

Belmont Trust Land - Future Vision Panel

June 2022

The following report was developed and approved by the members of the Belmont Future Vision Panel on the final day of the panel. Post panel there was some light editing by two panel members and panellists who where not able to make the final day due to the date change, we are able to contribute to the report, both prior to and after the final day of deliberation.

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Introduction

Established in 1954, the Belmont Trust Land is a 14ha parcel of land. The land is held in trust and the Councillors for the City of Belmont are the Trustees for the land. The land is situated near the iconic Ascot Brickworks, the Ascot Waters Marina development and includes part of Black Swan (Kuljak) Island. The Trust deed requires that the land be used for “Recreation Purposes”.

The Trustees engaged Aha! Consulting to facilitate a community consultation process to give them an indication of the community’s wishes for the use of the land.

The consultation process included community workshops, pop up consultation booths, school workshops, a survey and a smoking ceremony. This consultation then fed into this deliberative panel process. Panel members were drawn randomly from a statistically derived representative group of members of the City of Belmont community. The results of the panel selection process delivered a panel whose composition nearly exactly matched that of the community, based on Suburb, Age, Gender, Cultural Representation and Disability.

The panel acknowledges Rosi Freeman, a member of the panel who passed away during this process.

Panel Purpose and Remit

The panel was given the following remit:

“Provide recommendations and rationale for the use of the Belmont Trust Land, that will deliver optimal community benefit, in a manner that is financially affordable and sustainable into the future.”

The task of the panel was to deliberate on the remit and come to a view which represented agreement by at least 80% of the panel.

Zones used by the panel

The Trust Land area was broken into 5 arbitrary zones by the facilitators to support the clarity of discussion and specificity of recommendations. These zones will be referred to throughout the report. The panellists don't recommend continuing use of these zones, rather they were used for the purpose of this panel only.



Process

The panel consisted of 40 members of the City of Belmont community who were selected via an online expression of interest or contacted by an external market research firm. During the process of developing this report the number of panellists reduced to 35 for a variety of reasons.

The panellists received a pack with background information on the consultation process and the Belmont Trust Land, prior to the first face to face session. Panellists were also encouraged to visit the site to familiarise themselves with the area and provided a walk through video for those unable to be physically on site.

The Panellists were invited onto a closed online platform to share information and ideas through the process. The panel met for an introductory session on 30 April 2022. In this session we discussed the process we would follow, the information available and developed group rules and responsibilities.

The first full day workshop was held on 7 May 2022. At this session the panellists discussed the history of the site, potential limitations for development on the site and some examples of open space developments elsewhere. Officers from the City of Belmont presented background and context information.

During the afternoon of the first day the panel developed the broad vision for the Trust Land and discussed thematic elements to improve the amenity of the Trust Land such as pathways and accessibility.

