Belmont Trust

Agenda

Wednesday 3 June 2026

Notice of Meeting

A Meeting of the **Belmont Trust** will be held in the Council Chamber of the **City of Belmont Civic Centre**, 215 Wright Street, Cloverdale, on **Wednesday 3 June 2026,** commencing at 6:00pm.

Wilmot Loh
Acting Chief Executive Officer

Please read the following important disclaimer before proceeding

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

Any statement, comment or decision made at a Council meeting regarding any application for an approval, consent or licence, including a resolution of approval, is not effective as an approval of any application and must not be relied upon as such.

Any person or entity who has an application before the City must obtain, and should only rely on, written notice of the City's decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council meeting.

Any advice provided by an employee of the City on the operation of a written law, or the performance of a function by the City, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as a legal advice or representation by the City. Any advice on a matter of law, or anything sought to be relied upon as a representation by the City should be sought in writing and should make clear the purpose of the request. Any plans or documents in agendas and minutes may be subject to copyright.

CITY OF BELMONT

Belmont Trust

Agenda

Table of Contents

Wednesday 3 June 2026

Attachments Index

Attachment 6.1.1 – Item 6.1 refers
Attachment 6.1.2 – Item 6.1 refers
Attachment 6.2.1 – Item 6.2 refers

Purpose of the Belmont Trust

The City of Belmont is the sole trustee of the Belmont Charitable Trust (Trust). The purpose of the Trust is to hold certain land for public recreation and enjoyment on behalf of the beneficiaries of the Trust, being the public and community users of the land. As Trustee, the City via its Council, is required to act in the best interests of the beneficiaries of the Trust and make decisions according to the *Local Government Act 1995 (WA), Trustees Act 1962 (WA)* the City of Belmont Standing Orders and the terms of the trust deed.

1 Official Opening

The Presiding Member will read aloud the Acknowledgement of Country.

Acknowledgement of Country

Before I begin, I would like to acknowledge the Whadjuk Noongar 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.

2 Apologies and leave of absence

Mr J Christie (apology)	Chief Executive Officer
Mr M Murphy (apology)	Director Infrastructure Services

3 Declarations of interest that might cause a conflict

Elected Members/Staff are reminded of the requirements of *s5.65* of the *Local Government Act 1995*, to disclose any interest during the meeting when the matter is discussed, and also of the requirement to disclose an interest affecting impartiality under the City's Code of Conduct for Council Members, Committee Members and Candidates and the Code of Conduct for Employees.

3.1 Financial interests

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration.

Other members may allow participation of the declarant if the member further discloses the extent of the interest and the other members decide that the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

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

3.2 Disclosure of interest that may affect impartiality

Elected Members and staff are required (Code of Conduct), in addition to declaring any financial interest, to declare any interest that might cause a conflict. The member/employee is also encouraged to disclose the nature of the interest. The member/employee must consider the nature and extent of the interest and whether it will affect their impartiality. If the member/employee declares that their impartiality will not be affected then they may participate in the decision-making process.

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

4 Confirmation of Minutes

4.1 Belmont Trust Meeting held 20 May 2025

Officer Recommendation
That the Minutes of the Belmont Trust Meeting held on 20 May 2025 be confirmed as a true and accurate record.

5 Public question time

5.1 Responses to questions taken on notice

Nil.

5.2 Questions from members of the public

6 General business

6.1 Belmont Trust Masterplan and Communications Plan

Voting Requirement	:	Simple Majority
Subject Index	:	154/009
Location/Property Index	:	Lot 5 Stoneham Street, Lot 642 Great Eastern Highway
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	6.1 2022 Community Engagement Reports - Belmont Trust Land
Applicant	:	N/A
Owner	:	City of Belmont
Responsible Division	:	Infrastructure Services

Council 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

To seek authorisation from the Trustees of the Belmont Trust Land (the Trust Land) to advertise the draft Belmont Trust Masterplan for public consultation in accordance with the Communications Plan.

Summary and key issues

In June 2025, the Trust Officer appointed a lead design consultant to prepare a landscape Masterplan for the Trust Land. Drawing on community engagement undertaken in 2022 and informed by a comprehensive site analysis, the consultant developed and presented a vision for the site to the Belmont Trust in February 2026.

Following consideration of feedback from the Belmont Trust, a draft Belmont Trust Masterplan has been prepared for broader community consultation. The draft Belmont Trust Masterplan and accompanying Communications Plan are presented for the Trustees to authorise the Trust Officer to advertise for public feedback.

Following the public feedback period, the Trust Officer will compile the feedback, prepare the final Masterplan and Project Business Case, inclusive of community feedback, and present them to the Trustees for consideration.

Officer Recommendation

That the Belmont Trust:

1. Endorse the Draft Belmont Trust Masterplan (Attachment 6.1.1) and authorise the Trust Officer to undertake public consultation in accordance with the Communications Plan (Attachment 6.1.2).
2. Authorises the Trust Officer to prepare a project business case, having due regard for relevant matters raised in submissions during the public consultation period.
3. Direct the Trust Officer to submit the Masterplan and project business case, considering any relevant input from public consultation to both documents, to the Belmont Trust for consideration at a later meeting.

Location

The Trust Land occupies 160 Stoneham St and 154 Great Eastern Highway and consists of approximately 16 hectares of land situated between the Swan River and Great Eastern Highway near the Ascot Racecourse.

Consultation

In 2022, in depth community engagement was undertaken and presented to the Trustees regarding the Trust Land. The draft Masterplan draws on the results of that engagement.

The next step is for the community to review the draft Masterplan and provide feedback to aid the Trustees in making decisions about the plan, to ensure it reflects community values and aspirations.

The Communications Plan sets out how the public consultation period will be administered on behalf of the Trustees.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Place
Outcome: 6. Sustainable population growth with responsible urban planning.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Under Western Australian law, a trust for recreation is regarded as a charitable trust and therefore subject to the strict statutory controls of the *Charitable Trusts Act 2022 (WA).*

Background

The City of Belmont Elected Members are the Trustees of the Belmont Trust and the Trust Land is to be used for recreational purposes in accordance with the Declaration of Trust, established under the *Trusts Act 1962 (WA)*.

At a Special Meeting of the Belmont Trust on 17 June 2021, the Trustees considered the process undertaken to invite quotations, evaluated the responses received and awarded the contract for consultancy services.

At a Special Meeting of the Belmont Trust on 29 November 2021, a Belmont Trust Land Engagement and Communication Plan was endorsed by the Belmont Trust, along with additional funding to include elements requested by Trustees. The Belmont Trust website was also approved.

The community consultation was launched on Saturday, 5 February 2022 and the final report was presented to the Trust on 21 February 2023.

A decision was made by the Trust to commence the next stage of the project in 2024-25 to develop a landscape Masterplan for the Trust Land.

Report

The draft Belmont Trust Masterplan has been prepared and the City is seeking authorisation from the Trustees to advertise the Masterplan for public feedback and prepare a Project Business Case to accompany the Masterplan.

The Masterplan development process included various technical investigations to determine the high-level design of the site based on the previous engagement findings. The draft Masterplan was presented to the Trustees at an Information Forum on the 3 February 2026.

The City is now in a position to advertise the draft Masterplan for broader community input.

Draft Belmont Trust Masterplan

The draft Masterplan establishes a long-term, flexible framework to guide the future management and use of the Trust Land as a public, nature-based destination. It balances ecological restoration, cultural recognition, community recreation and carefully scaled activation, allowing development to occur progressively in response to funding availability rather than committing Council to a single fixed outcome. The site is envisioned as an enduring public landscape that recognises Whadjuk Noongar land use, pioneer history and the environmental significance of the river, wetlands and bushland, while protecting these values for future generations.

The draft Masterplan responds to the site's existing landscape characteristics, including grassed bowl topography, forested areas, wetlands, drainage corridors and the foreshore and views from elevated instances. Across all delivery scenarios, it prioritises ecological restoration of creeks, wetlands and river edges, improved public access through shared paths and water access points, low-impact recreational facilities, and cultural and community gathering spaces, with a café node proposed where feasible to support activation. Following feedback from the Trustees, the plan now incorporates a regional nature-based play space.

Development is structured around staged delivery options, ranging from low-budget amenity upgrades and early ecological works, through to medium- and high-budget aspirations that include enhanced environmental restoration, cultural and performance spaces, improved event capability and supporting infrastructure.

Environmental regeneration, water management and safe, legible movement through the site are central to all stages, connecting key destinations with surrounding open space and active transport networks.

Community and stakeholder feedback is a critical next step in refining the draft Masterplan. Feedback will be collated and incorporated into the Final Masterplan where appropriate and presented back to the Trustees for endorsement along-side the Project Business Case.

Communications Plan

To help guide the public consultation process, a Communications Plan has been prepared for Trustee consideration.

The Communications Plan sets out the approach the City will undertake for informing and engaging the community and stakeholders on the draft Masterplan and inviting feedback to support Trustee decision making.

The primary purpose of the Communications Plan is to ensure the community is aware of the draft Masterplan, understands the opportunities and constraints influencing the proposed outcomes, and has multiple, accessible ways to provide informed feedback. The approach prioritises clear, consistent messaging, transparency, and inclusive engagement to support confidence in the process.

Key objectives of the Communication Plan are to:

- Raise awareness of the draft Masterplan and its current stage;
- Re-engage previous participants while broadening participation across the City; and
- Support meaningful community input prior to finalisation of the Masterplan.

The Communication Plan identifies a range of stakeholders, including Trustees, previous engagement participants, nearby residents, the wider City of Belmont community, key stakeholders, harder to reach groups, state agencies and local businesses. Engagement activities are designed to be proportionate, inclusive and accessible, recognising different levels of interest, influence and information needs.

A mix of digital, in person and written engagement tools will be used, including online surveys, targeted communications, public information via Belmont Connect and City platforms, popup sessions, print and digital media, and culturally appropriate engagement with Aboriginal stakeholders. This multichannel approach ensures community members can participate in ways that best suit their needs.

Feedback received through this engagement phase will be analysed and the outcomes will inform refinement of the draft Belmont Trust Masterplan prior to it being presented to the Trustees for consideration.

Project Business Case

The City delivers all major projects in accordance with its Project Management Framework (PMF). The PMF defines how projects are developed, prioritised, funded, managed, and reviewed across the organisation. Although the Trust sits outside of the operations of the City, project management resources must be allocated in accordance with the PMF and other prioritised projects, therefore a Project Business Case is required to accompany the Final Masterplan.

The purpose of the Project Business Case is to determine a preferred delivery approach for the Project and define how the Project will be delivered to enable appropriate resourcing. This Stage further develops the initial information identified in the draft Masterplan and identifies and evaluates the potential options suitable to deliver the project outcomes.

This includes:

- Detailed project information
- Project rationale and drivers
- Detailed project objectives
- Technical considerations
- Change management approach
- Communication management approach
- Options analysis and recommendation
- Detailed scope of works
- Project Timelines and milestones
- Cost and funding, and
- Risk assessment.

To facilitate the Project Business Case, the City will need to undertake various administrative activities, inclusive of:

- Procurement of technical consultants
- Contract management
- Site investigations and technical analysis
- Stakeholder engagement, and
- Expenditure of funds within the approved budget.

The Project Business Case Stage will be presented to the Trustees for endorsement alongside the Final Masterplan.

Financial implications

Sufficient funds are available in the approved 2025/2026 Annual budget to undertake the recommendation.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. Belmont Trust Masterplan [**6.1.1** - 155 pages] 2. 2026 - Communication Plan - Belmont Trust Masterplan [**6.1.2** - 5 pages]

BELMONT TRUST LANDSCAPE MASTER PLAN

Acknowledgement of Country

We pay our respects to Whadjuk Noongar Ancestors and Elders past, present and emerging and acknowledge that through honouring Country, we also honour their timeless connections to Country.

It is here on Whadjuk Country that we acknowledge our mutual responsibility to safeguard the landscape and its many sites and places, and its living history. Beyond the protection and enhancement of Country, we also make space so its traditional owners are respected, listened to and learned from, and that the understanding of Country and connection form the foundations of decision making.

If we care for Country, Country cares for us.

Project:	Belmont Trust Land
Title:	Belmont Trust Land - Landscape Master Plan
Client:	City of Belmont
Date:	19/12/2025
Revision:	FOR TRUSTEE REVIEW

Document Issue:

Issue for:	Revision:	Date:
FOR REVIEW	A	04/08/2025
FOR TRUSTEE REVIEW	B	29/08/2025
FOR TRUSTEE REVIEW	C	03/09/2025
FOR REVIEW	D	06/10/2025
FOR REVIEW	E	19/12/2025
FOR TRUSTEE REVIEW	F	17/04/2026
FOR TRUSTEE REVIEW	G	11/05/2026

Prepared by: REALM

With Consultants: Aha! CONSULTING; STRUCterre consulting

For: City of Belmont

On Behalf of: Belmont Trust

REALM 3

introduction

This report outlines the proposed landscape and open space master plan for the Belmont Trust Land, supporting the broader vision for its renewal and long-term stewardship.

The design aims to celebrate the site's unique position on Whadjuk Noongar Country, adjacent to the Derbarl Yerrigan (Swan River), and respond to its layered existing and potential cultural, ecological, and community values. It seeks to reframe this underutilised landscape as a vibrant, accessible, and welcoming public space that regenerates both its natural systems and deep cultural heritage as well as its economic potential.

Features of the plan include:

- Enhancement of passive recreation particularly along the foreshore
- Regeneration of both aquatic and terrestrial ecologies across the site to vastly improve biodiversity values
- Delivery of a 'Regen-Hub' building where cultural, educational, community and event activities can be supported
- Creation of a regional nature and education-based play ground aligning with the 'Regen Hub' theme
- Provision of outdoor event infrastructure for cultural events, performances and education.

This report seeks to honour Country, encourage community stewardship, and position Belmont Trust Land as a living, layered landscape that continues to evolve through care, collaboration, and connection as well as engagement with community.

Given the legal entity of the Belmont Trust the area has its own website which provides a rich source of detailed information:

www.belmonttrust.com.au/

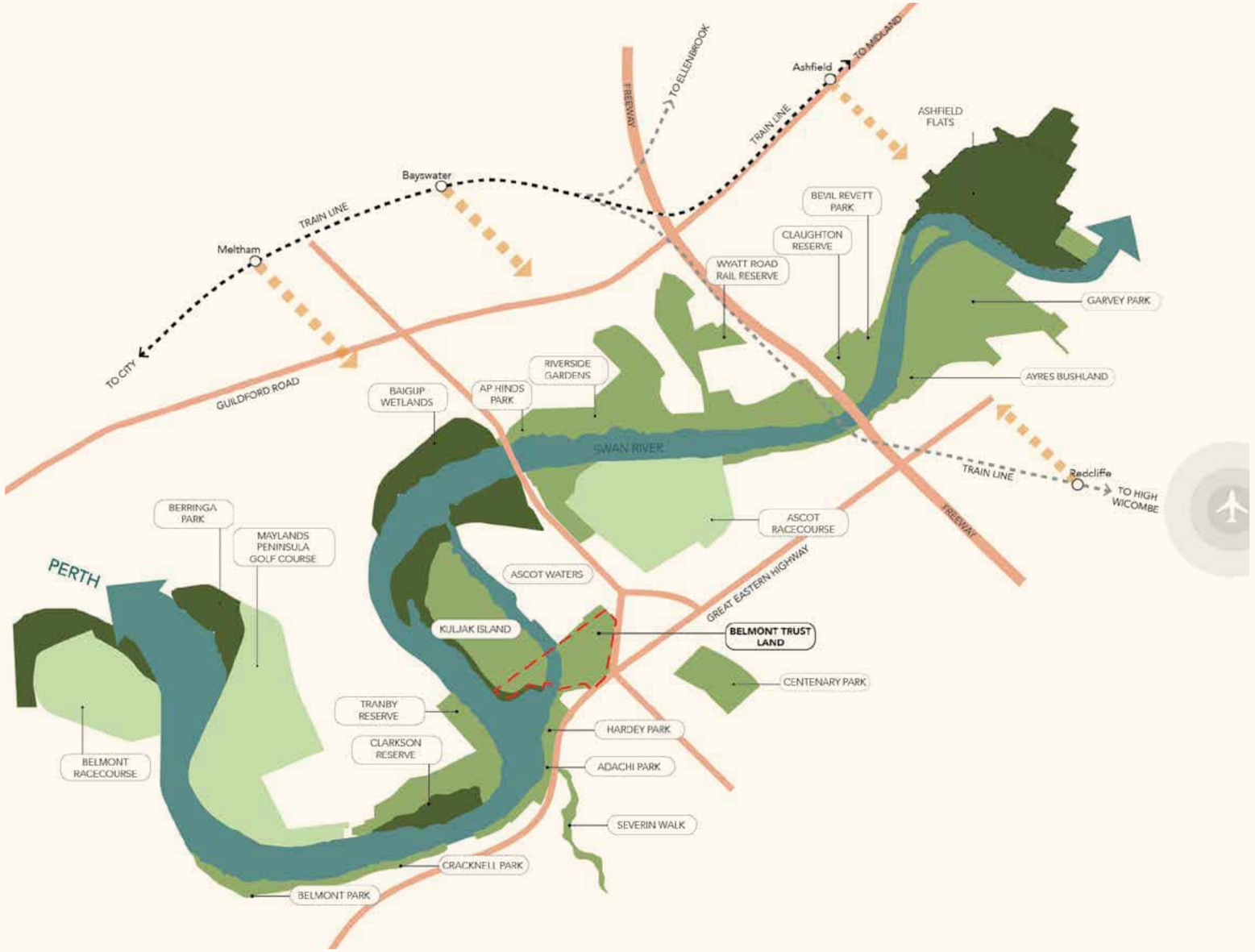
introduction

the bigger picture

The Belmont Trust site occupies a key position within the eastern corridor of the Swan River (Derbal Yerrigan) and presents a significant opportunity to enhance public access to the river, improve landscape resilience, and connectivity along this important stretch of river.

Its large scale and direct river frontage make it one of the few remaining places in the inner metro area where meaningful regeneration and public realm improvements can be delivered at scale.

For visitors making their way to the City from the Airport the site offers their first glimpses of the Swan River. This locates the site as an important way-finding point informing our identity and sense of place at a city scale.



View over site looking west to CBD

View over site looking east to Darling Range

REALM

site context

drainage catchment

The Belmont Trust site is the last opportunity to provide stormwater quality treatment for a significant drainage catchment as shown within this diagram.

Site Boundary

Local waterways and drains (source: city of Belmont)

site context

a central location

REALM

site history overview

indigenous history

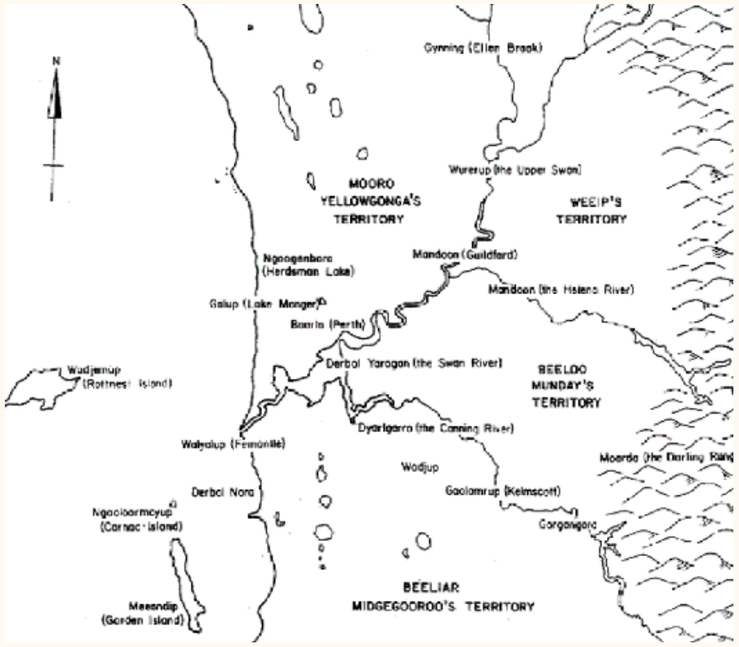
Goorgyp is the Whadjuk Noongar word for the Belmont area where the river runs through the land. The name may be derived from goorgeeba, the reeds on the riverbed, or koordjikotji, the reed warbler birds that live in them.

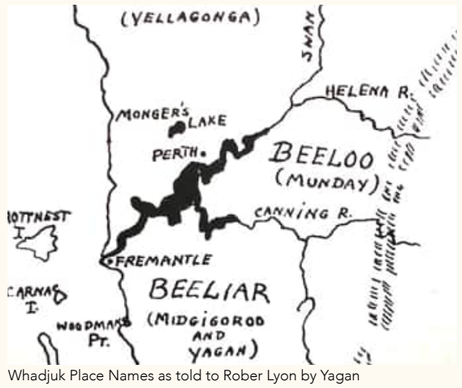
The Belmont district is part of an area held by a family group of Noongar people known as the **Beeloo**. The Beeloo people were Whadjuk Noongars whose territory, known as Beeloo Boodjar, encompassed the area east of present-day Perth and extending southeast towards the hills, including regions like Burswood and Kalamunda. They were known as the "river people" due to their close association with the wetlands and waterways of the region, which provided abundant food and spiritual significance, and they moved to the hills to escape harsh coastal winters.

'The Swan River and local waterways such as Tomato Lake were ideal for hunting and fishing. The Wargyl, the creation serpent, was said to have formed the Swan River as he moved towards the sea.

The deep part of the river where the banks dropped off sharply was said to be patrolled by the Wargyl, and swimming in that area was forbidden. The original route of Great Eastern Highway was based on traditional Aboriginal Dreaming trails, leading Noongar communities to the coast and the hills.' (Summary by Noongar Elder, Dr Noel Nannup)

Historically, Noongar people gathered at the river's mouth for the seasonal mullet run, using spears and branches to herd fish into the shallows. **In Belmont**, Munday's family were prominent Beeloo leaders, and the area was a historical hunting and fishing ground for the Beeloo group. They fished using spears, traps, and co-operative methods with dolphins.





Whadjuk Place Names as told to Rober Lyon by Yagan

In 1829 - 1863 - Leader Munday

In 1829, at the time of colonisation, the family was headed by Munday, a young Nyangah man.

He commanded and travelled a vast amount of territory usually found mostly south of Guildford on the Helena River – his headquarters being at Wunerup, he is remembered locally through the naming of Munday Swamp, an ancient turtle fishing ground at the edge of Perth Airport.

In 1831 he was present during the spearing of Erin Entwhistle by Midgegoonoo, his wife, and son Yagan, in retaliation for the killing of an Aboriginal person south of the Swan River.

In 1833 he particitipated with Midgegooroo and Yagan in the spearing of the Velvick Brothers near Bull's Creek. The incident led to all three men being declared outlaws, with a bounty of twenty pounds placed on Munday's head. Midgegooroo was eventually captured and executed, and Yagan was later killed and beheaded. Following these tragic events, Governor Irwin rescinded Munday's outlaw status, stating that enough violence had occurred.

In the aftermath, Munday shifted his focus toward diplomacy, taking on the role of negotiator in an effort to improve conditions for his people through dialogue with colonial authorities.

He is believed to have died around 1863.

Aboriginal Heritage Sites - City of Belmont

Within the City of Belmont there are 10 sites registered under the Aboriginal Cultural Heritage Act 2021. They are found in Redcliffe, Rivervale, Kewdale, within the Perth Airport Estate and along the Swan River banks.

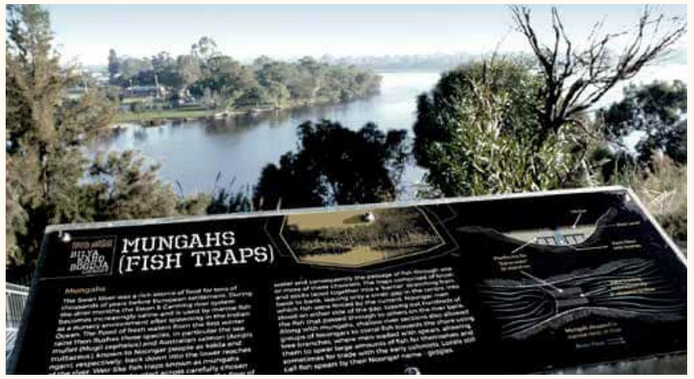
They are known to be places of mythological and histrorical significance, were used as camps, meeting places, waters sources and natural features.

Bilya Kard Boodja Lookout

Bilya Kard Boodja Lookout is a Rivervale, Perth viewpoint that was unveiled in 2015 to celebrate the Noongar heritage of the land, whose Aboriginal name translates to "River Hill Land".

The site, once vacant and neglected, was transformed through a collaboration between the City of Belmont and Whadjuk Noongar elders, featuring a "Moorn Barndi" (black bream) sculpture by Peter Farmer Junior and Kylie Graham depicting Noongar culture and the Derbarl Yerrigan (Swan River).

The lookout offers views of the Swan River, Perth CBD, and the Darling Scarp, with design elements reflecting Noongar beliefs and the six seasons.



Tomato Lake

Tomato Lake was a traditional hunting and fishing ground of the Beeloo People (Whadjuk Noongar) for tens of thousands of years before it was called Craig's Swamp and then Tomato Lake in the early 1900s

colonial uses

Belmont Trust Land sits within the ancestral lands of the Whadjuk people of the Noongar Nation, who have cared for and maintained deep cultural, spiritual, and environmental connections to this Country for over 40,000 years.

The area lies along the Derbarl Yerrigan (Swan River), a living cultural landscape shaped by the Waugal — the powerful serpent being who created the land and waterways and continues to guide their spirit and flow. These dreaming tracks connect places of ceremony, gathering, and significance, with the Belmont area forming part of this cultural network.

Nearby Kuljak Island, while a modern landform created through reclamation in the 1990s, sits within this ancient system. Its name — Kuljak, the Noongar word for black swan — reflects the deep connection between language, place, and totemic identity. Black swans are spiritually significant to many Noongar people and symbolise water, movement, and seasonal change.

Belmont Trust Land remain part of a living cultural landscape. Future planning presents a meaningful opportunity to reflect Whadjuk Noongar knowledge, embed language and story, and care for Country in ways that honour this enduring connection.

1831 to the 1900s

A series of long and narrow blocks were created along the Swan River (near what is now known as Ascot) to allow each land owner access to the river frontage. The land parcel known as Swan Location 33 was originally taken up by James Henty in 1829. Part of that land was then acquired by Philip Dod after Henty relinquished it.

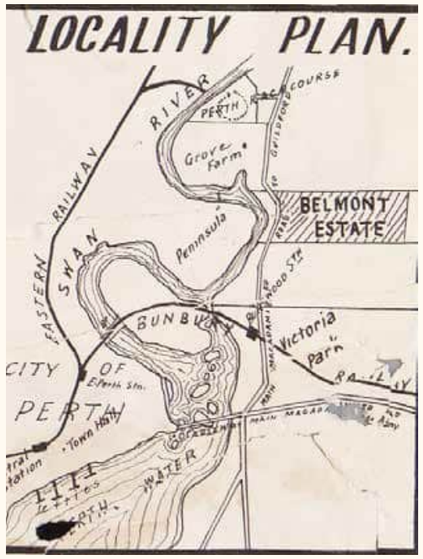
Philip Dod exchanged his land with John Hardey, who then established Grove Farm. The Hardey family home is no longer there, but is believed to have sat in the top north portion of Swan Location 33, just outside of what is now part of the Trust Land. At the time, it was 700 acres of land and described as a 'good dairy and potato farm'.

Throughout this time, the Grove Farm land was further subdivided.

From 1900 to 1908, the Perth Golf Club (predecessors of the Royal Perth Golf Club) operated a nine-hole golf course (Belmont Links) on what was known as Grove Farm. The golf grounds were renowned for flooding, which led to the club relocating to South Perth in 1908.

By 1909 the Belmont Park Road Board was reported as actively seeking land for recreation reserves.

According to The Swan Express newspaper: "…the secretary was instructed to communicate with several large landholders in the district asking that areas from 20 to 25 acres in extent in the various locations indicated be transferred to the Board to be held in trust for the people.



1930s

The land appears to have remained undeveloped during the 1930s. At this stage the entire area was known as "The Grove."

1940s

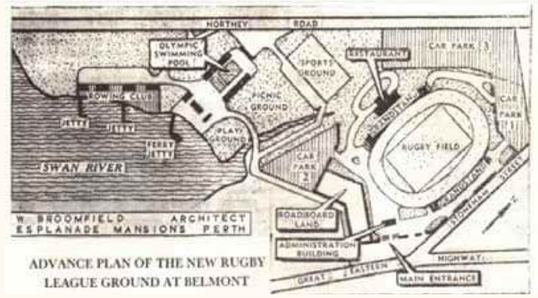
On the south/east boundary of Lot 223 were Lot 10 and Lot 49.

In 1946, these lots, then owned by a dairy farmer named Patrick Francis Love, were compulsorily acquired by the Board under the Public Works Act. The acquisition and negotiation over price was documented in the Board's minutes and eventually gazetted. The land was set apart for the purposes of "recreational ground."

1954

In 1954, the Belmont Park Road Board declared a Deed of Trust for the purposes of recreation over a portion of land, now referred to as the "Trust Land" and historically known as Lots 10, 49 and 223.

Plans were approved to build a stadium (Belmont Oval) at the junction of Stoneham Street and Great Eastern Highway in Belmont.



1955

Belmont Oval was officially opened by the Australian Rugby League President, Jersey Flegge, in May 1955. The launch was commemorated with a game between Western Australia and France.

1960 -1970s

Belmont Oval was used for rugby league, soccer and bowling purposes over this time. Grass tennis courts were also nearby, although not technically part of this same parcel of land.

1980s

The area occupied by Belmont Oval became redeveloped for baseball, with Parry Fields launched in 1983.

In the 1980s, a small pocket of this land was transferred to the Water Authority (now the Water Corporation) to house a pumping station.

1997

In 1997, the baseball field was demolished as part of plans to redevelop the area. Part of the land was turned into a canal leading to the Ascot Waters residential marina development. This development was opened in 1998 by then Premier Richard Court and Belmont Mayor, Peter Passeri.

2000s

While the status of the Deed of Trust was uncertain, the City of Belmont fenced off the land formerly used as Parry Fields land for a lengthy period of time. The remaining areas were set aside for passive recreation.

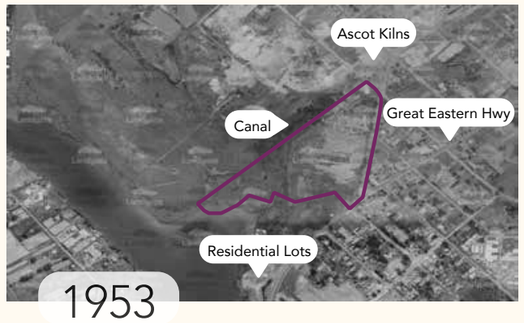
historical timeline

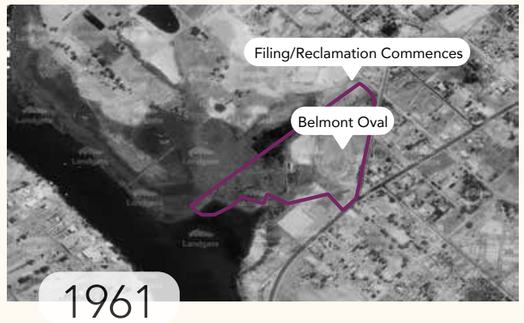
changing landscape

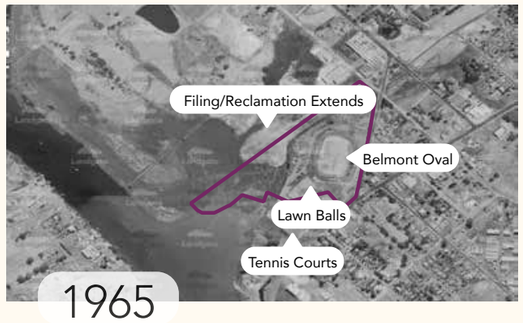
Aerial photos show the site prior to development featuring extensive inter-tidal wetland ecologies.

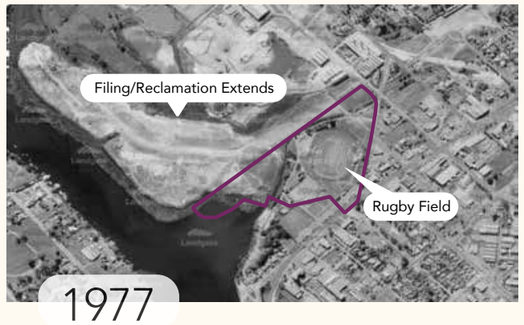
Development associated with Ascot Waters residential area brought about significant disturbance and reclamation (filling) of the low lying wetland areas. A plume of fill can be identified growing from the east to west to formalise Kuljak island.

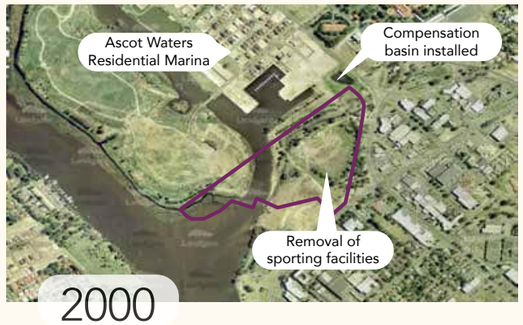
Following reclamation in year 2000 a channel was re-established to connect the river into the Ascot Waters marina.











Site Boundary

future development context

Golden Gateway Development

The Golden Gateway development is located to the north east of the Belmont Trust Lands. It is a strategic urban renewal initiative led by the City of Belmont, aimed at transforming a key gateway into Perth along Great Eastern Highway.

Covering approximately 27 hectares, the precinct includes several significant sites such as the Belmont Trust Land, the heritage-listed Ascot Kilns, and surrounding areas near the Swan River and Ascot Racecourse.

The vision is to create a vibrant, mixed-use precinct that integrates residential, commercial, and recreational spaces while enhancing connectivity, sustainability, and public amenity.

The plan has received support from the Western Australian Planning Commission, signaling its strategic importance in reshaping the eastern gateway to Perth.

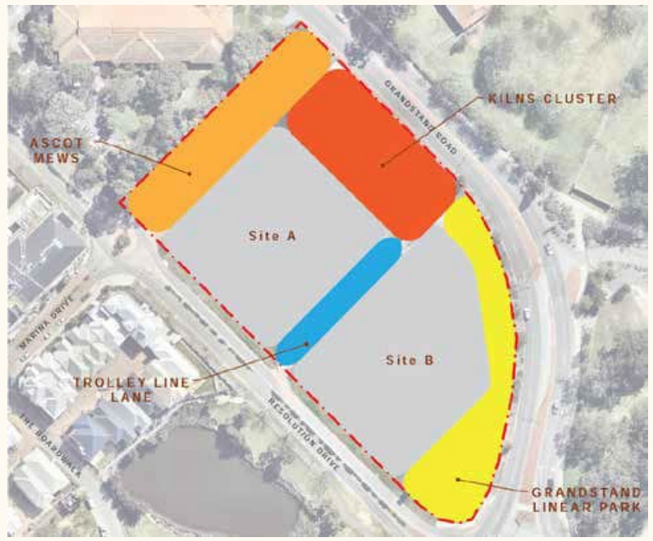
Kilns Precinct

The Kilns Precinct is directly to the north of the Belmont Trust Lands. It is a cultural heritage site featuring eight circular down-draught kilns and five tall brick chimneys, representing the largest cluster of such kilns in Australia.

Established as Western Australia's first specialised pottery works in 1905, the site was operated by Brisbane & Wunderlich, later Bristile Ltd, until operations ceased in 1982.

Despite its sound to poor condition, with issues like salt efflorescence and cracking, the site is state heritage listed and is undergoing planning for its future development.

The site will soon be developed via sale of land to the private sector.



Ascot Racecourse Precinct Structure Plan

A Draft Precinct Structure Plan from Perth Racing has been submitted for Council review. This document intends to guide the future use and development of their land in and around Ascot Racecourse. The vision looks "To support ongoing horse racing activities at Ascot Racecourse through improved facilities and community infrastructure, and business development opportunities, planned in a manner that is financially sustainable and responsive to site context and community need".

REALM 11

previous engagement (2022)

A Future Vision (refer opposite) for the Belmont Trust Land was developed through a two-stage community engagement process balancing broad participation with informed decision-making.

The first stage (Feb–Mar 2022) gathered input from nearly 400 participants via workshops, surveys, interviews, and other accessible methods, identifying key themes on land use, environment, access, and funding.

This informed the second stage—a deliberative panel of 40 demographically representative community members selected through random and targeted recruitment to ensure diverse participation.

Between April and June 2022, the panel engaged in a multi-week process with three facilitated workshops and ongoing online discussions. They reviewed briefing materials, explored site history and constraints, and refined recommendations. Decisions required at least 80% consensus, ensuring transparency and genuine community judgment. Council officers provided technical support, but independent facilitation minimized influence.

Participants reported feeling well-informed and valued, confident their input shaped authentic community-driven recommendations. The process effectively combined broad input with in-depth deliberation to produce considered, defensible guidance for the future use of the Trust Land.

The City of Belmont first engaged the community on their aspirations for the future of this land in 2022. Local residents and other stakeholders were invited to communicate their preferences for the site, in-keeping with the requirement that it must be for recreational purposes.

A 40-person deliberative panel was established, comprising a randomly selected representative sample of the City of Belmont community.

The panel:

- Reviewed historical and technical information and the community feedback
- Participated in three deliberative workshops (April-June 2022)
- Developed recommendations for the land's future use

vision (2022)

The panel provided detailed recommendations to achieve this vision, which have directly informed the master planning process. The panel's vision comprised:

Danjoo Darbakan Koorliny
(walking together & talking quietly)

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 the City of Belmont and beyond.

Key Element	Zones
Clear identity and wayfinding	Zones 1 and 4
Universal access	All zones
Multi-purpose paths	All zones
Lighting and safety measures	All zones (paths, car parks and activity areas)
Seating and shelter	Seating: all zones; Gazebos: Zones 1 and 4

Education

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

Key Element	Zones
Education and gathering spaces	n/a
Wayfinding and interpretive signage	n/a
Interactive educational elements	n/a
Cultural and environmental interpretation	n/a
Walking / nature trails	n/a
Public art	n/a
Education programs and partnerships	n/a

Environment

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

Key Element	Zones
Native planting and revegetation	Zones 2, 3, 4 and 5
Waterwise landscape design	All zones
Wildlife habitat protection	Zones 2, 3, 4 and 5
Healthy waterways	Zones 1, 3 and 4
Bird observation opportunities	Zone 5
Minimal clearing and disturbance	All zones

Wellbeing

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

Key Element	Zones
Seating (including benches)	Zone 4
Gazebos	Zone 4
Parking	Zone 1 (possibly Zone 3)
Paths	All
Food/Refreshments	Zones 1 & 2
Water	Zones 1 & 3
Toilets	Where there is accessible water

Enduring

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

Key Element	Preference
Seek Grants	1st
Incorporate into existing relevant strategies	2nd
Commercialise, Lease or Land swap	3rd
Borrow from State Government	4th
Sell a portion of land	5th

REALM 13

site analysis

character zones and site qualities

① Foreshore Character

② Drain / Channel Character

③ Trees and Grass Buffer Character

④ Grassland 'Bowl' Topography Character

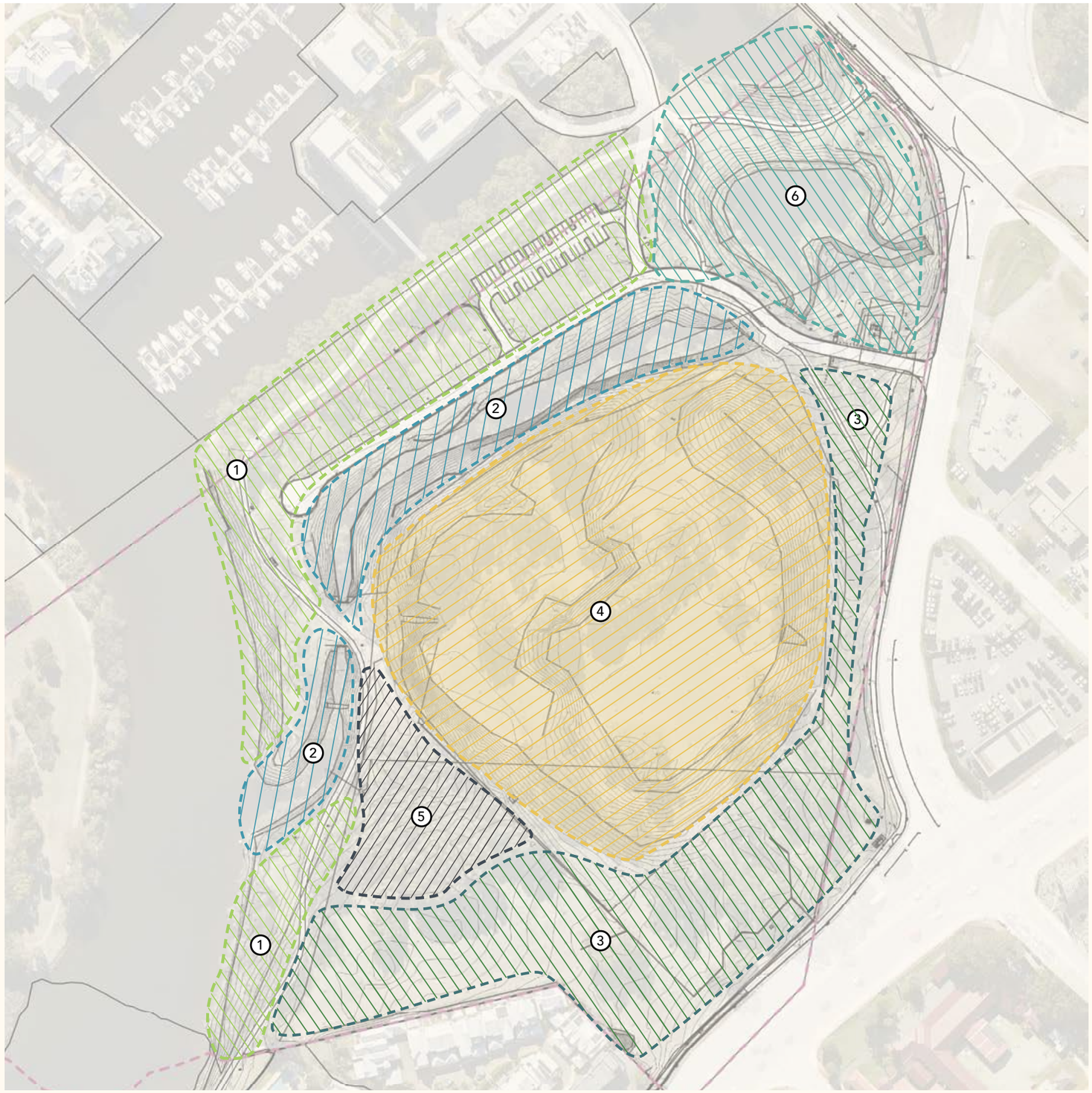
⑤ Dense Forest Character

⑥ Wetland Character

While the site is currently ecologically degraded, it holds strong potential for restoration. Over time, targeted investment in land-form, planting, and water management can support the return of native vegetation, improve habitat values, and strengthen the river's natural systems.

