
MEETING OF BELMONT TRUST

MINUTES

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4 March 2008

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ATTACHMENTS INDEX

****Attachment 1- Item 4.1 refers**

****Attachment 2- Item 4.1 refers**

BELMONT TRUST

MINUTES

4 March 2008

PRESENT

Ms G Godfrey

Mr S Wolff

Mr P Hitt

Ms B Whiteley

Ms B Martin

Ms C Hanlon

Mr R Rossi

Mr P Marks

Ms J Powell (*entered 6.36pm*)

Mr G Dornford (*entered 6.42pm*)

Mr R Lutey

Mr J Christie

Mr J Olynyk JP

Mr M Ridgwell

Ms G Carlucci

A/Chief Executive Officer

A/Director Technical Services

Manager Governance

Principal Governance & Compliance Advisor

Governance Officer

1. OFFICIAL OPENING

Ms Godfrey opened the meeting at 6.30pm and welcomed those in attendance.

2. APOLOGIES

2.1 APOLOGIES

Nil.

3. DECLARATIONS OF INTEREST

3.1 FINANCIAL INTERESTS

Name	Item No. & Title	Nature of Interest (and extent, where appropriate)
Nil.		

3.2 DISCLOSURE OF INTEREST THAT MAY CAUSE A CONFLICT

Name	Item No. & Title
Nil.	

6.42pm Mr Dornford entered the meeting.

6.44pm The Principal Governance & Compliance Advisor departed the meeting.

6.47pm The Principal Governance & Compliance Advisor returned to the meeting.

4. GENERAL BUSINESS

4.1 UPGRADE OF STONEHAM STREET COMPENSATING BASIN**

**[Attachments 1 – Item 4.1 refers](#)

**[Attachments 2 – Item 4.1 refers](#)

Report by Technical Services Division

DATE

19 February 2008

PURPOSE OF REPORT

To obtain approval from the Belmont Trust to upgrade the Stoneham Street compensating basin (Lot 5 Stoneham St, Ascot).

COUNCIL ROLE

Trustee

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.

SUMMARY AND KEY ISSUES

The City of Belmont and Swan River Trust officers would like to obtain approval from the Belmont Trust to upgrade Stoneham Street compensating basin. The basin is connected to the Water Corporation's Central Belmont Main Drain that discharges to the Swan River. The basin and adjacent drain are located at Lot 5 (160) Stoneham St Ascot, which is owned by the Belmont Trust and zoned 'Parks and Recreation'. The area is currently maintained by the City of Belmont for passive recreation, with stormwater from the basin used for irrigation of parks and verges within Ascot Waters Estate.

The proposed upgrade incorporates components of the Swan River Trust's Drainage Nutrient Intervention Program (DNIP) and the City of Belmont's investigation into increasing stormwater retention for irrigation and water quality improvement purposes.

Proposed works consist of:

- Expansion of the Stoneham St compensating basin, not extending beyond the 99% storage reliability requirement (Refer [Attachment 1](#)).
- Revegetation of 25-50% of the expanded basin area with nutrient stripping, local, native rushes/ sedges and installation of a sediment forebay (Refer [Attachment 2](#)).

In order to further progress the upgrade of the Stoneham St compensating basin, approval from the land owner (Belmont Trust) is required.

While the proposed upgrade is being undertaken for water quality improvement and irrigation purposes, it will also enhance the recreational value of the area. Local, native wetland plant species will be established, enhancing biodiversity and providing habitat for native fauna such as frogs and waterbirds. The increase in stormwater available for irrigation of public open space will also improve aesthetics, ensuring turf is maintained at a standard suitable for passive recreation.

Changes to the concept design may occur during project development. Should the extent of basin expansion or wetland planting differ significantly from the attached concepts, the project will be re-submitted to the Belmont Trust for approval.

Officer Recommendation Summation

That the Belmont Trust:

1. Approves the upgrade of the Stoneham Street compensating basin (Lot 5 Stoneham St, Ascot), as shown in [Attachments 1 & 2](#).
2. Notes that following approval of the upgrade from the Belmont Trust a Business Case Analysis will be developed for endorsement by the City of Belmont Council. Subject to budgetary approvals, the project will be funded by the City of Belmont with a contribution from the Swan River Trust, and implemented in 2008/2009.

LOCATION

Lot 5 (160) Stoneham St, Ascot



APPLICANT

City of Belmont

FILE REFERENCE

30/013: Water Quality Projects

DISCLOSURE OF INTEREST

Name	Position	Type of Interest	Nature / Extent of Interest

VOTING REQUIREMENT

Simple Majority

CONSULTATION

The DNIP component of the proposed upgrade of Stoneham St compensating basin has involved extensive liaison between stakeholders including the City of Belmont, Swan River Trust, Water Corporation and the South East Regional Centre for Urban Landcare. The resulting concept plans have been agreed to 'in principle' by all stakeholders.

