



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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21 August 2018

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**Councillors are reminded to retain the attached
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments)
for deliberation at the meeting scheduled for 28 August 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, 21 AUGUST 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
Mr R Garrett	Director Corporate and Governance
Mrs J Hammah	Director Community and Statutory Services
Mr S Morrison	A/Director Technical Services
Mr J Olynyk, JP	Manager Governance
Ms N Griggs (<i>dep 7.39</i>)	Manager Community Placemaking
Mr W Loh (<i>dep 7.37pm</i>)	Manager Planning Services
Mrs M Lymon	Principal Governance and Compliance Advisor
Ms S De La Cruz (<i>dep 7.39</i>)	Coordinator Community Wellbeing
Ms D Morton	Media and Communications Officer
Ms A Biondi (<i>dep 7.37pm</i>)	Senior Planning Officer
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

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 Ryan to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Ryan 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 Bass (Apology)
Mr R Lutey (Apology)

East Ward
Director Technical Services

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

The Presiding Member made the following announcement:

'Elected Members are reminded that the statutory Annual Return for Disclosure of Financial Interests and AASB 124 Declaration are required to be received by the CEO by the close of business on Friday 31st August 2018. Please ensure that returns are submitted prior to the 31st.

Failure to submit the returns by this time is a breach of the Local Government Act and will be reported to the Corruption and Crime Commission as required by law.'

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 and called for submissions from the Public Gallery. As no submissions were received, the Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 28 AUGUST 2018