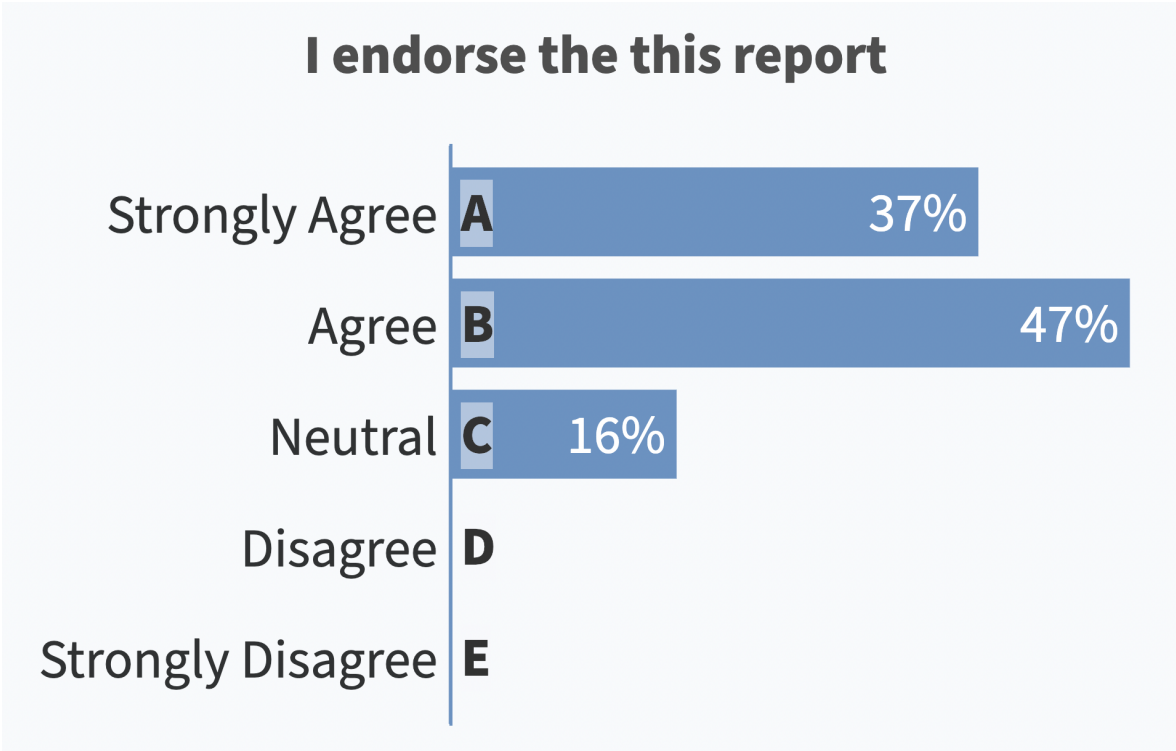
The facilitator collated this information, which was further developed by panellists online between the two full day workshops. A number of questions arose from these discussions which were presented to the City for a response. The additional information was made available to panellists prior to the final session to assist panellists further understand what may or may not be possible.

The second full day workshop was held on 25 June 2022. This workshop was postponed due to the illness of the facilitator. Unfortunately, several of the panellists were unable to make the rescheduled date so there were only 23 panellists in attendance on Day 2. Panellists unable to attend the final session were given the opportunity to contribute to the final report prior to the workshop and comment on this report after the final session, to ensure their views and voices were reflected in this report.

On Day 2 the panellists discussed potential funding options, refined the vision and compiled the recommendations in this report.

Endorsement

This report has been endorsed by the panel based on the following results..



Vision for the trust land

The panel explored the desired VISION for the trust land and agreed on the following:

Danjoo Darbakan Koorliny (walking together & talking quietly)

"Danjoo Koorliny is standing together, and the causes are varied. They vary from environmental, cultural, social, arts, but the most important part of the common collective is that it's for a common good for all of us - people, plant, animal and place." Dr. Richard Walley OAM

<https://www.youtube.com/watch?v=3gORRCouiQ4>

- **Accessible, Safe, Meeting place:** An accessible, safe space that connects people with nature that the community is proud of: a place that brings people together from Belmont and beyond together.
- **Education.** A space that recognizes both the Noongar Wadjuk land use and Belmont pioneer use of the land. A space to learn about the past, present and future. A space to learn about the local habitat.
- **Environment:** A space that restores the habitat and increases biodiversity through native planting and understory revegetation, with consideration of climate change and the 6 Noongar seasons.
- **Wellbeing:** A space where people can build connections; where people can relax, heal, restore, exercise and recreate.
- **Enduring:** This vision is maintained, preserved and protected for today and future generations

The recommendations that follow explore how to best achieve the different elements of this vision.

Recommendations to achieve an **Accessible, Safe, Meeting Place**

Accessible, Safe, Meeting Place: A space that connects people with nature that the community is proud of. A place that brings people together from Belmont and beyond.

