



Agenda Briefing Forum

Matrix

19 April 2022

BELMONT
CITY OF OPPORTUNITY



CITY OF BELMONT

Agenda Briefing Forum

Matrix

Table of Contents

19 April 2022

Item	Subject Heading	Page
1	Official Opening	5
2	Apologies and leave of absence	5
3	Declarations of interest that might cause a conflict	6
	3.1 Financial Interests	6
	3.2 Disclosure of interest that may affect impartiality	6
4	Announcements by the Presiding Member (without discussion) and declarations by Members	7
	4.1 Announcements	7
	4.2 Disclaimer	7
	4.3 Declarations by Members who have not given due consideration to all matters contained in the business papers presently before the meeting	7
5	Public submission time	7
	5.1 Mrs G Godfrey on behalf of Belmont City Bowling Club	7
	5.2 Mr S Hopkins on behalf of Belmont City Bowling Club	8
6	Ordinary Council Meeting Agenda for meeting to be held on 26 April 2022	8
7	Matters for which the meeting may be closed	54
	7.1 Annual Information Systems Audit Outcomes: Advice to Minister: Statutory Requirements (s7.12A Local Government Act 1995)	54
8	Closure	54

Tabled Attachments Index

Attachment 6.1.1 – Item 12.1 refers

Attachment 6.1.2 – Item 12.2 refers

Attachment 6.1.3 – Item 12.2 refers

Attachment 6.1.4 – Item 12.2 refers

Attachment 6.1.5 – Item 12.2 refers

Attachment 6.1.6 – Item 12.2 refers

**Councillors are reminded to retain the
OCM attachments for discussion with the minutes.**

Matrix from the Agenda Briefing Forum held electronically via Microsoft Teams on 19 April 2022 commencing at 7.02pm.

Matrix

Present

Cr P Marks, Mayor (Presiding Member) (arr 7.41pm)	East Ward
Cr R Rossi, JP (Deputy Mayor)	West Ward
Cr M Bass	East Ward
Cr B Ryan	East Ward
Cr N Carter	South Ward
Cr J Davis	South Ward
Cr S Wolff	South Ward
Cr G Sekulla, JP (arr 7.11pm)	West Ward
Cr D Sessions	West Ward

In attendance

Mr J Christie	Chief Executive Officer
Ms J Gillan	Director Development and Communities
Ms M Reid	Director Infrastructure Services
Mr D Boylan (dep 9.04pm)	Manager City Facilities and Property
Mr W Loh (dep 7.45pm)	Manager Planning Services
Mr M Hayward (dep 9.05pm)	Manager Design, Assets and Development
Ms M Lymon	Acting Manager Governance
Ms C Gilbert (dep 7.46pm)	Coordinator Planning Projects
Ms S Bryan (dep 9.05pm)	Coordinator Property
Ms D Morton	Acting Coordinator Marketing and Communications
Ms J Cherry-Murphy	Senior Governance Officer
Ms H Mark	Governance Officer

Members of the gallery

There were thirteen members of the public observing and no press representatives.

I Official Opening

Due to the notified late arrival of the Mayor, the Deputy Mayor, Cr Rossi, assumed the Chair.

7.02pm The Presiding Member welcomed all those in attendance and declared the meeting open.

The Presiding Member read aloud the Acknowledgement of Country.

Acknowledgement of Country

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

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

The Presiding Member invited Cr Sessions to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Sessions read aloud the affirmation.

Affirmation of Civic Duty and Responsibility

I make this affirmation in good faith and declare that I will duly, faithfully, honestly, and with integrity fulfil the duties of my office for all the people in the City of Belmont according to the best of my judgement and ability.

I will observe the City's Code of Conduct and Standing Orders to ensure efficient, effective and orderly decision making within this forum.

2 Apologies and leave of absence

Ms M Bell (apology)

Director Corporate and Governance

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	Nature of Interest (and extent, where appropriate)
Cr Rossi	Item 12.2 Community Leasing - Belmont Sports and Recreation Club and Belmont City Bowling Club	Cr Rossi was a social member of the BSRC until January 2022 and has given prizes to the BCBC in the past.
Cr Davis	Item 12.2 Community Leasing - Belmont Sports and Recreation Club and Belmont City Bowling Club	Cr Davis is a social member of the Belmont Sports and Recreation Club.
Cr Carter	Item 12.2 Community Leasing - Belmont Sports and Recreation Club and Belmont City Bowling Club	Cr Carter was a social member of the BSRC until January 2022

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

4.1 Announcements

Nil.

4.2 Disclaimer

7.07pm The Presiding Member drew the public gallery's attention to the Disclaimer.

The Presiding Member advised the following:

'I wish to draw attention to the Disclaimer Notice contained within the Agenda document and advise members of the public that 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.'

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 submission time

7.07pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Two Public Submissions were received.

5.1 Mrs G Godfrey on behalf of Belmont City Bowling Club

Mrs G Godfrey on behalf of the Belmont City Bowling Club spoke in opposition to the Officer Recommendation at item 12.2 Community Leasing - Belmont Sports and Recreation Club.

5.2 Mr S Hopkins on behalf of Belmont City Bowling Club

Mr Hopkins on behalf of the Belmont City Bowling Club spoke in opposition of the Officer Recommendation for Item 12.2 Community Leasing - Belmont Sports and Recreation Club and Belmont City Bowling Club.

7.17pm The Presiding Member closed Public Submission Time.

6 Ordinary Council Meeting Agenda for meeting to be held on 26 April 2022

6.1 Agenda items for review

OCM Item No. 12.1

Consideration of funding commitment from Metronet for the delivery of infrastructure within the Development Area 6 precinct

Deputation Presentation

Nil.

Officer Presentation

The Coordinator Planning Projects provided a presentation which included the following:

- Location Plan
- Background - Planning Framework
- State Funding Commitment
- Community Visioning Exercise
- Southern Main Drain
- Central Avenue Extension
- Public Open Space Upgrades
- POS Reconfiguration
- State Development Sites
- Option 1 - Accept funding and undertake works
- Option 2 - Redirect funds to upgrading drain
- Option 3 - DevelopmentWA progress planning framework
- Concurrent option

(Refer Attachment 6.1.1 for further information).

Notes from Forum

- If the Southern Main Drain was upgraded to a living stream as opposed to the City's preference for a hybrid urban stream, it would impact the mature trees along the existing stream.
- The City would like to see a consolidated area of public open space delivered within the precinct. The delivery of public open space within the precinct is proposed to be funded by the Development Contribution Plan.
- Part 1c of the officer recommendation to Council outlines the need for signage to be installed on the future State development sites surrounding the train station, which identifies that these land parcels are subject to future development. This would ensure it is not mistaken for perpetual public open space.
- The City, as a Local Government agency is unable to progress any further with the planning framework, which is currently with the Department of Planning, Lands and Heritage, and is recommending that a State agency such as DevelopmentWA coordinate the planning framework for the precinct.

