



City of Belmont
ORDINARY COUNCIL MEETING
MINUTES
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27 October 2015

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ATTACHMENTS INDEX

- Attachment 1 – Item 10.1 refers**
- Attachment 2 – Item 10.1 refers**
- Attachment 3 – Item 10.1 refers**
- Attachment 4 – Item 10.1 refers**
- Attachment 5 – Item 10.1 refers**
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- Attachment 7 – Item 10.2 refers**
- Attachment 8 – Item 10.2 refers**
- Attachment 9 – Item 10.2 refers**
- Attachment 10 – Item 10.3 refers**
- Attachment 11 – Item 10.4 refers**

TABLED ATTACHMENT INDEX

- Tabled Attachment 3 – Item 11.3 refers**
- Tabled Attachment 4 – Item 11.3 refers**

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

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr L Cayoun	West Ward
Cr P Hitt	West Ward
Cr M Bass	East Ward
Cr B Ryan	East Ward
Cr P Gardner (<i>dep 10.12pm & did not return</i>)	South Ward
Cr J Powell	South Ward
Cr S Wolff	South Ward

IN ATTENDANCE

Mr S Cole	Chief Executive Officer
Mr N Deague	Director Community and Statutory Services
Mr R Lutey	Director Technical Services
Mr R Garrett	Director Corporate and Governance
Mr J Olynyk, JP	Manager Governance
Mrs J Hammah (<i>dep 9.42pm & did not return</i>)	Manager Planning Services
Mr M Ralph (<i>dep 9.13 pm & did not return</i>)	Manager Infrastructure Development
Mrs M Lymon	Principal Governance and Compliance Advisor
Ms D Morton (<i>dep 10.00pm & did not return</i>)	Media and Communications Officer
Ms S D'Agnone	Governance Officer

MEMBERS OF THE GALLERY

There were 20 members of the public in the gallery and one press representative.

OBSERVERS

Mr J Ross (*dep 9.13pm & did not return*) Associate, Taylor Burrell Barnett

1. OFFICIAL OPENING

The Presiding Member opened the meeting at 7.10pm, welcomed those in attendance and invited Cr Bass to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Bass 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 R Rossi, JP, Deputy Mayor (Apology)

West Ward

3. DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT

3.1 FINANCIAL INTERESTS

Nil.

3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Name	Item No and Title
Cr L Cayoun	Item 11.3 - Notice of Motion (Cr Cayoun) - 24 Hour Police Station
Cr P Gardner	Item 11.3 - Notice of Motion (Cr Cayoun) - 24 Hour Police Station

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

4.1 ANNOUNCEMENTS

Nil.

4.2 DISCLAIMER

7.12pm 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 Ms J GEE, 44B TREAVE STREET CLOVERDALE

The following questions were taken on notice at the Ordinary Council Meeting of 22 September 2015. Ms Gee was provided with a response on 24 September 2015. The response from the City is recorded accordingly:

1. I would like to know what is the process for reporting suspect comings and goings in a residential street?

Response

The 'suspect comings and goings' could possibly be a brothel, drug house, a combination of both of these activities, or a massage premises.

The absence of legislation on the matter of prostitution makes it very difficult for the City to exercise control. The complainant needs to provide the City with details in writing of the house address and any other details of days and times of 'visitors'.

The City will contact the landowner alerting them to the allegation. The City's Coordinator Community Safety and Crime Prevention is advised so that records can be checked. The Coordinator will advise the local Police to determine whether they have any information relating to the property. Usually, with the City contacting the landowner it brings the activity to a close.

The intervention of Police also brings positive results, especially when a police vehicle is parked in the street.

2. At the last meeting Cr Rossi commented that the Library was dilapidated. Is there a report regarding this? And if so what is wrong with it?

Response

There has not been a recent comprehensive report undertaken to assess the current condition of the library. In 2010, however, the City engaged an Asset Management Consultant to review the condition of all its built assets. At that time, significant components of the Library (air conditioning and roof) were assessed to be at, or nearing the end of their working life.

The asset is now 45 years old and has reached a stage where significant funds would be required to bring the building and associated utilities up to acceptable community and operational standards. An assessment of the roof was undertaken in 2015 as a result of ongoing leaks during wet weather.

The current power supply arrangements to the building are unable to meet the peak usage requirements. Wiring and associated cabling for increased internet access is also at maximum capacity; the building's construction only allows for surface mounted cabling which is not visually pleasing. Lighting is substandard

Item 5.1.1 Continued

and lacks flexibility for the various functions of a modern library, particularly the study areas.

The air conditioning being old and inefficient, is inadequate to meet output and fresh air requirements. Apart from some relatively minor aesthetic changes to the front of the building and the replacement of carpets, there have been no significant upgrades to the facility.

The cost associated with a major upgrade of this building is substantial and will still not address the main issues relating to a lack of flexibility in space and room for expansion to accommodate the growth in visitor attendance.

3. With the Western Australian Library having over 6000 fiction books on the internet and the fact that you can be anywhere in the world and down load a book from our Library why do we need a new Library?

Response

Public Libraries have evolved over time to become vibrant community hubs. Offering a free lending service will continue to be a core service of the public library but equally important is the provision of resources and services in a modern, welcoming and freely accessible community space that everyone can enjoy.

Today, public libraries are designed to be community hubs that not only provide traditional book collections for recreation and learning, but are designed with the purpose of bringing people together to encourage social inclusion.

The Ruth Faulkner Public Library has a collection of approximately 48,000 physical items. In addition to this, the library offers members access to a vast collection of downloadable e-resources including e-books, e-audio books and e-magazines. Whilst e-resources are popular with many members of the library, the physical book stock collection held within the library remains the preferred format for reading with 204,107 physical items loaned from the library during the 2014/2015 financial year. Evidence across the industry has shown that demand for e-resources has plateaued, yet there is no evidence of declining interest in borrowing physical items.

Library visitor attendance figures continue to steadily increase. In 2014/2015, the Ruth Faulkner Public Library had approximately 160,000 visitors attend for various purposes including to borrow from its vast collections, research and to learn new skills, to socialise and to attend the 350 programs and activities offered throughout the year. The programs offered at the library attracted over 13,500 participants, ranging from babies to our most senior members of the community. This is in addition to participants involved in community groups who have chosen to utilise the library as their base for social gatherings, including the knitting group, photography group and the Tales of Times Past group.

With such high demand for physical space, the design and layout of the current library cannot provide the necessary flexibility to expand as a social hub.

The proposed new Library and Digital Hub has adopted the objectives of the Australian Library and Information Association 'Standards and Guidelines for Australian Public Libraries' to provide a new library building that is attractive,

Item 5.1.1 Continued

functional and accessible, stimulating interest and designed for flexible use, efficiency in operation and sustainability.

The new library contains a range of spaces to cater for multiple purposes, including reading areas, study zones, kids' section, youth area and a library events space for group activities and performances. The shelving arrangements are designed to provide flexibility moving away from traditional rigid linear shelving.

The digital hub on the upper level will cater for a range of other activities, with a focus on modern technology. With direct connection via stairs and a lift within an open void, the area has been designed to offer open-plan arrangements with 120 degree computer desks, providing additional opportunities for group collaboration within a public environment.

Training and meeting rooms catering for small and larger groups are also proposed for more private group collaborations. Recording studios located within the digital hub will provide the community with a dedicated space set up with equipment for editing and recording of voice-overs, audition tapes, spoken works including oral histories, readings and instrumental works.

Visitor attendance in the proposed new library is anticipated to increase by 80% due to being in a more prominent location with services, programs and resources designed to serve the identified needs of the Belmont community.

As part of a detailed study driven by the Western Australian Local Government Association (WALGA), a report prepared in June 2015 by the AEC Group titled 'Public Library Services in Western Australia in 2025, Research and Consultation Findings' referred to 'Dollars, Sense and Public Libraries', a major three year project to assess the economic value of public libraries in Victoria.

This major project noted a wealth of research over the past ten years on the economic value of public libraries found that for every dollar invested in public libraries the community receives at least 3.6 times as much value in return (SGS Economics and Planning, 2011a).

4. I thought that restrictions had been put in place to reduce the amount of traffic entering Abernethy Road. So why is there a sign up and 393 and 395 advertising a 20 unit development?

Response

Twenty (20) multiple dwellings were approved by the Metro Central Joint Development Assessment Panel (JDAP) on 18 March 2015. Condition 9 of that approval requires an easement in gross to be granted to facilitate the orderly movement of vehicular traffic associated with Abernethy Road. Minutes and Agendas of the Metro Central JDAP may be accessed at <http://www.planning.wa.gov.au/Metro-Central-JDAP.asp#agendas>.

The Local Planning Scheme 15 and associated Local Planning Policies do not seek to restrict the number of vehicles using Abernethy Road; they seek to limit the number of access points onto Abernethy Road. Hence the requirement for a vehicular access plan for any development other than a single dwelling.

Item 5.1.1 Continued

5. How many storeys will this be and what are the parking requirements going to be for this development?

Response

Three storeys are proposed. Twenty (20) resident bays, 5 visitor bays, 7 bicycle bays and 3 visitor bicycle bays will be provided.

6. Are the Councillors in agreement with this development and if not, what is being done about it?

Response

The development was approved by the JDAP and not Council. The motion was carried 3/2. For: Mr Charles Johnson, Mr Ian Birch, Mr Luigi D'Alessandro. Against: Cr Phil Marks, Cr Robert Rossi JP.

The development has been approved by the JDAP and Council is bound by that decision.

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 eleven members of the public who had given prior notice to ask questions.

The Presiding Member invited the public gallery members, who had yet to register their interest to ask a question, to do so. No further registrations were forthcoming.

5.2.1 MR R FOSTER, 140 COOLGARDIE AVENUE, BELMONT

I request that my questions are answered (through the Mayor of course!) by staff of the City of Belmont and not by consultants to the City of Belmont and the DA6.

There does not seem to be a direct overhead picture/map of Development Area 6 showing any of the scale of this Vision Plan. Most of the overhead maps show only portions of the DA6 and are in various scales (ie: the train station overheads are of a small scale, Central Avenue is in a larger scale and all the trees on most of the maps seem larger than the buildings.

1. Is there a physical scale model of the Vision Plan for Development Area 6 that is able to be seen by residents and would it be possible to have this at the Open Day at Redcliffe Primary School? If not, a large scale map of the DA6 from directly overhead!

Response

The Director Community and Statutory Services advised that a model would not be possible; however a bigger plan of the whole area will be available for the public consultations.

I would like to thank Councillor Hitt for his motion regarding the Redcliffe Primary School and point out something that has not been identified by the compilers of the Vision Plan. The primary school population will most certainly increase in the next 25+ years and the primary school will have to expand exponentially into the school reserve to cope with this growth. The height limits in some parts of the DA6 have now raised from eight storeys in the early Vision Plan to 13 and across the DA not below three storeys.

2. What is the current (NOW) projected population of the DA6 by 2035 and how many units/dwellings will be in the DA6 by 2035.

The Director Community and Statutory Services advised that the dwelling yield is anticipated to be between 2,000 and 3,600 units, with the population yield expected to be between 4,000 and 4,600 depending on the residential mix. Estimates have increased, however these are the anticipated final estimates of dwelling and population yield.