The essential features* required to achieve this	This feature is best suited to this zone/s	Our rationale for this recommendation
Identifying Feature Signage, Map or Significant Tree. Message Stick on entrance way Emergency services identifying	Zones 1 and 4	Easy for all people to identify with. Both local and out of the area. As well as Emergency Services. Written in Noongar and English.
Access for All (Everybody is Welcome) Car & Bus Parking, Public Transport Interactive Signage (QR Coded) Amenities	All Zones to be considered	Consideration for All persons and abilities i.e. vision, hearing, Mobility and Age, to name but a few.
Multi Purpose Paths Throughout all zones	All Zones	Paths should be calibrated (with distances). Cycling and Pedestrian (walkers, wheelies and prams) both have separate paths enabling accessibility to all areas.
Lighting and safety Explore soft, solar powered lighting Have safety markers eg. QR codes identifying locations. (Example was Central Park New York) Random Ranger Visits for personal safety	All Zones along pathways and relevant areas and Car Park	Aligns with Safety for All persons and allows for usage in shorter daylight times. Solar powered lighting encourages sustainability.
Seating and Shelter Meeting Places	Seating in All zones Gazebos in zones 1 and 4	A Meeting place for All Enable use throughout the year. Shelter from the elements.

Additional comments	
Bridge link to Black Swan (Kuljak) Island	Discussed by panel but the Belmont CEO told the panel it is not feasible nor is it affordable.

Recommendations to achieve a space for Education

Education: A space that recognizes both the Noongar Wadjuk land use and Belmont pioneer use of the land. A space to learn about the past, present and future. A space to learn about the local habitat.

The essential features* required to achieve this (one feature per row)	Our rationale for this recommendation
Education and Informational Spaces Shelter and seating - Areas for Classes with Students (built with natural materials and complements the natural environment) Talks for people - young & old (yarning circles) Amphitheatre Style with stone steps for seating. A place where the education programs discussed below would be put into place.	Brings people to the area Available for multi-use (not only education)
Directional Signage - Overall Map, Other Example - Signage / panels along walkways, on buildings etc	Provide Cultural Context to the Land Helps people get around
Interactive Educational Signage - QR Codes, Button Pressing, Audio Stories. What was there, Historial and Native Planting, education on Noongar history, culture and heritage Example - what endemic plants would have been used for, use of the river and its significance	Allows for additional information with minimal impact.
Walking Trail/Nature Trail Purposely created to highlight areas on the land that was useful historically and how it was taken care of in the past. For example: use as seasonal foods, descriptions of flora, fauna.	
Public Art	Passive Education through making people thinking about Art

To collaborate with groups to provide and maintain educational programs Develop the audio/visual QR Codes Educational Resources for Schools Booking Spaces Events for Speakers Link with other places with similar resources	We want people to come, all the time to this place, to see examples of the ancient past along with examples of the recent past. With people here all the time, modern day conveniences like coffee shops, etc will have a chance to be sustainable. An off site venue for primary/secondary/tertiary study that is visibly connected with the history it purports to represent Opportunities to partner with Departments such as Education, Museum, Conservation, Kings Park Board.
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Additional Comments:	
Built Structure for Education and Information Centre	Discussed but didn't receive majority support due to feasibility
Naming of Zones for the Noongar Seasons	Discussed but didn't receive majority support because the zones were used for discussion purposes only.

Recommendations to achieve a space that is sensitive to the **Environment**

Environment: A space that restores the habitat and increases biodiversity through native planting and understory revegetation, with consideration of climate change and the 6 Noongar seasons.

The essential features* required to achieve this	This feature is best suited to this zone/s	Our rationale for this recommendation
Native plants	Zones 2, 3, 4 & 5	As well as expanding on existing flora additional endemic species will be introduced that will thrive in the environment. Consideration will be given to new species that encourage bird-life. Bush-tucker gardens will encourage and sustain existing and new species of wildlife.
Waterwise	All zones	Priority given to preventing salinisation in this area known for high salt content in the river. Consequences of climate change and with the thought of future generations in mind drive us to create a waterwise environment that is sustainable.
Wildlife habitat	Zones 2, 3, 4 & 5	A healthy environment will encourage new species to the area. The number one priority will be the flora that will then invite and sustain the fauna.