Further Information to be Provided

- The Coordinator Planning Projects undertook to provide a detailed map to Councillors of the Southern Main Drain showing the proposed stream including the piped portion and open section.

Cr Rossi, Cr Davis and Cr Carter declared an interest that may affect impartiality in Item 12.2 – Community Leasing - Belmont Sports and Recreation Club and Belmont City Bowling Club.

OCM Item No. 12.2

Community Leasing - Belmont Sports and Recreation Club and Belmont City Bowling Club

Deputation Presentation

Ms Hollands, as a member of the Belmont City Bowling Club spoke in opposition of the Officer Recommendation.

(Refer Attachment 6.1.2 for further information)

8.00pm The Deputy Mayor vacated the Chair and the Mayor assumed the Chair.

Ms Grogan representing the Belmont Sports and Recreation Club read out the Deputations received from Ms A Rollo, Ms M Aust and herself and spoke in support of Option 4 of the Officer Recommendation.

(Refer Attachments 6.1.3, 6.1.4 and 6.1.5 for further information)

8.31pm Rossi moved, Ryan seconded that Public Question Time be extended by a further 15 minute period.

Carried 9 votes to 0

Officer Presentation

The Coordinator Property provided a presentation which included the following:

- Content
- Option 1
- Option 1 - Sub-Lease Agreed
- Option 1 - Sub-Lease Not Agreed
- Option 2
- Option 3
- Option 4
- Option 5

(Refer Attachment 6.1.6 for further information).

Notes from Forum

- The estimated costs in the report reflect the current costing for the maintenance of the greens.
- If synthetic greens were to be installed and Option 4 is the preference, the City would still be responsible for the maintenance of the greens.
- The City has written to the Bowling Club seeking clarification that they would be willing to contribute \$100,000 towards the cost of installation of synthetic greens.

Further Information to be Provided

- The Coordinator Property undertook to contact the Bowling Club to request details of their current fee structure.
- The Chief Executive Officer undertook to provide details of the costs involved to date in regard to the resolution of the dispute between the Belmont Sport and Recreation Club and the Belmont City Bowling Club.
- The Chief Executive Officer undertook to provide the annual contributions and funding provided by the City to sporting clubs within the City of Belmont.

OCM Item No. 12.3

Annual Electors' Meeting Minutes - 16 March 2022

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item No. 12.4

Accounts for Payment - March 2022

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- All candidates in a Local Government Election are entitled to a refund of their nomination deposit if they receive more than 5% of the total votes.

Further Information to be Provided

Nil.

OCM Item No. 12.5

Monthly Activity Statement as at 31 March 2022

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

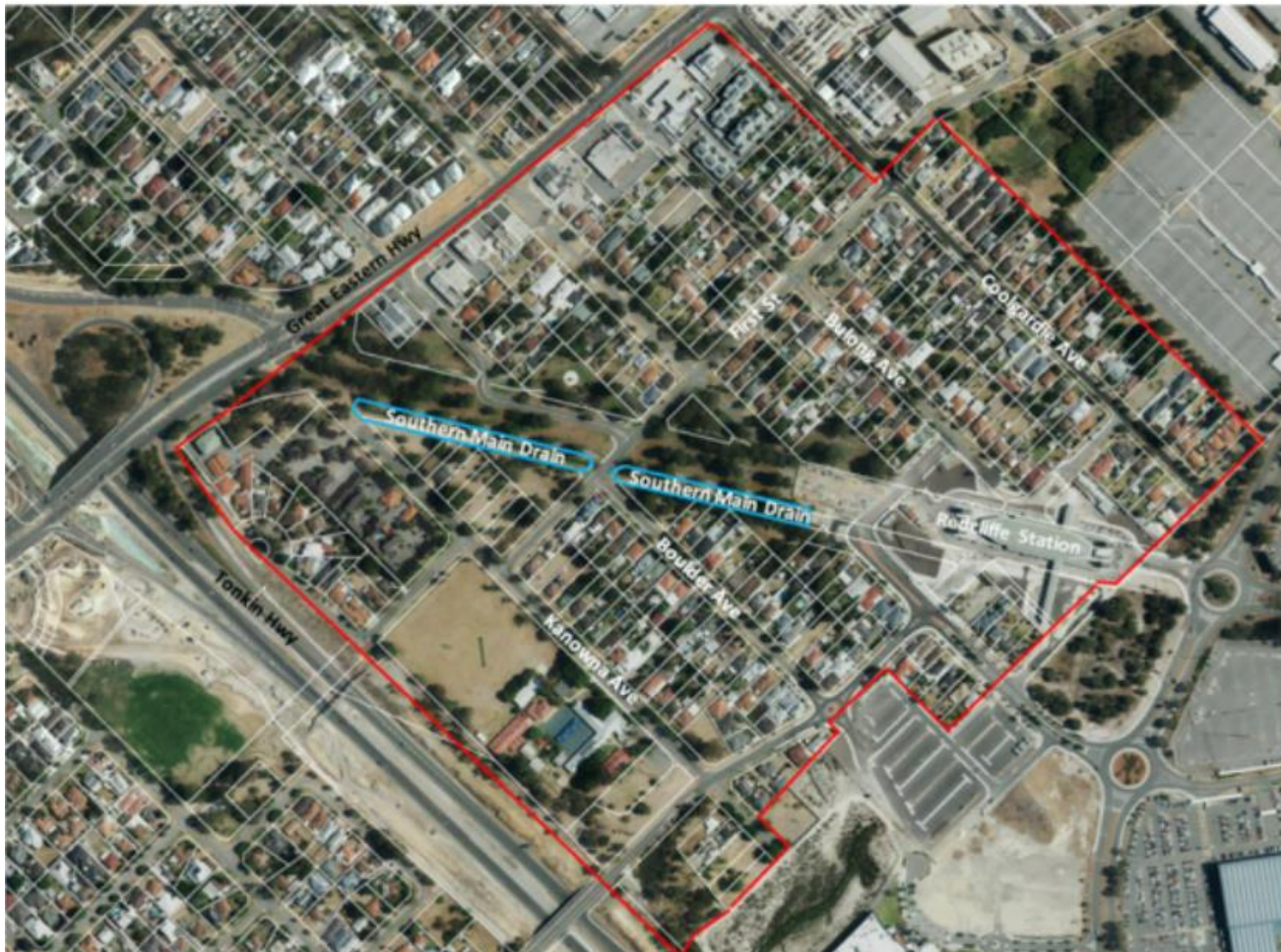
Nil.