Importantly, the Belmont Trust site also has the capacity to become a major access point between the Swan River and surrounding neighbourhoods. Future pedestrian and cycle connections can link the site to key public transport nodes and local destinations, forming part of a broader active transport network that improves connectivity across the eastern corridor.

Through thoughtful planning, the site can evolve into a multifunctional landscape—supporting community use, ecological function, and cultural recognition—while playing a central role in shaping a more connected, resilient, and accessible river corridor for the future.



1 Foreshore Character
2 Drain / Channel Character
3 Trees and Grass Buffer Character
4 Grassland 'Bowl' Topography Character
5 Dense Forest Character
6 Wetland Character

REALM

site analysis

site feature survey & services

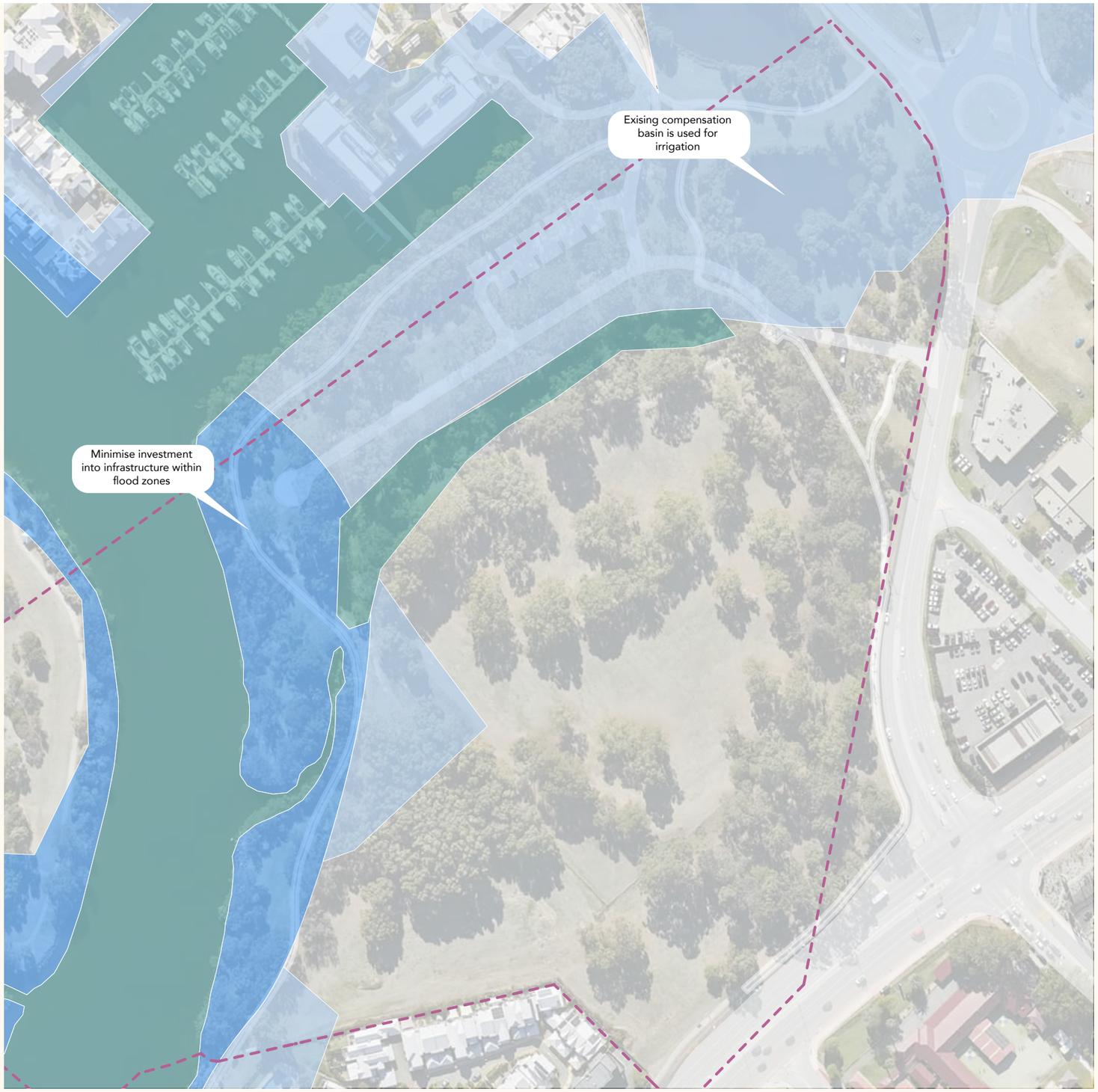
A feature survey was completed as part of the commission.

Site Boundary
SEWER
SEWER UNUSED
LOW VOLTAGE ELEC
HIGH VOLTAGE ELEC
GAS
WATER
NBN
COMMS TELSTRA
COMMS OPTUS

site analysis

waterways and flooding

Department of Water Environment and Regulation (DWER) flood mapping shows the lower portion of the site as subject to flooding. Anectodaly, there has however been no record of flooding to the site.



Site Boundary

Main River Channel

Floodway

Flood Fringe (1:100 (1%) AEP)

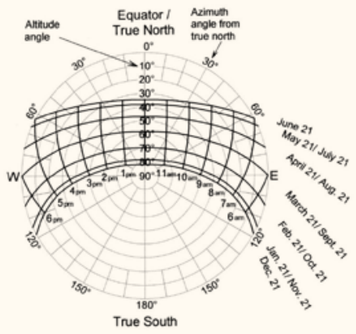
Source: Western Australia Floodplain Mapping (DWER/Landgate 2017)

site analysis

topography

This topographical site analysis shows a central elevated landform surrounded by varying slopes within the defined site boundary. Gentle to moderately sloping areas (shown in lighter greens) extend across much of the site, while steeper gradients (in darker greens) occur along sections of the inner and outer slopes. A ridge line at approximately 5.6 m traces the upper contour of the landform, highlighting the site's highest terrain.

The surrounding context includes water bodies on two sides and urban development to the south, indicating a landscape where elevation, slope variation, and adjacency to water strongly shape opportunities for access, views, and potential design responses.



Sun Path Diagram, 32° S Latitude

Source: Havesting Rainwater

- Site Boundary
- Slopes less than 1:10 and flat areas
- Slopes between 1:10 and 1:6
- Slopes between 1:6 and 1:4 at channel
- Slopes 1:4 and greater
- Ridge Line at 5.6m

lost ecologies

vegetation & soils

Pre European Vegetation Ecologies

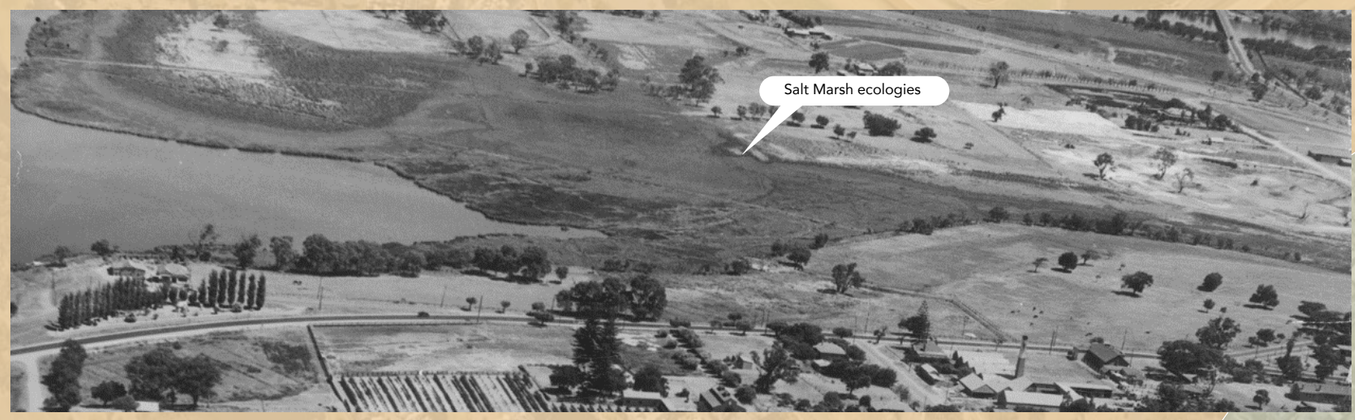
- Pre-European - Indicative extent of Salt Marsh and low-lying wetland systems (seasonally inundated)
- Pre-European - Jarrah, Banksia or Wandoo Eucalyptus marginata, Banksia sp, E. wandoo
- Pre-European - Jarrah, Banksia or Casuarina Eucalyptus marginata, Banksia sp., Allocasuarina spp.

Source:
Department of Biodiversity, Conservation and Attractions (DBCA)

Soil Landscape Systems

- Site Boundary
- Pinjarra System
  The Pinjarra soil system is characterized by poorly drained, alluvial soils found on the Pinjarra Plain, a flat area between the Bassendean dunes and the Darling Scarp. It is a complex soil system with a variety of soil types, including grey deep sandy duplexes, brown shallow loamy duplexes, and cracking clays. While fertile clays and loams are present, other areas are prone to waterlogging and salinity.
- Bassendean System
  The Bassendean soil system is an ancient, infertile dune system on the Swan Coastal Plain, composed of highly leached, pale grey or yellow, quartz-rich sands. It is acidic, low in organic matter and nutrients, and has poor water and nutrient retention. The system features low-lying, swampy interdune areas that contain peaty, organic soils, and higher ridges with deeper, bleached sands.

Source:
Department of Primary Industries and Regional Development (DPIRD)



Aerial looking north showing extent of Salt Marsh and low-lying wetland systems - circa 1950

Salt Marsh ecologies traced from historic aerial photo (indicative)

Aerial photo 1953

REALM

site analysis

vegetation

The existing site of the Belmont TRUST is characterised by open turf areas surrounding large individual trees. A narrow band of reeds form the boundary between the river and the adjacent parkland.

The vegetation is populated with a wide variety of mature trees, though most are not native to the Perth area. Instead, the dominant species originate from other Australian states such as Queensland, New South Wales, Victoria, and South Australia. Many of the trees appear to be between 50 and 80 years old. While some have clearly been planted intentionally, there are also extensive areas where trees have self-seeded.

Whilst the dominant trees do not naturally occur in this area there are small pockets of local species.

The Swan River Trust Foreshore Assessment and Management Strategy identifies the site as a priority for management action aimed at the protection, enhancement and management of fringing indigenous vegetation and habitat. It identifies a significant dominance of weeds within the drainage channel.

Native Casuarina obesa trees along with reed beds of several sedge and grass species play an important role in controlling river bank erosion and provide shore stability. (Image A)

Areas of self seeded Eucalyptus camuldulensis are found in large groves. The non native River Red Gum can be problematic for it's ability to self-seed, and also hybridises with the local Flooded gum reducing the genetic diversity for this species. (Image B)

Small pockets of local species such as Melaleuca rhaphiophylla (Freshwater paperbark) and E. rudis (Flooded gums) are found across the site, however these are in the minority. (Image C)

Grass edges along the channel, with areas of Casuarinas and reeds. (Image D)

habitat

Swan River Estuary

The site of the Belmont TRUST lies within the Upper Estuary of the Derbal Yerrigan (Swan River) Estuary, which is a significant waterbody, stretching approsimately 60 km from the city of Perth to the Indian Ocean. It is a vital parth of the Swan River system, which includes the river's cathment area and tributaries.

The Estuary is where the Swan River meets the ocean, creating a mix of fresh and saltwater. This unique environment supporst a diverse range of plants and animals, including fish, birds, and marine life.

The original water fringing vegetation was unique and diverse and included:

- Samphire flats
- Sedgelands (Juncus kraussii),
- Forests of Paperbark (Melaleuca rhaphiophylla)
- Flooded Gum (Eucalyptus rudis), and
- stands of River Sheoak (Casuarina obesa).

This vegetation provided habitat for many species of waterbirds, land birds, including migratrory wading birds.

European settlement (removal of rocky bar, rubbish dumping, dredging of channels changing circluation patterns and altering biological processes), climate change and population have resulted in an Estuary in crisis, affecting flora and fauna and fish species and birdlife diminishing rapidly.

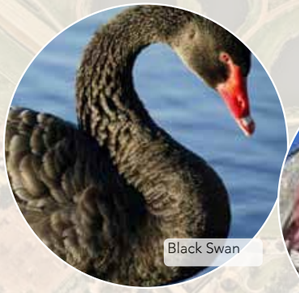
In 1990 the community set aside three A-Class Reserves as the Swan Estuary Marine Park (shown in darker blue on the map), to maintain, restore and protect the natural environment. They provide sanctuary to native fauna - particularly bird-life, which use the reserves for foraging, breeding and roosting.

(The Swan Estuary Reserves Action Group Inc., www.swanestuaryreserves.org)

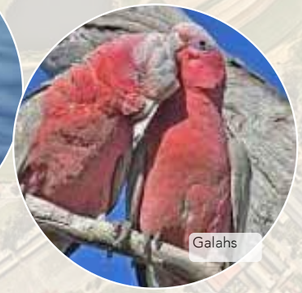
The Belmont TRUST site may be considered a novel ecosystem—not a remnant bushland nor a pristine wilderness, yet still ecologically significant due to its expansive location adjacent to the Swan River. Despite its altered state, the site presents valuable opportunities to enhance ecological function, biodiversity, and habitat quality. Through thoughtful landscape interventions, there is potential to support and regenerate local flora and fauna, contributing meaningfully to the ecological resilience of the river corridor.

(grafted STUDIO for Belmont Masterplan)

Long neck turtle: The City of Belmont has joined forces with to be part of the Save Our Snake Necked Turtles (SOSNT) Project.



Black Swan



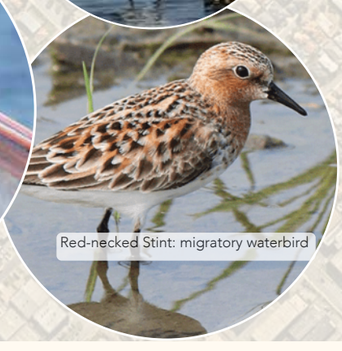
Galahs

Blue Manna Crab

Moon Jelly Fish

Little Egret

Australian Pelican



Red-necked Stint: migratory waterbird

Rakali (Moytj): Once very common in Perth's waterways, now threatened, evidence was foundat Point Walter.

site analysis

bush fire prone vegetation

Limited areas of the site have been identified as Bush Fire Prone.

Bush Fire Prone Areas (DFES)

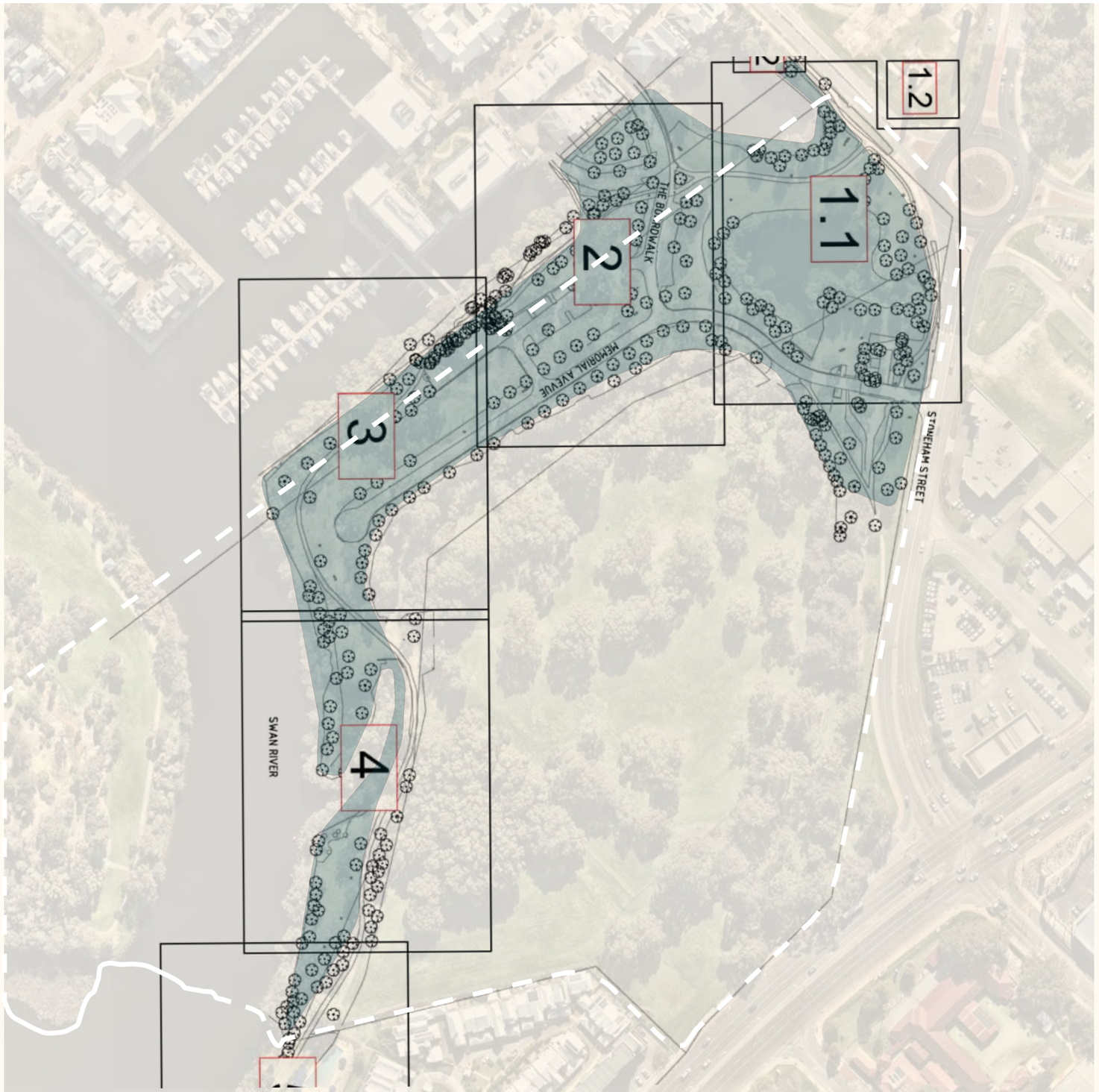
site analysis

irrigated landscapes

The Belmont Trust land is currently irrigated as part of a broader river front and Ascot Waters public realm irrigation system. Design documentation has been overlayed the aerial (opposite). The irrigation is limited to the water front areas and waters existing trees and turf.

Water supply is sourced from surface water drawn from the compensation basin to the east, with no filtration currently installed.

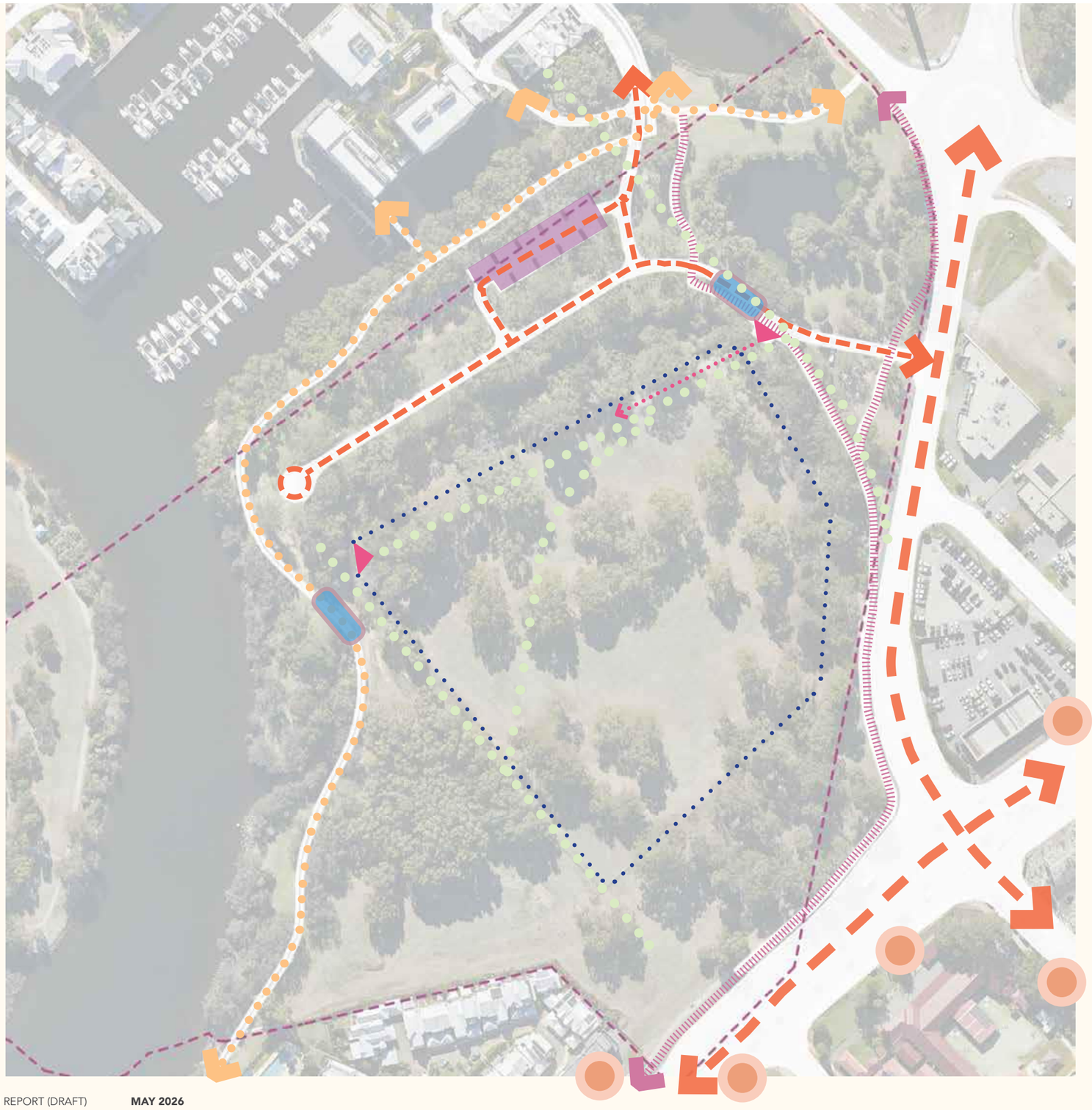
The irrigation system is not without issues, as it services a very large area that operates across multiple controllers with a shared mainline, which introduces complexity.



Existing Irrigated Landscapes
(NewGround Design Services)

site analysis

movement and access



- Site Boundary
- Fencing
- Road
- Park access road
- Shared pedestrian & bike path
- Pedestrian path
- Maintenance access path
- Maintenance access point
- Carpark
- Road / Path over Culvert
- Bus Stop
- Historical path connections

context analysis

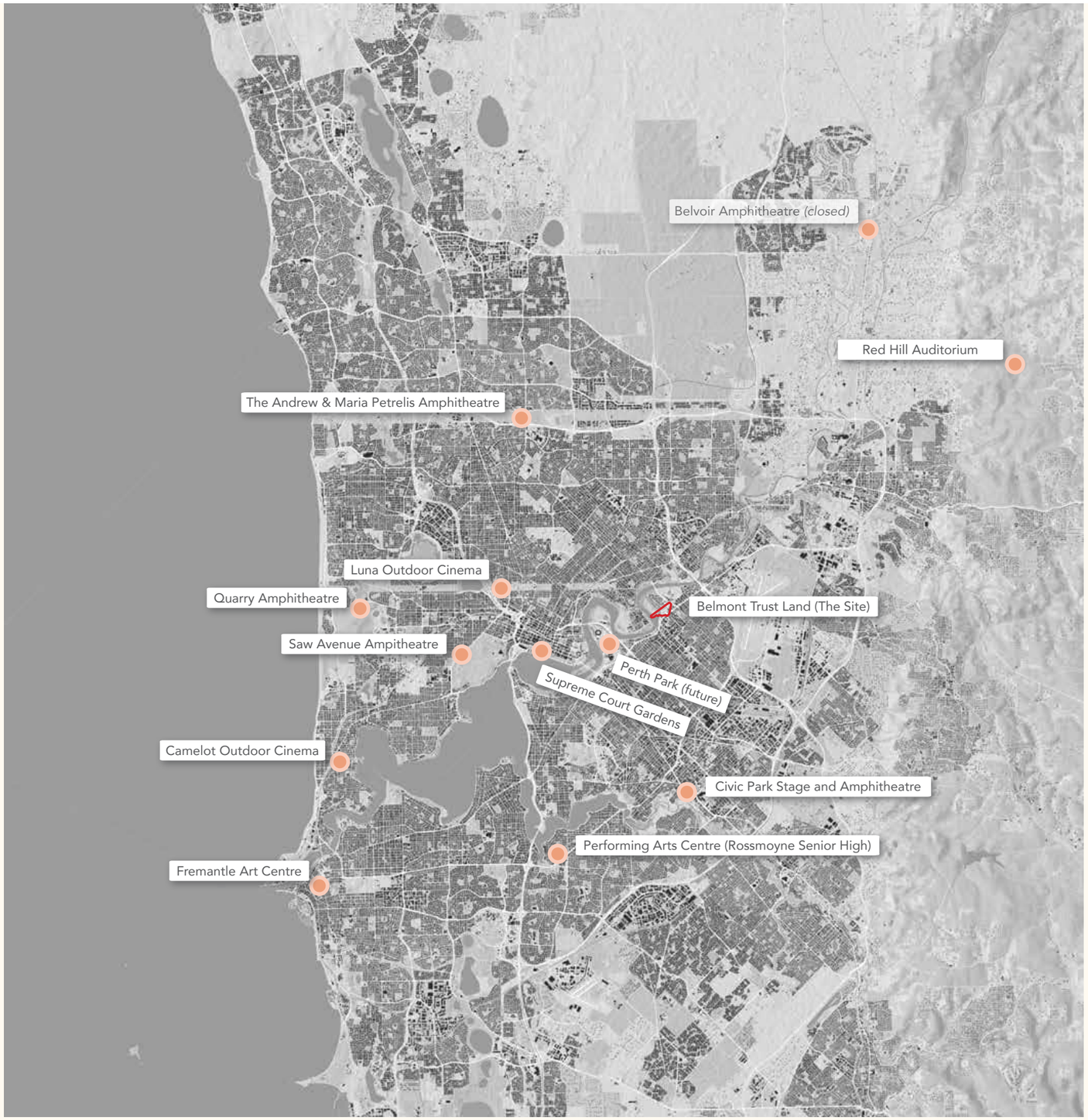
event venue context

The Department of Creative Industries Tourism and Sport (CITS) publish a 'Cultural Infrastructure Map' that shows how Perth is underwhelming when it comes to dedicated external venues suitable for outdoor performances and cultural events.

There is a sense that Belmont Trust lands with its large area, foreshore frontage, central metro location and focus on 'public good', could support a regional or state significant dedicated external cultural event space.

It is noted that the State Governments' current proposal for a large amphitheatre as part of 'Perth Park' should also be a factor.

Source: https://www.cits.wa.gov.au/creative-industries/western-australian-cultural-infrastructure-map



geotechnical summary

key findings

A geotechnical investigation (refer report in Appendix) was undertaken by Structerre Consulting for the Belmont Trust Land site to inform the proposed development of public open space and single-storey facilities. The investigation included desktop studies, 23 sample retrieval probes to 2.5 m depth, dynamic cone penetrometer testing, percolation testing, and laboratory analysis.

The site is underlain by shallow topsoil and widespread uncontrolled fill, overlying alluvial clayey sands, sandy clays, organic swamp deposits, and peat in places.

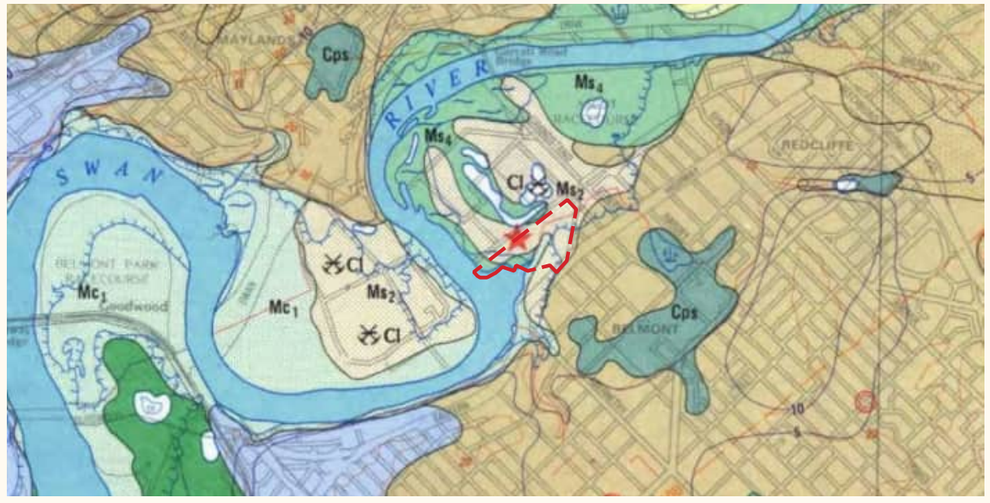
Groundwater was encountered between approximately 0.5 m and 1.8 m below ground level, indicating a shallow and variable water table with potential seasonal fluctuation. Percolation testing indicates low to moderate permeability, and the site is not suitable for stormwater disposal via shallow soak wells.

The site is currently classified as Class P in accordance with AS 2870 due to the presence of uncontrolled fill and organic soils. With significant remedial earthworks - including removal of unsuitable materials and placement of engineered sand fill—the site may be upgraded to Class S, with further improvements possible depending on fill depth. Potential and actual Acid Sulphate Soils were identified across the site, and any proposed earthworks will require preparation and implementation of an Acid Sulphate Soil Management Plan (ASSMP).

Shallow footings may be adopted for lightly loaded structures subject to earthworks, with allowable bearing pressures limited to 100 kPa and anticipated settlements up to 20 mm. Heavier structures or higher loadings would require deep foundations. Retaining walls and earthworks must account for groundwater, soft soils, and drainage requirements, and all works should comply with AS 3798 and AS 4678.

Date	Description
1953	The site is bushland
1961	Minimal clearing of the site with major clearing to the north and south of site
1965	Clearing done on the site with a building built on the middle south boundary of the site
2000	The building on site has been demolished
2001 – 2003	Construction and completion of Ascot Centre to the south
2011	New development to the north of the site
2013	New development demolished and changed to a parkland
2025	The site remains as a parkland

Depth to Base of Strata (m)	Geological Setting	Material Description
0.2	SURFICIAL	TOPSOIL
0.5 – 2.5	FILL	SAND/Gravelly SAND: fine to medium grained, poorly graded, medium size gravel, trace of building rubble, grey brown, medium dense, moist (BH02, BH04, BH05, BH06, BH07, BH08, BH11, BH14, BH16, BH18, BH19, Bh20, BH21 & BH22)
0.5 – 2.0	FILL	Clayey SAND/Silty SAND/Silty GRAVEL/ Gravelly SAND/Clayey Gravelly SAND: medium grained, poorly graded, low to medium plasticity clay, with organic material, trace gravel and of building rubble, grey brown red, medium dense, moist to wet (BH03, BH04, BH06, BH09, BH10, BH11, BH12, BH16 & BH23)
0.8 – 1.5	FILL	Sandy CLAY: low to medium plasticity, medium grained sand, with silt and organic material, trace of building rubble, grey, soft to firm, moist to wet (BH01 & BH03)
1.3 - 1.6	NATURAL	SAND: fine to medium grained, trace silt, grey, medium to dense, wet (BH01 & BH17)
2.3 - >2.5	NATURAL	Sandy PEAT/Clayey PEAT: fine to medium grained sand, poorly graded, medium plasticity clay, with silt and organic material, dark grey, loose, wet (BH01 & BH13)
1.5	NATURAL	CLAY: medium plasticity, pale brown, firm, wet (BH08)
Not Penetrated (>2.5)	NATURAL	Clayey SAND/Sandy CLAY/ Silty CLAY: medium grained, poorly graded, low to medium plasticity, trace of medium gravel, grey brown, loose to medium dese/very soft to firm, moist to wet (BH02, BH03, BH06 – BH23)
2.1 - >2.5	NATURAL	Silty SAND: medium grained, poorly graded, dark grey, medium dense, moist (BH07 & BH16)



Mc1 Clayey SILT (Mc_2) – yellow brown to strong brown, blocky, mottled, soft, with variable clay content, dispersive in part, of alluvial origin (Alluvium, Qha), underlain by

Ms2 Sandy SILT (Ms_2) – strong brown to mid grey, mottled, blocky, disseminated fine sand, hard when dry, variable clay content, of alluvial origin (Guilford Formation, Qpa)

geotechnical & contamination summary

environmental constraints

Uncontrolled fill and soft underlying soils
Large areas of the site contain uncontrolled fill, organic soils, peat and alluvial clayey sands, resulting in poor founding conditions and a current AS 2870 Class P classification. These conditions constrain heavy structures and increase the extent and cost of earthworks if conventional shallow foundations are proposed.

Shallow and variable groundwater table
Groundwater was encountered between approximately 0.5 m and 1.8 m below ground level, with seasonal variability expected. This constrains deep excavations, increases dewatering requirements, and limits infiltration-based stormwater management approaches.

Acid Sulphate Soil (ASS) risk
Potential and actual Acid Sulphate Soils are present across the site at varying depths. Any disturbance below natural ground levels will require careful management and preparation of an Acid Sulphate Soil Management Plan, adding complexity to bulk earthworks and service installation.

Limited stormwater infiltration capacity
Low to moderate soil permeability and shallow groundwater mean the site is not suitable for shallow soak wells, constraining stormwater disposal options and requiring above-ground detention or controlled discharge systems.

Restricted bearing capacity
Allowable bearing pressures for shallow footings are limited to approximately 100 kPa, constraining building scale and load unless significant ground improvement or deep foundations are adopted.

environmental opportunities

Suitability for lightweight and flexible development
The site is well suited to lightweight, single-storey structures, shelters, amenities, and pavilions that align with public open space outcomes and minimise foundation demands.

Landscape-led design response
Ground conditions support a design approach that prioritises landscape, open space, and adaptable surfaces over heavy built form, reinforcing the precinct's role as parkland and river-adjacent public space.

Targeted ground improvement strategies
Localised remediation and engineered sand fill can upgrade parts of the site to Class S, enabling selective built elements where required without wholesale site disturbance.

Opportunities for integrated water-sensitive design (above-ground)
While infiltration is constrained, the site presents opportunities for detention basins, swales, and landscaped drainage features that manage stormwater above ground and contribute to amenity and ecological outcomes.

Minimisation of earthworks through strategic siting
Careful placement of built elements and paths can reduce excavation depths, limit ASS disturbance, and avoid areas of deeper soft soils, supporting a more sustainable and cost-effective development outcome.

No site contamination - As per diagram opposite from the Department of Water the Belmont Trust site has no recorded contamination.

REALM

stakeholder inputs

Government Agency Site Meetings

DPLH

- MRS stipulates Urban to a sizeable portion of site
- Belmont LPS stipulates Mixed Use to that same Urban area along GEH
- Both the MRS and LPS allow development to occur but would need to be consistent with the Declaration of Trust for the Belmont Trust Land.
- The remaining portion of land is zoned Park and Recreation and is within DBCA Planning control area so would be subject to DBCA advice and approval processes.
- Connections to future context will be important e.g. Golden Gateway Development and Kilns Site
    - Connect with Ascot Kilns site & future development potential
    - Future subdivision of adjacent lands may bring about contributions for public open space – something to be discussed with City of Belmont
- Any proposal for social housing if it complies with the Declaration of Trust for the Belmont Trust Land can be contemplated under the current zoning. The approval pathway for any social housing would be dependent on the works proposed and who is undertaking the works. The Department can advise further if this becomes part of the scope, as the land would require subdivision of the land and if it is to be undertaken as public works would likely require WAPC approval. Private community housing providers could seek approval via JDAP proposal to the City.
- The relevant Minister would have some interest in Social housing proposals noting the State Government priorities regarding affordable/ social housing and Fed government Housing Australia Future Fund see attached link State Government calls for builders to deliver more than 1,000 new social and affordable homes | Western Australian Government

DBCA

- Continuous recreational access to and throughout foreshore is supported
- Riverbank:
    - Edge is mostly stable with limited erosion due to protected location.
    - Samphire sp. habitat identified in select places where a more gradual bank supports establishment.
    - Retain existing trees but where possible enhance Samphire ecologies through protection measures and active restoration.
    - Recontouring/regrading of the riverbank to create a more gradual intertidal zone would require the removal of existing trees. It should be considered whether this is warranted given the shoreline is relatively stable. It is recommended that native sedges and shrubs are planted around and behind the trees, widening the vegetation buffer and providing improved stability, habitat and amenity.
    - Existing trees are a mixture of native and introduced species. Both provide valuable canopy cover. Introduced species should be phased out by replacing with native species at end of life.
- Upper portion of site (Former Parry and Rugby Fields)
- Opportunity for improving recreation offer
- Improve the tree canopy cover
- Explore potential for soil to support regeneration at a shrub and ground cover level
- Upper ponds have aquatic / bird life
- Any inference to health of the system should be based off long term spatio-temporal data on sediment and water quality parameters with further examination of seasonal changes and long-term trends, complimented by an ecological survey. Previous work may have been carried out on Ascot Waters Compensating Basin and the lower reach of the Central Belmont Main Drain by the Swan River Trust. There is a report by GHD from 2008 and possibly other useful background information DBCA may be able to share.
- Bubbles in pond look to be recirculating water or an aeration pump at work
- confirm with City of Belmontwhat if any addition has been added, may inform on issues the site experiences with water quality, likely suffers low dissolved oxygen.
- Advised to review the City of Belmont Stormwater Drainage Plan for the area
- Establish what parameters are influencing the water quality at this site to inform any designs that might be incorporated as a form of treatment. DBCA may be able to provide additional historical information on the site.
- Future high density urban development in the catchment will may affect water quality
- Quantity hydrological assessment such as expected peak flow may help established and inform any design requirements.
- Opportunity for drainage line west of entry bridge to be improved as a 'living stream' – up to river. design should be informed by treatment required.
- Create more habitat / treatment areas
- Potentially introduce ponds, riffle zones for aeration and habitat zones
- Introducing meandering to increase length and subsequently retention time, may help improve water quality.
- Deep ponds, and riffle zones do help treat nitrogen and sediment issues, but ponds may become anoxic in low/ no flow times and become a sink for contaminants and subsequently lead to flushing of low-quality water into river during summer rainfall events.
- Currently small weir-like structure close to the river – likely a flow gauge point.
- Rehabilitate with native planting to riparian edges.
- DBCA supports any designs that will improve water quality entering the swan river, however, this is a Water Corporation asset.
- Data should inform any design and aim to improve water quality of water entering the Swan River, reduce weed presence and increase native vegetation and habitat.
- Design and features will depend on evaluation of site;
    - hydrology (water balance analysis),
    - water quality (temporal trends in water and sediment quality and quantity, Spatio-temporal variability of pollutant concentrations)
    - Sediment and soil analysis
    - Fauna and Vegetation data.
- Kuljak island:
    - The City is currently assessing the capacity of the foreshore island (at least the BTL portion) for activation. This should be discussed with the City to contextualise how Realm's project might interact with the island.
    - DWER to obtain water quality monitoring information. The extent and values of contamination are unknown to the Dept. However, it is known that the island was used as a tip site, and DWERs 'contaminated sites' data set identifies these areas as "Possibly contaminated – investigation required" - See below hatched area. Speak with DWER to understand site investigation requirements as necessary.

Water Corporation + DWER

- DWER have higher-level flood, water quality monitoring, contaminated sites and policy responsibility for the site
- Water Corporation have jurisdiction over the hydraulic function of the drain
    - If a major blockage occurs then WC send in earth moving equipment to fix
- City of Belmont have general maintenance responsibility of the drain
- Existing drain/stream is not engaged tidally to the river – there is a small weir associated with a fallen concrete bridge that defines water levels. Beyond that, water levels are defined by the Swan River.
    - Potential to remove the concrete structure and formalise with a rock 'riffle' zone
- Two existing ponds look to be 'Compensation Basins' to the east of site. A bridge and culvert structure with pipes looks to form a weir at the site entry.
    - Pumps are aerating the ponds
- Existing drain/stream is 'on-line'. However, an 'off-line' system (if feasible) would provide the best improvement to water quality management – however this comes with significant cost and additional land/area.
    - Nurdi Park Wetland and Living Stream is a precedent for such a system where an offtake treatment wetland was established adjacent to the main stream – a tiered approach.
- However, the most cost-effective opportunity to improve ecological function with some improvement to water quality would be achieved through reworking the existing stream including:
    - Increasing its capacity through widening + flattening edges to improve function
    - Planting existing or remodelled edge conditions.
    - Include riffle zones using rocks to aerate water and slow flow
    - Existing trees are a consideration however regrading to improve hydrology is possible.
    - Sedge treatment beds are low cost, can be installed to edges, and lower-level areas
    - Restoration of the eastern side to manage the steep and unsafe grade would be good – currently fencing is critical for safety on this side.
- It would be good to have a system that is protected from an oil spill in a car park or road (for example). Ie there is treatment before discharge to receiving
- Most likely no working models attached to the basin.
- Existing culvert to west of stream has a safety fence (required given falls) but may also require a grating to pipes.
- Low feature wall over entry culvert is not compliant (does not meet fall requirements)
- Increased run off from future development up in the catchment is to be anticipated
- Design, Maintenance and Access – Refer to Water Corp Design Standard 66
- Existing access points to the drain are clear
- Water Corp has clear tracking areas
- Evacuation routes in event of flooding are a consideration
- CPTED considerations raised

stakeholder inputs

Belmont Aboriginal Advisory Meeting - Walk on Country

The Belmont Trust Walk on Country was undertaken as part of Aboriginal cultural heritage engagement for the Belmont Trust Land project, coordinated by REALMstudios in collaboration with the City of Belmont and the City's Aboriginal Advisory Group (AAG).

