



Agenda Briefing Forum

Matrix

21 May 2024



City of
Belmont

CITY OF BELMONT

Agenda Briefing Forum

Matrix

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Tabled Attachments Index

Attachment 5.1.1 – Item 5.1 (12.1) refers
Attachment 5.1.2 – Item 5.1 (12.1) refers
Attachment 5.1.3 – Item 5.1 (12.2) refers
Attachment 5.1.4 – Item 5.1 (12.3) refers
Attachment 5.1.5 – Item 5.1 (12.3) refers

Councillors are reminded to retain the Ordinary Council Meeting Agenda and any confidential papers for deliberations at the next Ordinary Council Meeting.

Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Community Development team on (08) 9477 7219. For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Matrix from the Agenda Briefing Forum held in the Council Chamber of the City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Tuesday 21 May 2024 commencing at 6.30pm.

Matrix

Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr G Sekulla, JP	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr C Kulczycki	West Ward

In attendance

Mr J Christie	Chief Executive Officer
Mr S Downing	Director Corporate and Governance
Mr M Murphy	Director Infrastructure Services
Ms D Dabala	Manager Governance and Legal
Ms G Carter-Nguyen (dep. 7.23pm)	Manager Public Relations and Stakeholder Engagement
Mr M Hayward (dep. 7.20pm)	Manager Design, Assets and Development
Mr B Pang (dep. 6.47pm)	Coordinator Planning
Mrs J Cherry-Murphy	Coordinator Governance
Mr N Reddy (dep. 6.47pm)	Senior Planning Officer
Ms M Phillips	Governance Officer

Members of the gallery

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

1 Official Opening

6.30pm The Presiding Member welcomed all those in attendance and declared the meeting open.

The Presiding Member read aloud the Acknowledgement of Country.

Acknowledgement of Country

Before I begin, I would like to acknowledge the Whadjuk Noongar people as the Traditional Owners of this land and pay my respects to Elders past, present and emerging.

I further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

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 efficient, effective and orderly decision making within this forum.

2 Apologies and leave of absence

Cr Vijay (leave of absence)

Cr J Davis (apology)

Mr W Loh (apology)

Central Ward

South Ward

Director Development & Communities

3 Announcements by the Presiding Member (without discussion) and declarations by Members

3.1 Announcements

Nil.

3.2 Disclaimer

6.32pm 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.

3.3 Declarations by Members who have not given due consideration to all matters contained in the business papers presently before the meeting

Nil.

4 Public submission time

6.33pm 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.

6.34pm The Presiding Member closed Public Submission Time as no submissions were received.

5 Ordinary Council Meeting Agenda for meeting to be held on 28 May 2024

5.1 Agenda items for review

OCM Item 12.1

Amendment to Approval to Increase Student and Staff numbers at Educational Establishment - Lot 2 (154) Epsom Avenue, Belmont

Deputation Presentation

Mr Hofland (Rowe Group) spoke in support of the Officer Recommendation.

(refer Tabled Attachment 5.1.1)

Officer Presentation

The Senior Planning Officer provided a presentation which included the following:

- Extract from Local Planning Scheme Map Illustrating Zoning of Subject Site and Surrounds
- Location Plan
- Background
- Proposal - DFES Shared Parking Arrangement
- Details of the shared parking arrangement
- Proximity to the subject site
- Number of Parking Bays
- Suitability of parking management measures
- Summary

(Refer Tabled Attachment 5.1.2 for further information).

OCM Item 12.1

Amendment to Approval to Increase Student and Staff numbers at Educational Establishment - Lot 2 (154) Epsom Avenue, Belmont

Notes from Forum

- The proposed condition 11 covers if the parking licence is terminated, suspended or otherwise ceased. The landowner must notify the City and then the limit reverts to the default of 26 students and five staff.
- The original application was advertised last year. The provision of the additional 34 parking bays at the DFES site and the people traversing to the educational establishment on Epsom Avenue is not expected to have a significant impact and therefore readvertising was not required.
- The entry will be through Leake Street.

Further Information to be Provided

- The Senior Planning Officer undertook to investigate how the City can ensure staff ask students to relocate their cars to onsite bays.
- The Senior Planning Officer undertook to investigate why the City did not consult residents around the DFES parking area when the changes to the application were proposed.

