



# City of Belmont

## ORDINARY COUNCIL MEETING

### MINUTES

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22 May 2018

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<p><b>Councillors are reminded to retain the OCM Attachments for discussion with the Minutes</b></p>
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## MINUTES

### **PRESENT**

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP, Deputy Mayor	West Ward
Cr B Ryan	East Ward
Cr J Davis	South Ward
Cr J Powell	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
Mr R Lutey	Director Technical Services
Mr W Loh	A/Director Community and Statutory Services
Ms M Lymon	A/Manager Governance
Ms D Morton	Media and Communications Officer
Mrs J Barnes	Senior Governance Officer
Ms S D'Agnone	Governance Officer

### **MEMBERS OF THE GALLERY**

There were 21 members of the public in the gallery and one press representative.

## 1. OFFICIAL OPENING

The Presiding Member opened the meeting at 7.06pm, welcomed those in attendance, and 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.***

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)  
Cr S Wolff (Apology)  
Ms J Hammah (Apology)  
Mr J Olynyk (Apology)

East Ward  
South Ward  
Director Community and Statutory Services  
Manager Governance

## 3. DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT

### 3.1 FINANCIAL INTERESTS

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Mr John Christie – Chief Executive Officer	Item 14.1 Staff Matter - Chief Executive Officer - Interim Review 2017- 2018	<b>Direct Financial Interest</b> The item deals with the probationary period of the Chief Executive Officer.

### 3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Nil.

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

**4.1 ANNOUNCEMENTS**

The Mayor made the following announcements:

**Announcement One**

*'I'm delighted to inform you all that on Tuesday, 15 May 2018, myself and Councillors attended the turning of the sod ceremony to mark the official start of construction of the City of Belmont Community Centre.*

*As you all would be aware the old Senior Citizens building has recently been demolished and earthworks have commenced in preparation for the start of construction.*

*Taking part in the official proceedings alongside me were the Federal Member for Swan Steve Irons, Member for Belmont Cassie Rowe, Lotterywest Acting General Manager Grants and Community Development Lorna Pritchard, and City of Belmont Chief Executive Officer John Christie*

*Together with my fellow Councillors we all enjoyed the rare moment to enter the building site and celebrate this important milestone for the City of Belmont towards its much awaited multi-purpose, cross-generational Community Centre.*

*The Community Centre represents a major investment on the part of the City of Belmont to facilitate the delivery of community services, which is being generously supported with significant grants from the Federal Government and Lotterywest.'*

**Announcement Two**

*'It is with regret that I advise the Director Technical Services, Mr Ric Lutey, has indicated his intention to retire after more than 28 years with the City.*

*Whilst this is sad news given Mr Lutey's dedicated and distinguished service to the City over many years, I wish him and his family the very best for the future and a long and happy retirement.*

*Mr Lutey is not officially retiring until 2 November, however he will effectively leave the City on 3 August, taking long service leave in the lead-up to his retirement.'*

#### **4.2 DISCLAIMER**

**7.09pm      The Presiding Member drew the public gallery's attention to the Disclaimer.**

*I wish to draw attention to the Disclaimer Notice contained within the agenda document and advise members of the public that any decisions made at the meeting tonight, can be revoked, pursuant to the Local Government Act 1995.*

*Therefore members of the public should not rely on any decisions until formal notification in writing by Council has been received.*

*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.*

#### **4.3 DECLARATIONS BY MEMBERS WHO HAVE NOT GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE BUSINESS PAPERS PRESENTLY BEFORE THE MEETING**

Nil.

## **5. PUBLIC QUESTION TIME**

### **5.1 RESPONSES TO QUESTIONS TAKEN ON NOTICE**

#### **5.1.1 DR D MOSSENSON, ON BEHALF OF ZONIE PTY LTD, 24 CARNARVON CRESCENT, COOLBINIA**

The following questions were taken on notice at the 24 April 2018 Ordinary Council Meeting. Dr Mossenson was provided with a response on 8 May 2018. The response from the City is recorded accordingly:

1. The second question asked last month enquired about what other streets in Development Area 6 (DA6) the City of Belmont proposed as being suitable access roads for residents in the DA6 area. Will Central Avenue be able to provide sufficient access if both Coolgardie and Stanton Road are functioning beyond their capacities?

#### **Response**

**Central Avenue is currently planned for left in/left out within the DA6 Vision Plan. This intersection arrangement working in parallel with Bulong Avenue and Boulder Avenue, also operating in a left in/left out configuration, should provide significant access opportunities for future DA6 residents to access their properties. This ultimate road network will be developed in stages along with the long term DA6 build out.**

2. Can the City of Belmont produce a document for the ratepayers and residents to illustrate what levels of development are possible in the DA6 area with the current proposed road development?

#### **Response:**

**The current DA6 Vision Plan with the associated traffic analysis clearly depicts the level of development that can be achieved with the proposed road developments outlined in the Vision Plan. Notwithstanding that as part of the ongoing Structure Planning Processes, further traffic assessments will be carried out in tandem with proposed density and built form analysis.**

3. For developers, traffic light access onto main roads is most desirable. Can the City of Belmont illustrate to ratepayers and residents, by using the results of the work that they have done to date, that the closure of Brearley Avenue, with its resultant traffic implications for the DA6 area, will not limit the development potential of the area and the desirability for developers to invest in the area?

#### **Response**

**Whilst the current Vision Plan for DA6 highlights where traffic light controlled access is to be provided on Great Eastern Highway, traffic analysis as part of the Structure Planning Process will assess this further, in conjunction with proposed density and built form analysis and in consultation with Main Roads WA.**



## **5.2 QUESTIONS FROM MEMBERS OF THE PUBLIC**

- 7.12pm**     **The Presiding Member drew the public gallery's attention to the rules of Public Question Time as written in the Agenda. In accordance with rule (I), the Mayor advised that he had registered three members of the public who had given prior notice to ask a question.**

**The Presiding Member invited members of the public who had yet to register their interest to ask a question to do so. Three further registrations were forthcoming.**

### **5.2.1 MR B CHILDS, 122 SYDENHAM STREET, KEWDALE**

1. Have you Mr Mayor given a direction or encouraged our Chief Executive Officer to make a statement relating to inter staff affairs or relationships?

#### **Response**

**The Presiding Member advised that Council is to make important strategic decisions and appoints the Chief Executive Officer to run the operational aspect of the City, including the staff. The Chief Executive Officer is seen to be doing an excellent job and it would be inappropriate for Council to interfere.**

### **5.2.2 MR R FOSTER, 140 COOLGARDIE AVENUE, REDCLIFFE**

1. Why does the City of Belmont insist on sending out letters advising of redevelopments and submissions for and or against only target houses/businesses within a 200m radius of the redevelopment site and not to the residents and ratepayers of affected areas?

#### **Response**

**The A/Director Community and Statutory Services advised that the basis for considering what advertising is undertaken is which properties are most affected by the proposal. This is included in a technical report provided by the City to the Joint Development Assessment Panel (JDAP). JDAP have the discretion to decide whether the advertising that has been carried out is sufficient.**

2. Questions asked at Council meetings regarding the road network within the DA6 which are answered with '*Main Roads WA (MRWA) is going to upgrade GEH so that Bulong/Central/Bounder will all have left in-left out*'. What year will this happen? The COB Officers must know when MRWA is upgrading GEH because they keep trotting out the same answers. I can give you the answer-MRWA will apply for funding after 2025.Y

#### **Response**

**The Chief Executive Officer advised that this question should be asked of MRWA.**

*Item 5.2.2 Continued*

3. How does the Belmont Forum/Belvidere IGA, all the big box stores within the COB and all the small businesses that the COB actively support with their small business initiatives feel about this active directing away from their businesses towards Costco and the Direct Factory Outlet (DFO)? Costco and the DFO are both owned offshore and will import most of their stocks, and export most of the cash (except for wages) whereas the businesses within the COB pay rates and taxes to local entities, and probably even spend a few dollars within the COB.

And that most rat-running is not for the greater City of Belmont but for traffic exiting GEH at Hardey/Epsom to avoid the inadequate onramps onto Tonkin Highway from GEH?

**Response**

**The Presiding Member advised that businesses in Belmont will undoubtedly be looking closely at Costco and DFO enterprises, however there are no other businesses of these types in Belmont.**

**The A/Director Community and Statutory Services advised that Costco and the DFO will both be situated in the Airport Estate, within the Airport Master Plan. As such they are under federal jurisdiction and do not require City of Belmont approval.**

4. In a response received from COB regarding the closure of Central Avenue, the City's response was *'The closure of Central Avenue at the Perth Estate would deny residents of Redcliffe and Belmont local access to the Perth Airport for work, transport and shopping opportunities into the future.'* Could Officers please clarify if COB want Stanton Road to be a rat run?

**Response**

**The A/Director Community and Statutory Services advised that Stanton Road is a local distributor road and serves that purpose for all of the residents of Belmont. This is explained in the context of the reply referred to.**

**5.2.3 Ms M ELKINGTON, 101 BULONG AVENUE, REDCLIFFE**

1. I would like to know, when might residents expect to see an updated/finalised/ultimate road network for the DA6 area, involving streets such as Central Avenue, Bulong Avenue, Coolgardie Avenue and Second Street? The Vision Plan states this is subject to details of further planning.

**Response**

The A/Director Community and Statutory Services advised that the City's consultant and project teams are in the process of preparing a Structure Plan, in conjunction with the relevant government agencies and this should be finalised in the coming months.

The Presiding Member further advised that the DA6 redevelopment is dependent on the closure of Brearley Avenue. If Brearley Avenue remains open, the City's DA6 Vision Plan will become obsolete.

2. Given that there will be six bus bays at Redcliffe Station, on what roads will these busses be travelling?

**Response**

The A/Director Community and Statutory Services advised that the roads used by buses entering and departing the train station will differ with each particular bus route, however all will use Perth Transport Authority (PTA) approved routes.

**5.2.4 Ms J GEE, 97 GABRIEL STREET, CLOVERDALE**

1. Who in this Chamber would like to have their side fence with holes in it so that people can look through into their property?

**Response**

The Presiding Member advised it was likely that nobody would want that.

2. My side fence is a boundary fence with Abernethy Road and I have been told that I have to have some semi-permeable panels in this fence. I am here to raise this issue. This is not a noise barrier or light barrier, it is not a setback as my street is Gabriel Street. Everywhere else on major roads there are noise barriers.

I am asking that we need to look at this because I have been through the *Dividing Fences Act 1961* and nowhere does it say at the Manager's discretion.

**Response**

The A/Director Community and Statutory Services advised that it is a Residential Design Codes (R-Codes) requirement that fences on any street are required to be visually permeable. In Ms Gee's particular case, Planning Officers have assessed the application under the design principals where living areas can have a solid fence, however the remainder of the fence should be visually permeable.

*Item 5.2.4 Continued*

3. There is visual privacy in the R-Codes as well. This is a safety and security issue. Bedroom/living areas, as well as the outdoor area. There is no setback here, it is not a front property fence.

**Response**

**The A/Director Community and Statutory Services advised that the R-Codes provision for visual privacy is clearly defined as one property overlooking another; this is different from the requirements for fencing along street boundaries, regardless of whether it is a primary street along the front of the property or a secondary street along the side of a property.**

4. Local Planning Policy 3 (LPP3), passed in 2011, does not include my property but I have been assured that aligning me with LPP3 allows the City to give me more latitude. Please explain?

**Response**

**The A/Director Community and Statutory Services advised that LPP3 does not apply specifically to Ms Gee's property, however it is appropriate to be guided by LPP3 as the policy allows for a lesser percentage of open panels than the 'deemed-to-comply' provisions of the R-Codes. The guidance from LPP3 has been considered in conjunction with the design criteria for street surveillance under the R-Codes.**

5. I received an email from a Planning Officer and now the City is making me have three open panels adjacent to my bedroom, otherwise I will have to have them adjacent to the living areas. I want the Manager Planning Services to read the email.

**Response**

**The Presiding Member advised that as Ms Gee's questions relate to an application submitted on her property, the appropriate course of action would be to arrange an appointment with the Manager Planning Services to discuss these issues.**

6. Going forward, Council needs to look at these things. It is not fair to residents and ratepayers. I am not talking about visual surveillance, people are peering through fences and I have undesirables walking down the street at night.

**Response**

**The Presiding Member reiterated that Ms Gee's best course of action is to contact the Manager Planning Services and arrange an appointment where these matters can be discussed.**

**5.2.5 DR D MOSSENSON, ON BEHALF OF ZONIE PTY LTD, 24 CARNARVON CRESCENT, COOLBINIA**

1. I refer to your Great Eastern Highway (GEH) Urban Corridor Strategy. Could you please explain what a key landmark site means and what reasonable vehicle access such a site will require?

**Response**

**The A/Director Community and Statutory Services advised that key landmark sites are explained in the report as being the demarcation of certain prominent corners with landmark buildings or activities to create an identity along the corridor.**

2. What particular and reasonable vehicular access should be supplied for such a site?

**Response**

**The A/Director Community and Statutory Services advised that further planning work will be required before appropriate vehicular access for landmark sites can be determined.**

3. One of the landmark sites is our property on GEH, Redcliffe. Just wondering how a key landmark site corresponds and is compatible with a living stream and public open space which has also been designated for this site?

**Response**

**The A/Director Community and Statutory Services advised that the architectural or urban design of the landmark site could address the open space and the living stream appropriately.**

4. One of your Officers, in response to ratepayer questions, stated that Stanton Road can carry in excess of 12,000 vehicles per day (vpd). Subsequent to last month's meeting, it became obvious that some Councillors do not have an understanding of the traffic issues and restrictions in the DA6, or is there a hidden agenda? COB has not done any of the expected evaluation for an area such as DA6. In light of this how serious is COB for a positive outcome of the DA6 area?

**Response**

**The Chief Executive Officer advised there is no hidden agenda and the City is committed to a very positive outcome for DA6.**

5. Last month I asked if the City could create a document for the ratepayers and residents to illustrate what levels of development are possible in the DA6 area with the current proposed road development. I was referred to the current DA6 Vision Plan. In view of the repeated failure of Officers to respond to the many questions asked of them at Council meetings, what confidence can the community have that the City is acting in their best interests?

*Item 5.2.5 Continued*

**Response**

The Presiding Member advised that the community can have every confidence that the Council is acting in the community's best interests. The City has made the utmost effort to answer all of Dr Mossenson's questions appropriately and for her to suggest otherwise is disparaging the Council and its Officers. The Presiding Member instructed Dr Mossenson to return to her seat.

6. We ask questions and want direct answers. The answers I have received are obtuse.

**Response**

The Presiding Member further advised that Dr Mossenson's comments were not necessary. The City has provided intelligible and informative answers to all of Dr Mossenson's many questions and to suggest otherwise is not acceptable in this Chamber.