The Swan River Trust and South East Regional Centre for Urban Landcare are project partners for the wetland revegetation component of the upgrade. The exact location of wetland planting will consider the Water Corporation's requirements in terms of hydraulic capacity within Central Belmont Main Drain.

Following Belmont Trust's approval of this project and subsequent endorsement of a Business Case Analysis by the City of Belmont Council, it is intended that community consultation will be undertaken. Consultation must also be undertaken with the traditional land users pursuant to the Aboriginal Heritage Act 1972. Based on the City's Consultation Plan, the level of community consultation required is 'Inform'. This will involve holding a community site meeting with the opportunity for attendees to comment on the proposed concept plans.

STRATEGIC PLAN IMPLICATIONS

Water quality is a key area within the City of Belmont's Environment Plan 2005- 2010, with an objective from the Water Management chapter 'to protect and improve the quality of ground and surface water resources and manage stormwater runoff'. The upgrade of Stoneham St compensating basin will result in the achievement of the following actions from the Environment Plan:

- 1.5: Implement recommendations of the review of the City's stormwater infrastructure system to increase stormwater retention for water quality & irrigation purposes.
- 3.6: Develop a concept plan and implementation schedule to upgrade Central and South Belmont Main Drains to enhance environmental and aesthetic values, based on recommendations of the Drainage Nutrient Intervention Program.

The upgrade of Stoneham St compensating basin is also consistent with the following objectives of the City of Belmont's Strategic Plan:

- Protect and enhance the quality and amenity of our natural environment
- Minimise pollution of the environment
- Use and manage our water resources in a sustainable manner.

POLICY IMPLICATIONS

Improvement of water quality in Stoneham St compensating basin, and therefore water discharging to the Swan River is consistent with the objective of the City of Belmont's Environmental Enhancement Policy 'to develop a strategy to protect and enhance the natural environment'.

STATUTORY ENVIRONMENT

As the Stoneham St compensating basin is located within the Swan River Trust's Development Control Area, any impact on the river is subject to the Swan and Canning Rivers Management Act 2006.

Due to the proximity of the compensation basin to the Swan River, a listed indigenous heritage site, development will be subject to the Aboriginal Heritage Act 1972.

BACKGROUND

Stoneham Street compensating basin is connected to the Central Belmont Main Drain (CBMD), a Water Corporation stormwater infrastructure system within the City of Belmont. CBMD extends from Smythe Lake through Centenary Park and enters the Swan River via an open drain at Ascot Waters. The basin and adjacent drain is located at Lot 5 (160 Stoneham St), Ascot, which is owned by the Belmont Trust, zoned 'Parks & Recreation' and used as a passive recreation area. Stormwater from the basin is currently used by the City of Belmont for irrigation of parks and verges in Ascot Waters Estate. The basin itself is not essential for maintaining the hydraulic capacity of the drain.

The Central Belmont Main Drain has been identified as a priority catchment by the Swan River Trust's Drainage Nutrient Intervention Program (DNIP).

DNIP aims to reduce nutrient levels in drains discharging to the Swan-Canning Estuary, thereby improving water quality and reducing occurrence of algal blooms in the river. Limited water quality data is available for the Central Belmont Main Drain. Total nitrogen is generally below the Swan-Canning Cleanup Program long term target levels and total phosphorus meets short term but exceeds the long term target levels. However, in some instances the nutrients are well above target levels.

A DNIP prioritisation workshop held in 2005 identified two potential sites for nutrient intervention within the Central Belmont Main Drain; the open drain and basin at Ascot Waters and Centenary Park. The Swan River Trust subsequently engaged a consultant to further investigate and model nutrient intervention options at each site. At Ascot Waters, various options involving the Stoneham Street compensating basin and downstream open drain were investigated using the MUSIC model (Model for Urban Stormwater Improvement Conceptualisation) and ELCOM-CAEDYM model (Estuary Lake and Coastal Ocean Model coupled with the Computational Aquatic Ecosystem Dynamics Model). The concept providing the highest level of nutrient reduction is the expansion of the Stoneham St basin by 100%, conversion of 25-50% of the area to wetland vegetation and construction of a sediment forebay.

Modelling indicated the fringing vegetation and attached epiphytes would result in reductions of Total Nitrogen by 20% and Total Phosphorous by 10% over spring/summer, with the sediment forebay reducing particulate loads during winter.

