



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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20 March 2018

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 12.1 refers

**Councillors are reminded to retain the attached
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments) for
deliberation at the meeting scheduled for 27 March 2017**

**INFORMATION MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE
COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET,
CLOVERDALE ON TUESDAY, 20 MARCH 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 L Cayoun	West Ward
Cr G Sekulla, JP	West Ward

IN ATTENDANCE

Mr J Christie	Chief Executive Officer
Mrs J Hammah	Director Community and Statutory Services
Mr R Lutey	Director Technical Services
Mr J Olynyk, JP	A/Director Corporate and Governance
Mr S Monks	Manager Finance
Ms L Langford (<i>dep 7.14</i>)	A/Manager Planning Services
Mrs M Lymon	A/Manager Governance
Ms AM Camelo (<i>dep 7.14</i>)	Planning Officer GIS
Ms S D'Agnone	Governance Officer

MEMBERS OF THE GALLERY

There were no 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 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

Cr M Bass (Apology)
Mr R Garrett (Apology)

East Ward
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

7.02pm 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. No Public Submissions were received.

7.03pm As no submissions were received, the Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 27 MARCH 2018

6.1 AGENDA ITEMS FOR REVIEW

Item No. Officer Presentations / Deputation Presentations / Councillor Comment	
AGENDA ITEMS FOR REVIEW	
12.1	<p>Change of Use from Single House to Holiday House at Lot 92, Strata Lot 1 (38) Gregory Street, Belmont</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>The Planning Officer GIS provided a presentation which included the following:</p> <ul style="list-style-type: none">• Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings• Aerial of Subject Site• Subject Site• Referral Area• Site Plan/Floor Plan/Proposal• Land Use Considerations• Amenity Impacts• Recommendation <p>(Refer Tabled Attachment 1 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• There has not been any noticeable increase in holiday house applications. Holiday houses differ from short term accommodation in the way they are rented out and they are dealt with separately under definitions in Local Planning Scheme No. 15 (LPS15).• This application is similar to a previously approved holiday house application on Fautleroy Avenue. The City has not received any complaints regarding the Fautleroy Avenue property following the approval to operate as a holiday house.• Requesting adjoining landowners to advise the City of breaches to conditions at the holiday house would assist the Planning Department by adding to a body of work that would be required to follow up on planning condition breaches. If breaches are not reported to the City, they cannot be investigated and acted upon.• The property owners are responsible for ensuring all approval conditions are adhered to.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p><i>Item 12.1 Continued</i></p> <ul style="list-style-type: none">The City can request an afterhours contact number from the property owners to enable the owners of adjoining properties to contact them to report any issues. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

7.14pm The A/Manager Planning Services and the Planning Officer GIS departed the meeting and did not return.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p>2017-2018 March Budget Review</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
12.3	Statutory Compliance Audit Return 2017 <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
12.4	Tender 01/2018 - Supply, Installation and Maintenance of Bores and Pumps <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
12.5	Quotation Q01/2018 - Electrical Energy Supply for Contestable Sites <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
12.6	Accounts for Payment – February 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
12.7	<p>Monthly Activity Statement as at 28 February 2018</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>

7. REPORTS BY THE CHIEF EXECUTIVE OFFICER

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
13.2	<p>Notice of Motion (Cr Rossi) – Restriction on Multiple Dwelling Developments</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">• The bulk and height of development is limited in large part by the size of the original development site.• More criteria are applied as the density is increased. For example, a R100 development will be required to provide a community benefit. This could be in the form of artwork, seating, improved lighting, or including an aged person's unit. In this way, higher density developments are of a higher standard.• Multi storey units will be limited around the Town Centre.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="355 253 600 282"><i>Item 13.2 Continued</i></p> <ul data-bbox="355 320 1404 1440" style="list-style-type: none"><li data-bbox="355 320 1404 416">• The built form along Great Eastern Highway will be very different from what is envisioned for the Town Centre. The Town Centre criteria were developed and fine-tuned with community involvement and is very specific.<li data-bbox="355 454 1404 589">• The height regulations in the Town Centre are limited by the Residential Codes (R Codes) and by the size of the original development site. Larger sites tend to have a smaller building footprint with a greater height though more open space.<li data-bbox="355 627 1404 694">• Development in the Town Centre will be very responsive to the site and it is not a one size fits all approach.<li data-bbox="355 732 1404 963">• Theoretically there could be a six storey development in the higher coded areas around the Town Centre. However in terms of land pooling of sufficient size to facilitate such a development this could be problematic. Marketability from the developers perspective; what fits in with the local area; access; parking; natural light; ventilation; and potential overlooking issues would also need to be considered. It is not as simplistic as referring to maximum heights.<li data-bbox="355 1001 1404 1068">• Orrong Road has specific planning requirements under the local planning policy and codes developed in conjunction with the local community.<li data-bbox="355 1106 1404 1173">• Density along Leach Highway is not proposed to be increased as both highway and airport noise is a consideration.<li data-bbox="355 1211 1404 1308">• The resolution wording instructs Officers to carry out investigations. A large amount of Planning Department Officers' time will be required prior to a report being prepared and presented to Council.<li data-bbox="355 1346 1404 1440">• There is a R40 pocket near Dixon Street, where a block that was historically subdivided cannot become a split zone. All of the remaining Town Centre will be R20/R50/R100. <p data-bbox="355 1496 842 1525"><u>Further Information to be Provided</u></p> <p data-bbox="355 1563 399 1592">Nil.</p>

8. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil.

9. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.27pm.