**5.2.6 MS L HOLLANDS, 2 MILLER AVENUE, REDCLIFFE**

1. As a result of an application I have, I have been carrying out research on decisions made through the State Administrative Tribunal (SAT). It appears that what I have heard from various people that SAT tends to favour owners, is incorrect. How many cases have gone to SAT and how many has the City been successful in over the last five years?

**Response**

The A/Director Community and Statutory Services advised that the question would be taken on notice.

The A/Director Community and Statutory Services further advised that the City would not generally be an applicant in a matter to SAT. It is more common for developers and landowners to appeal to SAT.

2. How many applicants have taken the City of Belmont to SAT?

**Response**

The A/Director Community and Statutory Services advised that the question would be taken on notice.

3. Is it the Officers or qualified legal people who are determining the legislation?

**Response**

The Presiding Member advised that the City's Planning Schemes are formulated in consultation with the City's lawyers and have a legal background.

The A/Director Community and Statutory Services further advised that the City employs qualified planners who are extremely proficient in interpreting relevant planning policies and legislation, however when required, legal advice is obtained.

*Item 5.2.6 Continued*

4. Relating to applications that come in from residents, way before they get to SAT, is it the Officers who are determining the legislation?

**Response**

**The A/Director Community and Statutory Services advised that in the first instance it is the Officers who determine compliance with the legislation, however if there is a dispute on a point of law, then legal advice will be obtained.**

5. How can Councillors and the public be sure that the information in reports on developments done by the City are accurate?

**Response**

**The Presiding Member advised Ms Hollands that if she believes the reports are not accurate she should consult a lawyer or appropriate consultant.**

**The Chief Executive Officer further advised that, importantly, the City have many qualified staff, including planners and engineers, who put together the reports that are presented to Council. The CEO believes the City's reports to be of a high quality, that they cover all necessary details, and that the Officers do an exceptional job.**

6. I was referring to the legal aspect.

**Response**

**The Chief Executive Officer advised that when a matter requires, legal advice is sought prior to any information being presented to Council. Councillors are, however, made aware of the circumstances of the matter.**

7. When the City argues on a development, what steps have been taken for the future to keep the planning strategy to what the City and residents want? So we can comply with the conditions – eg: got through SAT.

**Response**

**The A/Director Community and Statutory Services advised that the City has previously amended a Scheme in response to a SAT decision.**

8. What is the cost to ratepayers taking these matters to SAT?

**Response**

**The Chief Executive Officer advised that the question would be taken on notice.**

**7.52pm CAYOUN MOVED, POWELL SECONDED, that question time be extended.**

**CARRIED 7 VOTES TO 0**

*Item 5.2.6 Continued*

9. I have not received a reply to my question regarding the Administration Act 1903, Section 8 when I asked for an interpretation of what it means.

**Response**

The Chief Executive Officer advised that, despite Ms Hollands' comment, a response has been provided to her question relating to the *Administration Act 1903*, Section 8. Ms Hollands should recall the CEO personally responded to her question relating to the clause she is referring to and provided a clear explanation of the City's interpretation of that clause.

7.57pm As there were no further questions, the Presiding Member declared Public Question Time closed.

**6. CONFIRMATION OF MINUTES/RECEIPT OF INFORMATION MATRIX**

**6.1 ORDINARY COUNCIL MEETING HELD 24 APRIL 2018**  
(Circulated under separate cover)

**OFFICER RECOMMENDATION**

**SEKULLA MOVED, ROSSI SECONDED,**

*That the minutes of the Ordinary Council Meeting held on 24 April 2018 as printed and circulated to all Councillors, be confirmed as a true and accurate record.*

**CARRIED 7 VOTES TO 0**

**6.2 INFORMATION MATRIX FOR THE AGENDA BRIEFING FORUM HELD 15 MAY 2018**  
(Circulated under separate cover)

**OFFICER RECOMMENDATION**

**POWELL MOVED, RYAN SECONDED,**

*That the Information Matrix for the Agenda Briefing Forum held on 15 May 2018 as printed and circulated to all Councillors, be received and noted.*

**CARRIED 7 VOTES TO 0**

**7. QUESTIONS BY MEMBERS ON WHICH DUE NOTICE HAS BEEN GIVEN  
(WITHOUT DISCUSSION)**

Nil.



**8. QUESTIONS BY MEMBERS WITHOUT NOTICE**

**8.1 RESPONSES TO QUESTIONS TAKEN ON NOTICE**

Nil.

**8.2 QUESTIONS BY MEMBERS WITHOUT NOTICE**

Nil.

**9. NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION**

Nil.

**10. BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

Nil.

**11. REPORTS OF COMMITTEES**

**11.1 STANDING COMMITTEE (COMMUNITY VISION) HELD 7 MAY 2018**  
(Circulated under separate cover)

**OFFICER RECOMMENDATION**

**POWELL MOVED, DAVIS SECONDED,**

*That the minutes for the Standing Committee (Community Vision) meeting held on 7 May 2018 as previously circulated to all Councillors, be received and noted.*

**CARRIED 7 VOTES TO 0**

**12. REPORTS OF ADMINISTRATION**

**WITHDRAWN ITEMS**

Item 12.1 was withdrawn at the request of Cr Rossi  
Item 12.3 was withdrawn at the request of Cr Rossi

**SEKULLA MOVED, RYAN SECONDED,**

*That with the exception of Items 12.1 and 12.3, which are to be considered separately, the Officer Recommendations for Items 12.2, 12.4, 12.5, 12.6 and 12.7 be adopted en bloc by an Absolute Majority decision.*

**CARRIED BY ABSOLUTE MAJORITY 7 VOTES TO 0**

**12.1 MASTER PLAN – AUSTRALIAN ISLAMIC COLLEGE, LOT 9500 (147-159) PRESIDENT STREET, KEWDALE**

**BUILT BELMONT**

**ATTACHMENT DETAILS**

<b><u>Attachment No</u></b>	<b><u>Details</u></b>
<b>Attachment 1 – Item 12.1 refers</b>	<a href="#"><u>Master Plan</u></a>
<b>Attachment 2 – Item 12.1 refers</b>	<a href="#"><u>Submissions Table</u></a>
<b>Attachment 3 – Item 12.1 refers</b>	<a href="#"><u>Transcore Traffic Impact Assessment</u></a>

Voting Requirement : Simple Majority  
Subject Index : 115/001–Development/Subdivision/Strata –  
Applications and Application Correspondence  
Location / Property Index : Lot 9500 (147-159) President Street, Kewdale  
Application Index : 484/2016  
Disclosure of any Interest : Nil.  
Previous Items : 7 February 2006 Ordinary Council Meeting Item 11.1.6  
23 May 2017 Ordinary Council Meeting Item 12.2  
Applicant : Planning Solutions  
Owner : Australian Islamic College  
Responsible Division : Community and Statutory Services

**COUNCIL ROLE**

- |                                     |                       |   |
|-------------------------------------|-----------------------|---|
| <input type="checkbox"/>            | <b>Advocacy</b>       | <i>When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>   |
| <input type="checkbox"/>            | <b>Executive</b>      | <i>The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>  |
| <input type="checkbox"/>            | <b>Legislative</b>    | <i>Includes adopting local laws, local planning schemes and policies.</i>   |
| <input type="checkbox"/>            | <b>Review</b>         | <i>When Council reviews decisions made by Officers.</i>   |
| <input checked="" type="checkbox"/> | <b>Quasi-Judicial</b> | <i>When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |

**PURPOSE OF REPORT**

For Council to consider a revised Master Plan to guide future development at the Australian Islamic College (AIC) at 147-159 President Street, Kewdale (refer [Attachment 1](#)).

*Item 12.1 Continued*

**SUMMARY AND KEY ISSUES**

- The AIC comprises early childhood, primary and secondary school classrooms and associated library, gymnasium/hall, basketball court, swimming pool, multi-purpose hall and administration offices.
- A Master Plan to guide development at the school was endorsed by Council at its Ordinary Council Meeting (OCM) held on 7 February 2006.
- Additions to the school comprising a two storey classroom, transportable classroom, bus wash-down bay and modifications to the parking and vehicle access to the school was adopted by Council at its OCM held on 23 May 2017.
- These additions were not consistent with the approved Master Plan. Council therefore resolved that the Master Plan for the College be revised to show all existing and future development of the school including maximum student and staff numbers, proposed buildings and land uses and all parking areas.
- The Metro Central Joint Development Assessment Panel (JDAP) granted approval for further alterations and additions on 13 December 2017. This approval included the additions granted by the City on 23 May 2017 as well as refurbishment of the library building and a new single storey office administration building.
- The revised Master Plan shows development of the school in five stages.
  - Stages 1, 2 and 3 reflect the approved alterations and additions.
  - Stages 4 and 5 show additional classrooms provided for both the primary and secondary school components, a new performance art theatre building as well as refurbishment of the existing change rooms, swimming pool and gymnasium/hall.
  - Stages 4 and 5 are scheduled for completion in 2019 and 2020, resulting in the ultimate capacity of the school being 1425 students with a total of 140 staff.
- It is recommended that Council endorse the Master Plan as a guide for future development of the AIC.

*Item 12.1 Continued*

**LOCATION**

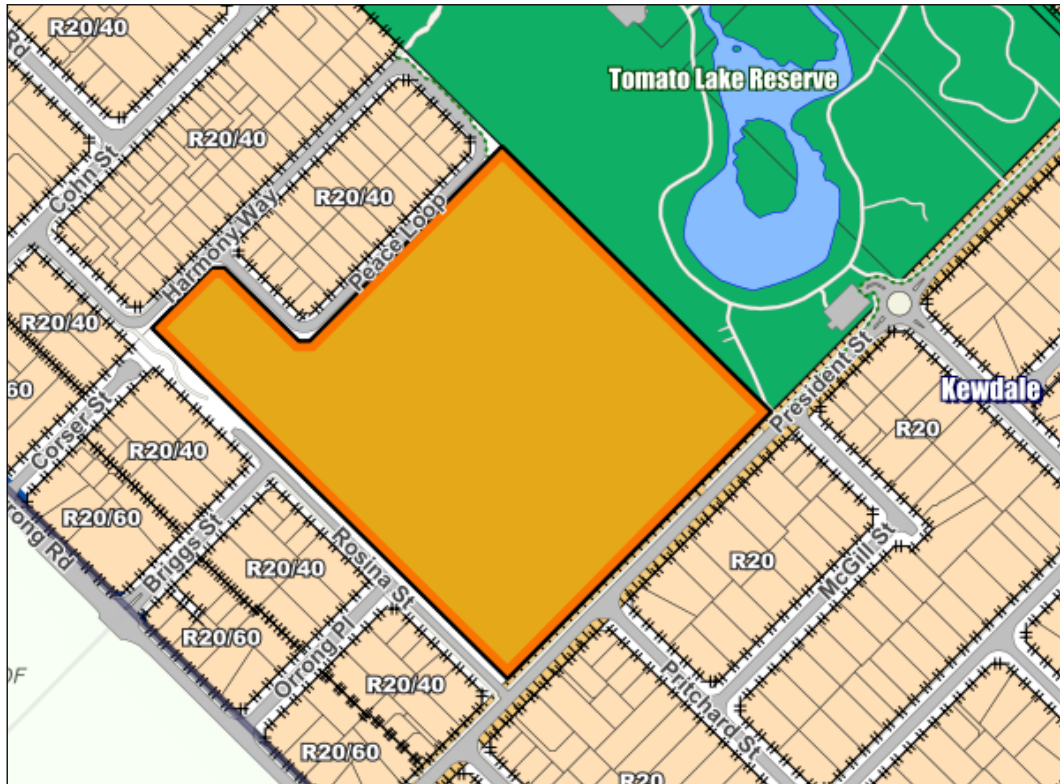


Figure 1 – Local Planning Scheme No. 15

The site abuts Tomato Lake to the north east and 'Residential' zoned land adjacent to all other boundaries of the property (Figures 1 and 2 refer).



Figure 2 – Aerial Photo



*Item 12.1 Continued*

**CONSULTATION**

The Master Plan proposes the refurbishment of existing amenities, additional classrooms and a new performance art theatre resulting in an increase in student and staff numbers. Accordingly, it was referred to 213 surrounding affected properties resulting in a total of 322 letters being sent to owners and occupiers for comment. The advertising period was for 21 days from 12 March 2018 until Monday 2 April 2018. The referral area was then extended to include an additional 74 residential properties located to the north western side of the school, resulting in a further 118 letters to owners and occupiers. Accordingly, the referral period was extended until 6 April 2018. The extent of the referral area is shown at Figure 3.

Of the total of 440 letters sent, the City received ten submissions: five objections and five in support. The main concerns relating to the proposed future development and the increase in student numbers were noise and traffic issues. A summary of the submissions can be found in [Attachment 2](#).



Figure 3 – Referral Area

*Item 12.1 Continued*

**STRATEGIC COMMUNITY PLAN IMPLICATIONS**

In accordance with the Strategic Community Plan Key Result Area: Built Belmont.

**Objective:** Achieve a planned City that is safe and meets the needs of the community.

**Strategy:** Encourage a wide choice and consistent implementation of development approaches.

**Objective:** Provide a safe, efficient and well maintained transport network.

**Strategy:** Encourage a broad range of transport alternatives and provide adequate management of traffic density, parking, congestion and safety of the transport network, in and surrounding the City of Belmont.

**POLICY IMPLICATIONS**

There are no policy implications associated with this report.

**STATUTORY ENVIRONMENT**

Under Local Planning Scheme No. 15 (LPS15), the objective of the 'Places of Public Assembly' zone is to allow for special places of assembly, such as halls, private schools, grounds for athletics, sports grounds with provision for spectators, racecourses, trotting track, stadia and/or showgrounds.

Under Clause 5.1 of LPS15, any development of land is to comply with the provisions of the Scheme.

A Master Plan is not a statutory document but will provide a strategic guide for Council in determining applications for future development of the AIC site.

**BACKGROUND**

<b>Lodgement Date:</b>	15/1/2018 and amended site plan 2/3/2018	<b>Use Class:</b>	N/A
<b>Lot Area:</b>	6.7348 ha	<b>LPS Zoning:</b>	Place of Public Assembly
<b>Estimated Value:</b>	N/A	<b>MRS:</b>	Urban

*Item 12.1 Continued*



Figure 4 – Extract MRS Map

### **History**

The site was originally developed in the 1970s and operated as the Kewdale Senior High School until the AIC purchased the site in 1999. Since that time, the AIC has occupied the site.

Development has occurred progressively at the site. Previous development included a number of patios and shade sails, some larger classrooms, covered walkways, toilets, recreation buildings and additions including the multi-purpose hall located on the President Street frontage. The most recent applications are as follows:

1. A Master Plan to guide development at the school was adopted by Council at the Ordinary Council meeting held on 7 February 2006.
2. Council at its OCM held on 23 May 2017 approved a two storey classroom addition, transportable resource classroom, bus wash-down bay and modifications to parking and vehicle access. The approved additions were not consistent with the approved Master Plan (2006) and Council therefore resolved to require the school to revise the Master Plan for the college.

