



**City of Belmont**  
**AGENDA BRIEFING FORUM**  
**MATRIX**

TABLE OF CONTENTS

21 March 2017

<b>ITEM</b>	<b>SUBJECT HEADING</b>	<b>PAGE</b>
<b>NOTICE OF MEETING</b>		
1.	<b>OFFICIAL OPENING</b> .....	<b>2</b>
2.	<b>APOLOGIES AND LEAVE OF ABSENCE</b> .....	<b>2</b>
3.	<b>DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT</b> .....	<b>2</b>
3.1	FINANCIAL INTERESTS .....	2
3.2	DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY .....	2
4.	<b>ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)</b> .....	<b>3</b>
4.1	ANNOUNCEMENTS.....	3
4.2	DISCLAIMER.....	3
5.	<b>PUBLIC SUBMISSION TIME</b> .....	<b>3</b>
6.	<b>ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD DATE</b> .....	<b>4</b>
6.1	AGENDA ITEMS FOR REVIEW.....	4
7.	<b>MATTERS FOR WHICH THE MEETING MAY BE CLOSED</b> .....	<b>20</b>
8.	<b>CLOSURE</b> .....	<b>20</b>

**CONFIDENTIAL ATTACHMENTS INDEX**

Confidential Attachment 1 – Item 12.6 refers

**TABLED ATTACHMENTS INDEX**

Tabled Attachment 1 – Item 12.1 refers

Tabled Attachment 2 – Item 12.1 refers

Tabled Attachment 3 – Item 12.3 refers

Tabled Attachment 4 – Item 12.3 refers

Tabled Attachment 5 – Item 12.4 refers

Tabled Attachment 6 – Item 12.5 refers

**Councillors are reminded to retain the attached  
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments) for  
deliberation at the meeting scheduled for 28 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, 21 MARCH 2017 COMMENCING AT 7.03PM**

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**AGENDA BRIEFING FORUM  
INFORMATION MATRIX**

**PRESENT**

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

**IN ATTENDANCE**

Mr S Cole	Chief Executive Officer
Mrs J Hammah	A/Director Community and Statutory Services
Mr S Morrison	A/Director Technical Services
Mr J Olynyk, JP	A/Director Corporate and Governance
Mrs N Griggs ( <i>dep 8.41pm and did not return</i> )	Manager Community Place Making
Mr J Hardison ( <i>dep 9.02pm and did not return</i> )	Manager Property and Economic Development
Mr W Loh ( <i>dep 8.41pm and did not return</i> )	A/Manager Planning Services
Mr S Monks	Manager Finance
Mr J Pol ( <i>dep 8.41pm and did not return</i> )	Manager Building Services
Mrs M Lymon	Principal Governance and Compliance Advisor
Mr V Popescu ( <i>dep 8.41pm and did not return</i> )	Project Management Coordinator - Building
Ms T Verhagen( <i>dep 9.02pm and did not return</i> )	Coordinator Property and Economic Development
Ms D Harmer ( <i>dep 8.20pm and did not return</i> )	Planning Officer – Projects
Mr S Peters ( <i>dep 7.27pm and did not return</i> )	Planning Officer
Ms E Cashman	Senior Governance Officer

**MEMBERS OF THE GALLERY**

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

## 1. OFFICIAL OPENING

The Presiding Member opened the meeting at 7.03pm, welcomed those in attendance, and read aloud 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 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 M Bass (Absent)	East Ward
Cr P Hitt (Apology)	West Ward
Mr N Deague (Apology)	Director Community and Statutory Services
Mr R Garrett (Apology)	Director Corporate and Governance
Mr R Lutey (Apology)	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

<b>Name</b>	<b>Item No and Title</b>
Cr R Rossi	Item 12.3 Ascot Kilns Local Development Plan and Draft Local Planning Policy No. 17 'Ascot Kilns Design Guidelines'
Cr P Gardner	Item 12.7 Request for Funding Support for 2017 Belmont and Western Australian Small Business Awards

**4. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**

**4.1 ANNOUNCEMENTS**

Nil.

