



City of Belmont

Tabled Attachments

Agenda Briefing Forum

Held

18 August 2020

Creating opportunities





Agenda Briefing Forum

18/08/20

Item 5.1(12.7) refers

Tabled Attachment 1

Submission
Ms L Hollands



City of Belmont

PUBLIC SUBMISSION TIME & DEPUTATION PROFORMA

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name: Lisa Hollade

Residential Address: ~~12~~ 2 Miller Ave

Organisation Name: BRAVAG

(If presenting on behalf of)

Agenda Briefing Forum Date: _____ Report Item No. referred to: 12.8 7

Are you speaking in support or opposition to the matter? Please tick appropriate box. Support Oppose

PLEASE TICK THE APPROPRIATE BOX BELOW TO INDICATE WHAT TYPE OF PRESENTATION YOU WISH TO MAKE.

SUBMISSION DEPUTATION

Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

I could be on footage of cameras as well as members of Brvag

Additional space provided overleaf for Submission / Deputation - Please tick box if continued overleaf

Signature: [Signature] Dated: 18/8/2020

OFFICE USE ONLY:

Presented Forum Date: _____ Item Number: _____

PUBLIC SUBMISSION TIME & DEPUTATION PROFORMA

CONTINUED

DEFINITIONS

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Rules for Agenda Briefing Forum Public Submission Time and Deputations

- | | |
|---|--|
| <p>a) 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.</p> <p>b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' will be permitted on the condition that the directly affected person is present at the meeting.</p> <p>c) Where possible, members of the gallery are required to provide submissions/deputations in a written format to the presiding person prior to the commencement of the forum, to assist with the recording of forum notes.</p> <p>d) Only submissions/deputations that relate to a specific item of the Council agenda will be accepted.</p> <p>e) Prior to making a submission/deputation, the person is to give their name and residential address.</p> <p>f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a presentation.</p> <p>g) As per Council's standing orders, no debating of the issue between the gallery, Councillors or officers is permissible.</p> <p>h) Submissions/Deputations which are considered inappropriate; repetitious; lacking in decorum or adversely reflect on the integrity of any councillor or employee; offensive or otherwise not in good faith; duplicates or variations of earlier submissions; relating to the personal affairs or actions of Council members or employees; legal advice; legal proceedings or other legal processes; will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes. The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.</p> <p>j) Submissions/Deputations from members of the public that do not comply with the Rules of Public Submission Time and Deputations; or do not abide by a ruling from the Presiding Member; or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member, Councillors or Officers; or refuse to abide by any direction from the Presiding Member; will be ruled 'out of order' and the submission/deputation will not be recorded in the forum notes.</p> | <p>j) Public Submission Time is set for a period of 30 minutes, and will terminate earlier should no further submissions be forthcoming.</p> <p>k) Submissions/Deputations to be made at the forum will be registered, and the priority for making submissions/deputations shall be in accordance with that register. To enable all members of the public a fair and equitable opportunity to participate in Public Submission Time, each person shall be provided a maximum three minute time limit in the first instance, in which to make a submission.</p> <p>l) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Councillors, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Councillors, is not to exceed 15 minutes.</p> <p>m) To enable all members of the public a fair and equitable opportunity to participate, a person who has earlier made a submission cannot make or participate in a deputation on the same subject matter.</p> <p>n) A submission / deputation may include a request for the tabling of documents where these are relevant to an issue before Council. The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time.</p> <p>o) Should there be time remaining of the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member will then allow members of the public to sequentially (in accordance to the register) make a further submission (with a three minute time limit) until the initial period for Public Submission Time has expired.</p> <p>p) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining members of the public to make their initial submission.</p> <p>q) The Presiding Member may limit presenters to a shorter period to make a submission/deputation if time is restricted, and reserves the right to limit the number of submissions/deputations that can be made in respect to any one matter.</p> |
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Agenda Briefing Forum

18/08/20

Item 5.1(12.9) refers

Tabled Attachment 2

Submission
Ms L Hollands



City of Belmont

PUBLIC SUBMISSION TIME & DEPUTATION PROFORMA

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name: Lisa Hellad-

Residential Address: 2 Mike Ave

Organisation Name: ~~XXXXXXXXXX~~

(If presenting on behalf of)

Agenda Briefing Forum Date: 18 Aug 2020 Report Item No. referred to: 12.9.