The Master Plan is required to show all existing buildings and all future development of the school over a 10 to 15 year time frame, including details on maximum student and staff numbers, proposed buildings and land uses and all parking areas.

*Item 12.1 Continued*

3. On 13 December 2017, the Metro Central JDAP granted approval for alterations and additions to the school. This application comprised a two storey classroom addition, transportable resource classroom, bus wash-down bay and modifications to parking and vehicle access (previously approved by Council). In addition, this application also included refurbishment of the existing library and a single storey office administration building to be located at the corner of President Street and Rosina Street together with screening, a signage wall and fencing.
4. Building permits have now been granted for the two storey classroom addition (currently under construction), the refurbishment of the library and the new single storey office administration building and carpark.

**Master Plan**

The revised Master Plan was submitted on 15 January 2018. An amended site plan was then submitted on 2 March 2018 showing the location of 40 bicycle bays which was a condition of the JDAP approval granted on 13 December 2017.

The Master Plan details the current and proposed school buildings in five stages, summarised in Table 1 below.

Stage	Development	Proposed Construction Date
Stage 1	Primary school classroom addition and carpark upgrades.	<u>2017</u> Planning approval issued 23 May 2017 and 13 December 2017. Building permit granted on 9 November 2017 and amended 12 January 2018 for two storey classroom addition – currently under construction. Building permit granted 21 December 2017 for car park, paths, ramps and fence.
Stage 2	Office addition and new car park No. 7 resulting in a total of 236 car bays and 18 bus bays provided on site.	<u>2018</u> JDAP granted planning approval on 13 December 2017. Building permit granted 9 April 2018.
Stage 3	Library refurbishment.	<u>2018</u> JDAP granted planning approval on 13 December 2017. Building permit granted 9 April 2018.
Stage 4	Primary school addition – 8 classrooms; Change room refurbishment; High School additions – 8 classrooms.	<u>2019</u>
Stage 5	Swimming pool refurbishment; Gym/hall refurbishment; New Performance Art Theatre – 4 classrooms.	<u>2020</u>

*Table 1 – Master Plan Schedule*



*Item 12.1 Continued*

**Car Parking**

A total of 236 car bays will be provided on site comprising:

- 121 staff bays;
- 115 parent and drop off bays.

In addition, a total of 18 bus bays and 40 bicycle bays are provided on site.

The design proposes 7 separate car parking areas as follows:

- Car Park 1: 48 bays comprising of 12 staff, 36 high school parent/drop off bays. The car park is located on the corner of Rosina Street and President Street near the administration building. Entry only from Rosina Street and exit only onto President Street.
- Car Park 2: 74 bays comprising of 10 staff and 64 high school and primary school parent bays. This is the main parking area off President Street with an entry only crossover adjacent to the multi-purpose building and with an exit only crossover located adjacent to Tomato Lake (north eastern side boundary).
- Car Park 3: 24 bays comprising of 9 staff and 15 primary school parent bays (entry/exit as per Car Park 2).
- Car Park 4: 18 bus parking area off Rosina Street.
- Car Park 5: 41 staff parking area off Rosina Street with entry/exit crossover.
- Car Park 6: 14 staff bays adjacent to the existing high school administration block and library.
- Car Park 7: 35 staff parking bays.

Item 12.1 Continued

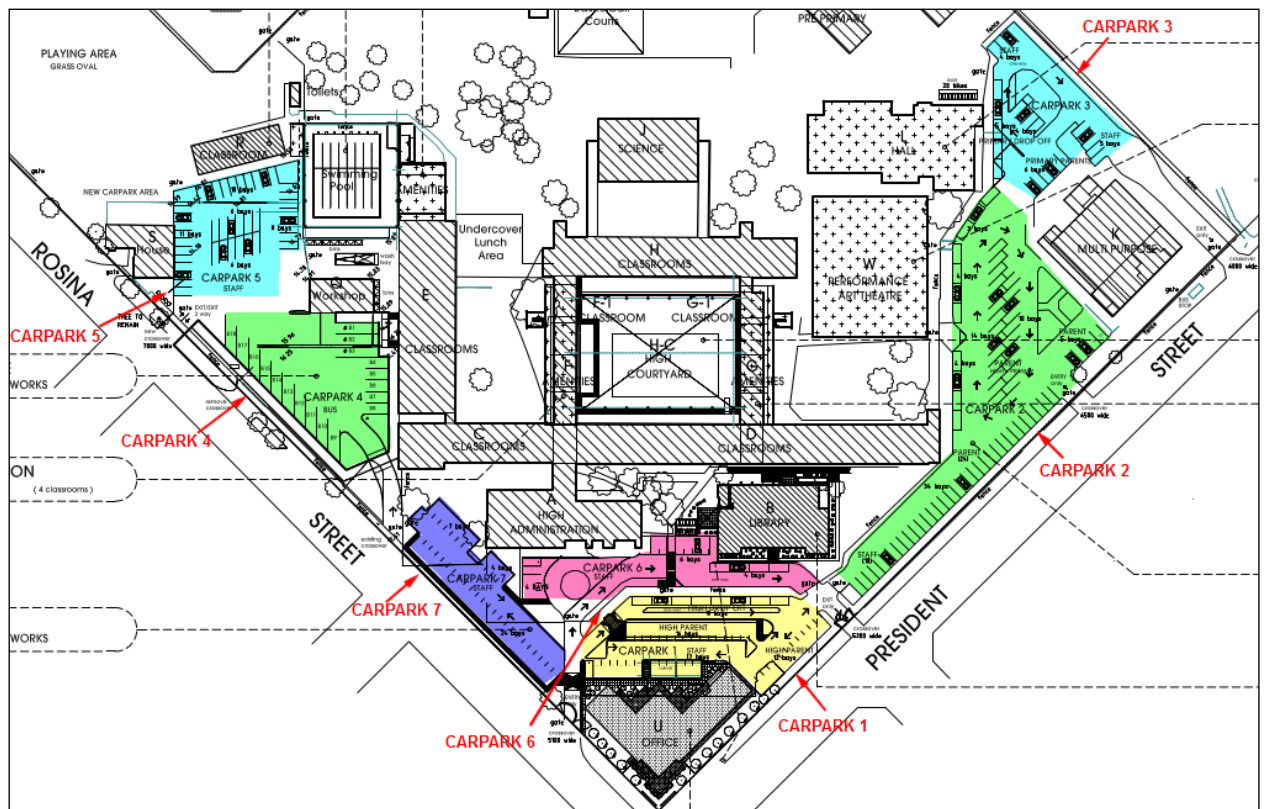


Figure 5 – Parking Areas

As part of the Master Plan the applicant also submitted a Traffic Impact Assessment Report (TIA) prepared by Transcore, providing a comprehensive assessment of the traffic circulation, access, location of crossovers, bus drop off/pick up and parking layout for the subject site and the proposed increased capacity (refer [Attachment 3](#)). This is discussed below in Officer Comment.

### Student/Staff Numbers

The applicant has advised that the existing number of students is 1350 with 125 staff.

On completion of Stages 1, 2 and 3 the school will cater for 1425 students comprising of 725 primary school students and 700 high school students with a total of 140 staff.

The maximum capacity of the College on completion of Stages 4 and 5 will be 1800 students with 170 staff.

*Item 12.1 Continued*

**OFFICER COMMENT**

The original Master Plan approved in 2006, provided direction and a basis for development of the school over the past 12 years. However approval for the two storey classroom addition granted by the City in 2017 was not in accordance with this endorsed Master Plan and the City therefore required a revised Master Plan.

The subject revised Master Plan 2018 now accords with the most recent approvals including the JDAP approval for the classroom addition, the new administration office, refurbishment of the school library and modifications to the access and parking layout for both the Primary and Secondary school components. These current approvals accord with Stages 1, 2 and 3 of the Master Plan and are currently under construction or about to commence.

The Master Plan Stages 4 and 5 are for future development on the site comprising of additional classrooms, new performance art theatre and refurbishment of existing amenities comprising of change rooms, swimming pool and gymnasium/hall. On completion of these latter stages, the College will cater for 1800 students with a total of 170 staff.

At the conclusion of the advertising period, 10 submissions were received of which five raised concerns regarding the increase in numbers resulting in an increase in noise and traffic congestion.

In regard to noise concerns, the premises must comply with the *Environmental Protection (Noise) Regulations 1997*.

In regard to traffic concerns, a TIA was prepared by Transcore as part of the development application and subsequent approval for alterations and additions to the College relating to Stages 1, 2 and 3 of the Master Plan. The proposed traffic and access arrangements include separate high school and primary school drop off and pick up areas as well as staff parking. Internal vehicle circulation is provided to prevent internal congestion and provides for safer and efficient drop off and pick up zones and parking areas. A separate bus parking area and staff parking area is also proposed off Rosina Street.

*Item 12.1 Continued*

Transcore has now updated the TIA to include future development of the college as per Stages 4 and 5. The TIA assesses the potential increase in student numbers and associated increase in vehicles and evaluates the resultant traffic impact on the surrounding road network. Figure 6 below shows the current approved traffic movements including ingress/egress system for the college which reduces the number of conflicting movements at President Street and Rosina Street crossovers. This streamlines traffic flow and avoids unnecessary queueing at the crossovers.



*Figure 6 - Extract Traffic Impact Assessment – approved access/egress system*

The TIA further states that the additional 450 students (above existing student numbers) will result in an increase of approximately 33% of overall student numbers (total 1800). Based on the 2016 vehicle count survey and due to the higher than average car-pooling rate (an average child per car ratio of three children per car occupancy), the TIA states that a further 380 private cars per day would be required to transport the additional students to and from the college twice daily. The College also advised that the ratio of families with children in primary school only, primary and high school and high school only is about 38%/30%/32%. Accordingly the respective car utilisation split per each stream would be 145/114/122 cars. The TIA therefore states that the estimated post expansion traffic volumes for Stages 4 and 5 will result in an additional 270 vehicle trips (inbound and outbound) during a typical weekday peak afternoon pick up hour (refer Figure 7).

The TIA notes that the college bus pool of 3 large buses and 15 mini buses (total of 18 buses) would remain the same and given the above trip details, the additional traffic associated with the increased numbers as noted in the TIA is considered to be acceptable.

*Item 12.1 Continued*



*Figure 7 – Extract Traffic Impact Assessment Estimated Completion Stages 4 and 5 Afternoon Peak Hour Traffic*

Concerns were also raised regarding traffic impact and safety issues in regard to traffic in adjacent local roads exiting onto President Street and Orrong Road. Traffic lights were also suggested for the intersection of President Street and Orrong Road. Orrong Road is designated as 'Other Regional Road' and is controlled by Main Roads WA.

The results of SIDRA<sup>1</sup> analysis by Transcore (refer [Attachment 3](#) – Appendix C) of the post-expansion scenario for the three President Street crossovers and the intersection of President Street and Rosina Street confirms that the additional 270 vehicle trips during peak hour is not expected to have an adverse impact on traffic operations. Consequently, no traffic lights are required at the intersection of Orrong Road and President Street at this time.

The new crossover format combined with the internal car parking modifications, including the provision of drop off/pick up facilities for both the primary and high school students, together with the provision of a designated bus drop off/pick up facility, will alleviate existing queueing and congestion along President Street and will improve overall traffic circulation associated with the college. This configuration was approved as part of the most recent development approvals for the site and is currently under construction as part of Stages 1-3. This modified access and parking layout will solve the current traffic congestion in the vicinity of the college and improve traffic flow, especially at peak times. Accordingly, the future additional traffic associated with Stages 4 and 5 of the Master Plan can be effectively accommodated on site through the revised drop off/pick up and parking layout. The approved parking and access redesign and therefore the traffic flow and intersection function are therefore considered appropriate.

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<sup>1</sup> SIDRA is a software package used for intersection and traffic network design and capacity analysis.



*Item 12.1 Continued*

Furthermore, an assessment of the parking provision for Stage 4 and 5 shows that there is a surplus of 126 bays provided on site as outlined in Table 2 below:

	School Numbers	LPS15 Ratio	Required	Proposed
Classrooms	105 classrooms	1 space per classroom (primary and secondary)	105	
Year 12 students	125 students	1 space per 25 secondary students in final year	5	
<b>Total</b>			110	*236
				<b>(126 Surplus)</b>
<i>*Comprises 121 staff and 115 parent parking spaces</i>				

*Table 2 – Parking Assessment*

In conclusion, it is considered that the future development as outlined in Stages 4 and 5 of the Master Plan can be accommodated on site. As outlined in the TIA, it is considered that the additional traffic movements and parking provision will not have an adverse impact on the adjacent road network due to the approved traffic, access and parking/drop off and pick up arrangements which separate the high school, primary school, staff and bus parking areas. The parking provided far exceeds the requirement and is therefore compliant.

The college not only provides educational facilities but also a multi-purpose educational building currently well utilised by the wider community.

Given the above, it is recommended that the Council endorse the Master Plan as a strategic guide for the future expansion of the school and associated facilities.

Endorsement of the Master Plan does not remove the need for the AIC to lodge development applications for the future Stages 4 and 5. A development application is required for each stage and that application will be assessed on its merits and in accordance with Scheme requirements at that time.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **SOCIAL IMPLICATIONS**

There are no social implications associated with this report.

*Item 12.1 Continued*

**OFFICER RECOMMENDATION**

That Council:

1. Endorse the Master Plan 2018 as a strategic guide for future development applications on the Australian Islamic College site at Lot 9500 (147-159) President Street, Kewdale.
2. Advise the applicant that Council's endorsement of the Master Plan 2018 does not negate the need for the Australian Islamic College to lodge formal development applications for future Stages 4 and 5 as outlined in the Master Plan 2018 and that any application will be determined on its merits and in accordance with Scheme requirements at that time.
3. Advise all those that made submissions of Councils decision.