The Walk on Country formed a critical component of investigations to inform a potential Section 18 process and broader Aboriginal engagement approach. Its primary purpose was to deepen understanding of the site through on Country knowledge sharing, discussion of Whadjuk Noongar history, and identification of cultural narratives and values not captured through desktop research alone.

Discussions explored historical land transitions, Whadjuk familial associations with the area, and culturally significant environmental narratives. There was clear feedback around the draft master plan to adopt cultural and educational focus.

The Walk on Country supported relationship building between the project team, Aboriginal representatives, and Council officers, while reinforcing a commitment to culturally informed design and decision making grounded in Country specific knowledge rather than solely statutory or archival sources.

Aboriginal Advisory Group / Elders Attendees

- Brenda Greenfield
- Norma Morrison
- Angela Ryder
- Coral Kickett
- Barbara Kickett
- Clive Smith

Notes from Walk on Country

Cultural Context & Storytelling

- Welcome to Country delivered by Clive, including a song from his grandfather (story of two hunters).
- Strong emphasis on telling Noongar stories of place and embedding cultural meaning early in design.
- Importance of recognising:
  - First Peoples of the area (further research required – e.g. Beeloo associations).
  - Local Whadjuk families and historical connections.
  - Stories of families who lived and camped in the area (to be confirmed through consultation).
- Avoid superficial or commemorative approaches to naming and interpretation.
- Do not reference Daisy Bates in naming.
- Opportunity to:
  - Undertake an oral history project (suggested contributors: Auntie Donna Pickett, Nicky & Merv Abraham).
  - Capture Whadjuk affiliations of participants and stakeholders.
- Potential to interpret:
  - Fish traps as local Aboriginal technology.
  - Stories of underground water systems (Clive noted Noongar story of underground river beneath Belmont, upwelling near Redcliffe).

Naming & Language

- Dual naming supported; use of Noongar language encouraged.
- Naming should:
  - Come from community and stakeholders (not predetermined).
  - Reflect cultural and historical significance.
  - Not necessary to rely solely on formal bodies (e.g. Noongar Boodja Language Centre); community-led naming preferred.
- Investigate:
  - Beeloo associations.
  - Traditional place names and meanings.

Cultural & Ecological Education

- Major theme: integrated cultural and ecological education.
- Support for:
  - An education / interpretation centre (similar to Kent Street Weir Eco Education Centre).
  - Digital storytelling tools: QR codes linking to stories, videos, and trails (Clive has examples).
  - "The Dreaming" app (Trevor Walley voice recordings).
  - Soundscape storytelling (e.g. Boorloo Bridge precedent).
- Opportunity to:
  - Deliver deeper understanding of Country (beyond single-species narratives).
  - Align with broader initiatives (e.g. Noongar seasons across multiple City of Belmont parks).

Landscape, Ecology & River Interface

- Strong support for enhancing biodiversity and habitat values, including:
  - Additional planting along river edge.
  - Regeneration using endemic species (aquatic and terrestrial).
  - Reduction of turf in favour of planting.
  - Establishment of marshland (south of drain).
  - Offline wetland opportunities.
- Reference precedents:
  - Garvey Park (river edge stabilisation and planting success).
  - Mary Carroll Park (integrated ecological and cultural outcomes).
- Balance required between:
  - Ecological restoration
  - Improved public access to the river (e.g. jetty – supported).

Public Realm, Use & Amenities

- Support for a family-friendly, inclusive environment:
  - No bar / alcohol-focused venue.
  - Key amenities required:
  - Public toilets (raised multiple times – high priority).
  - Car parking.
  - BBQs and foreshore amenity upgrades.
- Support for:
  - Informal gathering spaces and yarning circles (small, rustic, intimate settings).
  - Regional-scale nature play space with cultural/ ecological themes.

Built Form & Spatial Opportunities

- Preferred building location:
  - Elevated central site within parkland.
- General support for:
  - Selective tree removal to enable views.
  - Earth berms for acoustic management.
- Support for:
  - Amphitheatre / event space (cultural and educational focus).
  - Cultural event space (noting need to manage noise impacts).
  - Views to parkland identified as important.

Planning, Governance & Delivery

- Project will require multi-agency partnerships, including:

o Environment

o Culture

o Community

o Education and research

o Economic stakeholders

- Key considerations:

o Governance and ongoing management model (City of Belmont to clarify).

o Belmont Trust administration requirements.

o Business case development.

- Investigate:

o Potential Federal funding for protected sites.

o Feasibility of registering as a Native A-Class Reserve (requires strong justification).

Research & Next Steps

- Further research required on:
  - Cultural history (including fish traps and land use).
  - Transition of land from Whadjuk ownership to Roads Board.
- Identification of key Whadjuk families connected to the site.
- Community engagement:
  - Continue on-site engagement to build understanding (particularly of the "bowl" area).
- Expand beyond desktop research through:
  - Oral histories
  - Direct engagement with knowledge holders

Key Takeaways

- Cultural significance must lead the project, not be layered on later.
- Strong alignment between ecology, culture, and education.
- Broad support for most landscape and program ideas in the Draft Masterplan, with minimal opposition.
- Amenities (especially toilets) and community-led naming/storytelling are critical priorities.

the master plan vision

introduction

The masterplan is guided by five core visions from previous engagement in 2022:

- Accessible, Safe, Meeting Place
- Education
- Environment
- Wellbeing
- Enduring

These visions have been incorporated into the master plan, which focuses on six key moves:

- Improved Recreation and River Access
- Aquatic Regeneration
- Terrestrial Regeneration
- Regional Nature Play Space
- 'Regen-Lab' Multi-functional Building Node
- Outdoor event space for cultural, educational events and performances

Together, these moves embody the masterplan's commitment to an integrated, vibrant, and enduring park land.

Danjoo Darbakan Koorliny

(walking together & talking quietly)

key moves

improved recreation amenity & river access

Create an accessible, safe, and welcoming environment where people of all ages and abilities can connect with nature and the river.

- Establish a site-wide pedestrian and cycle network that unlocks previously inaccessible areas and supports a continuous recreation loop.
- Provide BBQ and picnic facilities with shaded structures along the river's edge.
- Install a small jetty to strengthen connections to the river, supporting fishing opportunities and access for small watercraft.
- Deliver a boardwalk that invites walkers across a newly established saltmarsh landscape.
- Incorporate a mix of formal and informal seating nodes, including small gathering areas located at key points offering views to the river.
- Embed education throughout the site via interpretive elements and programs that celebrate the land's cultural heritage and local ecology.

wayfinding

- Add new Arrival Signage / Naming"Belmont Trust Parklands"including the:
  - The Regen-Lab Play Space and
  - The Swan River Amphitheatre

aquatic regeneration

Healthy Waterways & Ecological Enhancement

- Healthy waterways are a key focus, supporting biodiversity and long-term ecological resilience.
- Protect, restore, and re-establish aquatic and riparian habitats, including sand shallows, tidal samphire marshes, fringing sedges and rushes, fringing woodlands, submerged macrophytes, riffles and pools, intertidal margins, woody debris, and connected wetland systems.

Stormwater Drain to Living Stream

- Convert existing stormwater drain into a living stream.
- Replant banks with riparian and sedgeland species to improve habitat, stabilisation, and water quality.
- Install a rock riffle to aerate flows and hold water levels, enabling partial diversion to an off-line wetland system.

Off-Line Living Stream Wetland

- Establish an off-line treatment wetland within an underutilised turf area.
- Demonstrate slow-flow treatment through a settlement pond, riffle oxygenation, and varied pool depths to support nutrient cycling and aquatic habitats.
- Return treated stormwater to existing channel prior to river discharge.

River Edge Stabilisation & Enhancement

- Replace decomposed coir log systems and exposed stakes with renewed stabilisation measures.
- Establish a demonstration saltmarsh in a low-lying area with limited tree cover, with levels adjusted to support periodic inundation.

terrestrial regeneration

Environmental regeneration is a key driver of the master plan, guiding the restoration and protection of native habitats while reinforcing the site's ecological health and cultural significance.

- Implement a site-wide program of regeneration to re-establish endemic ecologies.
- Remove the existing access road and replace it with planting to improve habitat continuity.
- Adopt a botanic-garden approach to showcase endemic landscapes and support research-driven ecological regeneration.
- Regenerate the following ecological typologies across the site:
  - Jarrah Forest
  - Banksia Woodlands
  - Wandoo Woodlands
- Minimise turf to areas required for passive recreation and event use to maximise habitat and biodiversity outcomes.
- Retain limited turf where necessary to maintain view corridors and meet safety and CPTED requirements.

regional nature play space with 'regen lab' theme

The regional nature play space is envisioned as a destination-scale play environment with a strong "Regen Lab" theme, combining play, learning, and ecological awareness to support engagement across all ages and abilities.

- Provide a regional nature play space that encourages exploration, creativity, and connection with the natural world through hands-on, landscape-based play experiences.
- Locate the play space at the heart of the site in an elevated, shaded setting with filtered views northward and towards the river, reinforcing connection to place.
- Co-locate the play space with the Regen Hub, including a café with direct visual connection to play areas, along with supporting amenities such as ablutions and a Changing Places facility.
- Design the play environment to appeal to a broad age range, supporting early childhood, school-aged children, teenagers, carers, and intergenerational play.
- Embed inclusive and universally accessible play principles, supporting physical, sensory, cognitive, and social play experiences.
- Incorporate a landmark play structure,
- Provide ample seating, shade, and passive supervision opportunities for carers and families.
- Ensure strong accessibility and arrival, with disability parking immediately adjacent and a large car park located within metres to support destination-based visitation.
- Integrate nature-based learning and regenerative themes through loose-parts play, seasonal change, and interpretive elements linked to site ecology and regeneration.

‘regen-hub’ multi-functional building (Eco-education, Cultural Centre, Cafe and Community / Event Space)

The Regen Hub is a centrally located, multi-functional building that anchors the site, integrating eco-education, culture, community, and recreation in a highly accessible destination.

- Locate the two-storey Regen Hub on elevated topography to act as a landmark and civic focal point.
- Accommodate multiple uses:
  - Eco-Education Centre (Regen Hub)
  - Cultural / Whadjuk Yarning Space
  - Café / kiosk
  - Community and event space
  - Commercial kitchen
  - Public viewing deck
- Design building to straddle an existing level change, improving access via integrated stairs and ramps.
- Position upper-level café as a social hub, directly servicing adjacent regional nature play space.
- Provide a public terrace with viewing deck that outlooks north and south-west to the river.
- Include an upper-floor community and event space supported by kitchen facilities, ablutions, and storage.
- Locate Eco-Education and Cultural learning spaces at lower level, connecting directly to the river edge to support school-based and experiential programs such as River Guardians.
- Reflect guidance from the Belmont Aboriginal Reference Group through spaces that support cultural awareness, education, truth-telling, and storytelling grounded in Whadjuk Noongar perspectives.

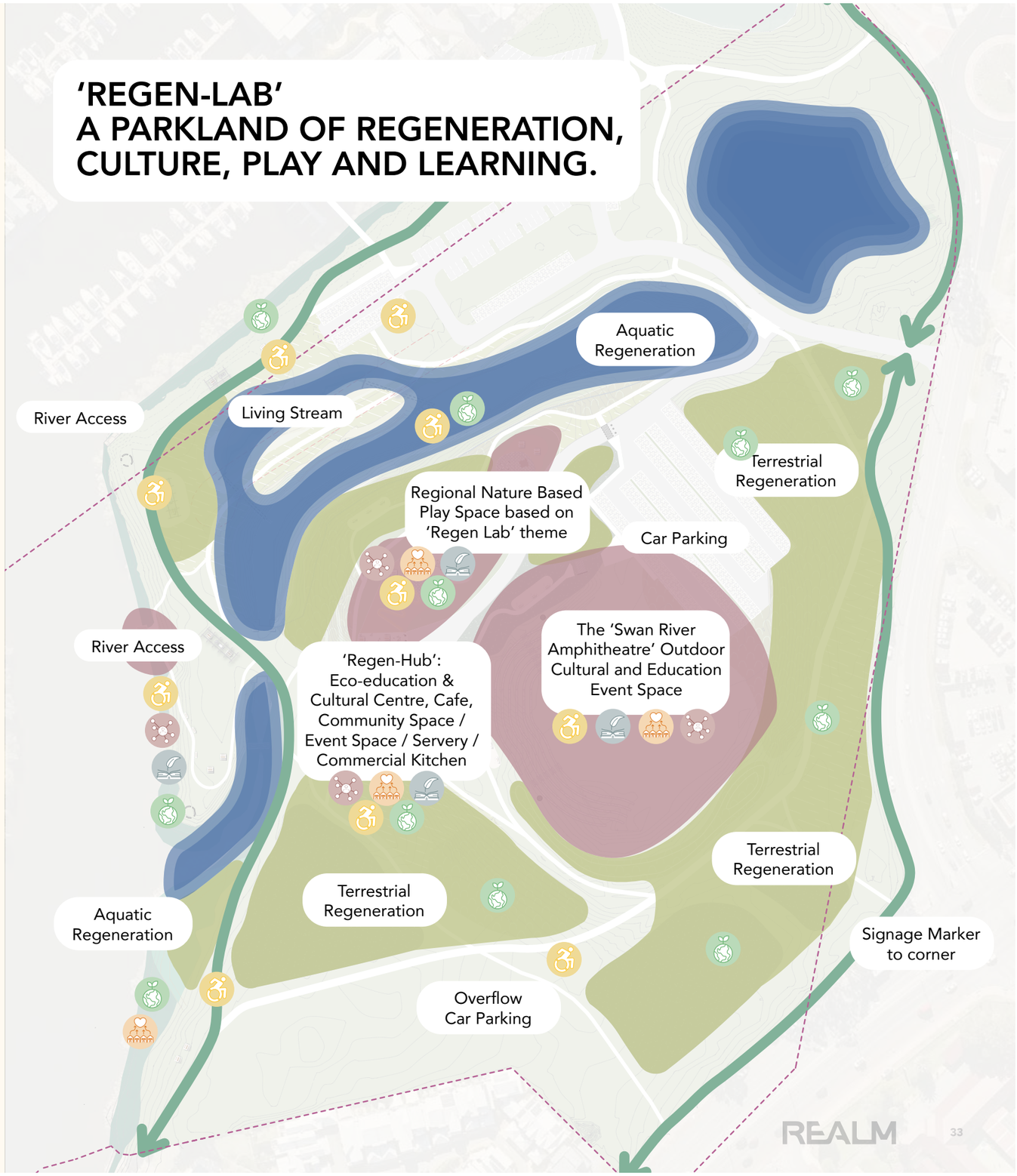
swan river amphitheatre outdoor event space

The outdoor event space is conceived as a flexible, small to mid-scale venue for cultural, educational, and performance-based events, strengthening the site’s role as a regional destination along the Swan River.

- Research into Perth’s existing outdoor event spaces identified the Belmont Trust site as well suited to accommodate a small to mid-scale amphitheatre for community, cultural, and educational use.
- The space is envisioned as either the ‘Swan River Amphitheatre’ or ‘Derbal Yerrigan Amphitheatre’, reinforcing place-based identity and cultural recognition.
- The amphitheatre is nestled within an existing bowl-form in the landscape, minimising earthworks and allowing the landform to shape seating, circulation, and views.
- Additional landscaped mounding supports acoustic buffering to neighbouring residential areas and Great Eastern Highway, while also contributing to informal seating and visual screening.
- Suppor a wide range of uses including cultural performances, community celebrations, outdoor classrooms, screenings, workshops, and small festivals.
- Maximum capacity includes:
  - Seating: 2,000 people
  - Standing: 6,000 people
  - Total capacity: 8,000 people

Car Parking Summary

- Existing parking: approximately 50 bays
- Additional parking: 170 bays
- Overflow event parking: approximately 300 bays



the master plan

illustrative landscape plan

Recreation Amenity

1. BBQ and Shelter
2. Shelter & Seating Node
3. Seating Node
4. Yarning Circle
5. Jetty Structure
5. Boardwalk Structure

Aquatic Regeneration

1. Off-Line Wetland Treatment (Living Stream)
2. Ephemeral Zone (Indicative 1:5 Year Flood)
3. Ephemeral Zone (Indicative Flood Fringe)
4. Rock Riffle Zone
5. Inlet Zone (Sediment Removal)
6. Varying Pond Depths (Living Stream)
7. Riparian Vegetation on 1:6 Batters
8. Foreshore Vegetation Planting & Stabilisation
9. Regenerate Saltmarsh Ecologies

Terrestrial Regeneration

1. Endemic Ecological Regeneration
2. Low Buffer Planting
3. Non-Irrigated Turf Zones for views

Regional Nature Play Space

1. Tower Play
2. Forest Play
3. Low fencing / enclosed play space

Regen Hub - Multi Functional Building

1. Cafe & Alfresco
2. Community Event & Function Space (upper level)
3. Eco & Cultural Education Space (lower level)
4. Public Access Viewing Deck
5. Service & DDA Access Road

Outdoor Cultural Event Space

1. Amphitheatre (Formal Event Space)
2. Flexible Event Lawn (Marquee etc)
3. Overflow Event Car Parking
4. Mounding for Acoustics & Visual Buffering of events
5. Indicative Stage for events
6. Front of house / Event Entry Point
7. Back of Stage Access
8. Temporary Vehicular Access for Overflow Parking (subject to MRWA approval)

Wayfinding

1. Major Marker on Great Eastern Hwy
2. New Arrival / Gateway (Dual Language) Naming / Directional Signage

Recreational & Function Icon Legend

- Toilets (incorporated into Regen-Hub)
- Changing Places (DDA Compliant Toilet)
- Car Park (and event overflow parking)
- Accessible Car Bay
- Bicycle Parking
- Pedestrian & Cycle Path
- Pedestrian Boardwalk
- Shelter, BBQ & Picnic Facilities
- Regional Nature Based Play Space
- Bubbler / Drink Fountain
- Way Finding & Interpretation
- Lighting
- Lookout / High Point
- Fishing

General

- Site Boundary
- Existing Tree to be Retained and Protected
- Existing Tree to be Removed
- Proposed Trees - Native
- Contours
- Existing Hardscape to be Demolished and Removed
- Non-Irrigated Turf
- Irrigated Turf

Fencing and Walling

- Proposed New Environmental Fence (Water Safety)
- Existing Wall

Aquatic Regeneration

- Stormwater Treatment
- Foreshore Riparian
- Rock Riffle

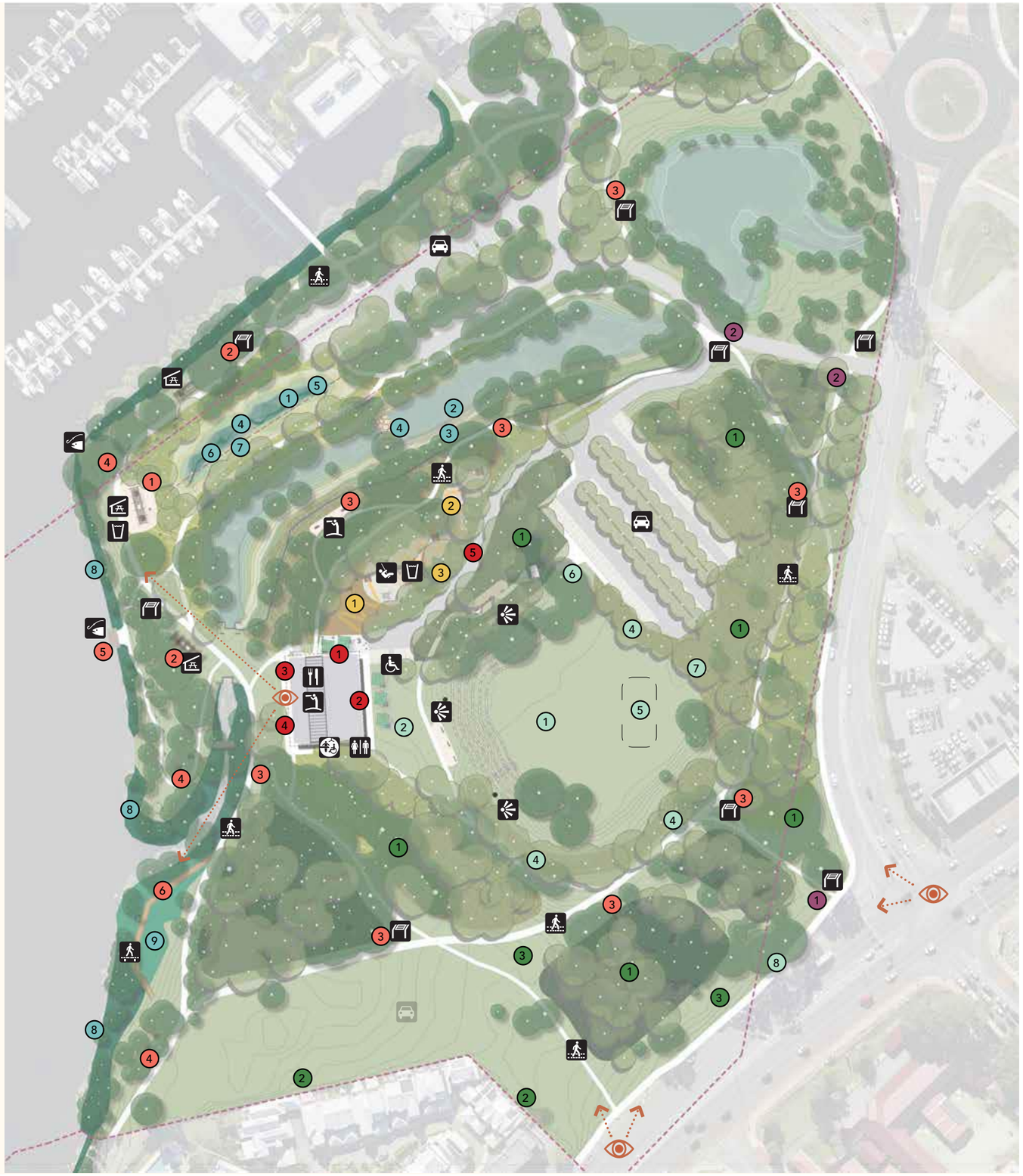
Terrestrial Regeneration

- Jarrah Forest Regeneration
- Banksia Woodlands Regeneration
- Wandoo Woodlands Regeneration
- Saltmarsh Regeneration
- Trees in Turf

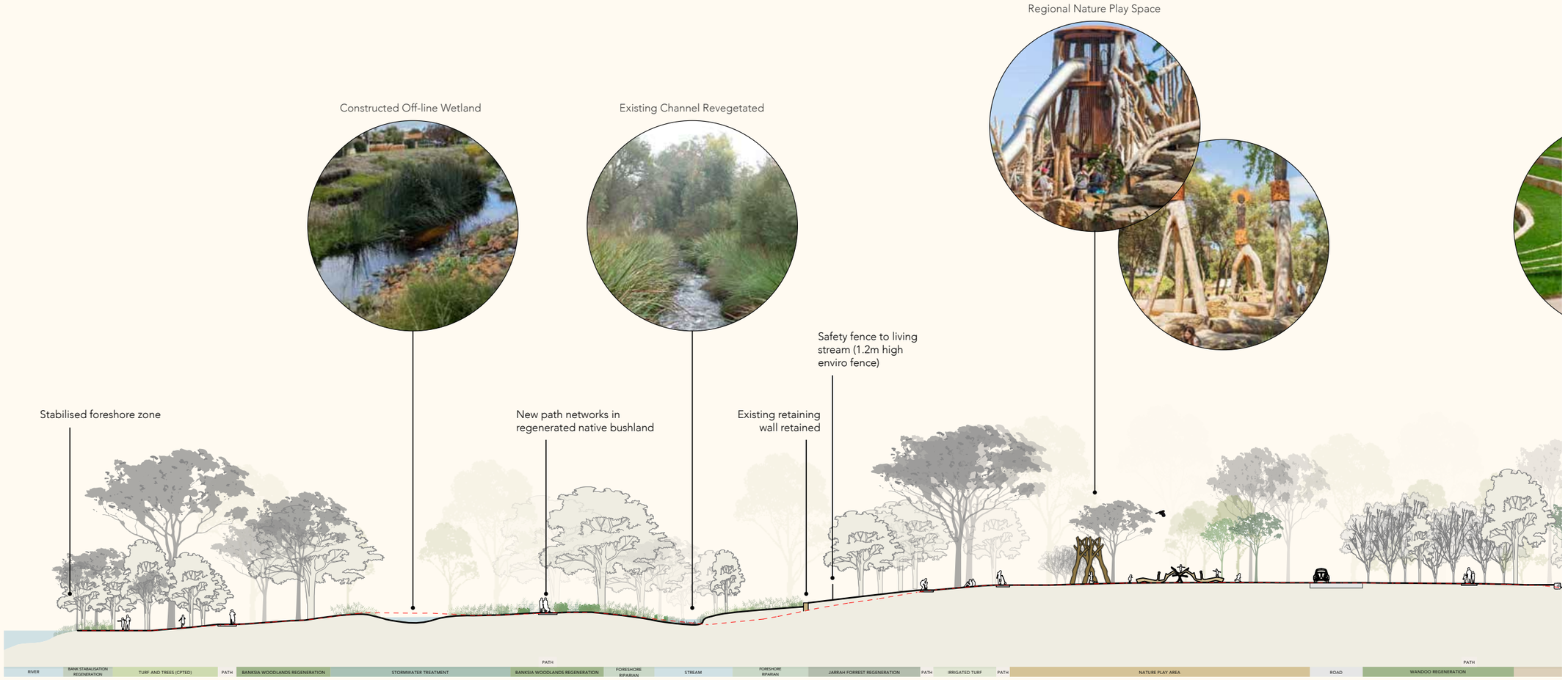
Recreation & Circulation

- Shared Path
- Car Parking
- Picnic Bench
- Seating Bench
- Barbeque
- Picnic Shelter Area
- Nature Play Area
- Deck Structure (River Access)

N

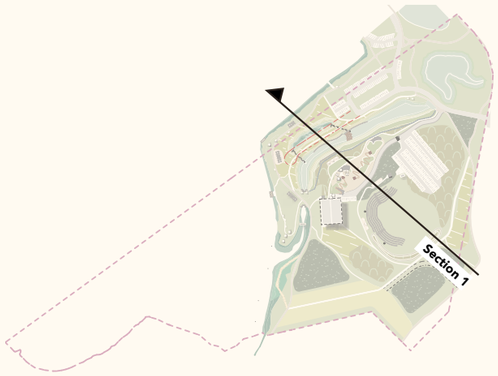


Section



RIVER'S EDGE

SECTION 1 (NTS) - Looking North



Key Plan

Turfed Amphitheatre / Event Space

Flexible / Event Space

Turfed Mounds for Acoustic Buffering

Jarrah Forest Regeneration

Landmark place marker on Great Eastern Hwy

GREAT EASTERN HIGHWAY

REALM 37

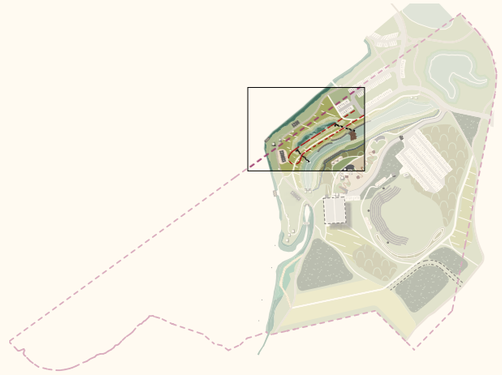
design overlay

water movement

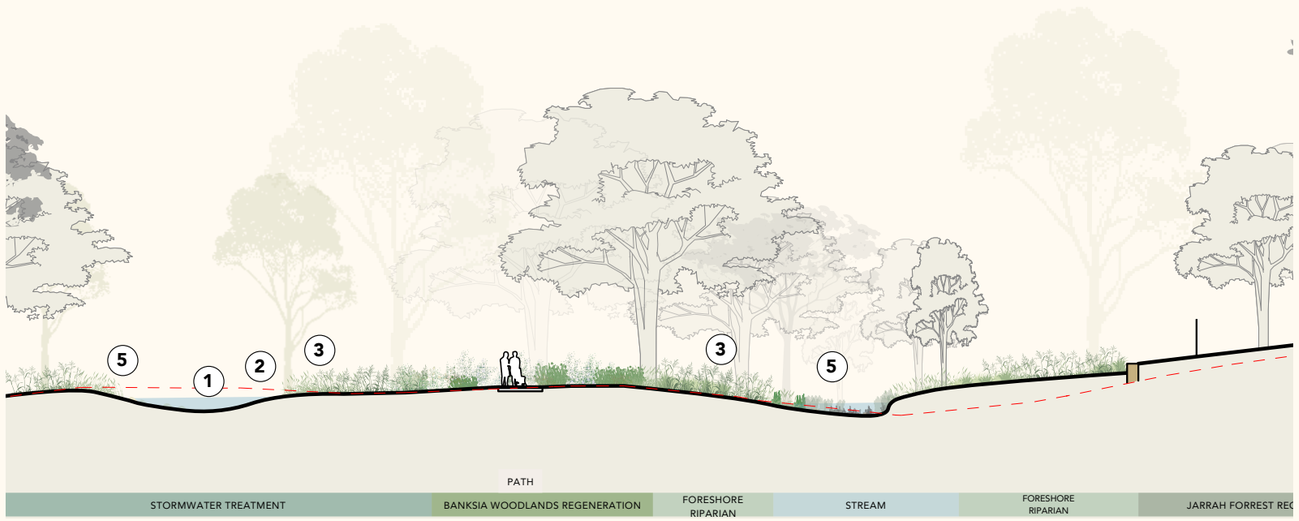
Healthy waterways form a central element of the master plan, supporting biodiversity, habitat restoration, water quality improvement, and long-term ecological resilience through interconnected wetlands, living streams, riparian planting, shoreline stabilisation, and the enhancement of diverse aquatic and intertidal habitats.

- Existing Tree
- Proposed Tree
- Paving
- Lawn
- Seating element
- BBQ
- Park bench
- Render view

1. Off-line hydrological system – receives storm-water from existing channel / stream. Existing soil excavated to form max 1:6 batters to new low-flow channel.
2. Stormwater treatment zones – includes forebays, sedimentation areas, and vegetated basins to slow flow and improve water quality.
3. Dense native planting – aquatic, emergent, and riparian vegetation selected for filtration, habitat creation, and nutrient uptake.
4. Controlled overflow structures – designed spillways or outlets to safely manage excess water during heavy rainfall events.
5. Habitat and amenity function – provides ecological habitat for birds, amphibians, and insects while also contributing to landscape amenity and passive recreation.

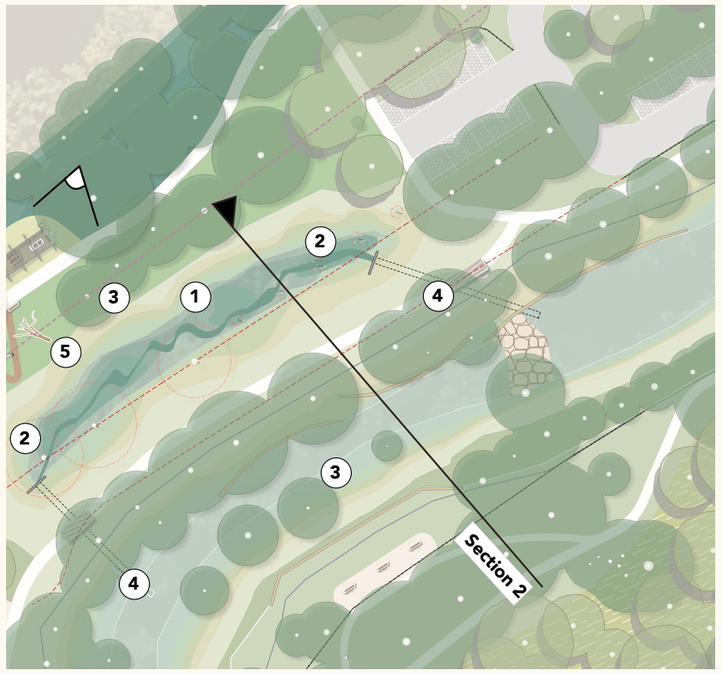


Key Plan



Section 3: Offline Wetland
1:100 at A3

0 1 2 5m



Offline wetland Section

Perspective montage looking south along river edge

design overlay

water movement

Healthy Waterways & Ecological Enhancement

- Healthy waterways are a key focus, supporting biodiversity and long-term ecological resilience.
- Protect, restore, and re-establish aquatic and riparian habitats, including sand shallows, tidal samphire marshes, fringing sedges and rushes, fringing woodlands, submerged macrophytes, riffles and pools, intertidal margins, woody debris, and connected wetland systems.

Stormwater Drain to Living Stream

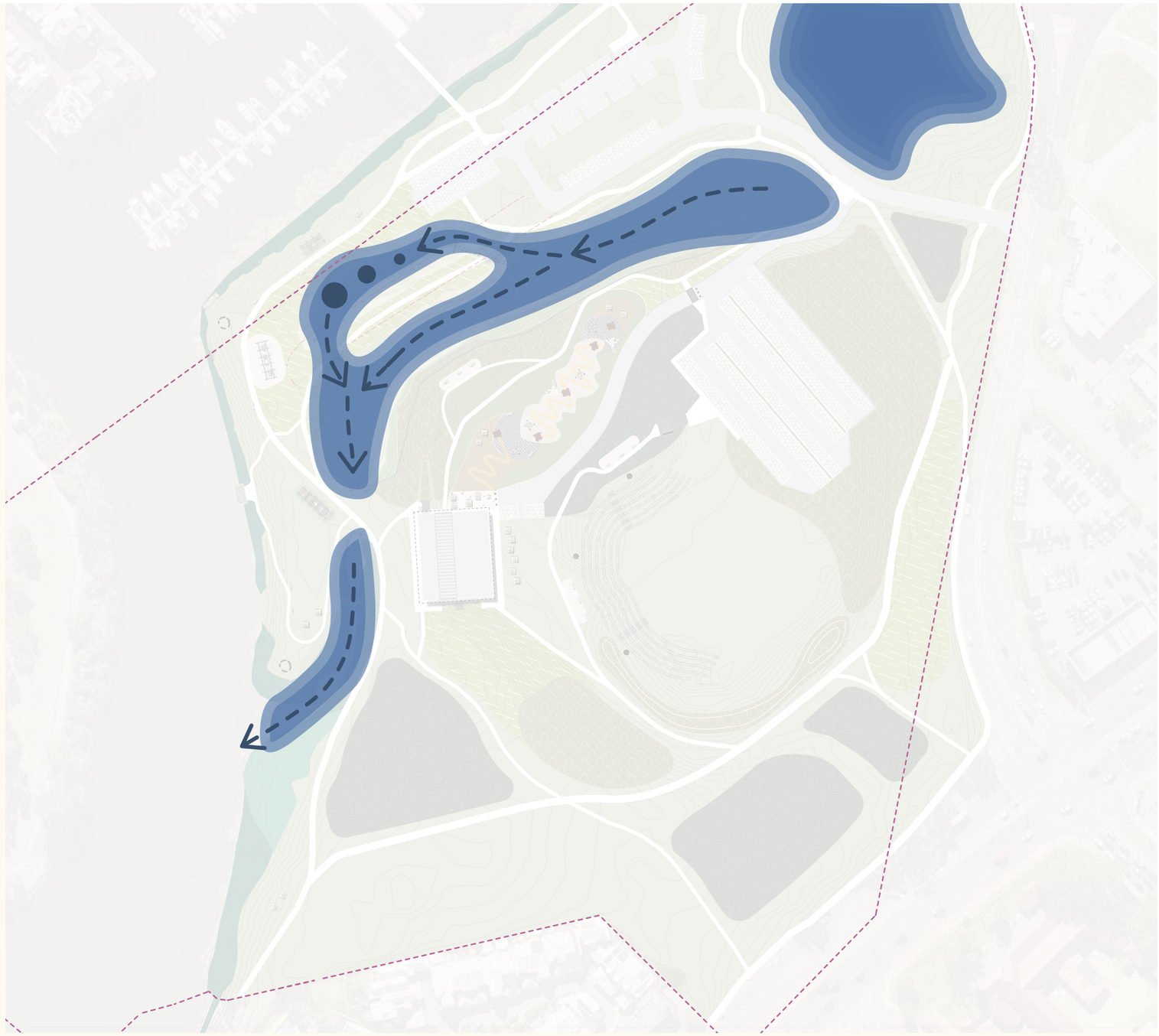
- Convert existing stormwater drain into a living stream.
- Replant banks with riparian and sedgeland species to improve habitat, stabilisation, and water quality.
- Install a rock riffle to aerate flows and hold water levels, enabling partial diversion to an off-line wetland system.

Off-Line Living Stream Wetland

- Establish an off-line treatment wetland within an underutilised turf area.
- Demonstrate slow-flow treatment through a settlement pond, riffle oxygenation, and varied pool depths to support nutrient cycling and aquatic habitats.
- Return treated stormwater to existing channel prior to river discharge.

River Edge Stabilisation & Enhancement

- Replace decomposed coir log systems and exposed stakes with renewed stabilisation measures.
- Establish a demonstration saltmarsh in a low-lying area with limited tree cover, with levels adjusted to support periodic inundation.



Legend

Water movement

Inlet Zone

Water Body

N

1:3200 at A3

design overlay

movement and destinations

Create an accessible, safe, and welcoming environment where people of all ages and abilities can connect with nature and the river.

- Establish a site-wide pedestrian and cycle network that unlocks previously inaccessible areas and supports a continuous recreation loop.
- Provide BBQ and picnic facilities with shaded structures along the river's edge.
- Install a small jetty to strengthen connections to the river, supporting fishing opportunities and access for small watercraft.
- Deliver a boardwalk that invites walkers across a newly established saltmarsh landscape.
- Incorporate a mix of formal and informal seating nodes, including small gathering areas located at key points offering views to the river.
- Embed education throughout the site via interpretive elements and programs that celebrate the land's cultural heritage and local ecology.

wayfinding

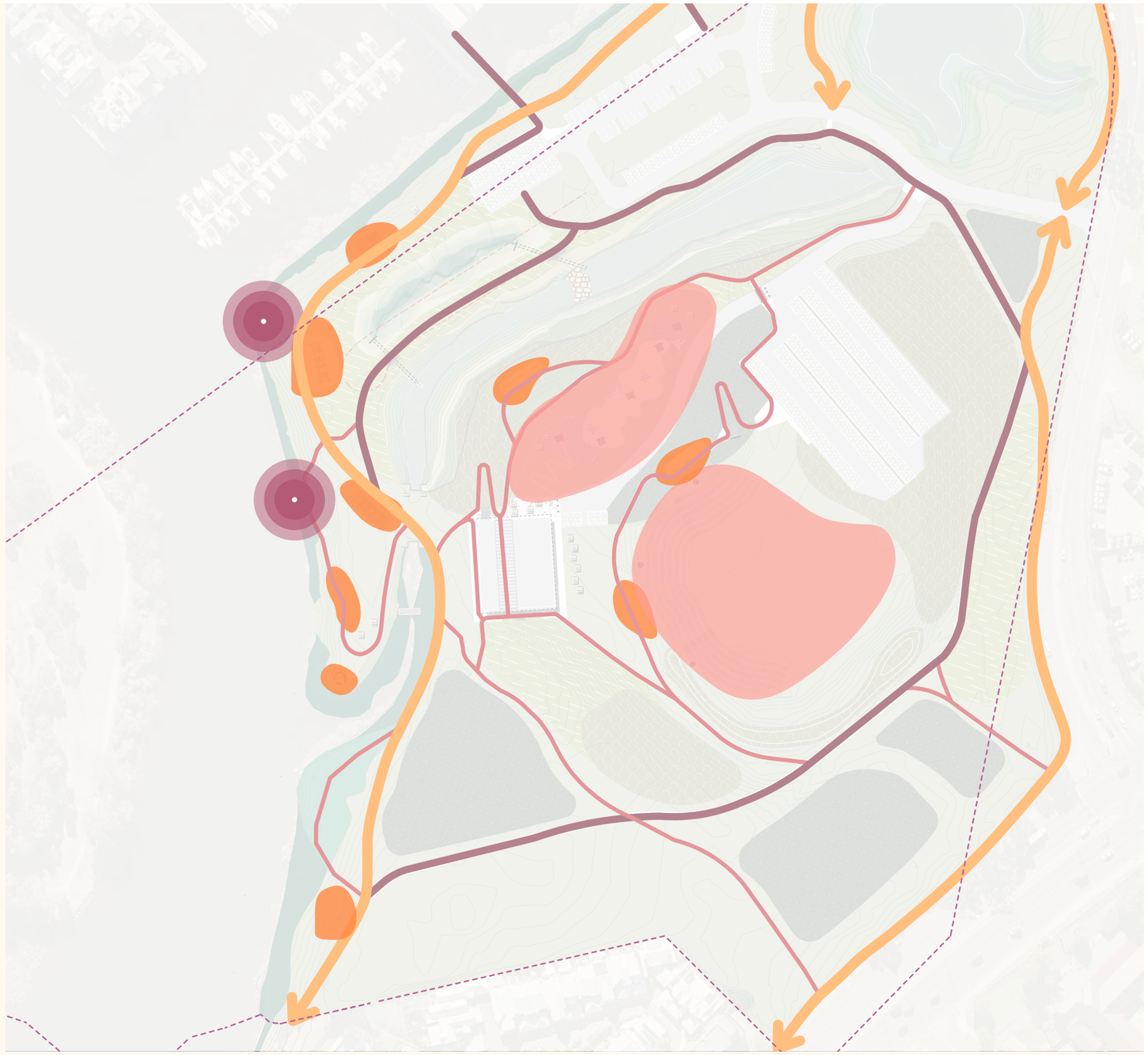
- Add new Arrival Signage / Naming"Belmont Trust Parklands"including the:
  - The Regen-Lab Play Space and
  - The Swan River Amphitheatre

1 Open Outdoor Amphitheatre

2 Cafe

Nature Play

4 Deck Structure (River Access)



REALM

41

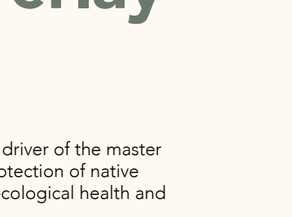
design overlay

ecological planting

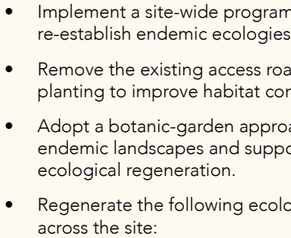
Environmental regeneration is a key driver of the master plan, guiding the restoration and protection of native habitats while reinforcing the site's ecological health and cultural significance.