Item 5.2.1 Continued

3. Would it be possible in any City of Belmont feedback forms generated by public open days to ask questions that don't provoke warm and fuzzy feelings towards the DA6? (ie: questions that imply coffee shops, vegetable gardens, free wifi, do not give a good indication of community sentiments).

Response

The Director Community and Statutory Services advised that the objective of the Community Open Days and the feedback forms is to get accurate feedback from the community.

I am concerned that the City of Belmont seems to want to rush this next stage of the Vision Plan through Council. It appears that the City of Belmont want to satisfy the WAPC, PTA, MRWA, PAPT, TBB and the State Government by forcing a vision that has so many flaws – safety, ever diminishing Public Open Spaces, lack of safe entrance to the suburb, 38 buses in morning and afternoon peak hours circling the train station. The Public Open Space around the station is as large as three articulated buses.

4. It was stated in the Vision Plan that MRWA wants to sell THEIR land and return it to the community. Where is the GREEN SPINE along the Brearley Avenue road reserve that one Council Officer eloquently put as 'removing and replacing the ugly scar that divides Redcliffe from Greater Belmont'.

Who is driving this Vision Plan and putting in 13 storey buildings, using the school grounds as public open space? Because it appears to be an experiment to be used as an example across Western Australia.

Response:

The Director Community and Statutory Services advised that in developed areas such as Cockburn Central it is common to have medium to high density around train stations. The State Government view is that higher density precincts surrounding train stations should be promoted.

The City's Planning Department believe the Vision Plan is at a reasonable stage and can be progressed to advertising. Subsequent stages will look at different issues in more detail; however it is important to proceed with public consultation and to widely promote the Vision Plan to receive as many submissions as possible.

The Director Community and Statutory Services advised that certain parts of the project are confirmed, and out of the control of the City, being the train station within the Brearley Avenue road reserve going ahead, and Brearley Avenue closing. The City must make sure it is prepared for these circumstances with some sort of a Vision Plan in place for the area.

The Director Community and Statutory Services advised not every area of Public Open Space is open to the public at all times. The quality rather than size of areas of Public Open Space does need to be considered, however, these issues will be considered at a later stage.

Item 5.2.1 Continued

The Director Community and Statutory Services advised that there are tight deadlines to be met. With work commencing on the railway station on 1 January 2017 it is important to get planning considerations into place before this date.

The Director Community and Statutory Services advised that if more Public Open Space is required, landowners will be required to make a contribution.

5.2.2 Ms B SCHARFENSTEIN, 140 COOLGARDIE AVENUE, REDCLIFFE

Brearley Avenue

Comment: At the ABF meeting of 20th, Jarrod Ross made two separate comments in relation to the closure of Brearley Avenue:

Brearley Avenue has to close because of traffic congestion on Great Eastern Highway.

That Brearley Avenue has to close because it is a trigger for redevelopment, and to commence building of the railway station, however, the railway station is at the eastern end of Brearley Avenue, and does not affect the entrance to Brearley Avenue. So, why does it need to be closed?

1. The question in three parts. Could you please answer them individually?
 - a. Can Council explain these contradictory comments?
 - b. Which statement is correct?
 - c. And, if one is correct and the other is not, why were both reasons given for the closure of Brearley Avenue?

Response

The Director Community and Statutory Services advised that MRWA made the decision 25 years ago that Brearley Avenue would be closed once there was alternative access to the airport. The reasons given at that time were the traffic accident record of the road, and the fact that the closure of Brearley Avenue would allow traffic to move unimpeded along Great Eastern Highway.

Since that time, it has been understood that Brearley Avenue would be closed at some point in the future. Further studies have been done and MRWA have adhered to this position. Landowners in the area need to accept that the closure of Brearley Avenue is a certainty.

The Director Community Services advised that in order for the rail station to be built, Brearley Avenue must be closed. Comments made at the 20 October 2015 ABF were not contradictory, but two different statements explaining two different concepts.

Coolgardie Avenue Intersection

Comment: At the aforementioned ABF meeting, Jarrod Ross advised an upgrade of the Coolgardie Avenue intersection will cost \$10M and Main Roads does not have funding for that purpose. Further, Ross' belief is that Council could not justify spending ratepayers' money as a contribution to upgrade the intersection. This comment indicates the safety of residents, possibly the life of a resident, is worth less than \$10M.

Item 5.2.2 Continued

2. It would be appreciated if you could answer the component parts of the question individually.
 - a. Please explain why \$10M is too much to pay for an upgrade which will ensure the safety of the public?
 - b. Does Council disagree with Jarrod Ross' assessment that it cannot contribute to the upgrade of this intersection to ensure residents' safety?
 - c. If Council cannot justify or afford a contribution cost to upgrade the intersection, will the City petition Main Roads to ensure Brearley Avenue remains open to First Street, or not progress the Vision Plan – until such time as this matter has been resolved – in the interests of public safety?

Response

The Director Community and Statutory Services advised that the City has at every level possible advocated the need to upgrade the Coolgardie Avenue intersection. MRWA accepts that the upgrade of the intersection is required but has not indicated when works will be carried out. The City will continue to lobby for the upgrade of the Coolgardie Avenue intersection to be bought forward.

The Director Community and Statutory Services advised that it would be unwise for Council to contribute to infrastructure that is the sole responsibility of the State. It would be a Council decision; however it would not be recommended by Officers. The correct approach is to lobby hard at Ministerial level for the State to fulfil its obligations.

Vision Plan Public Open Space

Comment: Of great concern to residents is the reduction of public open space from that proposed in the 2013 Vision Plan. The 2015 Vision Plan suggests the Primary School's playing field be used to bolster available public open space in the area.

3. It would be appreciated if you could answer the component parts of the question individually and not on advisement.
 - a. It is likely the area will house people no longer employed on a Mon-Fri 9-5 basis i.e. FIFO workers, or employees of mining companies on airport land who work 24/7 shifts. There will be an expectation that all residents will have an area to for active recreation. The only place identified as the "only public open space area capable of accommodating ACTIVE use" is the Primary School. Can the Council guarantee there will be no risk to children from having adults using school playing fields?

(Given the expectation that adults will have access to the Primary School playing field, is DA6 at risk of being regarded attractive to people with deviant tendencies? A paedophile's playground?)

- b. I refer to pages 53 of the 2013 Vision Plan and 54 (A160) of the 2015 Revised Vision Plan (see attached). The Legend – Brearley Avenue Catalyst Project. There are variances between the land volumes in both categories – Existing and Proposed – of 2013 and 2015. The diagram however remains essentially the same.
 - i. Why are the figures different given the land area is the same?

Item 5.2.2 Continued

- ii. Why does the diagram in the 2015 plan not show the increase volume of Development (approx. 1.4 ha) – from 4.9578 ha (2013) to 6.3754 ha (2015)?
- iii. Could an updated diagram be provided that more clearly demonstrates the changes to development and POS areas?

Response

The Director Community and Statutory Services advised that additional diagrams can certainly be provided. Not all of Brearley Avenue Reserve will be set aside for Public Open Space and perhaps this may be causing some confusion.

The Director Community and Statutory Services advised that the City is of the view that rather than excluding space in schools which is not used at all times outside school hours, this space should be taken into account. This is not a decision that needs to be made at this stage, however it will need to be carefully considered during the detailed planning stage. At that stage, hopefully the situation will become clearer.

Ms Scharfenstein stated that the Vision Plan has been reduced and the Public Open Space moved. The Vision Plan should have some degree of accuracy. Why have the figures differed so much? We are relying on this Vision Plan, so how can we rely on it with errors in it?

Response

The Director Community and Statutory Services advised there are explanations for all changes in the Vision Plan.

The Presiding Member advised that Mr Ross is a consultant for Taylor Burrell Barnett who is present at the meeting to answer questions.

Mr Ross advised that there may be some confusion with the diagram in question. The underlining shows existing Public Open Space with the lines around boxes showing the proposed Public Open Space. These diagrams are correct, however they will be checked.

5.2.3 Ms D MOSSENSON, 27 CARNARVON CRESCENT, COOLBINIA

1. It is noted that the traffic and transport analysis prepared by Worsley Parsons attached to the agenda in support of Development Area 6 has been prepared on behalf of, and for the exclusive use of, the Public Transport Authority and does not take into account, from a ratepayer's perspective:

- The added impact of significant high density residential development throughout the precinct; and
- Whether Brearley Avenue should remain open to First Street, as local ratepayers want, for safety and amenity reasons.

That being the case, has the City of Belmont conducted its **own** traffic modelling analysis to determine whether the closure of Brearley Avenue between Great Eastern Highway and First Street is actually required, and if so, why has the traffic modelling not been made public and if not why hasn't the City of Belmont undertaken its own traffic modelling analysis to determine the impacts on ratepayers?

Response

The Manager Infrastructure Development advised that it has been clear from the beginning that baseline modelling was to be based on the fact that Brearley Avenue is going to be closed. The modelling was done as a joint exercise with PTA and the City to ensure that it reflected future plans for the area. The modelling and Traffic Analysis was carried out in consultation with the Community Reference Group and will be available to the wider community.

2. Could the Councillors please define and comment on what constitutes reasonable access for a commercial property?

Response

The Manager Infrastructure Development advised reasonable access varies in different situations and there are considerations when purchasing a property on Great Eastern Highway or a property with existing future impediments.

MRWA have looked at this access issue and are considering works to lessen the short term impact. When Great Eastern Highway is fully developed, access will be provided however this has to be in conjunction with providing the best outcome for traffic flow and safety.

MRWA intends to fully develop the Coolgardie Avenue intersection prior to 2021 at which time U-turns will be in place along Great Eastern Highway. As an interim measure, there will be a left turn into the property in question.

Prior to 2021, following the completion of the train station the Coolgardie Road intersection should be fully developed.

5.2.4 MR A MACHLIN, 27 CARNARVON CRESCENT, COOLBINIA

1. Has the City of Belmont sought independent advice whether legal or otherwise as to the compensation which may be required to be paid to landowners within the DA6 area, in particular in relation to claims for damages which may arise as a result of the proposed closure of Brearley Avenue, the need for upgrading/widening of other intersections and the widening of existing local roads to support significantly more traffic than those roads are currently designed for, and if so what is the result of that advice and why has it not been made public and if not, why hasn't the City of Belmont obtained independent advice?

Response

The Director Community and Statutory Services advised that Brearley Avenue is a State Government asset and thus the State Government has responsibility. Any legitimate claims would be required to be made against the State of Western Australia.

2. Where does Council see their role – to represent the ratepayers or Main Road's interest in this area - when they do not answer ratepayers questions and concerns about the proposed development?

Response

The Director Community and Statutory Services advised he could not think of any examples in the metropolitan area where the same level of work and consultation had been carried out. Every question has been answered, and as a result the revised Vision Plan has been put forward. The City is complying with the requirements of the Scheme in proposing to advertise the amended policy, but as yet has not made any decisions.

The City's Planning Department feel it is reasonable to seek Council agreement for public consultation at this time. The consultation time period has been doubled, and advertising will be carried out extensively. The proper process will be followed and every comment and question will be addressed.

