



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

TABLE OF CONTENTS

18 June 2019

ITEM	SUBJECT HEADING	PAGE
NOTICE OF MEETING		
1.	OFFICIAL OPENING	2
2.	APOLOGIES AND LEAVE OF ABSENCE	2
3.	DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT	2
3.1	FINANCIAL INTERESTS	2
3.2	DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY	2
4.	ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)	3
4.1	ANNOUNCEMENTS.....	3
4.2	DISCLAIMER.....	3
5.	PUBLIC SUBMISSION TIME.....	3
5.1	MR PETER NEVILLE ON BEHALF OF COUNTRY COMFORT INTER CITY HOTEL, 47 HARDEY ROAD, BELMONT	3
6.	ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 25 JUNE 2019	4
6.1	AGENDA ITEMS FOR REVIEW.....	4
7.	MATTERS FOR WHICH THE MEETING MAY BE CLOSED.....	9
8.	CLOSURE	9

TABLED ATTACHMENT INDEX

Tabled Attachment 1 – Item 5.1 refers

Tabled Attachment 2 – Item 6.1 (OCM Item 12.1) refers

CONFIDENTIAL ATTACHMENTS INDEX

Confidential Attachment 1 – Item 7 (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 25 June 2019

MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET, CLOVERDALE ON TUESDAY, 18 JUNE 2019 COMMENCING AT 7.00PM

**AGENDA BRIEFING FORUM
MATRIX**

PRESENT

Cr R Rossi, JP, Deputy Mayor (Presiding Member)	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 G Sekulla, JP	West Ward

IN ATTENDANCE

Mrs J Hammah	Director Community and Statutory Services
Mr A Sheridan	Director Infrastructure Services
Mr J Olynyk, JP	A/Director Corporate and Governance
Mr S Monks	Manager Finance
Mr W Loh	Manager Planning Services
Mr J Pol (<i>dep 7.59pm</i>)	Manager Building Services
Mrs M Lymon	A/Manager Governance
Ms A Biondi (<i>dep 7.55pm</i>)	Senior Planning Officer
Ms D Morton (<i>dep 7.59pm</i>)	Media and Communications Officer
Mrs J Barnes	Senior Governance Officer

MEMBERS OF THE GALLERY

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

1. OFFICIAL OPENING

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

The Presiding Member read 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 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 the efficient, effective and orderly decision making within this forum.

2. APOLOGIES AND LEAVE OF ABSENCE

Cr P Marks, Mayor (Apology)
Mr J Christie (Apology)
Mr R Garrett (Apology)

East Ward
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

7.01pm 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

7.02pm 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 PETER NEVILLE ON BEHALF OF COUNTRY COMFORT INTER CITY HOTEL, 47 HARDEY ROAD, BELMONT

Mr Neville spoke in opposition of the Officer Recommendation for Item 12.1 – Community Purpose Building – Lot 801 (49) Hardey Road, Belmont

(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 25 JUNE 2019

6.1 AGENDA ITEMS FOR REVIEW

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.1	<p>Proposed Community Purpose Building – Lot 801 (49) Hardey Road, Belmont</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>The Senior Planning Officer provided a presentation which included the following:</p> <ul style="list-style-type: none"> • Zoning Map of Subject Site <p>7.07pm The Manager Building Services departed the meeting.</p> <ul style="list-style-type: none"> • Close up of Subject Site Zoning <p>7.08pm The Manager Building Services returned to the meeting.</p> <ul style="list-style-type: none"> • Aerial of Subject Site • Development Proposal • Advertising Area • Matters to be Considered • Surrounding Building Height (aerial photo) • Building Bulk and Scale • Visual Privacy • Overshadowing • Overshadowing – 21 June • Overshadowing – Effect of Existing Development • Noise • Traffic and Access • Bicycle Parking and End of Trip Facilities • Activities and Operation of the Development • Recommendation <p>(Refer Tabled Attachment 2 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • Submissions were received from 53 and 57 Hardey Road. No submissions were received from 12 Kimberley Street.