- Implement a site-wide program of regeneration to re-establish endemic ecologies.
- Remove the existing access road and replace it with planting to improve habitat continuity.
- Adopt a botanic-garden approach to showcase endemic landscapes and support research-driven ecological regeneration.
- Regenerate the following ecological typologies across the site:
  - Jarrah Forest
  - Banksia Woodlands
  - Wandoo Woodlands
- Minimise turf to areas required for passive recreation and event use to maximise habitat and biodiversity outcomes.
- Retain limited turf where necessary to maintain view corridors and meet safety and CPTED requirements.

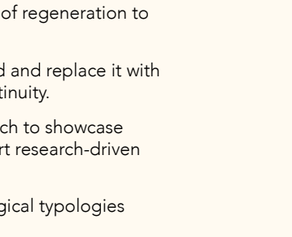
1 Open Forest



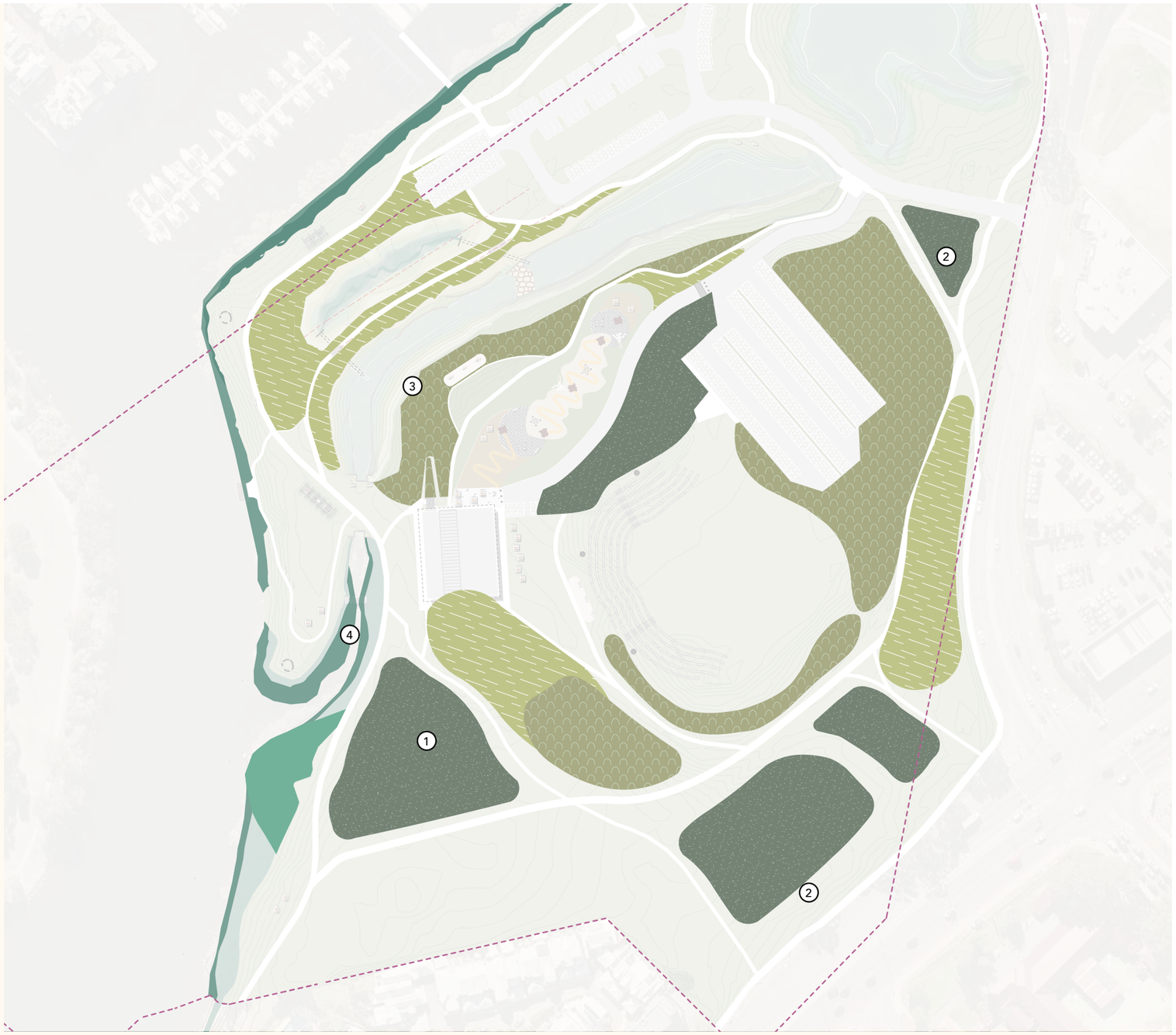
2 Grassy Woodland



3 Riparian Zones



4 Creek-line



Legend

- Jarrah Forest Regeneration
- Turf and Trees Only (CPTED)
- Banksia Woodlands Regeneration
- Non-Irrigated Turf
- Wandoo Woodlands Regeneration
- Irrigated Turf
- Saltmarsh Regeneration

N

1:3200 at A3

irrigation
zoning

REALM 43

design overlay

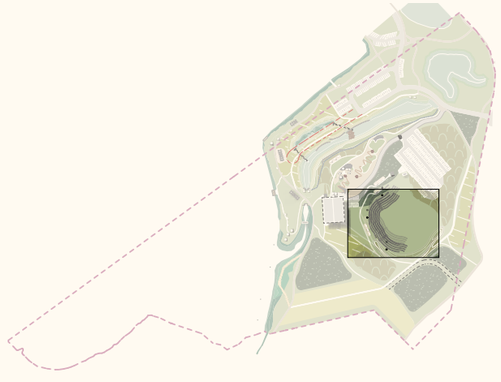
event mode

A flexible event-mode precinct comprising an outdoor amphitheatre, cultural gathering space, and open education area to support performances, learning programs, workshops, and community events, designed to encourage inclusive use, shared experiences, and strong passive surveillance within the park setting.

- Existing Tree
- Proposed Tree
- Paving
- Lawn
- Seating element
- BBQ
- Park bench
- Render view

1. "Regen Hub" Eco-education, Cultural & Event Space Building
2. Service Car Parking
3. Multi use Lighting Pole for event mode (with Phase 3 power)
4. Terrace seating gently moulded into the landscape
5. Shared Event, Regional Play ground and Eco-Education Carpark
6. Swan River Amphitheatre Outdoor Cultural and Education Event Space
7. Event Lawn (for Marquees etc)

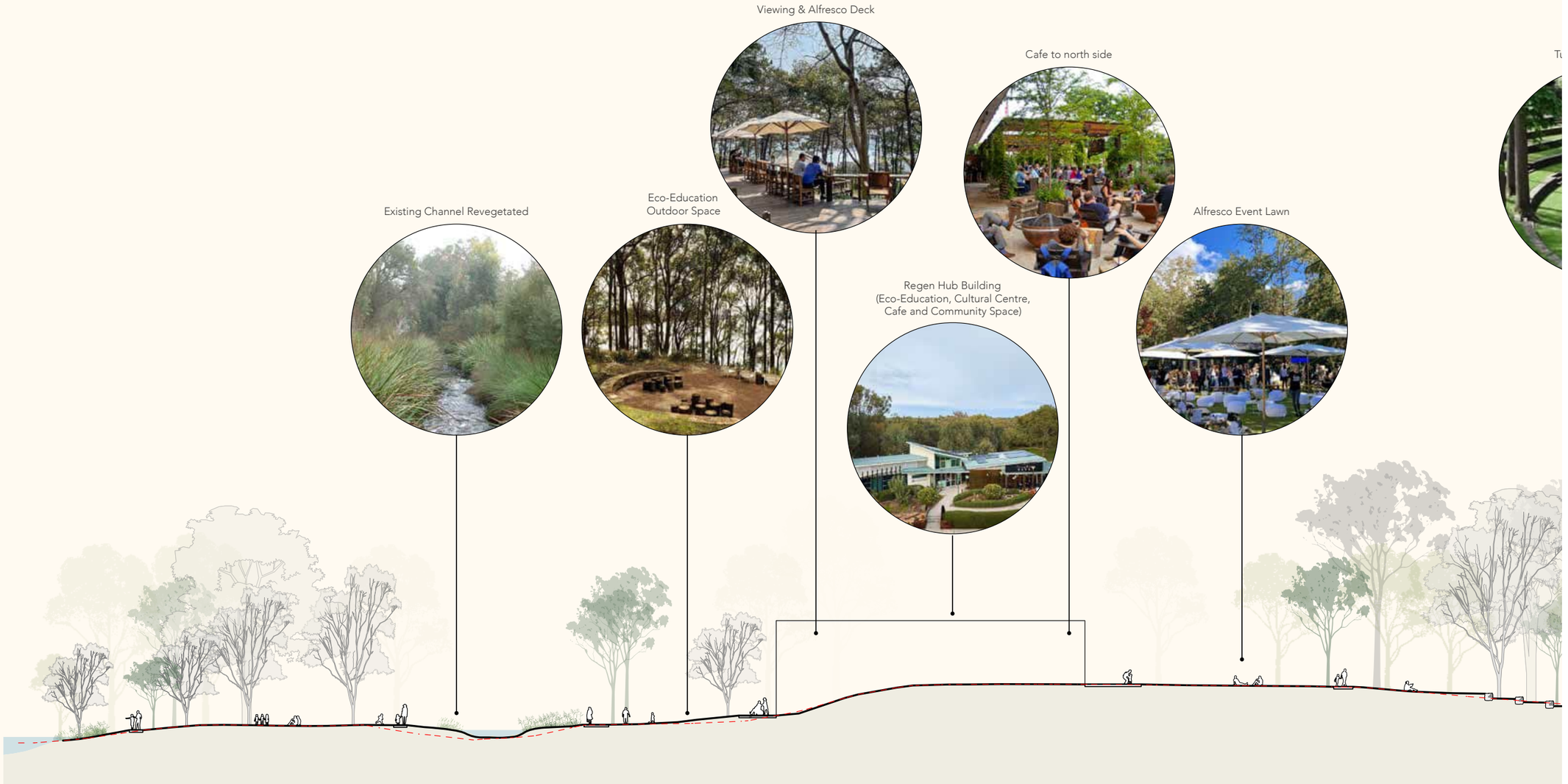
Section 3: The Swan River Amphitheatre Outdoor Space
1:100 at A3



Key Plan

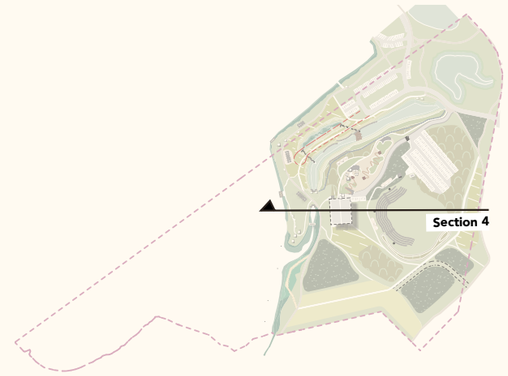
Perspective montage looking north west to amphitheatre and Regen Hub Building

Section



RIVER'S EDGE

SECTION 4 (NTS) - Looking North



urfed Amphitheatre

Yoga and Recreation Spaces

Safety fence to living stream (1.2m high enviro fence)

Community & Outdoor Event Space

Turfed Mounds for Acoustic Buffering

Banksia Woodland Regeneration

GREAT EASTERN HIGHWAY

REALM

47

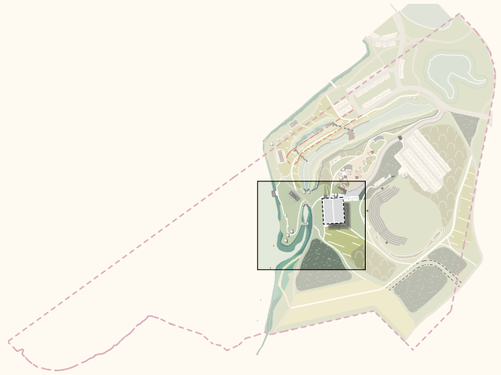
design overlay

education and community building

A centrally located, shared education and community facility that brings together flexible learning spaces, meeting rooms, amenities, and social areas to support education , events, and everyday park use, designed to encourage inclusion, shared use, and passive surveillance.

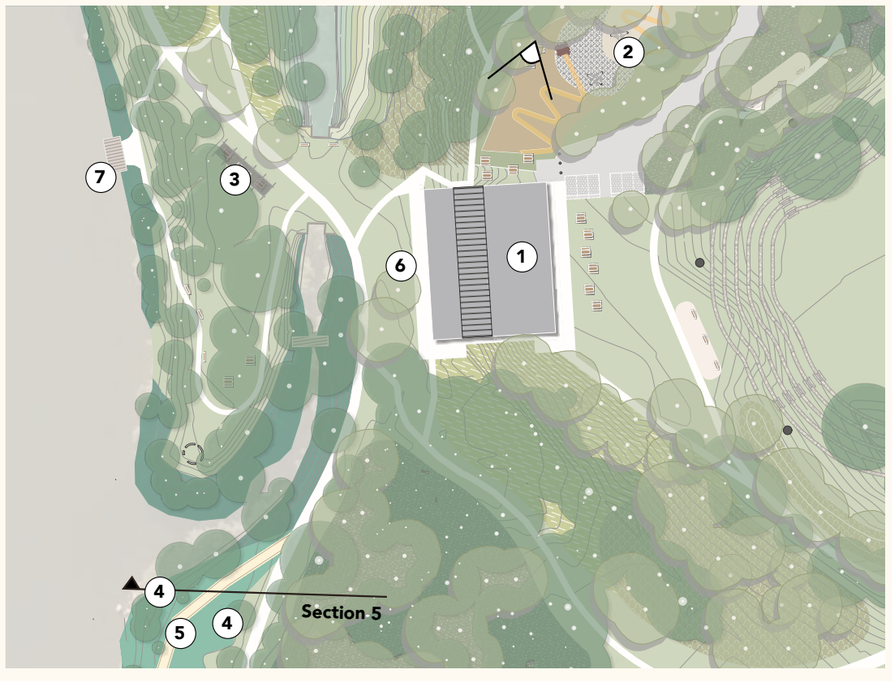
- Existing Tree
- Proposed Tree
- Paving
- Lawn
- Seating element
- BBQ
- Park bench
- Render view

1. 'Regen Hub' Building - Eco-Educational, Cultural Centre, Cafe, Event Space, Kitchen, Public Amenities
2. Regional nature-based play space
3. Storytelling structure interacts with the canopy to create a outdoor gathering/events space
4. Aquatic Regeneration (salt-marsh) to low-lying area
5. Boardwalk structure with river access over salt-marsh
6. Eco-Education Outdoor Space (at lower level)
7. Jetty structure to support river access



Key Plan

Section 5: River Edge Deck



Perspective montage looking north west to amphitheatre and Regen Hub Building

staging & costing

staging

A simple staging strategy has been established to inform the business case and delivery of the vision. The three stages are outlined as follows:

1. Stage One looks to establish some relative quick-wins through delivery of an upgrade to the foreshore landscape to improve recreation amenity as well as undertake initial steps in aquatic regeneration of foreshore and drainage channel. This stage seeks to elevate the profile and share in the vision for the site in order to capture major capital funding for stage 2.
2. Stage Two is the major component with delivery of the central building program, regional play space and associated car parking, infrastructure and outdoor cultural and educational event and performance space.
3. Stage Three can commence at any point given the longer time frames to establish new terrestrial ecologies and for successsion (pioneer) plantings to support longer-term endemic ecological communities.

The stages identified in the diagram can be broken up into sub-stages as required and to address funding application requirements.

costing

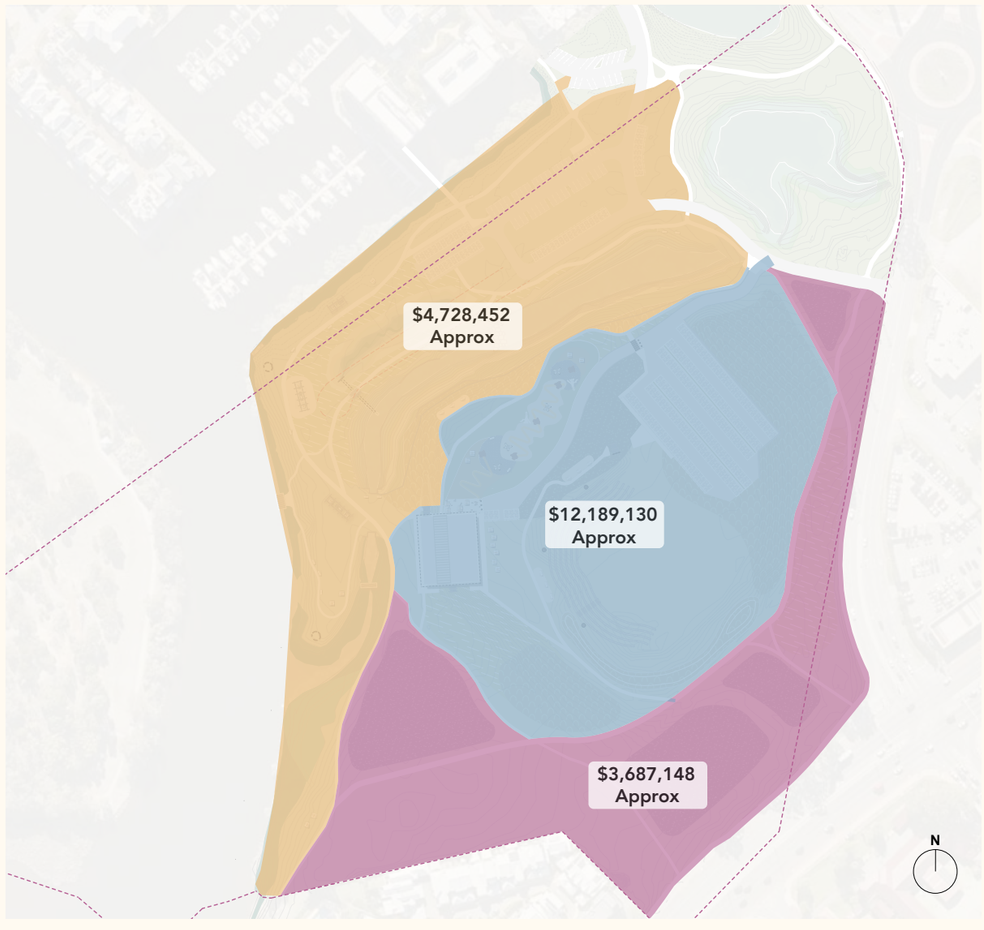
A full costing has been prepared by Neil Butler Quantity Surveying Services (NBQSS) and is included in the appendix.

Included on the diagram are the main costs allocated to each of the three main anticipated delivery phases:

Aquatic Regeneration	$ 3,041,452
Terrestrial Regeneration	$ 2,687,148
Recreational / Amenities & Water Access	$ 687,000
Outdoor Cultural Event Space	$ 791,250
Circulation, Roads, Paths & Parking	$ 3,120,830
Community Building	$ 4,765,850
Regional Play Space	$2,509,000
Signage	$ 175,000
Builders Preliminaries	$ 2,827,200
Contigencies, Art, Escalation Etc	$ 13,177,586
Project Total	**$ 34,029,391**

Approximage Staging Allocations (exc Contingencies etc)

Stage 1	
Aquatic Regeneration	$ 3,041,452
Circulation, Roads, Paths & Parking	$ 500,000
Recreational / Amenities & Water Access	$ 687,000
Builders Preliminaries	$ 500,000
Total Stage 1	**$ 4,728,452**
Stage 2	
Community Building	$ 4,765,850
Regional Play Space	$2,509,000
Signage	$ 175,000
Outdoor Cultural Event Space	$ 791,250
Circulation, Roads, Paths & Parking	$ 2,120,830
Builders Preliminaries	$ 1,827,200
Total Stage 3	**$ 12,189,130**
Stage 3	
Terrestrial Regeneration	$ 2,687,148
Circulation, Roads, Paths & Parking	$ 500,000
Builders Preliminaries	$ 500,000
Total Stage 3	**$ 3,687,148**



funding & delivery partnerships

potential funding sources

The Belmont Trust has limited funds to progress the vision of this master plan and will therefore need to seek funds from other sources. A business case will explore this in detail however as part of this master plan process the following funding opportunities have been identified:

Funding Bodies and Grants:

- Australian Government's Thriving Suburbs Program
- Community Sporting and Recreation Facilities Fund (CSRFF)
- Outdoor Active Recreation Participation Grants Program (WALGA)
- Community Stewardship Grants (Department of Primary Industries and Regional Development)
- Let's Grow Grants (DPLH)
- Sport and Recreation Events Funding Program (Department of Creative Industries, Touris and Sport (CITS)
- The Swan Canning Riverpark Urban Forest Fund
- Riverbank Funding (Parks and Wildlife Service)

Developer Contributions:

- Golden Gateway Development
- Kilns Precinct
- Ascot Racecourse Precinct Structure Plan

Site Generated Revenue:

- Events at the Regen Hub
- Events at the Swan River Amphiteatre
- Lease on Cafe

potential partners

The following potential partners across a variety of sectors have been discussed and identified as part of the master planning process, including:

State Government Departments and Agencies:

- Department of Biodiversity Conservation and Attactions (DBCA) including:
  - The Swan River Trust
  - Department of Parks and Wildlife
  - The Botanic Gardens and Parks Authority
  - Biodiversity and Conservation Science
- Department of Water
- The Water Corporation

Not-for-Profit Sector:

- Perth NRM
- Sercul

Research Organisations:

- University Sector

Community Organisations:

- Friends of Belmont Park (To be established))
- Environmental Groups
- Recreational Groups
- Passive Sporting Groups

Appendix 1: Precedent Studies

cultural & event space - precedents

Quarry Amphitheatre. Perth - Australia

Location:

The Quarry Amphitheatre is an outdoor venue located close to the ocean in City Beach, situated in an old limestone quarry, set in natural bushland. The event space has the approx. size of 3.5 km2.

Range of Events:

- Ballet performances
- Weddings
- Music concerts
- Theatre

Configuration:

- Tiered grass terraces
- 19x13.5m sprung wooden stage
- Stage built on roof of undercroft area which houses rehersal stuio and dressing rooms
- Changing facilities

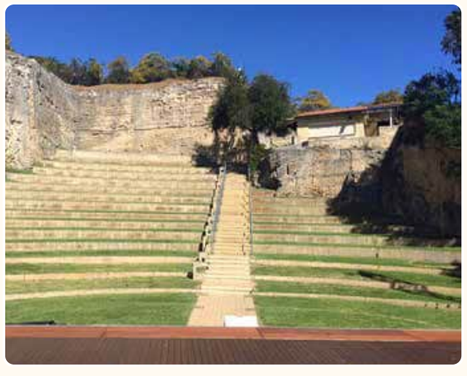
Audience Size:

- 556 audience members in amphitheatre
- 200 guests Limestone Cafe lawn
- 100 people Cavern Undercroft (under main stage)

Facilities:

- Cafe
- Bar
- Public toilets
- Bio Box
- Dressing rooms
- Rehearsal space
- On site parking for 200 vehicles with overflow parking availabel on Oceanic Drive
- Licensed venue allowing BYO for guests
- Large Marquee available for weddings

Scale: 1:4000



cultural & event space - precedents

Bellvoir Amphitheatre, Swan Valley, WA

Location:

The Bellvoir Amphitheatre is located on the grounds of the historic Belvoir Homestead,a 19th-century estate that originally operated as part of the agricultural development of the Swan Valley. The estate itself has a size of 45 hectares.

Range of events

- Music concerts
- Classical performances
- Theatrical productions
- Dance music festivals
- Perth International Arts Festival

Configuration:

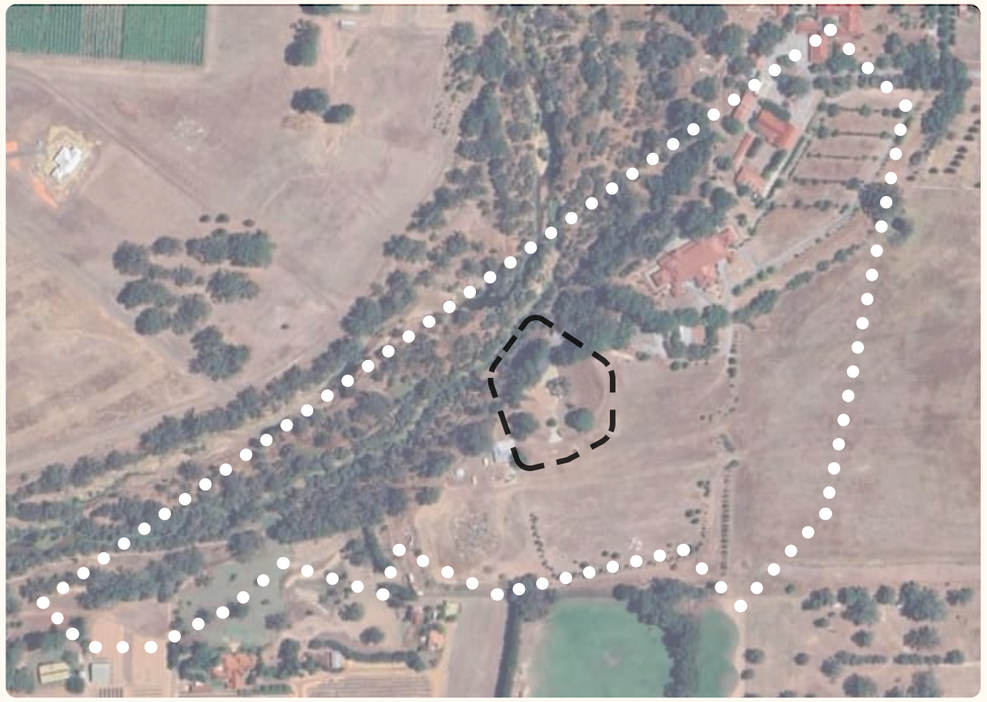
- Tired limestone and grass terraces
- Stage set within native bushland

Audience Size:

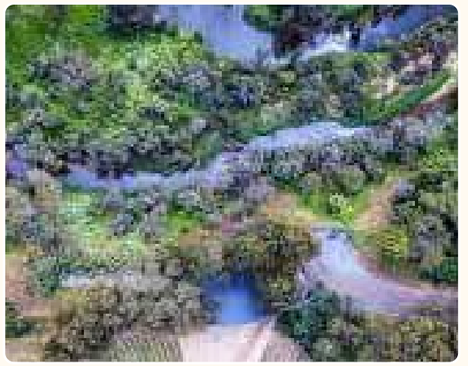
- Seating for up to 4.500 visitiors
- 18.000 visitors

Facilities:

- Stage
- Green rooms for artists
- Parking
- Alfresco catering facilities
- Box office
- Toilets



Scale: 1:4000



REALM 55

cultural & event space - precedents

Terschelling Island, West Frisian Islands - Netherlands

Location:

Tschelling is the third of the Dutch Wadden Islands, municipality of the northern province of Friesland. The island is 11,575 hectares in size.

Oerol Festival:

- 10 day annual festival
- One of the largest festivals in Europe
- theater, markets, musicians, visual artists, dance
- mostly open air locations for performances
- A place where art and nature come together in a unique way

Configuration:

- Entire island is utilised, performances taking place in deverse natural and cultural lanscapes.
- Two main staiges
- Festival extends to beaches, woods, dunes, farmsheds, etc.
- Site specific approach creates experience where landscape itself becomes inegral part of artistic expression

Audience Size:

- Over 45,000 visitors in 2025

Facilities:

- Festival Hub
- Camping spots
- Shuttle Bus
- Bike rental
- Grandstands, backstage tents, water locations
- Signage
- Toilets

Scale: 1:4000

cultural & event space - precedents

Landiwiese am Mythenkai, Zuerich - Switzerland

Location:

Landiwiese is a park located along Lake Zurich at Mythenquai, Zürich, Switzerland. It covers roughly 40,000 m²

Theater Spektakel

- Annual Event in August for 18 days
- International festival of contemporary performing arts, including drama, dance, music, and installations.

Configuration:

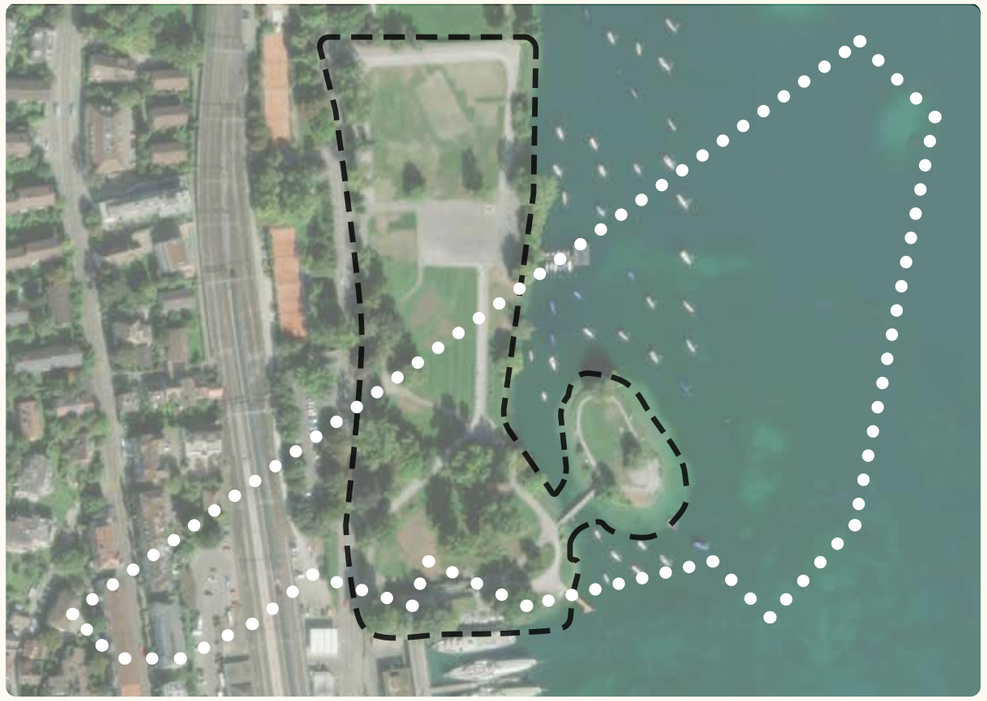
- Various-sized, purpose-built performance spaces at Landiwiese and adjacent island
- Open Air locations
- Indoor stages
- Street art
- Free and ticketed events

Audience Size:

- Approximately 15,000 visitors each year

Facilities:

- Restaurants
- Bars
- Accessible paths
- Shuttle boat
- Toilets
- Box office
- Bust stop



Scale: 1:4000

REALM 57

stream restoration - precedents

Small creek, Ipswich - Queensland (by Landscapology and Bligh Tanner)

Location:

Small Creek in Ipswich is a waterway located within a urbanized area. The restoration took place within a 1.6km section.

Project:

The Small Creek project in Ipswich transformed a concrete drain into a vibrant, natural waterway to improve water quality, create habitats, and enhance community spaces with new pathways and play areas.

Key Aspects:

- Naturalisation by replacing the concrete channel with a natural waterway, fostering native flora and fauna and improving water quality.
- Habitat Restoration through significant planting of trees and ground covers created new habitats and shade, cooling water and reducing air temperatures.
- Community Engagement leading to new pathways, discovery trails, and play spaces for residents to interact with the creek.
- Flood Management
- Aesthetic and Economic Benefits

Scale: 1:4000

Plan by Landscapology

stream restoration - precedents

Nurdi Park, Riverton, City of Canning

Location:

Nurdi Park in Riverton is located in the City of Cannington, WA. The river naturalisation extended approx. 200 meters along the drainage corridor between Nurdi Park and Kalangedy Drive.

Project:

Project transformed a simple grass reserve and open drain into a vibrant "living stream" and wetland environment, improving water quality, providing habitat, and enhancing the park's amenity. The project delivered a new off-line treatment wetland.

Key Aspects:

- Modification of original drain to mimic natural stream
- Construction of wetlands and basins
- Improvement of water quality, filtering stormwater
- Providing habitat for flora and fauna
- Enhanceing park's amenity
- Water Oxygenation with installation of Riffles
- Extensive native planting to stabilize the banks and enhance the ecosystem
- Enhancements such as footpaths and a footbridge.

For more information visit: https://www.riawa.com.au/assets/documents/Nurdi_RIAWA_final.pdf

Scale: 1:4000

REALM

stream restoration - precedents

Kallang River in Bishan - Ang Mo Kio Park - Singapore (by Ramboll Studio Dreiseitl)

Location:

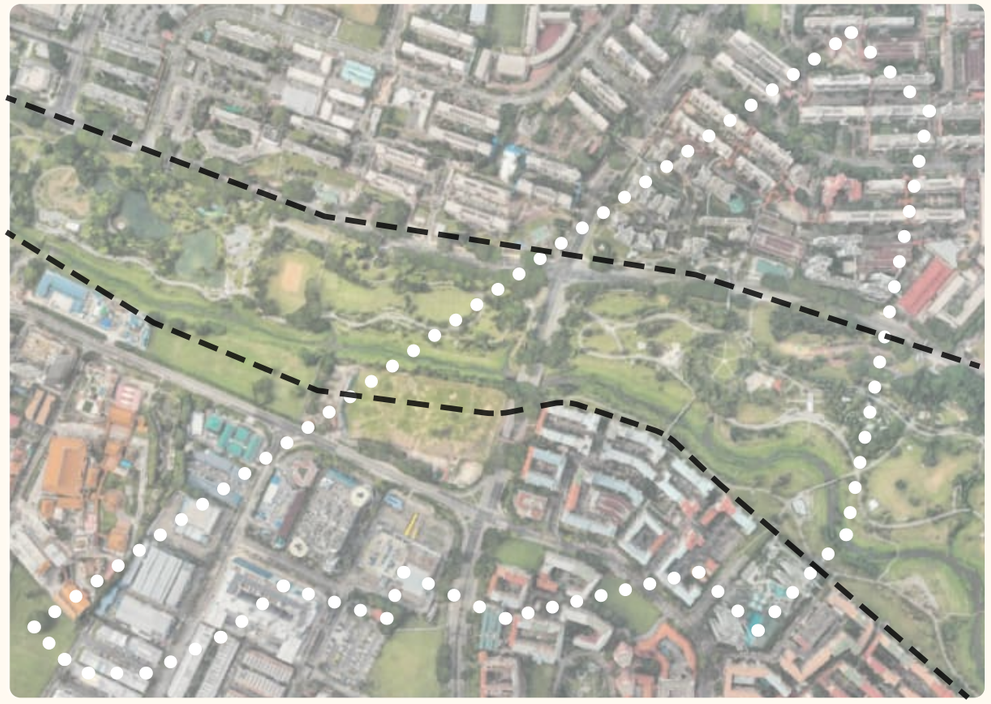
Bishan-Ang Mo Kio Park is located in Singapore. The site involved the Kallang River over a 3km stretch.

Project:

Ecological estoration project that transformed the Kallang River from a concrete canal into a natural, meandering river to manage flooding and improve the urban environment in Singapore.

Key Aspects:

- Naturalized stormwater management
- Creation of a biodiverse riverine habitat
- Development of recreational spaces like river plains and ponds
- Community engagement through educational programs
- Seamless integration with the surrounding urban area.



Scale: 1:4000

Plan by Atelier Dreiseitl (Ramboll Studio Dreiseitl)

stream restoration - precedents

Blind Creek , Lewis Park - Melbourne (by REALMstudios)

Location:

Blind Creek restoration project is located in Melbourne - Wantirna South and Knoxfield. The project centered around a 1.65 km section of the creek at Lewis Park.

Project:

The underground concrete drain of Blind Creek was restored into a natural waterway.

Key Aspects:

- Renaturalisation by converting concrete drain into living waterway
- Flood mitigatrion through building wetlands and ponds
- Water quality improvemt
- Water reuse to irrigate local sports ovals and community gardens
- Habitat for flora and fauna
- Recreational opportunities

Scale: 1:4000

Plan by REALMstudios

REALM

ecological succession - precedent

Gronningen-Bispeparken Climate Park, Copenhagen - Denmark (by SLA)

Location:

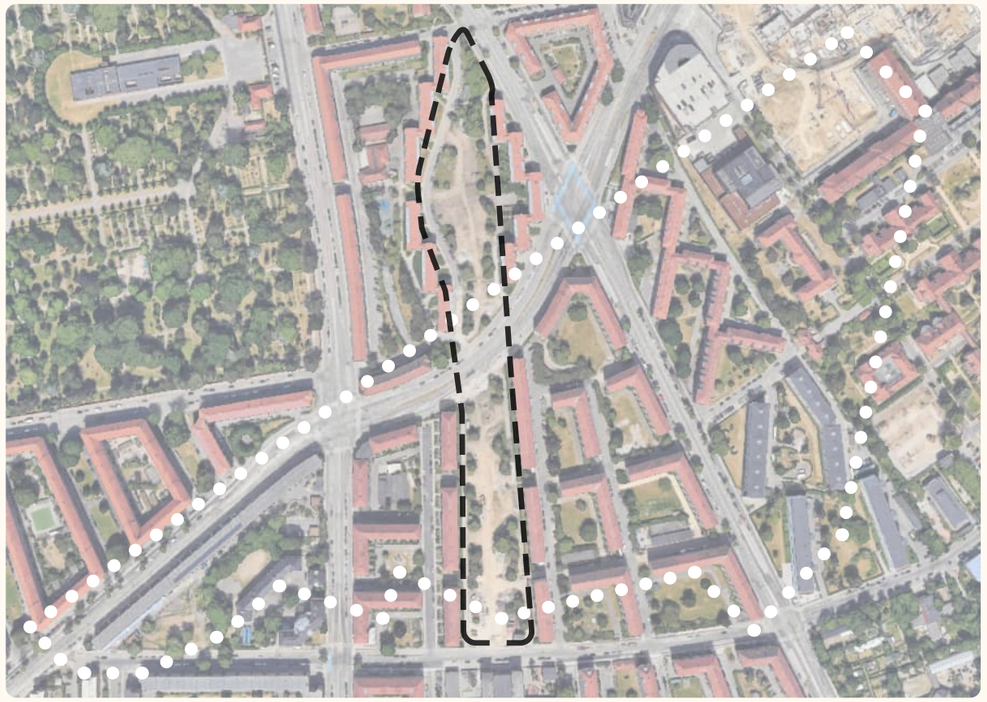
Situated in Copenhage, the Gronningen-Bispeparken Climate Park has an area of 2 ha.

Project:

The park is a climate adaptation project that transforms a barren grass area into a lush, playful, biodiverse, and art-filled urban nature park for all

Key Aspects:

- Stormwater Management through 18 bioswales holding up to 3,000 m³ of water to prevent flooding.
- Five nature typologies with native trees and over 4 million seeds.
- Co-designed with residents and artist Kerstin Bergendal.
- Features Concerning a Meadow, a multi-year artistic intervention.
- Preserves views to Grundtvig's Church and uses contextual materials.
- Planting supports urban wildlife and ecological succession.
- Includes play zones, orchards, and gathering spaces



Scale: 1:4000

Plan by REALMstudios

connecting to country - precedents

Takara limuna (sheoak walk), Hobart

(by Playstreet)

Location:

Takara limuna / Sheoak Walk is a 700-metre Indigenous heritage trail in Hobart

Project:

The walking trail that honours the Mumirimina people through cultural storytelling, native planting, and public art.

Key Aspects:

- Designed to celebrate Mumirimina Country and Aboriginal cultural heritage
- -Features include a central firepit, gathering circle, and viewing platform
- Five interpretation panels with audio recordings in palawa kani
- Artworks by Allan Mansell integrated into the landscape
- Developed with Aboriginal Cultural Practitioners Theresa Sainty and Zoe Rimmer
- Offers panoramic views of the Derwent River and surrounding landscape
- Promotes education, reflection, and respectful engagement with Country.

Wunggurrwil Dhurrung Centre, Wyndham Vale - Victoria

(by REALMstudios)

Location:

The The Wunggurrwil Dhurrung Centre is located in Wyndham Vale, Victoria. The Centre spans over 1.200m2.

Project:

Wunggurrwil Dhurrung is a community center located in Wyndham Vale, Victoria, bringing together Indigenous services, early childhood education, and neighborhood programs in one integrated precinct.

Key Aspects:

- Collaborative project between Koling Wada-Ngal Committee and Integrated Family Centre
- Designed to be culturally safe and inclusive for Indigenous communities
- Incorporates carbon-neutral solar PV system and EV charging stations
- Ergonomic workspaces support wellbeing and accessibility
- Achieved 5 Star Green Star accreditation for sustainability
- Emphasizes connection to nature and community
- Recognized for strong community engagement and environmental leadership

sporting - precedents

Hassett Park - Canberra (by JILA and Hill Thalis)

Location:

Hassett Park is a public space in Canberra, with a size of ...

Project:

Hassett Park is integrated into a larger plan to upgrade public spaces along Constitution Avenue, creating a vibrant, mixed-use, tree-lined avenue with enhanced public transport, cycling, and pedestrian movement.

Key Aspects:

- Focus on a wilder aesthetic with native grasslands
- The use of play elements made from reused materials
- Integration of an urban stream for stormwater management
- The design includes a variety of spaces for different activities, such as play pods, exercise areas, and gathering spaces
- The park utilizes native grasslands and plants with low water requirements
- The park provides spaces for active recreation, passive enjoyment, community events, and children's play, setting a new benchmark for public domain design

Scale: 1:4000

sporting - precedents

Sowerby Park and Sport Village, Sowerby - UK (by re-form)

Location:

Located in Sowerby, and part of the Sowerby Gateway development, the park stretches over 7.5ha, the sport village over 11.1 ha.

Project:

Sowerby Park and the Sports Village is a multi-functional landscape that blends sport, ecology, and community.

Key Aspects:

- Inclusive, multi-use park supporting three local sports clubs.
- Features include bike trails, BMX park, running track, and 3 high-quality sports pitches.
- Includes a 3G pitch and new clubhouse for community use.
- Over 300 new trees planted and sustainable drainage system installed.
- Local limestone used to build challenging bike routes and obstacles.
  Routes designed to support all skill levels and encourage active lifestyles.
- Accessible for scooters, wheelchairs, and mobility devices.
- Existing hedgerows retained and enhanced; new native trees and wildflower meadows added.
- New allotments provide space for community food growing.
- Supports health, wellbeing, and social connection.
- Anchored in the local environment and shaped by the community

Scale: 1:4000

REALM 65

sporting - precedents

Sport and Buergerpark Baesweiler, Germany (by DTP Landschaftsarchitekten GmbH)

Location:

The Baesweiler Sport and Community Park is located in North Rhine-Westphalia, Germany, with an approximate site of 1.3ha.

Project:

The Sport- und Bürgerpark Baesweiler is a revitalised public space that integrates traditional sports facilities with inclusive, community-oriented parkland.

