



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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21 May 2019

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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 May 2019**

**MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE COUNCIL
CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET,
CLOVERDALE ON TUESDAY, 21 MAY 2019 COMMENCING AT 7.00 PM**

**AGENDA BRIEFING FORUM
MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP, Deputy Mayor	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

Mr J Christie	Chief Executive Officer
Mr R Garrett	Director Corporate and Governance
Mrs J Hammah	Director Community and Statutory Services
Mr A Sheridan	Director Infrastructure Services
Mr J Olynyk, JP	Manager Governance
Mr W Loh	Manager Planning Services
Mr M Somers (<i>dep 8.40pm</i>)	Coordinator Planning
Ms A Biondi (<i>dep 8.40 pm</i>)	Senior Planning Officer
Mrs J Barnes	Senior Governance Officer

MEMBERS OF THE GALLERY

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

1. OFFICIAL OPENING

7.00 pm 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 Cayoun to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Cayoun 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

Nil.

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

7.02 pm 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

7.02 pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Four Public Submissions were received.

5.1 MS L HOLLANDS, 2 MILLER AVENUE, REDCLIFFE

Ms Hollands spoke in support of the Officer Recommendation for Item 13.2 – Notice of Motion (Councillor Davis) to Revoke or Change a Previous Decision of Council – Item 13.2 – Ordinary Council Meeting held on 26 February 2019.

(Refer [Tabled Attachment 1](#) for further information)

5.2 MS L HOLLANDS, 2 MILLER AVENUE, REDCLIFFE

Ms Hollands spoke in support of the Councillor Recommendation for Item 13.3 – Notice of Motion (Councillor Rossi) – Trees for Development.

(Refer [Tabled Attachment 2](#) for further information)

5.3 MS A RICHARDSON, 309 BELMONT AVENUE, CLOVERDALE

Ms Richardson spoke in support of the Officer Recommendation for Item 12.3 – Amendment No. 12 to Local Planning Scheme No. 15 – Deletion of Special Control Area (Development Area 8).

(Refer [Tabled Attachment 3](#) for further information)

5.4 MR AND MRS I KALE, 5 VIGILANT TERRACE, OCEAN REEF (OWNERS OF 122 GLADSTONE ROAD, RIVERVALE)

Mr and Mrs Kale spoke in opposition to the Officer Recommendation for Item 12.1 Vehicle Access Plan – Lots 144 and 145 (133 and 135) Orrong Road, Rivervale and Lots 151 and 150 (120 and 122) Gladstone Road, Rivervale.

Note: Mr and Mrs Kale spoke at the time of the deputation for Item 12.1 (see Item 6.1 below).

(Refer [Tabled Attachment 4](#) for further information)

7.11 pm The Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 28 MAY 2019

6.1 AGENDA ITEMS FOR REVIEW

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.1	<p>Vehicle Access Plan – Lots 144 and 145 (133 and 135) Orrong Road, Rivervale and Lots 151 and 150 (120 and 122) Gladstone Road, Rivervale</p> <p><u>Deputation Presentation</u></p> <p>Ms D Mrdja, representing Urbanista Town Planning, spoke on behalf of the landowner of 133 Orrong Road</p> <p>Ms Mrdja spoke in support of the Officer recommendation for Item 12.1 Vehicle Access Plan – Lots 144 and 145 (133 and 135) Orrong Road, Rivervale and Lots 151 and 150 (120 and 122) Gladstone Road, Rivervale</p> <p>(Refer Tabled Attachment 5 for further information).</p> <p><i>Note: At the discretion of the Presiding Member, Mr and Mrs Kale spoke at this time due to not understanding the rules of Public Submission/Deputation time. See Item 5.4 above.</i></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"> • Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings • Aerial of Subject Site <p>Note:</p> <p>The Presiding Member requested that the 21 May 2019 Agenda Briefing Forum be adjourned to allow time for the technical issues to be addressed.</p> <p>7.33 pm <u>ROSSI MOVED, CAYOUN SECONDED, that the meeting be adjourned to allow time for the technical issues to be addressed.</u></p> <p style="text-align: right;"><u>CARRIED 9 VOTES TO 0</u></p> <p>7.41pm The Presiding Member reconvened the Agenda Briefing Forum.</p>