6.47pm The Coordinator Planning and Senior Planning Officer departed the meeting and did not return.

OCM Item 12.2

Petition - Vehicle and Pedestrian Road Safety on Lyall Street, Redcliffe

Deputation Presentation

Mr Cardozo spoke in opposition to the Officer Recommendation.

(refer Tabled Attachment 5.1.3)

Officer Presentation

Nil.

OCM Item 12.2

Petition - Vehicle and Pedestrian Road Safety on Lyall Street, Redcliffe

Notes from Forum

- The City relies on traffic data to make objective decisions. The City surveys and monitors the local road network for volume and speed data.
- Traffic data provides valuable data for the road resurfacing programme and design of the treatments. A standard road which has brand new asphalt is expected to last 25 years depending on the number of vehicles that traverse it. Roads such as Abernethy Road which has 30,000 to 40,000 vehicles per day, may require resurfacing every 10 or 15 years. This information feeds into asset management for development of the City's road resurfacing programme.

Further Information to be Provided

Nil.

OCM Item 12.3

Special Electors' Meeting Minutes - 29 April 2024

Deputation Presentation

As per Standing Orders section 6.6(3)(a), only two people can speak to a deputation. Council may grant permission for a third speaker to speak in a deputation.

6.54pm Marks moved, Sekulla seconded, to grant permission for a third person to speak to this deputation.

Carried 6 votes to 0

For: Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

Mr Cardozo, Ms Scharfenstein and Mr Harris (on behalf of Mr Whiting) spoke in opposition of the Officer Recommendation.

(Refer Tabled Attachment 5.1.4)

OCM Item 12.3

Special Electors' Meeting Minutes - 29 April 2024

Ms Hollands spoke in support of the Officer Recommendation.

(Refer Tabled Attachment 5.1.5)

Officer Presentation

Nil.

Notes from Forum

- A high-level cost estimate for the removal of the traffic calming on Stanton Road post installation is \$120,000.
- Speed cushions have been installed in many local governments across Perth under the LCURS program and there has been limited adverse feedback. The speed cushions are not across the whole road so wider vehicles can straddle these devices.
- Discussions have been held with the Principal of St Maria Goretti's Catholic School and he has confirmed he is supportive of these works.

Further Information to be Provided

Nil.

7.20pm The Manager Design, Assets and Development departed the meeting and did not return.

OCM Item 12.4

Accounts for Payment April 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

OCM Item 12.4

Accounts for Payment April 2024

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.5

Monthly Financial Report for April 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

- The Director Infrastructure Services undertook to investigate how many existing lights are being removed and how many solar lights are being installed at Gabriel Gardens.

OCM Item 13.2.1

Notice of Motion (Mayor Rossi) - Urban Forest at Home Plan

Deputation Presentation

Nil.

Officer Presentation

Nil.

OCM Item 13.2.1


Notice of Motion (Mayor Rossi) - Urban Forest at Home Plan

Notes from Forum

Nil.

Further Information to be Provided

Nil.



CITY OF BELMONT

Version Date: 07/04/22

Public Submission Time and Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name	Jeremy Hofland (Rowe Group)
Address	Level 3, 369 Newcastle Street, Northbridge WA 6003
Business, Organisation or Group (if presenting on behalf of)	Anne-Marie Wragg & David Munrowd-Harris (landowner of 154 Epsom Avenue)

Agenda Briefing Forum Date:	21/05/2024	Report Item No. referred to:	12.1
Please tick the appropriate box below to indicate what type of presentation you wish to make.		<input type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation
Are you speaking in support or opposition to the matter? Please tick appropriate box.		<input checked="" type="checkbox"/> Support	<input type="checkbox"/> Oppose

Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

I represent the proponent and advise that:

- a) They are supportive of the staff recommendation for approval;
- b) The proposed new Conditions 8 - 12 are generally supported but we request amendments to the wording of Condition 8.

Based on the current wording, the recommended modifications to the Parking Management Plan effectively instruct attendees to not park in the public parking bays and that Trainwest are to direct students to move vehicles which are parked in this location. Our office has spoken with the City's Manager Planning following the release of the agenda and we understand the intent was for Trainwest to prioritise the use of parking bays within No.154 Epsom Avenue and 81-91 Leake Street prior to using the public parking bays within the Shopping Centre.