CITY OF BELMONT

**Item 12.1: State
Funding
Commitment –
DA6**

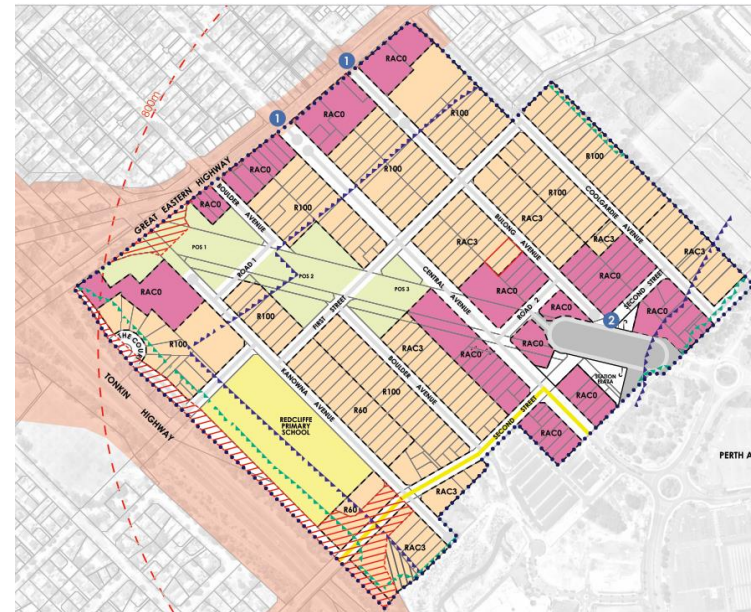


Location Plan



Background – Planning Framework

- City has prepared a draft planning framework.
- Requires complex coordination of State agencies and infrastructure.
- Considered that State Government should lead planning framework.



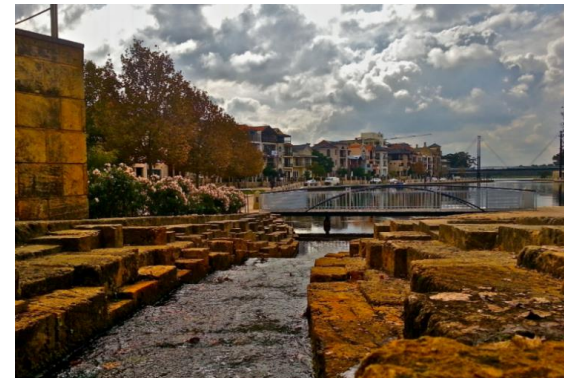
State Funding Commitment

Proposed Work	Allocation
Clearing, revegetation and fencing of the Southern Main Drain	\$520,000
Public open space upgrades	\$750,000
Public open space maintenance	\$300,000
Central Avenue extension	\$2,240,000
Servicing of future State development sites	\$570,000
Total	\$4,380,000

Community Visioning Exercise



Urban stream as the focal point of the precinct



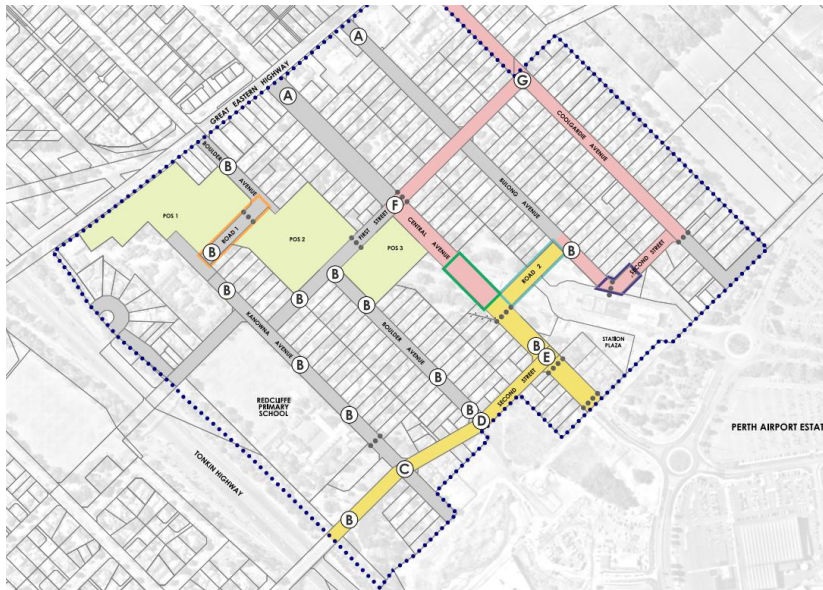
Southern Main Drain

- Currently poor amenity and water sensitive urban design (WSUD)
- State funding (\$520,000) – clearing, revegetation and re-fencing
- Southern Main Drain – regional infrastructure
 - Cannot be funded through DCP or municipal funds
- DWER/WC – preference living stream



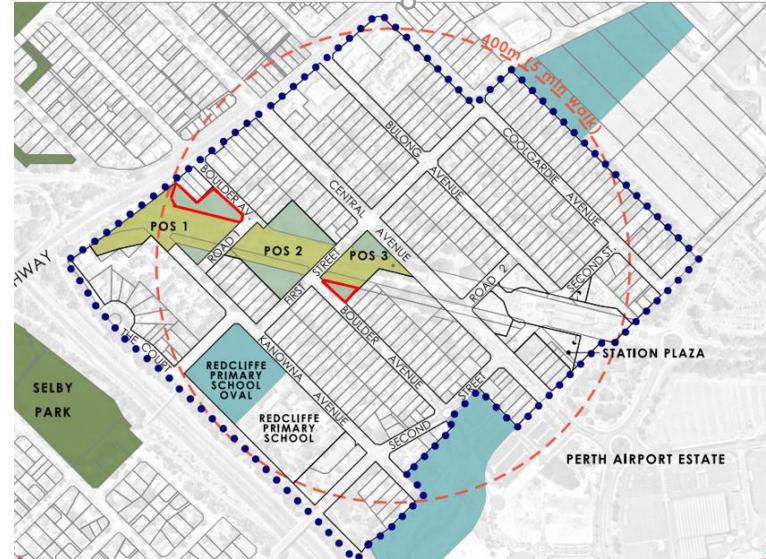
Central Avenue Extension

- State commitment - \$2.24m
- Extension has implications for Southern Main Drain
 - Works should be undertaken concurrently with upgrades to the drain