**4.2 DISCLAIMER**

**7.05pm 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**

**7.06pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. No Public Submissions were received.**

**7.07pm As there were no submissions received, the Presiding Member closed Public Submission Time.**

**6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 28 MARCH 2017**

**6.1 AGENDA ITEMS FOR REVIEW**

<b>Item No. Officer Presentations / Deputation Presentations / Councillor Comment</b>	
<b>AGENDA ITEMS FOR REVIEW</b>	
<b>12.1</b>	<p><b>Change of Use from Consulting Room to Fast Food Outlet at Tenancy No. 8A, Lot 510 (49) Great Eastern Highway</b></p> <p><b><u>Deputation Presentation</u></b></p> <p>Mr G Naoum, Director, Krisdan Holdings Pty Ltd, Level 2, 180 Scarborough Beach Road, Mount Hawthorn WA 6016</p> <p>Mr Naoum was in support of the Officer Recommendation.</p> <p>(Refer <a href="#">Tabled Attachment 1</a> for further information).</p> <p><b><u>Officer Presentation</u></b></p> <p>The Planning Officer provided a presentation which included the following:</p> <ul style="list-style-type: none"><li>• Change of Use to a Fast Food Outlet at Tenancy No. 8A and Change of Use to Medical Centre at Tenancy No. 15 of Lot 510 (49) Great Eastern Highway, Rivervale</li><li>• Location Plan</li><li>• Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings</li><li>• Aerial of Subject Site</li><li>• Site Plan</li><li>• Elevations – Tenancy 8A</li><li>• Floor Plan – Tenancy 8A</li><li>• Floor Plan – Tenancy 15</li><li>• LPS15 Land Use and Zoning</li><li>• LPS Car Parking Requirements</li><li>• Car Parking</li><li>• Car Parking Study</li><li>• Recommendation – Tenancy 8A</li><li>• Recommendation – Tenancy 15</li></ul> <p>(Refer <a href="#">Tabled Attachment 2</a> for further information).</p> <p><b>7.16pm The Manager Finance departed the meeting.</b></p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p><i>Item 12.1 Continued</i></p> <p><b><u>Notes from Forum</u></b></p> <p>A series of questions were asked and responded to as follows:</p> <ul style="list-style-type: none"> <li>• At this stage the main planning consideration has been car parking provision, however it is noted that Great Eastern Highway is a high volume public transport corridor which will allow people to access the centre via bus or foot. That is why an up to date parking study is required.</li> <li>• A nexus between parking demand generated and where bays are required as a result of development needs to be proven. The City cannot impose conditions requiring additional on-street parking prior to a study being completed. If required, the creation of parking bays along Fitzroy Avenue at the expense of the applicant could be considered.</li> </ul> <p><b>7.21pm The Manager Finance returned to the meeting.</b></p> <ul style="list-style-type: none"> <li>• The table detailing parking demand in the report is broken up into a number of columns. The fourth column refers to unabridged 2013 data; the third column is the abridged version removing parking required by the two tenancies which are vacant.</li> <li>• The survey undertaken on 2 March 2017 was not considered to be adequate as the timeframe for the study was too short.</li> <li>• The proposed opening hours for the Medical Centre are 9.00am to 6.00pm Monday to Friday and 9.00am to 12.00pm Saturday. The proposed opening hours for the Fast Food Outlet are 6.00pm to 10.00pm, seven days per week. At this stage there is no proposed condition restricting opening hours.</li> </ul> <p><b><u>Further Information to be Provided</u></b></p> <p>Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p><b>Change of Use from Showroom to Medical Centre at Tenancy No. 15, Lot 510 (49) Great Eastern Highway, Rivervale</b></p> <p>Items 12.1 and 12.2 were discussed together. Please refer to Item 12.1 for information.</p> <p><b>7.27pm The Planning Officer departed the meeting and did not return.</b></p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.3	<p data-bbox="352 230 1374 293"><b>Ascot Kilns Local Development Plan and Draft Local Planning Policy No. 17 'Ascot Kilns Design Guidelines'</b></p> <p data-bbox="352 331 699 360"><b><u>Deputation Presentation</u></b></p> <p data-bbox="352 398 1390 461">Ms C Roszak, Hames Sharley on behalf of Perth Racing, Lee-Steere House, 70 Grandstand Road, Ascot WA 6104.</p> <p data-bbox="352 499 1390 562">Ms Roszak was opposed to the Officer Recommendation and provided a presentation which included the following:</p> <ul data-bbox="352 600 863 703" style="list-style-type: none"><li>• Investigation Areas</li><li>• Interaction with Heritage Structures</li><li>• Privatisation of a Public Asset</li></ul> <p data-bbox="352 741 1023 770">(Refer <a href="#">Tabled Attachment 3</a> for further information).</p> <p data-bbox="352 808 639 837"><b><u>Officer Presentation</u></b></p> <p data-bbox="352 875 1390 938">The Planning Officer – Projects provided a presentation which included the following:</p> <ul data-bbox="352 976 1390 1503" style="list-style-type: none"><li>• Ascot Kilns Local Development Plan and Draft Local Planning Policy No. 17 'Ascot Kilns Design Guidelines'</li><li>• Ascot Kilns Location Plan – 80 Grandstand Road</li><li>• Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings</li><li>• Drafting the Local Development Plan and Design Guidelines</li><li>• Local Development Plan</li><li>• Public Advertising and Consultation Period</li><li>• Matters Raised During Public Consultation</li><li>• Ascot Kilns Design Guidelines – 3.0 Ascot Kilns Vision and Design Principles</li><li>• Ascot Kilns Design Guidelines – 4.0 Heritage, Streets and Landscape</li><li>• Ascot Kilns Design Guidelines – 5.0 Ascot Kilns Building Design</li><li>• Design Guidelines – Matters Raised in Submission</li><li>• Conclusion</li></ul> <p data-bbox="352 1541 1023 1570">(Refer <a href="#">Tabled Attachment 4</a> for further information).</p> <p data-bbox="352 1637 608 1666"><b><u>Notes from Forum</u></b></p> <p data-bbox="352 1704 1166 1733">A series of questions were asked and responded to as follows:</p> <ul data-bbox="352 1771 1390 2011" style="list-style-type: none"><li>• The letter sent out advertising the Local Development Plan (LDP) and Design Guidelines (DG) did not include an artist impression of the precinct, it directed those interested to where the LDP and DG could be viewed due to the size of the documents.</li><li>• The LDP and DG are reasonably flexible and there will be a number of possible outcomes. Therefore an artist's impression could be misleading.</li></ul>



Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="352 259 600 293"><i>Item 12.3 Continued</i></p> <ul data-bbox="352 327 1394 1921" style="list-style-type: none"><li data-bbox="352 327 1394 456">• Those who make submissions receive advice of the outcome of the meeting. If members of the public or those making a submission have a specific question or request, Officers can be contacted to provide further information.</li><li data-bbox="352 495 1394 629">• Concerns were raised that the height and bulk of the potential developments were not fully understood. The gradual stepping up of heights from Ascot Waters needs to be understood and communicated appropriately to the community.</li><li data-bbox="352 667 1394 763">• An additional point may be needed in the recommendation to provide surrounding residents of the proposed outcomes, including an artist's impression, demonstrating the height envelopes envisaged for the precinct.</li><li data-bbox="352 801 1394 1099">• This report and recommendation will involve two outcomes, the first being the approval and determination of the LDP which will set out the general footprint and heights for the precinct. The second part involves the advertisement of the DG as draft Local Planning Policy No. 17 (LPP17). The DG more specifically set out general heights allowed in certain areas, which includes two storeys over the kilns, two to four storeys at the Ascot Waters interface stepping up to four to six storeys at the development sites plus a zone with the potential for eight storeys, setbacks, heritage requirements and landscaping.</li><li data-bbox="352 1137 1394 1205">• Specific height requirements are addressed in the report item, and will be further addressed once LPP17 has been advertised.</li><li data-bbox="352 1243 1394 1377">• If members of the public have further or specific concerns, they are encouraged to contact Officers who will meet with them to explain and answer questions on the LDP and DG. This is the best and most efficient way to help understand what is proposed.</li><li data-bbox="352 1415 1394 1512">• The DG show a number of diagrams outlining what is proposed for the precinct. The DG is a lengthy document with many provisions including setbacks, landscaping and water sensitive urban design (WSUD).</li><li data-bbox="352 1550 1394 1646">• There are concerns that if diagrams are provided in letters advertising the LPP, they may be misconstrued and other equally crucial information may be overlooked.</li><li data-bbox="352 1684 1394 1751">• The clearest and most complete direction that can be provided is that those concerned look up and consider the full document.</li><li data-bbox="352 1789 1394 1921">• It was noted that it is important to learn lessons from the proposed development at 52 Grandstand Road. The single biggest community concern is the height of new developments, and the interface with existing residential areas.</li></ul>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="352 259 600 288"><i>Item 12.3 Continued</i></p> <ul data-bbox="352 327 1393 423" style="list-style-type: none"><li data-bbox="352 327 1393 423">• Councillors considered it necessary to provide diagrams with bulk and height examples of potential developments and may include an additional point outlining this expectation in an Alternative Motion.</li></ul> <p data-bbox="352 488 1238 517"><b>7.50pm The Manager Community Place Making departed the meeting.</b></p> <p data-bbox="352 546 1267 575"><b>7.52pm The Manager Community Place Making returned to the meeting.</b></p> <ul data-bbox="352 640 1393 1827" style="list-style-type: none"><li data-bbox="352 640 1393 775">• Roberts Day and Hames Sharley are both consultants who put in submissions on behalf of Perth Racing. The City understands that Hames Sharley is predominately focused on the LDP aspect of this precinct and Roberts Day is focused on the Golden Gateway precinct.</li><li data-bbox="352 813 1393 947">• The LDP outlines the precinct footprint and demonstrates potential heights. The LDP does include a diagram outlining building envelopes and reflects heights and general form. The DG provide additional detail on a number of aspects of development.</li><li data-bbox="352 985 1393 1046">• Sectional drawings of possible structures in contrast to the kilns and stacks have been provided in the LDP and DG.</li><li data-bbox="352 1084 1393 1187">• The LDP and DG are proposed to be put into place to drive future development and are there to provide guidance. If amendments are required, the consultation process will need to be recommenced.</li><li data-bbox="352 1225 1393 1285">• The Western Australian Planning Commission (WAPC) owns the site and will consider potential development costs in the context of this unique site.