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
<i>Item 12.1 Continued</i>	<p>The Senior Planning Officer continued with the presentation which included the following:</p> <ul style="list-style-type: none"> • Surrounding Development Context • Proposed Vehicle Access Plan (VAP) • Operation of the VAP • Referral Area • Matters for Consideration • Recommendation <p>(Refer Tabled Attachment 6 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • The reason for contacting landowners is to ask for their comments/feedback, not to gain their consent. • Only an application for development or sub-division over the base code would trigger the VAP and may then include an easement on the Title. No caveat would be lodged on the landowner's title to register an interest in the land. • All owners have full rights not to re-develop. Should two or three of the landowners decide to redevelop, there is no obligation on the other landowners to participate. • There are larger developments within the City with one driveway which then becomes common property. Using one driveway provides room for trees and landscaping. • An application for subdivision is currently going through appeal at the State Administrative Tribunal and that is the reason the request for the VAP has arisen. Should a subdivision be approved without an adopted VAP being in place, there is the risk a precedent will be set for other subdivisions along regional roads and our Local Planning Policy could be compromised. • The VAP is just a concept guide should future redevelopment applications be received. Alternative VAP options could be considered on their merits. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p>Use Not Listed – Third Party Advertising Signage – Lot 403 (515) Great Eastern Highway, Redcliffe</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>The Coordinator Planning Services provided a presentation which included the following:</p> <ul style="list-style-type: none"> • Location Plan • Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings • Aerial of Subject Site • Elevations • Matters to be Considered • Recommendation <p>(Refer Tabled Attachment 7 for further information).</p> <p>8.20pm Cr Davis departed the meeting.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • The signage has been on site for approximately 20 years. • MRWA have not provided any data on accidents at this intersection. • The intent of the Signage Policy is for the City to accommodate and assist the needs of the local business community. The nature of business signs is very different to billboard signs which contain third party advertising. The large billboard signs are for the purpose of attracting the attention of passers-by to pass on information, whereas City business signs are for people to know where the business is located or products they produce. <p>8.24pm Cr Davis returned to the meeting.</p> <ul style="list-style-type: none"> • There may be other billboards in the City that are not approved or may have non-conforming rights due to having valid approvals. The signs can generate a massive income for the property owners, to the degree that they generate more money than having a development or business on the site. • The City does not support billboards (particularly stand-alone). Key sites have been targeted previously and there is no benefit to the City.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
<p><i>Item 12.2 Continued</i></p>	<ul style="list-style-type: none"> • The Signage Policy has recently been reviewed to ensure it is up-to-date. • The “Welcome to the City of Belmont” sign is a wayfinding sign and falls under a separate set of requirements. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

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

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
<p>12.3</p>	<p>Amendment No. 12 to Local Planning Scheme No. 15 – Deletion of special Control Area (Development Area 8)</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>

8.42pm Cr Bass departed the meeting.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p data-bbox="373 255 1166 293">Authority to Accept Grant Funding - Safe School Project</p> <p data-bbox="373 322 716 360"><u>Deputation Presentation</u></p> <p data-bbox="373 389 416 427">Nil.</p> <p data-bbox="373 495 657 533"><u>Officer Presentation</u></p> <p data-bbox="373 562 416 600">Nil.</p> <p data-bbox="373 667 632 705"><u>Notes from Forum</u></p> <ul data-bbox="373 734 1356 1003" style="list-style-type: none"><li data-bbox="373 734 1356 801">• The City is required to accept the grant funding if the application is successful.<li data-bbox="373 831 1356 1003">• In the past, and in this instance, the Safe Schools campaigns have been very targeted such as the domestic violence awareness campaign. This current campaign is aimed to provide an increased awareness for students of the effect that violence and racial vilification can have on minority groups within the City. <p data-bbox="373 1070 863 1108"><u>Further Information to be Provided</u></p> <ul data-bbox="373 1137 1356 1243" style="list-style-type: none"><li data-bbox="373 1137 1356 1243">• The Director Community and Statutory Services undertook to provide Councillors with more detailed information on this and previous campaigns.