Key Aspects:

- Transforming a former sports field into a multifunctional public park.
- Combining traditional sports facilities with inclusive community spaces.
- Including football fields, skate park, boules court, and jogging tracks.
- Offering playgrounds, water play areas, and open green spaces.
- Designed with community participation and input.
- Promoting physical activity, social interaction, and inclusivity.
- Improved biodiversity with new plants and ecological features.
- Integrating climate-adaptive design and sustainable infrastructure.
- Serves as a social and recreational hub for all age groups.

Scale: 1:4000

sporting - precedents

Keast Park Community Pavillion, Seaford - VIC (by JCB and Site Office)

Location:

The Keast Park Community Pavillion, located in Seaford, Victoria, has a building area of approximately 580m2. It sits within Keast Park which spans 2.5ha.

Project:

he project seeks to integrate all facilities into a stimulating new community building and encourage park users to engage with the bowls club as part of their daily experience of the site.

Key Aspects:

- Includes Carrum Bowls Club, Sea Scouts, multi-purpose centre, and café.
- Encourages intergenerational activity through shared spaces and overlapping programs.
- Ground floor design features timber pods separated by public decks for shade and wind protection.
- Accessible design with ramp access to both building levels and the park.
- Architectural form reflects coastal dune landscape with sculptural roofline and vertical timber cladding.
  Sustainable design through east-west orientation for cross ventilation.
  Passive solar shading via verandas and eaves.
- Rainwater tanks for irrigation and toilets.
- Use of sustainably sourced materials.
- Blends architecture and landscape to support social, recreational, and environmental goals.

Scale: 1:4000

REALM

cafe - precedents

Zamia Cafe, Kings Park - Perth

Location:

Zamia Cafe is located along May Drive and sits within the approximately 400ha footpring of May Drive Parkland of Kings Park.

Project:

Zamia Cafe is a popular cafe overlooking Synergy Parkland and a nearby playground.

Key Aspects:

- Offering an indoor dining area with large windows providing park views and additional alfresco (outdoor) seating
- Dedicated takeaway area is available to purchase drinks and snack for picnic-style lunch in the park
- Providing flexible spaces for functions.
- Capacity for up to 150 guests standing, 100 guests for seated menu.
- Adjacent playspace with walkay to play island
- Surrounded by native vegetation of Kings Park.

Scale: 1:4000

cafe - precedents

Peninsula Farm Cafe at Tranby House, Maylands - Perth

Location:

The Peninsula Farm Café is located on the grounds of the heritage-listed Tranby House in Maylands, Western Australia, on the banks of the Swan River. It sits within a large heritage property.

Project:

Zamia Cafe is a popular cafe overlooking Synergy Parkland and a nearby playground.

Key Aspects:

- Offering both indoor and outdoor seating.
- The outdoor space is a key feature, with talbes set under large gum tree.
- Visitors have views into the park and over the Swan River.
- Serving breakfast and lunch.
- Offering High Tea and catering for special events.
- Family friendly play area for children with toys and cubby in fron of cafe.

Scale: 1:4000

REALM 69

Appendix 2: Geotechnical Report

Geotechnical Investigation

Job No: J487311

REALMstudios

Belmont Trust Land (Zone 1-5)

Lot 642 #154 Great Eastern Highway & Lot 5 #4 Stoneham Street, Ascot, WA

Tuesday 29 July 2025

Table of Contents

Privacy & Confidentiality Notice

This report, the information herein and any attachment are intended solely for the named client. The 'client' is defined as the person or persons named in this report, or the purchaser of the services. If you are not a named client, please delete the report and any attachments. Any use or disclosure of the contents of either is unauthorised and may be unlawful.

Disclaimer

This report is for Structerre only to use in design. Any design by anyone else for any structure must be specifically approved by Structerre. If used by anyone else for anything other than a Structerre design or structure, Structerre takes no responsibility.

1. Project Details

1.1 Introduction

At the request of REALMstudios (The Client), Structerre Consulting (Structerre) have conducted a Geotechnical Investigation at Lot 642 #154 Great Eastern Highway & Lot 5 #4 Stoneham Street, ASCOT, WA. The purpose of the investigation was to provide the following for a proposed public open space with various single storey facilities.

- Desktop study summarising the geology, groundwater, site history (obtained from historical photographs) and potential presence of Acid Sulphate Soils (ASS).
- Summary of encountered ground and groundwater conditions.
- Site Classification in accordance with AS2870.
- Wind Classification in accordance with AS4055.
- Earthquake site factor in accordance with AS1170.4.
- Recommendations for stormwater drainage design.
- Site preparation requirements for earthworks, including site traffic, excavation, reuse of materials and batter slopes.
- Ground bearing capacity and estimated settlements at 0.5m.
- Geotechnical design parameters for retaining structures and or deep foundations.
- Preliminary pavement design parameter, indicative California Bearing Ratio (CBR) values determined from penetrometer results and ground conditions encountered.
- Recommendations for potential Acid Sulphate Soils (PASS) and/or additional investigations such as an Acid Sulphate Soils Management Plan (ASSMP), as required.

This report details the scope of the geotechnical investigation, presents an interpretation of ground conditions and material properties across the site, provides geotechnical design parameters for the design of the proposed infrastructure, and evaluates the suitability of materials for use in earthworks. Interpretation of site conditions is based on the subsurface lithology revealed during the investigation programme, visual assessments of the in-situ materials and the results of in situ field tests.

Terms of reference for this investigation were presented in a Structerre Consulting proposal reference Q112656 (dated 10 April 2025), which was submitted to and accepted by The Client.

1.2 Site Description

The site is located Belmont Trust Land (Zone 1-5) - Lot 642 #154 Great Eastern Highway & Lot 5 #4 Stoneham Street, Ascot, within the City of Belmont, WA. The site is currently a reserve parkland with Swan River to the west and neighbouring Ascot Centre to the south.

The site has a gentle slope toward the river consistent with the surrounding topography. At the time of the field investigation, the site is an open park area with some bushes and trees scattered around the site.

We understand that the site is to be developed for a proposed public open space with various single storey facilities.

1.3 Field Investigation – Scope of Works

The field investigation was carried out on 26 June 2024 and comprised:

- Twenty-three (23) Sample Retrieval Probes (SRP) to a depth of 2.5m over the site for material assessment and soil profiling,
- Five (5) In situ percolation tests to determine the permeability of the materials within the upper 1.0m; and
- Twenty-three (23) Dynamic Cone Penetrometer (DCP) tests in accordance with AS 1289.6.3.2 (1997) to a depth of 1.0m for evaluation of relative densities of the upper layers.

The test locations are shown on the attached site plan in Appendix A.

A geotechnical representative from Structerre supervised all the fieldwork, interpretation and terminology used in this report are in accordance with the guidelines presented in AS1726-2017, "Geotechnical Site Investigations".

2. Desk Study

2.1 Geological Setting

The Perth sheet 1: 50,000 Environmental Geology Series (Part Sheets 2034 III and 2134 III, 1986) prepared by the Geological Survey of Western Australia indicates that the following geological layers underlie the site:

Mc_1 Clayey SILT (Mc_2) – yellow brown to strong brown, blocky, mottled, soft, with variable clay content, dispersive in part, of alluvial origin (Alluvium, Qha), underlain by

Ms_2 Sandy SILT (Ms_2) – strong brown to mid grey, mottled, blocky, disseminated fine sand, hard when dry, variable clay content, of alluvial origin (Guilford Formation, Qpa)

2.2 Ground Surface and Groundwater Level

Publicly available Perth Groundwater Map indicates the ground surface level at this site was approximately 3.7m Australian Height Datum (AHD).

According to the Perth Groundwater Map, groundwater is expected to be intersected 0.5m AHD. It should be noted that the groundwater levels can vary significantly due to seasonal variation and the data from the recorded range should be used only as a guide.

2.3 Acid Sulphate soils

Information from publicly available Landgate website indicates that the site lies within a zone of high to moderate risk of ASS occurring within 3.0m of natural surface.

2.4 Site History

Historical aerial photographs dating back to 1953 are publicly available through Landgate Map Viewer were assessed and a summary is presented in Table 1.

Table 1 - Historical Site Information

Date	Description
1953	The site is bushland
1961	Minimal clearing of the site with major clearing to the north and south of site
1965	Clearing done on the site with a building built on the middle south boundary of the site
2000	The building on site has been demolished
2001 – 2003	Construction and completion of Ascot Centre to the south
2011	New development to the north of the site
2013	New development demolished and changed to a parkland
2025	The site remains as a parkland

2.5 Earthquake Coefficient

In accordance with AS 1170.4-2007 Structural Design Actions the site is located within an area with an earthquake acceleration coefficient of between 0.09 and 0.10.

2.6 Wind Classification

In accordance with AS 4055-2012 Wind Loads for Housing, the site is located within an area with wind classification “N3”.

3. Results of the Investigation

3.1 Subsurface Soil Profile

The subsurface soil profile presented below was determined from the ground conditions encountered during the investigation and laboratory test results:

Table 2 - Subsurface Soil Profile

Depth to Base of Strata (m)	Geological Setting	Material Description
0.2	SURFICIAL	TOPSOIL
0.5 – 2.5	FILL	SAND/Gravelly SAND: fine to medium grained, poorly graded, medium size gravel, trace of building rubble, grey brown, medium dense, moist (BH02, BH04, BH05, BH06, BH07, BH08, BH11, BH14, BH16, BH18, BH19, Bh20, BH21 & BH22)
0.5 – 2.0		Clayey SAND/Silty SAND/Silty GRAVEL/ Gravelly SAND/Clayey Gravelly SAND: medium grained, poorly graded, low to medium plasticity clay, with organic material, trace gravel and of building rubble, grey brown red, medium dense, moist to wet (BH03, BH04, BH06, BH09, BH10, BH11, BH12, BH16 & BH23)
0.8 – 1.5		Sandy CLAY: low to medium plasticity, medium grained sand, with silt and organic material, trace of building rubble, grey, soft to firm, moist to wet (BH01 & BH03)
1.3 - 1.6	NATURAL	SAND: fine to medium grained, trace silt, grey, medium to dense, wet (BH01 & BH17)
2.3 - >2.5		Sandy PEAT/Clayey PEAT: fine to medium grained sand, poorly graded, medium plasticity clay, with silt and organic material, dark grey, loose, wet (BH01 & BH13)
1.5		CLAY: medium plasticity, pale brown, firm, wet (BH08)
Not Penetrated (>2.5)		Clayey SAND/Sandy CLAY/ Silty CLAY: medium grained, poorly graded, low to medium plasticity, trace of medium gravel, grey brown, loose to medium dese/very soft to firm, moist to wet (BH02, BH03, BH06 – BH23)
2.1 - >2.5		Silty SAND: medium grained, poorly graded, dark grey, medium dense, moist (BH07 & BH16)

The soils encountered are consistent with the expected site conditions as predicted from the Environmental Geology Map. It is important to note that there may be pockets of fill on site that are deeper than that encountered by the investigation boreholes. The subsurface soil conditions encountered are presented in the bore logs, within Appendix C.

3.2 Groundwater

Groundwater was encountered during the investigation at a depth between 0.5m to 1.8m below existing ground level. However, some of these could be localised surface ponding and water perching on the cohesive soils that may occur in the winter months of the year.

3.3 Percolation Testing

Percolation testing of the in-situ soils was undertaken in five locations. Results of the testing are summarised below:

Table 3 - In Situ Percolation Test Results

Test Location	Testing Depth (m)	Soil Type	Permeability (m/day)
BH03	1.3	Sandy CLAY	0.6
BH04	0.8	Gravelly SAND	2.8
BH09	1.4	Sandy CLAY	0.5
BH10	1.2		0.2
BH14	1.1		0.2

3.4 Laboratory Test Results

Samples were tested by Structerre's in-house NATA accredited laboratory for Particle Size Distribution as per AS1289.3.6.1, Plasticity Index / Linear Shrinkage as per AS1289.3.1.2 – 3.4.1, soil compaction via Modified Maximum Dry Density (MMDD) as per AS 1289 5.2.1-2003 and California Bearing Ratio (CBR) as per AS 1289.6.1.1-2017, and Organic Content as per ASTM D2974. The Acid Sulfate test was carried out by MPL Laboratories. All test certificates are presented in Appendix D.

3.4.1 Particle Size Distribution

Results of the testing are summarised below:

Table 4 - Particle Size Distribution Test Results

Test Hole	Depth (m)	Soil Description	Gravel Component (%)	Sand Component (%)	Clay & Silt Component (%)
BH03	0.5-1.3	Clayey SAND with trace of gravel	11	58	31
BH07	1.5–2.0		7	77	16
BH11	1.6-2.5	Clayey SAND	0	86	14
BH20	0.8-1.6	Sandy CLAY with trace of gravel	2	53	45
BH23	1.5-2.5		5	57	38

Test results indicate that the samples assessed consist of Clayey SAND & Sandy CLAY.

3.4.2 Atterberg Limits

Results of the testing are summarised below:

Table 5 - Atterberg Limit Results

Sample Identification	BH03 @ 0.5m – 1.3m	BH07 @ 1.5m – 2.0m	BH11 @ 1.6m – 2.5m	BH20@ 0.8m – 1.6m	BH23 @ 1.5m – 2.5m
Liquid Limit (%)	44	21	25	49	44
Plastic Limit (%)	15	13	14	16	15
Plasticity Index (%)	29	8	11	33	29
Linear Shrinkage (%)	10.5	3.0	4.0	13.0	13.0

Test results indicate that the natural clayey SAND/Sandy CLAY ranges between low to medium shrink swell capacity or degree of expansion.

3.4.3 California Bearing Ratio (CBR)

The test certificates are summarised in Table below.

Table 6 - CBR Test Results

Test Hole	Depth (m)	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (t/m³)	2.5mm Penetration (%)	5mm Penetration (%)
BH07	0.2-0.5	Clayey SAND with trace of gravel	10.0	2.01	35	-
BH14		Silty SAND	9.5	1.96	18	-
SAND (Imported Fill) @ 95% MMDD*					12	

** Implies the maximum dry density ratio using Modified compaction in accordance with AS 1289 5.2.1-2003.*

Based on the above results a conservative soaked CBR of 10% would be recommended for the natural subgrade materials. A subgrade improvement can be considered with the placement and compaction of a minimum of 0.5m of (import) sand cover above the reactive materials encountered on site provide a CBR of 12% for design purposes.

3.4.4 Acid Sulfate Test

This test was carried out by MPL Laboratories, and the results of the testing are summarised below:

Table 7 – Acid Sulfate Test Results

Borehole No. and Depth (m)		pHF	pH_{FOX}	Reaction Rate
BH02	0.50 – 0.75	8.8	5.7	Medium
	0.75 – 1.00	9.3	6.6	Medium
	1.00 – 1.25	8.4	6.1	Medium
BH04	0.25 – 0. 50	8.4	5.9	Medium
	0.50 – 0.75	7.5	5.6	Medium

Table 7 continued...

BH06	0.25 – 0.50	8.7	6.4	Medium
	0.50 – 0.75	8.8	6.4	Medium
	0.75 – 1.00	8.6	6.3	Medium
	1.00– 1.25	4.5	6.2	Low
	1.25 – 1.50	8.7	6.4	Low
	1.50– 1.75	8.3	6.3	Medium
	1.75 – 2.00	8.2	6.3	Low
	2.00 – 2.25	8.2	5.9	Low
	2.25 – 2.50	8.2	6.4	Medium
BH08	0.25 – 0.50	7.5	5.4	Medium
	0.50 – 0.75	7.6	5.4	High
	0.75 – 1.00	7.8	6.2	Low
	1.00– 1.25	7.8	5.9	Low
	1.25 – 1.50	8.7	6.2	Low
	1.50– 1.75	8.7	5.2	Low
	1.75 – 2.00	8.8	2.5	Extreme
	2.00 – 2.25	8.4	2.0	Extreme
	2.25 – 2.50	8.0	2.4	Extreme
BH10	0.25 – 0.50	8.3	5.4	Medium
	0.50 – 0.75	8.4	5.6	Low
	0.75 – 1.00	8.3	2.5	Low
	1.00– 1.25	7.4	4.0	Low
	1.25 – 1.50	6.7	2.6	Medium
	1.50– 1.75	7.1	2.7	High
	1.75 – 2.00	7.8	5.7	Low
	2.00 – 2.25	5.6	4.2	Low
	2.25 – 2.50	5.2	3.9	Low

Table 7 continued...

BH13	0.25 – 0.50	8.3	6.2	High
	0.50 – 0.75	8.4	6.3	High
	0.75 – 1.00	8.3	7.6	High
	1.00– 1.25	7.9	6.3	High
	1.25 – 1.50	8.2	6.4	High
	1.50– 1.75	7.5	3.1	Extreme
	1.75 – 2.00	7.5	2.9	High
	2.00 – 2.25	7.2	2.8	Extreme
	2.25 – 2.50	7.2	3.7	Extreme
BH15	0.25 – 0.50	8.0	6.8	Medium
	0.50 – 0.75	7.4	7.0	Extreme
	0.75 – 1.00	7.1	5.7	High
	1.00– 1.25	8.0	6.9	High
	1.25 – 1.50	8.0	7.7	High
	1.50– 1.75	8.0	6.5	Medium
	1.75 – 2.00	8.0	6.3	Medium
	2.00 – 2.25	8.5	6.2	Medium
	2.25 – 2.50	8.2	6.0	Medium
BH22	0.25 – 0.50	7.4	5.4	Medium
	0.50 – 0.75	7.2	5.3	Medium
	0.75 – 1.00	7.2	5.4	Low
	1.00– 1.25	5.9	4.5	Low
	1.25 – 1.50	7.8	6.4	Low
	1.50– 1.75	8.2	6.6	Low
	1.75 – 2.00	8.4	6.5	Low
	2.00 – 2.25	8.2	6.1	Low
	2.25 – 2.50	8.2	6.0	Low

The above results indicate potential Acid Sulfate soils are distributed throughout the site therefore subject to proposed earthworks for the development, will require an Acid Sulfate Soil Management Plan (ASSMP).

4. Geotechnical Construction Considerations

4.1 Site Classification

AS 2870-2011 Residential Slabs and Footings provides guidance on site classification for residential slabs and footing design based on the expected ground surface movement and depth of expected moisture changes.

Although the proposed development falls outside the scope of AS 2870, site classification can be used to assist in the design of foundations. The foundation design should be undertaken by a Structural Engineer, taking into consideration ground bearing capacity and the acceptable total and differential settlements of the proposed foundation system.

Based on results of this investigation the site is classified as Class "P" due to the presence of uncontrolled filling and deleterious materials (peaty sands) encountered over the site. The site can be upgraded to Class "S" provided that all unsuitable materials are removed and replaced with engineer-controlled sand fill materials in accordance with earthwork recommendations outlined in Section 4.4 in this report.

Subject to remedial earthworks, footings suitable for this site should be adopted to accommodate expected ground surface movements of approximately ys = 20mm associated with the presence of low to highly reactive clayey SAND/Sandy CLAY deposits underlying the site.

In accordance with AS 2870-2011 Residential Slabs and Footings, the site could be improved as follows:

- A minimum of 0.8m sand cover is to be placed / maintained above the reactive material to achieve a Class "S" site with ys = 20mm.
- A minimum of 1.2m sand cover is to be placed / maintained above the reactive material to achieve a Class "S" site with ys < 10mm.
- A minimum of 1.8m sand cover is to be placed / maintained above the reactive material to achieve a Class "A" site with ys < 3mm.

Due to presence of deep uncontrolled fills and underlying swamp deposits encountered over the site, alternative foundation methodologies, (piling), could be considered for any proposed structures to minimise the earthworks requirements and general disturbance of the site.

4.2 Drainage

The existing ground conditions are not suitable for on-site disposal of stormwater runoff using shallow soak wells. It is recommended that all stormwater from roofed, paved and impermeable areas be collected and detained to reduce peak flow rates prior to discharging off site as per council requirements.

Alternative (onsite) options may include the design and installation of detention basins and or compensating swales, however these will be required to be designed and constructed in accordance with local council requirements for onsite stormwater drainage management.

4.3 Seismic Site Subsoil Class

The seismic subsoil site class has been assessed in accordance with AS 1170.4-2007, using the results of this investigation and published information.

Table 6 - Summary of Seismic Parameters

Hazard Factor	Site Sub-soil Class
0.09	Class Ce – shallow soil site

4.4 Earthworks

To remediate the site to an Equivalent Class "S", the earthworks can be undertaken in accordance with AS 3798-2007 Guidelines on earthworks for commercial and residential developments and are to include the following:

- All unsuitable materials to be stripped and removed from the site. Unsuitable materials include vegetation, topsoils, uncontrolled filling, and any deleterious and organic materials (I.e. peaty sands, swamp deposits).
- It is considered that the surface materials will require improvement. Therefore, it is proposed to excavate and stockpile the materials for reuse, provided it is dry, free from clay/silt (i.e., <5%), organic and deleterious materials. The depth of excavation may vary depending on conditions encountered (i.e. uncontrolled fill) and is subject to assessment. However, it is envisaged that the depth of excavation would exceed 1m, therefore an allowance dewatering may be required.
- Excavations should not exceed 1.2m without adequate temporary shoring and/or safe excavation practices (e.g., benching, and / or batters) or undermine any surrounding structures. A 1V:2H slope should be maintained for temporary excavations. If excavation is required closer than the 1V:2H slope would allow, it is recommended that this office be contacted for retaining design.

- Proof compact the exposed base. The compaction requirements are set out in the table below, as per AS 3798-2007:

Table 7 - Compaction Requirements

Item	Application	Minimum relative compaction %	
		Minimum density ratio (Standard Compaction Effort) (Cohesive soils)	Minimum density index (Cohesionless soils)
1	Residential - lot, fill, house, sites	95	70
2	Commercial – fills to support minor loadings, including floor loading of up to 20kPa and isolated pad or strip footings to 100kPa	98	75
3	Fill to support pavements General Fill Subgrade (to a depth of 0.3m)	 95 98	 70 75

- After excavation and proof compaction, the exposed base is to be assessed and approved by an authorised representative from this office prior to backfilling. At this stage it can be assessed whether any further materials need to be removed or whether further compaction of the base is required.
- The ground level should be built up to design levels with any suitable stockpiled sand materials and import fill. If required, the import fill should consist of free draining sand with not more than 5% passing a 75µm sieve and be free of organic matter and other deleterious materials.
- The fill sand materials should be placed in layers not exceeding 300mm loose thickness and compacted to achieve the values stated in the table above. As a guide a minimum of 7 PSP blows over the interval 150 – 450mm, 9 PSP blows over the interval 450 – 750mm and 11 PSP blows over the interval 750 – 1050mm should be achieved, however it is recommended that this be verified with appropriate field and laboratory testing.

- For design loadings above 100kPa, deep foundation system is required over the base. Bearing capacities as shall be limited to 100kPa due to the poorly uncontrolled fill material on the site and can be achieved with compaction of the base of foundation to a minimum of 95% modified maximum dry density as determined by AS1289 5.2.1 and 5.4.1, to a minimum depth of 0.5m below the base of foundation.
- After remedial earthworks have been completed, the earthworks should be assessed and approved by an authorised qualified representative from this office.

It is considered that standard small to medium sized earthmoving equipment would be appropriate for the proposed earthworks. The near surface ground is competent and should not pose an issue to site traffic movements.

The material encountered on site can be deemed as 'easy' to excavate with medium sized earthwork equipment (i.e., a 20t excavator). Should excavations encounter groundwater, dewatering will be necessary.

4.5 Retaining Walls

Retaining walls proposed to be installed at the site will likely support sandy soils. Where imported granular backfill is to be used in conjunction with retaining walls, the geotechnical properties will vary depending upon the nature of the granular materials imported.

For cohesion-less free draining sand, the following parameters can be used as a guide for design purposes:

Table 8 - Retaining Wall Design Parameters

Parameters	Design Values
Angle of internal friction (Ø)	32°
Coefficient of active earth pressure (Kpa)	0.307
Coefficient of passive earth pressure (Kpa)	3.255
At rest coefficient of earth pressure (K_O)	0.470
Bulk density (KN/m^3)	18

Retaining structures should be designed in accordance with AS 4678-2002 Earth Retaining Structures. Guidance on allowable footing bearing pressures is provided in Section 4.7. Where significant eccentric and /or horizontal loading is applied, further assessment will be required.

Retaining wall design should ensure adequate drainage to the rear of the wall via weepholes or proper designed drainage system. Handheld compaction equipment is utilised within 2.0m of the walls, to reduce the potential increase in lateral pressure on the retaining wall.

Experience indicates that excavation immediately in front of retaining walls may cause movement to the wall to occur. This can lead to cracking of adjoining structures and needs to be accounted for in the design and construction sequencing of the works.

4.6 Geotechnical Design Parameters

Based on the field investigation and test results, the interpreted geotechnical soil parameters of the encountered materials are presented in the below table.

Table 9 - Geotechnical Design Parameters

Soil Type	Depths (m)	Friction Angle Ø (⁰)	Cohesion C (kPa)	Density Y (t/m³)	Elastic Modulus E (MPa)
FILL: SAND/Gravelly SAND	0 – 2.5	35	0	1.80	30
FILL: Clayey SAND/Silty SAND/Silty GRAVEL/ Gravelly SAND/Clayey Gravelly SAND	0 – 2.0	30	5	1.85	15
Clayey SAND/Sandy CLAY/ Silty CLAY	2.0->2.5	30	5	1.90	20
Sandy PEAT/Clayey PEAT	1.3 - >2.5	25	1	1.70	3

4.7 Shallow Footings – Allowable Soil Bearing Capacities

Based on the findings of the current preliminary geotechnical investigation, shallow pad and strip footings may be considered appropriate for the proposed development limiting the bearing capacity to 100kPa. Allowable bearing capacities for shallow footings at the site have been calculated under the following assumptions:

- The site preparation procedures specified in Section 4.4 have been carried out.
- The specified level of compaction has been achieved below the base of each footing.
- Loads are vertical and not eccentric.
- Isolated footings (i.e., interaction of foundations has not been considered).
- The foundations are flexible.
- A factor of safety (FoS) of 3.0 against bearing capacity failure.
- Maximum allowable settlement of 20mm.
- Embedment depth of 0.5m

The recommended allowable bearing capacities are dependent on the site being dry and well drained, so that the foundation material does not become saturated.

The actual allowable bearing capacity of a particular foundation will be dependent on its location, geometry and founding depth, as well as the founding horizon. Therefore, once specific foundation geometries have been determined and the earthworks completed, it is recommended that the allowable bearing capacity and associated settlements be verified.

Additionally, should undermining issue prevent the excavation of the near surface loose materials, it is recommended that the allowable bearing capacity be reviewed. However, this will likely result in lower allowable bearing capacities.

5. Conclusions

A site investigation was carried out at the proposed commercial development site to assess the geotechnical conditions. Parameter and design recommendations are incorporated in the body of the report. The following conclusions have been drawn from the site investigation:

- The subsurface soil profile encountered comprised topsoil from the surface to 0.2m, underlain by uncontrolled fill (in part) overlying organic swamp deposits and clayey sands / sandy clays to the investigated depth of 2.5m.
- The water table was encountered at the depth between 0.6m to 1.8m below the existing ground levels, therefore dewatering should be allowed for any deep excavations required on the site.
- The site is classified as Class “P” in accordance with AS 2870-2011 in its current condition.
- The site classification can be upgraded to Class “S” in accordance with AS 2870-2011 provided the recommended earthworks are undertaken, refer to Section 4.1.
- It is considered that the site is not suitable for on-site drainage via the use of shallow soakwells in its current condition.
- Recommended earthworks include stripping of topsoil and unsuitable materials, excavation of underlying deleterious materials, proof compaction of the base, placement of engineered fill and compaction of final level.
- The bearing capacity for pad footings and strip footings shall be limited to 100kPa due to the underlying materials encountered on site. The estimation of settlement of the footings is limited to 20mm. Alternative deep foundation systems would be required for bearing capacities greater than 100kPa.
- If heavy structures were proposed, further soil investigation within the structure’s footprint will be required to provide a suitable (deep) foundation system.

6. Limitation of Field Investigations

This report has been prepared in accordance with general accepted consulting practice for The Client using information supplied at the time and for the project specific requirements as understood by Structerre. To the best of our knowledge the information contained in this report is accurate at the date of issue, however it should be emphasised that any changes to ground conditions and/or the proposed structures may invalidate the recommendations given herein.

The conclusions and recommendations in this report are based on the site conditions revealed through selective point sampling, representing the conditions of the site in total, although the area investigated represents only a small portion of the site. The actual characteristics may vary significantly between successive test locations and sample intervals other than where observations, explorations and investigations have been made.

The materials and their geotechnical properties presented in this report may not represent the full range of materials and strengths that exist on site and the recommendations should be regarded as preliminary in nature. Allowances should be made for variability in ground conditions and any consequent impact on the development. Structerre accepts no responsibility and shall not be liable for any consequence of variations in ground conditions. If ground conditions encountered during construction are different to that described in this report, this office should be notified immediately.

Should you require further information or clarification of any of the recommendations provided within this report, please contact the undersigned.

For and on behalf of Structerre Consulting.

Eddie Ng
Senior Geotechnical Engineer

(08) 9205 4500
wageotechengineering@structerre.com.au

Luke Young
Geotechnical Assistant Manager

29 July 2025

Job #	Revision	Authored	Checked	Authorised
J487311	0	ENG	LYG	MEC

7. References

Department of Water – Perth Groundwater Map

Landgate Map Viewer

The Perth sheet 1: 50,000 Environmental Geology Series (Part Sheets 2034 III and 2134 III, 1986) prepared by the Geological Survey of Western Australia

AS 1170.4-2007 Structural design actions – Earthquake actions in Australia

AS 1726-2017 Geotechnical Site Investigations

AS 2870-2011 Residential Slabs and Footings

AS 3798-2007 Guidelines on Earthworks for Commercial and Residential Developments

AS 4055-2012 Wind Loads for Housing

AS 1289.6.7.3-2016 In-situ Percolation Test

AS 1289.6.3.2-1997 Methods of testing soils for engineering purposes – Soil strength and consolidation tests – Determination of the penetration resistance of a soil – 9kg dynamic cone penetrometer test

AS 1289.3.6.1-2009 Soil classification tests – Determination of the particle size distribution of a soil – Standard method of analysis by sieving

AS 1289.3.1.2-2009 Methods of testing soils for engineering purposes – Soil classification tests – Determination of the liquid limit of a soil

AS 1289.3.2.1-2009 Methods of testing soils for engineering purposes – Soil classification tests – Determination of the plastic limit of a soil

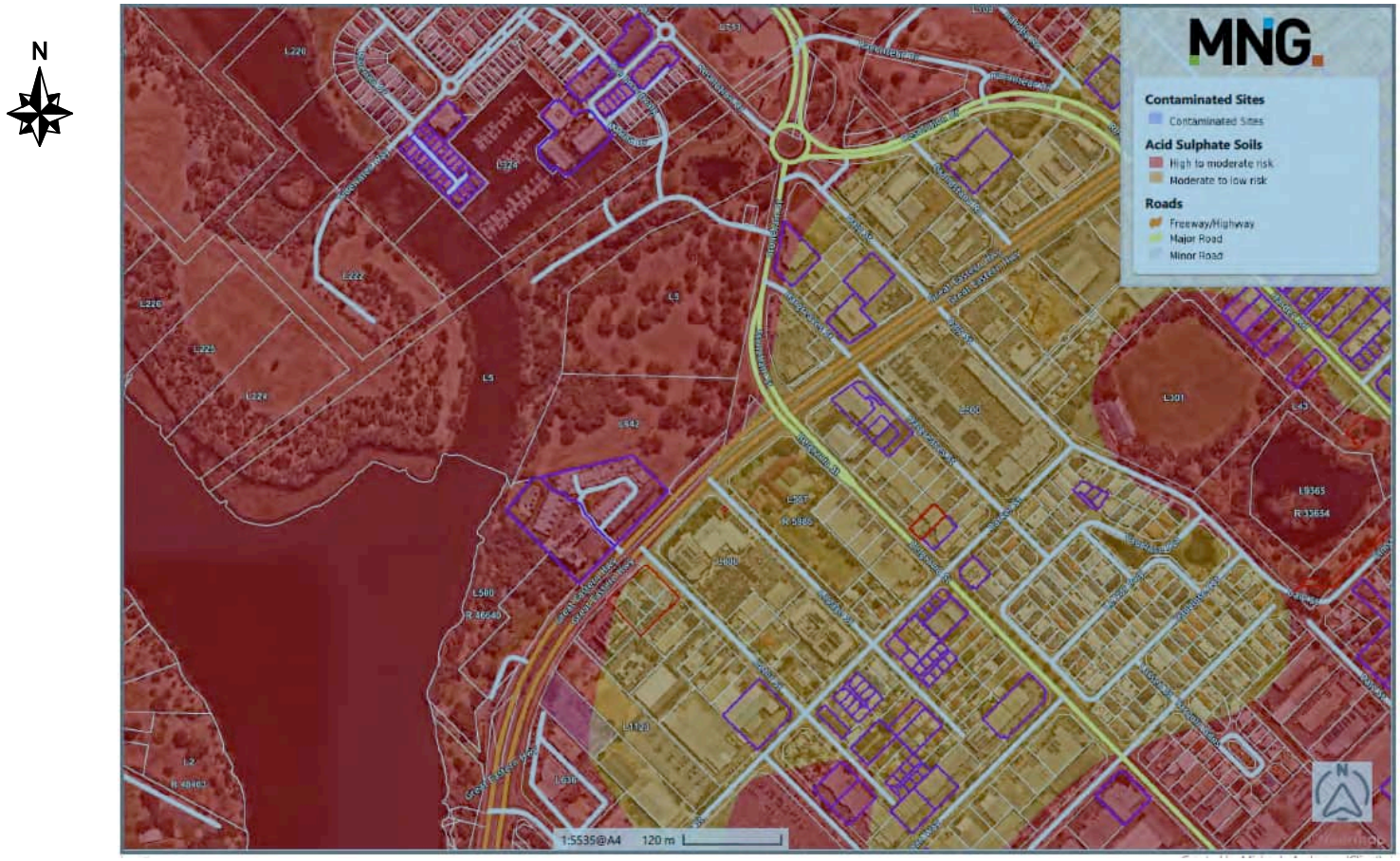
AS 1289.3.3.1-2009 Methods of testing soils for engineering purposes – Soil classification tests – Calculation of the plasticity index of a soil

AS 1289.3.4.1-2009 Methods of testing soils for engineering purposes – Soil classification tests – Determination of the linear shrinkage of a soil

AS 1289.5.2.1- 2017 Methods of testing soils for engineering purposes – Soil compaction and density tests – Determination of the dry density / moisture content relation of a soil using modified compactive effort.

AS 1289.6.1.1-2014 Methods of testing soils for engineering purposes – Soil strength and consolidation tests – Determination of the California Bearing Ratio of a soil – Standard laboratory method for a remoulded specimen.

Appendix A – Site Plan

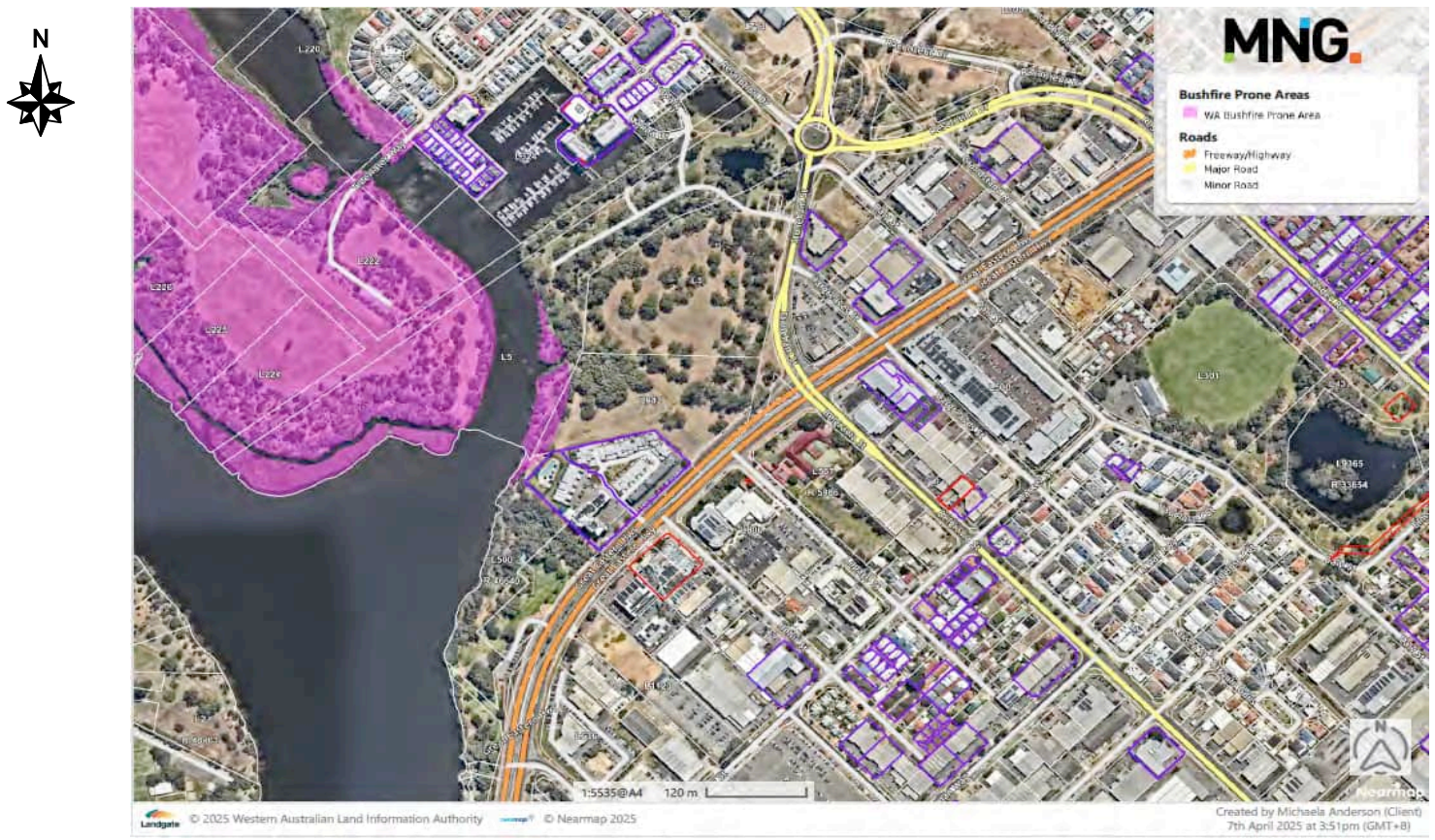


STRUCterre consulting

Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATTA, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT:	Belmont Trust Land (Zone 1-5) Lot 642 #154 Great Eastern HWY-Lot 5 #4 Stoneham St, Ascot
PROJECT #: D365281	CLIENT: **REALMStudios Pty Ltd**
JOB #: J487311	
SCALE: NTS	TITLE: ASS Site Plan
DATE: 26 June 25	DRAWN BY: DH / CHECKED BY: LYG



STRUCterre consulting

Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATTA, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT:	Belmont Trust Land (Zone 1-5) Lot 642 #154 Great Eastern HWY-Lot 5 #4 Stoneham St, Ascot
PROJECT #: D365281	CLIENT: **REALMStudios Pty Ltd**
JOB #: J487311	
SCALE: NTS	TITLE: BAL Site Plan
DATE: 26 June 25	DRAWN BY: DH / CHECKED BY: LYG

Note: Showing approximate test locations only

LEGEND

BH: Borehole

PERC: Permeability Test

STRUCterre consulting

Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATTA, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT: Belmont Trust Land (Zone 1-5)
Lot 642 #154 Great Eastern HWY-Lot 5 #4 Stoneham St, Ascot

PROJECT #: D365281

CLIENT: **REALMStudios Pty Ltd**

JOB #: J487311

SCALE: NTS

TITLE: Geotechnical Investigation Site Plan

DATE: 26 June 25

DRAWN BY: DH

CHECKED BY: LYG

Appendix B – Site Photos

PHOTO 1 - Facing southeast from BH1 location

PHOTO 2 - Facing southwest from BH6 location

STRUCterre consulting

Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATTA, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT:	Belmont Trust Land (Zone 1-5) Lot 642 #154 Great Eastern Hwy-Lot 5 #4 Stoneham St, Ascot
PROJECT #:	D365281
JOB #:	J487311
CLIENT:	**REALMStudios Pty Ltd**
SCALE:	NTS
TITLE:	Site Photographs
DATE:	26 June 25
DRAWN BY:	DH
CHECKED BY:	LYG

PHOTO 3 - Facing lake from BH5 location

PHOTO 4 - Facing BH12 from BH10 location

STRUCterre consulting

Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATTA, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT:	Belmont Trust Land (Zone 1-5) Lot 642 #154 Great Eastern Hwy-Lot 5 #4 Stoneham St, Ascot
PROJECT #:	D365281
JOB #:	J487311
CLIENT:	**REALMStudios Pty Ltd**
SCALE:	NTS
TITLE:	Site Photographs
DATE:	26 June 25
DRAWN BY:	DH
CHECKED BY:	LYG

Appendix C – Borelogs & Terminology

STRUCterre consulting engineers

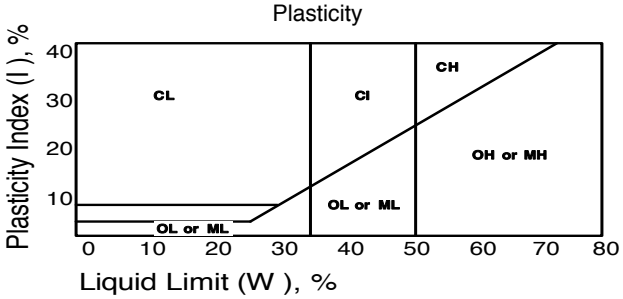
Residential | Geotechnical | Commercial & Infrastructure | Inspect & Investigate | Energy Assessment | Environmental

BOREHOLE TERMINOLOGY

Particle Size Distribution

Major Division	Subdivision	Size
Boulders		>200mm
Cobbles		200 - 63mm
Gravel	Coarse	63 - 20mm
	Medium	20- 6mm
	Fine	6 - 2.36mm
Sand	Coarse	2.36 - 0.6mm
	Medium	0.6 - 0.2mm
	Fine	0.2 - 0.075mm

Plasticity



Consistency of Cohesive Soils

Term	Undrained Strength Su (kPa)	Field Guide
Very Soft	< 12	Exudes between the fingers when squeezed in hand
Soft	12 - 25	Can be moulded by light finger pressure
Firm	25 - 50	Can be moulded by strong finger pressure
Stiff	50 - 100	Cannot be moulded by Fingers. Can be indented by thumb.
Very Stiff	100 - 200	Can be indented by thumb nail
Hard	> 200	Can be indented with difficulty by thumb nail.
Friable	-	Crumbles or powders when scraped by thumbnail