</li><li data-bbox="352 1323 1393 1489">• The City will be responsible for assessing any development applications for the site and the LDP and DG will control heights and other factors. If variations are proposed, the due planning process will be applied and it will have to be demonstrated that modifying heights or other development considerations are appropriate.</li><li data-bbox="352 1527 1393 1662">• Workshops were conducted in 2016 and a range of heights were discussed with those in attendance. Feedback has been consistent that a maximum of eight to nine storeys is considered appropriate and in keeping with the height of the stacks.</li><li data-bbox="352 1700 1393 1827">• Officers consider that the workshops are representative of community views. The workshops were advertised widely, and members of the public unable to attend the workshops were able to submit comments and suggestions as part of the consultation process.</li></ul>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="352 259 600 288"><i>Item 12.3 Continued</i></p> <ul data-bbox="352 327 1393 1993" style="list-style-type: none"><li data-bbox="352 327 1393 456">• Many other options were looked at. At the workshops, there was general agreement that in order to make conservation of the Kilns viable there would need to be some trade off in relation to proposed heights and density.</li><li data-bbox="352 495 1393 562">• A low-rise, low density approach would not be able to achieve conservation of the kilns and stacks.</li><li data-bbox="352 600 1393 763">• A number of conservation reports were provided and heritage advice was sought. The design tipping point to make the conservation of the precinct viable was discussed and considered in great detail. It was acknowledged that to achieve conservation, there would need to be development at particular heights and densities.</li><li data-bbox="352 801 1393 931">• It is difficult to determine if the development will currently be viable given the state of the market in Western Australia at present. The Department of Planning has provided advice suggesting that viability is questionable at present.</li><li data-bbox="352 969 1393 1099">• The LDP acknowledges that height will be concentrated to the South East of the development, away from the Ascot Waters interface. Potential heights of development tapers down to two to four storeys to appropriately interface with Ascot Waters.</li><li data-bbox="352 1137 1393 1205">• Concerns were raised that some of the diagrams and artists impressions in the supporting documentation may be misleading and cause confusion.</li><li data-bbox="352 1243 1393 1406">• The diagrams and artist impressions are for illustrative purposes only. The LDP and DG have been widely advertised and referred to a number of agencies and the City has not been made aware of confusion concerns from the images in the supporting documentation. Very few submissions have been received given the extent of the advertising.</li><li data-bbox="352 1444 1393 1512">• Key points from all submissions have been captured and summarised in Attachment 6.</li><li data-bbox="352 1550 1393 1680">• The WAPC is keen to resolve this issue and promote viable development on this site. If results or options proposed are not desirable to the WAPC, amendments to the LDP or DG are possible, but the statutory process will need to be followed.</li><li data-bbox="352 1718 1393 1785">• The LDP and DG show the intent for the site and will be a springboard for potential development options.</li><li data-bbox="352 1823 1393 1921">• If potential developments are not strictly in accordance with these guidelines, new DG and a new LDP can be produced with the consultation process being undertaken again.</li><li data-bbox="352 1960 1393 1993">• The Kilns site is owned by the State Government and is zoned 'Mixed Use'.</li></ul>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="352 259 600 291"><i>Item 12.3 Continued</i></p> <p data-bbox="352 322 842 353"><b><u>Further Information to be Provided</u></b></p> <ul data-bbox="352 394 1394 797" style="list-style-type: none"><li data-bbox="352 394 1394 495">• The A/Director Community and Statutory Services undertook to provide Councillors with the addresses of those that made submission on the LDP and Design Guidelines.</li><li data-bbox="352 528 1394 629">• The A/Director Community and Statutory Services undertook to seek advice from the new State Government confirming that the proposal is still supported.</li><li data-bbox="352 663 1394 797">• The A/Director Community and Statutory Services undertook to provide Councillors with additional drawings demonstrating the scale of comparative heights, bulk and size particularly in relation to the Ascot Waters interface.