The Director Community and Statutory Services advised the nature of Planning makes it impossible to please all concerned.

The Director Community and Statutory Services advised that the DA6 Vision Plan will have significance for residents directly affected, but also for the entire Belmont community. All residents have the right to comment on the Vision Plan.

Mr Machlin stated that if there is a problem on Great Eastern Highway, MRWA should sort it out before closing off Brearley Avenue. There is no logical argument for closing off Brearley Avenue at this time.

7.45pm HITT MOVED, POWELL SECONDED that question time be extended.

CARRIED 8 VOTES TO 0

5.2.5 Ms S CLARKE, 113 CENTRAL AVENUE, REDCLIFFE

1. The piping of the drain from Dunreath Drive down Central Avenue to Second Street early next year – will the drain continue down to First Street?

Response

Mr Ross advised that at present the alignment of the Southern Main Drain is undertaken north of the railway station, then flowing back into the linear channel. The design from that point will be undertaken with the next stage.

2. With multi storey dwellings envisaged what percentage of open space will be available? The Primary School is fenced and locked and the Principal will not allow people to use after school hours so that should not be considered open space.

Response

The Director Community and Statutory Services advised that he has met with Senior Officers at the Education Department who advised that it is quite common to allow more flexibility and reach agreements with local governments for the use of school grounds. School buildings are locked, but areas for open space are available as general community spaces. The local government may assist with maintenance expenses where these agreements occur.

The Director Community and Statutory Services advised that if the City failed to reach an agreement with the Education Department regarding the potential use of open space, and the community felt there was a need for additional Public Open Space, then every affected landowner would be required to make a contribution.

5.2.6 Ms M SOMERS, 136 COOLGARDIE AVENUE, REDCLIFFE

1. Can we please have appointed a Community Liaison Officer to coordinate all questions from all stakeholders?

Response

The Director Community and Statutory Services advised that in principle it was a good suggestion, however with so many interests involved, and Government Departments having different objectives, achieving it could be difficult. The proposal will be discussed with the Western Australian Planning Commission (WAPC) who are the lead agency.

It can be difficult to get Government Departments to work together. The lead agency is the WAPC, with sub-committees put together to look at various areas of interest.

First enquiries on the Vision Plan should be made to the City, who will liaise with other bodies to obtain information.

Item 5.2.6 Continued

2. Can you please develop a residence impact statement?

Response

The Director Community and Statutory Services advised that until detailed planning has been undertaken, it is difficult to accurately predict how residents will be affected. This first stage of the process is the visioning stage. When detailed planning has been undertaken and scheme amendments have been made, how residents will be affected will become much clearer.

The Director Community and Statutory Services advised there is no question that the area will be irrevocably changed from what it is today. Transition can take considerable time, however, landowners will need to decide whether to stay with single residences or to transition to medium to high density residential development.

3. Please detail how residents can turn safely from Great Eastern Highway once Brearley Avenue closes?

Response

The Manager Infrastructure Development advised that the upgrade of the Coolgardie Avenue intersection could be six years away. Fauntleroy Avenue will be upgraded with U-turn facilities to provide access, prior to the Brearley Avenue closure. The City is pushing as hard as possible for the Coolgardie Avenue intersection upgrade.

4. When will the rezoning likely be approved?

Response

The Director Community and Statutory Services advised that the Vision Plan has indicated building heights rather than assigning residential density codes. The time frame will depend on the number of submissions received with the Vision Plan and the time taken researching and assessing submissions. This involves a great deal of work and must be done comprehensively. At this early stage it would be unwise to give a prediction on when rezoning will occur.

5. Will there be any forced reclaim of land?

Response

The Director Community and Statutory Services advised that land acquisitions will not be required for the construction of the train station, but it is a matter for the PTA if it becomes necessary to acquire additional land for road circulation around the train station. Land acquisition must be a fair and proper process which includes negotiations with the landowner. If the landowner is not satisfied, an independent arbiter is engaged.

The Director Community and Statutory Services advised there will be no land acquisitions resulting from widening of streets in the area.

Item 5.2.6 Continued

6. Will there be any likely noise or vibration from the trains felt by residents?

Response

The Director Community and Statutory Services advised there will be no noise or vibration from trains.

5.2.7 Ms M ELKINGTON, 101 BULONG AVENUE, REDCLIFFE

1. Where can I find the Traffic Modelling Study on the Belmont website, and has it been presented to the Council, and if so, has the City of Belmont undertaken a review of this Traffic Modelling Study by an adequately qualified person or persons with expertise in traffic modelling to verify its reliability?

Response

The Manager Infrastructure Development advised that the City is satisfied with the modelling that was done as a joint exercise with the Public Transport Authority (PTA). The same consultant has presented to the Community Reference Group and Council at various Information Forums.

The Manager Infrastructure Development advised that the website would be checked to ensure the Traffic Modelling Study was available.

2. I would like some transparency and clarity from the City of Belmont as to what the size of the current Public Open Space is versus the Vision Plan Open Space, and what percentage of the DA6 Vision Plan is Public Open Space?

The Director Community and Statutory Services advised that it was stated at the Community Open Day that the Public Open Space totalled approximately 8%. A sum of all the existing small Public Open Spaces could be undertaken and compared with the amount of Public Open Space in the proposal. This information can be made available for comparison at the proposed upcoming Community Open Days, with the additional rider that there may need to be landowner contributions if additional Public Open Space is required.

3. Is it possible for the City of Belmont to issue a clear map of DA6 which clearly defines only the proposed Public Open Space?

Response

The Director Community and Statutory Services advised that plans on display at previous Community Open Days were very large and easy to understand. The same is intended for future Community Open Days, with large scale plans that make Public Open Space obvious. This will enable residents to make informed comments regarding the Public Open Space.

8.20pm **HITT MOVED, CAYOUN SECONDED that public question time be extended.**

CARRIED 8 VOTES TO 0

5.2.8 Ms S McLaren, 91 Boulder Avenue Redcliffe

Do you think it is appropriate for a car park of 1000 bays to be built at the end of a quiet street (i.e. Boulder Avenue). Originally, it was 500 car bays.

Response

The Director Community and Statutory Services advised that car parking bays will be required for the 'park and ride' at the train station.

Mr Ross advised the PTA require 3,000 car parking bays that will be split between Airport West and Forrestfield train stations. The allocation at this stage is 500 to 1,000 car bays at Airport West and 2,000 car bays at Forrestfield station. The City's position is that 500 bays will be sufficient, which is consistent with the modelling.

5.2.9 Mr S Erceg, 1162 Albany Highway, Bentley

1. Currently, the only point of access when approaching the funeral parlour from the City is via Brearley Avenue. If Brearley Avenue is closed people intending to access the funeral parlour will be forced to continue 500m past the property down Great Eastern Highway then turn right at Coolgardie Avenue, travel 250m then turn right at First Street, travel 550m then turn right at Kanowna Avenue East, travel 250m then turn right into a new road which is not proposed to be built for 10 or so years, travel 150m then turn left onto Boulder Avenue.

This 1.6km, 5-10 minute, convoluted route will devastate the viability of our business, particularly given the size of hearses and their limited manoeuvrability around sharp corner and ability to negotiate on street parking associated with high density development on relatively narrow local roads. Not to mention the ability of our customers to find their way back to our business.

Has the City of Belmont properly considered the impact of the closure of Brearley Avenue on the funeral parlour and other commercial tenants within the precinct of Development Area 6?

Response

The Manager Infrastructure Development advised that Great Eastern Highway is a MRWA asset and under their control. Currently and with a proposed six lanes, restrictions will be required. It is acknowledged that U-turns are not ideal; however it is a consequence of the closure of Brearley Avenue. MRWA have constraints in relation to providing access across Great Eastern Highway. Your premises have certainly been impacted and MRWA has recognised this. The proposed Coolgardie Avenue intersection will allow U-turns, and there will be left turn access into Boulder Avenue. In the interim, it is understood that there will be an impact.

Item 5.2.9

2. I cannot believe Main Roads is responsible; this cannot be driven by Main Roads. It has taken six years to be able to do the modelling on different ways to upgrade Brearley Avenue. What's the screaming hurry? Who is driving this immediate closure?

Response

The Manager Infrastructure Development advised that the closure of Brearley Avenue is a commitment MRWA has given. MRWA and City of Belmont modelling has been taken into account. This is very much driven by future development, up to 2031. The confirmation of the construction of the train station has prompted the State Government to finalise the decision.

5.2.10 Ms J GEE, 44B TREAVE STREET, CLOVERDALE

1. When are items 12 and 13 going to be put back at the beginning? Your residents and ratepayers do not want to sit around to the end of the meeting or is that Council's intention – to have an empty gallery?
 12. Questions by Members on which due notice has been given (without discussion)
 13. Questions by Members without notice
 - 13.1 Responses to questions taken on notice
 - 13.2 Questions by Members without notice

Response

The Presiding Member advised that a decision will be made prior to the next meeting.

2. When is the Town Planning Scheme 15 going to be brought back to Council to address the issues associated with all the higher density going on all over the City?

Response

The Director Community and Statutory Services advised generally Local Planning Schemes require review every five years, however this time frame has been extended. Local Planning Scheme No. 15 (LPS15) will be reviewed within the next five years.

The Director Community and Statutory Services advised that the City takes a firm approach regarding car parking in multiple dwelling developments, and the Residential Design Codes (R-Codes) have been amended due to this approach and lobbying undertaken by the Mayor, Council and the City.

The Director Community and Statutory Services advised that he has been advised of car parking issues in certain streets and subsequently visited these streets, but is yet to see a major car parking problem in the area. He will continue to visit streets where car parking is seen as an issue.

Item 5.2.10 Continued

8.36pm The Manager Governance departed the meeting.

The Director Community and Statutory Services advised that cars parked on streets could be considered as beneficial because they slow traffic down.

In the last 15 to 20 years, views on roads have changed. Roads are now for the entire neighbourhood to use, to play on, to have street trees, to slow traffic down. This may be a subject of discussion when the LPS15 is reviewed.

If it were the view of Council to downcode within five years, the possibility of the WAPC and the Minister for Planning agreeing to the amendments is remote. The need to increase density is being promoted by the State Government, with the need to go up rather than out, and there are many reasons for this. Initial concerns regarding privacy and overlooking are becoming less of an issue, consistent with inter-State and overseas experience.

8.39pm The Manager Governance returned to the meeting.

The Director Community and Statutory Services advised that the R-Codes determine standards for residential development. The City is required by law to adhere to the R-Codes.

The Presiding Member advised that much has been done by the City, but the WAPC have final approval of any Scheme amendments.

3. Are the plans that were displayed in the Library regarding the proposed \$28 million building correct? If so can you tell me why the seniors will end up with less space than they currently have?

Response

The Chief Executive Officer advised that Council is dealing with concept plans for the Community Building at this stage. Council will go to tender for the services of an architect in order for detailed plans to be prepared. Senior Citizens were involved in developing the concept plans and are very happy with the space allocated to them.

The Presiding Member advised that the concept plan was prepared in conjunction with Senior Citizens.