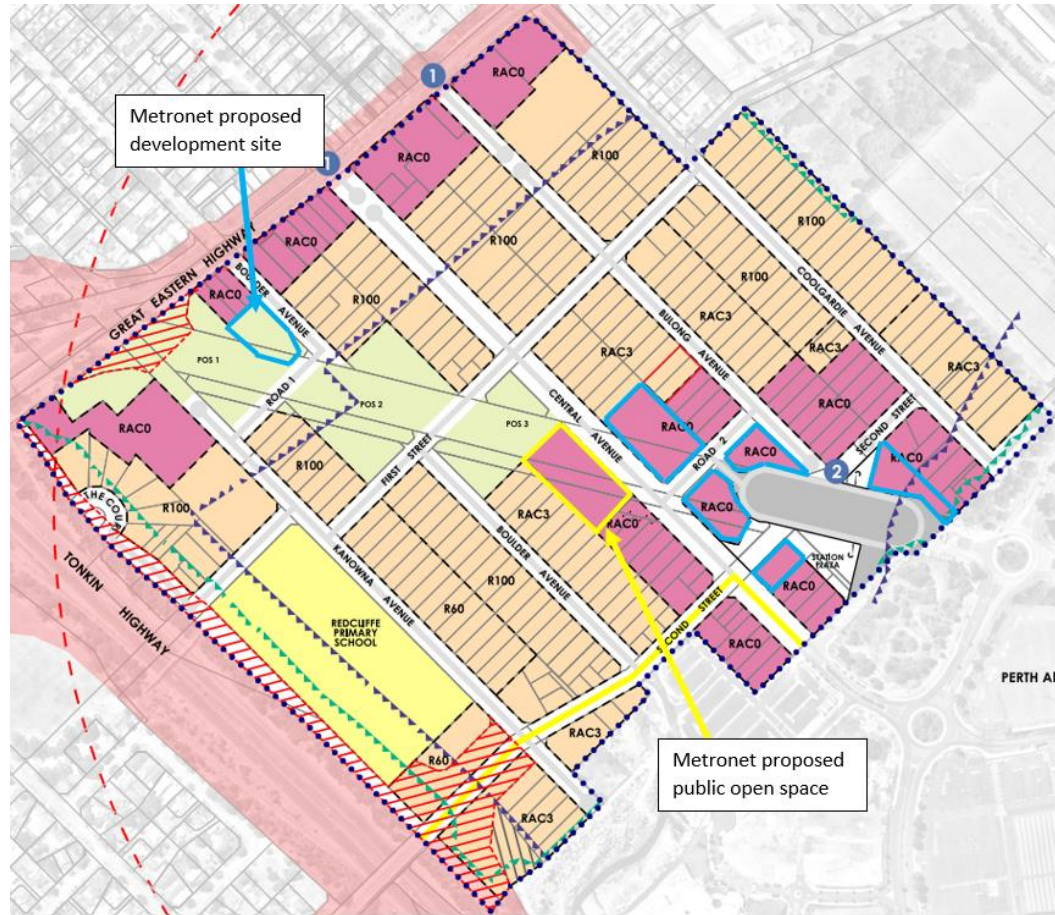


Public Open Space Upgrades

- Three areas of public open space
 - 9.46% (3.79ha)
- Funding commitment - \$750,000
- Upgrades can be funded DCP



POS Reconfiguration



State Development Sites



- Maintenance - \$300,000
- Servicing - \$570,00

Option I – Accept funding and undertake works

- Considerations:
 - No cost estimates provided to City
 - Not appropriate for City to take responsibility for upgrades to the Southern Main Drain
 - State’s public open space configuration is inconsistent with draft ACP
 - Servicing requirements unclear
 - Not appropriate for City to establish service infrastructure for future development parcels
 - Legal agreement requirement – maintenance future State development sites



Option 2 – Redirect funds to upgrading drain

- Council prefunds Central Avenue extension and public open space upgrades and recoups costs through DCP.
- Requests State redirects these funds (\$2.99m) to upgrading drain.
- Considerations:
 - DCP hasn't been endorsed by WAPC – may not be able to recoup costs
 - Significant financial contribution – prefunding
 - Shortfall in funds (\$1.51m)
 - Potential need further consultancy work – financial outlay



Option 3 – DevelopmentWA progress planning framework

- Request precinct is declared a redevelopment area
 - MRA Act 2011
 - DevelopmentWA progress framework
- City has been unable to resolve:
 - State funding for upgrades to drain
 - Hybrid urban stream outcome acceptable
- DevelopmentWA:
 - Lead State development agency
 - Statutory power



Concurrent option

- PTA – funding turfing of sites
 - Important maintained – interface train station
- Development timeframe unknown
- Include sites in maintenance regime
 - Seek reimbursement of costs from State
 - Secure arrangement through legal agreement





City of Belmont

215 Wright Street, Cloverdale WA 6105

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CITY OF BELMONT

Public Submission and Deputation Form

During the Western Australian
State of Emergency declared 15
March 2020

Date of Publication 18/02/2022

Agenda Briefing Forums

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To submit a submission or deputation please complete this form and return via email to belmont@belmont.wa.gov.au before **noon on the business day prior to the Agenda Briefing Forum (ABF)**.

Anyone approved to make a submission or deputation at the ABF will be notified and invited into the electronic Teams Meeting to present at the relevant item. There will be no attendance in person.

Public Submission and Deputation Form – COVID-19			
Date of Meeting:	19 April 2022		
Name:	Lisa Hollands		
Address:	2 Miller Avenue Redcliffe		
Email:	lisa@caninecancer.org.au	Phone:	0490080094
Business, Organisation or Group (if presenting on behalf of)			

Submission	<input type="checkbox"/>	Deputation	<input checked="" type="checkbox"/>	Please indicate what type of presentation will be made
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Support	<input type="checkbox"/>	Oppose	<input checked="" type="checkbox"/>	Please tick to indicate if in support or opposition to the Officer Recommendation
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Public Submission and Deputation Form – COVID-19 continued

Please write your submission/deputation as clearly and concisely as possible.

Strict time limits are applicable. The Presiding Member may limit presenters to a shorter period if time is restricted.

Agenda Item No.

12.2

I do not support the motion put forward by Officers. I believe it needs amending if an outcome is going to result.

Signature

LH

Definitions

'Submission' is defined as a presentation made to Council by an individual member of the public, who can demonstrate that they are affected (whether adversely or favourably) by a matter on the Ordinary Council Meeting Agenda. A submission may be made at this time in accordance with the Rules of Public Submission Time and Deputations. As this meeting is to be held electronically, submissions are to be provided in writing on this form before 12 noon on the business day prior to the Agenda Briefing Forum.

'Deputation' is defined as a presentation made to Council by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by Council, at which time a presentation can be provided in accordance with the Rules of Public Submission Time and Deputations. As this meeting will be held electronically, deputations are to be provided in writing on this form before 12 noon on the business day prior to the Agenda Briefing Form.