Additional comments		
Healthy Streams	Zones 1, 3 & 4	The existing stormwater drain to the river will be transformed into a biological healthy habitat. However this needs to be environmentally feasible and economically viable.
Bird Observation Deck	Zone 5	Bring vision elements together with education. Again, minimal environmental impact must be considered.
Minimal clearing or disruption to local flora and fauna	All zones	Priority will be given to facilities that limit environmental impact in the redevelopment of this area.

Recommendations to achieve a space that contributes to people's **Well-being**

Wellbeing: A space where people can build connections; where people can relax, heal, restore, exercise and recreate.

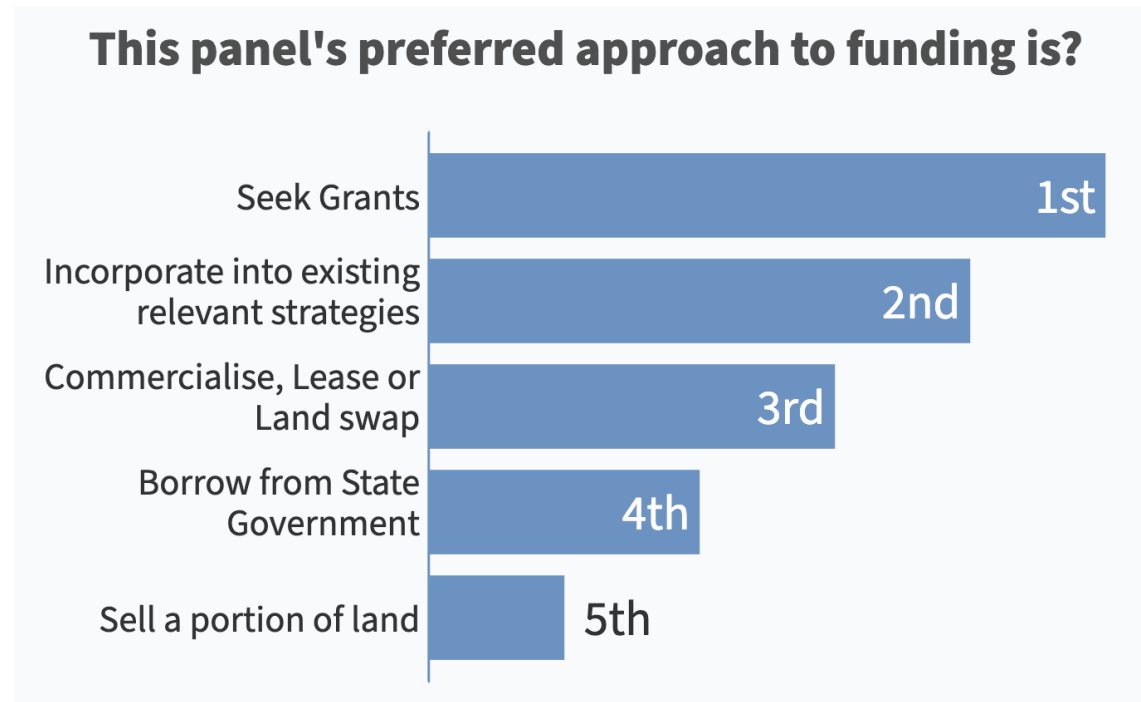
The essential features* required to achieve this	This feature is best suited to this zone/s	Our rationale for this recommendation
Seating - including benches	Zone 4	Seating needs to be strategically placed
Gazebos - well designed	Zone 4	Like in the Town of Victoria Park (e.g. G.O Edwards Park and the redesigned Lathlain precinct).
Parking This needs to be accessible and not cause stress to those accessing the parking	Zone 1 (possibly Zone 3)	This links to the accessible component of the vision and could make use of existing infrastructure.
Paths These paths need to be multi-purpose (including for those on bicycles, walking, using prams and wheelchairs). Suggested to make these calibrated (marked with distances like at Forster Park)	All	This is important so that everyone can access and enjoy the precinct safely. Calibration of paths is very popular to assist people stay active. This encourages more people to come and exercise whilst learning about the native history.
Food/Refreshments Including the availability and access to cafes and food trucks	Zones 1 & 2	This is good for socialising and well being and brings people into the area.
Water Includes water fountains	Zones 1 & 3	Hydration for dogs, exercising, visitors of all ages.
Toilets	Where there is accessible water	