Are you speaking in support or opposition to the matter? Please tick appropriate box.

Support Oppose

PLEASE TICK THE APPROPRIATE BOX BELOW TO INDICATE WHAT TYPE OF PRESENTATION YOU WISH TO MAKE.

SUBMISSION / DEPUTATION

Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

Rate increases affect not only me but other residents.

Additional space provided overleaf for Submission / Deputation - Please tick box if continued overleaf

Signature: [Signature] Dated: 18/8/2020

OFFICE USE ONLY:

Presented Forum Date: _____ Item Number: _____

PUBLIC SUBMISSION TIME & DEPUTATION PROFORMA

CONTINUED

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Rules for Agenda Briefing Forum Public Submission Time and Deputations

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Agenda Briefing Forum

18/08/20

Item 6.1(12.1) refers

Tabled Attachment 3

Deputation
Mr A Han on behalf of
Hope Perth Christian Church

CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM AGENDA BRIEFING FORUMS

During the Western Australian State of Emergency declared 15 March 2020

During the COVID 19 pandemic the City of Belmont will be holding its Council Meetings electronically (eMeeting), as provided for in the recently amended *Local Government (Administration) Regulations 1996*. The City of Belmont Civic Centre building, including the Council Chambers, is closed to the public.

The City remains committed to continuing to provide the opportunity for its community to participate in the local government process and request that submissions and deputations to the Council be submitted electronically.

To submit a submission or deputation please complete this form and return via email to belmont@belmont.wa.gov.au before **noon on the business day prior to the Agenda Briefing Forum**.

PUBLIC SUBMISSION AND DEPUTATION FORM

Date of Meeting

Name

Address

Email Address

Phone

Business, Organisation
or Group (if presenting
on behalf of)

SUBMISSION

DEPUTATION

*Please indicate what type of presentation will be made.
(see over for definitions)*

Support

Oppose

*Please tick to indicate if in support or opposition to the
Officer Recommendation.*

Please write your submission/deputation as clearly and concisely as possible.

Strict time limits are applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

Agenda Item No.

Additional space provided overleaf for Submissions/Deputations. Please tick box if continued overleaf (Additional pages can be added if required)

Creating opportunities



CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM AGENDA BRIEFING FORUMS

During the Western Australian State of Emergency declared 15 March 2020

PUBLIC SUBMISSION AND DEPUTATION FORM Continued

Signature	
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Creating opportunities



CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM

AGENDA BRIEFING FORUMS

During the Western Australian State of Emergency declared 15 March 2020

DEFINITIONS

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'Deputation' is defined as a presentation made to Council by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by Council, at which time a presentation can be provided in accordance with the Rules of Public Submission Time and Deputations. As this meeting will be held electronically, deputations are to be provided in writing on this form before 12 noon on the business day prior to the Agenda Briefing Form.

