



**LAND inSights**  
PLANNING - DESIGN - ENVIRONMENT



## **STRUCTURE PLAN - DA 10**

5, 7 & 9 Thompson Street and 4 Nisbet Street, Ascot  
Lot 112 on D58983, Lot 111 on D58982 and Lots 13 & 14 on P1293

**Epsom Developments Pty Ltd**

**DECEMBER 2010**

# Structure Plan – Development Area 10

5, 7 & 9 Thompson Street and 4 Nisbet Street, Ascot  
Lot 112 on D58983, Lot 111 on D58982 and Lots 13 & 14 on P1293

Prepared for Epsom Developments Pty. Ltd.

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## ***Executive summary***

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**OWNER:** Epsom Developments Pty. Ltd.

**LOCATION:** 5 Thompson Street Ascot  
4 Nisbet Street, Ascot

**CERTIFICATE OF TITLE:** Lot 112 on D58983  
Volume: 1563 / Folio: 862  
Lot 111 on D58982  
Volume: 1563 / Folio: 863  
Lot 13 on P1293  
Volume: 1580 / Folio: 900  
Lot 14 on P1293  
Volume: 1677 / Folio: 398

**LOCAL GOVERNMENT:** City of Belmont

**SITE AREA:** Lot 112 – 18,685m<sup>2</sup>  
Lot 111 – 836m<sup>2</sup>  
Lot 13 – 2,302m<sup>2</sup>  
Lot 14 – 2,185m<sup>2</sup>  
**TOTAL – 2.4ha (24,008m<sup>2</sup>)**

**DATE:** December 2010

Land Insights acts on behalf of Epsom Developments Pty. Ltd., the registered proprietors of Lot 112 on D58983, Lot 111 on D58982 and Lots 13 & 14 on P1293, Ascot, (hereafter referred to as the Development Area) and as such we lodge this Structure Plan on their behalf. The proposed Structure Plan has been extended over the entire area identified as Development Area 10 (DA 10), as listed in Schedule 14 of the City of Belmont Town Planning Scheme No.14.

In accordance with the provisions of the City of Belmont Town Planning Scheme No.14, an approved Structure Plan is required over the entire area identified as DA-10. The proposed Structure Plan has been prepared to satisfy the City of Belmont's requirements listed in Clause 17.18.7 of TPS No.14, and forms the basis for Development Applications submitted for the site.

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# 1 Introduction

## 1.1 Background

Land Insights has been commissioned to prepare a Structure Plan (SP) over Lot 111 on D58982, Lot 112 on D58983 and Lots 13 & 14 on P1293 (hereafter referred to as the Development Area). The purpose of this Structure Plan is to satisfy the requirements of the City of Belmont's Town Planning Scheme No.14 (TPS No.14) and in particular those which relate to Development Area 10 (DA-10). As Epsom Developments Pty. Ltd. is significantly progressed with the preparation of detailed site plans and expert studies with regards to the future erection of additional Hotel Rooms on Lot 111 & 112 this report has been prepared to enable the endorsement of the Structure Plan and assessment of the Development Application (provided under separate cover) to occur simultaneously.

It should be noted that Development Approval has been recently obtained from the WAPC & City of Belmont for the refurbishment, alteration and addition to the existing structures located on Lot 112 (refer to **Appendix A** for additional information). The City of Belmont opted to determine the previous application prior to the preparation of a Structure Plan as it was deemed generally compliant with the objectives of DA-10. The proposed renovations represented a significant improvement to existing structures onsite (some of which have been identified within the City of Belmont Municipal Inventory) and will rejuvenate the site after a period of extended neglect. The proposed Structure Plan seeks to provide a definitive direction as to how the Development Area is to be developed in the future.

## 1.2 Site location

The Development Area is located approximately 7km north-east of the Perth CBD and approximately 2.5km west of the Perth Domestic Airport, on the southern banks of the Swan River in the suburb of Ascot. It is bound by Epsom Avenue to the west, Nisbet Street to the east and Thompson Street to the south and adjoins existing *Residential & Stables* zoned land immediately south and east. A *Parks and Recreation Reserve* is located to the north of the site between it and the river. The total area of the Development Area is approximately 2.4ha.

A site location plan is attached as **Figure 1** and a Copy of the Certificate of Titles has been included as **Appendix C**.