**ALTERNATIVE COUNCILLOR MOTION**

**ROSSI MOVED, POWELL SECONDED,**

*That Council:*

1. ***Endorse the Master Plan 2018 as a strategic guide for future development applications on the Australian Islamic College site at Lot 9500 (147-159) President Street, Kewdale.***
2. ***Advise the applicant that Council's endorsement of the Master Plan 2018 does not negate the need for the Australian Islamic College to lodge formal development applications for future Stages 4 and 5 as outlined in the Master Plan 2018 and that any application will be determined on its merits and in accordance with Scheme requirements at that time.***
3. ***Advise all those that made submissions of Councils decision.***
4. ***Directs the CEO to review the parking situation before the end of the school year to ensure the parking arrangements are working effectively and to report these findings to Councillors via a memo.***
5. ***Directs the CEO to write to the Principal of the Australian Islamic College requesting the formal communication of the traffic modifications to all parents and staff, including requesting parents to refrain from using the public car park at Tomato Lake during drop off and pick up times and to request parents comply with traffic rules regarding blocking the roundabout on President Street.***

**CARRIED 5 VOTES TO 2**

*For: Davis, Marks, Powell, Rossi, Ryan  
Against: Cayoun, Sekulla*

**Reason:**

**To ensure the strategies put in place are effectively dealing with the parking problem.**

**12.2 DRAFT GREAT EASTERN HIGHWAY URBAN CORRIDOR STRATEGY**

## **BUILT BELMONT**

### **ATTACHMENT DETAILS**

<b><u>Attachment No</u></b>	<b><u>Details</u></b>
<b>Attachment 4 – Item 12.2 refers</b>	<a href="#"><u>Draft Great Eastern Highway Urban Corridor Strategy</u></a>
<b>Attachment 5 – Item 12.2 refers</b>	<a href="#"><u>Executive Summary</u></a>

Voting Requirement	:	Simple Majority
Subject Index	:	128/018–Great Eastern Corridor Plan
Location / Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	28 March 2017 Ordinary Council Meeting Item 12.10
Applicant	:	N/A
Owner	:	Various
Responsible Division	:	Community and Statutory Services

### **COUNCIL ROLE**

<input type="checkbox"/>	<b>Advocacy</b>	<i>When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	<b>Executive</b>	<i>The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	<b>Legislative</b>	<i>Includes adopting local laws, local planning schemes and policies.</i>
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<input type="checkbox"/>	<b>Quasi-Judicial</b>	<i>When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>

### **PURPOSE OF REPORT**

For Council to consider adopting the draft Great Eastern Highway (GEH) Urban Corridor Strategy for public consultation.



*Item 12.2 Continued*

**SUMMARY AND KEY ISSUES**

The GEH Urban Corridor Strategy is a strategic planning document that has been prepared by planning consultants Taylor Burrell Barnett (TBB) on behalf of the City.

The purpose of the Strategy is to establish a 'vision' for the GEH corridor that responds to its physical, social and economic context, community aspirations and relevant planning frameworks. In doing so, it addresses matters relating to land use, built form, the public realm and access arrangements, and provides a series of recommendations for implementing the vision.

It is recommended that Council adopt the draft GEH Urban Corridor Strategy for public consultation.

**LOCATION**

The GEH Urban Corridor Strategy relates to lots directly fronting GEH, between the Graham Farmer Freeway in Rivervale and Ivy Street in Redcliffe (refer to Figure 1 below).



*Figure 1 – Extent of Great Eastern Highway Urban Corridor*

*Item 12.2 Continued*

**CONSULTATION**

Community involvement formed a critical component in the preparation of the GEH Urban Corridor Strategy. In November 2017, the City hosted two Community Visioning and Design Workshops which sought to identify key principles and themes that would define an overall vision for the area. These workshops were facilitated by TBB and were attended by 48 community stakeholders, including landowners, residents and business owners.

Each workshop followed the same format, which commenced with several presentations providing background and context to the project, including an outline of the governance and planning framework, an analysis of opportunities and constraints, and case study comparisons. Following the presentations, the attendees were divided into groups of approximately seven to nine members and placed on separate tables with a facilitator to run two workshop exercises. These exercises involved:

1. A values analysis, the review of draft design principles and the preparation of a vision statement; and
2. The collection of feedback from attendees on their relationship to the corridor in terms of land use, the public realm, movement and built form aspects to inform draft design scenarios.

The key themes and points made at the workshops by the attendees are summarised as follows:

- There is a desire to take advantage of the Corridor's proximity to the Swan River and improve access and connections to the Swan River as a means of providing greater amenity.
- Land uses along the Corridor should be improved to increase the vitality of the area.
- Landscaping was valued, although it was considered that significant improvements to landscaping are required along the Corridor.
- Density along the Corridor is supported in suitable locations, such as within close proximity to public transport and high amenity areas.
- Active uses on the ground floor of apartment buildings was supported.
- Parking should be provided underneath or behind buildings.

A report summarising the proceedings and findings of the workshops has been made available to the public via the City's website.

*Item 12.2 Continued*

**STRATEGIC COMMUNITY PLAN IMPLICATIONS**

In accordance with the Strategic Community Plan Key Result Area: Built Belmont.

**Objective:** Achieve a planned City that is safe and meets the needs of the community.

**Strategy:** Encourage a wide choice and consistent implementation of development approaches.

**Corporate Key Action:** Facilitate the development of a Corridor Plan for Great Eastern Highway.

**Objective:** Provide a safe, efficient and well maintained transport network.

**Strategy:** Encourage a broad range of transport alternatives and provide adequate management of traffic density, parking, congestion and safety of the transport network, in and surrounding the City of Belmont.

In accordance with the Strategic Community Plan Key Result Area: Business Belmont.

**Objective:** Maximise Business Development Opportunities.

**Strategy:** Attract and support high quality business development and the sustainable use of land in Belmont, including Perth Airport, by providing information and assistance to businesses seeking to establish operations in the City.

In accordance with the Strategic Community Plan Key Result Area: Natural Belmont.

**Objective:** Protect and enhance our natural environment.

**Strategy:** Develop quality public open space in accordance with community needs.

**Strategy:** Protect and enhance the Swan River foreshore respecting its environmental values, social benefits and cultural significance in guiding land use, civic design and development.

In accordance with the Strategic Community Plan Key Result Area: Social Belmont.

**Objective:** Create a City that leads to feelings of wellbeing, security and safety.

**Strategy:** Activate public spaces as a means to improving community spirit and sense of belonging.

**POLICY IMPLICATIONS**

There are no policy implications associated with this report.

*Item 12.2 Continued*

**STATUTORY ENVIRONMENT**

**Strategic Planning Framework**

**Perth and Peel @ 3.5 Million**

The Perth and Peel regions will need to accommodate significant population growth by 2050; an additional 1.5 million people requiring approximately 800,000 new homes. The Western Australian Planning Commission's (WAPC) Perth and Peel @ 3.5 million strategic planning framework requires that a substantial amount of this growth (i.e. 47%) be delivered through infill developments. It identifies that the City of Belmont's population will increase from 37,360 to 60,260 people by 2050 and to accommodate that increase an additional 10,410 dwellings will be required.

It has been recognised that the 'business-as-usual' approach to planning will not adequately accommodate this growth without significant detriment to the liveability of the City as well as strain on finances, resources and the environment. There is a directive from the State Government to plan areas in such a way that would:

- Promote a more energy efficient and consolidated urban form;
- Reduce the overall need to travel; and
- Support the use of public transport, cycling and walking for access to services, facilities and employment.

It is widely accepted that higher residential densities and mixed use developments within walkable catchments of activity centres and high frequency transit nodes has the potential to reduce car dependence, increase accessibility for those without access to private cars, and therefore reduce road congestion and infrastructure demand. It also provides for housing diversity and opportunities for more affordable living within vibrant areas that are well connected with services, employment and public transport.

Perth and Peel @ 3.5 million promotes the concept of 'urban corridors' as a way of achieving integrated land use and transport outcomes. Urban corridors, as defined by the framework "...provide connections between station precincts, activity and industrial centres, and operate not just as roads for the movement of vehicles or reserves for major infrastructure, but provide locations for increased and diversified places for people to live and work...". Great Eastern Highway has been identified as an urban corridor by the framework as it provides a connection between the Burswood and Perth Airport Activity Centres.

The framework suggests that focus should be given to investigating increased residential densities and mixed land uses along urban corridors. In doing so, an understanding of the existing and future function of the urban corridor from both a transport and land use perspective is needed to determine future growth opportunities. When considering areas for intensification, emphasis should be given to maintaining the operational efficiency of the transport network, enhancing urban amenity and ensuring minimal impact on the surrounding urban fabric.

*Item 12.2 Continued*

**City of Belmont Local Planning Strategy**

The City of Belmont Local Planning Strategy (2011) is the strategic planning document that broadly sets out the long-term planning direction for the City and informed the preparation of Local Planning Scheme No. 15 (LPS15). It recognised that GEH is the only major regional road within the City that provides direct access to many individual commercial properties. It recognised that many sections had traffic, amenity, access and safety problems as a result of its dual role as a traffic mover and access street.

The key objectives of the Local Planning Strategy and its supporting sub-strategies, as relevant to GEH, are as follows:

- Utilise the development process to rationalise and improvement traffic access to commercial properties along GEH.
- Facilitate the upgrade of GEH at the earliest opportunity.
- Provide more frequent and safe pedestrian crossing points along GEH.
- Provide for higher density residential development along GEH, in addition to mixed use, landmark buildings that create an entry statement and a high standard of urban amenity.

It should be noted that since the preparation of the Local Planning Strategy, GEH has undergone a major upgrade which was completed in 2013.



*Item 12.2 Continued*

**BACKGROUND**

**Great Eastern Highway Corridor**

Great Eastern Highway is a 590 kilometres long road that links Perth and Kalgoorlie. A 6.4 kilometre portion of GEH Corridor traverses the City of Belmont from the south-west at the Graham Farmer Freeway in Rivervale, to the north-east at Ivy Street in Redcliffe. It serves as a vital connection between Perth Airport and Perth Central Business District and is located near several regional attractions, including the Crown Casino, Optus Stadium, Ascot Racecourse and the Swan River. It feeds the Belmont Business Park and the industrial area surrounding Perth Airport, and provides access to adjacent residential areas. It also provides a catalyst for The Springs, Golden Gateway and Development Area 6 (DA6) redevelopment areas.

The Corridor in relation to the surrounding area is shown in Figure 2 below.

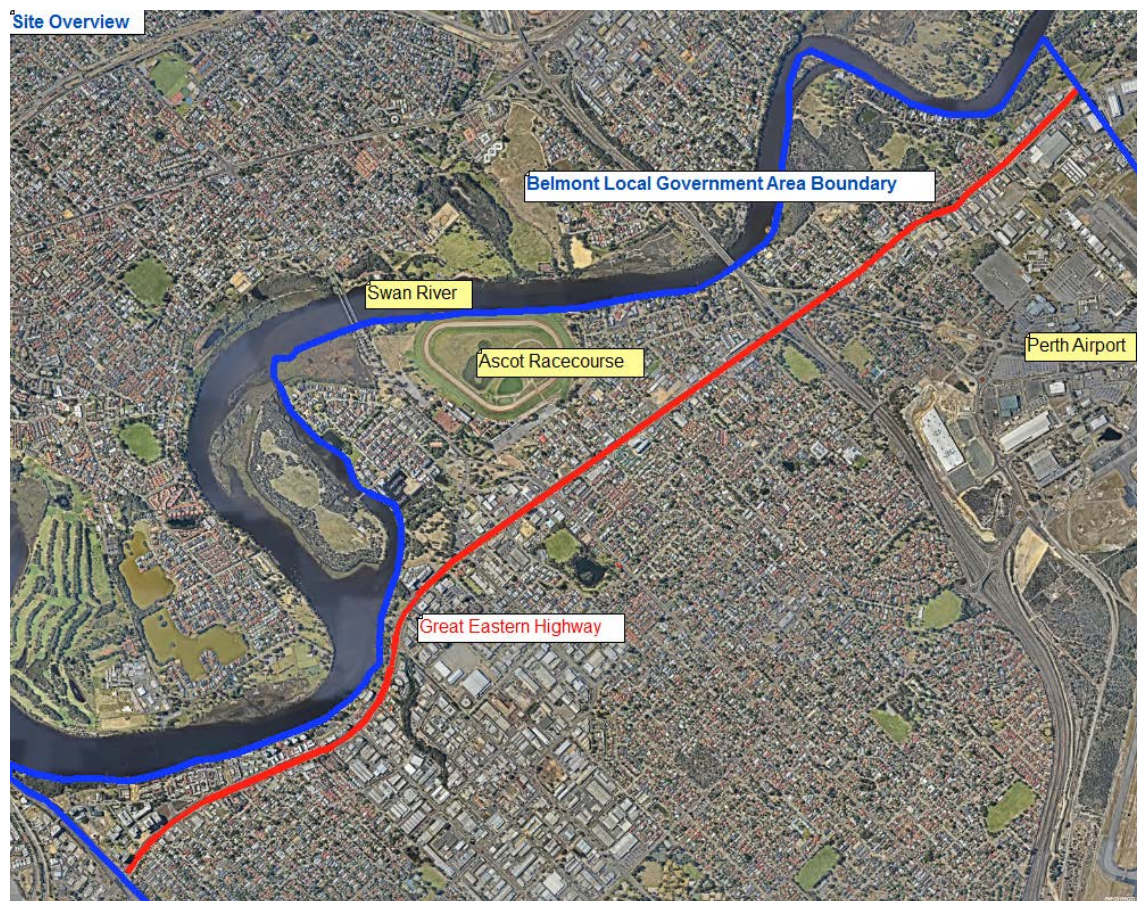


Figure 2 – Site Overview

Great Eastern Highway carries substantial traffic volumes, with up to 80,000 vehicles per day (vpd) being accommodated in sections, with an average of 65,000 vpd along its length. It is currently constructed as a six-lane dual carriageway between the Causeway and Tonkin Highway, after which it becomes a four-lane single carriageway. Great Eastern Highway is reserved under the Metropolitan Region Scheme (MRS) as a 'Primary Regional Road' and is under the care and control of Main Roads Western Australia (MRWA).



*Item 12.2 Continued*

Built form, land use and the zoning of land abutting the Corridor varies along its length, but is predominantly commercial in nature. Residential development is a significant feature of the Corridor, particularly in the south-western and north-eastern sections where high-density and low-density residential development exists. A sensitive, low-density area that is zoned to support the horse-racing industry is located between GEH, Ascot Racecourse, the Swan River and Tonkin Highway, on the northern side of the Corridor. An extract of the LPS15 zoning map in relation to the Corridor is shown in Figure 3 below.