Rules for Public Submission Time and Deputations

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Agenda Briefing Forum

18/08/20

Item 6.1(12.1) refers

Tabled Attachment 4

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

City of Belmont

Agenda Briefing Forum

18 August 2020

Item No 12.1

**Change of Use – Warehouse and Office to Place of Worship (with
Associated Signage)**

Lot 2 (2/106) Robinson Avenue, Belmont

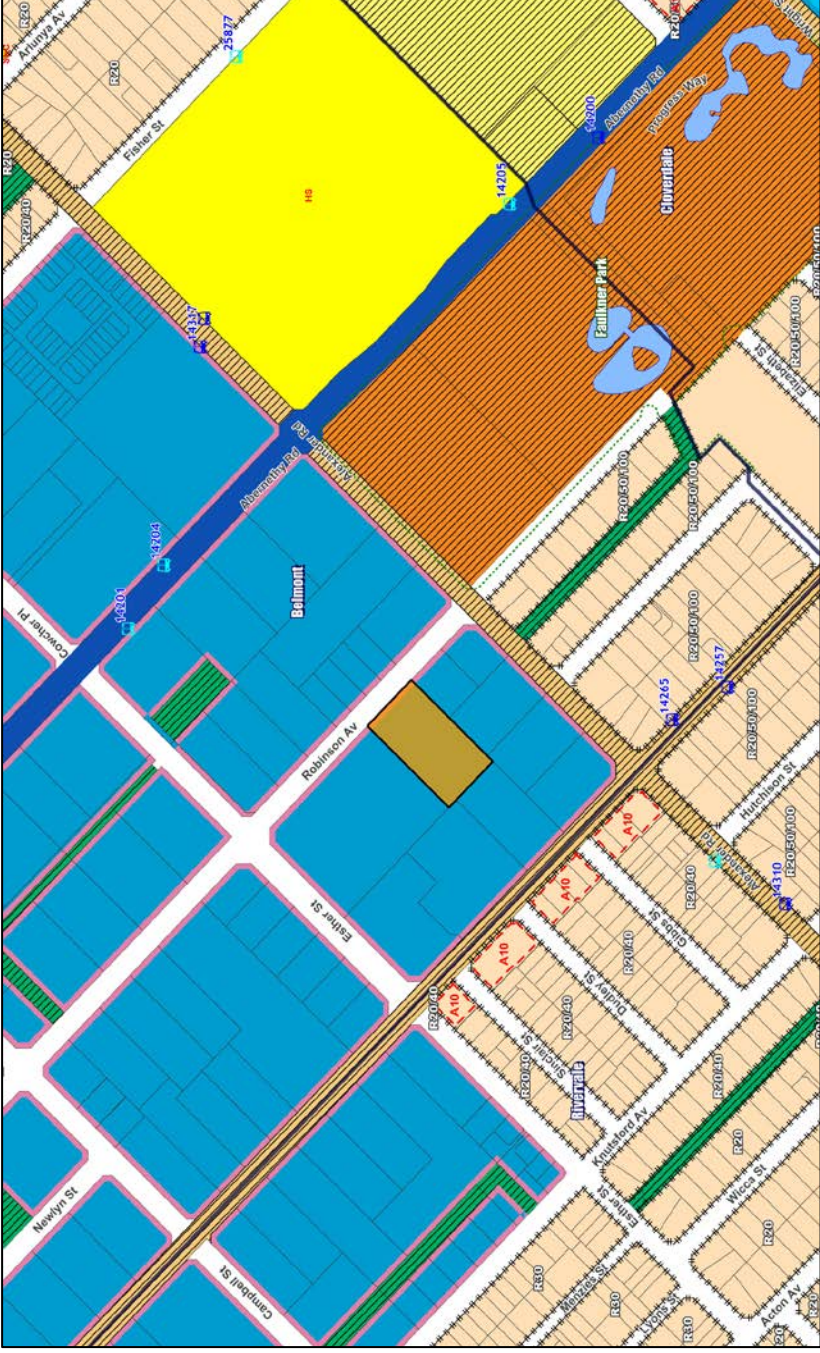


Aerial Photo of Subject Site



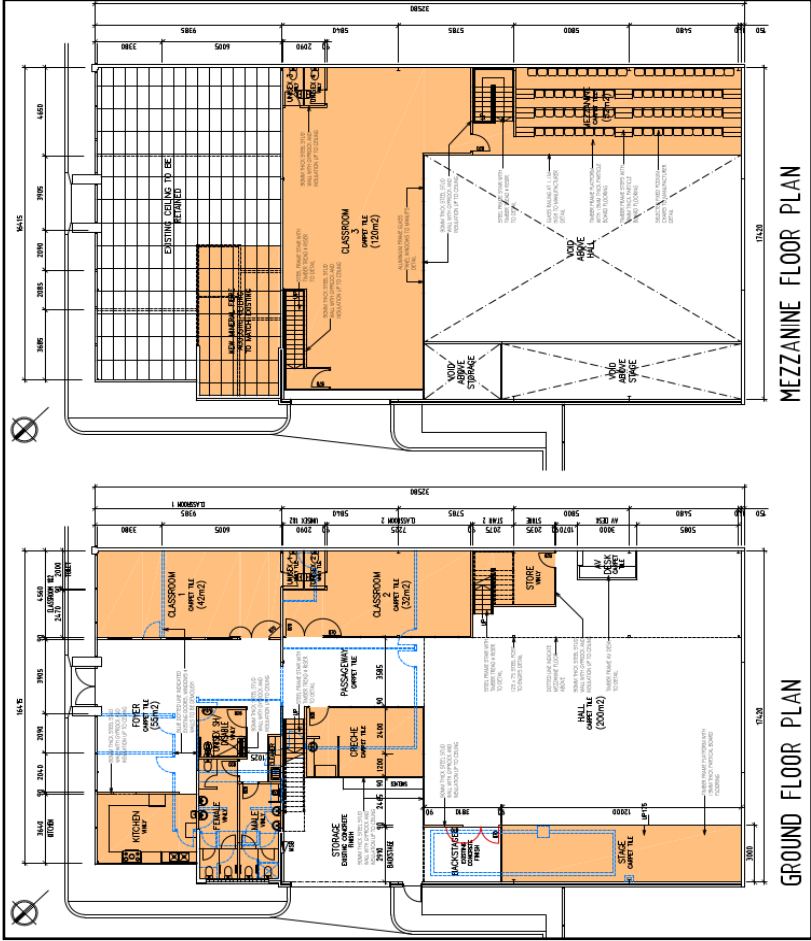
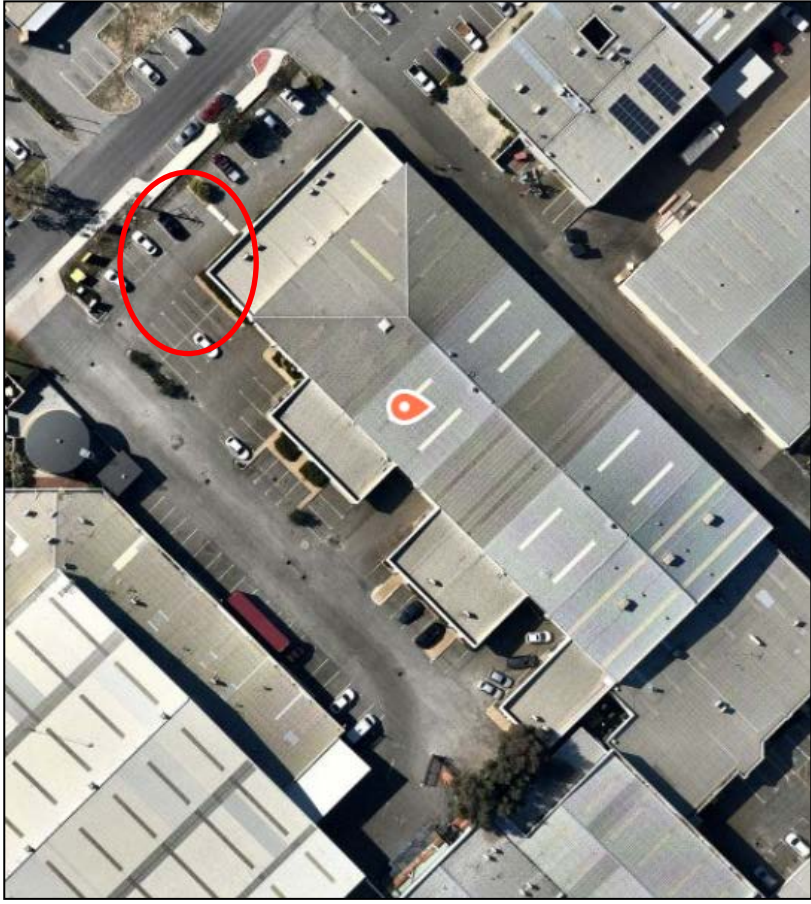
2/106 Robinson Avenue

Extract from Local Planning Scheme Map – Zoning of Subject Site & Surrounding Zonings



The 'Mixed Business' zone is intended to allow for the development of a mix of varied but compatible business uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents...

