
MEETING OF BELMONT TRUST

MINUTES

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26 July 2011

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ATTACHMENTS INDEX

Attachment 1 – Item 6.1 refers

***** COUNCILLORS ARE REMINDED TO RETAIN THEIR ATTACHMENTS FOR DISCUSSION
WITH THE MINUTES *****

MEETING OF BELMONT TRUST

MINUTES

26 July 2011

PRESENT

Mrs G Godfrey, Presiding Member
Mr G Dornford
Mrs J Gee
Miss 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
Mr M Ridgwell
Miss R Dougall
Ms S Johnson

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
Compliance Administrator
Governance Officer

MEMBERS OF THE GALLERY

There were no members of the public in the gallery.

1. OFFICIAL OPENING

The Presiding Member opened the meeting at 6.30pm and welcomed those in attendance.

2. APOLOGIES

Mr P Marks, (Apologies)

East Ward

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 17 MAY 2011 (AS PREVIOUSLY CIRCULATED)

OFFICER RECOMMENDATION

WHITELEY MOVED, GEE SECONDED, That the Minutes of the Belmont Trust Meeting held, 17 May 2011 (as previously circulated) be confirmed as a true and accurate record.

CARRIED 10 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 members of the public present. The Presiding Member closed Public Question Time.

6. GENERAL BUSINESS

6.1 PROPOSAL FOR USE OF TRUST LAND AS TEMPORARY ACCESS TO 150 AND 152 GREAT EASTERN HIGHWAY, ASCOT

BELMONT TRUST

ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment 1 – Item 6.1 refers	<u>Proposal for Use 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	:	17 May 2011 BT Item 6.1
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 use of portion of the Trust land as a temporary access to 150 and 152 Great Eastern Highway, Ascot and for some overflow parking.

SUMMARY AND KEY ISSUES

The upgrade of Great Eastern Highway through the City of Belmont is a major infrastructure project which will disrupt access to many businesses throughout the length of the works. With access via adjacent properties and by using side road connections, most access issues will be resolved. However, access to 150 and 152 Great Eastern Highway is not so readily able to be achieved because of its relative isolation of these properties from the local road system. It is not feasible to use Hardey Park because of required drainage works, the small wetland immediately adjacent to the boundary of 150 East and the level difference between the road and internal access ways.

Item 6.1 Continued

After much consideration, the only available temporary access is through Lot 49 Great Eastern Highway, which is part of the Trust land. It is proposed that overflow parking from 150 East also use some of this area.

LOCATION



CONSULTATION

The Senior Management Group have discussed this matter and acknowledge that it is the only way to maintain access to 150 and 152 Great Eastern Highway, for the duration of the highway upgrade works.

The City has advice from its solicitors which indicates that it is open for the Trust to approve 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 may 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.

Item 6.1 Continued

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.

BACKGROUND

The application proposes a temporary access way and overflow car park on Lot 49 Great Eastern Highway, Ascot. The proposed development is required to facilitate the upgrading of Great Eastern Highway from Kooyong Road to Tonkin Highway in response to growing traffic congestion and accidents. Lot 49 is part of the Trust land.

The temporary access is proposed to facilitate continued vehicle access to 150 and 152 Great Eastern Highway during road construction works. The existing 150 - 152 crossover cannot be maintained during construction of Great Eastern Highway as the road level will be raised by one metre. The level difference and the narrow width of the carriageway fronting 150 - 152 Great Eastern Highway prevents direct access during highway construction, therefore requiring construction of a temporary alternative. Access from Hardey Park is not an option because of the level difference, a small wetland and drainage works in the area. Ascot Quays, the hotel located at 150 Great Eastern Highway, currently has an agreement with the City of Belmont to utilise Hardey Park for overflow parking during peak periods, for example large functions. For the duration of the construction of Great Eastern Highway, access to this area is restricted, therefore a temporary alternative overflow car park is proposed.

The land is zoned "Urban" under the Metropolitan Road Scheme (MRS), and "Mixed Use" under TPS14. The nature of the proposed development is temporary, and the area will be decommissioned and remediated once construction of Great Eastern Highway is complete. Therefore it is not considered that the proposal will affect the future use of and development of the subject land. Lot 49 is affected by the Swan River Trust Development Control Area (DCA), however the proposed works are not located either within or directly abutting the DCA, and will not impact on the area, its boundary, or the Swan River.

Design and Construction

The proposed temporary access will be of a typical road construction pavement. This will include compacted sand fill (0.8m thick), road base course (0.25m thick) and a sealed bituminous surface. The temporary overflow car park will be limestone sheeted (0.2m thick).

Both the access and car park are proposed to be constructed in September 2011, and will be removed in June 2012.

Stormwater Management

The proposed temporary access and overflow car park will be grated to direct stormwater to a settlement basin. All runoff will be managed onsite; no runoff will be discharged directly to the Swan River.

Item 6.1 Continued

Vegetation Management

Two small, immature exotic trees will require removal to provide room for the ramp to the proposed temporary overflow car park. No mature or native vegetation will be impacted by the proposed development.

OFFICER COMMENT

The request to use the Trust land has not been taken lightly and is considered to be the only viable option available to the Alliance to provide access to these important and high profile properties. The access will be in place for less than a year, will not be detrimental to the site and will be fully removed as soon as it is no longer required in July 2012.

FINANCIAL IMPLICATIONS

The City East Alliance has expressed the view that the work they are doing on the former baseball stadium site to remediate it following their use of it as a lay down area could be considered as sufficient benefit to the Trust to also cover the use of Lot 40 to access 150 and 152 Great Eastern Highway. However, they have confirmed that they are willing to make a cash payment to the Trust of \$5,000 as further consideration.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications evident at this time.

OFFICER RECOMMENDATION

1. Approve the use of the land for the purpose outlined in the report subject to relevant statutory approvals.
2. That Council pursuant to Clause 9.10 of Town Planning Scheme No. 14 delegate to the Director Community and Statutory Services or Manager Planning Services the authority to deal with an application for Planning Approval for application as detailed in plan number 04.70-AC-SK-401 submitted by City East Alliance on behalf of the Belmont Trust for Lot No 49.

Item 6.1 Continued

REVISED OFFICER RECOMMENDATION

HITT MOVED, MARTIN 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 make and endorse an application for planning approval as detailed in plan number 04.70-AC-SK-401 submitted by City East Alliance on behalf of the Belmont Trust for Lot No. 49.***
3. ***Authorise the Chief Executive Officer to formalise the lease arrangement with the City East Alliance for the use of the Trust Land for a period to expire 31 July 2012 at a cost of \$5,000 as described within the report, and should occupancy be required beyond the specified date then the matter is to be presented to another meeting of the Trust.***

CARRIED 9 VOTES TO 1

Against: Hitt

Reason

The changes proposed provide further clarification to the tenure of the lease arrangements and how the Trust will determine any requests for extension of lease on the subject site.

In this regard the Director Technical Services advised that while requiring the use of Lot 49 for a lesser time, the City East Alliance had offered \$5,000 for a 12 month period from when they commence using the site in September 2011.

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 6.51pm.