We consider this can be easily resolved and intend discussing this further with the City's Planning team to address this prior to the Council meeting. At this stage we would suggest that:

- 1) The wording in the first bullet point, first item be replaced with 'Free parking in near vicinity to Trainwest is limited and if you are unable to get a bay within the Trainwest carpark then you are strongly encouraged to park at available bays at 81-91 Leake Street as shown in the attached map'; and
- 2) The second bullet point be deleted.

Additional space provided overleaf if required. Please tick box if continued overleaf

**Amendment to Approval to Increase Student and Staff Numbers at Educational Establishment – Lot 2 (154) Epsom Avenue, Belmont
21 May 2024 Agenda Briefing Forum**



**City of
Belmont**



**City of
Opportunity**

Extract from Local Planning Scheme Map Illustrating Zoning of Subject Site and Surrounds



Zoning: Commercial

- ◀ Special Development Precincts
 - ◀ Special Control Area - Development area
 - ◀ Special Control Area - Development Contribution Area
 - ▲ Ascot Waters special development precinct
 - ▲ The Springs special development precinct
 - ▲ Belvidere Main Street special development precinct
 - ▲ Belgravia parklands special development precinct
 - ▲ Invercloy estate special development precinct
- Zones and Reserves (Region Scheme)
 - Other regional roads
 - Parks and recreation
 - Primary regional roads
 - Public purposes
 - Railways
 - Waterways
- Zones and Reserves (Local Planning Scheme)
 - Civic and cultural
 - Commercial
 - Industrial
 - Local roads
 - Mixed business
 - Mixed use
 - Parks and recreation
 - Place of public assembly
 - Public purposes
 - Residential (R20 density unless otherwise shown)
 - Residential and Stables
 - Service Station
 - Town Centre

Location Plan



Background



- Original 2012 approval for an 'Educational Establishment' based on 5 staff and 26 students.
- Proposed amendments include increasing the maximum attendance to 9 staff and 48 students and an updated Site Plan.
- Council previously considered the proposal at the 22 August 2023 OCM.
- Resolved to defer determination to allow the applicant to have further discussions with City officers and other parties in relation to parking.

Proposal – DFES Shared Parking Arrangement



- The owner has entered a shared parking arrangement with the owner of 81-91 Leake Street, Belmont (DFES), for the use of 34 car parking bays.
- Appropriateness of the proposed increase to staff and student numbers and Shared Parking Arrangement considered:
 - Details of the shared parking arrangement.
 - Proximity to the subject site
 - Number of parking bays
 - The suitability of parking management measures.

Details of the shared parking arrangement



- Details include:
 - The non exclusive use of parking area (consisting of 34 marked bays).
 - Use between 7.45am and 4:30pm during weekdays.
 - The ability for DFES to terminate or suspend the agreement within 90 days of written notice.
- Recommend conditions :
 - Requirement for arrangement to be maintained;
 - The City notified immediately if arrangement ceases; and
 - If arrangement ceases, student and staff numbers reduce to 26 students and 5 staff.

Proximity to the subject site



- 400m distance between the parking and the subject site.
- Walkable catchment typically 400m - a distance that can be traversed in a 5-10 minute walk
- The distance between the two sites is considered suitable for the attendees to walk.



Number of Parking Bays



Parking Location	Number of Bays
On Site (154 Epsom Ave, Belmont)	12 bays (inclusive of 1 accessible bay)
81-91 Leake Street, Belmont	34 bays
Total	46 bays

- LPS 15 requires 1 bay per 4 students.
- Previous observations of this training facility indicated the LPS 15 parking rate did not reflect the actual parking demand.
- The proposed 46 parking bays is deemed to be suitable to allow for an increase of students to 48 and staff to 9.

Suitability of parking management measures



- The Parking Management Plan (PMP) encourages students and staff to utilise alternative transport, and directs those that will drive to use the parking at the DFES site.
- Minor changes are proposed to further reinforce the use of the DFES parking bays.
- The PMP will maximise use of bays on private property. Officers consider it provides the framework for public bays to be used in an equitable manner.

Summary



- To approve the proposal subject to:
 - The revised site plan;
 - Conditions that cover the shared parking arrangement and student/staff numbers; and
 - Implementation of a Parking Management Plan (with modifications).