Proposal



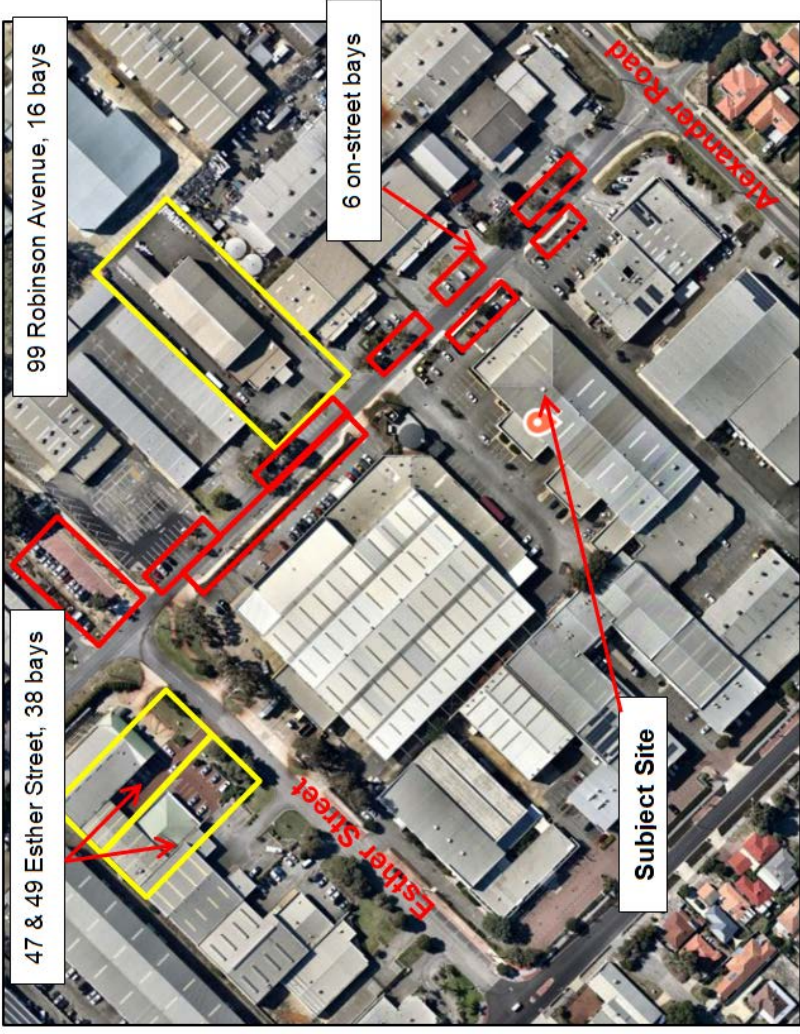
Amended Proposal

Modified operating hours:

- Monday to Friday: 5:30pm to 10:30pm
- Saturdays and Sundays: 8:00am to 10:30pm

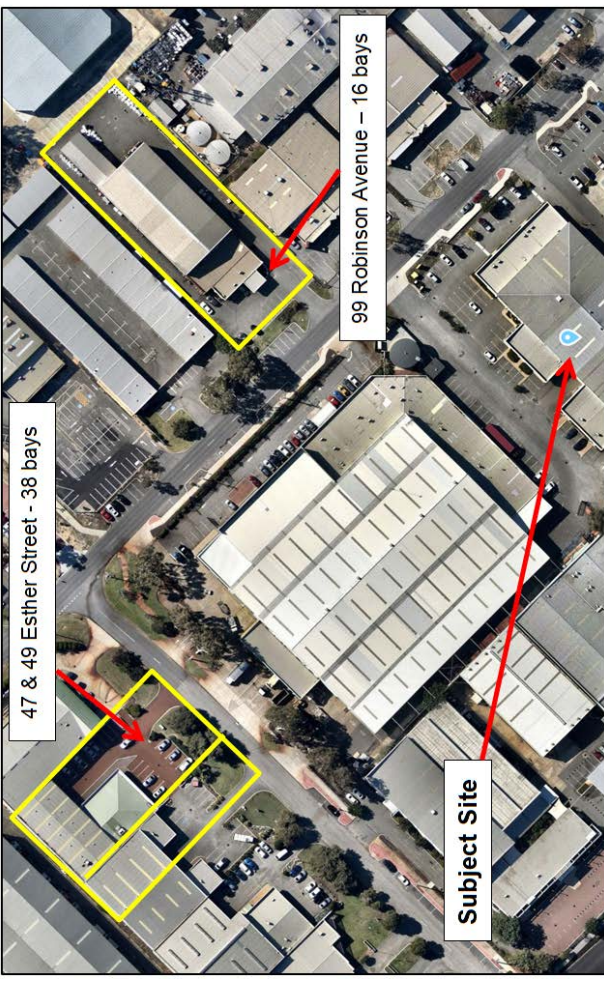
Modified car parking arrangements:

- 8 bays provided on-site.
- 6 on-street bays.
- 60 off-site bays:
 - 47 & 49 Esther Street – 38 bays
 - 99 Robinson Ave – 16 bays



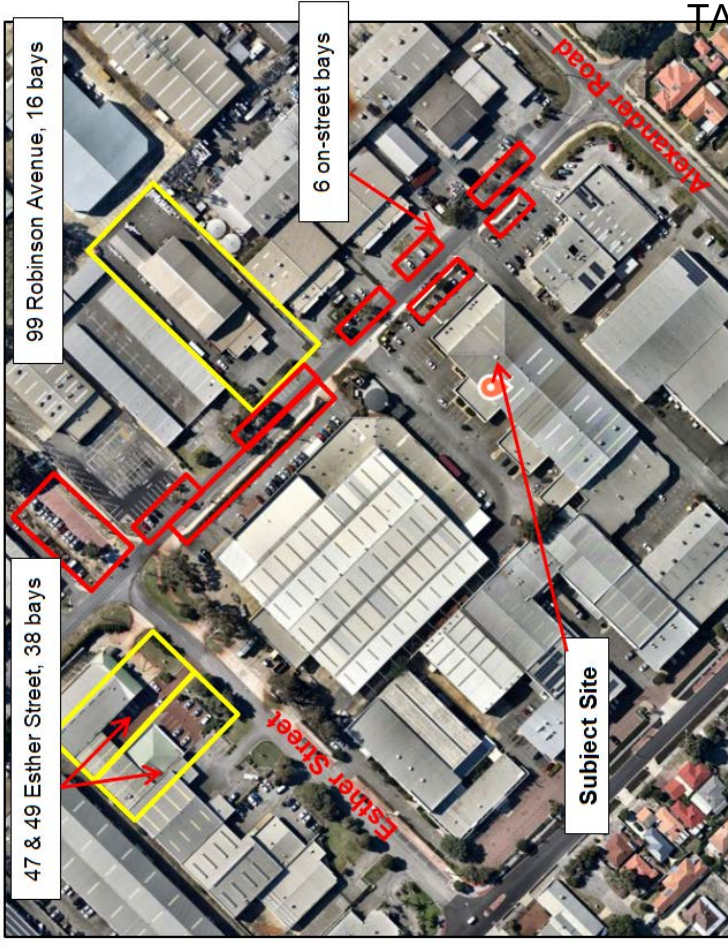
Leasing of Car Parking Spaces

- Car parking must be provided on-site so as not to impact the amenity of surrounding businesses.
- It may be reasonable for car parking for a development to be provided on a secondary property → caveats should be registered on the Certificate of Title.
- The landowners of 47 and 49 Esther Street and 99 Robinson Avenue have not signed the application → car parking cannot be guaranteed.
- No reasonable condition of development approval can be imposed.
- The decision maker would be granting approval for a Place of Worship with a shortfall of 35 bays.
- This would set an undesirable precedent for the locality as car parking may occur on the street.