Note

Mr C Borg, 13 The Court, Redcliffe, gave prior notice to ask a question of Council, however as he had departed the meeting, Mr Borg did not ask his question.

8.46pm 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 22 SEPTEMBER 2015**
(Circulated under separate cover)

OFFICER RECOMMENDATION

POWELL MOVED, WOLFF SECONDED, that the minutes of the Ordinary Council Meeting held on 22 September 2015 as printed and circulated to all Councillors, be confirmed as a true and accurate record.

CARRIED 8 VOTES TO 0

- 6.2 INFORMATION MATRIX FOR THE AGENDA BRIEFING FORUM HELD 20 OCTOBER 2015**
(Circulated under separate cover)

OFFICER RECOMMENDATION

WOLFF MOVED, HITT SECONDED, that the Information Matrix for the Agenda Briefing Forum held on 20 October 2015 as printed and circulated to all Councillors, be received and noted.

CARRIED 8 VOTES TO 0

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

Nil.

- 8. BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

Nil.

- 9. REPORTS OF COMMITTEES**

- 9.1 STANDING COMMITTEE (ENVIRONMENTAL) HELD 21 SEPTEMBER 2015**
(Circulated under separate cover)

OFFICER RECOMMENDATION

WOLFF MOVED, POWELL SECONDED, that the Minutes for the Standing Committee (Environmental) meeting held on 21 September 2015 as previously circulated to all Councillors, be received and noted.

CARRIED 8 VOTES TO 0

10. REPORTS OF ADMINISTRATION

WITHDRAWN ITEMS

Item 10.1 was withdrawn at the request of Cr Wolff.

Item 10.2 was withdrawn at the request of Cr Wolff.

Item 10.3 was withdrawn at the request of Cr Bass.

GARDNER MOVED, CAYOUN SECONDED, that with the exception of Items 10.1, 10.2, and 10.3, which are to be considered separately, the Officer Recommendation for Item 10.4 be adopted en bloc by an Absolute Majority decision.

CARRIED BY ABSOLUTE MAJORITY 8 VOTES TO 0

**10.1 INITIATION OF PUBLIC ADVERTISING FOR REVISED LOCAL PLANNING POLICY
No. 14 DEVELOPMENT AREA 6–VISION PLAN AND IMPLEMENTATION STRATEGY**

BUILT BELMONT

ATTACHMENT DETAILS

Attachment No	Details
Attachment 1 – Item 10.1 refers	<u>Community Reference Group Summary and Meeting Minutes</u>
Attachment 2 – Item 10.1 refers	<u>Community Open Day Summary Report</u>
Attachment 3 – Item 10.1 refers	<u>Current Vision Plan (2013)</u>
Attachment 4 – Item 10.1 refers	<u>Draft Local Planning Policy No. 14</u>
Attachment 5 – Item 10.1 refers	<u>Revised Vision Plan and Implementation Strategy</u>
Attachment 6 – Item 10.1 refers	<u>Traffic and Transport Analysis–Development Area 6</u>

Voting Requirement : Simple Majority
 Subject Index : LPP15/014 – LPS15 Local Planning Policy 14
 Location / Property Index : Multiple
 Application Index : N/A
 Disclosure of any Interest : Nil
 Previous Items : 17 December 2013 Ordinary Council Meeting
 Item 12.1
 Applicant : N/A
 Owner : N/A
 Responsible Division : Community and 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.*

Item 10.1 Continued

PURPOSE OF REPORT

To consider adoption of the Revised Local Planning Policy No 14 LPP14 for the purpose of initiating public advertising under the provisions of Local Planning Scheme No. 15.

SUMMARY AND KEY ISSUES

Local Planning Policy No. 14 - Development Area 6 Vision Plan and Implementation Strategy ('LPP14') was initially adopted by Council at the Ordinary Council Meeting on 17 December 2013.

In 2014 the Public Transport Authority (PTA) confirmed the alignment of the proposed Forrestfield Airport Rail Link and the proposed location of the 'Airport West' station within Development Area 6 (DA6).

In response to this the City of Belmont (CoB) initiated a review of LPP14 to accommodate the revised station location.

In consultation with the relevant government agencies and a Community Reference Group (CRG) the CoB has prepared a revised version of LPP14 for consideration of Council.

Under the provisions of Local Planning Scheme No. 15 (LPS15) a policy must be advertised for a minimum period of 21 days before being considered for adoption by Council.

The City proposes to advertise the revised LPP14 for a period of 42 days, which will include the use of online and hard copy surveys and two Community Information Forums.

LOCATION

The subject area is identified as 'DA6' in the LPS15 maps, and incorporates areas of Perth Airport and the locality of Redcliffe, with a total area of 174 hectares. The area is generally bounded by Tonkin Highway to the south-west, Great Eastern Highway to the north-west, Fauntleroy Avenue to the north-east and Perth Airport to the south-east, and is outlined in Figure 1.

Item 10.1 Continued



Figure 1: Location Plan

CONSULTATION

The City, in conjunction with the PTA, Perth Airport Pty Ltd (PAPL) and the Department of Planning (DoP), has undertaken several community engagement and consultation events in the preparation of the revised draft Strategy. These events are outlined and described as follows:

Community Reference Group (CRG)

In November 2014 the City placed advertisements seeking expressions of interest for community members interested in DA6 to nominate for a CRG. The City received a total of 12 nominations and all persons were subsequently appointed to the CRG. Members are outlined as follows:

- Amanda Ridge
- Amos Machlin
- Bella Scharfenstein
- Emilie Hethey
- George Homsany
- Sarah Bellow
- Helen Allison
- Margaret Elkington
- Seleana Powell

Item 10.1 Continued

- Stephanie Clarke
- Susan McLaren
- Thomas Whiting.

Between January and May of 2015 the City conducted a total of five meetings with the CRG to discuss different elements of the Vision Plan. Throughout this process the CRG provided a wide range of feedback and input on planning and development matters, which were extremely valuable in formulating the final draft Vision Plan. There were some suggestions made by the CRG which were unable to be included.

A summary of the key feedback and input provided and the ways in which the City Officers responded to this feedback are outlined in the table included as [Attachment 1](#), along with the confirmed minutes of each of the CRG Meetings.

Community Open Day

On 7 March 2015 the City facilitated a Community Open Day to discuss the DA6 proposals with local residents and property owners. The Open Day was held at Redcliffe Primary School and was attended by approximately 150-200 interested persons. Officers from the CoB, DoP, PTA and PAPL were available to explain presented material and answer questions.

In follow up to the Open Day, 21 of the attendees completed feedback forms to provide input on the planning and development within their area. The summary of these feedback forms is outlined in [Attachment 2](#).

Rail Station Specific Consultation

Since mid 2014, the PTA have undertaken a number of public engagement events aimed at further explaining the rationale, planning and potential impacts of the development of the Forrestfield Airport Link. These events are proposed to continue into the future to ensure that the community fully understands the project as it moves into the construction phase.

Proposed Public Advertising

In accordance with clause 2.4.1 of LPS15, an amendment to a Local Planning Policy is to be advertised for a minimum period of 21 days from the date of publication of a notice in a newspaper circulating within the Scheme area. Given the scale and importance of DA6 it is considered that the standard 21 days of advertising will be insufficient, and as such it is proposed to extend this to a 42 day period in total.

It is proposed that the following methods of community engagement and public notification will be undertaken:

- On Friday 6 November a letter will be posted to each landowner and occupier within DA6 and the surrounding area notifying them that the Strategy is available for public comment. The letter will include directions to the City's website to make comment online or a hard copy form to complete. The referral area is shown in Figure 2 below.

Item 10.1 Continued



Figure 2 – Referral Area

- Notices will be published in 'The Southern Gazette' newspaper advising the revised draft Strategy is available for public inspection and comment from Tuesday 10 November 2015 until close of business on Tuesday 22 December 2015.
- A notification will be placed in the 'The Weekend West' on Saturday 7 November and Saturday 21 November 2015 notifying interested persons that the Strategy is available for public comment;
- A dedicated section of the City's website will be released encouraging interested persons to make specific comment about the Strategy through online surveys, comment sections and an interactive map;
- Flyers and hard copy forms will be made available at the City's Civic Centre and the Ruth Faulkner Public Library encouraging interested persons to visit the City's website or complete a hard copy form; and
- Two 'Community Open Day' events will be held on Saturday 14 November (morning) and Wednesday 25 November 2015 (evening) with a range of displays outlining the Strategy. Project Team Officers will be available to discuss the project and answer questions.

Item 10.1 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 and maintain a safe and efficient transport infrastructure.

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.

Business Belmont

Objective: Maximise Business Development Opportunities.

Strategy: In partnership with Perth Airport Corporation, support the business development of the airport.

Natural Belmont

Objective: Protect and enhance our natural environment.

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

POLICY IMPLICATIONS

The revised version of LPP14 is ultimately intended to be adopted by Council (with or without modification) and will thereafter replace the initial version of LPP14 adopted by Council in December 2013.

STATUTORY ENVIRONMENT

The procedure for making and amending a local planning policy is outlined under clause 2.4 of LPS15 as follows:

2.4 Procedure for Making or Amending a Local Planning Policy

2.4.1 If the local government resolves to prepare a Local Planning Policy, the local government:

- (a) is to publish a notice of the proposed Policy once a week for two consecutive weeks in a newspaper circulating in the Scheme area, giving details of:

Item 10.1 Continued

- i. where the draft Policy may be inspected;
 - ii. the subject and nature of the draft Policy; and
 - iii. in what form and during what period (being not less than 21 days from the date the notice is published) submissions may be made;
 - (b) may publish a notice of the proposed Policy in such other manner and carry out such other consultation as the local government considers appropriate.
- 2.4.2 After the expiry of the period within which submissions may be made, the local government is to:
- (a) review the proposed Policy in the light of any submissions made; and
 - (b) resolve to adopt the Policy with or without modification, or not to proceed with the Policy.
- 2.4.3 If the local government resolves to adopt the Policy, the local government is to:
- (a) publish notice of the Policy once in a newspaper circulating in the Scheme Area; and
 - (b) if in the opinion of the local government, the Policy affects the interests of the Commission, forward a copy of the policy to the Commission.
- 2.4.4 A Policy has effect on publication of a notice under clause 2.4.3(a).
- 2.4.5 A copy of each Local Planning Policy, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the local government.
- 2.4.6 Clauses 2.4.1 to 2.4.5 inclusive, with any necessary changes, apply to the amendment of a Local Planning Policy.

BACKGROUND

The subject area has been identified as a suitable location for redevelopment that provides for medium to high density residential uses, in addition to strategically located commercial and retail mixed-use development as a component of the ongoing redevelopment of the wider Perth Airport precinct.

In 2013 the City of Belmont, in conjunction with PAPL, prepared a 'Vision Plan and Implementation Strategy' to guide the redevelopment of DA6. As a component of this plan the Working Group undertook substantial consultation with local residents, businesses and government agencies that were either directly affected by the proposed redevelopment, or had a direct or indirect interest in the redevelopment. The results of these consultation exercises, along with substantial urban design and planning work, provided the basis for the endorsement and publication of the Vision Plan and Implementation Strategy as a local planning policy under Clause 2.4 of LPS15. Refer [Attachment 3](#) for the Vision Plan.