## 1.3 Ownership

The Structure Plan area is owned by Epsom Developments Pty Ltd.

## 1.4 Structure Plan Area

The proposed Structure Plan has been prepared over the entire area identified as Development Area 10 within TPS No.14 (and Scheme Amendment No.49 – Gazetted 2 May 2008) which includes:

- Lot 111 on D58982 – Volume 1563; Folio 863
- Lot 112 on D58983 – Volume 1563; Folio 862
- Lot 13 on P1293 – Volume 150; Folio 900
- Lot 14 on P1293 – Volume 1677; Folio 398

The proposed DA 10 Structure Plan has been prepared in accordance with the requirements of Clause 10.18.1 to 10.18.7 of TPS No.14.



# Legend

-  Structure Plan Area
-  Cadastre

Note: Refurbishment and minor additions to existing structures on site have been approved by the City of Belmont and WAPC previously. Refer to appendix for copy of approved plans.



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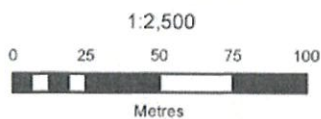
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 ASCOT INN





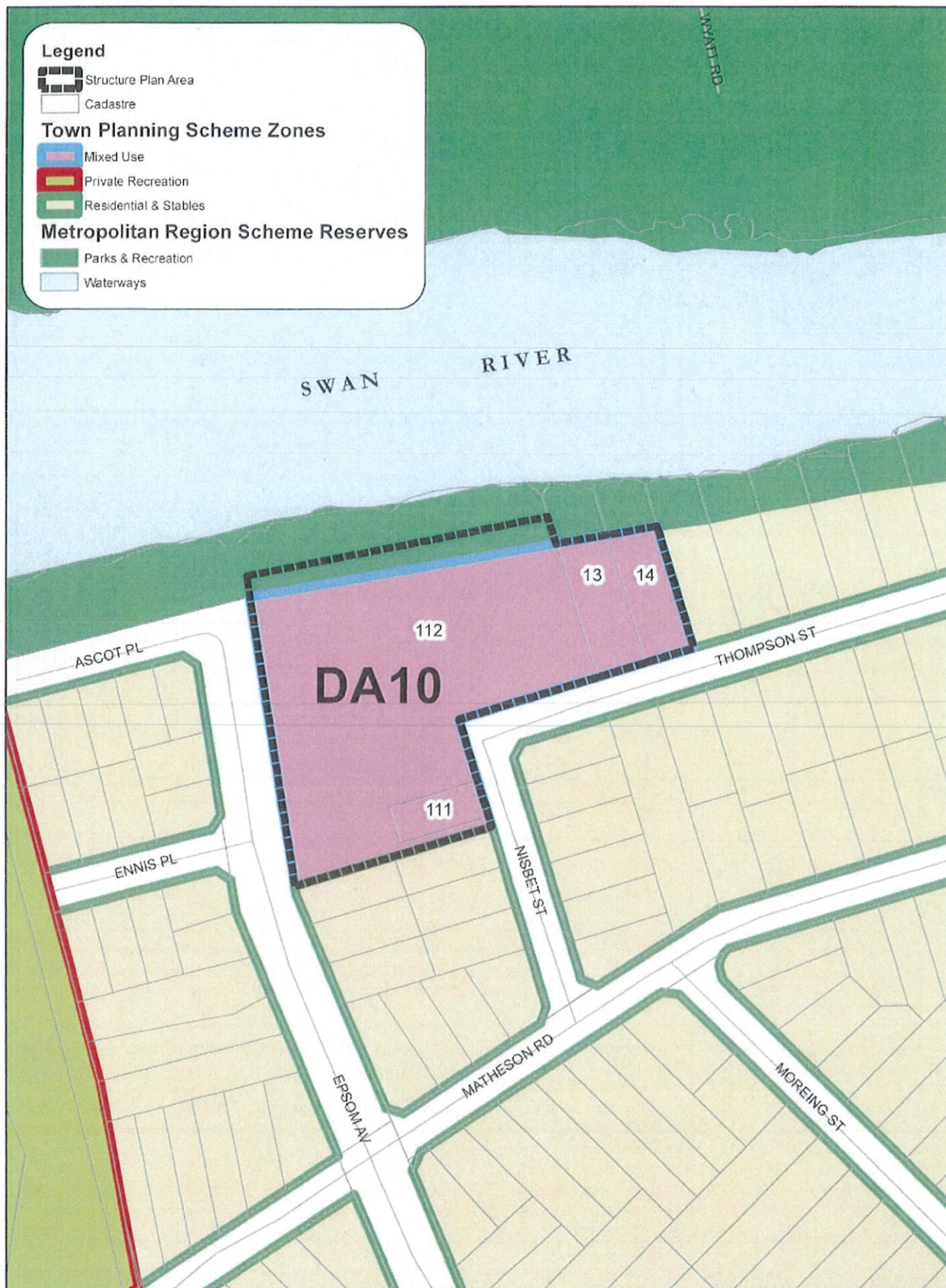
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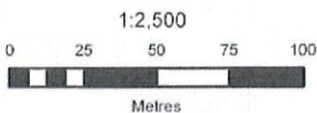
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## **2 Policy and Statutory Framework**

