



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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4 December 2018

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 6.1 (12.1)

Tabled Attachment 2 – Item 6.1 (12.2)

Tabled Attachment 3 – Item 6.1 (12.3)

**Councillors are reminded to retain the attached
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments)
for deliberation at the meeting scheduled for 11 December 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, 4 DECEMBER 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 (<i>arr 7.11pm</i>)	East Ward
Cr J Davis	South Ward
Cr J Powell	South Ward
Cr S Wolff	South Ward
Cr L Cayoun	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
Mr J Hardison (<i>dep 7.37pm</i>)	Manager Property and Economic Development
Mr W Loh	Manager Planning Services
Ms AM Camelo (<i>dep 7.34pm</i>)	Planning Officer GIS
Ms S Christie (<i>dep 7.34pm</i>)	Planning Officer
Mrs M Lymon	Principal Governance and Compliance Advisor
Ms S D'Agnone	Governance Officer

MEMBERS OF THE GALLERY

There were no members of the public in the gallery and no 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 Rossi to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Rossi 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 G Sekulla, JP (Apology)
Cr M Bass (Absent)

West Ward
East Ward

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

4.2 DISCLAIMER

7.02pm 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

7.02pm The Presiding Member opened the period allotted for Public Submission Time, noted there were no members of the public present in the gallery, and closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 11 DECEMBER 2018

6.1 AGENDA ITEMS FOR REVIEW

Agenda Items For Review	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.1	<p>Change of Use From Grouped Dwelling to Short Stay Accommodation at Lot 46 (52) Pearl Road, Cloverdale</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>The Planning Officer GIS provided a presentation which included the following:</p> <ul style="list-style-type: none"> • Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings • Aerial of Subject Site • Subject Site • Referral Area • Proposal • Land Use Considerations • Amenity Impacts • Temporary Approval – Management Plan Review • Recommendation <p>(Refer Tabled Attachment 1 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • This application is for approval to operate a holiday home and is not retrospective approval of an unauthorised development already operating. • The property manager advised that she resides in the rear dwelling and will visit the property daily to ensure the Property Management Plan is being adhered to. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

7.11pm Cr Ryan entered the meeting.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p data-bbox="373 259 1345 322">Retrospective Development Application for Rotamart Market (Use Not Listed) at Lot 9 (227-267) Belmont Avenue, Cloverdale</p> <p data-bbox="373 360 715 392"><u>Deputation Presentation</u></p> <p data-bbox="373 430 416 461">Nil.</p> <p data-bbox="373 528 655 560"><u>Officer Presentation</u></p> <p data-bbox="373 598 1211 660">The Planning Officer provided a presentation which included the following:</p> <ul data-bbox="373 698 1326 1223" 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• Site Plan Showing Location of Market Stalls• Site Plan Market Stalls and Parking• Extract Safety and Health Plan - Location of Manned Entrances, Rotarian Assistance, First Aid Kit and Fire Extinguisher• Location of Toilets• Referral Area• History• Land Use/Amenity• Parking• Health• Conclusion <p data-bbox="373 1261 1043 1292">(Refer Tabled Attachment 2 for further information).</p> <p data-bbox="373 1359 632 1391"><u>Notes from Forum</u></p> <ul data-bbox="373 1429 1345 2040" style="list-style-type: none">• Council practice is to advertise the application to surrounding properties. The City is not aware of parking issues further afield than the properties surveyed.• Comments regarding car parking have been captured from properties in the referral area and thereby the impact on Homewood Street and Beverley Road has been considered.• The applicant is required to erect signage informing patrons they must park in the Belmont Forum car park.• In managing this land use approval, the City has implemented all reasonable conditions to ensure minimal impact on the surrounding area.• Noise (music) was not addressed in the application, however excessive noise could be dealt with under environmental noise regulations. Action can be taken against excessive noise levels.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
<i>Item 12.2 Cont.</i>	<ul style="list-style-type: none">• There is a clear distinction between commercial operators and private sellers at car park markets. Commercial operators are well recognised commercial traders who have actual shops elsewhere and are setting up stalls and undermining the intent of the market.• A commercial operator is a significantly different circumstance to a private person selling goods that have been purchased and sold on, making them second hand goods. Merchandise imported from overseas trips in a personal capacity is classed as second hand.• Commercial traders are required to obtain certain permits, however this matter is not applicable to approval of this application.• The application is for the markets to be held at Belmont Forum and sufficient parking bays are required to be provided within this property.• Parking provisions are a requirement of the Management Plan, which includes erecting signs indicating where patrons can and cannot park.• Belmont Forum Security will patrol the carpark during the night and any sellers arriving before the specified allowable time will be moved on.• Patron parking in front of the fast food outlets was included as part of the application and agreed to by Belmont Forum. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p>Annual Review of Standard Development and Subdivision Conditions</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>The Manager Planning Services provided a presentation which included the following:</p> <ul style="list-style-type: none">• Review of Standard Development and Subdivision Conditions <p>(Refer Tabled Attachment 3 for further information).</p> <p><u>Notes from Forum</u></p> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

7.34pm **The Planning Officer GIS and the Planning Officer departed the meeting and did not return.**

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p>Belmont Business and Enterprise Centre Funding Request Support for 2019 Belmont and Western Australian Small Business Awards</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> <ul style="list-style-type: none"> The Chief Executive Officer undertook to provide feedback to the organiser of the 2019 Belmont and Western Australian Small Business Awards dinner advising that some Councillors attending this year's event considered that the food was not of a high enough standard for such an event.

7.37pm The Manager Property and Economic Development departed the meeting and did not return.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p>Authority to Execute Documents – Landgate Property Exchange Australia</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 No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	Accounts for Payment – November 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.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.7	Monthly Activity Statement as at 31 November 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.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
13.2	<p>Notice of Motion (Cr Rossi) – Submission to Parliamentary Committee – Short Stay Accommodation</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">• There is no requirement for the City to advertise the Parliamentary Inquiry and its deadline for submissions, however the City's Marketing Department can include notifications on their social media pages in addition to an advertisement in the local paper. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil.

8. CLOSURE

7.39pm The Presiding Member thanked everyone for their attendance and closed the meeting.

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