Item 10.1 Continued

In early-mid 2014 the PTA progressed with their planning for the Forrestfield Airport Link and an announcement was made by the State Government that:

- (a) The alignment would include twin bored tunnels underneath the Brearley Avenue Reserve;
- (b) The Airport West Station would be located within the Brearley Avenue reserve; and
- (c) Construction would commence in 2017 with the aim to have the Airport West station operational by 2020.

In response to these announcements the CoB proceeded to review the endorsed Vision Plan and Implementation Strategy with a view to accommodating the confirmed rail alignment and station location. This required the establishment of a Project Steering Group and Project Working Group comprising of key Officers from the DoP, Department of Transport (DoT), PTA, Transperth, Main Roads Western Australia (MRWA) and PAPL.

The Project Steering Group and Working Group were formulated in late 2014 and have overseen the task of reviewing the Vision Plan and Implementation Strategy and progressing the plans for the railway construction. Working Group meetings are held on a fortnightly basis and are a successful method of achieving collaboration, integration and critical analysis.

OFFICER COMMENT

The revised Vision Plan and Implementation Strategy maintain the same overall objectives and ideology as the original LPP14 as these continue to be sound principles that should be upheld.

Key changes to the Vision Plan largely focus on the four elements of land use, built form, movement network and the public realm. Each of these elements are shown spatially in [Attachment 4](#) and [Attachment 5](#) and the primary modifications to these plans are briefly summarised under the following subheadings:

Land Use

Whilst the predominant land uses have not changed, the introduction of the railway station within the residential community has increased the potential for higher density development radiating out from the station plaza. This density likely provides the opportunity for a greater diversity of land uses to be accommodated within the precinct, as the increased number of residents and employees will improve the viability of retail, commercial and office developments within the local area.

Built Form

The introduction of the railway station has increased the potential for higher density development radiating throughout the residential areas of DA6. This is considered likely to result in an increased number of taller buildings being developed within and adjacent to the station precinct and along Great Eastern Highway. The residential areas are proposed to comprise predominantly of four to six storey residential developments, with up to eight-storey development adjacent the open space network.

Item 10.1 Continued

The only area of lower storey development identified is adjacent the Redcliffe Primary School, where buildings of less than four storeys are recommended.

Movement Network

The most substantial alteration to the movement network is the relocation of the proposed Airport West train station from the domestic airport car-park to the Brearley Avenue Reserve where it intersects with Second Street. The revised location, whilst beneficial for a variety of reasons, shifts the focal point of vehicle movements so that they are now split between Perth Airport estate and the surrounding residential areas.

The increased train station related vehicle movements and the potential for rat running through the residential area to access Perth Airport were of great concern to the Project Steering Group, and have previously been identified as of concern to Council and the wider community. In response to these concerns the Steering Group appointed consulting firm Aurecon to undertake traffic modelling of the entire local and regional road system within the Forrestfield Airport Link project area.

The results of the traffic modelling are presented in a report prepared by Worley Parsons and included as [Attachment 6](#). Whilst this report does not identify any critical issues with the proposed redevelopment and integration of the rail station, it does identify the following actions that will need to be carefully planned and implemented as development progresses:

- (a) The intersection of Fautleroy Avenue and Great Eastern Highway requires an upgrade to incorporate dedicated right turn lanes and the capability to safely permit bus movements between Great Eastern Highway and Fautleroy Avenue. These upgrades have been planned as a component of the Forrestfield Airport Link project and will be undertaken in late 2016.
- (b) The intersection of Coolgardie Avenue and Great Eastern Highway requires an upgrade to incorporate dedicated right turn lanes to ensure the safety and efficiency of vehicles moving between Coolgardie Avenue and Great Eastern Highway. At present the State Government has not committed to undertake this upgrade, but the City is advised that MRWA is undertaking a design and feasibility exercise.
- (c) The closure of Brearley Avenue in late 2016 will necessitate the construction of Central Avenue between Dunreath Drive and Second Street in order to ensure bus movements between Second Street and the domestic airport will not be interrupted. The early construction of this road linkage will also be of benefit to the local residents, as it will provide an additional access and egress point into the residential estate.
- (d) The closure of Brearley Avenue will also necessitate changes to the connectivity of Boulder Avenue between Great Eastern Highway and the Brearley Avenue Reserve. At the Great Eastern Highway end it is proposed that the Boulder Avenue intersection be modified to a left-in/left-out intersection, rather than a left-out intersection only. At the Brearley Avenue Reserve end it is proposed that for an interim period a portion of the Brearley Avenue carriageway will be left open to connect Boulder Avenue to First Street, until such time as the permanent connection of Boulder Avenue to Kanowna Avenue is constructed.

Item 10.1 Continued

- (e) The location of the rail station results in Central Avenue providing a higher function as the central point of higher development densities between the station and along the linear park network. As a result of this it is proposed to design Central Avenue as a boulevard style road with a single carriageway in each direction separated by a landscaped 6 metre wide median. This will ensure that the avenue remains a space suitable for use by all modes of transport, including cars, bicycles and pedestrians.
- (f) The proposed construction of the Park and Ride facility to the south of Stanton Road, along with the existing difficulties for vehicles accessing Second Street from Boulder Avenue, have resulted in the proposal for construction of a roundabout at the intersection of Second Street and Boulder Avenue. This roundabout will be constructed as part of the Forrestfield Airport Link project and will be operational prior to 2020.
- (g) The proposed extension of Coolgardie Avenue to Dunreath Drive identified in the initial DA6 Vision Plan and Implementation Strategy has been removed, as the traffic volumes predicted in the modelling were not considered suitable for a residential environment.
- (h) Whilst the modelling does not identify any critical issues, there is a need for ongoing monitoring of traffic volumes on Coolgardie Avenue, Second Street, Kanowna Avenue and Central Avenue to ensure that volumes are not exceeding expectations for the local road network. The City will undertake this monitoring regularly to ensure an accurate record of traffic volumes and will take action should volumes exceed expectations.
- (i) There is a need to discourage rat-running through the local area through a range of mechanisms including:
 - Signage along all major roads to the airport to clearly indicate that the route to the domestic and international airport has changed and Dunreath Drive is now accessible via Tonkin Highway or via Fauntleroy Avenue;
 - Altering the design of local roads within the residential area to slow traffic speeds down to less than 50 kilometres per hour wherever possible through the use of paving treatments, landscaping, on-street parking and deviations in the carriageway.
 - Undertaking ongoing monitoring of traffic volumes within residential streets to ensure that commuters are not attempting to take perceived short cuts through the residential neighbourhood.
 - Each of these modifications has been incorporated into the revised Vision Plan and Implementation Strategy for consideration by Council and the wider community.

Public Realm

Key changes to the public realm relate primarily to the introduction of the railway station, which will change the format and purpose of the original eastern open space areas. The station plaza area is proposed to be the major urban space in DA6, and will be the nexus of transit activity for the locality.

Item 10.1 Continued

The Station Plaza will provide a safe, vibrant public space surrounding the station, supported by active uses and pedestrian-friendly pathways connecting with the surrounding residential neighbourhood. The key objectives for the development of the Station Plaza include:

- Optimisation of access from the new residential development and the existing residential neighbourhood to this large community space.
- Activation of streets and pedestrian pathways around, and leading to, the Plaza.
- Provision of safe, direct and legible pedestrian and cycle connections with the residential neighbourhood and surrounding commercial precinct.
- Provide an engaging, vibrant public destination for workers and residents, and a setting for local convenience retail activity.
- Minimising traffic impacts on Dunreath Drive by enhancing the boulevard with potential for on-street vehicle parking, abundant street trees, and safe pedestrian crossing opportunities.

The remainder of the linear park, inclusive of the central Village Green, has been retained in the revised plan, and is intended to provide passive recreation opportunities and multi-purpose activity spaces. The linear park will also be specifically designed to ensure the retention of mature native vegetation wherever possible, and accommodate the redesigned Southern Main Drain as a meandering living stream so that the community embraces it as a key public asset.

Implementation

The complexity of the DA6 project has not been underestimated, and the Project Team recognises that redevelopment of such an area may not occur in a linear progression. The timing of key phases of the redevelopment is somewhat uncertain, as it is dependent on budgetary decisions of many government agencies, investment by the private and public sector and the passing of legislative changes by the CoB and the Western Australian Planning Commission (WAPC).

Given the uncertainty with respect to timing, the Project Team have developed key phasing plans which identify the triggers required for critical stages of redevelopment to occur. These phasing plans are identified in [Attachment 5](#) and briefly summarised as follows:

- (a) Station Construction Phase:** This phase will result in the commencement of construction of the new Airport West station, and will only occur once Brearley Avenue is closed and development approval is granted for the new station and associated road works. Subject to the trigger being satisfied it is anticipated that this stage will commence in 2016 and conclude before 2021.
- (b) Brearley Reserve Development Phase:** This phase will result in the redevelopment of the redundant Brearley Avenue Reserve area west of the station precinct, and will be triggered by the preparation of a detailed drainage and landscape concept design, public and private sector investment in the realignment of the Southern Main Drain and the relocation of utility service infrastructure. Subject to the triggers being satisfied it is anticipated this phase will commence in 2021 and conclude before 2025.

Item 10.1 Continued

- (c) **Station Delivery Phase:** This phase will result in the opening of the new station and the improvement and connection of the internal road network, and will be triggered by public and private sector investment in the public realm and development opportunities immediately adjacent the station precinct. Subject to the triggers being satisfied it is anticipated this phase will commence in 2021 and conclude before 2025.
- (d) **Private Development Phase:** This phase will result in the privately owned land within DA6 undergoing progressive redevelopment in accordance with the Vision Plan, and will be triggered by the final adoption of a comprehensive planning framework and the implementation of infrastructure upgrades throughout the area. Subject to the triggers being satisfied it is anticipated this phase will commence in 2018 and be ongoing for many years.

In order to ensure that each of the triggers are achieved in a coordinated and timely manner, the City intends to maintain and lead an ongoing steering group and working group with each of the key agencies involved. Such an arrangement has been a very useful exercise in preparing the revised Strategy, and is considered to be an optimal method of ensuring consistency and purpose across all levels of government involved in DA6.

FINANCIAL IMPLICATIONS

There are costs associated with the advertising of the draft Policy, including the costs associated with a precinct wide mail out, updating and maintaining the City's website and facilitating the proposed community events.

ENVIRONMENTAL IMPLICATIONS

As outlined in the Officers Comment section above, the Vision Plan is considered to be the optimal method of protecting the natural environment within the precinct area.

SOCIAL IMPLICATIONS

The proposed Vision Plan is considered to be a suitable starting point for improving social interaction and cohesion within the Redcliffe community. For many years the community has largely been divided by the physical barrier of Brearley Avenue and its role as a main road to the airport. The removal of this barrier and enhancement of public streets and public spaces will provide the community with an opportunity to develop a stronger sense of identity and pride of place.