Consistency/Density of Non-Cohesive Soils

Term	Density Index (%)	SPT "N" Value Comparison
Very Loose	< 15	0 - 4
Loose	15 - 35	4 - 10
Medium Dense	35 - 65	10 - 30
Dense	65 - 85	30 - 50
Very Dense	> 85	> 50

Moisture Content

D	Dry
M	Moist
W	Wet
S	Saturated

Minor Components

Term	Assessment Guide	Proportion of Minor Component In:
Trace	Presence just detectable by feel or eye, but soil properties little or no different to general properties of primary component	Coarse grained soils: < 5 % Fine grained soils: <15%
With	Presence easily detected by feel or eye, soil properties little different to general properties of primary component	Coarse grained soils: 5 - 12 % Fine grained soils: 15 - 30%

Soil Legend

FILL	CLAY	GRAVEL	CONCRETE
TOPSOIL	SILT	LIMESTONE	COMBINATIONS
PEAT	SAND	BEDROCK	eg: Clay, Silty, Sandy

USCS

GW	Well graded gravel	SC	Clayey sand	OL	Organic low plasticity silt	CL	Low plasticity clay
GP	Poorly graded gravel	SM	Silty sand	ML	Low plasticity silt	CI	Intermediate plasticity clay
SW	Well graded sand			MH	High plasticity silt	CH	High plasticity clay
SP	Poorly graded sand			OH	Organic high plasticity silt	PT	Peat

DOC:GE:3.003

WA | QLD | NSW | VIC

1 Erindale Road, Balcatta, Western Australia 6021 | PO Box 792, Balcatta, Western Australia 6914
Phone (+618) 9205 4500 | Fax (+618) 9205 4501 | Email wageotecheng@structerre.com.au | Web www.structerre.com.au
ABN 71 349 772 837 Zemla Pty Ltd ACN 008 966 283 as trustee for the Young Purich and Higham Unit Trust trading as Structerre Consulting Engineers

STRUCterre consulting

Borehole Record: BH01

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398191.50
Northing: 6465366.80
Elevation: Not Surveyed
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			7		
		Fill		CL-CI	Sandy Clay (CL-CI): soft to firm, low to medium plasticity, medium grained sand, dark grey.		S-F	12, 15, 9		
GWL	1	Natural		SP	Sand (SP) loose, poorly graded, fine to medium grained, grey, with silt, wet.	W	L	9, 9, 9		
	2			Pt	Sandy Peat (Pt): loose, fine to medium grained sand, dark grey.		L			
					BH01 Terminated at 2.5m (target depth)					

Depth: 0 m - BH1

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH02

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397983.75
Northing: 6465580.64
Elevation: Not Surveyed
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			2		
		Fill		SP	Sand (SP): medium dense, poorly graded, medium to fine grained, grey and brown, with silt, trace building rubble, moist.	M	MD	3, 3, 2, 2, 2		
GWL	1	Natural		Cl	Sandy Clay (Cl): firm, medium plasticity, brown.		F	2		
					BH02 Refusal at 1.1m (Refusal)					

Depth: 0 m - BH2

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH03

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398191.50
Northing: 6465366.80
Elevation: Not Surveyed
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			3		
		Fill		SC	clayey Sand (SC): poorly graded, medium grained, low to medium plasticity clay, grey and brown, moist.	M		2, 4, 2	Percolation 0.62 (Falling Head)	
	1			Cl	sandy Clay (Cl): firm, medium plasticity, fine to medium grained sand, with organic material, trace building rubble, grey, moist to wet		F	3, 6, 3		
GWL		Natural		SC	clayey Sand (SC): medium dense, poorly graded, medium grained, low plasticity clay, red and brown, trace medium gravel, moist.	M	MD			
	2			SC	Clayey Sand (SC): loose, poorly graded, medium grained, low plasticity clay, grey and dark grey, wet.	W	L			
					BH03 Terminated at 2.5m (target depth)					

Depth: 0 m - BH3

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

Page 1 of 1

STRUCterre consulting

Borehole Record: BH04

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397861.38
Northing: 6465483.70
Elevation: 2.42(m)
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			1, 4		
		Fill		SP	gravelly Sand (SP): medium dense, poorly graded, medium grained, medium sized gravel, grey and brown, trace building rubble, trace clay, moist	M	D-VD	13, 16, 6, 4	Percolation 2.8 (Falling Head)	
GWL					**BH04 Refusal at 0.8m (Refusal)**			4		

Depth: 0 m - BH4

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

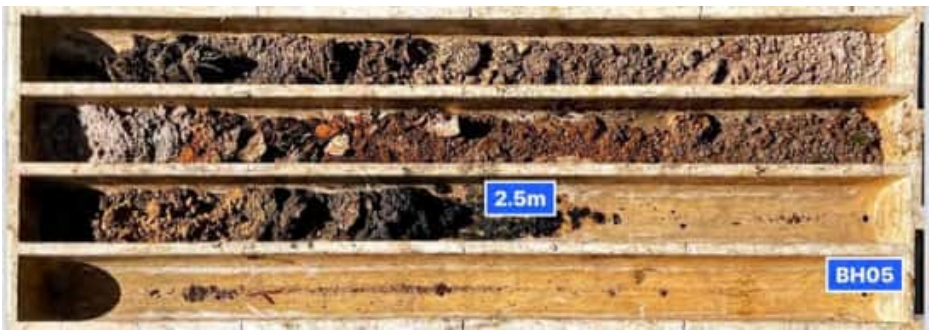
Borehole Record: BH05

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397864.78
Northing: 6465416.32
Elevation: 2.19(m)
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.					
		Fill		SP	Sand (SP): medium dense, poorly graded, pale grey, moist.	M	MD	1, 3, 4, 5, 5, 4, 3		
GWL	1			SP	Sand (SP): medium dense, poorly graded, medium grained, brown and grey, with building rubble, (fill with plastic wire and glass).		MD			
	2				**BH05 Terminated at 2.5m (target depth)**					



Depth: 0 m - BH5

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH06

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397971.76
Northing: 6465466.23
Elevation: Not Surveyed
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			17		
		Fill		SC	Clayey Sand (SC): medium dense, poorly graded, medium grained, medium plasticity clay, grey, trace medium gravel, moist.	M	MD	20 20 25 25		
GWL	1			SP	gravelly Sand (SP): dense, poorly graded, fine to medium grained, fine to medium sized gravel, pale red, wet.	W	D			
	2	Natural		SP	Clayey Sand (SC): medium dense, poorly graded, medium grained, low plasticity clay, brown, trace medium gravel.		MD			
					BH06 Terminated at 2.5m (target depth)					

Depth: 0 m - BH6

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH07

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398039.75
Northing: 6465506.01
Elevation: Not Surveyed
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			7		
		Fill		SP	Sand (SP): medium dense, poorly graded, medium grained, brown, moist.	M	MD	13, 12, 6, 13, 13, 18		
GWL	1	Natural		SM	Silty Sand (SM): medium dense, poorly graded, medium grained, dark grey, moist.	M	MD			
	2			SC	Clayey Sand (SC): medium dense, poorly graded, medium grained, pale brown, moist.	M	MD			
					BH07 Terminated at 2.5m (target depth)					

Depth: 0 m - BH7

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH08

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398091.93
Northing: 6465533.71
Elevation: 3.37(m)
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			6		
		Fill		SP	Sand (SP): medium dense, poorly graded, medium grained, brown, with organic material, moist.	M	MD	7, 7, 9		
GWL	1	Natural		CL	Sandy Clay (CL): firm, low plasticity, medium grained sand, dark brown.		F	13, 14, 14		
				CI	Clay (CI): firm, medium plasticity, pale brown.		F			
	2			SC	Clayey Sand (SC): medium dense, poorly graded, medium grained, low plasticity clay, orange mottled pale grey, moist to wet.	W-M	MD			
					BH08 Terminated at 2.5m (target depth)					

Depth: 0 m - BH8

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH09

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398108.63
Northing: 6465504.54
Elevation: 3.37(m)
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			7		
		Fill		SM	silty Sand (SM): medium dense, poorly graded, medium grained, brown, with organic material, moist.	M	MD	7 7 9		
GWL	1	Natural		CL	Sandy Clay (CL): firm, low plasticity, medium grained sand, dark brown.		F	8 9 9	Percolation 0.53 (Falling Head)	
	2			SC	Clayey Sand (SC): medium dense, poorly graded, medium grained, low plasticity clay, orange mottled pale grey, wet to moist.	W-M	MD			
					BH09 Terminated at 2.5m (target depth)					

Depth: 0 m - BH9

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH10

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398041.28
Northing: 6465416.95
Elevation: 4.04(m)
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			7		
		Fill		SM	Silty Sand (SM): medium dense, poorly graded, medium grained, grey and pale yellow, moist.	M	MD	6, 5, 5, 5, 6, 6	Percolation 0.17 (Falling Head)	
GWL	1	Natural		Cl	Sandy Clay (Cl): stiff, medium plasticity, medium grained sand, brown.		St			
	2			SC	Clayey Sand (SC): medium dense, poorly graded, medium grained, low plasticity clay, pale yellow mottled pale grey, wet to moist.	W-M	MD			
					BH10 Terminated at 2.5m (target depth)					

Depth: 0 m - BH10

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH11

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398014.00
Northing: 6465358.50
Elevation: 4.23(m)
Inclination:

Date Drilled: 25/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			7		
		Fill		SP	Sand (SP): medium dense, poorly graded, brown, moist.	M	MD	9		
								9		
				SP	Sand (SP): medium dense, poorly graded, medium grained, pale grey, moist.	M	MD	8		
	1							7		
								7		
GWL				GM	silty Gravel (GM): medium dense, poorly graded, sub-rounded, medium sized, grey, wet.	W	MD	7		
		Natural		SC	Clayey Sand (SC): medium dense, poorly graded, medium grained, low plasticity clay, pale brown and pale grey, wet.	W	MD			
	2									
					BH11 Terminated at 2.5m (target depth)					

Depth: 0 m - BH11

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH12

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397969.94
Northing: 6465377.13
Elevation: 5.50(m)
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			8		
					Clayey Sand (SC): medium dense, poorly graded, medium grained, medium plasticity clay, brown, moist, debris present.			12		
GWL	1	Fill		SC		M	MD	15		
								25		
	2	Natural		SC	Clayey Sand (SC): loose to medium dense, poorly graded, medium grained, brown, trace medium gravel, moist.	M	L-MD			
					BH12 Terminated at 2.5m (target depth)					

Depth: 0 m - BH12

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH13

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397930.07
Northing: 6465330.63
Elevation: Not Surveyed
Inclination:

Date Drilled: 27/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			6		
		Natural		Cl	Sandy Clay (Cl): firm, medium plasticity, medium grained sand, brown.		F	7, 7, 8, 7, 6, 6		
GWL	1			Pt	Clayey Peat (PT): poorly graded, medium grained, medium plasticity clay, dark grey, with organic material to with organic material, burnt wood.					
	2			Cl	Sandy Clay (Cl): firm, medium plasticity, medium grained sand, pale brown.		F			
					BH13 Terminated at 2.5m (target depth)					

Depth: 0 m - BH13

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH14

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398191.50
Northing: 6465366.80
Elevation: Not Surveyed
Inclination:

Date Drilled: 27/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.					
	1	Fill		SP	Sand (SP): medium dense, poorly graded, medium grained, pale grey and pale yellow, moist.	M	MD	0 5 10 15 20; 8, 14, 15, 25	Percolation 0.19 (Falling Head)	
		Natural		Cl	Sandy Clay (Cl): firm, medium plasticity, medium grained sand, brown, with medium gravel.		F			
GWL					**BH14 Refusal at 1.4m (Stiff Clay)**					

Depth: 0 m - BH14

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH15

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397879.39
Northing: 6465237.13
Elevation: 3.61(m)
Inclination:

Date Drilled: 27/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			12		
					Sandy Clay (CI): firm, medium plasticity, medium grained sand, brown and grey.			15		
GWL	1	Natural		CI			F	18		
	2							25		
					BH15 Terminated at 2.5m (target depth)					

Depth: 0 m - BH15

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH16

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397930.91
Northing: 6465275.69
Elevation: 3.75(m)
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			19		
		Fill		SP	Sand (SP): medium dense, poorly graded, medium grained, brown and grey, moist.	M	MD	25		
	1			SC	clayey SAND (SC): medium dense, poorly graded, medium grained, low plasticity clay, brown, moist.	M	MD			
GWL		Natural		SM	silty SAND (SM): medium dense, poorly graded, medium grained, pale grey and pale yellow, moist.	M	MD			
	2			Cl	Sandy Clay (Cl): stiff, medium plasticity, medium grained sand, grey.		St			
					BH16 Terminated at 2.5m (target depth)					

Depth: 0 m - BH16

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH17

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 397961.87
Northing: 6465308.12
Elevation: Not Surveyed
Inclination:

Date Drilled: 26/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			10		
		Natural		Cl	Sandy Clay (Cl): firm, medium plasticity, medium grained sand, brown.		F	14 14 13 12 11 12		
	1			SP	Sand (SP): medium dense, poorly graded, medium grained, brown, moist.	M	MD			
GWL				Cl	Silty Clay (Cl): soft, medium plasticity, grey and brown, With medium sand, with organic material.		S			
	2				**BH17 Terminated at 2.5m (target depth)**					

Depth: 0 m - BH17

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH18

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398191.50
Northing: 6465366.80
Elevation: Not Surveyed
Inclination:

Date Drilled: 27/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			11		
								10		
					Sand (SP): poorly graded, coarse to medium grained, pale brown and grey, moist.			8		
								8		
		Fill		SP		M		8		
								7		
	1							5		
GWL										
		Natural		CH	Sandy Clay (CH): very soft, high plasticity, medium to fine grained sand, grey, trace organic material.		VS			
	2									
					BH18 Terminated at 2.5m (target depth)					

Depth: 0 m - BH18

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH19

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398084.53
Northing: 6465344.98
Elevation: Not Surveyed
Inclination:

Date Drilled: 25/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			7		
		Fill		SP	Sand (SP): medium dense, poorly graded, medium grained, brown.		MD	7, 10, 11, 17, 25		
GWL	1	Natural		Cl	Sandy Clay (Cl): stiff, medium plasticity, medium grained sand, pale brown mottled pale yellow.		St			
	2				**BH19 Terminated at 2.5m (target depth)**					

Depth: 0 m - BH19

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH20

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398084.53
Northing: 6465344.98
Elevation: Not Surveyed
Inclination:

Date Drilled: 25/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			13		
		Fill		SP	Sand (SP): dense to very dense, poorly graded, medium grained, brown.		D-VD	16 25		
GWL	1	Natural		Cl	Sandy Clay (Cl): stiff, medium plasticity, medium grained sand, pale brown mottled pale yellow.		St			
	2				**BH20 Terminated at 2.5m (target depth)**					

Depth: 0 m - BH20

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

Page 1 of 1

STRUCterre consulting

Borehole Record: BH21

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398103.60
Northing: 6465319.95
Elevation: 5.86(m)
Inclination:

Date Drilled: 27/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil			8		
		Fill		SP	Sand (SP): medium dense to dense, poorly graded, medium grained, brown and yellow, moist.	M	MD-D	9, 12, 12, 16, 15, 15		
GWL	1	Natural		Cl	Sandy Clay (Cl): medium plasticity, medium grained sand, pale brown mottled pale grey.					
	2				**BH21 Terminated at 2.5m (target depth)**					

Depth: 0 m - BH21

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

Page 1 of 1

STRUCterre consulting

Borehole Record: BH22

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398103.60
Northing: 6465319.95
Elevation: 5.86(m)
Inclination:

Date Drilled: 27/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil					
		Fill		SP	Sand (SP): poorly graded, medium grained, brown and yellow, moist.	M				
GWL	1	Natural		Cl	Sandy Clay (Cl): medium plasticity, medium grained sand, pale brown mottled pale grey.					
	2				**BH22 Terminated at 2.5m (target depth)**					

DCP: 0 5 10 15 20 — 11, 10, 10, 8, 9, 9, 7

Depth: 0 m - BH22

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

STRUCterre consulting

Borehole Record: BH23

Project: Belmont Trust Land
Location: 4 Stoneham St, Ascot WA 6104, Australia
Loc Comment:
Job No: D362581 J487311

Position: Easting: 398030.78
Northing: 6465250.74
Elevation: Not Surveyed
Inclination:

Date Drilled: 25/06/2025
Drill Rig SRP - 1IAY 419
Drill Supplier Example supplier
Logged/Checked: Emmanuel Normans/Tony Broadway

Water	Depth (m)	Soil Origin	Graphic Log	USCS	Material Description	Moisture	Consistency	DCP (0 5 10 15 20)	Percolation (m/day)	Samples
		Non-soil		TS	Topsoil.			12		
		Fill		SC	Clayey Gravelly Sand (SC): medium dense to dense, poorly graded, medium grained, medium sized gravel, grey, moist to dry.	M-D	MD-D	18 25		
GWL	1	Natural		Cl	Sandy Clay (Cl): stiff to firm, medium plasticity, medium grained sand, brown and pale orange.		F-St			
	2				**BH23 Terminated at 2.5m (target depth)**					

Depth: 0 m - BH23

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

Appendix D – Laboratory Test Results

Sample No.	**40674**	**Client**	Geotechnical
Job No.	J487311	**Project**	#4 Stoneham St, Ascot

Laboratory testing carried out at Malaga Laboratory 44 Crocker Dr Malaga WA 6090

SAMPLE DETAILS

BH No. / Depth	BH3 0.5-1.3m	Sampling Method	Client
Sample History	50°C Oven Dried	Sample Preparation	AS 1289 1.1

ATTERBERG LIMITS

Description	Method	Result (%)
Liquid Limit	AS 1289.3.1.2	32
Plastic Limit	AS 1289.3.2.1	12
Plasticity Index	AS 1289.3.3.1	20
Linear Shrinkage	AS 1289.3.4.1	10.5
Nature of Shrinkage		Flat

PARTICLE SIZE DISTRIBUTION

Method: AS 1289.3.6.1
Description: Particle size distribution by sieve analysis

Sieve Size (mm)	% Passing
19.0	100
2.36	89
0.425	69
0.075	31

AS 1726:2017 Clause 6.1
Material Description: Clayey SAND trace gravel
AS Group Symbol: SC

Pethreux Simon Cabral
Authorized Signatory

Quality Supervisor

Date: 09-Jul-25

Accreditation Number 18742

Soils Analysis Workbook V 4.06 13-May-25

AS 1289.3.6.1 Report Feb 18

WA | QLD | NSW | VIC
44 Crocker Drive, Malaga, WA 6090 | PO Box 792, Balcatta, Western Australia 6914
Phone (+618) 9205 4500 | Fax (+618) 9205 4501 | Email perth@structerre.com.au | Web www.structerre.com.au

STRUCterre consulting

Sample No.	**40675**	**Client**	Geotechnical
Job No.	J487311	**Project**	#4 Stoneham St, Ascot

Laboratory testing carried out at Malaga Laboratory 44 Crocker Dr Malaga WA 6090

SAMPLE DETAILS

BH No. / Depth	BH23 1.5-2.5m	Sampling Method	Client
Sample History	50°C Oven Dried	Sample Preparation	AS 1289 1.1

ATTERBERG LIMITS

Description	Method	Result (%)
Liquid Limit	AS 1289.3.1.2	44
Plastic Limit	AS 1289.3.2.1	15
Plasticity Index	AS 1289.3.3.1	29
Linear Shrinkage	AS 1289.3.4.1	13
Nature of Shrinkage		Flat

PARTICLE SIZE DISTRIBUTION

Method: AS 1289.3.6.1
Description: Particle size distribution by sieve analysis

Sieve Size (mm)	% Passing
19.0	100
2.36	95
0.425	76
0.075	38

AS 1726:2017 Clause 6.1
Material Description: Sandy CLAY trace gravel
AS Group Symbol: CI or OI

NATA WORLD RECOGNISED ACCREDITATION

Ben Stroop _____ **Date:** 04-Jul-25
Authorized Signatory Senior Laboratory Technician

Accreditation Number 18742

Soils Analysis Workbook V 4.06 13-May-25

AS 1289.3.6.1 Report Feb 18

WA | QLD | NSW | VIC
44 Crocker Drive, Malaga, WA 6090 | PO Box 792, Balcatta, Western Australia 6914
Phone (+618) 9205 7500 | Fax (+618) 9205 1501 Email perth@structerre.com.au | Web www.structerre.com.au

Malaga Laboratory
44 Crocker Drive, Malaga, WA 6090
Post: PO Box 792, Balcatta WA 6914
Ph : (08) 9205 4500
Email: wageotechlab@structerre.com.au
Website: www.structerre.com.au
ABN: 71 349 772 837 / ACN: 008 966 283

California Bearing Ratio Test Report

Report Number: CBR:25S-08431
Date of Issue09/07/2025
Issue Number: 1

Client:	REALMstudios Pty Ltd
Client Address:	2/216 Albion Street BRUNSWICK VIC 3065
Project:	BELMONT TRUST LAND (ZONE 1-5) - Lot 5 #4 STONEHAM ST ASCOT
Project No:	D365281

Accreditation Number 18742

[redacted]

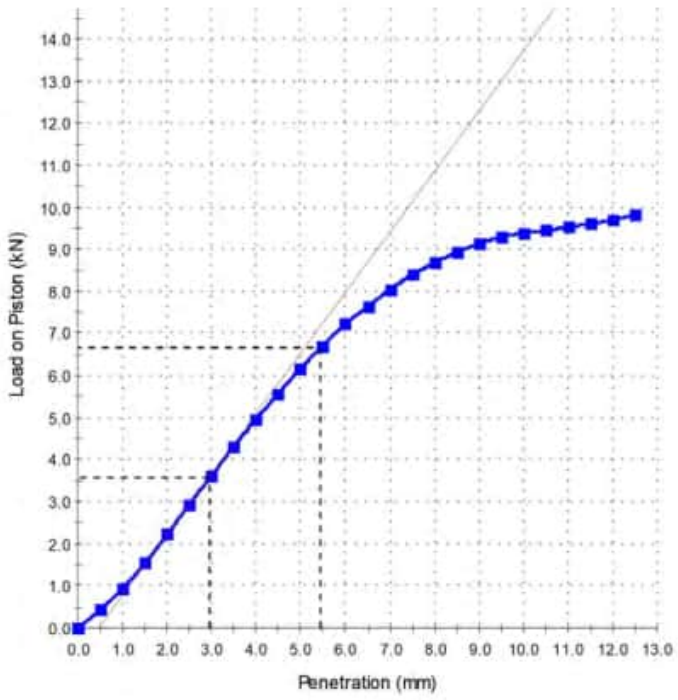
Approved Signatory: Ryan Nicholls

Accredited for compliance with ISO/IEC 17025

Sample Details

Sample ID:	Material Assessment	**Field Sample ID:**	BH7
Date Tested:	08/07/2025	**Date Sampled:**	28/06/2025
Soil Description:	Clayey Sand trace Gravel	**Proposed Use:**	Insitu
Depth of Test:	200-500	**Depth of Layer:**	
Sampling Method:	TESTED AS RECEIVED	**TRN:**	-
Work Order ID:	W25-03443		

Load vs Penetration



Test Results

	AS 1289.6.1.1
CBR at 5.0mm (%):	**35**
Dry Density before Soaking (t/m³):	1.91
Density Ratio before Soaking (%):	95.0
Moisture Content before Soaking (%):	10.0
Moisture Ratio before Soaking (%):	100.0
Dry Density after Soaking (t/m³):	1.91
Density Ratio after Soaking (%):	95.0
Swell (%):	0.0
Moisture Content of Top 30mm (%):	11.7
Moisture Content of Remaining Depth (%):	11.8
Compaction Hammer Used:	Modified AS 1289.5.2.1
Surcharge Mass (kg):	4.50
Period of Soaking (Days):	4
Retained on 19 mm Sieve (%):	3
CBR Moisture Content Method:	AS 1289.2.1.1
Sample Curing Time (h):	24
Plasticity Determination Method:	Visual/Tactile

Comments

Malaga Laboratory
44 Crocker Drive, Malaga, WA 6090
Post: PO Box 792, Balcatta WA 6914
Ph : (08) 9205 4500
Email: wageotechlab@structerre.com.au
Website: www.structerre.com.au
ABN: 71 349 772 837 / ACN: 008 966 283

Maximum Dry Density Report

Report Number: MDD:25S-08431
Date of Issue09/07/2025
Issue Number: 1

Client:	REALMstudios Pty Ltd
Client Address:	2/216 Albion Street BRUNSWICK VIC 3065
Project:	BELMONT TRUST LAND (ZONE 1-5) - Lot 5 #4 STONEHAM ST ASCOT
Project No:	D365281

Accreditation Number 18742

[redacted]

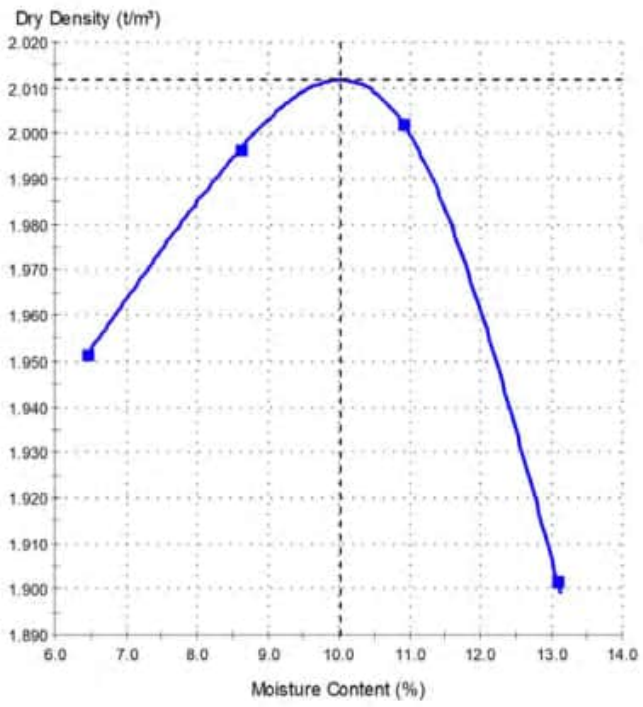
Approved Signatory: Ryan Nicholls

Accredited for compliance with ISO/IEC 17025

Sample Details

Sample ID:	Material Assessment	**Field Sample ID:**	BH7
Date Tested:	02/07/2025	**Date Sampled:**	28/06/2025
Soil Description:	Clayey Sand trace Gravel	**Proposed Use:**	Insitu
Depth of Test:	200-500	**Depth of Layer:**	
Sampling Method:	TESTED AS RECEIVED	**TRN:**	-
Work Order ID:	W25-03443		

Dry Density - Moisture Content Relationship



Test Results

	AS 1289.5.2.1
Modified MDD (t/m³):	**2.01**
Modified OMC (%):	**10.0**
Retained Sieve (mm):	19.0
Oversize Material (%):	4
Curing Time (h):	2
LL Method:	Visual / Tactile

Comments

Malaga Laboratory
44 Crocker Drive, Malaga, WA 6090
Post: PO Box 792, Balcatta WA 6914
Ph : (08) 9205 4500
Email: wageotechlab@structerre.com.au
Website: www.structerre.com.au
ABN: 71 349 772 837 / ACN: 008 966 283

California Bearing Ratio Test Report

Report Number: CBR:25S-08432
Date of Issue09/07/2025
Issue Number: 1

Client:	REALMstudios Pty Ltd
Client Address:	2/216 Albion Street BRUNSWICK VIC 3065
Project:	BELMONT TRUST LAND (ZONE 1-5) - Lot 5 #4 STONEHAM ST ASCOT
Project No:	D365281

Accreditation Number 18742

[redacted]

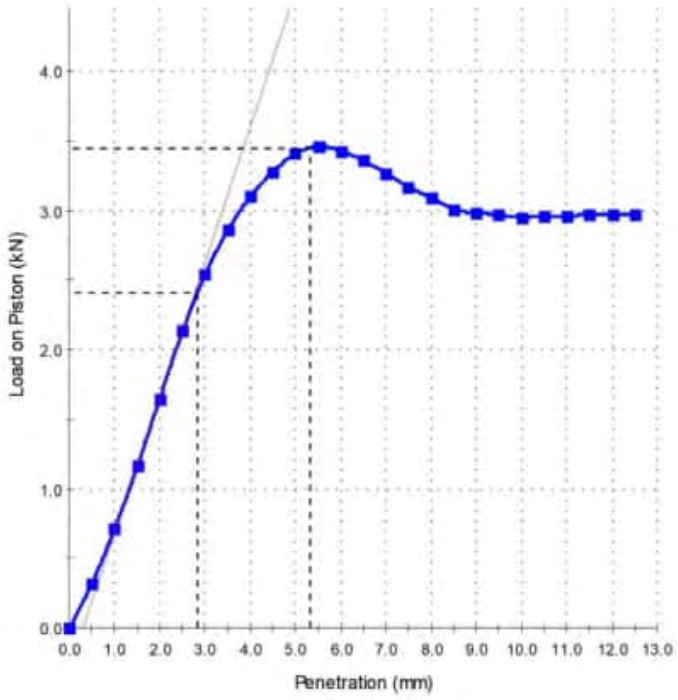
Approved Signatory: Ryan Nicholls

Accredited for compliance with ISO/IEC 17025

Sample Details

Sample ID:	Material Assessment	**Field Sample ID:**	BH14
Date Tested:	08/07/2025	**Date Sampled:**	28/06/2025
Soil Description:	Clayey Sand	**Proposed Use:**	Insitu
Depth of Test:	200-500	**Depth of Layer:**	
Sampling Method:	TESTED AS RECEIVED	**TRN:**	-
Work Order ID:	W25-03443		

Load vs Penetration



Test Results

	AS 1289.6.1.1
CBR at 2.5mm (%):	**18**
Dry Density before Soaking (t/m³):	1.86
Density Ratio before Soaking (%):	95.0
Moisture Content before Soaking (%):	9.2
Moisture Ratio before Soaking (%):	97.5
Dry Density after Soaking (t/m³):	1.86
Density Ratio after Soaking (%):	95.0
Swell (%):	0.0
Moisture Content of Top 30mm (%):	13.0
Moisture Content of Remaining Depth (%):	13.0
Compaction Hammer Used:	Modified AS 1289.5.2.1
Surcharge Mass (kg):	4.50
Period of Soaking (Days):	4
Retained on 19 mm Sieve (%):	0
CBR Moisture Content Method:	AS 1289.2.1.1
Sample Curing Time (h):	24
Plasticity Determination Method:	Visual/Tactile

Comments

Malaga Laboratory
44 Crocker Drive, Malaga, WA 6090
Post: PO Box 792, Balcatta WA 6914
Ph : (08) 9205 4500
Email: wageotechlab@structerre.com.au
Website: www.structerre.com.au
ABN: 71 349 772 837 / ACN: 008 966 283

Maximum Dry Density Report

Report Number: MDD:25S-08432
Date of Issue09/07/2025
Issue Number: 1

Client:	REALMstudios Pty Ltd
Client Address:	2/216 Albion Street BRUNSWICK VIC 3065
Project:	BELMONT TRUST LAND (ZONE 1-5) - Lot 5 #4 STONEHAM ST ASCOT
Project No:	D365281

Accreditation Number 18742

[redacted]

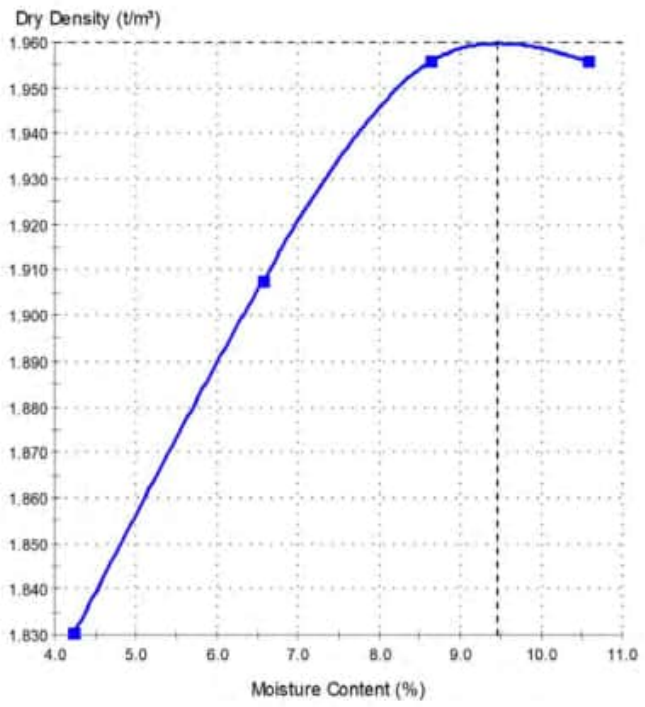
Approved Signatory: Ryan Nicholls

Accredited for compliance with ISO/IEC 17025

Sample Details

Sample ID:	Material Assessment	**Field Sample ID:**	BH14
Date Tested:	02/07/2025	**Date Sampled:**	28/06/2025
Soil Description:	Clayey Sand	**Proposed Use:**	Insitu
Depth of Test:	200-500	**Depth of Layer:**	
Sampling Method:	TESTED AS RECEIVED	**TRN:**	-
Work Order ID:	W25-03443		

Dry Density - Moisture Content Relationship



Test Results

	AS 1289.5.2.1
Modified MDD (t/m³):	**1.96**
Modified OMC (%):	**9.5**
Retained Sieve (mm):	19.0
Oversize Material (%):	0
Curing Time (h):	2
LL Method:	Visual / Tactile

Comments

Malaga Laboratory
44 Crocker Drive, Malaga, WA 6090
Post: PO Box 792, Balcatta WA 6914
Ph : (08) 9205 4500
Email: wageotechlab@structerre.com.au
Website: www.structerre.com.au
ABN: 71 349 772 837 / ACN: 008 966 283

Report Number: MAT:25S-08536
Date of Issue07/07/2025
Issue Number: 1

Material Test Report

Client:	REALMstudios Pty Ltd
Client Address:	2/216 Albion Street BRUNSWICK VIC 3065
Project:	BELMONT TRUST LAND (ZONE 1-5) - Lot 5 #4 STONEHAM ST ASCOT
Project No:	D365281

Accreditation Number 18742

[redacted]

Approved Signatory: Ryan Nicholls

Accredited for compliance with ISO/IEC 17025

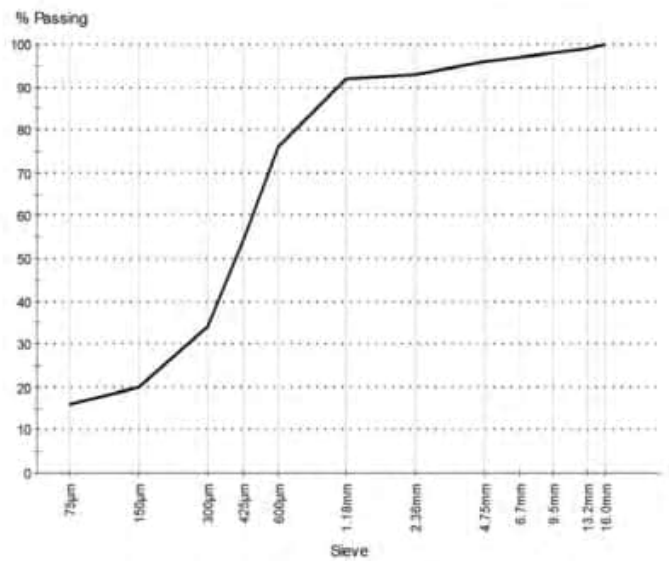
Sample Details

Sample ID	Material Assessment
Field Sample ID	BH7
Date Tested	02/07/2025
Date Sampled	30/06/2025
Soil Description	Clayey Sand trace Gravel
Proposed Use	Fill
Depth of Test	1500-2000
Depth of Layer	
Sampling Method	TESTED AS RECEIVED
TRN	-
Work Order ID	W25-03472

Other Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Oven-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	3.0	
Mould Length (mm)		250	
Crumbling		No	
Curling		No	
Cracking		No	
Liquid Limit (%)	AS 1289.3.1.2	21	
Plastic Limit (%)	AS 1289.3.2.1	13	
Plasticity Index (%)	AS 1289.3.3.1	8	
Date Tested		04/07/2025	

Particle Size Distribution



Method: AS 1289.3.6.1
Drying by: Oven
Date Tested: 02/07/2025

Note: Sample Washed

Sieve Size	% Passing	Limits
16.0mm	100	
13.2mm	99	
9.5mm	98	
6.7mm	97	
4.75mm	96	
2.36mm	93	
1.18mm	92	
600µm	76	
425µm	54	
300µm	34	
150µm	20	
75µm	16	

Comments

N/A

Malaga Laboratory
44 Crocker Drive, Malaga, WA 6090
Post: PO Box 792, Balcatta WA 6914
Ph : (08) 9205 4500
Email: wageotechlab@structerre.com.au
Website: www.structerre.com.au
ABN: 71 349 772 837 / ACN: 008 966 283

Report Number: MAT:25S-08553
Date of Issue07/07/2025
Issue Number: 1

Material Test Report

Client:	REALMstudios Pty Ltd
Client Address:	2/216 Albion Street BRUNSWICK VIC 3065
Project:	BELMONT TRUST LAND (ZONE 1-5) - Lot 5 #4 STONEHAM ST ASCOT
Project No:	D365281

Accreditation Number 18742

[redacted]

Approved Signatory: Ryan Nicholls

Accredited for compliance with ISO/IEC 17025

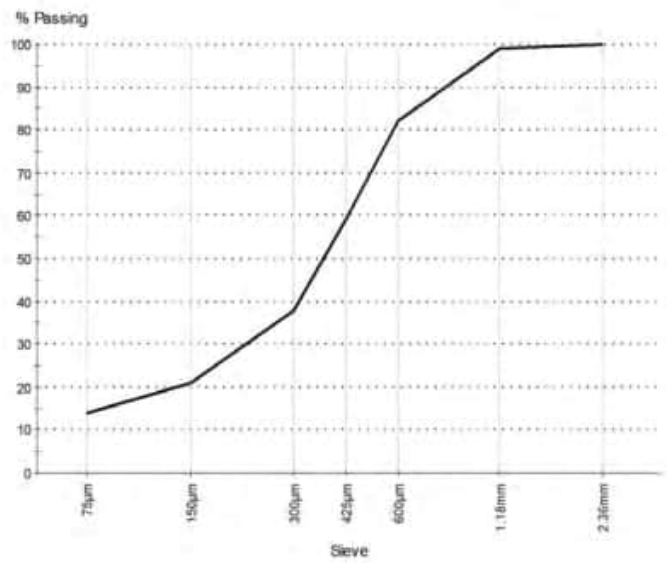
Sample Details

Sample ID	Material Assessment
Field Sample ID	BH11
Date Tested	02/07/2025
Date Sampled	30/06/2025
Soil Description	Clayey Sand trace Gravel
Proposed Use	Fill
Depth of Test	1600-2500
Depth of Layer	
Sampling Method	TESTED AS RECEIVED
TRN	-
Work Order ID	W25-03472

Other Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Oven-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	4.0	
Mould Length (mm)		250	
Crumbling		No	
Curling		No	
Cracking		No	
Liquid Limit (%)	AS 1289.3.1.2	25	
Plastic Limit (%)	AS 1289.3.2.1	14	
Plasticity Index (%)	AS 1289.3.3.1	11	
Date Tested		04/07/2025	

Particle Size Distribution



Method: AS 1289.3.6.1
Drying by: Oven
Date Tested: 02/07/2025

Note: Sample Washed

Sieve Size	% Passing	Limits
2.36mm	100	
1.18mm	99	
600µm	82	
425µm	59	
300µm	38	
150µm	21	
75µm	14	

Comments

N/A

Malaga Laboratory
44 Crocker Drive, Malaga, WA 6090
Post: PO Box 792, Balcatta WA 6914
Ph : (08) 9205 4500
Email: wageotechlab@structerre.com.au
Website: www.structerre.com.au
ABN: 71 349 772 837 / ACN: 008 966 283

Report Number: MAT:25S-08554
Date of Issue07/07/2025
Issue Number: 1

Material Test Report

Client:	REALMstudios Pty Ltd
Client Address:	2/216 Albion Street BRUNSWICK VIC 3065
Project:	BELMONT TRUST LAND (ZONE 1-5) - Lot 5 #4 STONEHAM ST ASCOT
Project No:	D365281

Accreditation Number 18742

[redacted]

Approved Signatory: Ryan Nicholls

Accredited for compliance with ISO/IEC 17025

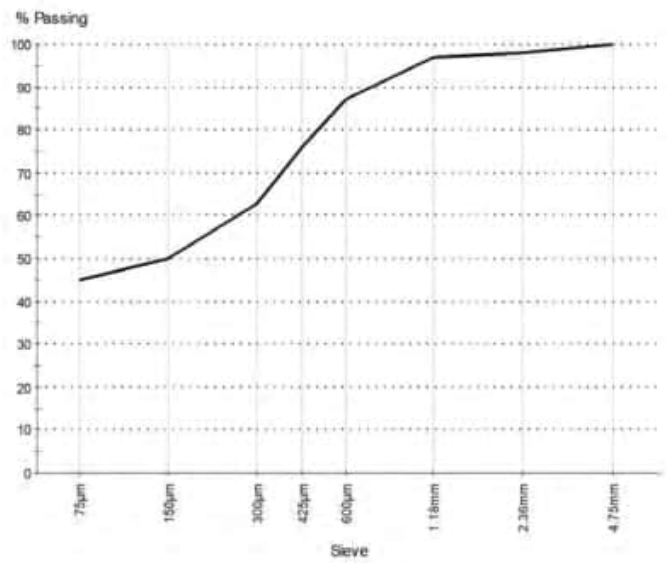
Sample Details

Sample ID	Material Assessment
Field Sample ID	BH20
Date Tested	02/07/2025
Date Sampled	30/06/2025
Soil Description	Sandy Clay trace Gravel
Proposed Use	Fill
Depth of Test	800-1600
Depth of Layer	
Sampling Method	TESTED AS RECEIVED
TRN	-
Work Order ID	W25-03472

Other Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Oven-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	13.0	
Mould Length (mm)		250	
Crumbling		No	
Curling		Yes	
Cracking		No	
Liquid Limit (%)	AS 1289.3.1.2	49	
Plastic Limit (%)	AS 1289.3.2.1	16	
Plasticity Index (%)	AS 1289.3.3.1	33	
Date Tested		04/07/2025	

Particle Size Distribution



Method: AS 1289.3.6.1
Drying by: Oven
Date Tested: 02/07/2025

Note: Sample Washed

Sieve Size	% Passing	Limits
4.75mm	100	
2.36mm	98	
1.18mm	97	
600µm	87	
425µm	76	
300µm	63	
150µm	50	
75µm	45	

Comments

N/A

Envirolab Services (WA) Pty Ltd trading as MPL Laboratories
ABN 53 140 099 207
16-18 Hayden Court Myaree WA 6154
ph +61 8 9317 2505
lab@mpl.com.au
www.mpl.com.au

Certificate of Analysis PGF1895

Client Details

Client	Structerre Consulting Engineers
Contact	Tony Broadway
Address	1 Erindale Rd, BALCATTA, WA, 6021

Sample Details

Your Reference	Soil Testing
Number of Samples	67 Soil
Date Samples Received	30/06/2025
Date Instructions Received	30/06/2025

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for soils and on an as received basis for other matrices.