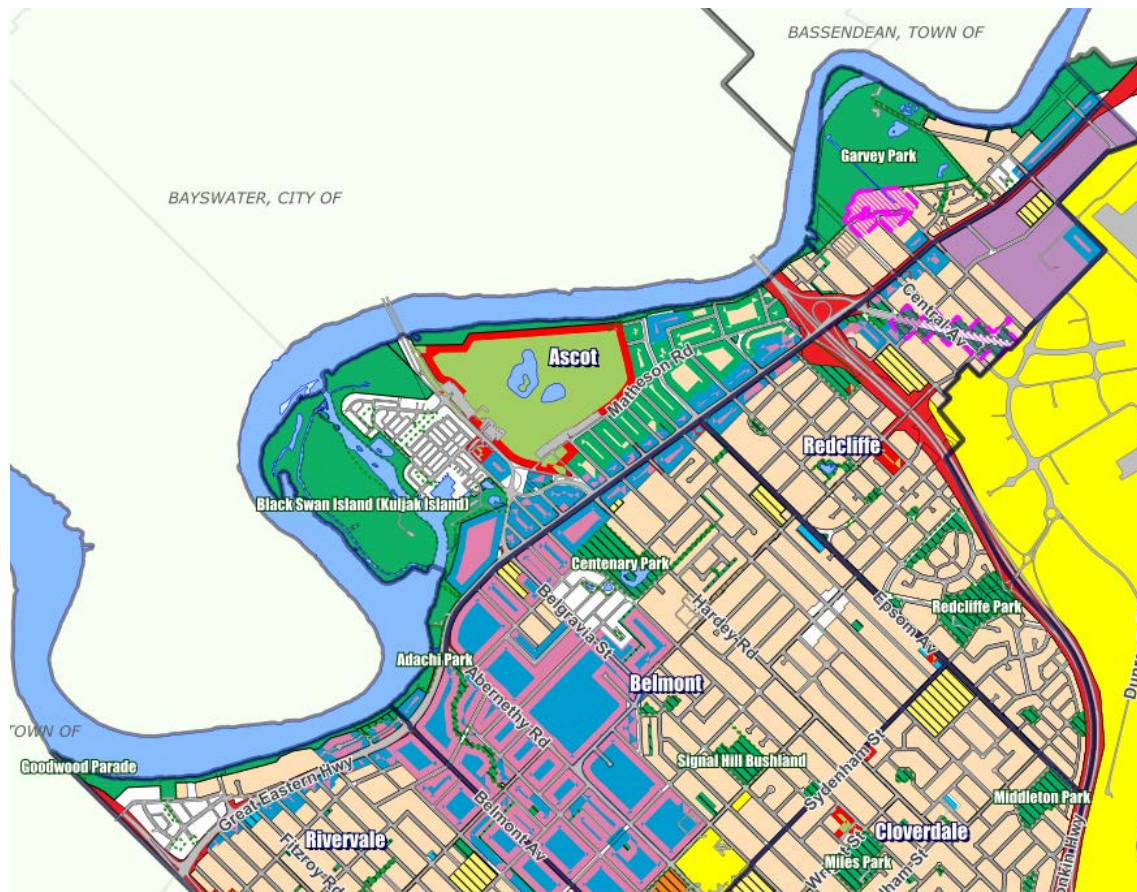


Figure 3 – Local Planning Scheme No. 15 Zoning Map

Whilst GEH is a strategically important transport route and activity corridor for Perth, it does not perform these functions well. The Corridor suffers from congestion and offers little amenity for pedestrians, cyclists and businesses. Land uses along the Corridor are uncoordinated and access through the area, including to high amenity areas such as the Swan River, is disconnected. The existing planning frameworks that apply to the Corridor have not responded to these issues and in some cases are leading to inappropriate development outcomes.

*Item 12.2 Continued*

**Draft Urban Corridor Strategy**

The draft GEH Urban Corridor Strategy is a strategic document that has been prepared to identify an overall vision for the Corridor and establish a series of implementation strategies to ensure that the vision is realised. The draft Strategy is structured into the following five distinct parts:

1. **Introduction and Background:** This section provides an overview of the purpose of the Strategy and considers the key characteristics of the area and the strategic context.
2. **Vision and Themes:** This section establishes the vision of transforming the GEH Corridor into a great urban boulevard and destination; a high-amenity area with captivating spaces and places. The four themes underpinning this vision are:
  - Theme 1: Connecting people and places
  - Theme 2: Making captivating streets and spaces
  - Theme 3: Fostering employment and liveability
  - Theme 4: Creating a memorable city fabric.
3. **Urban Design Framework:** This section defines a desirable urban design outcomes for the Corridor that respond to community aspirations. It focusses on the key elements of public realm, movement, land use and built form, and is intended to guide development along the Corridor.
4. **Urban Corridor Precincts:** This section identifies four Corridor Precincts to provide area-specific guidance on their future growth and development in accordance with the urban design framework. The four precincts are:
  - Precinct 1: Graham Farmer Freeway to Belmont Avenue
  - Precinct 2: Belmont Avenue to Hardey Road
  - Precinct 3: Hardey Road to Tonkin Highway
  - Precinct 4: Tonkin Highway to Ivy Street.
5. **Strategies and Implementation:** This section recommends a framework and a series of actions for implementing the Strategy's vision for transforming the Corridor.

A copy of the draft Strategy and a summary of the key elements of the draft Strategy are provided as [Attachment 4](#) and [Attachment 5](#), respectively.



*Item 12.2 Continued*

**OFFICER COMMENT**

The preparation of the Strategy represents the first step in transitioning GEH into a functional and high amenity urban corridor, as promoted by the WAPC's Perth and Peel @ 3.5 million. It has been prepared in collaboration with the community who expressed a desire to take advantage of the Corridor's proximity to the Swan River as well as improve land uses, landscape amenity and the pedestrian and cycle network. These values have informed the vision and the themes that underpin the Strategy, where emphasis has been given to improving the amenity, connectivity and land use mix of the Corridor.

While there is no statutory requirement for the Strategy, it has become apparent that a strategic approach to the planning of the Corridor is necessary to respond to several issues which have emerged. Since the preparation of the City's Local Planning Strategy and LPS15, the Corridor has undergone a significant transformation stemming from a major upgrade undertaken in 2013. The existing planning frameworks did not contemplate the development pressures now experienced such traffic congestion, access restrictions, land use conflict and poor pedestrian and cycling amenity and connectivity. It is therefore considered that the Strategy represents an appropriate mechanism for guiding future planning of the Corridor and addressing issues holistically.

The Strategy investigates the existing function and context of GEH and identifies how it should be developed in such a way that aligns with the community aspirations, contemporary planning practice and the Corridor's transport needs. The Urban Design Framework and Urban Corridor Precincts sections of the Strategy bring these elements together to identify:

- Key activity nodes where intensive land uses and mixed use development should be prioritised and transition areas where less-intensive land uses and development can occur.
- Site-specific vehicular access arrangements that recognise constraints such as topography and lot configuration.
- Locations where pedestrian and cycling connectivity across the Corridor should be improved.
- The type and location of various public realm improvements.
- Appropriate building setbacks, heights, scale and a transition that responds to the varied neighbourhood character and the surrounding areas.
- Key landmark sites where high-quality built form should be prioritised to have a strong visual impact on the surrounding area.

The Strategies and Implementation section identifies several deficiencies in the existing planning framework that have led to undesirable development outcomes along the Corridor. It also provides recommendations on how these deficiencies should be addressed by way of modifying the existing planning framework and preparing new statutory planning instruments. These recommendations will inform the review of the City's Local Planning Strategy and Local Planning Scheme, and it is anticipated that it will subsequently provide clarity for developers, landowners and decision makers.

*Item 12.2 Continued*

**Process**

There are no regulatory requirements for advertising of this document. Nonetheless, it is recommended that Council adopt the draft Strategy for the purposes of public consultation. Given the scale and complexity of the draft Strategy, it is considered that a consultation period of 60 days would be appropriate. It is proposed that consultation be undertaken by way of:

- Letters being sent to landowners and occupiers of properties directly abutting the Corridor and within 100 metres of Great Eastern Highway.
- Letter being sent to relevant government agencies.
- A dedicated section of the City's website will display a notice and information pertaining to the Strategy.
- An advertisement being placed in the Southern Gazette newspaper.
- A social media campaign.

Following the conclusion of public consultation, the submissions received will be reviewed and the Strategy will be presented to Council to consider in light of the submissions. This will also inform consideration of the implementation options presented by the Strategy. In accordance with the first implementation task identified by both options, a likely recommendation is that Council will be requested to consider a draft Local Planning Policy that will support the Strategy. It is anticipated that the Local Planning Policy will also define the preferred implementation option by stipulating the planning tasks required to implement the Strategy.

**FINANCIAL IMPLICATIONS**

There are costs associated with advertising the draft GEH Urban Corridor Strategy, including the costs associated with a large mail out. These costs will be covered by the Planning Services operational budget.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**SOCIAL IMPLICATIONS**

The Great Eastern Highway Urban Corridor Strategy seeks to improve liveability along the Corridor through improvements to the amenity of the area through enhanced public realm, connectivity and activation. It is expected that over time it will provide the community with an opportunity to develop a strong sense of identity and pride of place.

*Item 12.2 Continued*

**OFFICER RECOMMENDATION**

- A. *That Council endorse the draft Great Eastern Highway Urban Corridor Plan for the purposes of public advertising.***
- B. *That public advertising for a period of 60 days be effected through:***
  - i. *Letters being sent to landowners and occupiers of properties directly abutting the Corridor and within 100 metres of Great Eastern Highway.***
  - ii. *Letters being sent to relevant State Government agencies.***
  - iii. *A dedicated section of the City's website displaying a notice and information pertaining to the Strategy.***
  - iv. *An advertisement being placed in the Southern Gazette.***
  - v. *A social media campaign.***

**OFFICER RECOMMENDATION ADOPTED EN BLOC BY ABSOLUTE MAJORITY –  
REFER TO RESOLUTION APPEARING AT ITEM 12**

**12.3 APPLICATION TO AMEND LOCALITY BOUNDARY – BELMONT / ASCOT**

**BUSINESS EXCELLENCE BELMONT**

**ATTACHMENT DETAILS**

<b>Attachment No</b>	<b>Details</b>
<b>Attachment 6 – Item 12.3 refers</b>	<a href="#"><u>Application to Amend Boundaries - Ascot</u></a>
<b>Attachment 7 – Item 12.3 refers</b>	<a href="#"><u>Table of Survey Responses</u></a>

Voting Requirement	:	Simple Majority
Subject Index	:	117/008 – Naming of Roads, Streets, Localities, Wards, Suburbs
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	Council of Owners, Balneum Apartments – 88 Great Eastern Highway, Belmont
Owner	:	N/A
Responsible Division	:	Corporate and Governance

**COUNCIL ROLE**

<input checked="" type="checkbox"/>	<b>Advocacy</b>	<i>When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	<b>Executive</b>	<i>The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	<b>Legislative</b>	<i>Includes adopting local laws, local planning schemes and policies.</i>
<input type="checkbox"/>	<b>Review</b>	<i>When Council reviews decisions made by Officers.</i>
<input type="checkbox"/>	<b>Quasi-Judicial</b>	<i>When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>

**PURPOSE OF REPORT**

For Council to consider an application to amend the locality boundary for the suburbs of Belmont and Ascot (refer [Attachment 6](#)) and make recommendation to Geographic Names – Landgate for determination if required.

*Item 12.3 Continued*

**SUMMARY AND KEY ISSUES**

The Council of Owners, Balneum Apartments, 88 Great Eastern Highway have submitted an application to amend the boundary between the localities of Ascot and Belmont. The application requests that Council support the inclusion of the area outlined in orange on Map 1 below as part of Ascot. Currently this area is included in the suburb of Belmont.

The Council is to consider the application and if required, make a submission to Landgate for Landgate's final determination.

**LOCATION**

The subject area is a portion of the Belmont suburb located between Rivervale and Ascot on the western side of Great Eastern Highway. Belmont extends to the eastern side of Great Eastern Highway.

The properties contained within this section include apartments 1 – 29 / 88 Great Eastern Highway (Balneum Apartments), Cellarbrations Liquor, The Cray Restaurant and offices.



Map 1: Area subject of application to amend boundary



*Item 12.3 Continued*

**CONSULTATION**

City officers have consulted with emergency service agencies to ascertain if there have been any instances (or foreseen future issues) where the agency has had difficulty locating the precise addresses included within the area identified. A summary of the responses is included below.

Agency	Consultation Response
St. John Ambulance Metro Operations	I have had a response to your enquiry and there are no known problems accessing or locating the address as per your email below.
Department of Fire and Emergency Services Belmont Fire Station	We could not think of any instances where DFES Officers have had difficulty locating the precise address of properties in the highlighted area, nor do we foresee any issues in the future.
Western Australia Police Belmont Police Station	I am unaware of any instances when police officers have had difficulty locating addresses within the nominated area or of any future issues that may arise.
Australia Post – Welshpool Delivery Centre	We can envisage no problems at all.

Further consultation was undertaken with 309 affected and surrounding property owners (referral area highlighted on the map below) to ascertain the level of support for the proposed boundary amendment from the wider community. A letter and survey was distributed on Friday, 16 March 2018, with the survey closing on Monday, 16 April 2018. The survey was loaded onto Belmont Connect and advertised on the City's Public Notice boards.



Map 2: Survey referral area.

*Item 12.3 Continued*

The question included in the survey was:

‘Do you support the amendment of the Belmont and Ascot locality boundaries for the area identified in Map 1 to be changed from Belmont to Ascot? Yes / No’

57 responses were received during the survey period as outlined in the Table of Survey Responses (see [Attachment 7](#)). It was indicated in the letter to property owners with the survey that as per Landgate policy non-return of the survey would be considered tacit consent for the proposed locality boundary amendment.

Summary of survey responses:

<b>NO</b>	<b>22</b>
Property Owner, Ascot	11
Property Owner, Belmont	10
Property Owner, Other	1
<b>YES</b>	<b>35</b>
Property Owner, 88 Great Eastern Highway (Balneum Apartments)	22
Property Owner, Ascot	7
Property Owner, Belmont	6
<b>Total Responses</b>	<b>57</b>

Various comments are included on the survey responses for both Yes and No responses as included in [Attachment 7](#).

Landgate have been consulted further to obtain supplementary advice and information on the process for the application. The advice from Landgate includes that the application would not be supported by Landgate, with reasons including the following:

- Historically the area has been locally known as Belmont for a significant period of time. The locality of Ascot (formed in 1991) was created from portions of Belmont and Redcliffe locality. Worth noting that; just west of the Balneum Apartments the road Belmont Avenue was named because it was the main road running through Location 34, which was the original Belmont Farm granted to Captain Francis Henry Byrne in 1831. Reference:- "List of Names Used for Streets, Suburbs, Perth Airport, Parks and Schools" City of Belmont. This is also historically relevant.
- Property development / redevelopment is not hindered by a locality boundary, development / redevelopment opportunities are defined by zoning etc.
- It seems the request / application generally revolves around a desire for the locality to be Ascot for marketing purposes as described on Page 2 of the application, this aspect is not a suitable justification for locality Boundary realignment.

*Item 12.3 Continued*

- Delivery of services should not be an issue because the building is very noticeable since its construction around 2003, the street address and building name are clearly displayed in large lettering on the front boundary wall. The building strata formalised in June 2004 shows the locality name Belmont clearly on the Address of Parcel of Strata Plan 45701 and all Certificate of Titles. As mentioned the building has been well established and defined for a considerable period of time during which Landgate has not received any complaints or evidence on identification issues from residents, service providers or emergency services. To enhance the property identification the body corporate could add the locality name Belmont to the existing address details on the boundary wall.
- Traffic levels and access matters would not alter through a locality boundary change, the building is on a major road that naturally carries a significant volume of traffic and the road has been designated to accommodate that requirement.

