
MEETING OF BELMONT TRUST

MINUTES

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17 May 2011

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ATTACHMENTS INDEX

Attachment 1 – Item 6.1 refers

MEETING OF BELMONT TRUST

MINUTES

17 May 2011

PRESENT

Mrs G Godfrey, Presiding Member
Mr P Marks, Deputy Presiding Member
Mr G Dornford
Mrs J Gee
Ms C Hanlon
Mr P Hitt
Ms B Martin
Ms J Powell
Mr R Rossi
Mrs B Whiteley
Mr S Wolff
Mr S Cole
Mr R Garrett
Mr N Deague
Mr R Lutey
Mr J Olynyk, JP
Mr J Hardison (*dep 6.59pm & did not return*)
Mr M Ridgwell
Miss A Eggleston

Chief Executive Officer
Director Corporate and Governance
Director Community and Statutory Services
Director Technical Services
Manager Governance
Manager Property and Economic Development
Principal Governance and Compliance Advisor
Clerical Officer Governance

OBSERVERS

Mr D (Dirk) Taljaard

City East Alliance

MEMBERS OF THE GALLERY

There were four members of the public in the gallery.

1. OFFICIAL OPENING

The Presiding Member opened the meeting at 6.31pm and welcomed those in attendance.

2. APOLOGIES

Nil.

3. DECLARATIONS OF INTEREST

3.1 FINANCIAL INTERESTS

Nil.

3.2 DISCLOSURE OF INTEREST THAT MAY CAUSE A CONFLICT

Nil.

4. CONFIRMATION OF MINUTES

4.1 BELMONT TRUST MEETING HELD ON 22 DECEMBER 2009 (AS PREVIOUSLY CIRCULATED)

OFFICER RECOMMENDATION

POWELL MOVED, WHITELEY SECONDED, That the Minutes of the Belmont Trust Meeting held, 22 December 2009 (as previously circulated) be confirmed as a true and accurate record.

CARRIED 11 VOTES TO 0

5. PUBLIC QUESTION TIME

5.1 QUESTIONS FROM MEMBERS OF THE PUBLIC

6.32pm The Presiding Member opened the period allotted for Public Question Time. There were no Public Questions received. The Presiding Member closed Public Question Time.

6. GENERAL BUSINESS

6.1 PROPOSAL FOR LEASE OF TRUST LAND BY CITY EAST ALLIANCE

BELMONT TRUST

ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment 1 – Item 6.1 refers	<u>Proposal for Lease of Trust Land prepared by City East Alliance</u>

Voting Requirement	:	Simple Majority
Subject Index	:	132/001 – Minutes and Agendas of Trust 132/002 – Belmont Trust Administrative
Location / Property Index	:	Part Lot 5 and Part Lot 49 Stoneham Street, Ascot
Application Index	:	N/A
Disclosure of any Interest	:	N/A
Previous Items	:	N/A
Applicant	:	City East Alliance
Owner	:	City of Belmont (Trust)
Responsible Division	:	Technical Services

TRUST ROLE

- Trust** *In addition to its role as local government, the City has duties to act as trustee of the Trust property in relation to the Belmont Trust. When making decisions in relation to the Trust property the City must be mindful of its duties as Trustee of the Belmont Trust.*

PURPOSE OF REPORT

The Trust is to consider a proposal for the lease of portion of the Trust land as a lay down area for the Great Eastern Highway Upgrade Project.

SUMMARY AND KEY ISSUES

The upgrade of Great Eastern Highway through the City of Belmont is a major infrastructure project which requires storage of material, placement of site huts and some vehicle parking. The area of the Trust land formerly used as a baseball stadium on the corner of Great Eastern Highway and Stoneham Street is an ideal location as it is relatively central to the project and at the moment unused.

The City East Alliance proposes that in exchange for the use of the land for a period of approximately two years, they would undertake a significant tidy up of the area, including the trimming of batters, removal of some fencing, installation of gravel footpaths, placement of pine bollards, spreading topsoil over the site and seeding it. Some mulch from road clearing works would also be used to enhance the area.

Item 6.1 Continued

LOCATION



CONSULTATION

The Senior Management Group have discussed this matter and it was raised briefly at a Special Information Forum held on 3 May 2011. Refer to [Attachment 1](#) for further details.

The City has sought advice from its solicitors who have indicated that it is open for The Trust to approve a temporary use of the Trust land that provides a benefit to the Trust.

The City of Belmont Planning Department has advised that the Development Application is likely to require public consultation.