</li></ul> <p data-bbox="352 860 1378 891"><b>8.20pm The Planning Officer – Projects departed the meeting and did not return.</b></p> <p data-bbox="352 922 1171 954"><b>8.20pm The A/Manager Planning Services departed the meeting.</b></p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.4	<p data-bbox="352 230 1054 264"><b>Proposed Disposal of 52 Grandstand Road, Ascot</b></p> <p data-bbox="352 297 699 331"><b><u>Deputation Presentation</u></b></p> <p data-bbox="352 365 400 398">Nil.</p> <p data-bbox="352 432 1198 465"><b>8.21pm The A/Manager Planning Services returned to the meeting.</b></p> <p data-bbox="352 499 639 533"><b><u>Officer Presentation</u></b></p> <p data-bbox="352 566 1342 633">The Manager Property and Economic Development provided a presentation which included the following:</p> <ul data-bbox="352 667 935 913" style="list-style-type: none"><li>• 52 Grandstand Road Proposed Disposal</li><li>• Agreed Process</li><li>• Step 1</li><li>• Step 2</li><li>• Step 3</li><li>• Step 4</li><li>• Step 5</li></ul> <p data-bbox="352 947 1023 981">(Refer <a href="#">Tabled Attachment 5</a> for further information).</p> <p data-bbox="352 1037 612 1070"><b><u>Notes from Forum</u></b></p> <p data-bbox="352 1104 1171 1137">A series of questions were asked and responded to as follows:</p> <ul data-bbox="352 1171 1394 1653" style="list-style-type: none"><li>• The café proposed for the ground floor as part of the initial development application is still included in this updated application; however the medical centre and hairdresser are no longer part of the proposal. <i>(Please note that the response provided at the meeting indicated that the medical centre and hairdresser were still part of the proposal, further investigation has determined that this is not the case. There will still be a café on the ground floor which can be accessed by the public).</i></li><li>• It was noted that the Council nominated JDAP representatives were not permitted to participate in the deliberations or vote on this application due to an indirect pecuniary interest and departed the meeting. This is detailed in the minutes of the 8 March 2017 Metro Central JDAP meeting, which are included as Attachment 8. This was also explained to residents in attendance at the JDAP meeting.</li></ul> <p data-bbox="352 1709 842 1742"><b><u>Further Information to be Provided</u></b></p> <p data-bbox="352 1776 400 1809">Nil.</p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.5	<p data-bbox="352 230 1391 297"><b>Proposed City of Belmont, Faulkner Civic Precinct Community Centre – Lot 33 (215) Wright Street, Cloverdale</b></p> <p data-bbox="352 331 699 365"><b><u>Deputation Presentation</u></b></p> <p data-bbox="352 398 400 432">Nil.</p> <p data-bbox="352 495 1278 528"><b>8.25pm The A/Director Corporate and Governance departed the meeting.</b></p> <p data-bbox="352 555 1310 589"><b>8.28pm The A/Director Corporate and Governance returned to the meeting.</b></p> <p data-bbox="352 616 639 649"><b><u>Officer Presentation</u></b></p> <p data-bbox="352 683 1391 750">The A/Manager Planning Services provided a presentation which included the following:</p> <ul data-bbox="352 784 1391 1030" style="list-style-type: none"><li>• Proposed City of Belmont, Faulkner Civic Precinct Community Centre – Lot 33 (215) Wright Street, Cloverdale</li><li>• Aerial of Subject Site</li><li>• Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings</li><li>• Location Plan and Extent of Advertising</li><li>• Proposed Community Centre</li></ul> <p data-bbox="352 1064 1026 1097">(Refer <a href="#">Tabled Attachment 6</a> for further information).</p> <p data-bbox="352 1164 612 1198"><b><u>Notes from Forum</u></b></p> <p data-bbox="352 1232 1171 1265">A series of questions were asked and responded to as follows:</p> <ul data-bbox="352 1299 1391 1646" style="list-style-type: none"><li>• The proposed bus bay will be of adequate size and will be able to accommodate Transperth buses and larger tour buses as required for school groups and Senior Citizen excursions.</li><li>• The provision of ACROD/disabled parking bays is addressed under the <i>Building Code of Australia</i> and building permit documentation and as such is not strictly a Planning provision.</li><li>• It should be noted that requiring a planning condition setting aside a certain number of ACROD/disabled bays may restrict future uses.</li></ul> <p data-bbox="352 1713 842 1747"><b><u>Further Information to be Provided</u></b></p> <ul data-bbox="352 1780 1382 1881" style="list-style-type: none"><li>• The A/Director Community and Statutory Services undertook to provide Councillors with the number of disability/ACROD bays that will be available in the precinct.</li></ul>