Thank you

Senior Planning Officer, Nicholas Reddy





Public Submission Time and Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Public Submission Time and Deputation Proforma			
Name	Martin Cardozo		
Address	56 Lyall Street Redcliffe (martin@realtywest.com.au)		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	21 May 2024	Reported Item No. referred to	12.2
Please tick the appropriate box to indicate what type of presentation you wish to make	<input type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Oppose	
Please write a brief overview of you submission / deputation as clearly and concisely as possible. Remember, there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.			
I seek permission from Mayor Rob Rossi, as Presiding Member to readdress Council on the basis that the Officer recommendation/s have been amended. I seek this as a member of the public via Deputation.			
Additional space provided overleaf if required. Please tick box if continued overleaf <input type="checkbox"/>			



Public Submission Time and Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Public Submission Time and Deputation Proforma			
Name	See below		
Address	C/-56 Lyall Street Redcliffe (martin@realtywest.com.au)		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	21 May 2024	Reported Item No. referred to	12.3
Please tick the appropriate box to indicate what type of presentation you wish to make	<input type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Oppose	
Please write a brief overview of you submission / deputation as clearly and concisely as possible. Remember, there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.			
We seek the permission of Mayor Rob Rossi, as Presiding Member for the following members of the public to speak in opposition of the Officer recommendations via Deputation: Martin Cardozo Bella Scharfenstein Jarod Harris as Advocate for Tom Whiting. Mr Whiting will be present at the ABF.			
Additional space provided overleaf if required. Please tick box if continued overleaf <input type="checkbox"/>			