Rules for Public Submission Time and Deputations

- | | |
|---|--|
| <ul style="list-style-type: none"> a) Only those persons, who can demonstrate to the Presiding Member's satisfaction that they are affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation. b) Members of the public are required to provide submissions/deputations in a written format on the Public Submission & Deputation Form – COVID-19 before noon on the business day prior to the Agenda Briefing Forum while the meetings are being conducted electronically. c) Only submissions/deputations that relate to a specific item on the Council agenda will be accepted. d) The Presiding Member has the discretion of accepting or rejecting a submission or deputation. e) Submissions/Deputations which are considered inappropriate; repetitious; lacking in decorum or adversely reflect on the integrity of any councillor or employee; offensive or otherwise not in good faith; duplicates or variations of earlier submissions; relating to the personal affairs or actions of Council members or employees; legal advice; legal proceedings or other legal processes; will be refused by the Presiding Member as 'out of order' and will not be recorded in the meeting minutes. The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented. f) Submissions/Deputations from members of the public that do not comply with the Rules of Public Submission Time and Deputations; or do not abide by a ruling from the Presiding Member; or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member, Councillors or | <p>Officers; or refuse to abide by any direction from the Presiding Member; will be rules 'out of order' and the submission/deputation will not be recorded in the Forum notes. Public Submission Time is set for a period of 30 minutes and will terminate earlier if all submissions have been presented.</p> <ul style="list-style-type: none"> g) Submissions/Deputations to be made at the meeting will be registered, and the priority for making submissions/deputations shall be in accordance with that register. Each submission shall be provided a maximum three minute time limit. h) Deputations will be made at the time the matter subject to the deputation is being considered by Council. Unless otherwise approved by a majority of Councillors, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Councillors, is not to exceed 15 minutes. i) To enable all members of the public a fair and equitable opportunity a person who has earlier made a submission cannot make a deputation on the same subject matter. j) A submission/deputation may include a request for the tabling of documents where these are relevant to an issue before Council. k) The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time. l) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining submissions to be presented. |
|---|--|

CITY OF BELMONT

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Anyone approved to make a submission or deputation at the ABF will be notified and invited into the electronic Teams Meeting to present at the relevant item. There will be no attendance in person.

Public Submission and Deputation Form – COVID-19			
Date of Meeting:	19/04/22		
Name:	Anne Rollo		
Address:	137 Fisher Street Cloverdale		
Email:	admin@bsrc.com.au	Phone:	0409085392
Business, Organisation or Group (if presenting on behalf of)	President - Belmont Sports & Recreation Club		

Submission <input type="checkbox"/>	Deputation <input checked="" type="checkbox"/>	Please indicate what type of presentation will be made
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Support <input type="checkbox"/>	Oppose <input type="checkbox"/>	Please tick to indicate if in support or opposition to the Officer Recommendation
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Support option 4

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Public Submission and Deputation Form – COVID-19 continued

Please write your submission/deputation as clearly and concisely as possible.

Strict time limits are applicable. The Presiding Member may limit presenters to a shorter period if time is restricted.

Agenda Item No.

12.1

[Empty submission area]

Signature

Dear Mr Christie

My deputation for the Agenda Briefing on the 19th April 2022 is attached. Would you kindly read it on my behalf at the agenda briefing as I am unable to attend due to work commitments.

Good evening councillors,

Thank you for giving me the opportunity to speak to you and represent the members and committee of the BSRC in relation to the BSRC/BCBC item.

I am the President of the BSRC and a member of the BSRC for 30 years. We have concerns with the options presented to Council. Although the committee are in agreement, option four would be the best for both clubs.

The BSRC simply does not have the money to subsidise a bowling club. The Bowling club should initiate installing the synthetic turf with the grant from the State Government which will financially help them. We also ask the City of Belmont to reimburse the cost for maintaining the greens to WA Bowls standard for the 4 months requested by the COB, using part of the greens maintenance grant.

I would like to go through the options with you so you can have an understanding of the BSRC committees thoughts.

Options 1 & 5 require ongoing negotiations. The BSRC have been trying to negotiate an agreement for 2 years. We could not reach an agreement even with the assistance of the City of Belmont officers and professional mediation. We are completely exhausted dealing with this issue and have lost two good managers from the club during this process. It is now time to draw a line in the sand and face the reality that the relationship is broken. Therefore the partnership now needs time to repair itself by taking small steps together to rebuild the relationship. Option four gives the best chance of this.

Option 1 will not work for the BSRC as what has been asked by the BCBC cannot be given. Option five will also have major financial consequences to the BSRC. I'm afraid the ongoing negotiations will mean we are going around in circles again. The stress this has caused our committee and staff has taken it's toll on the BSRC. We all now need to move on in a positive direction.

The BSRC does not endorse options 1 & 5.

Options 2 & 3 terminates the lease of a working club which has served the residents in Belmont for over 30 years. There will of course be substantial costs in winding down, terminating leases and closing the operations at the BSRC which has not been mentioned in the COB agenda briefing report. It feels very wrong that the only reason this action would be taken against the BSRC's 30 affiliated clubs and members is because the BCBC asks for more funds than the BSRC has. The BCBC also demands exclusive use areas and a sub lease which is against the liquor licencing act. We are local residents volunteering and running a local not for profit organisation for the benefit of our community and it needs to stay that way.

The BSRC is strongly against options 2 & 3

Nothing in life could of prepared us for how stressful, negative and time consuming this has been. Personally and behalf of the committee, managers and staff. We need to move on at this time because it is so unhealthy to continue with this endless saga.

Therefore the committee agree the best for both clubs is option 4. The bowling club can liaise directly with the City of Belmont in regards to the bowling greens. As always, the BSRC will do our best to make sure they have use of the facilities whilst providing cleaning, insurance, payment of utility bills, maintenance of the building and staff. Option 4 would also ensure the City of Belmont's management of the bowling greens comply with good business practice by the greenkeeper and with necessary qualifications and insurance.

At this stage it is going to take time to re-build a positive relationship between the BCBC and BSRC. The BSRC committee however would very much like to have a good relationship again with the BCBC and its members.

The BSRC endorses option four as the best for both clubs to move forward and be successful.

Thank you

Anne Rollo

BSRC President

18th April 2022

CITY OF BELMONT

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Public Submission and Deputation Form – COVID-19			
Date of Meeting:	19/04/22		
Name:	Mel Aust		
Address:	400 Abernethy Road Cloverdale		
Email:	admin@bsrc.com.au	Phone:	94782051
Business, Organisation or Group (if presenting on behalf of)	Belmont Sports & Recreation Club		

Submission	<input type="checkbox"/>	Deputation	<input checked="" type="checkbox"/>	Please indicate what type of presentation will be made
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Support	<input checked="" type="checkbox"/>	Oppose	<input type="checkbox"/>	Please tick to indicate if in support or opposition to the Officer Recommendation
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OPTION 4

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Public Submission and Deputation Form – COVID-19 continued

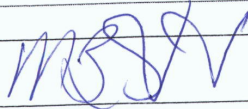
Please write your submission/deputation as clearly and concisely as possible.

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Agenda Item No.

12.1

Signature





**Belmont Sports and
Recreation Club**
"The People's Club"

CNR KEANE ST & ABERNETHY RD,
CLOVERDALE, WA, 6105

Postal: PO Box 158, CLOVERDALE 6985

Telephone: 9478 2051

Email: admin@bsrc.com.au

ABN: 60 846 438 080

16th April 2022

Dear Councillors,

My name is Melinda Aust, I have been employed at the Belmont Sports and Recreation Club for over 15 years and live in Belmont. The BSRC employs 6 Belmont residents. It is a community based not for profit club with approximately 30 affiliated clubs and not for profit organisations that operate from the BSRC. We also hold fundraiser events, trophy nights for local clubs and private functions.