STRATEGIC PLAN IMPLICATIONS

There are no Strategic 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. It should be noted that the use of the land will require a Development Application to be lodged with the City of Belmont by the Belmont Trust.

Item 6.1 Continued

BACKGROUND

The City East Alliance is the contractor selected by Main Roads WA for the upgrading of Great Eastern Highway between Graham Farmer Freeway and Tonkin Highway. The Alliance Partners, together with Main Roads WA, are currently undertaking preliminary work to establish a target price for the project before commencing work early in 2011/2012 financial year.

As with any project of this scope and size, it is necessary for a significant lay down area to be provided to store construction materials, traffic management barriers, fencing etc., as well as providing space for crew huts, first aid facilities and parking for people employed on the project. The City East Alliance has put forward a proposal to the Trustees for the use of the Trust Land for a two year period in return for the land being upgraded, including minor earthworks, trimming and reshaping batters, installation of drainage, spreading of top soil, removal and disposal of portions of the fence, installation of gravel paths, placement of pine bollards, mulching of wooded areas and seeding of the former baseball area site with grass.

This site is ideal as it is approximately midway through the project, is immediately adjacent to the works and is unused.

OFFICER COMMENT

Since the matter was originally raised at the Special Information Forum on 3 May 2011, the City East Alliance has prepared a more detailed submission for the Trust's consideration. It is acknowledged that the proposed works on the site may not match with the long term plans for the area, however as these long term plans are not yet developed, there would be some advantage to The Trust to have the area tidied up and able to be used at least in some way by the public. The City East Alliance do not propose to remove the concrete, pipes and other rubbish that has been illegally dumped on the area over time, their budget does not allow for this, however they will consolidate this material in one location, shape it appropriately and top soil it. The remainder of the site will be tidied up and seeded with grass to enable passive recreation to take place.

Benefits to the Project:

The City East Alliance acknowledges that it will obtain benefits from the use of the site, including its immediate proximity to the highway and the cost savings in not only reducing travel times to and from the project from any other site (they have another location that they could use but it is approximately 6kms further from the highway) but also reduced costs of transport and disposal of the top soil and mulch from the highway works. While these are benefits to the Alliance, they are also benefits to the overall project cost, a cost met from State and Federal funds and ultimately from taxpayers.

Benefits to the Trust Land:

The unkempt area of the baseball stadium site will be improved by having the batters shaped, the illegally dumped non hazardous material consolidated in one location and shaped, areas of poor quality fencing removed, drainage installed along with gravel footpaths and bollards and area will be seeded and mulched. This will greatly improve the amenity of the area prior to the development and implementation of improvements to the area by The Trust.

Item 6.1 Continued

FINANCIAL IMPLICATIONS

The financial implications of these site improvements can be considered in a number of ways. The City East Alliance have costed the works at approximately \$111,000. They acknowledge a benefit to the Alliance / taxpayers in costs saved in haulage of material away from the site of \$68,000. They have also had an external contractor provide a cost estimate of undertaking the works proposed by the City East Alliance and this is \$217,000.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications at this time.

OFFICER RECOMMENDATION

That the Trust:

1. Approve the use of the land for the purpose outlined in the report subject to relevant statutory approvals.
2. Authorise the Chief Executive Officer to formalise the lease arrangement with the City East Alliance for the use of the Trust land in exchange for the upgrade works to the site as described in [Attachment 1](#).
3. Require City East Alliance to install two large signs on the Trust land indicating to the community the nature of the short term lease and benefits derived for the Trust land.

Cr Powell put forward the following Alternative Motion:

ALTERNATIVE MOTION

POWELL MOVED, MARKS SECONDED, That the Trust:

1. ***Approve the use of the Land for the purpose outlined in the report subject to relevant statutory approvals.***
2. ***Authorise the Chief Executive Officer to formalise the lease arrangement with the City East Alliance for the use of the Trust Land in exchange for the upgrade works to the site as described in [Attachment 1](#).***
3. ***Require City East Alliance to install two large signs on the Trust Land indicating to the community the nature of the short term lease and benefits derived for the Trust land.***
4. ***To hold a meeting as soon as possible to consider the strategic direction of the Trust Land.***

CARRIED 9 VOTES TO 2

Against: Dornford, Hitt

Item 6.1 Continued

Reason: Commencement of works on the Strategic Direction of the Trust is seen as a vital step in the development of the Trust Land.

6.59pm The Manager Property and Economic Development departed the meeting and did not return.

7. URGENT BUSINESS APPROVED BY THE CHAIR OR BY DECISION

Nil.

8. CLOSURE

There being no further business the Presiding Member meeting closed the meeting at 7.03pm.