Item 10.1 Continued

OFFICER RECOMMENDATION

WOLFF MOVED, POWELL SECONDED,

A That Council adopt the revised Draft Local Planning Policy No. 14 (Development Area 6–Vision Plan and Implementation Strategy) for the purposes of an extended 42 day public advertising period, which will include letters, flyers, newspaper notifications, website content and community open days.

B That the advertising be effected through:

i. Letters to the owners and occupiers in the referral area detailed below:



ii. Notices in the Southern Gazette and Weekend West.

iii. Notification on the City's website.

iv. Release of flyers and submission forms in the City's Civic Centre and Library

v. The holding of two community open days.

CARRIED 5 VOTES TO 4

*For: Marks, Powell, Ryan, Wolff
Against: Bass, Cayoun, Gardner, Hitt
(In accordance with s5.21 of the Local Government Act 1995,
the Mayor used his casting vote in the affirmative)*

9.13pm Mr Ross departed the meeting and did not return.

9.13pm The Manager Infrastructure Development departed the meeting and did not return.

10.2 2015-2016 OCTOBER BUDGET REVIEW

BUSINESS EXCELLENCE BELMONT

ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment 7 – Item 10.2 refers	2015-2016 October Budget review
Attachment 8 – Item 10.2 refers	Statement of Budget review
Attachment 9 – Item 10.2 refers	Reserve accounts 30 June 2016

Voting Requirement : Absolute Majority Required
Subject Index : 54/004–Budget Documentation-Council
Location/Property Index : N/A
Application Index : N/A
Disclosure of any Interest : N/A
Previous Items : N/A
Applicant : N/A
Owner : N/A
Responsible Division : Corporate and Governance

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

This report is prepared to conduct the first review of the Budget and recommend adjustments to the 2015-2016 Adopted Budget.

Item 10.2 Continued

SUMMARY AND KEY ISSUES

In keeping with sound financial management practices, a review of the 2015-2016 Adopted Budget has been conducted. The Budget remains in balance with all carried forward issues from 2014-2015 addressed.

LOCATION

N/A.

CONSULTATION

There has been no specific consultation undertaken in respect to this matter other than internal staff. Community consultation is not required.

STRATEGIC COMMUNITY PLAN IMPLICATIONS

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

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

Strategy: Ensure Council is engaged at a strategic level to enable effective decision making.

POLICY IMPLICATIONS

There are no significant policy implications evident at this time.

STATUTORY ENVIRONMENT

Regulation 33A of the *Local Government (Financial Management) Regulations 1996* requires a local government to carry out a review of its Budget between 1 January and 31 March each year, report it to Council and then report the outcome of the review to the Department of Local Government and Communities (Department). The City of Belmont has for many years now conducted two budget reviews, one in October and one in March. A further review will be conducted and reported to Council and also the Department in March 2016.

Attached is a 'Statement of Budget Review' ([Attachment 8](#)) which compares the proposed October Budget Review to the current Authorised Budget as requested by the Department of Local Government and Communities.

Item 10.2 Continued

BACKGROUND

In keeping with Council's ongoing budget control and financial management, a number of adjustments are required to ensure Council's Budget continues to reflect an accurate position. As it is now some five months since the detailed Budget was prepared and the carried forward figure was estimated, many estimates can now be accurately confirmed. For statutory reporting purposes, the adopted Budget is used, however, for sound management purposes, the adjusted Budget will be used on a day to day basis in the Management Reports.

The October Budget Review process is predominantly aimed at addressing the following issues:

- Carried Forward Figure as at 30 June 2015 (to be confirmed by Council's Auditors as part of the end of year Audit)
- Decisions of Council requiring funding
- Confirmation of various Government Grants
- Confirmation of expenses (eg tenders)
- Building, Grounds and Engineering Carry Forward Works.

OFFICER COMMENT

The following summary lists the Divisional adjustments from the Summary of Income and Expenditure Variances.

(brackets indicate increased income/reduced expenditure)

➤ Opening Balance-Surplus	(2,046,429)
➤ Chief Executive Officer Section	41,184
➤ Corporate and Governance Division	578,748
➤ Technical Services Division	156,898
➤ Community and Statutory Services Division	1,269,599
➤ Closing Balance	0
	<hr/>
	Net Cost
	0

As has been the case in previous October Budget Reviews, one of the issues to be addressed relates to the 1 July opening balance. The opening balance is predicted early in the budget process to enable budget preparation and rate modelling to proceed.

The Opening Balance of \$4,836,429 exceeded the estimate of \$2,790,000. The variance mainly related to the prepayment of the Financial Assistance Grant (\$0.7M), carried forward of projects (\$0.21M) and to a lesser extent unspent grant monies (\$0.1M). These funds are simply re-budgeted as part of the budget review.

The Opening Balance was also increased by additional income of \$0.31M which mainly resulted from late interim rates (\$0.16M) and additional road grants (\$0.11M). Capital (\$0.3M) and operating (\$0.4) expenditure was less than anticipated with the latter largely due to year-end employee leave provisions being less than expected.

Item 10.2 Continued

A detailed listing of budget adjustments can be found in [Attachment 7](#). It should be noted that the report includes only those line items that have changed during the review process, all other line items remain as per the Adopted Budget. Those noteworthy adjustments are further explained in the summary that follows.

- An additional \$41K for the (CEO's) Consultants budget in regards to the Faulkner Civic Precinct Master Plan which will provide a transport and access strategy and support additional communication.
- Elected Member expenses have increased \$108K in line with Council Policy following the Salaries and Allowances Tribunal City upgrading the City to Band 1 status.
- The land acquisition budget has been updated to reflect the purchase of 25 Brindley Street. This adjustment is offset by the budgeted transfer to the Land Acquisition Reserve.
- Given the Financial Assistance Grant was 50% prepaid in 2014-2015 the budget for this grant has been reduced and impacts on both General Purpose and Roadworks income.
- An additional \$212K is expected to be received to support the Roads to Recovery program.
- Following the successful application for National Stronger Regions Fund support, additional grant income of \$150K has been budgeted.
- Budget adjustments in regards to Roads, Drainage, and Footpaths relate to a carried forward of funds from 2014-2015 and a minor re-prioritising and re-scoping of projects.
- The purchase of two emergency generators (\$104K) has been budgeted which are largely supported through grant funding (\$74K). It should be noted that 50% of the funding was received in 2014-2015. This has also impacted on the expected transfer from the Plant Replacement Reserve.
- Funds remaining in the Parks Development Reserve will be utilised in 2015-2016 to support Copley Park. Other notable changes in Parks Construction include \$25K to provide additional funding for the proposed lighting at the Civic Centre façade and \$60K to replace softfall at the Volcano Park.
- Following the recent tender the budget for the Garvey Park foreshore restoration has increased by \$55K.
- Donations and Grants have increased by \$68K to support the Men's Shed (\$36K) and a proposed contribution (\$32K) to the Belmont City Bowling Club.
- Following the completion of Centenary Park the expected income from hiring the building has increased by \$40K.
- The Planning Department expenditure budget has increased to allow for the recruitment of a second Coordinator position to adequately resource ongoing major strategic developments. Planning income from fines has increased by \$210K which relates to various prosecutions.
- Due to the Opening Balance and other budget adjustments the transfer from the Property Development Reserve to support the new community centre has decreased by \$1.23M.
- Notable changes in Building Construction include a \$104K carry forward to complete the Wilson Park auto toilets and a reduction of \$50K that had been budgeted for a Men's Shed facility.
- The Library budget has increased by \$32K which largely relates to an additional self-serve kiosk (\$10K) and for the printing (\$16K) of information booklets on the history of each suburb in Belmont.
- As management handover of the Independent Living Units is not expected until later in the 2015 (calendar) year the budget has been updated to reflect this.

Item 10.2 Continued

[Attachment 9](#) provides an updated estimate of reserve balances for the 2015-2016 year with reserve balances expected to increase in 2015-2016 to \$44.21M.

FINANCIAL IMPLICATIONS

There are no financial implications evident at this time.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications at this time.

SOCIAL IMPLICATIONS

The effective management of the City's Annual Budget ensures that the community has access to the services and facilities it needs now and into the future.

OFFICER RECOMMENDATION

WOLFF MOVED, GARDNER SECONDED, That Council,

- 1. In accordance with Local Government (Financial Management) Regulations 1996 Regulation 33A, adopt the amendments contained in the 2015-2016 Budget Review (Attachments 7 and 8), including the descriptions of variations and closing fund amendments.***
- 2. Authorise the Director Corporate and Governance to amend the 2015-2016 Budget in accordance with all resolved variations.***

*** ABSOLUTE MAJORITY REQUIRED

CARRIED BY ABSOLUTE MAJORITY 8 VOTES TO 0

10.3 ACCOUNTS FOR PAYMENT – SEPTEMBER 2015

BUSINESS EXCELLENCE BELMONT

ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment 10 – Item 10.3 refers	Accounts for Payment September 2015

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

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

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 10.3 Continued

LOCATION

N/A.

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 significant policy implications evident at this time.

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	786535 to 786586	\$400,171.50
Municipal Fund EFTs	EF040190 to EF040974	\$4,187,521.77
Municipal Fund Payroll	September 2015	\$1,438,082.65
Trust Fund EFTs	EF040191 to EF040193	<u>\$317,624.76</u>
Total Payments for September 2015		\$6,343,400.68

Item 10.3 Continued

FINANCIAL IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications at this time.

SOCIAL IMPLICATIONS

There are no social implications at this time.

OFFICER RECOMMENDATION

BASS MOVED, CAYOUN SECONDED, That the Authorised Payment Listing for September 2015 as provided under [Attachment 10](#) be received.

CARRIED 8 VOTES TO 0

10.4 MONTHLY ACTIVITY STATEMENT AS AT 30 SEPTEMBER 2015

BUSINESS EXCELLENCE BELMONT

ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment 11 – Item 10.4 refers	<u>Monthly Activity Statement as at 30 September 2015</u>

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

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 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 10.4 Continued

LOCATION

N/A.

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 significant policy implications evident at this time.

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 per cent of the 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 10.4 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 eg tied grants.*

****Based on a materiality threshold of ten percent of the budgeted closing balance as previously adopted by Council.*

In order to provide more details regarding significant variations as included in [Attachment 11](#) the following summary is provided.

Report Section	YTD Budget	YTD Actual	Comment
Expenditure – Capital			
Property and Economic Development	30,450	730,000	Relates to the purchase of 25 Brindley Street.
Belmont HACC Services	150,000	13,460	Purchase of client management software is outstanding.
Road Works	1,191,323	830,711	Projects are generally tracking well with invoices paid one month in arrears.
Drainage Works	476,433	237,572	Projects are generally tracking well with invoices paid one month in arrears.
Operations Centre	196,392	268,457	Chargeable Plant and Fleet ordered in 2014-2015 were received in 2015-2016.
Building Operations	29,250	174,227	Variance is due to the Wilson Park auto toilets which had been budgeted in 2014-2015.
Expenditure Operating	-		
Computing	563,111	639,022	Annual software licence fees have been paid in full for 2015-2016.
Reimbursements	56,750	108,482	Wages allocations are outstanding.
Insurance	525,250	468,167	Insurance premiums are less than anticipated.
Governance	878,174	815,386	Activity Based Costing (ABC’s) allocations are below budget.
Rates	581,929	1,642,748	Budget spread issue regarding rates discount.
Belmont Community Watch	329,153	214,094	Invoices (contractors) are paid one month in arrears.