**STRATEGIC COMMUNITY PLAN IMPLICATIONS**

In accordance with the Strategic Community Plan Key Result Area: Business Excellence Belmont

**Objective:** Achieve excellence in the management and operation of the local government.

**Strategy:** Ensure that community requirements drive internal policies and processes.

**POLICY IMPLICATIONS**

There are no policy implications associated with this report.



*Item 12.3 Continued*

**STATUTORY ENVIRONMENT**

Sections 26 and 26A of the *Land Administration Act 1997* state that:

26. Land districts and townsites, constitution etc. of

(1) *In this section —*

***townsite*** —

- (a) *means townsite constituted under subsection (2); and*
- (b) *except in subsection (2)(a), includes land referred to in clause 37 of Schedule 9.3 to the Local Government Act 1995.*

(2) *Subject to section 26A, the Minister may by order —*

- (a) *constitute land districts and townsites; and*
- (b) *define and redefine the boundaries of, name, rename and cancel the names of, and, subject to this section, abolish land districts and townsites; and*
- (c) *name, rename and cancel the name of any topographical feature, road or reserve.*

(3) *An order made under subsection (2) may include such matters enabled to be effected under an order made under another provision of this Act as the Minister thinks fit.*

*[Section 26 amended by No. 38 of 2005 s. 8.]*

26A. New subdivisions, names of roads and areas in

(1) *If a person delivers a diagram or plan of survey of a subdivision of land approved by the Planning Commission to a local government, and the proposed subdivision includes the provision of a road for use by the public, that person must also deliver to the local government the name proposed to be given to the road.*

(2) *The local government may require the person so subdividing the land —*

- (a) *to propose a name for the proposed road or, if a name has already been proposed, to alter that name; and*
- (b) *to propose a name for the area the subject of the proposed subdivision, or if a name has already been proposed, to alter that name.*

(3) *If the local government approves a name proposed under subsection (1) or (2), the local government is to forward the proposal to the Minister.*

(4) *The Minister may —*

- (a) *approve the proposed name; or*
- (b) *direct the local government to reconsider the proposed name, having regard to such matters as the Minister may mention in the direction; or*
- (c) *refuse to approve the proposed name.*

(5) *A person must not —*

- (a) *assign a name to the area or road unless the name is first approved by the Minister;*
- (b) *alter or change a name that has been so assigned, whether initially or from time to time, to the area or road unless the Minister first approves of the alteration or change of that name.*

*Item 12.3 Continued*

**BACKGROUND**

The City received an application from the Balneum Apartments Council of Owners, 88 Great Eastern Highway Belmont requesting that part of the suburb of Belmont as outlined in Map 1 above be included in Ascot. The Applicant includes the following as the purpose for the application.

Purpose of Application:

- 1) To enhance and accelerate the proposed further development of the properties including Lot 88 Great Eastern Highway
- 2) To resolve the difficulty experienced by the residents at 88 Great Eastern Highway (29 Apartments) and businesses at 86 Great Eastern Highway in the delivery of services.

In Western Australia the practice of officially naming features, localities and roads is covered under Section 26 and 26A of the *Land Administration Act 1997*. The legislation is supported by policies and processes.

The Minister of Lands (the Minister) is responsible for the *Land Administration Act 1997*. Through delegated authority, the Minister enables Landgate to review submissions and identify, capture and maintain new place names, features, administrative boundaries, localities and roads within Western Australia and formally approve these actions on behalf of the Minister.

The Minister appoints the Geographic Names Committee (GNC) to provide expert advice on submissions considered to be controversial, of state significance or those seeking special consideration due to their non-compliance with the naming policies.

The Landgate document 'Policies and Standards for Geographical Naming in Western Australia' outlines how the Geographical Names Committee approves names and what principles guide the Committee's decisions.

The Landgate document 'Policies and Standards for Geographical Naming in Western Australia' includes the following:

***'Section 4.4 – Naming and boundary amendments***

*The official locality names are expected to be enduring. Landgate discourages any changes to official names without good reason, however each proposal will be considered on an individual basis and the merits of each case will be carefully considered.*

*Item 12.3 Continued*

**4.4.1 Proposed boundary amendments**

*The need to amend a locality boundary will arise when there is an impediment to the efficient delivery of services to an area, the ability to assign correct street address, further land development or as a result of the construction of a new major road.*

*The implementation of such changes will occur if a significant benefit to the community is identified. This includes:*

- *The amendment supports the requirements of the WA Police, emergency service responders and Australia Post.*
- *The amendment alleviates difficulties by the community in gaining access to and from the area.*
- *The benefits of the proposal to the community as a whole.*
- *The size of the area and the proposed boundaries.*
- *The amendment facilitates correct street addressing requirements as included in Australian Standards AS/NZS 4819:2011.*

*Submissions seeking changes for reasons of perceived status or financial benefit shall not be supported.'*

**Application Process**

Members of the general public may submit a proposal to the relevant local government to name or change the name of a locality. Such submissions may only be made if the naming or renaming can be demonstrated to be in the best interests of the community.

Following receipt of an application the local government is to ensure that all information provided by the applicant conforms with the policies outlined in the *'Policies and Standards for Geographical Naming in Western Australia'*, consult with Aboriginal communities for new names, consult with emergency service response agencies and consult with the public.

The proposal must then be endorsed by the relevant local government which is responsible for the area in / across which the locality is located.

Upon receiving a naming proposal from the general public the local government should initiate the naming process and make a formal submission to Landgate.

*Item 12.3 Continued*

History of the Area

Below is an extract from the booklet 'City of Belmont: A History of Opportunity' outlining that the northern boundary between Ascot and Belmont aligns generally with the original boundary of Lot 34 – Belmont Farm.

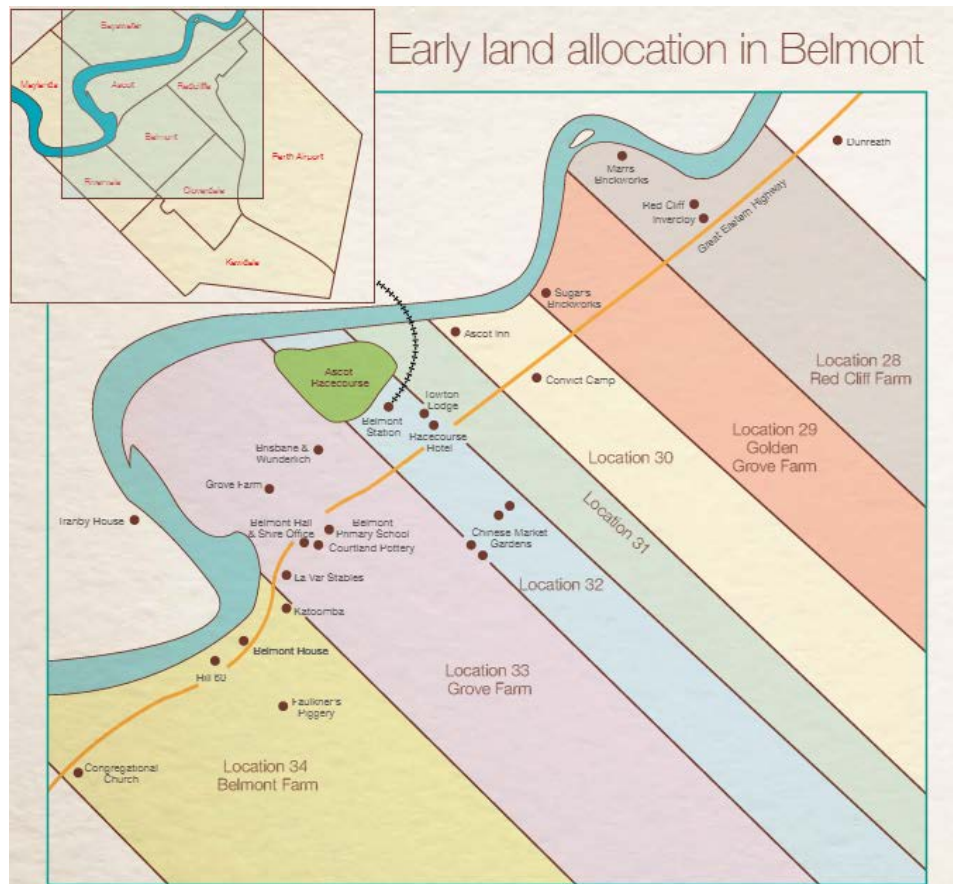


Figure 1: Early land allocation in Belmont

Prior to the formation of the locality of Ascot, the suburbs of Rivervale, Belmont and Redcliffe all had river frontage. The locality of Ascot was formed in 1991 from portions of the existing Belmont and Redcliffe localities.

The Town Planning and Building Committee Minutes of 5 November 1990 state that:

*'The suggestion for the name change came from ratepayers at a public meeting for residents of the Residential and Stables Zone held at the RSL Hall on 12 September 1990.*

*The Geographic Names Committee of the Department of Land Administration prefer easily recognisable boundaries to distinguish between localities.*

*The change to Ascot is supported because it reinforces the character and history of the unique area. Councillors will recall that IP20 Area was referred to by the Western Australian Planning Commission as 'Ascot Fields'.*

The current application to amend the locality boundaries was presented to Council at a Special Information Forum (SIF) held on 27 November 2017. A presentation was made at the SIF outlining the detail of the application, the history of the area and the process for amendment.

*Item 12.3 Continued*



Map 3: Current Suburb Boundaries – City of Belmont

Additional consultation has been carried out as outlined in the ‘Consultation’ section of this report.

### **OFFICER COMMENT**

Currently included in the subject area of land are the following properties:

- Adachi Park (located partly in Belmont and partly in Ascot)
- 88 Great Eastern Highway - Stage 1 of the Balneum Apartments
- 86 Great Eastern Highway - Cellarbrations Liquor Outlet, The Cray Restaurant and offices.

Properties adjacent to the subject area are located within Rivervale to the south of Belmont Avenue / Tanunda Drive and in Belmont with adjacent properties on the eastern side of Great Eastern Highway. The current boundary between Belmont and Ascot runs through the mid-section of Adachi Park. Ascot is located to the north with Adachi Park and an area of Parks and Recreation land separating it from Lot 150 which is zoned Mixed Use.

In the interests of public safety there are no implications with the current locality boundary, nor would there be with the proposed boundary change. As identified through consultation with emergency service agencies there have been no instances where life has been in danger due to the current addressing of this area. Emergency service agencies use mapping information provided by Landgate which is current and updated when required. If the locality is changed to Ascot, the mapping would be updated and therefore properties would be locatable through the same mapping search. It is important that residents provide the correct address details to service providers to ensure the address is identifiable using the current GPS systems and delivery of goods and services is effective.

*Item 12.3 Continued*

As outlined in part 4.4.1 of the '*Policies and Standards for Geographical Naming*' document the implementation of such changes will occur if a significant benefit to the community is identified. This includes:

- The amendment supports the requirements of the WA Police, emergency service responders and Australia Post
- The amendment alleviates difficulties by the community in gaining access to and from the area
- The benefits of the proposal to the community as a whole
- The size of the area and the proposed boundaries
- The amendment facilitates correct street addressing requirements as included in Australian Standards AS/NZS 4819:2011.

The consultation has identified that there has been no issues with the current addressing of the area from the WA Police, St John Ambulance, Department of Fire and Emergency Services or Australia Post and is not seen to be a significant benefit to the City of Belmont community as a whole.

There were a total of 22 respondents to the recent survey who oppose the amendment to the boundary. Two of the objectors were directly impacted landowners. Comments included on the survey responses from those who oppose the amendment included:

- Prefer to keep it as Belmont
- My family have had properties within this municipality all my life and I see no reason to change any part of it
- You let one building and surrounding area to change then you cannot refuse other buildings from changing boundaries. Let sleeping dogs lie
- I can see no benefit to the ratepayer. I assume it will cost the ratepayer. We cannot change boundaries every time someone decides the property they have bought in one suburb (at that suburb prices) wants the suburb to change to a more advantageous (I assume) name
- No valid reason provided other than Ascot having a higher property value. Area can just as easily be re-aligned as Rivervale
- The Belmont suburb should at least have a section that connects to the river. Without it, it would de-value the suburb further.

There were 35 respondents who agree with the amendment to the boundary in addition to the 'considered tacit consent' (as specified by the Landgate policy) from those who did not respond. It should be noted that of those 35 respondents, 22 were directly impacted landowners. Comments included on the survey from those who agree with the amendment included:

- I'm in favour of the boundary change, primarily for re-sale value
- It will be great to order an Uber cab that can pick you up at the right address, instead of waving your hands like a mad woman along Great Eastern Highway, trying to get the Uber driver to see where you are, the same with Uber Eats. They end up down the road
- Fully supportive of this name change
- We believe the location and 88 Great Eastern Highway building are prestige as is the suburb of Ascot. Would really appreciate the name change



*Item 12.3 Continued*

- Our main reason is that guests, visitors and delivery people think that Balneum Apartments is in Ascot anyway. They select the Ascot option that comes up in Google maps if they have an idea of the location, or get confused when we give address as Belmont and they try to find us without GPS. Looking at the boundaries on the map I can see why.

There are implications to supporting the amendment of locality boundaries without strong justification in line with the Landgate *'Policies and Standards for Geographical Naming in Western Australia'* as the flow on effect could be that others within the community may wish to apply for a locality boundary amendment for various reasons outside those contained within Landgate policy as justifiable reasons for amendment to a locality boundary.

The proposed amendment to the locality boundary does not strongly align with any of the Landgate principles to an extent that indicates change is needed. The current structure for locality boundaries includes river frontage in Rivervale, Belmont and Ascot. As there are a number of the community in opposition to the proposal there is not complete support for the amendment.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **SOCIAL IMPLICATIONS**

There are no social implications associated with this report.

### **OFFICER RECOMMENDATION**

That Council:

1. Not support the application from the Council of Owners, Balneum Apartments, 88 Great Eastern Highway, Belmont, to amend the locality boundaries for Belmont and Ascot; as it does not adequately demonstrate a need for change aligned with the criteria of the *'Policies and Standards for Geographical Naming in Western Australia'*
2. Request the Chief Executive Officer to notify Landgate of point 1 above
3. Note that the Chief Executive Officer will inform the applicant and respondents to the survey of the outcome.