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
<i>Item 12.1 Cont.</i>	<ul style="list-style-type: none"> • If developmental approval is issued and conditions are not adhered to, it may become a compliance issue. • This is a quasi-judicial decision to be made by Council and therefore the applicant does have the right to appeal. • The R-Code table for setback is a guide. If the application does not meet the deemed to comply standard, a reduced setback can still be considered, taking into account other factors, e.g. zoning, privacy or overlooking issues etc. • The key issue is the management of the facility and specific conditions have been proposed to ensure it is run cohesively, e.g. 30 minute booking gap, complaints register etc. • If complaints are received or there is non-compliance, Officers will work with the operator and the community with the aim to resolve any issues. Should issues continue, then the City can pursue legal action – other alternatives include infringements for noise issues. • The building is strictly for community based activities. It cannot become a centre for large competitions or events (e.g. basketball competitions, school discos). • The two-way access is 5.95m wide and has been determined by Infrastructure Services as sufficient for the passing of two vehicles at slow speed. • The external staircases are to be fully screened from the residential areas. <p><u>Further Information to be Provided</u></p> <ul style="list-style-type: none"> • The Manager Planning Services undertook to provide Councillors with the following information:- <ul style="list-style-type: none"> ○ Which units at 53 Hardey Road made a submission ○ Any demographic information on Seniors relating to the submission area • The Director Community and Statutory Services undertook to seek clarification from the applicant on their intent with regard to external groups, including charging school groups, who might seek to use the facility.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p data-bbox="373 255 999 286">Adoption of Fees and Charges for 2019-2020</p> <p data-bbox="373 322 715 353"><u>Deputation Presentation</u></p> <p data-bbox="373 389 416 421">Nil.</p> <p data-bbox="373 492 655 524"><u>Officer Presentation</u></p> <p data-bbox="373 560 416 591">Nil.</p> <p data-bbox="373 663 632 694"><u>Notes from Forum</u></p> <p data-bbox="373 730 416 761">Nil.</p> <p data-bbox="373 833 858 864"><u>Further Information to be Provided</u></p> <p data-bbox="373 900 416 931">Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p data-bbox="373 1120 807 1151">2019-2020 Rate Setting Budget</p> <p data-bbox="373 1187 715 1218"><u>Deputation Presentation</u></p> <p data-bbox="373 1254 416 1285">Nil.</p> <p data-bbox="373 1357 655 1388"><u>Officer Presentation</u></p> <p data-bbox="373 1424 416 1456">Nil.</p> <p data-bbox="373 1527 632 1559"><u>Notes from Forum</u></p> <p data-bbox="373 1594 416 1626">Nil.</p> <p data-bbox="373 1697 858 1729"><u>Further Information to be Provided</u></p> <ul data-bbox="424 1765 1401 1859" style="list-style-type: none"><li data-bbox="424 1765 1401 1859">• The A/Director Corporate and Governance undertook to provide Councillors with a breakdown of the services provided for the additional cost of the domestic violence contract.

7.55pm The Senior Planning Officer departed the meeting and did not return.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p data-bbox="373 255 788 286">2019-2020 Rates Calculations</p> <p data-bbox="373 322 715 353"><u>Deputation Presentation</u></p> <p data-bbox="373 389 416 421">Nil.</p> <p data-bbox="373 492 655 524"><u>Officer Presentation</u></p> <p data-bbox="373 560 416 591">Nil.</p> <p data-bbox="373 663 628 694"><u>Notes from Forum</u></p> <p data-bbox="373 730 416 761">Nil.</p> <p data-bbox="373 833 858 864"><u>Further Information to be Provided</u></p> <p data-bbox="373 900 416 931">Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p data-bbox="373 1120 1038 1151">Delegated Authority Register Review 2019-2020</p> <p data-bbox="373 1187 715 1218"><u>Deputation Presentation</u></p> <p data-bbox="373 1254 416 1285">Nil.</p> <p data-bbox="373 1357 655 1388"><u>Officer Presentation</u></p> <p data-bbox="373 1424 416 1456">Nil.</p> <p data-bbox="373 1527 628 1559"><u>Notes from Forum</u></p> <p data-bbox="373 1594 416 1626">Nil.</p> <p data-bbox="373 1697 858 1729"><u>Further Information to be Provided</u></p> <p data-bbox="373 1765 416 1796">Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	<p data-bbox="373 255 852 286">Accounts for Payment – May 2019</p> <p data-bbox="373 322 715 353"><u>Deputation Presentation</u></p> <p data-bbox="373 389 416 421">Nil.</p> <p data-bbox="373 492 657 524"><u>Officer Presentation</u></p> <p data-bbox="373 560 416 591">Nil.</p> <p data-bbox="373 663 632 694"><u>Notes from Forum</u></p> <p data-bbox="373 730 416 761">Nil.</p> <p data-bbox="373 833 861 864"><u>Further Information to be Provided</u></p> <p data-bbox="373 900 416 931">Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.7	<p data-bbox="373 1120 1011 1151">Monthly Activity Statement as at 31 May 2019</p> <p data-bbox="373 1187 715 1218"><u>Deputation Presentation</u></p> <p data-bbox="373 1254 416 1285">Nil.</p> <p data-bbox="373 1357 657 1388"><u>Officer Presentation</u></p> <p data-bbox="373 1424 416 1456">Nil.</p> <p data-bbox="373 1527 632 1559"><u>Notes from Forum</u></p> <p data-bbox="373 1594 416 1626">Nil.</p> <p data-bbox="373 1697 861 1729"><u>Further Information to be Provided</u></p> <p data-bbox="373 1765 416 1796">Nil.</p>

7.59pm The Manager Building Services and the Media and Communications Officer departed the meeting and did not return.

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

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 would need to go behind closed doors.

8.00pm ***SEKULLA MOVED, CAYOUN 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 – Nomination for Honorary Freeman of the City.***

CARRIED 8 VOTES TO 0

8.00pm All members of the public departed the meeting.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
14.1	<p>Nomination for Honorary Freeman of the City – Confidential Matter in Accordance with <i>Local Government Act 1995</i> Section 5.23 (2) (b)</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>(Refer Confidential Attachment 1 for further information).</p> <p><u>Further Information to be Provided</u></p> <p>(Refer Confidential Attachment 1 for further information).</p>

8.13pm ***DAVIS MOVED, POWELL SECONDED, that the meeting again be open to the public.***

CARRIED 8 VOTES TO 0

8.13pm The meeting came out from behind closed doors. One member of the public returned to the meeting.

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.14 pm.