



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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6 December 2016

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 12.1 refers
Tabled Attachment 2 – Item 12.2 refers
Tabled Attachment 3 – Item 12.3 refers
Tabled Attachment 4 – 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 13 December 2016**

**INFORMATION MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE
COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET,
CLOVERDALE ON TUESDAY, 6 DECEMBER 2016 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 L Cayoun	West Ward
Cr P Hitt	West Ward
Cr P Gardner (<i>arr 7.08pm</i>)	South Ward
Cr J Powell	South Ward
Cr S Wolff	South Ward

IN ATTENDANCE

Mr S Cole	Chief Executive Officer
Mr N Deague	Director Community and Statutory Services
Mr R Lutey	Director Technical Services
Mr R Garrett	Director Corporate and Governance
Mr J Olynyk, JP	Manager Governance
Mrs N Griggs (<i>dep 7.41pm & did not return</i>)	Manager Community Place Making
Mr J Hardison (<i>arr 7.14pm, dep 7.47pm & did not return</i>)	Manager Property and Economic Development
Mr J Pol (<i>dep 7.15pm & did not return</i>)	Manager Building Services
Mr M Ralph	Manager Infrastructure Development
Mr W Loh	A/Manager Planning Services
Mrs M Lymon	Principal Governance and Compliance Advisor
Mrs S De La Cruz (<i>dep 7.41pm & did not return</i>)	Coordinator Community Wellbeing
Mr T Cappellucci	Coordinator Planning Services
Ms T Verhagen (<i>dep 7.47pm & did not return</i>)	Coordinator Property and Economic Development
Mr G Chivell (<i>dep 7.41pm & did not return</i>)	A/Senior Planning Officer
Ms S D'Agnone	Governance Officer

MEMBERS OF THE GALLERY

There was one member 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 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 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 M Bass (Apology)

East Ward

Cr B Ryan (Apology)

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

Nil.

4.2 DISCLAIMER

7.01pm The Presiding Member drew the public gallery's attention to the Disclaimer.

Any statement, comment or decision made at a Council or Committee meeting regarding any application for an approval, consent or licence, including a resolution of approval, is not effective as an approval of any application and must not be relied upon as such.

Any person or entity who has an application before the City must obtain, and should only rely on, written notice of the City's decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council or Committee meeting.

Any advice provided by an employee of the City on the operation of a written law, or the performance of a function by the City, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as legal advice or a representation by the City. Any advice on a matter of law, or anything sought to be relied upon as a representation by the City should be sought in writing and should make clear the purpose of the request.

5. PUBLIC SUBMISSION TIME

7.03pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. No Public Submissions were received.

7.03pm As there were no submissions received, the Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 13
DECEMBER 2016