Item 10.4 Continued

Grounds - Active Reserves	255,476	167,073	Invoices (contractors) are paid one month in arrears.
Road Works	275,727	205,259	Invoices (contractors) are paid one month in arrears.
Other Public Works	215,922	154,541	Street lighting invoices are paid one month in arrears.
Revenue – Capital			
Property and Economic Development	Nil	(1,174,000)	Relates to the sale of land that had been expected to settle in 2014-2015.
Grounds Operations	(342,500)	Nil	Budget allows for developer contributions that have yet to be received.
Road Works	(105,200)	Nil	Budget spread issue regarding the receipt of road grants.
Operations Centre	(81,242)	(145,318)	The income for the sale of chargeable plant had been budgeted in 2014-2015.
Revenue – Operating			
Computing	(548,295)	(639,022)	ABC recoveries are above budget.
Rates	(42,211,814)	(41,661,209)	Budget spread issue regarding interim rates.
General Purpose Income	(214,548)	(101,987)	Financial Assistance Grant was 50% prepaid in 2014-2015.
Financing Activities	(148,146)	(83,907)	Interest income is expected to be close to the annual budget but monthly variances are expected as term deposit mature throughout the year.
Health	(92,253)	(150,205)	Budget spread issue as annual licences were issued in July.
Faulkner Park Retirement Vill.	(50,000)	(120,891)	Income from unit sales is above budget.
Town Planning	(383,510)	(529,706)	Variance relates to fines and reimbursement of legal costs.
Public Works Overheads	(469,531)	(378,566)	Overhead recoveries are below budget.
Plant Operating Costs	(397,662)	(288,080)	Plant recoveries are below 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.

Reconciliation of Nett Current Assets to Statement of Financial Activity		
Current Assets as at 30 September 2015	\$	Comment
Cash and investments	72,201,665	Includes municipal and reserves
- less non rate setting cash	(34,837,757)	Reserves
Receivables	8,880,562	Rates levied yet to be received and Sundry Debtors
ESL Receivable	(2,639,014)	ESL Receivable
Stock on hand	237,526	
Total Current Assets	43,842,982	

Item 10.4 Continued

Current Liabilities		
Creditors and provisions	(14,126,643)	Includes ESL and deposits
- less non rate setting creditors and provisions	9,478,304	Cash Backed LSL, current loans and ESL
Total Current Liabilities	(4,648,340)	
Nett Current Assets 30 September 2015	39,194,642	
Nett Current Assets as Per Financial Activity Report	39,194,642	
Less Restricted Assets	(347,093)	Unspent grants held for specific purposes
Less Committed Assets	(38,347,549)	All other budgeted expenditure
Estimated Closing Balance	500,000	

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 at this time.

SOCIAL IMPLICATIONS

There are no social implications at this time.

OFFICER RECOMMENDATION

That the Monthly Financial Reports as at 30 September 2015 as included in [Attachment 11](#) be received.

***OFFICER RECOMMENDATION ADOPTED EN BLOC –
REFER TO RESOLUTION APPEARING AT ITEM 10***

11. REPORTS BY THE CHIEF EXECUTIVE OFFICER

11.1 REQUESTS FOR LEAVE OF ABSENCE

Nil.

11.2 NOTICE OF MOTION (CR HITT) – PUBLIC OPEN SPACE

BUILT BELMONT

ATTACHMENT DETAILS

Nil.

Voting Requirement	:	Simple Majority
Subject Index	:	32/002 – Notice of Motion
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil.
Previous Items	:	Nil.
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

COUNCIL ROLE

- | | | |
|-------------------------------------|-----------------------|---|
| <input type="checkbox"/> | Advocacy | <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"/> | Executive | <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"/> | Legislative | <i>Includes adopting local laws, local planning schemes and policies.</i> |
| <input type="checkbox"/> | Review | <i>When Council reviews decisions made by Officers.</i> |
| <input type="checkbox"/> | Quasi-Judicial | <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

The purpose of this report is to consider a Notice of Motion prepared by Councillor Hitt regarding land designated as Public Open Space that falls under the ownership of the Department of Education and Training that is not accessible by the public on a 24 hour basis being excised from the City of Belmont's Public Open Space register.

Item 11.2 Continued

SUMMARY AND KEY ISSUES

Cr Hitt has submitted a Notice of Motion seeking a report to be presented to the 27 October 2015 Ordinary Council Meeting for Council to consider that land designated as Public Open Space that falls under the ownership of the Department of Education and Training that is not accessible by the public on a 24 hour basis be excised from the City of Belmont's Public Open Space register.

LOCATION

N/A

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 significant policy implications evident at this time.

STATUTORY ENVIRONMENT

There are no specific statutory requirements in respect to this matter.

BACKGROUND

A Notice of Motion by Cr Hitt reads as follows:

"Motion:

Land designated as Public Open Space by the City of Belmont that falls under the ownership of the Department of Education and Training and is not accessible by the public on a twenty four hour basis, be excised from the City of Belmont's Public Open Space register.

Reason:

To obtain more accurate statistics of land designated as Public Open Space that can be accessed by the public on a unimpeded twenty four hour basis."

OFFICER COMMENT

As part of the preparation of the Local Planning Strategy for Local Planning Scheme No. 15 a number of supporting documents were produced. One such document was the Public Open Space Local Planning Strategy (updated 25/11/2008). The Strategy sets out:

Item 10.4 Continued

- minimum standards of land area provision based on then best practice;
- ease of accessibility to available open space; and
- current and proposed maintenance standards that should apply.

Open Space provision within the Strategy was assessed on the basis of Open Space catering for 'Residential' and 'Non Residential' areas.

The Strategy briefly examines the State and Local context of Open Space provision, and, using then accepted standards of provision (quantity of open space) it provided an overview of each residential suburb based on existing and forecast population figures. The accessibility; standard of maintenance; and the nature (passive, active, conservation) of existing reserves were also detailed. On that basis, an analysis was provided for each residential suburb. The provision of POS has never been based on 24 hour access, as that is a management issue.

No school sites were included in the calculations as they were based only on land reserved and available for public open space.

The Department of Education has entered into hundreds of agreements with local governments on different aspects pertaining to school sites. Some recent examples are in the urban growth corridor in the City of Swan where co-location of playing fields will occur in six locations.

There is no such agreement in place over any school in the City of Belmont.

In regard to access to Public Open Space being accessible on a 24 hour basis there are several sites reserved as Public Open Space which are not accessible on a 24 hour basis (but which do not relate to school sites). These include but may not be limited to:

- Volcano Park. Rangers lock up the gates and restrict access daily, from the evening to the morning.
- Belmont Sports & Recreation. The whole area is gated, and the assumption is access is restricted outside of normal hours.
- Gerry Archer Reserve. The whole main reserve is gated and locked when not in use. There are pedestrian access gates on Robinson Ave but these are generally controlled by the Athletics Club.

As can be seen from the above examples, a guarantee of 24 hour access does not have a direct correlation with the useability of grounds and facilities and the notice of motion achieves no tangible outcome and lacks any relevance to the current status of Public Open Space in the City of Belmont.

FINANCIAL IMPLICATIONS

There are no financial implications evident at this time.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications at this time.

SOCIAL IMPLICATIONS

There are no social implications at this time.

Item 10.4 Continued

COUNCILLOR RECOMMENDATION

That land designated as Public Open Space by the City of Belmont that falls under the ownership of the Department of Education and Training and is not accessible by the public on a twenty four hour basis, be excised from the City of Belmont's Public Open Space register.

Reason

To obtain more accurate statistics of land designated as Public Open Space that can be accessed by the public on an unimpeded twenty four hour basis.

Note

Cr Hitt put forward the following amendment to the Councillor Recommendation.

AMENDED COUNCILLOR RECOMMENDATION

HITT MOVED, CAYOUN SECONDED

From this date (26 October 2015) any land that falls under the ownership of the Department of Education and Training is not to be included in the City of Belmont's Public Open Space Register.

Reason

To safeguard the long term integrity of our Public Open Space and to minimise any loss of Public Open Space when Department of Education and Training land assets, are sold or transferred.

9.22pm The Principal Governance and Compliance Advisor departed the meeting.

9.24pm The Principal Governance and Compliance Advisor returned to the meeting.

Item 10.4 Continued

Note

Cr Powell put forward the following amendment motion.

COUNCILLOR AMENDMENT MOTION

POWELL MOVED, RYAN SECONDED,

That Council refers the motion as indicated below to the next available Information Forum for further discussion to allow all Councillors to have some input, followed by a further report to Council.

'From this date (26 October 2015) any land that falls under the ownership of the Department of Education and Training is not to be included in the City of Belmont's Public Open Space Register.'

CARRIED 5 VOTES TO 4

*For: Marks, Powell, Ryan, Wolff
Against: Bass, Cayoun, Gardner Hitt
(In accordance with s5.21 of the Local Government Act 1995,
the Mayor used his casting vote in the affirmative)*

Reason

That further research is required to enable Councillors to make a decision.

COUNCILLOR MOTION, AS AMENDED

HITT MOVED, CAYOUN SECONDED,

That Council refers the motion as indicated below to the next available Information Forum for further discussion to allow all Councillors to have some input, followed by a further report to Council.

'From this date (26 October 2015) any land that falls under the ownership of the Department of Education and Training is not to be included in the City of Belmont's Public Open Space Register.'

CARRIED 5 VOTES TO 4

*For: Marks, Powell, Ryan, Wolff
Against: Bass, Cayoun, Gardner, Hitt
(In accordance with s5.21 of the Local Government Act 1995,
the Mayor used his casting vote in the affirmative)*

9.42pm The Manager Planning Services departed the meeting and did not return.

11.3 NOTICE OF MOTION (CR CAYOUN) – 24 HOUR POLICE STATION

SOCIAL BELMONT

ATTACHMENT DETAILS

Attachment No	Details
Tabled Attachment 3 – Item 11.3 refers	<u>Frontline Policing Priorities</u>
Tabled Attachment 4 – Item 11.3 refers	<u>Frontline 2020</u>

Voting Requirement : Simple Majority
Subject Index : 32/002 – Notice of Motion
Location/Property Index : N/A
Application Index : N/A
Disclosure of any Interest : Nil
Previous Items : 13 May 2014 Information Forum Item 6.1
Applicant : N/A
Owner : N/A
Responsible Division : Corporate and Governance

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

The purpose of this report is to consider a Notice of Motion prepared by Councillor Cayoun regarding Council support for a 24 hour Police Station in Belmont.

Item 11.3 Continued

SUMMARY AND KEY ISSUES

Councillor Cayoun has submitted a Notice of Motion seeking a report to be presented to the 27 October 2015 Ordinary Council Meeting for Council to consider writing to the Minister for Police, Liza Harvey MLA requesting that the State Government commit to staffing the Belmont Police Station 24 hours a day, seven days a week and that the Minister meet with the Chief Executive Officer (CEO) and Mayor to discuss ongoing crime and safety issues in the area.