**Note:**

The Presiding Member advised that in accordance with Section 5.23(2) of the *Local Government Act 1995*, that if there were any questions on the Confidential Attachment for Item 12.6 Council would need to go behind closed doors.

**8.37pm** *POWELL MOVED, WOLFF SECONDED, that the meeting be closed to the public to discuss the Confidential Attachment for Item 12.6 Faulkner Civic Precinct – Community Centre Design and Construction – Lot 33 (215) Wright Street, Cloverdale*

**CARRIED 7 VOTES TO 0**

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.6	<p>Faulkner Civic Precinct – Community Centre Design and Construction – Lot 33 (215) Wright Street, Cloverdale</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>A series of questions were asked and responded to by Officers in attendance.</p> <p>(Refer <a href="#">Confidential Attachment 1</a> for further information).</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

**8.41pm** *ROSSI MOVED, RYAN SECONDED, that the Meeting again be open to the public.*

**CARRIED 7 VOTES TO 0**

**8.41pm** The Manager Building Services, Manager Community Place Making, A/Manager Planning Services and the Project Management Coordinator – Building departed the meeting and did not return.

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.7	<p data-bbox="360 237 1390 293"><b>Request for Funding Support for 2017 Belmont and Western Australian Small Business Awards</b></p> <p data-bbox="360 331 699 365"><b><u>Deputation Presentation</u></b></p> <p data-bbox="360 398 400 432">Nil.</p> <p data-bbox="360 501 639 535"><b><u>Officer Presentation</u></b></p> <p data-bbox="360 568 1123 602">The Chief Executive Officer provided an update as follows:</p> <ul data-bbox="360 636 1390 1144" style="list-style-type: none"><li data-bbox="360 636 1390 736">• After Councillors requested that a meeting be set up with BBEC representatives following the 14 March 2017 Information Forum, a meeting was arranged and occurred on Tuesday 21 March 2017.</li><li data-bbox="360 770 1390 904">• Officers assured BBEC representatives that any information provided to the City and deemed confidential would be treated as such. The City is required to adhere to strict confidentiality provisions in accordance with the <i>Local Government Act 1995</i>, regardless of the source of the information.</li><li data-bbox="360 938 1390 1005">• BBEC representatives advised that the information requested by the City would be reconsidered at their upcoming Committee meeting.</li><li data-bbox="360 1039 1390 1144">• The Officer Recommendation may be amended as a result of the outcome of the BBEC Committee meeting and any further information provided to the City.</li></ul> <p data-bbox="360 1214 616 1247"><b><u>Notes from Forum</u></b></p> <p data-bbox="360 1281 1174 1314">A series of questions were asked and responded to as follows:</p> <ul data-bbox="360 1348 1390 1998" style="list-style-type: none"><li data-bbox="360 1348 1390 1449">• The graph on page 92 shows that funding increases have been over and above CPI. Council has resolved over a number of years to continue to grant funding support for the BBEC Small Business Awards.</li><li data-bbox="360 1482 1390 1550">• There have been regular updates, reports and information provided to Council concerning this item and other funding requests from the BBEC.</li><li data-bbox="360 1583 1390 1650">• Officers have also provided information to Council detailing concerns about a lack of transparency and a level of frustration in dealing with the BBEC.</li><li data-bbox="360 1684 1390 1863">• Information on Community Contribution Fund (CCF) requirements will be made available to Councillors to demonstrate the rigorous requirements that community groups need to satisfy and comply with in order to be eligible for up to \$5,000. This information is available to Council as each round of funding is released.</li><li data-bbox="360 1897 1390 1998">• A report on each awards ceremony has not been provided in the past, as it has been considered that the awards event speaks for itself. The awards event is of a very high standard.</li></ul>



Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="357 259 603 286"><i>Item 12.7 Continued</i></p> <ul data-bbox="357 327 1390 2024" style="list-style-type: none"><li data-bbox="357 327 1390 387">• The City is seeking further information on what the funding is allocated towards.</li><li data-bbox="357 427 1390 488">• If and when further information becomes available, it will be circulated to Council. An alternative recommendation may also be provided.</li><li data-bbox="357 528 1390 663">• It is possible to consider a Memorandum of Understanding (MOU) for BBEC funding arrangements, similar to what the City has in place with a number of other organisations. It may be preferable to have a MOU in place as it may better control risk factors.</li><li data-bbox="357 703 1390 797">• BBEC funding arrangements have been a specific Council led issue which initially came to Council due to changes in State Government funding to the BBEC.</li><li data-bbox="357 837 1161 864">• MOUs are generally put into place for a set period of time.</li><li data-bbox="357 904 1390 965">• Council has been providing rent assistance to the BBEC for the last three years.</li><li data-bbox="357 1005 1390 1099">• If a MOU is entered into, it will formalise the arrangement and take the issue out of Council. Previous direction from Council has been that BBEC funding requests be dealt with by Council.</li><li data-bbox="357 1140 1390 1200">• In the past, requests for funding have come outside of budget considerations and have had to be dealt with separately.</li><li data-bbox="357 1240 1390 1375">• It should also be noted that the CEO of the BBEC is an ex-Councillor and when dealing with items in the past it was important that the item was separated out so that interests could be declared so that the process could be transparent.</li><li data-bbox="357 1415 1390 1550">• A MOU is possible, but has not been wanted by Council in the past. Direction provided to Officers has not always been consistent, and Council has been keen to understand each request as it comes up and resolve accordingly.</li><li data-bbox="357 1590 1390 1650">• It was questioned whether CPI is an appropriate benchmark for the cost increase, as it does not factor in the reach of the awards.</li><li data-bbox="357 1691 1390 1751">• The City has requested a breakdown of costs for hosting the awards on a number of occasions, but has not to date seen any breakdowns.</li><li data-bbox="357 1792 1390 1886">• It is understood that the primary reason for the quantum of cost increase in hosting the awards is due to the move to Crown Perth and/or the Perth Convention and Exhibition Centre.</li><li data-bbox="357 1926 1390 2020">• Officers have asked for modelling and information on the impact of the awards on the broader East Metropolitan and Perth Metropolitan region, as the reach and scope of the awards has grown.</li></ul>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="357 259 603 288"><i>Item 12.7 Continued</i></p> <ul data-bbox="357 327 1390 1339" style="list-style-type: none"><li data-bbox="357 327 1390 423">• In the past, Council has been uncomfortable with the number of awards provided to businesses located outside of Belmont, given the funding provided by Council. This has been a factor in pursuing more information.</li><li data-bbox="357 461 1390 624">• Council have made decisions in the past to continue to provide funding to the BBEC as over the last few years, funding from the State Government has been reduced. The City and Council believes that it is very important that the BBEC be supported as the City of Belmont is a pro-business local government.</li><li data-bbox="357 663 1390 864">• As per Attachment 20, Officers have asked for information on the number of businesses being provided with support, the proportion of those businesses that are located in Belmont and the services provided. Limited information on these requests has been provided. If a MOU is entered into, Officers would like to include requirements around providing this information to the City.</li><li data-bbox="357 902 1390 1066">• Council values the strategic partnerships and alliances with organisations such as the BBEC, and this is demonstrated through the commitment to providing rental assistance to the BBEC. However, concerns have been raised on transparency grounds, particularly in relation to the level of funding provided for the small business awards.