*Item 12.3 Continued*

**ALTERNATIVE COUNCILLOR MOTION**

**ROSSI MOVED, DAVIS SECONDED,**

***That Council:***

- 1. Support the application from the Council of Owners, Balneum Apartments, 88 Great Eastern Highway, Belmont, to amend the locality boundaries for Belmont and Ascot as set out in Attachment 1***
- 2. Request the Chief Executive Officer to prepare a submission to Landgate outlining the process undertaken and the adopted position of Council.***

**CARRIED 7 VOTES TO 0**

**Reason:**

- 1. There is more than 90% support from the public for the change.**
- 2. The Great Eastern Highway/Tanunda Drive interchange was not made at the time of the formation of Ascot and now forms a perfect boundary between Ascot and Rivervale/Belmont. Along with the six lane highway separating Ascot from Belmont.**
- 3. Most people consider this location Ascot.**
- 4. Some businesses in this location use the Ascot name and the Council even calls Adachi Park in Ascot.**
- 5. Five of the six kilometres from Ivy Street to Graham Farmer Freeway are Ascot on the northern side of Great Eastern Highway. This leaves a 300m stretch as Belmont, which is confusing to the public.**
- 6. People are finding it difficult to understand where this small section of Belmont is positioned. Services, like tradesmen and taxis, are not properly aware of its position.**



**12.4 TENDER 05/2018 – MINOR/GENERAL CONCRETE WORKS INCLUDING STREET FURNITURE**

**BUSINESS EXCELLENCE BELMONT**

**ATTACHMENT DETAILS**

<b>Attachment No</b>	<b>Details</b>
<b>Confidential Attachment 1 – Item 12.4 refers</b>	<a href="#"><u>Tender 05/2018 - Price Schedule</u></a>
<b>Confidential Attachment 2 – Item 12.4 refers</b>	<a href="#"><u>Tender 05/2018 - Cost Comparison</u></a>
<b>Confidential Attachment 3 – Item 12.4 refers</b>	<a href="#"><u>Tender 05/2018 - Evaluation Matrix</u></a>

Voting Requirement : Simple Majority  
Subject Index : 114/2018-05  
Location/Property Index : N/A  
Application Index : N/A  
Disclosure of any Interest : Nil.  
Previous Items : N/A  
Applicant : N/A  
Owner : N/A  
Responsible Division : N/A

**COUNCIL ROLE**

- ☐ **Advocacy** *When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- ☒ **Executive** *The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- ☐ **Legislative** *Includes adopting local laws, local planning schemes and policies.*
- ☐ **Review** *When Council reviews decisions made by Officers.*
- ☐ **Quasi-Judicial** *When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*

**PURPOSE OF REPORT**

To seek Council approval to award Tender 05/2018 – Minor/General Concrete Works including Street Furniture installation.

*Item 12.4 Continued*

**SUMMARY AND KEY ISSUES**

This report outlines the process undertaken to invite and evaluate tenders and includes a recommendation to award Tender 05/2018 in accordance with the requirements of the *Local Government Act 1995*.

The contract is for minor concrete works including:

- Reinstatements to paths, crossovers, pram ramps and kerbing
- Installation of concrete footings and hard stands
- Concrete grinding
- Installation of bollards, hand-rails, rubbish bins and seats.

The contract period is for one year commencing 1 July 2018 with the option of two, one year extensions at the sole discretion of the City.

**LOCATION**

Not applicable.

**CONSULTATION**

There has been no specific consultation undertaken in respect to this matter.

**STRATEGIC COMMUNITY PLAN IMPLICATIONS**

In accordance with the Strategic Community Plan Key Result Area: Built Belmont.

**Objective:** Maintain Public Infrastructure in accordance with sound Asset Management practices.

**Strategy:** Manage the City's infrastructure and other assets to ensure that an appropriate level of service is provided to the community.

**Corporate Key Action:** Maintain Assets in accordance with Asset Management Strategy and associated Plans.

**POLICY IMPLICATIONS**

BEXB28–Purchasing

**POLICY OBJECTIVE**

This policy aims to deliver a high level of accountability whilst providing a flexible, efficient and effective procurement framework.

*Item 12.4 Continued*

**STATUTORY ENVIRONMENT**

This issue is governed in the main by the *Local Government Act 1995*, in particular Section 3.57 which states that “a local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services”.

**BACKGROUND**

An invitation to tender for Minor / General Concrete Works including Street Furniture was advertised in the West Australian newspaper on Saturday, 24 March 2018, closing on Tuesday, 10 April 2018 at 2pm.

18 sets of tender documents were downloaded from the City's eTendering portal by prospective tenderers and three responses were received from:

- Dowsing Group Pty Ltd
- Pear Contracting Pty Ltd
- Vera Builders Pty Ltd.

The City's current contractor elected not to submit a tender.

**OFFICER COMMENT**

The Evaluation Panel consisted of the Coordinator Contracts and Tenders, Acting Coordinator Works and Supervisor Works.

The Evaluation Panel assessed the tenders on the same selection criteria included with the tenders, being:

	<b>CRITERIA</b>	<b>WEIGHTING</b>
1	Company Profile	20%
2	Experience	20%
3	Company Capacity	20%
4	Safety	15%
5	Price	25%
	<b>TOTAL</b>	<b>100%</b>

[Confidential Attachment 1](#) - Price Schedule details the rates submitted by the tenderers. [Confidential Attachment 2](#) - Cost Comparison compares the cost of a sample of typical services required of the contractor. The figures from this comparison were used to calculate the score for the Price Criterion in the Evaluation Matrix (refer [Confidential Attachment 3](#)).

Dowsing Group are the current contractors for the construction of concrete paths and vehicular crossovers. They have proven to be reliable, completing works within required timeframes. Although Dowsing Group propose to subcontract some of the required services for this contract, their tender submission demonstrated that they have the experience and necessary procedures to manage projects and ensure that response times are adhered to.

*Item 12.4 Continued*

The Evaluation Matrix (refer [Confidential Attachment 3](#)) identifies Dowsing Group as the recommended supplier.

**FINANCIAL IMPLICATIONS**

Expenditure is estimated to be \$300,000 per annum. A price adjustment based on the annual Consumer Price Index (CPI) (All Groups Perth) to the March quarter preceding the contract extension date will be applied to any extension term.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**SOCIAL IMPLICATIONS**

There are no social implications associated with this report.

**OFFICER RECOMMENDATION**

***That Council:***

- 1. Accept the tender submitted by Dowsing Group for Tender 05/2018 – Minor/ General Concrete Works including Street Furniture (installation) as specified and in accordance with the schedule of rates provided as the most advantageous.***
- 2. Award the contract to Dowsing Group for an initial period of one year commencing 1 July 2018 with the option of two, one year extensions at the sole discretion of the City.***

***OFFICER RECOMMENDATION ADOPTED EN BLOC BY ABSOLUTE MAJORITY –  
REFER TO RESOLUTION APPEARING AT ITEM 12***

**12.5 QUOTE – BELMONT OASIS LEISURE CENTRE BUSINESS REVIEW, MANAGEMENT  
OPTIONS REVIEW AND DEVELOPMENT OF MARKET FACILITY SPECIFICATIONS FOR  
MANAGEMENT**

## **BUSINESS EXCELLENCE BELMONT**

### **ATTACHMENT DETAILS**

<b>Attachment No</b>	<b>Details</b>
<b>Confidential Attachment 4 – Item 12.5 refers</b>	<a href="#"><u>Quote - Evaluation Matrix</u></a>

Voting Requirement : Absolute Majority  
Subject Index : 114/2018-09  
Location/Property Index : N/A  
Application Index : N/A  
Disclosure of any Interest : Nil  
Previous Items : N/A  
Applicant : N/A  
Owner : N/A  
Responsible Division : Community & Statutory Services

### **COUNCIL ROLE**

- ☐ **Advocacy** *When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- ☒ **Executive** *The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- ☐ **Legislative** *Includes adopting local laws, local planning schemes and policies.*
- ☐ **Review** *When Council reviews decisions made by Officers.*
- ☐ **Quasi-Judicial** *When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*

### **PURPOSE OF REPORT**

To seek Council approval to accept the quotation and include funding in the 2018-2019 Annual Budget to enable the award of the contract for a consultant to undertake a business review of the Belmont Oasis Leisure Centre, review the Management Options and develop Market Facility Specifications for a Management Tender, if required.

*Item 12.5 Continued*

**SUMMARY AND KEY ISSUES**

This report outlines the process undertaken to obtain the services of a suitable consultant to:

- review the current business operations at Belmont Oasis Leisure Centre;
- analyse future management options; and
- develop tender specifications for future management of the Leisure Centre, if required.

**LOCATION**



Belmont Oasis Leisure Centre, Progress Way, Belmont

**CONSULTATION**

Belgravia Leisure has been made aware of the review and will provide access to data and information where available.

*Item 12.5 Continued*

### **STRATEGIC COMMUNITY PLAN IMPLICATIONS**

In accordance with the Strategic Community Plan Key Result Area: Business Excellence Belmont.

**Objective:** Apply sound and sustainable business management principles.

**Strategy:** Operate the City's land and facilities portfolio as an efficient investment.

**Corporate Key Action:** Implement the City's Land Asset Management Plan.

**Objective:** Maximise organisational effectiveness and reputation as an organisation, employer and a community.

**Strategy:** Ensure that the organisation's capacity and capability meets strategic, customer and operational needs.

In accordance with the Strategic Community Plan Key Result Area: Social Belmont.

**Objective:** Encourage a high standard of community health and well-being.

**Strategy:** Identify and support initiatives that promote healthier and more active lifestyles.

### **POLICY IMPLICATIONS**

BEXB28–Purchasing

#### **POLICY OBJECTIVE**

This policy aims to deliver a high level of accountability whilst providing a flexible, efficient and effective procurement framework.

This policy requires a formal evaluation of written quotations to be undertaken for intended contracts exceeding \$50,000 in value.



*Item 12.5 Continued*

**STATUTORY ENVIRONMENT**

This issue is governed in the main by the *Local Government Act 1995*, in particular Section 3.57, and Regulation 11 of the *Local Government (Functions and General) Regulations 1996* which states that:

- (1) *Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$150 000 unless subregulation (2) states otherwise.*
- (2) *Tenders do not have to be publicly invited according to the requirements of this Division if —*
  - (a) *the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act; or*
  - (b) *the supply of the goods or services is to be obtained through the WALGA Preferred Supplier Program; or*
  - (c) *within the last 6 months —*
    - (i) *the local government has, according to the requirements of this Division, publicly invited tenders for the supply of the goods or services but no tender was submitted that met the tender specifications or satisfied the value for money assessment.*

**BACKGROUND**

An invitation to tender for the management of the Belmont Oasis Leisure Centre was issued in January 2004 and the contract was awarded to Belgravia Leisure for a term of five years commencing 1 July 2004 and with two five year extension options. The final extension term expires 30 June 2019.

The City now wishes to understand the management options that are available to ensure that the Leisure Centre meets the needs of the community relating to aquatic and sports facilities while at the same time ensuring that it is operating in an efficient and effective manner and maximising value for money.

A request for tender was developed seeking the services of an experienced multi-disciplined consultancy team to review the current business operations, analyse the various management models available and, if required, prepare the specifications for a tender to appoint a contractor to undertake the future management of the Belmont Oasis Leisure Centre.

The tender was advertised in the West Australian on Saturday, 14 April 2018. A compulsory site meeting was held at the Leisure Centre on Wednesday, 18 April 2018 and was attended by representatives from three organisations.

The tender closed on Tuesday, 1 May 2018 at 2pm and there were no tenders submitted.

*Item 12.5 Continued*

In accordance with the *Local Government (Functions and General) Regulations 1996*, Regulation 11, the City then approached Dave Lanfear Consulting, who had assisted in the preparation of the specifications for this tender, to see if they could recommend a suitable organisation to quote for the works. At their suggestion an invitation to provide a quotation was issued to Otium Planning Group. Otium Planning Group subsequently submitted a response on Monday, 7 May 2018.

As the value of this quotation significantly exceeds the current budget, and most of the consultancy will occur after July 2018, there is a requirement for Council to approve funds in advance to be included in the 2018-2019 Annual Budget, concurrent with acceptance of the quotation.

**OFFICER COMMENT**

To enable the City to understand the management options that are available to ensure that the Leisure Centre meets the needs of the community, and to ensure that the City's asset is maintained appropriately prior to the expiry of the current contract, this process is required to be commenced as soon as possible.

The Evaluation Panel consisted of the Coordinator Contracts and Tenders, Manager Community Place Making, Coordinator Community Wellbeing, and Coordinator Building Operations.

To meet the requirements of policy BEXB28 and satisfy the Evaluation Panel that the quote from Otium Planning Group would provide the required outcomes and that they have the appropriate experience and capacity the response was assessed on the same selection criteria included within the original tender, being:

	<b>CRITERIA</b>	<b>WEIGHTING</b>
1	Company Profile	10%
2	Experience	40%
3	Company Capacity	20%
4	Methodology	30%
5	Price	Unweighted
	<b>TOTAL</b>	<b>100%</b>

Otium Planning Group specialises in providing consultancy services in planning, facility development, management and funding for the sport, recreation and leisure industries throughout Australia, New Zealand and Asia Pacific. Their main offices are located in Victoria (though they have a partnership agreement with Dave Lanfear Consulting which is based in Perth) and their experience is in sport, recreation, leisure and community consulting. Otium Planning Group has demonstrated that they have a good understanding of the specified scope of work and the capacity to address the prescribed elements within the set timeframes.

Confidential Attachment 1 – Evaluation Matrix illustrates the Evaluation Panel's confidence that this partnership arrangement will produce the outcomes the City is seeking within the periods stated.

*Item 12.5 Continued*

### **FINANCIAL IMPLICATIONS**

The quoted price for these works is \$135,000. There is an amount of \$25,691.53 available in the 2017-2018 Budget for Belmont Oasis – Consultants leaving a shortfall of \$109,308.47.

Council approval is required for the appointment of the consultant as the additional funding commitment is required for inclusion in the 2018-2019 Budget.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **SOCIAL IMPLICATIONS**

The review will enable the City to understand how it can continue to meet the communities' aquatic, leisure and wellbeing needs.

### **OFFICER RECOMMENDATION**

***That Council:***

- 1. Appoint Otium Planning Group as the preferred provider to undertake the Belmont Oasis Leisure Centre Business Review, Management Options Review and Development of Market Facility Specifications for Management***
- 2. Authorise any unspent funds at 30 June 2018 and a further allocation of \$109,308.47 of Municipal funds to be included in 2018-2019 Annual Budget.***

***OFFICER RECOMMENDATION ADOPTED EN BLOC BY ABSOLUTE MAJORITY –  
REFER TO RESOLUTION APPEARING AT ITEM 12***

**12.6 ACCOUNTS FOR PAYMENT – APRIL 2018**

**BUSINESS EXCELLENCE BELMONT**

**ATTACHMENT DETAILS**

<b>Attachment No</b>	<b>Details</b>
<b>Attachment 8 – Item 12.6 refers</b>	<b><a href="#">Accounts for Payment – April 2018</a></b>

Voting Requirement	:	Simple Majority
Subject Index	:	54/007 – Creditors – Payment Authorisations
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil.
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	N/A

**COUNCIL ROLE**

<input type="checkbox"/>	<b>Advocacy</b>	<i>When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	<b>Executive</b>	<i>The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	<b>Legislative</b>	<i>Includes adopting local laws, local planning schemes and policies.</i>
<input type="checkbox"/>	<b>Review</b>	<i>When Council reviews decisions made by Officers.</i>
<input type="checkbox"/>	<b>Quasi-Judicial</b>	<i>When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>

**PURPOSE OF REPORT**

Confirmation of accounts paid and authority to pay unpaid accounts.