6.1 AGENDA ITEMS FOR REVIEW

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
AGENDA ITEMS FOR REVIEW	
12.1	<p>Golden Gateway – Draft Local Structure Plan</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 proposed advertising mail out for this project is consistent with the Residential Stable zone related to the Vision Workshop and is considered to be sufficient. In addition to the several thousand letters being posted to relevant residents, website, social media and local paper advertising will capture a generally larger area.• The Golden Gateway Draft Local Structure Plan (LSP) was developed in consultation with Perth Racing, who attended workshops. Perth Racing will also have an opportunity to provide comment on the LSP and how it will work for them.• The local planning framework is accommodating additional dwellings in the Golden Gateway, The Springs, DA6 and also properties that will eventually become available along Great Eastern Highway (GEH). Planning frameworks indicate that developments will be delivered for an additional 10,000 residents.• When planning for an increase in population, the City will forecast the maximum number of dwellings with density increases, however this does not necessarily mean these numbers will be delivered. The City cannot guarantee that all properties will be developed and this must be considered. The required number of dwellings developed is not equal to what the City estimates it can deliver.• The City uses many forms of public consultation and mobile visual displays can be considered, however the use of billboards is not currently being considered.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="316 286 561 318"><i>Item 12.1 Continued</i></p> <ul data-bbox="322 353 1343 1608" style="list-style-type: none"><li data-bbox="322 353 1343 586">• Ascot Kilns Draft Local Development Plan and Draft Local Planning Policy No. 17. The City wrote to the Department of Planning, Lands and Heritage (DPLH) in December 2017 requesting they modify documents to restrict building height to five storeys, to realign a lot boundary with the LDP boundary and to clarify provisions in the draft policy with regard to vehicle parking. The DPLH has not provided a response to Council's request.<li data-bbox="322 622 1343 788">• The City also wrote to the Minister for Transport, Planning and Lands in December 2017 requesting an update on the status of the kilns. The letter included Council's decision and highlighted community concerns. The response received from the Minister related to Council's enquiry to her and did not address the application before the DPLH.<li data-bbox="322 824 1343 1124">• When considering the area for letters regarding public comment, Officers looked very closely at what consultation had already occurred. Letters are not considered to be the most effective way to advertise, as response rates are very low. It is considered that advertising on the City's website and on social media is a more effective method of getting residents involved. The Golden Gateway area is extensive and involves thousands of letters being sent. If the area of consultation is extended to include all residential and stable properties, hundreds more letters would be required to be distributed.<li data-bbox="322 1160 1343 1258">• Landmark sites create an entry statement and demark a street block or precinct, and these sites in the Golden Gateway Draft LSP have been designed for these purposes.<li data-bbox="322 1294 1343 1438">• Control of development standards can be obtained through local planning policies. The City can also specify minimum heights, however this would be developed with stakeholders. That level of detail is further in to the process and is not under consideration yet.<li data-bbox="322 1473 1343 1608">• The draft Structure Plan includes a signalised pedestrian crossing at the corner of GEH and Daly Street, which was based on feedback from workshops. Pedestrian crossings further up GEH towards Epsom Avenue are not included in the scope of this draft. <p data-bbox="316 1675 801 1706"><u>Further Information to be Provided</u></p> <ul data-bbox="322 1742 1343 1944" style="list-style-type: none"><li data-bbox="322 1742 1343 1841">• The Manager Planning Services undertook to provide information on the matter of a local commercial centre being located within the Golden Gateway precinct but not in the Kilns LDP area.<li data-bbox="322 1877 1343 1944">• The Manager Planning Services undertook to provide Councillors with a list of stakeholders who were consulted during pre-consultation.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p data-bbox="336 264 1177 293">Planning Reform Green Paper - City of Belmont Submission</p> <p data-bbox="336 327 676 356"><u>Deputation Presentation</u></p> <p data-bbox="336 394 379 423">Nil.</p> <p data-bbox="336 499 619 528"><u>Officer Presentation</u></p> <p data-bbox="336 566 379 595">Nil.</p> <p data-bbox="336 669 592 698"><u>Notes from Forum</u></p> <ul data-bbox="336 734 1331 2018" style="list-style-type: none"><li data-bbox="336 734 1331 864">• A common theme in the Green Paper reform proposal is consolidation of various planning documents into singular frameworks. The City has concerns that this type of document would become cumbersome and lack the flexibility of a local planning scheme.<li data-bbox="336 904 1331 1066">• Individual local governments' local planning frameworks vary greatly with some having up to 40 different policies. When making applications, reference would be required to be made to multiple sections of their scheme. The city of Belmont's framework is quite concise which makes this process easier.<li data-bbox="336 1106 1331 1200">• In considering these proposals, it is unclear whether the consolidation of planning frameworks would in fact be more clear and legible as they would require the navigation of substantial documents.<li data-bbox="336 1240 1331 1335">• The City's concern relates to the process of updating policies and the fact that there will be additional processes. Local planning schemes give Councils more flexibility to deal with emerging concerns.<li data-bbox="336 1375 1331 1469">• The submission refers to the State Administrative Tribunal (SAT) in the context of the Development Assessment Panel (DAP). Third parties or parties presenting to SAT will be limited to DAP applications.<li data-bbox="336 1509 1331 1671">• The scope of the Green Paper does not allow for comment on SAT. The provisions of SAT currently define when lawyers can be involved. For low value and low risk applications, applicants are not required to be represented by lawyers. Larger applications require lawyer representation.<li data-bbox="336 1711 1331 1805">• There would be no harm in flagging the City's concerns that the scope of review could be widened in regard to the operation of SAT and how decisions are made on applications.<li data-bbox="336 1845 1331 2018">• The City does not support new specialist DAP members where applications are being reconsidered. The DAP members that initially made the determination should have the opportunity to reconsider their decision. Keeping DAP members consistent allows them to become familiar with a particular local governments' planning requirements.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p><i>Item 12.2 Continued</i></p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

7.37pm The Manager Planning Services and the Senior Planning Officer departed the meeting and did not return.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p>Public Art Approval – Faulkner Civic Precinct Community Centre</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">• Officers and the Panel have recommended that it is preferable to delay allocating the remaining balance of public art funds until the development and commissioned artwork are complete. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

7.39pm The Manager Community Placemaking and the Coordinator Community Wellbeing departed the meeting and did not return.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p>Request for Rate Exemption – Foundation Housing Limited – 7A Owens Court, 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
12.5	<p><i>Standing Orders Amendment Local Law (2) 2018 – Part 15 Making, Revoking or Changing Decisions: Purpose and Effect</i></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
12.6	Accounts for Payment – July 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	Monthly Activity Statement as at 31 July 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

Nil.

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.43pm.