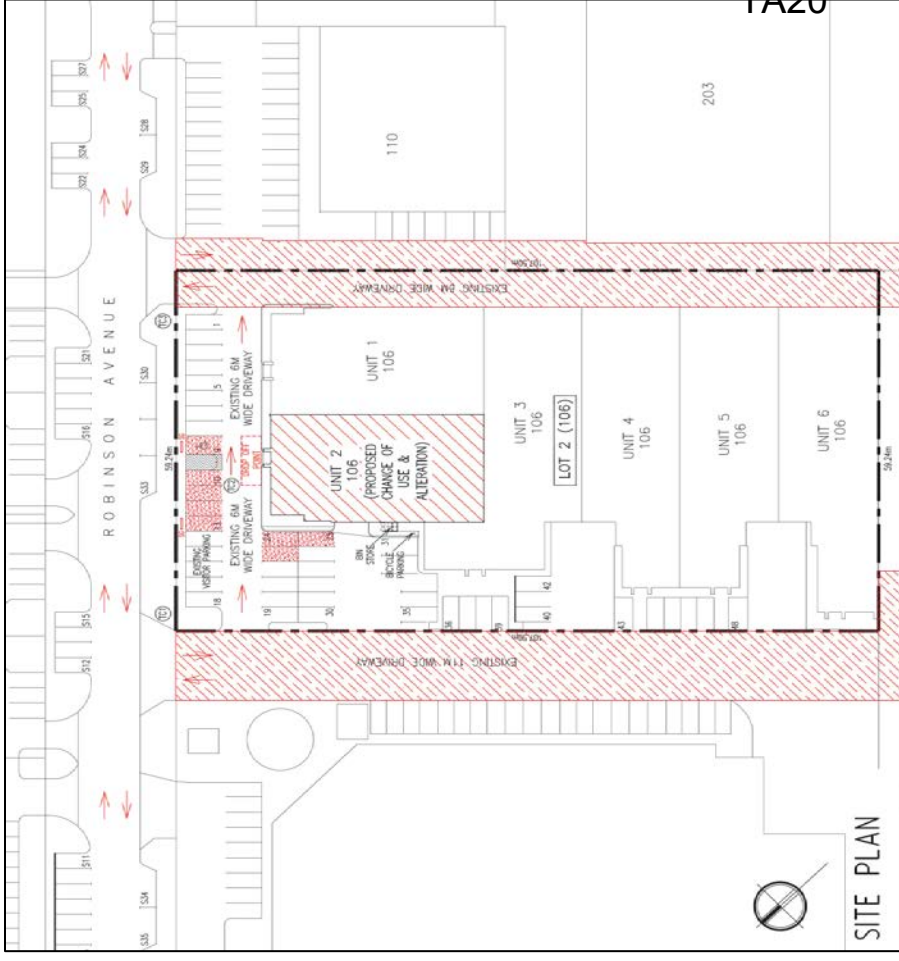
Limiting Hours of Operation

- The dominant activity of the Place of Worship is the congregation of patrons for worship.
- Table 2 of Local Planning Scheme No. 15 requires the following:
 - Place of Worship – 1 car parking space for every 4 persons.
 - 172 patrons → 43 car parking bays.
 - 8 spaces → majority of patrons would rely on alternative parking arrangements.
- The Mixed Business zone provides for a range of land uses during weekday evenings as well as weekends.
- Weekday evenings or Saturday parking arrangements are unknown → patrons will default to the use of the existing on-street parking.
- The extensive use of on street car parking bays is not appropriate.



Alternative Option

- Evenings and weekends generate the greatest demand for on-street car parking (172 patrons).
- The Parking Management Plan could be acceptable if there were not as many people attending the site.
- 6 on-street bays car parking bays is considered acceptable (total of 14 bays).
- The proposal would require the following conditions:
 - A restriction on the number of people to no more than a maximum of 56 on-site at any given time.
 - A requirement to update the Schedule of Activities in the PMP to demonstrate how multiple services could be provided.



Recommendation

- A. Refuse the application:
- The development proposes a shortfall of 35 bays which does not meet the requirements of LPS 15.
 - The proposed lease arrangement to supplement provision of car parking cannot be guaranteed and does not warrant varying of the car parking requirements.
 - The development would result in the use of the on-street car parking bays, having a detrimental impact on the amenity of surrounding properties and does not meet the objectives of the Mixed Business zone.
 - The use of the on-street bays and parking on neighbouring properties would result in a loss of community benefit.
- B. Advise those who made a submission of Council's decision.



Agenda Briefing Forum

18/08/20

Item 6.1 (12.2) refers

Tabled Attachment 5

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

City of Belmont

Agenda Briefing Forum

18 August 2020

Item No 12.2

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



Background

- Local Planning Scheme No. 15 provides for the City to serve a Tree Preservation Order (TPO).
- Used where appropriate to facilitate the protection of trees which have special value.

Request

- The owner of Lot 22 (78) Armadale Road, Rivervale contacted the City requesting a TPO to protect a Jacaranda tree located on the property.