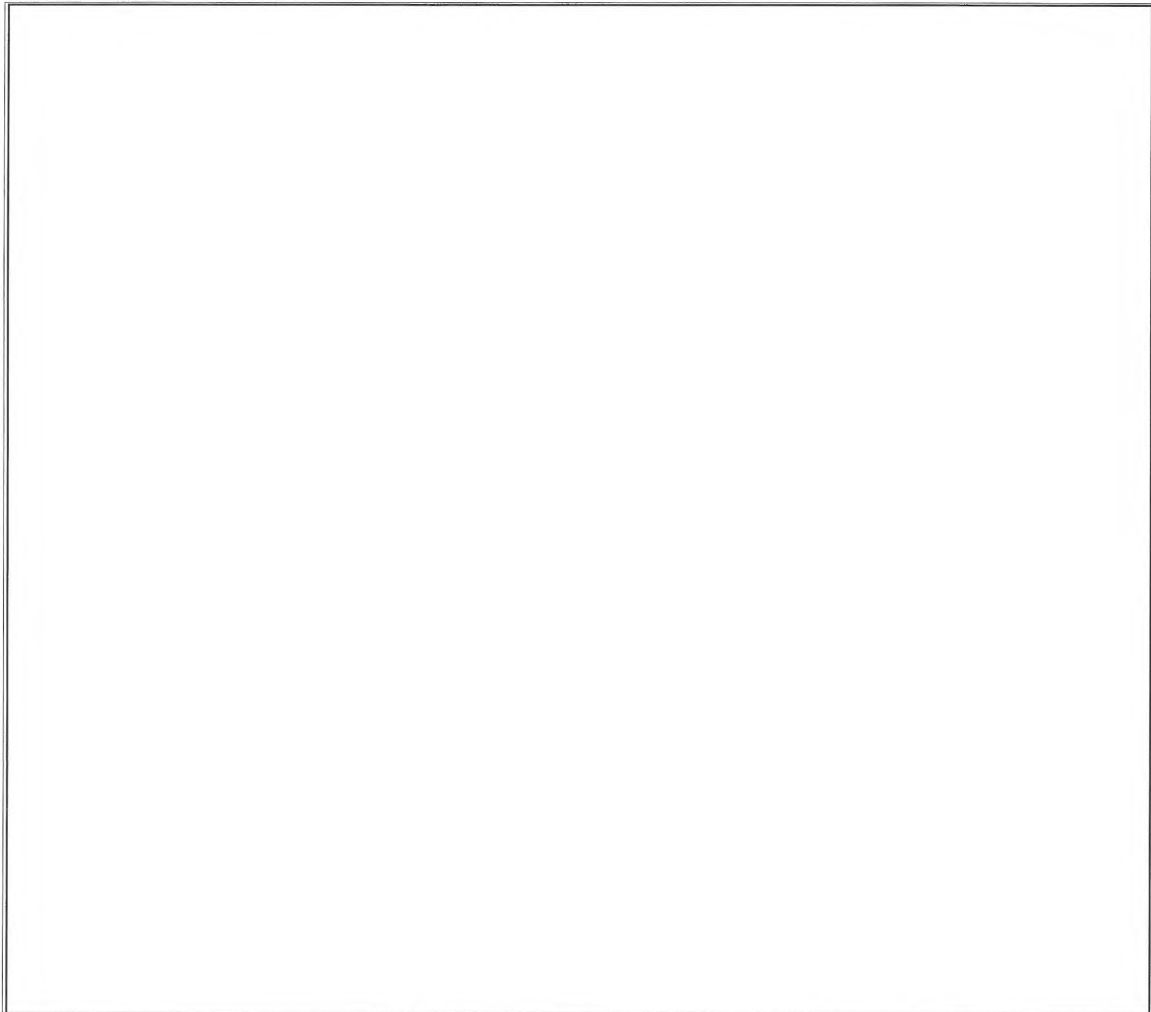


Public Submission Time and Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Public Submission Time and Deputation Proforma			
Name <i>Lisa Hollands</i>			
Address <i>2 Milk Ave Reddiffe</i>			
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date <i>21/5/2024</i>		Reported Item No. referred to <i>12.3</i>	
Please tick the appropriate box to indicate what type of presentation you wish to make		<input type="checkbox"/> Submission <input checked="" type="checkbox"/> Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.		<input checked="" type="checkbox"/> Support <input type="checkbox"/> Oppose	
Please write a brief overview of you submission / deputation as clearly and concisely as possible. Remember, there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.			
Additional space provided overleaf if required. Please tick box if continued overleaf <input type="checkbox"/>			

[Handwritten signature]



Definitions

'Submission' is defined as a presentation made to an Agenda Briefing Forum by an individual member of the public, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A submission may be made at this time in accordance with the Rules of Public Submission Time and Deputations. With the exception of the Presiding Member, no interaction between Councillors and the presenter is permitted.

'Deputation' is defined as a presentation made to an Agenda Briefing Forum by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by the forum, at which time a presentation can be made in accordance with the Rules of Public Submission Time and Deputations. Interaction between Councillors and the presenter(s) is allowed with the permission of the Presiding Member. The person / people requesting a deputation will need to provide the Presiding Member with prior notice of a request to make a deputation.

6 Matters for which the meeting may be closed

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(c) and (e) of the Local Government Act 1995 (WA) in order to discuss Confidential Item 14.1, 14.2, 14.3, 14.4 and 14.5, Council will need to go behind closed doors.

7.22pm Sessions moved, Marks seconded that in accordance with Section 5.23(2)(c) and (e) of the Local Government Act 1995, the meeting proceed behind closed doors to discuss Confidential Items 14.1, 14.2, 14.3, 14.4 and 14.5.

Carried 6 votes to 0

For: Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

7.23pm Members of the public gallery departed the meeting.

7.23pm The Manager Public Relations and Stakeholder Engagement departed the meeting and did not return.

OCM Item 14.1

Tender 02/2024 - Wet and Dry Plant Hire

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

- Refer to the Confidential Matrix.

OCM Item 14.2

Tender 04/2024 - Supply and Laying of Asphalt Road Surfacing

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- Refer to the Confidential Matrix.

Further Information to be Provided

- Refer to the Confidential Matrix.

OCM Item 14.3

Tender 05/2024 - Minor General Concrete Works including Street Furniture

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

- Refer to the Confidential Matrix.

OCM Item 14.4

Tender 06/2024 - Education, Cleaning and CCTV Inspections of Stormwater Drainage Structures

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

- Refer to the Confidential Matrix.

OCM Item 14.5

Tender 06/2024 - Education, Cleaning and CCTV Inspections of Stormwater Drainage Structures

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- Refer to the Confidential Matrix.

Further Information to be Provided

- Refer to the Confidential Matrix.

7.32pm Sessions moved, Kulczycki seconded, that the meeting again be open to the public.

Carried 6 votes to 0

For: Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

7.32pm The meeting came out from behind closed doors. One member of the public returned to the meeting.

7 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.32pm.