Additional comments	
Focus on nature	The school groups made comments of the area having a focus on nature. This aligns with the visions and focus of the group

Dog exercise area	A dog exercise area was suggested but didn't reach the 80% consensus mark
Kayak facilities	Are these are already three nearby facilities, this suggestion did not reach 80% consensus. It was discussed by the group that instead of kayak facilities, the focus should be on exploring ways to improve water access for the area e.g. canoeing, paddle boarding etc.

Recommendations to achieve a space that is **Enduring**

Enduring: This vision is maintained, preserved and protected for today and future generations



Preferred revenue streams funding model	Our rationale for this recommendation
Grants/Sponsorship	The priority for revenue would be grants as this would lessen the burden to ratepayers, the council budget and help the area become self sustaining. Suitable for facilities Reduces rates/\$burden State Government Grants Federal Government Grants Mens Shed funding Sponsors, Local Business and Lotteries West etc
Incorporate into existing relevant strategies and funding from city capital works budget	The land is owned by the Council anyway and should be considered as part of the City's assets. Incorporating into the existing plans and strategies would lessen the burden on ratepayers, provide existing structures and plans. This removes the separation between trust/council by embedding a commitment to the Trust Land into the existing

	strategies and funding. There could be some kind of perpetual agreement established to allow this to occur. This would be more suited to ongoing maintenance
Commercialise leasing or land swap	Maintains control of the land while delivering income that is self sustainable, predictable Could be a way to raise capital for initial development • Lease amenities eg kayak facilities etc • Commercialise cafe facilities as lease of amenities Consider some of the GEH-facing land as this has low environmental and amenity as open space. Transfer some of the GEH land that is of a lower value as park and nature reserve and use this to get more land from Kuljak, as this is more in keeping with the whole area.
Borrow from State Government	This could be an option for one off development, yet there is a question as to how it gets paid back. If some of the GEH-facing land is used for commercial purposes, this may provide revenue to pay back the loan
Ongoing Maintenance costs	Needs to be funded by City Of Belmont. This would be a staged and long term vision
Selling Part of the Trust land	Not supported by the wider community, nor the panel, to be used as last option to funding.

Additional comments	
Reason for community to retain the trust land as open space	Growing population in the Belmont/Ascot area needs more green spaces. Proximity to river and Belmont Hub area Close to Ascot Kilns, Racecourse, proposed Golden Gateway Ongoing Education programs for the area And maintaining traditional Noongar Culture and Pioneer Settlement of the area. Natural and Green environment and recreation spaces
Rezone from mixed use zone to recreational only (original purpose of land)	Ensure that the land meets the Belmont Trust Group vision for current and future generations. Consider the impact on commercialisation if this is done.
Maintaining River Area and preserving	Water retention/climate change

Conclusion

The panel was asked to provide recommendations and rationale for the use of the Belmont Trust Land, that will deliver optimal community benefit, in a manner that is financially affordable and sustainable into the future.

The Belmont Trust Land is uniquely positioned as a gateway to Perth.

The panel recognises its importance as an open space for the Belmont community providing recreation and educational opportunities to foster and heal multicultural relationships.

Over the course of the workshops the panel explored various ideas and models for the use of the Trust Land. Every effort has been made to identify self-sustaining and educational options that we encourage the Trustees to explore on behalf of the whole Belmont community.

We hope the vision we have presented in this report captures the ideas and wishes of all the community, both today and tomorrow.