8.44pm

Cr Bass returned to the meeting.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p data-bbox="373 255 1286 293">Tender 01/2019 – Vegetation Watering Within the City of Belmont</p> <p data-bbox="373 322 716 360"><u>Deputation Presentation</u></p> <p data-bbox="373 389 416 427">Nil.</p> <p data-bbox="373 495 657 533"><u>Officer Presentation</u></p> <p data-bbox="373 562 416 600">Nil.</p> <p data-bbox="373 667 632 705"><u>Notes from Forum</u></p> <ul data-bbox="373 734 1355 869" style="list-style-type: none"><li data-bbox="373 734 1294 772">• Spot checks are undertaken throughout the length of the contract.<li data-bbox="373 801 1355 869">• An increase in the watering programme through the summer is to ensure that new trees receive the best chance of surviving. <p data-bbox="373 936 863 974"><u>Further Information to be Provided</u></p> <p data-bbox="373 1003 416 1041">Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	<p data-bbox="373 1227 863 1265">Accounts for Payment – April 2019</p> <p data-bbox="373 1294 716 1332"><u>Deputation Presentation</u></p> <p data-bbox="373 1361 416 1400">Nil.</p> <p data-bbox="373 1467 657 1505"><u>Officer Presentation</u></p> <p data-bbox="373 1534 416 1572">Nil.</p> <p data-bbox="373 1639 632 1677"><u>Notes from Forum</u></p> <p data-bbox="373 1706 416 1744">Nil.</p> <p data-bbox="373 1812 863 1850"><u>Further Information to be Provided</u></p> <p data-bbox="373 1879 416 1917">Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.7	<p>Monthly Activity Statement as at 30 April 2019</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>

OCM Item 13	REPORTS BY THE CHIEF EXECUTIVE OFFICER
13.2	<p>Notice of Motion to Revoke or Change a Previous Decision of Council – Item 13.2 – Ordinary Council Meeting on 26 February 2019</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <p>Cr Davis responded to a question as follows:</p> <ul style="list-style-type: none"> • Tomato Lake and Garvey Park were included as it is for these parks that complaints from residents have been received about dogs off leash. If Councillors wish to include other parks, the motion can be amended at the Ordinary Council Meeting. <p>A further question was asked and responded to by an Officer as follows:</p> <ul style="list-style-type: none"> • Council must determine whether to revoke or change a decision. Cr Davis requested to change the previous resolution and with that change included Tomato Lake. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item 13	REPORTS BY THE CHIEF EXECUTIVE OFFICER
13.3	<p data-bbox="352 271 1203 300">Notice of Motion (Councillor Rossi) – Trees for Development</p> <p data-bbox="352 338 639 367"><u>Officer Presentation</u></p> <p data-bbox="352 405 400 434">Nil.</p> <p data-bbox="352 506 612 535"><u>Notes from Forum</u></p> <ul data-bbox="352 573 1358 1285" style="list-style-type: none"><li data-bbox="352 573 1358 636">• It has previously been proposed that this will be part of the Scheme Review.<li data-bbox="352 674 1358 736">• The City currently has no head of power to retain trees on development sites.<li data-bbox="352 775 1358 882">• The WA Design Codes were recently discussed at an Information Forum. State standards have changed, but the City is still looking at ways to strengthen the urban green canopy.<li data-bbox="352 920 1358 1117">• The Urban Forest Strategy addresses verges, parks and reserves and areas of Crown land that the City has control over. The City has seen a substantial increase in canopy cover since the implementation of the Urban Forest Strategy four years ago. The City is working with Planning and State Government Agencies to resolve the issue of trees on private land/development sites.<li data-bbox="352 1155 1358 1285">• The Draft State Planning Policy 7.3 has been advertised to residents. At the Scheme Review workshops being held at the end of June/beginning of July, Officers will have an opportunity to converse with residents about their aspirations for their area/community. <p data-bbox="352 1357 842 1386"><u>Further Information to be Provided</u></p> <ul data-bbox="352 1424 1358 1487" style="list-style-type: none"><li data-bbox="352 1424 1358 1487">• The Director Infrastructure Services undertook to provide Councillors with the percentage of industrial land that is on septic tanks.

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

14.1	Staff Matter – Chief Executive Officer – Interim Review 2018-2019 (Confidential Matter in Accordance with <i>Local Government Act 1995</i> Section 5.23 (2)(a)(b)(c)(e)) <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.
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14.2	Staff Matter – Chief Executive Officer – Annual Performance Appraisal Process Review (Confidential Matter in Accordance with <i>Local Government Act 1995</i> Section 5.23 (2)(a)(b)(c)(e)) <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.
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8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 9.02 pm.