**SUMMARY AND KEY ISSUES**

A list of payments is presented to the Council each month for confirmation and endorsement in accordance with the *Local Government (Financial Management) Regulations 1996*.

*Item 12.6 Continued*

**LOCATION**

Not applicable.

**CONSULTATION**

There has been no specific consultation undertaken in respect to this matter.

**STRATEGIC COMMUNITY PLAN IMPLICATIONS**

There are no Strategic Community Plan implications evident at this time.

**POLICY IMPLICATIONS**

There are no policy implications associated with this report.

**STATUTORY ENVIRONMENT**

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* states:

*“If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared:*

- (a) the payee's name*
- (b) the amount of the payment*
- (c) the date of the payment*
- (d) sufficient information to identify the transaction.”*

**BACKGROUND**

Checking and certification of Accounts for Payment required in accordance with *Local Government (Financial Management) Regulations 1996*, Clause 12.

**OFFICER COMMENT**

The following payments as detailed in the Authorised Payment Listing are recommended for confirmation and endorsement.

Municipal Fund Cheques	787723 to 787750	\$200,236.82
Municipal Fund EFTs	EF055292 to EF055783	\$3,760,507.26
Municipal Fund Payroll	April 2018	\$1,603,537.67
Trust Fund EFTs	EF055294 to EF055295	\$79,564.18
Total Payments for April 2018		<u>\$5,643,845.93</u>

A copy of the Authorised Payment Listing is included as [Attachment 8](#) to this report.

*Item 12.6 Continued*

**FINANCIAL IMPLICATIONS**

Provides for the effective and timely payment of Council's contractors and other creditors.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**SOCIAL IMPLICATIONS**

There are no social implications associated with this report.

**OFFICER RECOMMENDATION**

*That the Authorised Payment Listing for April 2018 as provided under [Attachment 8](#) be received.*

***OFFICER RECOMMENDATION ADOPTED EN BLOC BY ABSOLUTE MAJORITY –  
REFER TO RESOLUTION APPEARING AT ITEM 12***

**12.7 MONTHLY ACTIVITY STATEMENT AS AT 30 APRIL 2018**

**BUSINESS EXCELLENCE BELMONT**

**ATTACHMENT DETAILS**

<b>Attachment No</b>	<b>Details</b>
<b>Attachment 9 – Item 12.7 refers</b>	<b><a href="#">Monthly Activity Statement as at 30 April 2018</a></b>

Voting Requirement	:	Simple Majority
Subject Index	:	32/009-Financial Operating Statements
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil.
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

**COUNCIL ROLE**

- |                                     |                       |   |
|-------------------------------------|-----------------------|---|
| <input type="checkbox"/>            | <b>Advocacy</b>       | <i>When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>   |
| <input checked="" type="checkbox"/> | <b>Executive</b>      | <i>The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>  |
| <input type="checkbox"/>            | <b>Legislative</b>    | <i>Includes adopting local laws, local planning schemes and policies.</i>   |
| <input type="checkbox"/>            | <b>Review</b>         | <i>When Council reviews decisions made by Officers.</i>   |
| <input type="checkbox"/>            | <b>Quasi-Judicial</b> | <i>When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |

**PURPOSE OF REPORT**

To provide Council with relevant monthly financial information.

**SUMMARY AND KEY ISSUES**

The following report includes a concise list of material variances and a Reconciliation of Net Current Assets at the end of the reporting month.



*Item 12.7 Continued*

### **LOCATION**

Not applicable.

### **CONSULTATION**

There has been no specific consultation undertaken in respect to this matter.

### **STRATEGIC COMMUNITY PLAN IMPLICATIONS**

There are no Strategic Community Plan implications evident at this time.

### **POLICY IMPLICATIONS**

There are no policy implications associated with this report.

### **STATUTORY ENVIRONMENT**

Section 6.4 of the *Local Government Act 1995* in conjunction with Regulations 34 (1) of the *Local Government (Financial Management) Regulations 1996* requires monthly financial reports to be presented to Council.

Regulation 34(1) requires a monthly Statement of Financial Activity reporting on revenue and expenditure.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as a part of the monthly report. It also requires Council to adopt a “percentage or value” for what it will consider to be material variances on an annual basis. Further clarification is provided in the Officer Comments section.

### **BACKGROUND**

The *Local Government (Financial Management) Regulations 1996* requires that financial statements are presented on a monthly basis to Council. Council has adopted ten percent of the July authorised budgeted closing balance as the materiality threshold.

### **OFFICER COMMENT**

The Statutory Monthly Financial Report is to consist of a Statement of Financial Activity reporting on revenue and expenditure as set out in the Annual Budget. It is required to include:

- Annual budget estimates
- Budget estimates to the end of the reporting month
- Actual amounts to the end of the reporting month
- Material variances between comparable amounts
- Net current assets as at the end of the reporting month.

*Item 12.7 Continued*

Previous amendments to the Regulations fundamentally changed the reporting structure which requires reporting of information consistent with the “cash” component of Council’s budget rather than being “accrual” based.

The monthly financial report is to be accompanied by:

- An explanation of the composition of the net current assets, less committed\* and restricted\*\* assets
- An explanation of material variances\*\*\*
- Such other information as is considered relevant by the local government.

*\*Revenue unspent but set aside under the annual budget for a specific purpose.*

*\*\*Assets which are restricted by way of externally imposed conditions of use e.g. tied grants.*

*\*\*\*Based on a materiality threshold of 10 percent of the July authorised budgeted closing balance as previously adopted by Council.*

In order to provide more details regarding significant variations as included in [Attachment 9](#) the following summary is provided.

<b>Report Section</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	<b>Comment</b>
<b>Expenditure - Capital</b>			
Computing	75,469	Nil	Equipment including fleet is currently on order.
Governance	61,262	6,940	Fleet purchases are under budget.
Town Planning	90,338	544,962	Relates to development contribution income from the Springs that has been received on behalf of and on paid to LandCorp.
Grounds Operations	1,098,126	852,633	Although Parks Constructions jobs are currently under budget the variance will reduce over the remainder of the financial year.
Road Works	5,447,060	3,582,295	Variance mainly relates to works along Abernethy and Kewdale roads that required tenders and started in April as well as the Surrey Rd Bike Boulevard that continues to be delayed by pending approvals.
Footpath Works	660,568	386,964	Variance relates partially to outstanding invoices with the programme expected to be completed within budget by the end of the financial year.
Drainage Works	737,755	540,570	Variance mainly relates to sub-soil pipe upgrades that have been delayed due to Watercorp approvals.
Operations Centre	755,720	563,917	Plant and fleet purchases are currently on order although it is expected plant purchases will be below budget due to the usage/condition of the current plant.
Building Control	81,641	8,630	Fleet is currently on order.
Building Operations	2,969,471	1,385,572	Variance mainly relates to the budget spread of the new Community Centre.

*Item 12.7 Continued*

<b>Expenditure – Operating</b>			
Computing	1,916,505	1,851,911	Consulting costs are under budget.
Marketing and Communications	860,276	806,302	Employee costs are under budget.
Reimbursements	209,166	143,470	Variance relates to timing issue regarding internal allocations.
Executive Services	1,398,079	1,310,478	Variance mainly relates to employee costs.
Chief Executive Officer	786,723	736,254	Consulting costs are under budget.
Governance	3,295,150	3,026,634	Variance mainly relates to Activity Based Costing allocations (ABC's).
Belmont Community Watch	992,212	941,436	Fuel and contractor costs currently under budget.
Rangers	744,200	673,069	Employee costs are under budget.
Health	1,025,833	968,886	Employee and contractor costs are under budget.
Community Services	749,503	686,614	ABC's as well as employee and consulting costs are under budget.
Belmont HACC Services	2,258,497	2,061,451	Employee, contractor and training costs are under budget.
Town Planning	2,539,600	2,590,666	Legal and consulting costs are currently above budget.
Sanitation Charges	4,626,418	4,365,972	Variance relates to outstanding invoices.
Ruth Faulkner Library	1,919,900	1,853,485	Consulting (Local History Project) and power costs are under budget.
Building - Active Reserves	643,462	558,883	Maintenance and cleaning costs are below budget.
Grounds Operations	4,275,026	4,193,763	Employee costs are under budget.
Grounds - Active Reserves	915,141	1,043,719	Largely a budget spread issue with the variance to reduce over the remainder of the financial year.
Streetscapes	991,813	1,062,133	Street tree maintenance costs are above budget although the variance will reduce over the remainder of the year.
Drainage Works	315,196	380,555	This year's gully educting program found numerous pits that were full with maintenance of those pits brought forward.
Building Operations	786,454	733,994	Consulting costs are under budget.
Technical Services	2,075,093	1,995,185	Employee and ABC costs are under budget.
<b>Revenue - Capital</b>			
Financing Activities	(92,538)	(41,565)	Relates to a loan repayment due from DFES in May.
Town Planning	(38,000)	(495,418)	Relates to development contribution income from the Springs that has been received on behalf of and on paid to Landgate.
Grounds Operations	Nil	(66,678)	Predominantly relates to an unbudgeted contribution income from Main Roads for irrigation works.
Road Works	(2,154,818)	(1,464,533)	Budget spread issue regarding road grants particularly NSRF funding.
Operations Centre	(268,818)	(188,044)	Relates to income from the fleet / plant replacement program.

Item 12.7 Continued

<b>Revenue - Operating</b>			
Computing	(1,986,783)	(1,851,911)	ABC recoveries are below budget.
Human Resources	(1,147,659)	(1,045,745)	ABC recoveries are below budget.
Accommodation Costs	(540,901)	(465,991)	ABC recoveries are below budget.
Financing Activities	(1,107,641)	(917,731)	Variance results from the timing of term deposits maturing.
Belmont HACC Services	(2,681,648)	(2,611,623)	Variance relates to internal recoveries of administration overheads.
Town Planning	(1,110,201)	(1,006,507)	ABC recoveries are below budget.
Technical Services	(370,684)	(316,724)	ABC recoveries are below budget.
Other Public Works	(41,667)	(102,660)	Private works income is above budget.

In accordance with *Local Government (Financial Management) Regulations 1996*, Regulation 34 (2)(a) the following table explains the composition of the net current assets amount which appears at the end of the attached report.

<b>Reconciliation of Nett Current Assets to Statement of Financial Activity</b>		
<b>Current Assets as at 30 April 2018</b>	<b>\$</b>	<b>Comment</b>
Cash and investments	72,323,868	Includes municipal and reserves
- less non rate setting cash	(45,880,202)	Reserves
Receivables	1,840,451	Rates levied yet to be received and Sundry Debtors
ESL Receivable	(237,946)	ESL Receivable
Stock on hand	204,402	
<b>Total Current Assets</b>	<b>28,250,575</b>	
<b>Current Liabilities</b>		
Creditors and provisions	(7,282,043)	Includes ESL and deposits
- less non rate setting creditors and provisions	2,718,375	Cash Backed LSL, current loans and ESL
<b>Total Current Liabilities</b>	<b>(4,563,668)</b>	
<b>Nett Current Assets 30 April 2018</b>	<b>23,686,907</b>	
<b>Nett Current Assets as Per Financial Activity Report</b>	<b>23,686,907</b>	
Less Restricted Assets	(1,442,182)	Unspent grants held for specific purposes
Less Committed Assets	<b>(10,944,725)</b>	All other budgeted expenditure
<b>Estimated Closing Balance</b>	<b>11,300,000</b>	

### **FINANCIAL IMPLICATIONS**

The presentation of these reports to Council ensures compliance with the *Local Government Act 1995* and associated Regulations, and also ensures that Council is regularly informed as to the status of its financial position.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **SOCIAL IMPLICATIONS**

There are no social implications associated with this report.

### **OFFICER RECOMMENDATION**

*That the Monthly Financial Reports as at 30 April 2018 as included in [Attachment 9](#) be received.*

***OFFICER RECOMMENDATION ADOPTED EN BLOC BY ABSOLUTE MAJORITY –  
REFER TO RESOLUTION APPEARING AT ITEM 12***

## **13. REPORTS BY THE CHIEF EXECUTIVE OFFICER**

### **13.1 REQUESTS FOR LEAVE OF ABSENCE**

Nil.

**Note:**

The Chief Executive Officer, Mr J Christie, disclosed a direct financial interest in Item 14.1 Staff Matter - Chief Executive Officer Interim Review 2017-2018.

Nature of Interest: The report relates to the probationary period of the Chief Executive Officer.

8.27pm The Chief Executive Officer departed the meeting.

**14. MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

- 14.1 STAFF MATTER - CHIEF EXECUTIVE OFFICER - INTERIM REVIEW 2017-2018**  
(CONFIDENTIAL MATTER IN ACCORDANCE WITH *LOCAL GOVERNMENT ACT 1995*  
SECTION 5.23 (2) (B) (E))

**BUSINESS EXCELLENCE BELMONT**

<b>Attachment No.</b>	<b>Details</b>
Confidential Attachment 5 - Item 14.1 refers	<a href="#">Report Item - Staff Matter - Chief Executive Officer - Interim Review 2017-2018</a>
Confidential Attachment 6 – Item 14.1 refers	<a href="#">Chief Executive Officer – John Christie Final Probationary Report</a>
Confidential Attachment 7 – Item 14.1 refers (circulated under separate cover)	Chief Executive Officer – John Christie Performance Management Interim Review 2017-2018

**COMMITTEE RECOMMENDATION**

**ROSSI MOVED, SEKULLA SECONDED,**

*That Council*

- 1. Note the information provided by the Chief Executive Officer on interim progress against the Goals and Targets set by Council for the Officer for the 2017-2018 review year, as indicated in Confidential Attachment 7.*
- 2. Note the information provided by the Mayor on the Chief Executive Officer's successful completion of his Probationary period, as indicated in [Confidential Attachment 6](#).*

**CARRIED 7 VOTES TO 0**

8.28pm The Chief Executive Officer returned to the meeting.

**15. CLOSURE**

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.30pm.

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**MINUTES CONFIRMATION CERTIFICATION**

The undersigned certifies that these minutes of the Ordinary Council Meeting held on 22 May 2018 were confirmed as a true and accurate record at the Ordinary Council Meeting held 26 June 2018:

Signed by the Person Presiding: \_\_\_\_\_

PRINT name of the Person Presiding:  **PHILIP MARKS**



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