</li><li data-bbox="357 1104 1390 1238">• Council has made it clear that it wants funding directed to the BBEC and not the Textile, Clothing and Footwear Resource Centre (TCF). The role of the TCF Resource Centre has caused Officers some concern, as the level of TCF businesses in Belmont is limited.</li><li data-bbox="357 1276 1390 1339">• Council has resolved to seek further information in order to make an informed decision on this matter.</li></ul> <p data-bbox="357 1413 842 1442"><b><u>Further Information to be Provided</u></b></p> <ul data-bbox="357 1480 1390 1576" style="list-style-type: none"><li data-bbox="357 1480 1390 1576">• The Chief Executive Officer undertook to provide Councillors with a copy of the application form and criteria for the current round of Community Contribution Funding.</li></ul> <p data-bbox="405 1615 1390 1680">Information on Community Contribution Fund (CCF) requirements is available via the City's website</p> <p data-bbox="405 1718 1390 1783"><a href="http://www.belmont.wa.gov.au/Community/CommunityGrants/Pages/CommunityContributionFund.aspx">http://www.belmont.wa.gov.au/Community/CommunityGrants/Pages/CommunityContributionFund.aspx</a></p> <ul data-bbox="357 1821 1390 1917" style="list-style-type: none"><li data-bbox="357 1821 1390 1917">• The Manager Property and Economic Development undertook to provide Councillors with further information on previous Council resolutions and actions concerning this recurring item.</li></ul> <p data-bbox="357 1955 1390 2033"><b>9.02pm The Manager Property and Economic Development and the Coordinator Property and Economic Development departed the meeting and did not return.</b></p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.8	<p><b>Local Government Advisory Board: Inquiry – City of Belmont Boundary Amendment Proposal</b></p> <p><b><u>Deputation Presentation</u></b></p> <p>Nil.</p> <p><b><u>Officer Presentation</u></b></p> <p>Nil.</p> <p><b><u>Notes from Forum</u></b></p> <p>A series of questions were asked and responded to as follows:</p> <ul style="list-style-type: none"><li>• The Local Government Advisory Board (LGAB) has determined that this inquiry only needs to seek input from the Cities of Belmont and Swan and the affected landowners.</li><li>• The City has been informed that the affected landowners have not changed their position.</li></ul> <p><b><u>Further Information to be Provided</u></b></p> <p>Nil.</p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.9	<p><b>2016-2017 March Budget Review</b></p> <p><b><u>Deputation Presentation</u></b></p> <p>Nil.</p> <p><b><u>Officer Presentation</u></b></p> <p>Nil.</p> <p><b><u>Notes from Forum</u></b></p> <p>Nil.</p> <p><b><u>Further Information to be Provided</u></b></p> <p>Nil.</p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.10	<p><b>Tender 26/2016 – Preparation of a Corridor Plan for Great Eastern Highway</b></p> <p><b><u>Deputation Presentation</u></b></p> <p>Nil.</p> <p><b><u>Officer Presentation</u></b></p> <p>Nil.</p> <p><b><u>Notes from Forum</u></b></p> <p>Nil.</p> <p><b><u>Further Information to be Provided</u></b></p> <p>Nil.</p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.11	<p><b>Statutory Compliance Audit Return 2016</b></p> <p><b><u>Deputation Presentation</u></b></p> <p>Nil.</p> <p><b><u>Officer Presentation</u></b></p> <p>Nil.</p> <p><b><u>Notes from Forum</u></b></p> <p>Nil.</p> <p><b><u>Further Information to be Provided</u></b></p> <p>Nil.</p>

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.12	<b>Accounts for Payment- February 2017</b>  <b><u>Deputation Presentation</u></b>  Nil.  <b><u>Officer Presentation</u></b>  Nil.  <b><u>Notes from Forum</u></b>  Nil.  <b><u>Further Information to be Provided</u></b>  Nil.

<b>Item No.</b>	<b>Officer Presentations / Deputation Presentations / Councillor Comment</b>
12.13	<b>Monthly Activity Statement as at 28 February 2017</b>  <b><u>Deputation Presentation</u></b>  Nil.  <b><u>Officer Presentation</u></b>  Nil.  <b><u>Notes from Forum</u></b>  Nil.  <b><u>Further Information to be Provided</u></b>  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 9.07pm.**