Part of my job is to take bookings. The standard is the affiliated club representatives book their rooms at the beginning of the year or early in the year for the entire year. I automatically book the lounge area every Saturday for the Bowling Club for the year, this has been occurring since the club opened. The only additional booking the Bowling Club need to do is additional carnival days and special events which I always try to accommodate the best I can, even if it means offering them another room or an alternative date. No other entity can have exclusive use other than the BSRC of any rooms at the club. This is to comply with the Liquor Licensing Act, because the BSRC entity holds the Liquor Licence. I do my utmost to organise the rooms for our clubs to satisfy all clubs, members, and organisations.

Admittedly, COVID lockdown did cause an overlap of clubs wanting rooms which was challenging for the BSRC, however we did offer alternative rooms to all clubs.

The Bowling Club have access to a fully functioning office, locker rooms, toilets, small kitchen and a lounge area. The Bar is open most days except for Monday and Tuesday day. Women bowls is on a Tuesday morning however they have access to tea/coffee and kitchen facilities.

The past 2 years has been particularly challenging with COVID restrictions and lockdown. The BSRC were fortunate enough to access Job Keeper which helped us through the lockdown in 2020. We have lost all our Country & National events, our New Years events were cancelled last minute and some of our clubs events were last minute cancellation due to COVID issues. We are hoping to regain these events some time in the future and continue to stay positive.

I feel this is necessary to tell you that we are doing everything possible to stay open, assist all our clubs and not for profit organisations whilst providing a community service to the people of Belmont.

Some of our affiliated clubs are the Noongar Warangka Mart with a big indigenous following, junior darts that engages with local youth and various community organisations. The BSRC has approximately 440 members gaining 50 members per month. We have approximately 20 volunteers who give their time and expertise to assist the club and we are always trying to improve the BSRC where possible.

Therefore, I ask Councillors, please be aware of the service the BSRC does provide in the community and the great work the affiliated clubs do to be inclusive and give people the opportunity to have a local team or organisation that they can learn and grow. We are always looking at ways to gain affiliated clubs, increase membership and cost save. Your decision at Council next week may result in unemployed local people and hundreds of local residents displaced from their clubs and associations.

If you would like to contact me to ask me any questions at all, please call me on 9478 2051.

Thank you.

Kind regards,
Melinda Aust.

www.bsrc.com.au

Attachment 6.1.5 Public Submission and Deputation Form - Item 12.2 S Grogan

Dear Mr Christie

My deputation for the Agenda Briefing on the 19th April 2022 on the BSRC/BCBC item.

Good Evening Councillors,

I am the Treasurer of the BSRC and qualified book keeper with my own business here in Belmont. I have been a member of the club for over 20 years, the elected treasurer at the BSRC for the last eight years and volunteering my time as the BSRC's book keeper for 7 years.

As treasurer and after discussions we are in agreement, I speak on behalf of the BSRC's committee in regard to the financial implications of options one and five presented today.

Options one and five require ongoing negotiations with a time deadline of 31st May. Negotiations between the BSRC and BCBC started during the Covid pandemic in 2020. With best intentions through two BSRC committees, independent mediation by a qualified third party, the City officers' assistance in creating a balanced draft proposal and also the City investigation by Garry Hunt Consulting no resolution has been found to this date. Therefore, the BSRC believes options one and five would lead to a negative result for both the BSRC and BCBC.

Options two and three would lead to the closure of the BSRC and on behalf of our affiliated clubs, employees, members and local suppliers we do not support either option two or three.

Option four however would give the best opportunity for a successful outcome. With the City being the proprietor of the greens area the BCBC are able to continue to play Pennants, competition and social bowls. Also, with the BCBC working directly with the City regarding security of tenure the BCBC are able to install the synthetic green which state grant money has been approved for. Also, in supplementation of option four the BSRC gives a commitment to the BCBC to provide wherever and whenever possible the BCBC's preferred congregation and preparation areas. To also provide the BCBC with an office, ladies lounge area, storage facility and locker rooms for both men's and ladies BCBC members at the BSRC's cost.

In summary the BSRC has had to adapt its business during the Covid pandemic as I know many businesses have had too. BSRC management modelling during this time applied for job keeper allowance and any available federal and state grants offered. Although this has been a challenging time the BSRC continues to remain a viable operation. The BSRC however cannot at the present moment in time after the last years business challenges commit to tens of thousands of dollars in grant funding for any affiliated club on top of paying the costs associated to managing the facility, utility bills, building maintenance, insurances and asset management. This may also be confirmed by looking at the BSRC's audited accounts from 2017 to 2021.

The BSRC endorses option four as the best option to retain and grow the Belmont City Bowling Club.

Thank you,

Sue Grogan.