LOCATION

N/A.

CONSULTATION

N/A.

STRATEGIC COMMUNITY PLAN IMPLICATIONS

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

Objective: Create a City that evokes feelings of wellbeing, security and safety.

Strategy: The City will continue to design and implement programs which enhance safety, security and wellbeing in the community.

Corporate Key Action: Implement Community Safety and Crime Prevention Plan.

POLICY IMPLICATIONS

There are no significant policy implications evident at this time.

STATUTORY ENVIRONMENT

There are no specific statutory requirements in respect to this matter.

BACKGROUND

A Notice of Motion by Councillor Cayoun reads as follows:

“Motion:

The Council supports the community’s call for a 24 hour Police Station in Belmont and as such, will write to the Minister for Police Liza Harvey MLA, requesting that:

- (a) The State Government commit to staffing the Belmont Police Station 24 hours a day, seven days a week; and*

Item 11.3 Continued

- (b) *The Minister meet with the CEO and Mayor of the City of Belmont to hold discussions around ongoing crime and safety issues in the area and the community's call for a 24 hour Police Station.*

Reason:

- (a) *To affirm the Council's support for a 24 hour Police Station in Belmont to improve police response times and increase the police presence.*
- (b) *To communicate the Council's support of a 24 hour Police Station in Belmont to the Minister for Police."*

OFFICER COMMENT

In November 2013, Western Australian (WA) Police launched a six month trial of Local Policing Teams within the City of Belmont. This was part of the Frontline 2020 Policing model which is now being implemented throughout Western Australia. The model was deemed to be a success and has now been implemented in the whole of the Metropolitan area. The program was designed to focus upon local policing and reduce the demand on WA Police by using a problem solving approach to policing.

The model encourages local police to build links with their local communities which included Local Policing Teams being assigned to the specific suburbs within the City of Belmont. Local Officers can now be contacted directly on their mobile phones and they are also encouraged to communicate with the community through the use of social media. Working with the community allows the Officers to work at a local level to assist in solving community issues in their area. They also have more time to investigate offences which leads to more offenders being prosecuted. This also allows local police to be more proactive when dealing with the core issues affecting the City of Belmont.

There is also a team of response Officers giving 24 hour police coverage throughout the City. Currently there are five to six response cars working in the area which are based at Cannington Police Station. The Belmont Police Station is open to the public from 9:00am until 4:00pm. However, the Station is actually staffed from 7:00am until midnight seven days a week. When the local Officers leave at midnight the response teams then take over. In essence, the City of Belmont does have 24 hour police coverage.

In summary, WA Police do not support the opening of a 24 hour police station in the City of Belmont. The Cannington Police Station is a 24 hour station which is open to the public if required. It should be remembered that most people who require police assistance in the middle of the night would not go to a 24 hour police station in Belmont. They would contact Police via the 131 444 telephone number or dial 000 in an emergency (refer Attachment [1](#) and [2](#)).

Extract from the 13 May 2014 Information Forum Minutes

In May 2014, Superintendent Brad Royce attended a City of Belmont Information Forum. Below is an extract from the minutes where Superintendent Royce outlined what the Frontline 2020 Model meant for the South East Metropolitan Policing District which includes the City of Belmont and how the six month trial of the Local Policing Teams had been successful.

Item 11.3 Continued

6.1 Belmont Policing Model

“Acting Superintendent Brad Royce from the WA Police Reform and Business Unit and Senior Sergeant Peter Arancini of Belmont Police Station spoke about the new Local Community Policing Model that is currently being trialed in the South East Metropolitan Area.

The Presentation included the following:

- *The Police Board have authorised the Policing Model to be rolled out over the entire metropolitan area.*
- *The WA Police Reform division researched several international models from around the world before deciding on the model chosen to be used in the Perth Metropolitan area.*
- *The model was trialed for six months before implementation. 488 police officers were involved in the trial; however this will increase to 550 when the model is up and running.*
- *One noticeable improvement will be an increase in response teams on the road. Police stations are manned until midnight and then the response teams take over.*
- *The only closure which occurred was the District Crime Team; however this closure will not affect the City of Belmont.*
- *The number of investigation teams working in the City of Belmont has increased.*
- *The area of policing will now incorporate the area between the Causeway/Swan River to Mundijong, but will lose the Burswood district.*
- *On completion of the trial (4 May 2014) the following statistics were noted:*
 - *8.4% reduction in reported crime*
 - *9.3% reduction in non-urgent tasks, enabling more focus on important tasks*
 - *16% increase in prosecutions*
 - *7% improvement in the grade of service*
 - *13% increase in community satisfaction.*
- *Due to the increase in community satisfaction, it is expected that a reduction in complaints should be evident.*

Item 11.3 Continued

A series of questions were asked and responses provided as follows:

- In relation to views from some people in the community that there is no point in ringing the police because they will not show up, the Acting Superintendent stated that if the community do not report crime, then there is nothing that can be done about it.*
- Reporting of crime occurrences enables the police to obtain statistics that can be used to predict trends in crime i.e. the areas where burglaries are most common etc.*
- The community are now able to contact the police via mobile phones rather than ringing the general numbers for police assistance. This contact information can be found on the police department website. Using this form of contact will almost certainly result in earlier response times to call outs.*
- The telephone number for urgent calls for police assistance is 000. For non-urgent calls, the community is encouraged to dial 131 444 which is the general police telephone line.*
- The new model encourages more appointment based policing, whereby officers are more involved in the community and regularly visit the community in their homes.*
- KPIs are set for police response times, taking into account the grade of the call.*
- An increase in customer satisfaction was a driving force behind implementing the new policing model and the measure of the success factor.*
- The crime rate is decreasing steadily in the City of Belmont and a 10% turn around in crime figures has been recorded. The high level of social housing within the City is a contributing factor to the crime statistics.*
- Approximately 70 vehicles will be in operation.”*

FINANCIAL IMPLICATIONS

There are no financial implications evident at this time.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications at this time.

SOCIAL IMPLICATIONS

It is a key issue in the recent community perception surveys that residents and those who work in the City of Belmont want to feel safe.

Item 11.3 Continued

COUNCILLOR RECOMMENDATION

That Council support the community's call for a 24 hour Police Station in Belmont and as such, will write to the Minister for Police Liza Harvey MLA, requesting that;

- (a) The State Government commit to staffing the Belmont Police Station 24 hours a day, seven days a week; and
- (b) The Minister meet with the Chief Executive Officer and Mayor of the City of Belmont to hold discussions around ongoing crime and safety issues in the area and the community's call for a 24 hour Police Station.

Reason:

- (a) To affirm the Council's support for a 24 hour Police Station in Belmont to improve police response times and increase the police presence.
- (b) To communicate the Council's support of a 24 hour Police Station in Belmont to the Minister for Police.

Note

Cr Cayoun put forward the following amendment to the Councillor Recommendation.

AMENDED COUNCILLOR RECOMMENDATION

CAYOUN MOVED, HITT SECONDED

That Council support the community's call for a 24 hour Police Station in Belmont and as such, will write to the Minister for Police Liza Harvey MLA, requesting that;

- (a) The State Government commit to staffing the Belmont Police Station 24 hours a day, seven days a week; and
- (b) The Mayor and CEO of the City of Belmont meet with the Minister to hold discussions around ongoing crime and safety issues in the area and the community's call for a 24 hour Police Station.

Reason:

- (a) To affirm the Council's support for a 24 hour Police Station in Belmont to improve police response times and increase the police presence.
- (b) To communicate the Council's support of a 24 hour Police Station in Belmont to the Minister for Police.

Item 11.3 Continued

Note

Cr Powell put forward the following amendment motion.

COUNCILLOR AMENDMENT MOTION

POWELL MOVED, WOLFF SECONDED

That Council support the community's call for a 24 hour Police Station in Belmont and refers the motion as indicated below to an Information Forum to discuss a strategy to present to the Minister for Police Liza Harvey MLA, followed by a further report to Council;

- “(a) The State Government commit to staffing the Belmont Police Station 24 hours a day, seven days a week; and***
- (b) The Mayor and CEO of the City of Belmont meet with the Minister to hold discussions around ongoing crime and safety issues in the area and the community's call for a 24 hour Police Station”.***

CARRIED 5 VOTES TO 4

*For: Marks, Powell, Ryan, Wolff
Against: Bass, Cayoun, Gardner, Hitt
(In accordance with s5.21 of the Local Government Act 1995,
the Mayor used his casting vote in the affirmative)*

Reason

To give the Mayor and the CEO of the City of Belmont more information to develop a strategy for discussion.

COUNCILLOR MOTION, AS AMENDED

CAYOUN MOVED, HITT SECONDED

That Council support the community's call for a 24 hour Police Station in Belmont and refers the motion as indicated below to an Information Forum to discuss a strategy to present to the Minister for Police Liza Harvey MLA, followed by a further report to Council;

- “(a) The State Government commit to staffing the Belmont Police Station 24 hours a day, seven days a week; and***
- (b) The Mayor and CEO of the City of Belmont meet with the Minister to hold discussions around ongoing crime and safety issues in the area and the community's call for a 24 hour Police Station”.***

CARRIED 5 VOTES TO 4

*For: Marks, Powell, Ryan, Wolff
Against: Bass, Cayoun, Gardner, Hitt
(In accordance with s5.21 of the Local Government Act 1995,
the Mayor used his casting vote in the affirmative)*

10.00pm The Media and Communications Officer departed the meeting and did not return.

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

Nil.

13. QUESTIONS BY MEMBERS WITHOUT NOTICE

13.1 RESPONSES TO QUESTIONS TAKEN ON NOTICE

Nil.

13.2 QUESTIONS BY MEMBERS WITHOUT NOTICE

13.2.1 Cr Cayoun

1. Will Councillors be consulted on the Mayor's decision regarding whether the Questions by Members without Notice Agenda Item will return to Item 8 in the Agenda after a four month trial at Item 13?

Response

The Mayor advised that he will examine the events of the four trial meetings before he makes his decision, however he would welcome feedback in writing from Councillors with their preference and reasoning.

2. Where a business on Great Eastern Highway is substantially adversely affected due to the closure of Brearley Avenue, is there a case for compensation?

Response

The Chief Executive Officer advised that Government Departments have processes for adversely affected stakeholders and MRWA may be challenged with potential compensation claims.

10.12pm Cr Gardner departed the meeting and did not return.

Item 13.2.1 Continued

3. Regarding the closure of Brearley Avenue, has the City communicated to stakeholders that the community of Belmont do not want the closure?

The Director Community and Statutory Services advised that community concerns have been communicated to MRWA and to the Minister. Despite this, the decision was made that the closure would go ahead. Through public consultation, the issue will be raised again and the relevant Minister for Transport will be in the spotlight.

The Chief Executive Officer advised that there is a belief in the community that the City of Belmont is pushing for the closure of Brearley Avenue. It is intended that if comments are being made by Senior Officers that they give a clear indication of who is responsible for the closure.

The Mayor stated that from the beginning of the project, the City has never driven to have Brearley Avenue closed.

14. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil.

15. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 10.18pm.