Report Details

Date Final Results Expected	07/07/2025
Date of Issue	07/07/2025

Accredited for compliance with ISO/IEC 17025. Tests not covered by NATA are denoted with *.

Authorisation Details

Results Approved By	Stacey Hawkins, ASS/AMD Supervisor
Laboratory Manager	Michael Kubiak

Certificate of Analysis PGF1895

Samples in this Report

Envirolab ID	Sample ID	Matrix	Date Sampled	Date Received
PGF1895-01	BH02 J478311 0.5m-0.75m	Soil	26/06/2025	30/06/2025
PGF1895-02	BH02 J478311 0.75m-1.0m	Soil	26/06/2025	30/06/2025
PGF1895-03	BH02 J478311 1.0m-1.25m	Soil	26/06/2025	30/06/2025
PGF1895-04	BH04 J478311 0.25m-0.5m	Soil	26/06/2025	30/06/2025
PGF1895-05	BH04 J478311 0.5m-0.75m	Soil	26/06/2025	30/06/2025
PGF1895-06	BH06 J478311 0.25m-0.5m	Soil	26/06/2025	30/06/2025
PGF1895-07	BH06 J478311 0.5m-0.75m	Soil	26/06/2025	30/06/2025
PGF1895-08	BH06 J478311 0.75m-1.0m	Soil	26/06/2025	30/06/2025
PGF1895-09	BH06 J478311 1.0m-1.25m	Soil	26/06/2025	30/06/2025
PGF1895-10	BH06 J478311 1.25m-1.5m	Soil	26/06/2025	30/06/2025
PGF1895-11	BH06 J478311 1.5m-1.75m	Soil	26/06/2025	30/06/2025
PGF1895-12	BH06 J478311 1.75m-2.0m	Soil	26/06/2025	30/06/2025
PGF1895-13	BH06 J478311 2.0m-2.25m	Soil	26/06/2025	30/06/2025
PGF1895-14	BH06 J478311 2.25m-2.5m	Soil	26/06/2025	30/06/2025
PGF1895-15	BH08 J478311 0.25m-0.5m	Soil	26/06/2025	30/06/2025
PGF1895-16	BH08 J478311 0.5m-0.75m	Soil	26/06/2025	30/06/2025
PGF1895-17	BH08 J478311 0.75m-1.0m	Soil	26/06/2025	30/06/2025
PGF1895-18	BH08 J478311 1.0m-1.25m	Soil	26/06/2025	30/06/2025
PGF1895-19	BH08 J478311 1.25m-1.5m	Soil	26/06/2025	30/06/2025
PGF1895-20	BH08 J478311 1.5m-1.75m	Soil	26/06/2025	30/06/2025
PGF1895-21	BH08 J478311 1.75m-2.0m	Soil	26/06/2025	30/06/2025
PGF1895-22	BH08 J478311 2.0m-2.25m	Soil	26/06/2025	30/06/2025
PGF1895-23	BH08 J478311 2.25m-2.5m	Soil	26/06/2025	30/06/2025
PGF1895-24	BH10 J478311 0.25m-0.5m	Soil	26/06/2025	30/06/2025
PGF1895-25	BH10 J478311 0.5m-0.75m	Soil	26/06/2025	30/06/2025
PGF1895-26	BH10 J478311 0.75m-1.0m	Soil	26/06/2025	30/06/2025
PGF1895-27	BH10 J478311 1.0m-1.25m	Soil	26/06/2025	30/06/2025
PGF1895-28	BH10 J478311 1.25m-1.5m	Soil	26/06/2025	30/06/2025
PGF1895-29	BH10 J478311 1.5m-1.75m	Soil	26/06/2025	30/06/2025
PGF1895-30	BH10 J478311 1.75m-2.0m	Soil	26/06/2025	30/06/2025
PGF1895-31	BH10 J478311 2.0m-2.25m	Soil	26/06/2025	30/06/2025
PGF1895-32	BH10 J478311 2.25m-2.5m	Soil	26/06/2025	30/06/2025
PGF1895-33	BH13 J478311 0.25m-0.5m	Soil	27/06/2025	30/06/2025
PGF1895-34	BH13 J478311 0.5m-0.75m	Soil	27/06/2025	30/06/2025
PGF1895-35	BH13 J478311 0.75m-1.0m	Soil	27/06/2025	30/06/2025

Certificate of Analysis PGF1895

Samples in this Report

Envirolab ID	Sample ID	Matrix	Date Sampled	Date Received
PGF1895-36	BH13 J478311 1.0m-1.25m	Soil	27/06/2025	30/06/2025
PGF1895-37	BH13 J478311 1.25m-1.5m	Soil	27/06/2025	30/06/2025
PGF1895-38	BH13 J478311 1.5m-1.75m	Soil	27/06/2025	30/06/2025
PGF1895-39	BH13 J478311 1.75m-2.0m	Soil	27/06/2025	30/06/2025
PGF1895-40	BH13 J478311 2.0m-2.25m	Soil	27/06/2025	30/06/2025
PGF1895-41	BH13 J478311 2.25m-2.5m	Soil	27/06/2025	30/06/2025
PGF1895-42	BH15 J478311 0.25m-0.5m	Soil	27/06/2025	30/06/2025
PGF1895-43	BH15 J478311 0.5m-0.75m	Soil	27/06/2025	30/06/2025
PGF1895-44	BH15 J478311 0.75m-1.0m	Soil	27/06/2025	30/06/2025
PGF1895-45	BH15 J478311 1.0m-1.25m	Soil	27/06/2025	30/06/2025
PGF1895-46	BH15 J478311 1.25m-1.5m	Soil	27/06/2025	30/06/2025
PGF1895-47	BH15 J478311 1.5m-1.75m	Soil	27/06/2025	30/06/2025
PGF1895-48	BH15 J478311 1.75m-2.0m	Soil	27/06/2025	30/06/2025
PGF1895-49	BH15 J478311 2.0m-2.25m	Soil	27/06/2025	30/06/2025
PGF1895-50	BH15 J478311 2.25m-2.5m	Soil	27/06/2025	30/06/2025
PGF1895-51	BH22 J478311 0.25m-0.5m	Soil	27/06/2025	30/06/2025
PGF1895-52	BH22 J478311 0.5m-0.75m	Soil	27/06/2025	30/06/2025
PGF1895-53	BH22 J478311 0.75m-1.0m	Soil	27/06/2025	30/06/2025
PGF1895-54	BH22 J478311 1.0m-1.25m	Soil	27/06/2025	30/06/2025
PGF1895-55	BH22 J478311 1.25m-1.5m	Soil	27/06/2025	30/06/2025
PGF1895-56	BH22 J478311 1.5m-1.75m	Soil	27/06/2025	30/06/2025
PGF1895-57	BH22 J478311 1.75m-2.0m	Soil	27/06/2025	30/06/2025
PGF1895-58	BH22 J478311 2.0m-2.25m	Soil	27/06/2025	30/06/2025
PGF1895-59	BH22 J478311 2.25m-2.5m	Soil	27/06/2025	30/06/2025
PGF1895-60	BH01 J478311 2.0m-2.5m	Soil	26/06/2025	30/06/2025
PGF1895-61	BH03 J478311 2.0m-2.5m	Soil	26/06/2025	30/06/2025
PGF1895-62	BH05 J478311 2.0m-2.5m	Soil	26/06/2025	30/06/2025
PGF1895-63	BH09 J478311 2.1m-2.5m	Soil	26/06/2025	30/06/2025
PGF1895-64	BH12 J478311 1.4m-1.6m	Soil	26/06/2025	30/06/2025
PGF1895-65	BH14 J478311 0.8m-1.2m	Soil	27/06/2025	30/06/2025
PGF1895-66	BH18 J478311 2.0m-2.5m	Soil	27/06/2025	30/06/2025
PGF1895-67	BH21 J478311 1.5m-1.6m	Soil	27/06/2025	30/06/2025

Certificate of Analysis PGF1895

Acid Sulfate Soils (Soil)

Envirolab ID	Units	PQL	PGF1895-01	PGF1895-02	PGF1895-03	PGF1895-04	PGF1895-05
Your Reference			BH02 J478311 0.5m-0.75m	BH02 J478311 0.75m-1.0m	BH02 J478311 1.0m-1.25m	BH04 J478311 0.25m-0.5m	BH04 J478311 0.5m-0.75m
Date Sampled			26/06/2025	26/06/2025	26/06/2025	26/06/2025	26/06/2025
pHF (field pH test)*	pH units		8.8	9.3	8.4	8.4	7.5
pHFOX (field peroxide test)*	pH units		5.7	6.6	6.1	5.9	5.6
Reaction Rate*	-		Medium	Medium	Medium	Medium	Medium

Envirolab ID	Units	PQL	PGF1895-06	PGF1895-07	PGF1895-08	PGF1895-09	PGF1895-10
Your Reference			BH06 J478311 0.25m-0.5m	BH06 J478311 0.5m-0.75m	BH06 J478311 0.75m-1.0m	BH06 J478311 1.0m-1.25m	BH06 J478311 1.25m-1.5m
Date Sampled			26/06/2025	26/06/2025	26/06/2025	26/06/2025	26/06/2025
pHF (field pH test)*	pH units		8.7	8.8	8.6	4.5	8.7
pHFOX (field peroxide test)*	pH units		6.4	6.4	6.3	6.2	6.4
Reaction Rate*	-		Medium	Medium	Medium	Low	Low

Envirolab ID	Units	PQL	PGF1895-11	PGF1895-12	PGF1895-13	PGF1895-14	PGF1895-15
Your Reference			BH06 J478311 1.5m-1.75m	BH06 J478311 1.75m-2.0m	BH06 J478311 2.0m-2.25m	BH06 J478311 2.25m-2.5m	BH08 J478311 0.25m-0.5m
Date Sampled			26/06/2025	26/06/2025	26/06/2025	26/06/2025	26/06/2025
pHF (field pH test)*	pH units		8.3	8.2	8.2	8.2	7.5
pHFOX (field peroxide test)*	pH units		6.3	6.3	5.9	6.4	5.4
Reaction Rate*	-		Medium	Low	Low	Medium	Medium

Envirolab ID	Units	PQL	PGF1895-16	PGF1895-17	PGF1895-18	PGF1895-19	PGF1895-20
Your Reference			BH08 J478311 0.5m-0.75m	BH08 J478311 0.75m-1.0m	BH08 J478311 1.0m-1.25m	BH08 J478311 1.25m-1.5m	BH08 J478311 1.5m-1.75m
Date Sampled			26/06/2025	26/06/2025	26/06/2025	26/06/2025	26/06/2025
pHF (field pH test)*	pH units		7.6	7.8	7.8	8.7	8.7
pHFOX (field peroxide test)*	pH units		5.4	6.2	5.9	6.2	5.2
Reaction Rate*	-		High	Low	Low	Low	Low

Envirolab ID	Units	PQL	PGF1895-21	PGF1895-22	PGF1895-23	PGF1895-24	PGF1895-25
Your Reference			BH08 J478311 1.75m-2.0m	BH08 J478311 2.0m-2.25m	BH08 J478311 2.25m-2.5m	BH10 J478311 0.25m-0.5m	BH10 J478311 0.5m-0.75m
Date Sampled			26/06/2025	26/06/2025	26/06/2025	26/06/2025	26/06/2025
pHF (field pH test)*	pH units		8.8	8.4	8.0	8.3	8.4
pHFOX (field peroxide test)*	pH units		2.5	2.0	2.4	5.4	5.6
Reaction Rate*	-		Extreme	Extreme	Extreme	Medium	Low

Envirolab ID	Units	PQL	PGF1895-26	PGF1895-27	PGF1895-28	PGF1895-29	PGF1895-30
Your Reference			BH10 J478311 0.75m-1.0m	BH10 J478311 1.0m-1.25m	BH10 J478311 1.25m-1.5m	BH10 J478311 1.5m-1.75m	BH10 J478311 1.75m-2.0m
Date Sampled			26/06/2025	26/06/2025	26/06/2025	26/06/2025	26/06/2025
pHF (field pH test)*	pH units		8.3	7.4	6.7	7.2	7.8
pHFOX (field peroxide test)*	pH units		2.4	4.0	2.6	2.7	5.7
Reaction Rate*	-		Low	Low	Medium	High	Low

Envirolab ID	Units	PQL	PGF1895-31	PGF1895-32	PGF1895-33	PGF1895-34	PGF1895-35
Your Reference			BH10 J478311 2.0m-2.25m	BH10 J478311 2.25m-2.5m	BH13 J478311 0.25m-0.5m	BH13 J478311 0.5m-0.75m	BH13 J478311 0.75m-1.0m
Date Sampled			26/06/2025	26/06/2025	27/06/2025	27/06/2025	27/06/2025
pHF (field pH test)*	pH units		5.6	5.2	8.3	8.4	8.3
pHFOX (field peroxide test)*	pH units		4.2	3.9	6.2	6.3	7.6
Reaction Rate*	-		Low	Low	High	High	High

Certificate of Analysis PGF1895

Acid Sulfate Soils (Soil)

Envirolab ID	Units	PQL	PGF1895-36	PGF1895-37	PGF1895-38	PGF1895-39	PGF1895-40
Your Reference			BH13 J478311 1.0m-1.25m	BH13 J478311 1.25m-1.5m	BH13 J478311 1.5m-1.75m	BH13 J478311 1.75m-2.0m	BH13 J478311 2.0m-2.25m
Date Sampled			27/06/2025	27/06/2025	27/06/2025	27/06/2025	27/06/2025
pHF (field pH test)*	pH units		7.9	8.2	7.5	7.5	7.2
pHFOX (field peroxide test)*	pH units		6.3	6.4	3.1	2.9	2.8
Reaction Rate*	-		High	High	Extreme	High	Extreme

Envirolab ID	Units	PQL	PGF1895-41	PGF1895-42	PGF1895-43	PGF1895-44	PGF1895-45
Your Reference			BH13 J478311 2.25m-2.5m	BH15 J478311 0.25m-0.5m	BH15 J478311 0.5m-0.75m	BH15 J478311 0.75m-1.0m	BH15 J478311 1.0m-1.25m
Date Sampled			27/06/2025	27/06/2025	27/06/2025	27/06/2025	27/06/2025
pHF (field pH test)*	pH units		7.2	8.0	7.4	7.1	8.0
pHFOX (field peroxide test)*	pH units		3.7	6.8	7.0	5.7	6.9
Reaction Rate*	-		Extreme	Medium	Extreme	High	High

Envirolab ID	Units	PQL	PGF1895-46	PGF1895-47	PGF1895-48	PGF1895-49	PGF1895-50
Your Reference			BH15 J478311 1.25m-1.5m	BH15 J478311 1.5m-1.75m	BH15 J478311 1.75m-2.0m	BH15 J478311 2.0m-2.25m	BH15 J478311 2.25m-2.5m
Date Sampled			27/06/2025	27/06/2025	27/06/2025	27/06/2025	27/06/2025
pHF (field pH test)*	pH units		8.0	8.0	8.0	8.5	8.2
pHFOX (field peroxide test)*	pH units		7.7	6.5	6.3	6.2	6.0
Reaction Rate*	-		High	Medium	Medium	Medium	Medium

Envirolab ID	Units	PQL	PGF1895-51	PGF1895-52	PGF1895-53	PGF1895-54	PGF1895-55
Your Reference			BH22 J478311 0.25m-0.5m	BH22 J478311 0.5m-0.75m	BH22 J478311 0.75m-1.0m	BH22 J478311 1.0m-1.25m	BH22 J478311 1.25m-1.5m
Date Sampled			27/06/2025	27/06/2025	27/06/2025	27/06/2025	27/06/2025
pHF (field pH test)*	pH units		7.4	7.2	7.2	5.9	7.8
pHFOX (field peroxide test)*	pH units		5.4	5.3	5.4	4.5	6.4
Reaction Rate*	-		Medium	Medium	Low	Low	Low

Envirolab ID	Units	PQL	PGF1895-56	PGF1895-57	PGF1895-58	PGF1895-59
Your Reference			BH22 J478311 1.5m-1.75m	BH22 J478311 1.75m-2.0m	BH22 J478311 2.0m-2.25m	BH22 J478311 2.25m-2.5m
Date Sampled			27/06/2025	27/06/2025	27/06/2025	27/06/2025
pHF (field pH test)*	pH units		8.2	8.4	8.2	8.2
pHFOX (field peroxide test)*	pH units		6.6	6.5	6.1	6.0
Reaction Rate*	-		Low	Low	Low	Low

Certificate of Analysis PGF1895

SPOCAS (Soil)

Envirolab ID	Units	PQL	PGF1895-60	PGF1895-61	PGF1895-62	PGF1895-63	PGF1895-64
Your Reference			BH01 J478311 2.0m-2.5m	BH03 J478311 2.0m-2.5m	BH05 J478311 2.0m-2.5m	BH09 J478311 2.1m-2.5m	BH12 J478311 1.4m-1.6m
Date Sampled			26/06/2025	26/06/2025	26/06/2025	26/06/2025	26/06/2025
pH KCl	pH units		8.5	8.5	8.4	5.9	8.8
TAA	moles H+/t	5.0	<5.0	<5.0	<5.0	7.8	<5.0
s-TAA	% w/w S	0.010	<0.010	<0.010	<0.010	0.012	<0.010
pH ox	pH units		7.8	7.0	6.4	6.1	7.5
TPA	moles H+/t	5.0	<5.0	<5.0	<5.0	<5.0	<5.0
s-TPA	% w/w S	0.010	<0.010	<0.010	<0.010	<0.010	<0.010
TSA	moles H+/t	5.0	<5.0	<5.0	<5.0	<5.0	<5.0
s-TSA	% w/w S	0.010	<0.010	<0.010	<0.010	<0.010	<0.010
ANCE	% CaCO3	0.010	0.68	0.82	<0.010	<0.010	0.50
a-ANCE	moles H+/t	5.0	140	160	<5.0	<5.0	99
s-ANCE	% w/w S	0.0050	0.22	0.26	<0.0050	<0.0050	0.16
SKCl	% w/w S	0.0050	0.072	0.087	0.040	0.010	<0.0050
SP	% w/w	0.0050	0.26	0.48	0.21	0.015	0.0072
SPOS	% w/w S	0.0050	0.19	0.39	0.17	<0.0050	<0.0050
a-SPOS	moles H+/t	5.0	120	250	100	<5.0	<5.0
CaKCl	% w/w	0.0050	0.35	0.56	0.32	0.048	0.20
CaP	% w/w	0.0050	0.60	0.83	0.33	0.050	0.26
CaA	% w/w Ca	0.0050	0.26	0.27	0.0053	<0.0050	0.057
MgKCl	% w/w	0.0050	0.018	0.030	0.014	0.046	<0.0050
MgP	% w/w	0.0050	0.027	0.067	0.019	0.048	0.0084
MgA	% w/w Mg	0.0050	0.0093	0.036	0.0052	<0.0050	<0.0050
SHCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5	1.5	1.5
a-Net Acidity	moles H+/t	5.0	<5.0	<5.0	35	10	<5.0
s-Net Acidity	% w/w S	0.010	<0.010	<0.010	0.056	0.017	<0.010
Liming rate	kg CaCO3/t	0.75	<0.75	<0.75	2.6	0.79	<0.75
a-Net Acidity without ANCE	moles H+/t	5.0	120	250	100	10	<5.0
s-Net Acidity without ANCE	% w/w S	0.010	0.19	0.39	0.17	0.017	<0.010
Liming rate without ANCE	kg CaCO3/t	0.75	8.7	18	7.8	0.79	<0.75

Envirolab ID	Units	PQL	PGF1895-65	PGF1895-66	PGF1895-67
Your Reference			BH14 J478311 0.8m-1.2m	BH18 J478311 2.0m-2.5m	BH21 J478311 1.5m-1.6m
Date Sampled			27/06/2025	27/06/2025	27/06/2025
pH KCl	pH units		6.8	7.8	5.5
TAA	moles H+/t	5.0	<5.0	<5.0	14
s-TAA	% w/w S	0.010	<0.010	<0.010	0.023
pH ox	pH units		6.0	2.2	5.6
TPA	moles H+/t	5.0	<5.0	1200	<5.0
s-TPA	% w/w S	0.010	<0.010	1.9	<0.010
TSA	moles H+/t	5.0	<5.0	1200	<5.0
s-TSA	% w/w S	0.010	<0.010	1.9	<0.010
ANCE	% CaCO3	0.010	<0.010	<0.010	<0.010

Certificate of Analysis PGF1895

SPOCAS (Soil)

Envirolab ID	Units	PQL	PGF1895-65	PGF1895-66	PGF1895-67
Your Reference			BH14 J478311 0.8m-1.2m	BH18 J478311 2.0m-2.5m	BH21 J478311 1.5m-1.6m
Date Sampled			27/06/2025	27/06/2025	27/06/2025
a-ANCE	moles H+/t	5.0	<5.0	<5.0	<5.0
s-ANCE	% w/w S	0.0050	<0.0050	<0.0050	<0.0050
SKCl	% w/w S	0.0050	<0.0050	0.16	<0.0050
SP	% w/w	0.0050	0.0060	2.6	0.0068
SPOS	% w/w S	0.0050	<0.0050	2.4	<0.0050
a-SPOS	moles H+/t	5.0	<5.0	1500	<5.0
CaKCl	% w/w	0.0050	0.021	0.57	0.15
CaP	% w/w	0.0050	0.020	0.66	0.14
CaA	% w/w Ca	0.0050	<0.0050	0.089	<0.0050
MgKCl	% w/w	0.0050	<0.0050	0.15	0.061
MgP	% w/w	0.0050	<0.0050	0.22	0.060
MgA	% w/w Mg	0.0050	<0.0050	0.066	<0.0050
SHCl	% w/w S	0.0050	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5
a-Net Acidity	moles H+/t	5.0	<5.0	1300	17
s-Net Acidity	% w/w S	0.010	<0.010	2.1	0.027
Liming rate	kg CaCO3/t	0.75	<0.75	96	1.3
a-Net Acidity without ANCE	moles H+/t	5.0	<5.0	1500	17
s-Net Acidity without ANCE	% w/w S	0.010	<0.010	2.4	0.027
Liming rate without ANCE	kg CaCO3/t	0.75	<0.75	110	1.3

Certificate of Analysis PGF1895

Method Summary

Method ID	Methodology Summary
INORG-063	pH- measured using pH meter and electrode. Solids are oxidised with Hydrogen Peroxide or extracted with water. To ensure accurate results these tests are recommended to be done in the field as pH may change with time thus these results may not be representative of true field conditions. There is no documented official holding time, we have assigned an arbitrary 180 days to frozen samples.
INORG-064	sPOCAS determined using titrimetric and ICP-AES techniques. Ideally samples should be received in the laboratory at <4oC. Please refer to SRA for sample temperature on receipt. Samples should also ideally be received within 24 hrs of sampling, otherwise there is the potential for oxidation to occur (as indicated by the lowering of the pH). Freezing the samples may help mitigate the potential for oxidation. Net acidity including ANC has a safety factor of 1.5 applied. Neutralising value (NV) of 100% is assumed for liming rate. The recommendation that the SHCL concentration be multiplied by a factor of 2 to ensure retained acidity is not underestimated, has not been applied in the SHCL result. However, it has been applied in the SNAS calculation: SNAS % = (SHCL-SKCL)x2"

Certificate of Analysis PGF1895

Result Definitions

Identifier	Description
NR	Not reported
NEPM	National Environment Protection Measure
NS	Not specified
LCS	Laboratory Control Sample
RPD	Relative Percent Difference
>	Greater than
<	Less than
PQL	Practical Quantitation Limit
INS	Insufficient sample for this test
NA	Test not required
NT	Not tested
DOL	Samples rejected due to particulate overload (air filters only)
RFD	Samples rejected due to filter damage (air filters only)
RUD	Samples rejected due to uneven deposition (air filters only)
##	Indicates a laboratory acceptance criteria outlier, for further details, see Result Comments and/or QC Comments

Quality Control Definitions

Blank

This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, and is determined by processing solvents and reagents in exactly the same manner as for samples.

Surrogate Spike

Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

LCS (Laboratory Control Sample)

This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Matrix Spike

A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

Duplicate

This is the complete duplicate analysis of a sample from the process batch. The sample selected should be one where the analyte concentration is easily measurable.

Certificate of Analysis PGF1895

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria. Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction. Spikes for Physical and Aggregate Tests are not applicable. For VOCs in water samples, three vials are required for duplicate or spike analysis.

General Acceptance Criteria (GAC) - Analyte specific criteria applies for some analytes and is reflected in QC recovery tables.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% - see ELN-P05 QAQC tables for details (available on request); <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase. Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was typically insufficient in order to satisfy laboratory QA/QC protocols.

Miscellaneous Information

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached. We have taken the sampling date as being the date received at the laboratory.

Two significant figures are reported for the majority of tests and with a high degree of confidence, for results <10*PQL, the second significant figure may be in doubt i.e. has a relatively high degree of uncertainty and is provided for information only.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS where sediment/solids are included by default.

Urine Analysis - The BEI values listed are taken from the 2022 edition of *TLVs and BEIs Threshold Limits by ACGIH*.

Air volumes are typically provided by customers (often as flow rate(s) and sampling time(s) and/or simply volume(s) sampled or exposure times (determines 'volume' passive badges are exposed to)). Hence in such circumstances the volume measurement is inevitably not covered by Envirolab's NATA accreditation. An exception may occur where Envirolab Newcastle does the sampling where accreditation exists for certain types of sampling and hence volume determination(s). Note air volumes are often used to determine concentrations for dust and/or analyses on filters, sorbents and in impingers. For canister sampling, the air volume is covered by Envirolab's NATA accreditation.

Data Quality Assessment Summary PGF1895

Client Details

Client	Structerre Consulting Engineers
Your Reference	Soil Testing
Date Issued	07/07/2025

Recommended Holding Time Compliance

Recommended holding time exceedances exist - See detailed list below

Quality Control and QC Frequency

QC Type	Compliant	Details
Blank	Yes	No Outliers
LCS	Yes	No Outliers
Duplicates	Yes	No Outliers
Matrix Spike	Yes	No Outliers
Surrogates / Extracted Internal Standards	Yes	No Outliers
QC Frequency	Yes	No Outliers

Surrogates/Extracted Internal Standards, Duplicates and/or Matrix Spikes are not always relevant/applicable to certain analyses and matrices. Therefore, said QC measures are deemed compliant in these situations by default. See Laboratory Acceptance Criteria for more information

Data Quality Assessment Summary PGF1895

Recommended Holding Time Compliance

Analysis	Sample Number(s)	Date Sampled	Date Extracted	Date Analysed	Compliant
pH F | Soil	1-32	26/06/2025	30/06/2025	30/06/2025	No
	33-59	27/06/2025	30/06/2025	30/06/2025	No
pH FOX | Soil	1-32	26/06/2025	30/06/2025	30/06/2025	No
	33-59	27/06/2025	30/06/2025	30/06/2025	No
Reaction Rate | Soil	1-32	26/06/2025	30/06/2025	30/06/2025	Yes
	33-59	27/06/2025	30/06/2025	30/06/2025	Yes
CRS Suite | Soil	60-64	26/06/2025	01/07/2025	01/07/2025	Yes
	65-67	27/06/2025	01/07/2025	01/07/2025	Yes
SPOCAS | Soil	60-64	26/06/2025	01/07/2025	01/07/2025	Yes
	65-67	27/06/2025	01/07/2025	01/07/2025	Yes

Quality Control PGF1895

INORG-063|Acid Sulfate Soils (Soil) | Batch BGG0061

Analyte	Units	PQL	Blank	DUP1 PGF1895-01 Samp | QC | RPD %	DUP2 PGF1895-11 Samp | QC | RPD %	LCS %
pHF (field pH test)	pH units			8.8 | 8.9 | 1.70	8.3 | 8.4 | 0.836	100
pHFOX (field peroxide test)	pH units			5.7 | 5.6 | 1.42	6.3 | 6.4 | 0.787	100
Reaction Rate	-			Medium | Medium | [NA]	Medium | Medium | [NA]	[NA]

Analyte	Units	PQL	Blank	DUP3 PGF1895-21 Samp | QC | RPD %	DUP4 PGF1895-31 Samp | QC | RPD %	LCS %
pHF (field pH test)	pH units			8.8 | 8.8 | 0.228	5.6 | 5.6 | 1.43	100
pHFOX (field peroxide test)	pH units			2.5 | 2.4 | 5.30	4.2 | 4.1 | 2.43	100
Reaction Rate	-			Extreme | Extreme | [NA]	Low | Low | [NA]	[NA]

Analyte	Units	PQL	Blank	DUP5 PGF1895-41 Samp | QC | RPD %	DUP6 PGF1895-51 Samp | QC | RPD %	LCS %
pHF (field pH test)	pH units			7.2 | 7.1 | 1.11	7.4 | 7.4 | 0.405	100
pHFOX (field peroxide test)	pH units			3.7 | 3.6 | 1.92	5.4 | 5.4 | 0.743	100
Reaction Rate	-			Extreme | Extreme | [NA]	Medium | Medium | [NA]	[NA]

INORG-064|SPOCAS (Soil) | Batch BGG0064

Analyte	Units	PQL	Blank	DUP1 PGF1895-60 Samp | QC | RPD %	LCS %
pH KCl	pH units		NT	8.47 | 8.48 | 0.118	94.3
TAA	moles H+/t	5.0	<5.0	<5.0 | <5.0 | [NA]	84.5
s-TAA	% w/w S	0.010	<0.010	<0.010 | <0.010 | [NA]	[NA]
pH ox	pH units		NT	7.77 | 7.75 | 0.258	102
TPA	moles H+/t	5.0	<5.0	<5.0 | <5.0 | [NA]	106
s-TPA	% w/w S	0.010	<0.010	<0.010 | <0.010 | [NA]	[NA]
TSA	moles H+/t	5.0	<5.0	<5.0 | <5.0 | [NA]	[NA]
s-TSA	% w/w S	0.010	<0.010	<0.010 | <0.010 | [NA]	[NA]
ANCE	% CaCO3	0.010	<0.010	0.682 | 0.682 | 0.00	[NA]
a-ANCE	moles H+/t	5.0	<5.0	136 | 136 | 0.00	[NA]
s-ANCE	% w/w S	0.0050	<0.0050	0.218 | 0.218 | 0.00	[NA]
SKCl	% w/w S	0.0050	<0.0050	0.0720 | 0.0630 | 13.3	[NA]
SP	% w/w	0.0050	<0.0050	0.258 | 0.250 | 3.10	[NA]
SPOS	% w/w S	0.0050	<0.0050	0.186 | 0.187 | 0.613	[NA]
a-SPOS	moles H+/t	5.0	<5.0	116 | 117 | 0.613	[NA]
CaKCl	% w/w	0.0050	<0.0050	0.347 | 0.348 | 0.334	[NA]
CaP	% w/w	0.0050	<0.0050	0.604 | 0.599 | 0.796	[NA]
CaA	% w/w Ca	0.0050	<0.0050	0.257 | 0.251 | 2.34	[NA]
MgKCl	% w/w	0.0050	<0.0050	0.0180 | 0.0180 | [NA]	[NA]
MgP	% w/w	0.0050	<0.0050	0.0273 | 0.0270 | 0.814	[NA]
MgA	% w/w Mg	0.0050	<0.0050	0.00931 | 0.00901 | [NA]	[NA]
SHCl	% w/w S	0.0050	<0.0050	NT | NT | [NA]	[NA]
SNAS	% w/w S	0.0050	<0.0050	NT | NT | [NA]	[NA]
a-SNAS	moles H+/t	5.0	<5.0	NT | NT | [NA]	[NA]
s-SNAS	% w/w S	0.010	<0.010	NT | NT | [NA]	[NA]
Fineness Factor	-	1.5	NT	1.50 | 1.50 | [NA]	[NA]
a-Net Acidity	moles H+/t	5.0	<5.0	<5.0 | <5.0 | [NA]	[NA]
s-Net Acidity	% w/w S	0.010	<0.010	<0.010 | <0.010 | [NA]	[NA]
Liming rate	kg CaCO3/t	0.75	<0.75	<0.75 | <0.75 | [NA]	[NA]
a-Net Acidity without ANCE	moles H+/t	5.0	<5.0	116 | 117 | 0.613	[NA]
s-Net Acidity without ANCE	% w/w S	0.010	<0.010	0.186 | 0.187 | 0.613	[NA]
Liming rate without ANCE	kg CaCO3/t	0.75	<0.75	8.71 | 8.76 | 0.613	[NA]

Appendix 3:
Strategic Direction Options

strategic directions

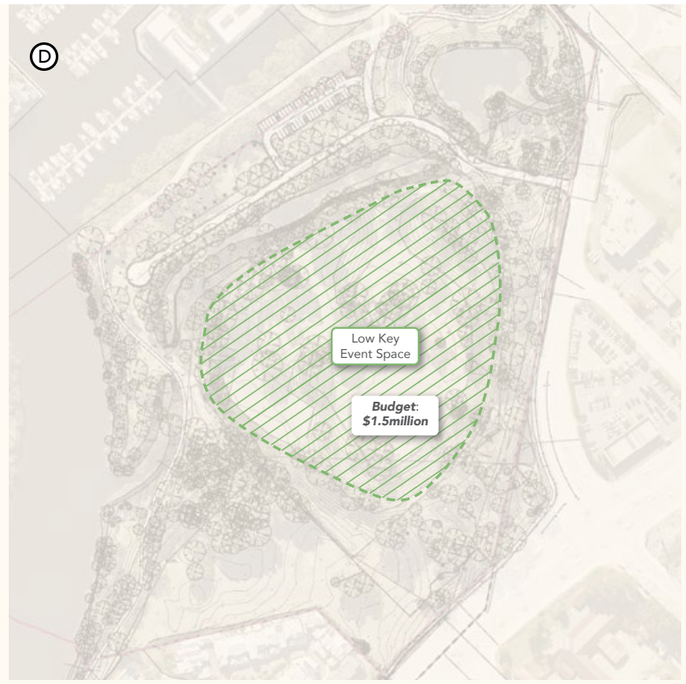
Low Budget Options ($1.5mill)

Legend

- Low budget options based on a $1.5mill budget:
  - 1a - Enhance passive recreational amenities (BBQ facilities, Shelters, Seating nodes, Interpretive Signage)
  - 1b – Enhance ecological / biodiversity values of riparian zones (Regrade select banks, Plant Batters/Riparian Zones, Add Riffle Zones, Habitat Fencing, Access points)
  - 1c – Establish small commercial activity (if economically feasible) (Small Cafe building & Toilet with external seating area)
  - 1d – Establish site as a flexible outdoor venue for events (Development of outdoor cultural / event space infrastructure - establish 3 phase power, simple lighting, in-ground services only)

Budget

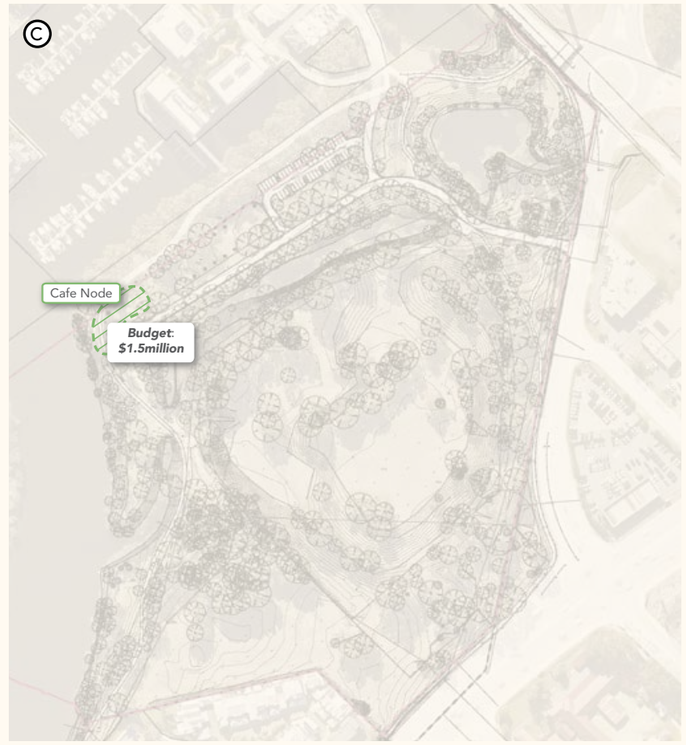
- Indicative allocation for each Low Budget Option
  - 1a - $1.5 million
  - 1b – $1.5 million
  - 1c – $1.5 million
  - 1d – $1.5 million
- NOTE: Options above are mutually exclusive i.e. it is unlikely the current budget can afford more than one option.
- NOTE: Diagrams are not design proposals



1d – Establish site as a flexible outdoor venue for events

1a - Enhance passive recreational amenities

1b – Enhance ecological / biodiversity values



1c – Establish small commercial activity (if economically feasible)

strategic directions (cont.)

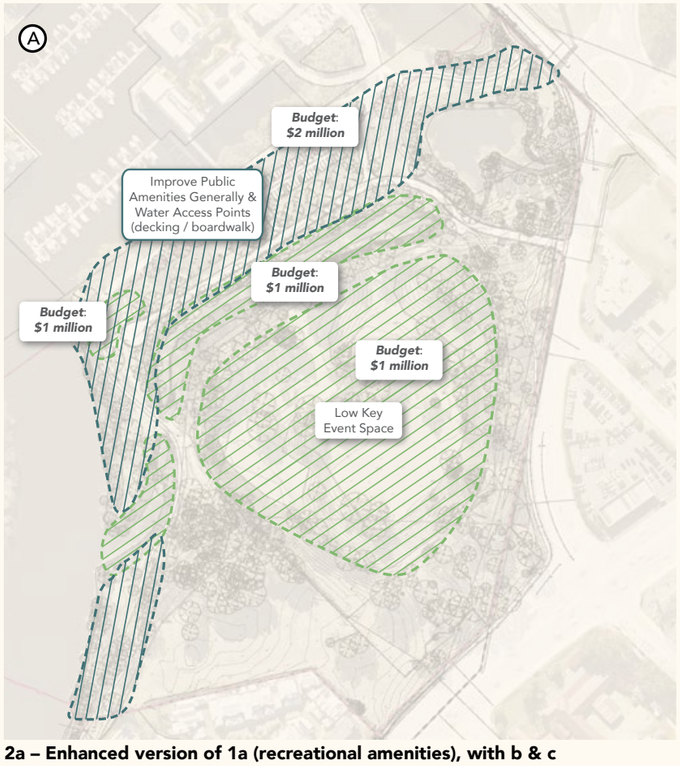
Medium Budget Options 2a, b & c (Over $5 million)

Legend

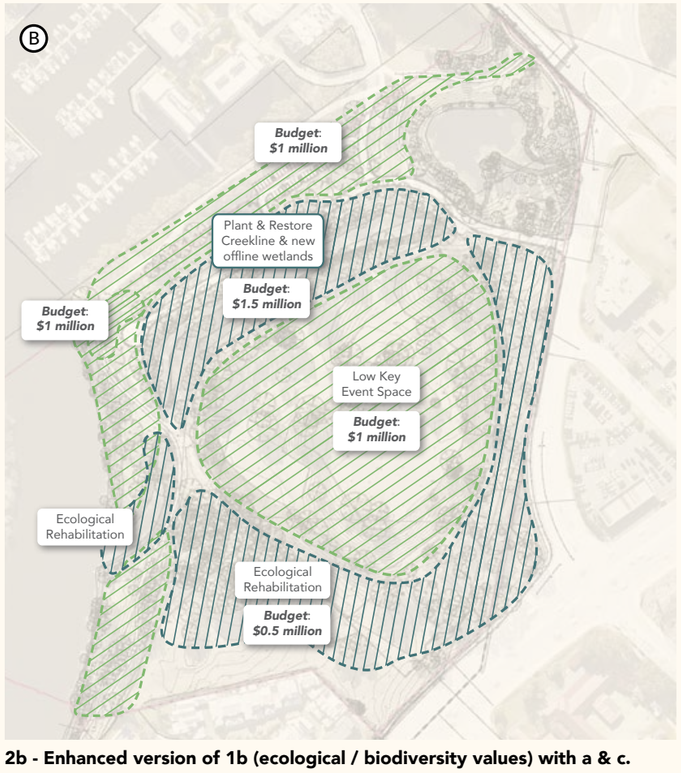
- Medium Budget Options (requires funding beyond current sources)
  - 2a – Enhanced version of 1a (recreational amenities), with b & c
    (Previous items plus - Small deck / water access point)
  - 2b - Enhanced version of 1b (ecological / biodiversity values) with a & c
    (Previous items plus - Offline treatment zone and ecological plantings to eastern area)
  - 2c - Enhanced version of 1c (commercial activity associated with Cafe and Event Space) with a & b leveraged given opportunity for financial return.
    (Previous items plus - formal access points / ticketing, fencing and toilet facilities only.)