BSRC Treasurer

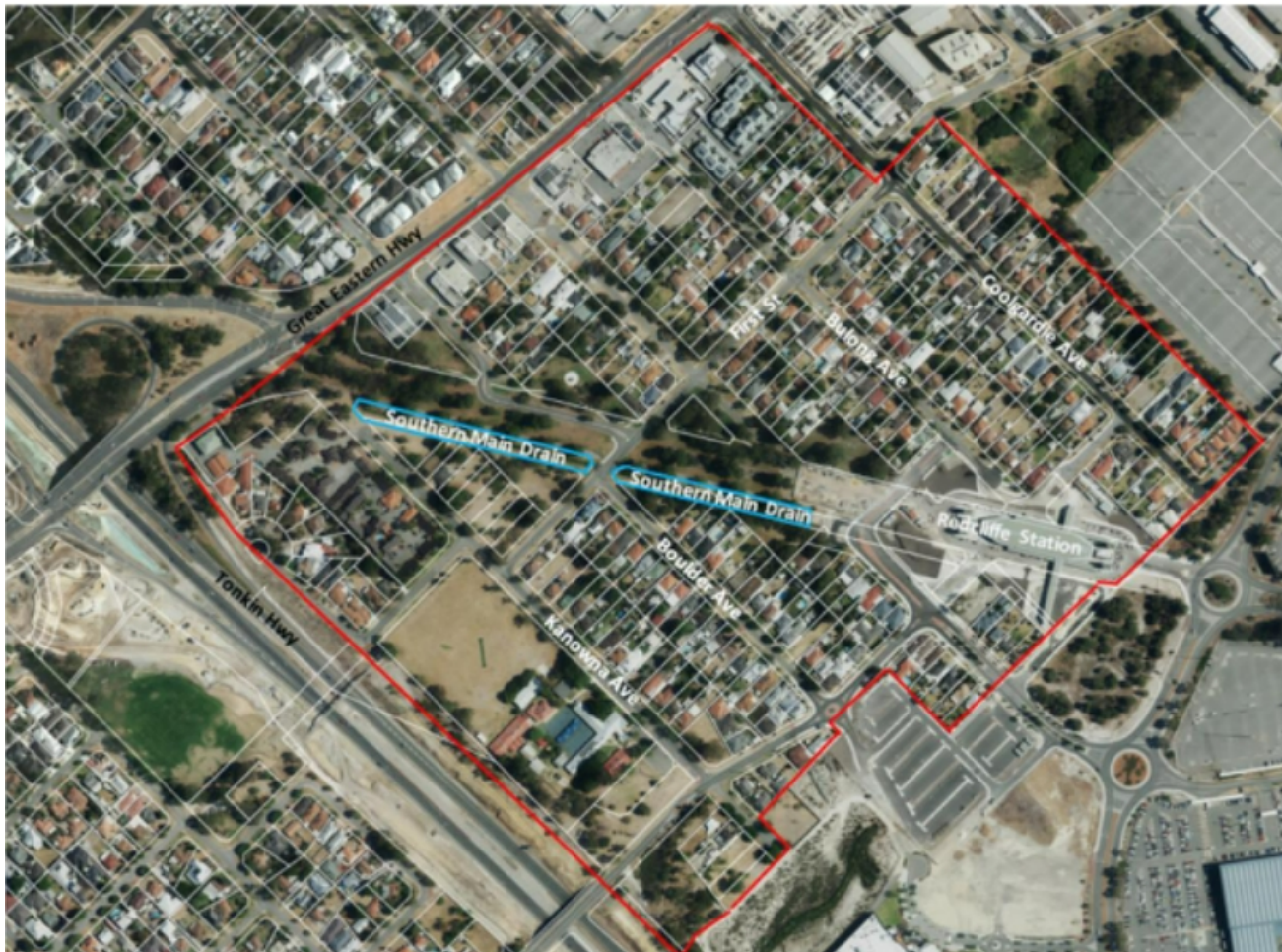
17th April 2022

CITY OF BELMONT

**Item 12.1:
State Funding
Commitment –
DA6**

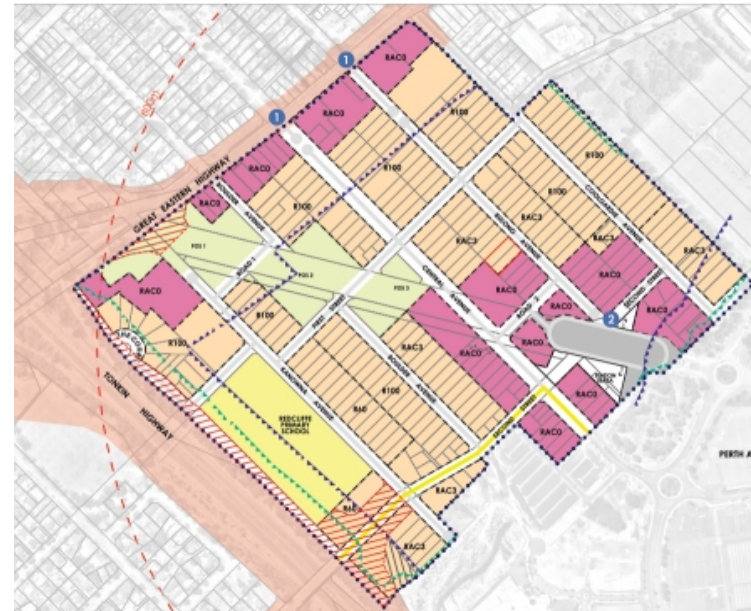


Location Plan



Background – Planning Framework

- City has prepared a draft planning framework.
- Requires complex coordination of State agencies and infrastructure.
- Considered that State Government should lead planning framework.



State Funding Commitment

Proposed Work	Allocation
Clearing, revegetation and fencing of the Southern Main Drain	\$520,000
Public open space upgrades	\$750,000
Public open space maintenance	\$300,000
Central Avenue extension	\$2,240,000
Servicing of future State development sites	\$570,000
Total	\$4,380,000

Community Visioning Exercise



Urban stream as the focal point of the precinct



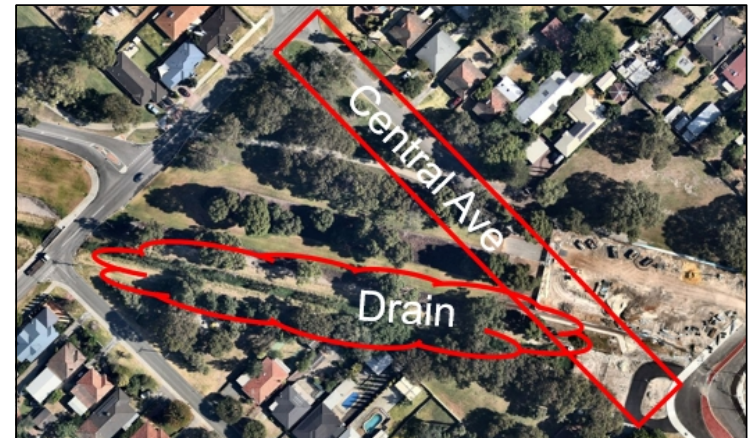
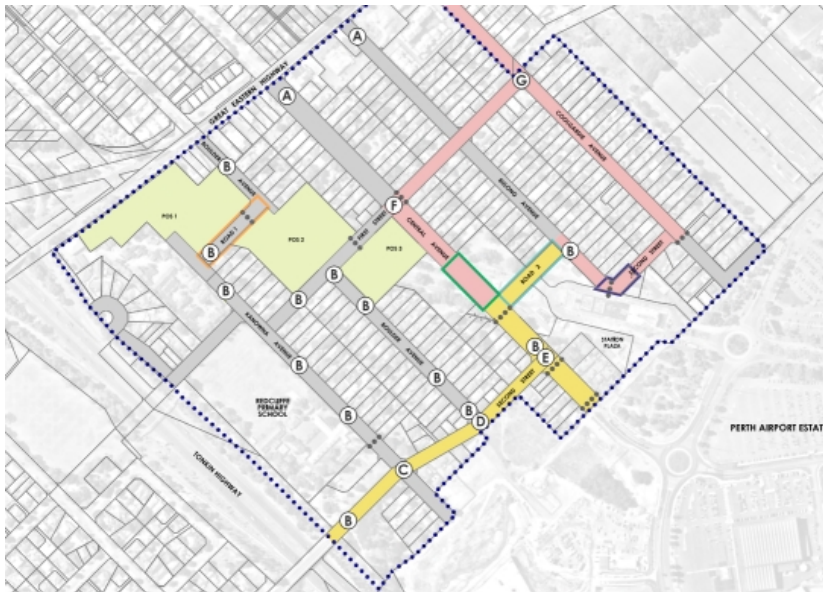
Southern Main Drain

- Currently poor amenity and water sensitive urban design (WSUD)
- State funding (\$520,000) – clearing, revegetation and re-fencing
- Southern Main Drain – regional infrastructure
 - Cannot be funded through DCP or municipal funds
- DWER/WC – preference living stream