In parallel to DNIP, the City of Belmont has been undertaking an action from the City's Environment Plan 2005-2010 to 'review the City's stormwater infrastructure system to increase stormwater retention for water quality and irrigation purposes'. A consultant was engaged to identify and prioritise potential sites for an increase in stormwater retention and develop concept plans. Based on the criteria of irrigation demand, stormwater yield, stormwater quality and environmental constraints, the highest priority site identified was the Stoneham St compensating basin. A concept plan developed for the site ([Attachment 1](#)) represents the expansion required to increase the storage reliability of the basin to 99% in a dry year.

As the recommendations of the Swan River Trust and the City of Belmont's investigations are consistent, both projects have been incorporated into the proposed upgrade of Stoneham St compensating basin.

OFFICER COMMENT

In order to further progress the upgrade of the Stoneham St compensating basin, approval from the land owner (Belmont Trust) is required.

Proposed works consist of:

- Expansion of the Stoneham St compensating basin, not extending beyond the 99% storage reliability requirement (Refer [Attachment 1](#)).
- Revegetation of 25-50% of the expanded basin area with nutrient stripping, local, native rushes/ sedges and installation of a sediment forebay (Refer [Attachment 2](#)).

While the proposed upgrade is being undertaken for water quality improvement and irrigation purposes, it will also enhance the recreational value of the area. Local, native wetland plant species will be established, enhancing biodiversity and providing habitat for native fauna such as frogs and waterbirds. Aesthetics and public safety will be a consideration in selection of plant species.

The increase in stormwater available for irrigation of public open space will also improve aesthetics, ensuring turf is maintained at a standard suitable for passive recreation.

The final design for works will take into account the *Chironomid midge and mosquito risk assessment guide for constructed water bodies* (City of Cockburn, August 2007) and the *Interim Position Statement: Constructed Lakes* (Department of Water, July 2007). The extent of the basin expansion will also depend on the results of a bathymetry survey and acid sulphate/ geotechnical investigation to be undertaken prior to development of detailed design.

Aspects of the upgrade may also vary depending on the outcomes of consultation with the community and traditional land users, and requirements for Swan River Trust Development Approval. Should the extent of basin expansion or wetland planting differ significantly from the attached concepts, the project will be re-submitted to the Belmont Trust for approval.

FINANCIAL IMPLICATIONS

There will be no financial contribution required from the Belmont Trust towards the project. The basin is currently in existence, and the land use of the area will not change as a result of the proposed upgrade. There may be a cost associated with the loss of land due to the enlargement of the basin capacity, however the zoning of the land as 'Parks and Recreation' and proximity to the Swan River restricts its future development. Following approval from the Belmont Trust, a Business Case Analysis will be developed for endorsement by the City of Belmont Council. Subject to budgetary approvals, the project will be funded by the City of Belmont with a contribution from the Swan River Trust, for implementation in 2008/2009.

ENVIRONMENTAL IMPLICATIONS

Modelling using ELCOM- CAEDYM indicated that the proposed upgrade of the basin will result in reductions of Total Nitrogen by 20% and Total Phosphorous by 10% during spring/ summer, and a reduction in particulate loads during winter. This is likely to have a significant impact on the water quality discharging from CBMD into the Swan River, particularly during the spring/ summer months when algal blooms can occur.

The settling and removal of particulates will also assist in reducing heavy metals that may be present in the drain. In addition to improving water quality, the establishment of local, native rushes and sedges will also enhance biodiversity and provide habitat for native fauna such as frogs and waterbirds.

The expansion of the basin is anticipated to have a minimal impact on environmental flows into the Swan River. The expansion is required to meet irrigation demand during 'dry' years only. During an average year the volume of water used for irrigation will not change significantly, provided the irrigation demand does not increase. The water quality benefits modelled far outweigh the potential impact on environmental flows into the river.

ATTACHMENT DETAILS

<u>Attach. No.</u>	<u>Details</u>
1	<u>Ascot Waters Concept- basin expansion to 99% storage reliability.</u>
2	<u>Indicative location of vegetation in Stoneham Street compensating basin.</u>

Notation

The A/Director Technical Services provided a brief power point presentation on the Stoneham Street Compensating Basin upgrade plan.

WHITELEY MOVED, POWELL SECONDED, That the Belmont Trust:

1. **Approves the upgrade of the Stoneham Street compensating basin (Lot 5 Stoneham St, Ascot), as shown in [Attachments 1 & 2](#).**
2. **Notes that following approval of the upgrade from the Belmont Trust a Business Case Analysis will be developed for endorsement by the City of Belmont Council. Subject to budgetary approvals, the project will be funded by the City of Belmont with a contribution from the Swan River Trust, and implemented in 2008/2009.**

CARRIED UNANIMOUSLY

5. URGENT BUSINESS APPROVED BY THE CHAIRMAN OR BY DECISION

Nil.

6. CLOSURE

There being no further business to conduct, Ms Godfrey closed the meeting at 6.50pm.