Budget

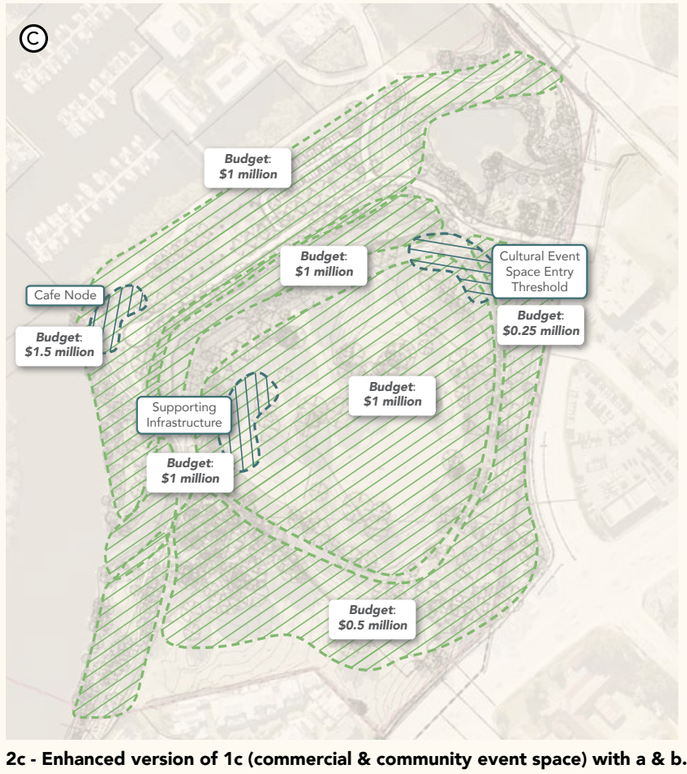
- Indicative allocation for each Medium Budget Option
  - 2a - $5 million
  - 2b – $5 million
  - 2c – $6.25 million
- NOTE: All options propose Cafe and Event Spaces which will generate revenue.
- NOTE: Diagrams are not design proposals



2a – Enhanced version of 1a (recreational amenities), with b & c



2b - Enhanced version of 1b (ecological / biodiversity values) with a & c.



2c - Enhanced version of 1c (commercial & community event space) with a & b.

REALM studios

City of Belmont
Belmont Trust Land

Concept Cost Indication
17th April 2026
(Revision -)

Concept Cost Indication

Item	Description of Works	Unit	Quantity	Rate	Cost
6.3	**Shared Pathways**				
6.3.01	2.40m wide shared pathway including line marking and flat kerb to each side - Coloured bitumen complete with site clearance, minor excavation, compaction and basecourse	m	400	$ 400.00	$ 160,000
6.3.02	Resurface existing shared pathway including providing new flat kerb each side and linemarking	m	560	$ 206.00	$ 115,360
			Sub-Total Shared Pathways		*$ 275,360*
6.4	**Parking Areas**				
6.4.01	Remove existing bitumen and basecourse to existing car bays	m2	858	$ 15.00	$ 12,870
6.4.02	New bitumen paving including basecourse	m2	1625	$ 60.00	$ 97,500
6.4.03	Resurface existing paving	m2	3925	$ 40.00	$ 157,000
6.4.04	Removeable bollards	No	3	$ 1,500.00	$ 4,500
6.4.05	Re-mark car parking bays	No	59		$ -
6.4.06	Wheelstops	No	218	$ 125.00	$ 27,250
6.4.07	Permanent bollard to disabled parking bay	No	10	$ 575.00	$ 5,750
6.4.08	Disabled carbay markings	No	10	$ 550.00	$ 5,500
6.4.09	Flush kerb to edge of carpark paving and access roads	m	2260	$ 50.00	$ 113,000
6.4.10	Permeable paving to parking bays on and including 300m deep gravel base and 40mm bedding course (218 bays)	m2	2956	$ 175.00	$ 517,300
			Sub-Total Parking Areas		*$ 940,670*
6.5	**Overflow Parking**				
6.5.01	Stabilised limestone road off Great Eastern Highway for access to overflow parking area	m2	816	$50	*$ 40,800*
6.5.02	Removeable bollards /barrier to temporary road access entry of Great Eastern Highway	Item			*$ 5,000*
6.5.03	Allowance for modifications to Great Eastern Highway to provide crossover for temporary access road including traffic management	Item			*$ 50,000*
			Sub-Total Overflow Parking		*$ 95,800*
6.6	**Carpark & Pathway Lighting**				
6.6..01	Pole with solar lighting - Carparks	No	12	$8,000	$ 96,000
6.6.02	Pole with solar lighting - Pathways	No	99	$8,000	$ 792,000
			Sub-Total Carpark & Pathway Lighting		*$ 888,000*
6.7	**Hardwood Timber Boardwalk**				
6.7.01	Refer to Material Schedule 1.1.3 and Drawings 25023-00-L912 & L913 for full details	Note			
6.7.02	3000mm wide hardwood timber boardwalk	m	65	$ 2,000.00	$ 130,000
6.7.03	Allowance for micro-piling to support boardwalk framing and decking	Item			$ 53,200
6.7.04	Transition to new path	No	2	$ 500.00	$ 1,000
			Sub-Total Hardwood Timber Boardwalk		*$ 184,200*
	Total - CIRCULATION, ROADS, PATHS & PARKING				***$ 3,120,830***
7.0	**COMMUMUNITY BUILDING**				
7.1.01	2 - Level Community Building comprising:-				
	> Cultural and Eco-Education Space (Lower Floor)				
	>Event/Function space (Upper Floor)				
	>Bar/Servery/ Commercial kitchen				
	>Cafe				
	>Changing Places (DDA Compliant Toilet)				
	>Public toilets				
	>Green Room				
	> Public Viewing Terrace	m2	900	$ 4,500.00	$ 4,050,000
7.1.02	Allowance for retaining walls to Community centre	Item			$ 50,000
7.02	External Services (To be further investigated)				
	>Sewer	Item			$ 50,000
	>Water	Item			$ 20,000
	>Electrical	Item			$ 100,000
	>Stormwater	Item			$ 150,000
	>Rainwater tanks	Item			$ 25,000

strategic directions (cont.)

High Budget Option 3a & 3b (Over $13 million)

Legend

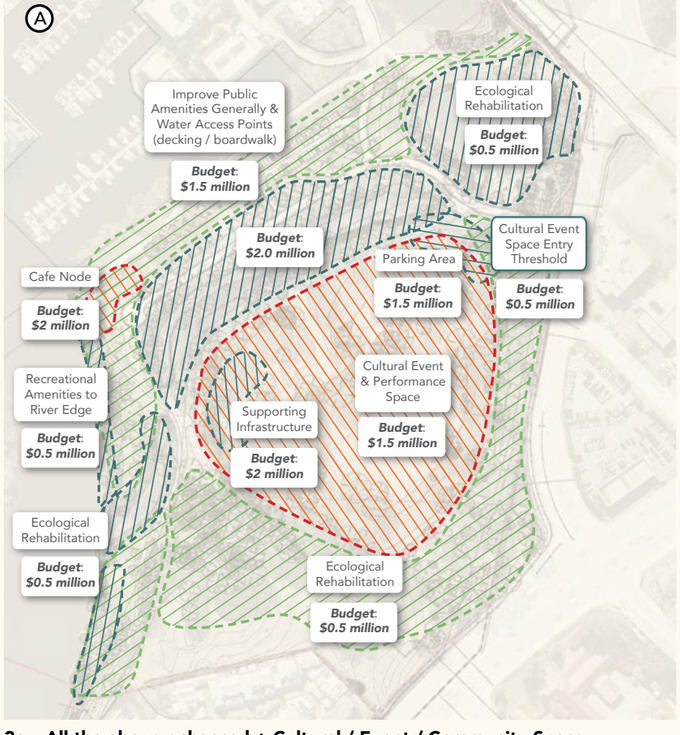
- High Budget Options (requires investment and successful commercial activation of Cafe and Event or Sports Space):
  - 3a – All the above enhanced + Cultural / Event / Community Space (Previous items plus - Enhanced toilet facilities / storage, community building, wayfinding, feature lighting, parking etc.)
  - 3b – All the above enhanced + Sporting / Community Event Space (Previous items plus - development of broader outdoor sporting space infrastructure - sports lighting, Enhanced Club Room Building with toilet facilities, showers/change rooms, wayfinding, parking etc.)

Budget

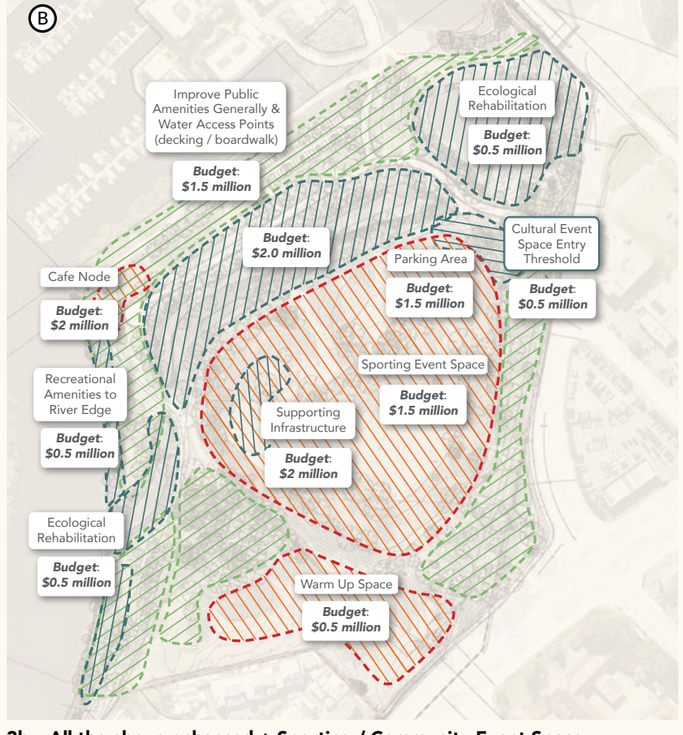
- Indicative allocation for each High Budget Option
  - 3a - $13 million
  - 3b – $13 million
- NOTE: Both options propose F&B and event/sporting facilicities which will generate revenue.
- NOTE: Diagrams are not design proposals

Kuljak Island Development Option 4

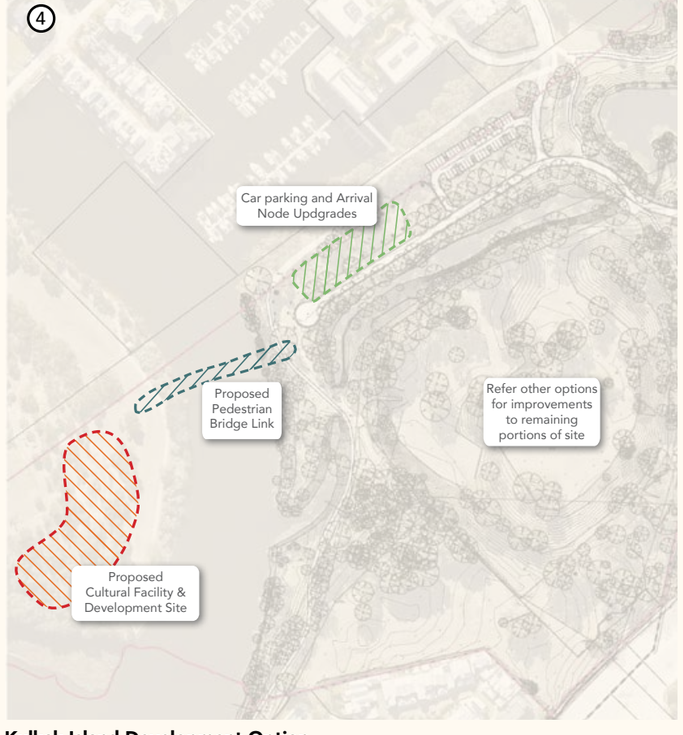
- Potential to develop southen end of island that forms part of the Belmont Trust land.
- Proposal could include a new cultural facility located to enjoy the strong connection with the river.
- Bridge connection would be required to create a direct link to the new facility.
- Car parking and arrival node would be required on the main land.
- Refer other options for potential improvements to remaining portions of trust land.
- This is subject to legal determination and interpretation of the Trust.
- NOTE: Diagrams are not design proposals



3a – All the above enhanced + Cultural / Event / Community Space.



3b – All the above enhanced + Sporting / Community Event Space.

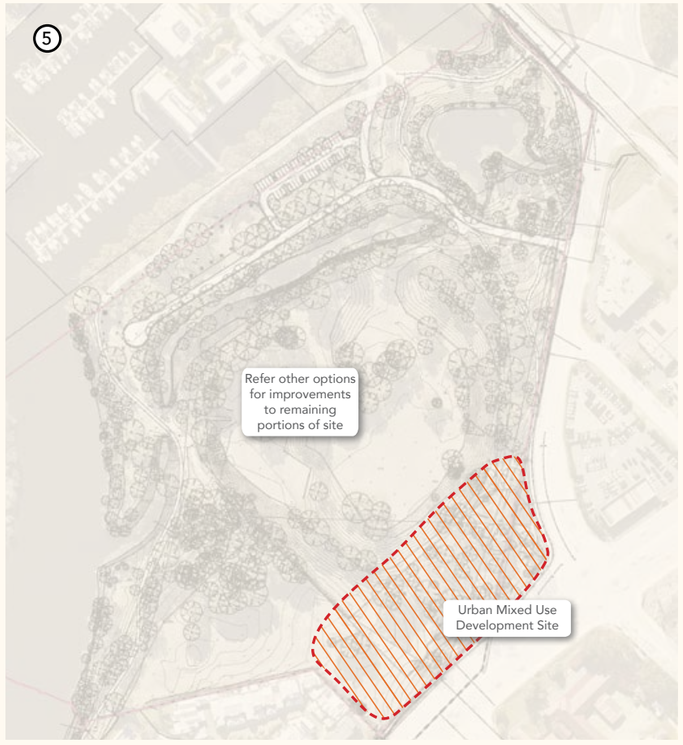


Kulkak Island Development Option

Basis for detailed development of the Landscape Master Plan. ($5 million budget)

Development Option 5

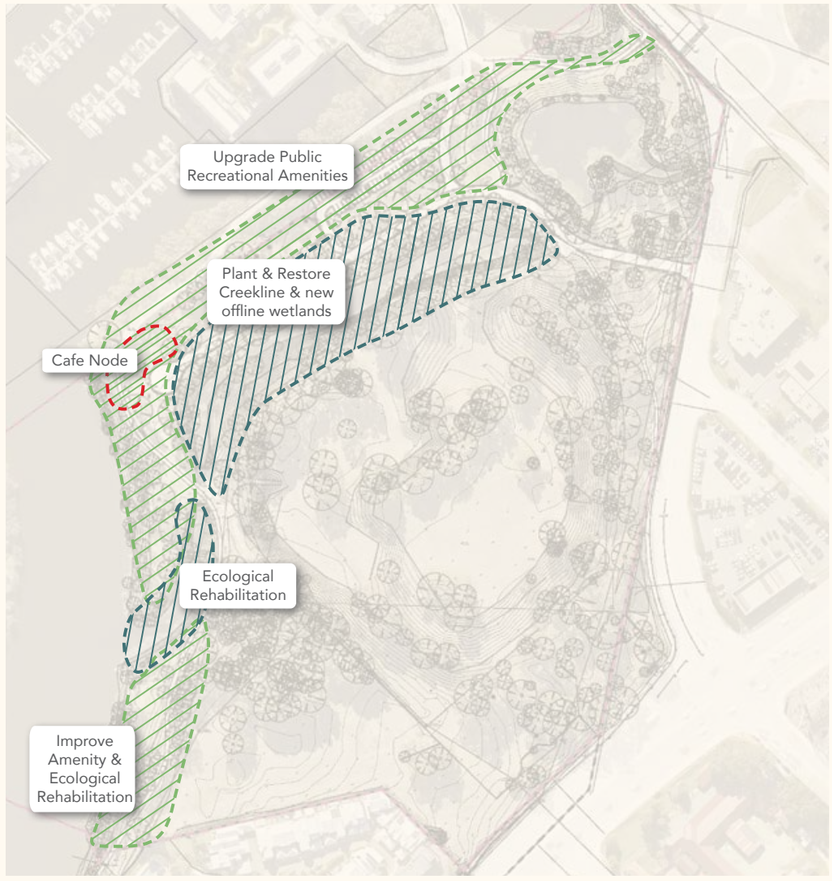
- A mixed-use urban development option to a portion of site would leverage capital to invest into the project.
- Refer other options for potential improvements to remaining portions of trust land.
- This is subject to legal determination and interpretation of the Trust.
- NOTE: Diagrams are not design proposals



Development Option

Option 6 - Selected

- $5 million budget (requires funding beyond current sources)
  - Enhanced recreational amenities with seating, BBQ and shelter structure, deck access to river edge, native & riparian planting, lighting etc.
  - Enhanced ecological / biodiversity value with restoration of existing creekline and establishment of a parallel, off-line treatment wetland. Refer Stream Restoration Precedents like Nurdi Park, Riverton.
  - Proposed cafe node with small under cover area and external seating. Refer Cafe precedents



Final Option for MP Development

City of Belmont
Belmont Trust Land

Concept Cost Indication
17th April 2026
(Revision -)

Concept Cost Indication

Item	Description of Works	Unit	Quantity	Rate	Cost
4.4	**Paving to BBQ Areas**				
4.4.01	Refer to Material Schedule 1.2.5 for full details	Note			
4.2.02	Paving to BBQ and seating area	m2	64	$ 125.00	$ 8,000
			Sub-Total Paving to BBQ Areas		*$ 8,000*
4.5	**Yarning Circles**				
4.5.01	Allowance for yarning circles including paving and seating	No	3	$ 30,000.00	$ 90,000
			Sub-Total Yarning Circles		*$ 90,000*
4.6	**Ancillary Public Realm Furniture**				
4.6.01	Allowance for waste bins, bike rack stools etc throughout site	Item			$ 100,000
			Sub-Total Ancillary Public Realm Furniture		$ 100,000
	Total - RECREATIONAL/AMENITIES & WATER ACCESS				***$ 687,000***
5.0	**OUTDOOR CULTURAL EVENT SPACE**				
5.1	**Lighting and Power**				
5.1.01	Allowance for services kiosk comprising water and power for connections to stage set-up	Item			$ 40,000
5.1.02	Multi Purpose Light pole and lighting	No	3	$ 12,000.00	$ 36,000
5.1.03	Lighting tower	No	2	$ 5,000.00	$ 10,000
			Sub-Total Lighting and Power		*$ 86,000*
5.2	**Terraced Seating**				
5.2.01	Mass concrete formed seating with concealed lighting strip	m	672	$ 750.00	$ 504,000
5.2.02	Set of steps to terraced seating	No	11	$ 750.00	$ 8,250
			Sub-Total Terraced Seating		*$ 512,250*
5.3	**Gatehouse, Ticket box and Green Room**				
5.3.01	Assumed these will be provided the by Event Holder	Note			
			Sub-Total Gatehouse,Ticket box and Green Room		*$ -*
5.4	**Fencing and Gates**				
5.4.01	Assumed temporary fencing and fates including bunting will be provided by the Event Holder	Note			
			Sub-Total Fencing and Gates		*$ -*
5.5	**Sound & Vision Berms**				
5.5.01	Mass filling to form sound berm to residential areas	m3	1100	$ 45.00	*$ 49,500*
5.5.02	Mass filling to form visual berm to Main carpark area	m3	830	$ 45.00	*$ 37,350*
5.5.03	Planting to sound berm	m2	1930	$ 55.00	*$ 106,150*
			Sub-Total Sound Berm		*$ 193,000*
	Total - EVENT INFRASTRUCTURE & FENCING				***$ 791,250***
6.0	**CIRCULATION, ROADS, PATHS & PARKING**				
6.1	**New Access Road**				
6.1.01	6.00 m wide internal road - No allowance for kerbing or drainage	m	328	$ 575.00	$ 188,600
			Sub-Total New Acess Road		*$ 188,600*
6.2	**Pedestrian Pathways**				
6.2.01	Coloured concrete paving	m2	172	$ 125.00	$ 21,500
6.2.02	Set of steps	Item			$ 26,400
6.2.03	Balustrade to steps	Item			$ 2,500
6.2.04	1.80m wide pedestrian pathway - Coloured concrete complete with site clearance, minor excavation, compaction and reinforcement	m	1440	$ 225.00	$ 324,000
6.2.05	1.80m wide pedestrian pathway to slope - Coloured concrete complete with site clearance, minor excavation, compaction and reinforcement	m	80	$ 300.00	$ 24,000
6.2.06	Handrail and balustrade to sloping pathway	m	80	$ 575.00	$ 46,000
6.2.07	Seats	No	16	$ 4,500.00	$ 72,000
6.2.08	Stabilised limestone to seating areas	m2	636	$ 50.00	$ 31,800
			Sub-Total Pedestrian Pathways		*$ 548,200*

Belmont Trust Communications Plan

Overview

A Belmont Trust masterplan has been developed to guide the future use, protection and enhancement of Belmont Trust land.

The Belmont Trust land covers approximately 14 hectares in Ascot. While the City of Belmont owns the land, a Declaration of Trust over the land has seen Trustees appointed to manage the way the land can be used. The Trustees are the Elected Members of the City of Belmont Council. This is a unique situation which has been in place since 1954, when the City of Belmont was known as Belmont Park Road Board.

In 2022, in depth community engagement was undertaken regarding the Trust Land. The draft masterplan draws on the results of that engagement.

The Trustees are inviting the City of Belmont community to review the draft masterplan and provide feedback to aid the Trustees in making decisions about the plan, to ensure it reflects community values and aspirations.

This Communications Plan sets out how the City of Belmont and consultants assisting in the creation of the masterplan will inform key stakeholders and the wider community, on behalf of the Trustees.

It focuses on clear, consistent messaging and meaningful engagement to support transparency and encourage community participation during the engagement process. It references the initial engagement undertaken in 2022, seeks to re-engage members of the community who took part in that earlier process and introduce the topic to the wider community who may not have participated previously.

Objectives

- Raise awareness of the Belmont Trust Land project and its current stage.
- Re-engage previous participants and broaden outreach to underrepresented community groups.
- Provide transparency around technical, financial, legal, and environmental constraints.
- Support the community and stakeholders to provide informed input into the master planning process.
- Maintain trust and confidence in the process by ensuring timely updates and inclusive communication.

Background and previous consultation

An in-depth community engagement exercise was undertaken in 2022. The Trustees instructed the City of Belmont to engage Aha! Consulting to help understand the community's aspirations for the 'recreational use' of Belmont Trust. Those aspirations have been used to inform the draft masterplan. The community engagement process was divided into two main consultation stages:

1. Broad Engagement
2. Community Panel

An Expression of Interest process was held to build the community panel which was comprised of individuals who live or work in the City of Belmont and represent the views of the wider community. The panel explored the desired vision for the trust land and agreed on the following: **Danjoo Darbakan Koorliny** (walking together and 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 you – people, plant, animal and place."
Dr. Richard Walley OAM

The panel's report provided recommendations for how best to achieve this vision, which was provided to the City in August 2022 and then presented to the Trust in February 2023. A decision was made by the Trust to commence the next stage of the project in 2024-25 to develop a landscape masterplan for the Land.

The masterplan process included various technical and other investigations to determine the scope of the work possible on the site, and a draft masterplan has been developed.

The City is now entering a third engagement phase for this project, receiving comment on the draft masterplan.

The masterplan has been developed by Realm Studios working with City staff. Aha! Consulting who led the 2022 engagement will be assisting the City with engagement activities, on behalf of the Trustees.

Public comment on the draft masterplan will be open for three weeks and promoted in a variety of ways to encourage feedback.

Key messages

The following key messages will be used to share information with the community about the project and how to get involved.

Feedback on the master plan

- The Trustees of Belmont Trust invite you to have your say on the draft Belmont Trust masterplan.
- We're shaping the future of Belmont Trust land together.
- Following earlier community consultation, a draft masterplan has been developed to guide the long-term use, protection and enhancement of Belmont Trust land.
- The draft masterplan reflects what the community told us matters most, including recreation, connection, cultural recognition, environmental care and long-term sustainability.
- The master plan has been developed to align with the Belmont Trust's financial, legal and environmental responsibilities.
- On behalf of the Trustees, we are inviting feedback on the draft to help refine and finalise the master plan.
- A final version of the masterplan will be presented at a Belmont Trust meeting, alongside the results of this consultation.
- Check out the draft master plan and provide feedback online or in person. There are many ways to have your say including online, in-person, in writing or by visiting the team at a pop-up near you.
- For more information, visit Belmont Connect or contact the City.

Project background

- The Belmont Trust Land is a large land parcel adjacent to the Swan River within Ascot that is approximately 14ha in size.
- The land is currently public open space and is accessible by the community.
- It is owned by the Belmont Trust, maintained by the City of Belmont and is required to be used for public recreation.
- In 2022, broad community engagement and a community deliberative panel provided their recommendations and vision for the future use of the land.
- This community input, along with technical studies and stakeholder advice, has informed a draft plan of what is possible at the site.

Audiences

Audience	Needs
City of Belmont Elected Members (Trustees)	Project progress, decision-making context
Previous Community Panel members	Recognition, updates, clear link between their input and project
Wider City of Belmont community	Information, opportunities for input
Residents close to Trust land	Local construction impact, opportunity to shape design
First nations community / Aboriginal Advisory Group	Culturally informed consultation, respect for land
Harder to reach (youth, seniors, CALD)	Targeted outreach via stakeholder networks, accessible formats
State agencies	Alignment with state government plans and policies
Local businesses / developers	Land-use implications, opportunities for input

Communication tools and channels

This section outlines the tools and channels that will be used to inform and consult with the identified target audiences.

Channel	Audience	Purpose
Belmont Trust Meetings	Trustees	• Brief Trustees on the draft masterplan, confirm messaging and approach
Survey	All	• Online and hard-copy versions of the survey to capture community comment.
Direct Emails	Past contributors	• Provide project updates to past contributors and invite comment on the draft masterplan
Walk on Country Meeting	Aboriginal Advisory Group	• Seek cultural insight and invite feedback
Letter drop	Nearby residents	• Directly notify about the draft masterplan and invite comments
Belmont Connect	Broad community	• Online platform for information with draft masterplan and survey
Belmont Trust Website	Broad community	• Background on project and drive traffic to Belmont Connect to submit feedback
City of Belmont Website	Broad community	• Updates published via 'latest news' linking to the Belmont Connect page
Pop Up Sessions	Broad community and hard to reach	• Provide face-to-face opportunities to explain the draft masterplan and answer questions
Email Marketing and Enews	Broad community and hard to reach	• Promote the consultation period and drive traffic to Belmont Connect. Utilise stakeholder networks to engage harder to reach groups.
Social Media	Broad community	• Promote the consultation period and drive traffic to Belmont Connect
Digital signage	Broad community	• Promote the consultation period and raise awareness about project
Print advertising	Broad community	• Promote the consultation period and raise awareness about project
Print collateral	Broad community	• Support pop up sessions with information about the project

6.2 Belmont Trust 2026-27 Budget and Review of Delegation Register

Voting Requirement	:	Absolute Majority
Subject Index	:	154/009
Location/Property Index	:	Lot 5 Stoneham Street, Lot 642 Great Eastern Highway
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council 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

To present the 2026-27 Belmont Trust budget for consideration by the Belmont Charitable Trust and for the Belmont Charitable Trust to reaffirm the formal appointment to the Chief Executive Officer of the City of Belmont to perform certain functions for the Belmont Charitable Trust as the Trust Officer.

Summary and key issues

As the 2026-27 Belmont Charitable Trust budget is a component of the City of Belmont's 2026-27 budget to be adopted at the Ordinary Council Meeting in June 2026, the Belmont Charitable Trust is required to consider and adopt the 2026-27 Belmont Charitable Trust budget for inclusion in City of Belmont's 2026-27 budget.

The appointment of the CEO to administer the Belmont Charitable Trust as the Trust Officer is also required to be reviewed annually and be noted on the Belmont Trust Delegation Register.

Officer Recommendation

That the Belmont Charitable Trust:

1. Adopt the Belmont Charitable Trust Budget 2026-27 as contained within this report and that the adopted Belmont Charitable Trust Budget 2026 - 27 be included in the City of Belmont Budget 2026-27 scheduled for adoption in June 2026; and
2. Appoint the Chief Executive Officer of the City of Belmont as the Trust Officer, to make administrative decisions on the day-to-day business of the Belmont Trust in accordance with the Belmont Trust Delegations as detailed in Attachment 6.2.1.

An absolute majority of the Trust is required

Location

The Belmont Charitable Trust land occupies 160 Stoneham St and 154 Great Eastern Highway and consists of approximately 16 hectares of land situated between the Swan River and Great Eastern Highway near the Ascot Racecourse.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance
Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

The Belmont Charitable Trust was established under the *Charitable Trusts Act 1962 (WA)*, which has since been repealed and replaced with the *Charitable Trusts Act 2022 (WA)*.

Trustee Act 1962 (WA)

11. Corporation may act as trustee in some cases

(1) Any trustee corporation may be appointed and may lawfully act as the sole trustee in respect of any trust, notwithstanding that the instrument creating the trust may provide for or direct the appointment of 2 or more trustees; and nothing in this subsection prevents any other corporation from acting as a trustee in accordance with any authority vested in it in that behalf, whether by its memorandum of association or otherwise, but a corporation shall not administer the estate of any deceased person unless expressly authorised to do so by any Act.

(2) This section does not permit the appointment of a corporation as trustee if the instrument creating the trust forbids the appointment of the corporation.

(3) This section extends to any trust or instrument and to any appointment of trustees, whether created or made before or after the commencement of this Act.

Local Government Act 1995 (WA)

2.5 Local Government created as bodies corporate

(1) When an area of the State becomes a district, a local government is established for the district.

(2) The local government is a body corporate with perpetual succession and a common seal.

5.42. Delegation of some powers and duties to CEO

(1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under —

(a) this Act other than those referred to in section 5.43; or

(b) the *Planning and Development Act 2005 (WA)* section 214(2), (3) or (5).

* Absolute majority required.

(2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

5.44. CEO may delegate powers and duties to other employees

(1) A CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than this power of delegation.

(2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

(3) This section extends to a power or duty the exercise or discharge of which has been delegated by a local government to the CEO under section 5.42, but in the case of such a power or duty —

  (a) the CEO's power under this section to delegate the exercise of that power or the discharge of that duty; and

  (b) the exercise of that power or the discharge of that duty by the CEO's delegate, are subject to any conditions imposed by the local government on its delegation to the CEO.

(4) Subsection (3)(b) does not limit the CEO's power to impose conditions or further conditions on a delegation under this section.

5.46. Register of, and records relevant to, delegations to CEO and employees

(1) The CEO is to keep a register of the delegations made under this Division to the CEO and to employees.

(2) At least once every financial year, delegations made under this Division are to be reviewed by the delegator.

(3) A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty.

Background

The effect of the Trust is that the City of Belmont has been appointed as the Trustee of the Trust and holds the trust property ("the Trust land") in trust for the purposes of public recreation and enjoyment. The City of Belmont's Elected Members act for the City as Trustees.

Council is the overall decision-making body of the City of Belmont, and Elected members act for the City as Trustees and must make decisions in relation to the Trust land consistent with the purpose and in the best interests of the beneficiaries.

As the Elected Members are appointed to Council and undertake their role in accordance with the *Local Government Act 1995 (WA)* (the Act), any meetings at which Elected Members deal with Trust matters must be conducted according to the provisions of the Act.

The Belmont Charitable Trust is not a separate legal entity, and it cannot own property in its own name. There is no separate organisation or body called the Belmont Charitable Trust, this name simply describes the Trust land and dealings associated with it. Instead, the Trust land is held/owned by the City of Belmont as Trustee. Council, in its capacity as Trustee, must deal with and account for the assets and liabilities of the Trust, including Trust income and expenditure, consistent with the purpose of the Trust for the benefit of the beneficiaries.

Report

Budget

In preparation for and prior to formal adoption of the City of Belmont Budget, the Belmont Charitable Trust is required to endorse the 2026-27 Trust budget for the funding required to manage the Trust.

The City maintains a reserve known as the Belmont Trust Reserve which is restricted specifically for purposes associated with the Trust. These funds are used to maintain the Trust land and other related needs.

When preparing the Belmont Trust Reserve operating component, expenditure and income are transferred between the City's municipal budget and the Belmont Trust Reserve, resulting in a net impact of nil in the City's municipal budget.

The table below is an extract from the draft 2026-27 City of Belmont Annual Budget scheduled for adoption by Council in June 2026. Belmont Charitable Trust expenditure and income is as follows:

1. Legal Costs: This is an indicative amount to cover any legal services required for the proper management of the Belmont Trust ($15,000).
2. General Maintenance: This is the cost associated with the City's Parks, Leisure and Environment Department undertaking general mowing and maintenance of the Trust land ($16,000).
3. Please note that the Masterplan and business case delivery have been removed as line items from the Belmont Trust accounts and are now in a capital projects account. There is $220,000 set aside in the account to progress the expected projects for the 2026–27 financial year. This includes the progression of the Belmont Trust Masterplan (should the Trust support

the adoption of the final Masterplan), and the works associated with the preparation of the Business Case to support the Masterplan.

4. Interest: This is the estimated interest from the investment of funds held in the Belmont Trust Reserve ($74,016).

Account	Description	2025-26 Budget ($)	2025-26 Estimated Actual ($)	2026-27 Proposed Budget ($)	2026-27 Budget Comment
Expenditure					
921600-00-1270	Services Legal	15,000	333	15,000	
P14300	Belmont Trust – Gen Maintenance	16,000	12,070	16,000	
CP2604	Belmont Trust Land Masterplan	171,324	127,554	220,000	Includes salaries and consultants
Income					
Interest		(112,196)	(112,196)	(74,016)	
Transfer from Reserve		(202,324)	(222,324)	(251,000)	

Belmont Trust Reserve Balance	2025-26 Budget ($)	2025-26 Estimated Actual ($)	2026-27 Proposed Budget ($)
Opening Balance 1 July	1,545,771	1,686,073	1,543,656
Closing Balance 30 June	1,543,656	1,543,656	1,366,672

Appointment of Trust Officer

The Trustees, via Council, make the general policy decisions for the Belmont Charitable Trust, and any major decisions involving the expenditure of the Trust funds or decisions impacting on the Trust scheme. It is necessary for administrative decisions and day-to-day matters to be dealt with by an officer of the City. The responsibility for the day-to-day administrative decisions for the Trust are formally delegated to the Chief Executive Officer to act as the Trust officer in accordance with the Act and under the *Trustees Act 1962 (WA)* for the Trust.

Examples of decisions that are applicable under this delegation include decisions to appoint a solicitor to provide advice on matters relating to the administration of the Trust, or to appoint a consultant to carry out work for the Trust within the budget set by the Trustees. There is one amendment to the delegation and that is the removal of the sub-delegation to the Director Corporate and Governance. This is on the basis that the delegation should reside solely with the position of Chief Executive Officer on behalf of the Trust.

Financial implications

The Belmont Trust Reserve is budgeted to have a balance of $1,543,656 on 30 June 2026. Unspent budgeted funds in 2025-26 or 2026-27 will remain in the Belmont Trust Reserve.

There is no impact on the City of Belmont municipal budget as all funds are accessed from the Belmont Trust Reserve.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. Belmont Trust Delegation Register 2026-27 [**6.2.1** - 8 pages]

Belmont Trust - Delegation

Publication date: 21/05/24

Table of Contents

Introduction

Council is responsible for the overall government of the City's functions. The Chief Executive Officer (CEO) is responsible for the day-to-day management of the administration of the City's functions amongst other functions such as advising Council.

Legislation applicable to local government may reserve specific powers and duties to the Council, the CEO or a defined authorised person or class of persons. Where legislation refers to a power or duty of the "local government" this is generally interpreted to mean the Council unless otherwise specified even if the power or duty is operational in nature.

The provisions of the *Local Government Act 1995 (WA)* (the Act) and the *Trustees Act 1962 (WA)* (Trustee Act) are relevant for the delegations of the trustees included.

Delegation of authority, where allowed, allows for efficient and timely decision making by local governments. Conditions or limitations may be incorporated into delegations such as limiting the circumstances in which a delegation can be exercised or imposing financial or other limits to the delegated power.

The delegation of a power or duty does not preclude a delegator from exercising or performing that power or duty itself or by acting through any employee authorised, by job description or otherwise, to carry out a function as the agent of, and on behalf of, the local government in accordance with approved policies.

A person granted a delegation is not obliged to exercise the delegated power and may, if circumstances indicate, refer the decision back to the delegator. Legislation varies in how delegation of authority is provided for, including limitations, conditions and reporting or review requirements. Reviews of delegations, where required by law, are the responsibility of the delegator.

In some instances, it is most appropriate for a function to be exercised by the Trustees only and as such no delegation is made.

I Delegations by Local Government

The Act allows for the local government (Council) to delegate to the Chief Executive Officer (CEO) the exercise of any of its power or the discharge of any of its duties under the Act in order to effectively manage the day-to-day operations of the City.

Section11(1) of the Trustees Act acknowledges that a corporation may act as a trustee where it is a body authorised to do so. The City of Belmont is formed under s. 2.5 of the *Local Government Act 1995 (WA)* (the Act), and under like legislation preceding it, and is created as a body corporate invested with perpetual succession and legal personality. The conditions around delegation of powers are to be in accordance with the Act, be precise, adopted by the Trustee and provide for oversight by the Trustee.

Delegations are required to be made by absolute majority resolution, in writing, and recorded in the Belmont Trust Meeting Minutes. The Act also allows for the CEO to delegate any powers or discharge of any of the CEO's duties to another employee other than the power of delegation (s 5.44(4)). There is no power other than for the CEO to delegate a power.

All delegations must be in writing and the CEO is able to make the delegation or sub delegation subject to conditions or limitations. When an employee is acting in a position, they are deemed to be able to carry out the functions delegated to that position.

There is no express provision for a local government to delegate its functions under any other legislation. However, this does not prohibit the local government from "acting through" its officers for the purpose of legislation and the manner in which this can be achieved is detailed below.

The *Interpretation Act 1984 (WA)* provides a standard basis on how terms across all Western Australian legislation can be interpreted such as computation of time. It also provides further information on how delegations work and provides a basis for allowing conditions or limitations to be made on the delegation; revocation of the delegation; the continuance of the delegation if a person is acting in the position to which the power is delegated.

II Matters which cannot be delegated

The following cannot be delegated by Council to the CEO under the Act (s 5.43)

- any power or duty that requires a decision of an absolute majority of the council
- accepting a tender which exceeds an amount determined by the local government
- acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government
- any of the local government's powers under
    - s 5.98 – Fees etc for council members
    - s 5.98A – Allowance for deputy mayor or deputy president
    - s 5.99 Annual fee for council members in lieu of fees for attending meetings
    - s 5.99A Allowances for council members in lieu of reimbursement of expenses
    - s 5.100 Payment for certain committee members
- borrowing money on behalf of the local government
- hearing or determining an objection of a kind referred to in s 9.5
- the power under s 9.49A(4) to authorise a person to sign documents on behalf of the local government
- any power or duty that requires the approval of the Minister or the Governor
- such other powers or duties as may be prescribed.

III Acting Through

Section 5.45 of the Act introduces the concept of "acting through." In relation to delegations, s 5.45 of the Act states that nothing prevents a "local government from

performing any of its functions by acting through a person other than the CEO" or "a CEO from performing any of his or her functions by acting through another person."

While the Act does not specifically define the meaning of the term "acting through, it cites a key difference between a delegation and "acting through" in that a delegate exercises the delegated decision-making function in his or her own right. The principal issue is that where a person has no discretion in carrying out a function, then that function may be undertaken through the "acting through" concept. Alternatively, where the decision allows for discretion on the part of the decision maker, then that function needs to be delegated for another person to have that authority.

For administrative purposes, a person may sign a letter in his or her own name on behalf of the CEO while, with delegated powers, the person would sign a letter in his or her own name, in accordance with the delegated authority.

An appropriate method for a council of a local government to make a decision which will be implemented by its officers is for it to make a policy about particular functions that it performs. In that case there is no need for a delegation as it will be the role of the organisation to implement those policy decisions.

IV Register of Delegation

Section 5.46 of the Act requires the CEO to maintain a register of delegations made to the CEO and to employees. The register must be reviewed at least once every financial year and the requirement for records to be kept on the exercise of the delegation is also included.

V Standard Conditions of Delegation

Individuals are responsible for ensuring that legislated requirements relating to the exercise of delegated power(s) are complied with. Any person proposing to exercise a power under delegated authority shall comply with the following standard conditions of delegation:

1. Actual decisions relating to the matter delegated shall be made by the person nominated in the delegation. However, it is understood that other staff may carry out administrative and technical work relating to those decisions.
2. Compliance with all relevant legislative requirements, Local Laws, Council Policies, resolutions of Council and the Business Management System Procedures.
3. Delegated authority cannot be exercised where a Financial Interest or an Interest Affecting Impartiality is evident.
4. It is a statutory requirement to maintain a record of each decision made under delegated authority. Documents relating to delegated authority decisions shall, as a minimum, record:
    a. Date the decision was exercised;
    b. Name of the Officer exercising the decision;
    c. Description of how the person exercised the power or discharged the duty, including where appropriate, any directions to staff to carry out work associated with the decision unless those directions are included in Policies, Management Procedures or the Delegation Register;
    d. Notation of the people or class of people directly affected by the decision (other than Council or Committee members or employees of the City).

Any exercising of a power and discharging of a duty must be recorded on the Record of Exercise of Power – Delegation of Authority Form and registered in ECM Folder 11/005 at the time of exercising the delegation.

5. Instruction is provided for each delegation on record keeping requirements. All records relating to an exercise of delegation must be recorded in the main official record keeping system of the City, ECM

LOCAL GOVERNMENT ACT 1995

T1 Trustees (Council) to CEO

T1.1 Trust Officer to act on behalf of the Belmont Trustees

Delegator: Power / Duty assigned in legislation to:	Belmont Trustee (Council)
Express Power to Delegate: Power that enables a delegation to be made	*Local Government Act 1995 (WA)* s 5.42 Delegation of some powers or duties to the CEO s 5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995 (WA)* s 5.41 Function of CEO • perform functions as a Trust Officer to enable the day-to-day administration of the Belmont Trust
Delegate:	Chief Executive Officer
Function: This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.	1. Make day to day operational decisions for the Belmont Trust to carry out the administrative business for the trust, within current limits of authority set by Council and legislation. 2. Instruct solicitors to obtain advice, where required on matters pertaining to the Belmont Trust Land and operation of the Charitable Trust.
Council Conditions on this Delegation:	Any person proposing to exercise a power under delegated authority shall comply with the Standard Conditions of Delegation and the following specific additional conditions for this delegation. Additional Condition - Delegation does not extend to the disposition of any Trust property or equipment.
Express Power to Sub-Delegate:	Local Government Act 1995 (WA): s 5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: Appointed by CEO	Nil.~~Director Corporate and Governance~~
Additional CEO Conditions on this Sub-Delegation: **Conditions on the original delegation also apply to the sub-delegations.**	In addition to the Council conditions of delegation to the CEO the following are additional: • Nil

Compliance Links:	CP63 Execution of Documents Policy
Record Keeping:	Records of exercise of delegated authority and associated contracts to be retained in ECM index: 11/005 and 132/003

Version Control:

1	Special Belmont Trust Meeting 16/5/2023 Item 6.1.
2	Revised Special Belmont Trust Meeting 21/05/2024 Item 6.1
3	Reviewed Special Belmont Trust Meeting 20/05/2025 Item 6.1

7 Urgent business approved by the Chair or by decision

8 Closure