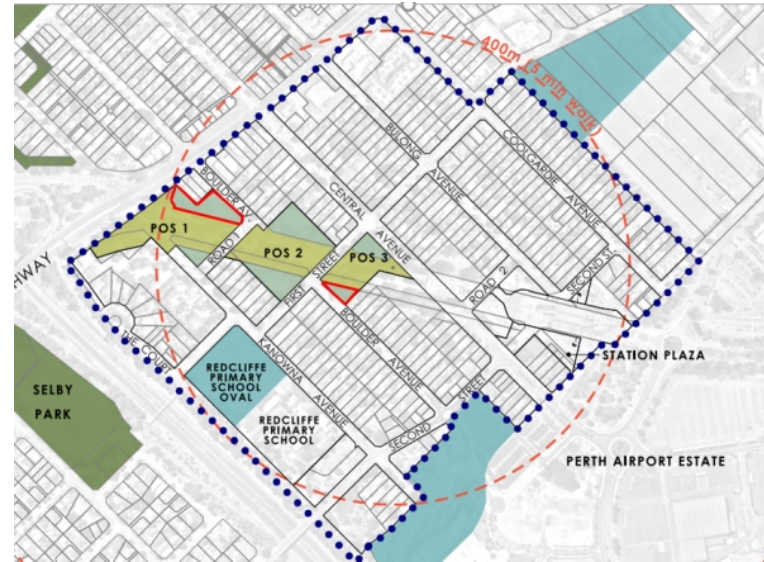
Central Avenue Extension

- State commitment - \$2.24m
- Extension has implications for Southern Main Drain
 - Works should be undertaken concurrently with upgrades to the drain

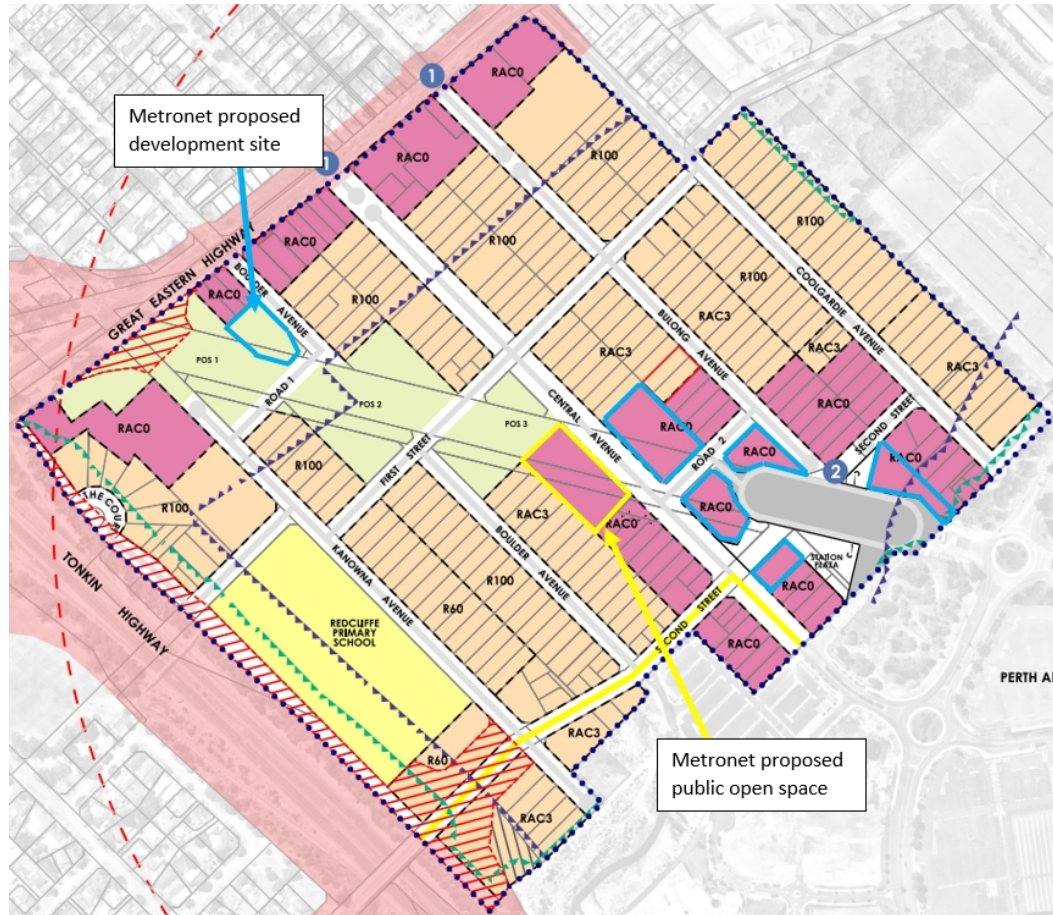


Public Open Space Upgrades

- Three areas of public open space
 - 9.46% (3.79ha)
- Funding commitment - \$750,000
- Upgrades can be funded DCP



POS Reconfiguration



State Development Sites



- Maintenance - \$300,000
- Servicing - \$570,00

Option 1 – Accept funding and undertake works

- Considerations:
 - No cost estimates provided to City
 - Not appropriate for City to take responsibility for upgrades to the Southern Main Drain
 - State’s public open space configuration is inconsistent with draft ACP
 - Servicing requirements unclear
 - Not appropriate for City to establish service infrastructure for future development parcels
 - Legal agreement requirement – maintenance future State development sites



Option 2 – Redirect funds to upgrading drain

- Council prefunds Central Avenue extension and public open space upgrades and recoups costs through DCP.
- Requests State redirects these funds (\$2.99m) to upgrading drain.
- Considerations:
 - DCP hasn't been endorsed by WAPC – may not be able to recoup costs
 - Significant financial contribution – prefunding
 - Shortfall in funds (\$1.51m)
 - Potential need further consultancy work – financial outlay



Option 3 – DevelopmentWA progress planning framework

- Request precinct is declared a redevelopment area
 - MRA Act 2011
 - DevelopmentWA progress framework
- City has been unable to resolve:
 - State funding for upgrades to drain
 - Hybrid urban stream outcome acceptable
- DevelopmentWA:
 - Lead State development agency
 - Statutory power



Concurrent option

- PTA – funding turfing of sites
 - Important maintained – interface train station
- Development timeframe unknown
- Include sites in maintenance regime
 - Seek reimbursement of costs from State
 - Secure arrangement through legal agreement





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Friday

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7 Matters for which the meeting may be closed

Note:

The Presiding Member advised that in accordance with Section 5.23(2) of the Local Government Act 1995 in order to discuss Confidential Item 7.1 Council will need to go behind closed doors.

As there were no questions or debate on this item, the meeting did not proceed behind closed doors.

7.1 Annual Information Systems Audit Outcomes: Advice to Minister: Statutory Requirements (s7.12A Local Government Act 1995)

OCM Item No. 14.1
Annual Information Systems Audit Outcomes: Advice to Minister: Statutory Requirements (s7.12A Local Government Act 1995)
Deputation Presentation
Nil.
Officer Presentation
Nil.
Notes from Forum
Nil.
Further Information to be Provided
Nil.

8 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 9.06pm.