Item No. Officer Presentations / Deputation Presentations / Councillor Comment	
AGENDA ITEMS FOR REVIEW	
12.1	Belmont Oasis Master Plan Strategy Options Analysis <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> The Coordinator Community Wellbeing provided a presentation which included the following: <ul style="list-style-type: none">• Strategic Options• Option 3 – Adapt• Option 4 – Build New• Optimal Space• Option 3 – Footprint & Stacking• Option 4 – Footprint 7.08pm Cr Gardner entered the meeting. (Refer Tabled Attachment 1 for further information). <u>Notes from Forum</u> <ul style="list-style-type: none">• The variance in footprint sizes between the current facility and Option 4 will not be confirmed until the next phase of concept development.• The consultants are aware of the City's intent that as little vegetation as possible is lost during this development. This concern will be addressed in the next phase of concept development.• There will be some impact on user groups during the project and this matter will be addressed in the next phase of concept development.• The operation of the facility, which includes the Management Model, will be addressed during the next phase of the project.• Costing for the project, at this conceptual stage, including demolition and fit out costs, are indicative. The true cost of the development cannot be determined until a tender is awarded. The Council report reflects this and can be referred to at a later date. 7.14pm The Manager Property and Economic Development entered the meeting.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="336 255 584 286"><i>Item 12.1 Continued</i></p> <ul data-bbox="336 322 1393 524" style="list-style-type: none"><li data-bbox="336 322 1393 389">• Council are now requested to decide on a concept option to provide direction for Officers.<li data-bbox="336 423 1393 524">• The City has been approached by a number of sporting groups and associations regarding tenancies at current and future City facilities. Discussions with these groups will commence as soon as practicable. <p data-bbox="336 591 826 622"><u>Further Information to be Provided</u></p> <ul data-bbox="336 658 1393 757" style="list-style-type: none"><li data-bbox="336 658 1393 757">• The Coordinator Community Wellbeing undertook to confirm for Councillors whether the \$2M demolition fee includes the decommissioning of the Skate Park. <p data-bbox="336 824 1385 855">7.15pm The Manager Building Services departed the meeting and did not return.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p data-bbox="336 230 1401 264">City of Belmont Local Planning Scheme No. 15 – Scheme Amendment No. 8</p> <p data-bbox="336 293 679 327"><u>Deputation Presentation</u></p> <p data-bbox="336 356 384 389">Nil.</p> <p data-bbox="336 459 624 492"><u>Officer Presentation</u></p> <p data-bbox="336 521 1299 589">The A/Senior Planning Officer provided a presentation which included the following:</p> <ul data-bbox="347 622 1366 972" style="list-style-type: none">• Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings• Aerial of Subject Site• Site Boundaries and Jurisdiction• Local Planning Strategy Extract• Site Context• Original Concept Plans• Revised Concept Plan• Turn Path Assessment• Extent of Proposed Advertising of Neighbouring Lots <p data-bbox="336 1005 1007 1039">(Refer Tabled Attachment 2 for further information).</p> <p data-bbox="336 1099 596 1133"><u>Notes from Forum</u></p> <ul data-bbox="336 1167 1393 1697" style="list-style-type: none">• The property at 2 Ballantyne Road is owned by the State of Western Australia.• Vehicles entering the site from Orrong Road will travel along Bell Street then into Ballantyne Road.• Turning circles have been considered and are included in the traffic analysis report.• Vehicles will exit the site onto Ballantyne Road, then onto Bell Street where the median will be modified to accommodate movement of large vehicles and finally to Orrong Road where there are traffic signals.• Rigorous conditions will be imposed at the development stage to address increases in the number and frequency of heavy vehicle movements in the area. The conditions will also address safety precautions. <p data-bbox="336 1756 826 1789"><u>Further Information to be Provided</u></p> <p data-bbox="336 1818 384 1852">Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p data-bbox="336 226 1393 293">Annual Review of Standard Development Conditions and Subdivision Conditions</p> <p data-bbox="336 327 683 360"><u>Deputation Presentation</u></p> <p data-bbox="336 394 384 427">Nil.</p> <p data-bbox="336 488 624 521"><u>Officer Presentation</u></p> <p data-bbox="336 555 1366 622">The Coordinator Planning Services provided a presentation which included the following:</p> <ul data-bbox="336 656 1209 689" style="list-style-type: none">• Review of Standard Development and Subdivision Conditions <p data-bbox="336 723 1010 757">(Refer Tabled Attachment 3 for further information).</p> <p data-bbox="336 817 596 851"><u>Notes from Forum</u></p> <ul data-bbox="336 884 1393 1720" style="list-style-type: none">• The requirement for developers to engage an Arborist to provide an Arboricultural Method Statement is primarily for grouped dwellings and large scale developments as the majority of damage to street trees occurs during these larger developments.• The City has an in-house Arborist who can provide advice to single residential developers, for example on the positioning of crossovers.• Large scale, high impact developments pose significant risks of damage to street trees and their roots. Developers of these projects will be required to engage and bear the cost of an Arborist to provide an Arboricultural Method Statement.• Depending on the risks associated with a particular development, a photograph of the street tree prior to the commencement of construction may be required, or a full Arborist's report also may be required. A photograph would be the minimum requirement.• The City employs an Arborist and the Arborist's advice to residents is one of the many services the City provides.• The requirement to provide a photograph of a street tree or an Arborist's report is discretionary and will be decided on a case by case basis.• Fines are calculated on the estimated value of a damaged or removed tree. <p data-bbox="336 1780 828 1814"><u>Further Information to be Provided</u></p> <ul data-bbox="336 1848 1393 1948" style="list-style-type: none">• The Director Community and Statutory Services undertook to review the wording of certain conditions with a view to modifying conditions associated with street tree requirements.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p data-bbox="336 230 1034 264">Terms of Reference for Public Art Advisory Panel</p> <p data-bbox="336 297 683 331"><u>Deputation Presentation</u></p> <p data-bbox="336 365 384 398">Nil.</p> <p data-bbox="336 465 624 499"><u>Officer Presentation</u></p> <p data-bbox="336 533 384 566">Nil.</p> <p data-bbox="336 633 596 667"><u>Notes from Forum</u></p> <ul data-bbox="336 701 1390 768" style="list-style-type: none"><li data-bbox="336 701 1390 768">• Murals are considered as valuable as all other pieces of artwork. A City Officer is currently compiling a set of mural guidelines. <p data-bbox="336 835 826 869"><u>Further Information to be Provided</u></p> <ul data-bbox="336 902 1390 969" style="list-style-type: none"><li data-bbox="336 902 1390 969">• The Coordinator Community Wellbeing undertook to provide Councillors with a listing of all installed public art work since October 2013. <p data-bbox="336 1037 1390 1126">7.41pm The Manager Community Place Making, Coordinator Community Wellbeing and the Planning Officer departed the meeting and did not return.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p data-bbox="352 226 1166 259">Consent to Proceed with Compulsory Acquisition of Land</p> <p data-bbox="352 293 699 327"><u>Deputation Presentation</u></p> <p data-bbox="352 360 400 394">Nil.</p> <p data-bbox="352 461 639 495"><u>Officer Presentation</u></p> <p data-bbox="352 528 1390 595">The Manager Property and Economic Development provided a presentation which included the following:</p> <ul data-bbox="352 629 823 775" style="list-style-type: none">• Original 1927 Subdivision Plan• 1979 Subdivision Plan• Current Subdivision Plan• Current Land Use <p data-bbox="352 808 1023 842">(Refer Tabled Attachment 4 for further information).</p> <p data-bbox="352 909 616 943"><u>Notes from Forum</u></p> <p data-bbox="352 976 400 1010">Nil.</p> <p data-bbox="352 1077 839 1111"><u>Further Information to be Provided</u></p> <p data-bbox="352 1144 400 1178">Nil.</p> <p data-bbox="352 1245 1398 1335">7.47pm The Manager Property and Economic Development and the Coordinator Property and Economic Development departed the meeting and did not return.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	<p>Amendment To Delegated Authority Register 2016-2017 - DA01 Appointment Of Authorised Officers As Per Stage 3 Of Public Health Act 2016</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.7	<p>Tender 23/2016 - Preparation of a Planning and Implementation Framework for Development Area 6</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.8	Accounts for Payment - November 2016 <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.9	Monthly Activity Statement as at 30 November 2016 <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil.

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.48pm.

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