.31pm The Manager Planning Services, Senior Planning Officers and the Coordinator Community Wellbeing returned to the meeting.

Notes from Forum

- The amendment to the Local Planning Scheme (LPS) will go through the statutory period of public consultation. An assessment will be made of the merit of the amendment following the advertising period.

Further Information to be Provided

Nil.

8.32pm The Manager Planning Services and Senior Planning Officers departed the meeting and did not return.

OCM Item 12.4

Wilson Park Netball Facility - Community Sport and Recreation Facilities Fund (CSRFF) Grant

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- The City has been in regular consultation with the netball club with the most recent meeting taking place two weeks ago to finalise the timeline of the grant application.
- Consideration has been given to resurfacing the courts; however the courts will require excavating for the installation of the new lighting. In order to qualify for grant funding, a substantial project totalling in excess of \$500,000 is required.
- The assets associated with the netball courts at Wilson Park are in need of an upgrade based on the age and condition. Any remedial work would only be an interim measure and would only extend the life of the courts by two-three years.

OCM Item 12.4

Wilson Park Netball Facility - Community Sport and Recreation Facilities Fund (CSRFF) Grant

Item 12.4 Continued

- The removal of the court sub base on the site will disturb aboriginal land which the City will be required to monitor in order to satisfy the requirements of Section 18 of the *Aboriginal Heritage Act 1972*.
- The City has carried out due diligence on the safety of the existing courts by engaging independent consultants and LGIS to examine their condition.
- Council will need to examine whether there are sufficient funds next year to allocate money to any larger, long term project. This can be included as part of the 2021-2022 budget preparation.
- The staging originally identified as part of the Wilson Park Precinct Master Plan will be reviewed as part of project prioritisation and the budget preparation process, subject to the availability of funding.

Further Information to be Provided

- The Manager Parks Leisure and Environment undertook to investigate other options the City had previously considered for the upgrade of the courts, such as a staged approach to upgrading the netball courts.

8.50pm The Manager Parks Leisure and Environment and the Coordinator Community Wellbeing departed the meeting and did not return. The Coordinator Community Safety entered the meeting.

OCM Item 12.5

Review of Wards and Representation - 2020

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Ni.

Further Information to be Provided

Nil.

Note:

The Presiding Member advised that in accordance with Section 5.23 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 attachments for this item, the meeting did not proceed behind closed doors.

OCM Item 12.6

Deed of Variation - Local Government House Trust

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.7

New Policy - SB4.1- CCTV Video Analytics Policy

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- The City will not activate or use the analytics software's facial recognition module. No third party would be able to control this module.

Further Information to be Provided

Nil.

8.52pm **The Coordinator Community Safety departed the meeting and did not return.**

Note:

The Presiding Member advised that in accordance with Section 5.23 of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachments for Item 12.8, Council would need to go behind closed doors.

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

OCM Item 12.8
Interim Financial Audit Report - July 2020
<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>

OCM Item 12.9
Accounts for Payment - July 2020
<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>

OCM Item 12.10

Monthly Activity Statement as at 31 July 2020

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Item 13	REPORTS BY THE CHIEF EXECUTIVE OFFICER
OCM Item 13.2	
Notice of Motion - Councillor Sekulla - Support for the Belmont Netball Association to Upgrade the Netball Courts at Wilson Park	
<u>Deputation Presentation</u>	
Nil.	
<u>Officer Presentation</u>	
Nil.	
<u>Notes from Forum</u>	
Nil.	
<u>Further Information to be Provided</u>	
Nil.	

OCM Item 13.3

Notice of Motion - Councillor Sekulla - Request to Support the Government of Western Australia to Retain a Hard Border During the Spread of COVID-19

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

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.53pm.