Assessment Criteria

- Key assessment criteria:
 - Location, size and condition
 - Amenity value
 - Pests, diseases, species type
 - Safety risks
 - Environmental value
 - Cultural/heritage significance

Assessment

- The tree is approximately 14m in height with a 13m canopy.
 - Canopy overhangs into 76 Armadale Road
- Flowers between October and November.
- Structurally sound/good health.
- The tree does not have:
 - Pests or diseases
 - Aboriginal, European or heritage significance
 - Hollows
- Not an undesirable or invasive species.
- Not a unique or rare species.



Key Considerations

- Significance.
- Landowner vs community benefit.
- Likelihood of damage/removal.
- TPO implications
 - 76 Armadale Road
 - Management
 - Administration
 - Cost
 - Liability

Officer Recommendation

That Council:

- A. Declines to serve a Tree Preservation Order relating to the Jacaranda mimosifolia (Jacaranda tree) located in Lot 22 (78) Armadale Road, Rivervale.
- B. Write to the landowners of Lot 22 (78) Armadale Road, Rivervale advising them of Council's decision.



Agenda Briefing Forum

18/08/20

Item 6.1(12.3) refers

Tabled Attachment 6

Deputation
Mr D Martinovich on behalf
of CLE Town Planning +
Design

Creating opportunities



City of Belmont

Public Submission Time & Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name: _____

Residential Address: _____

Organisation Name: _____

(If presenting on behalf of) _____

Agenda Briefing

Forum Date: _____

Report Item No.

referred to: _____

Are you speaking in support or opposition to the matter? Please tick appropriate box.

Support Oppose

Please tick the appropriate box below to indicate what type of presentation you wish to make.

Submission / Deputation

Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

Additional space provided overleaf for Submission / Deputation - Please tick box if continued overleaf

Signature: _____

Martinovich

Dated: _____

Office Use Only:

Presented Forum Date:

Item Number:



Public Submission Time & Deputation Proforma

Continued

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Rules for Agenda Briefing Forum Public Submission Time and Deputations

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| <p>a) 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.</p> <p>b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' will be permitted on the condition that the directly affected person is present at the meeting.</p> <p>c) Where possible, members of the gallery are required to provide submissions/deputations in a written format to the presiding person prior to the commencement of the forum, to assist with the recording of forum notes.</p> <p>d) Only submissions/deputations that relate to a specific item of the Council agenda will be accepted.</p> <p>e) Prior to making a submission/deputation, the person is to give their name and residential address.</p> <p>f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a presentation.</p> <p>g) As per Council's standing orders, no debating of the issue between the gallery, Councillors or officers is permissible.</p> <p>h) Submissions/Deputations which are considered inappropriate; repetitious; lacking in decorum or adversely reflect on the integrity of any councillor or employee; offensive or otherwise not in good faith; duplicates or variations of earlier submissions; relating to the personal affairs or actions of Council members or employees; legal advice; legal proceedings or other legal processes; will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes. The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.</p> <p>i) Submissions/Deputations from members of the public that do not comply with the Rules of Public Submission Time and Deputations; or do not abide by a ruling from the Presiding Member; or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member, Councillors or Officers; or refuse to abide by any direction from the Presiding Member; will be ruled 'out of order' and the submission/deputation will not be recorded in the forum notes.</p> | <p>j) Public Submission Time is set for a period of 30 minutes, and will terminate earlier should no further submissions be forthcoming.</p> <p>k) Submissions/Deputations to be made at the forum will be registered, and the priority for making submissions/deputations shall be in accordance with that register. To enable all members of the public a fair and equitable opportunity to participate in Public Submission Time, each person shall be provided a maximum three minute time limit in the first instance, in which to make a submission.</p> <p>l) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Councillors, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Councillors, is not to exceed 15 minutes.</p> <p>m) To enable all members of the public a fair and equitable opportunity to participate, a person who has earlier made a submission cannot make or participate in a deputation on the same subject matter.</p> <p>n) A submission / deputation may include a request for the tabling of documents where these are relevant to an issue before Council. The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time.</p> <p>o) Should there be time remaining of the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member will then allow members of the public to sequentially (in accordance to the register) make a further submission (with a three minute time limit) until the initial period for Public Submission Time has expired.</p> <p>p) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining members of the public to make their initial submission.</p> <p>q) The Presiding Member may limit presenters to a shorter period to make a submission/deputation if time is restricted, and reserves the right to limit the number of submissions/deputations that can be made in respect to any one matter.</p> |
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