### **2.1 State Planning Strategy**

The State Planning Strategy (1997) was prepared by the WAPC as a whole of Government approach to guide sustainable land use planning throughout Western Australia up until 2029. The Strategy is aimed at developing a land use planning system to help the State achieve a number of goals, these including:

- The generation of wealth generation;
- Conserving and enhancing the environment; and
- Building vibrant and safe communities for the enjoyment of this and subsequent generations of Western Australians.

The Strategy was last audited in 2000-2001. The proposed Structure Plan for the Development Area is consistent with the goals and objectives of the State Planning Strategy.

### **2.2 SPP 2.10 – Swan Canning River Systems**

SPP 2.10 contains a vision statement for the future of the Swan-Canning river system, policies based on the guiding principles for future land use and development in the precinct along the river and performance criteria and objectives for specific precincts. The objectives of the policy are to:

- Provide a regional framework for the preparation of precinct plans based on the precincts identified in the Swan River System Landscape Description.
- Provide a context for consistent and integrated planning and decision making in relation to the river; and
- Ensure that activities land use and development maintain and enhance the health, amenity and landscape values of the river, including its recreational and scenic values.

The Structure Plan recognises the importance of the riverine location in which the site is located, and includes proposals for the rationalisation of the *Parks and Recreation Reserve*.

### **2.3 Development Control Policies**

#### **DC 1.2 – Development Control: General Principles**

DC 1.2 deals with the general principles to be used by the WAPC in its determination of applications for approval to commence development, generally on land affected by or abutting Reservations under Region Schemes.

The Policy states that in its determination of applications for approval to commence development on land reserved under the MRS, the WAPC is bound to have regard to the purpose for which the land is reserved and may including conditions limiting the period of its approval and relating to the types of building that may be built on the land, or the removal of buildings. A principal objective in this regard is to ensure that the use of reserved land, its acquisition or any development for its intended purpose is not prejudiced by the development application. The WAPC decision may be influenced not only by the scale and purpose of the proposal, but also by other matters including its cost, the period it is likely to remain and impact upon the reservation.

It is considered that the DA-10 Structure Plan promotes use of the MRS Parks and Recreation Reserve and land abutting the Reserve in a manner that complements the river foreshore. It should also be



noted that no new structures will be permitted within the identified MRS reserve line or the 10m setback line and the recent approvals from the WAPC (dated 28 May 2010) and City of Belmont (dated 7 September 2009) confirms the legality of retaining the existing structures partially within the MRS reserve area.

#### DC 5.3 – Use of Land Reserved for Parks and Recreation

The purpose of this policy is to outline the circumstances under which the WAPC may approve the use and development of land reserved for parks and recreation for different purposes, specifically where the land is in the ownership of the WAPC.

The policy states that the use and development of land reserved for Parks and Recreation under the MRS shall be restricted to that which is consistent with further the enhancement of the Reserve and facilitating its use for recreational or conservation purposes. The use and development of such reserved land for purposes inconsistent with the intended purpose of the reserve will not be supported. This policy also states that the use and development of land reserved for Parks and Recreation for commercial purposes ancillary to the purpose of the reserve and likely to enhance the public access to an enjoyment of the reserve may be supported. However, use and development of Parks and Recreation reserves that would result in long-term restrictions to public access (notwithstanding the possible benefit which could be derived from the use and development to the general community or to a specific educational or religious group within the community), will not be supported.

Land within the Parks and Recreation reserve immediately north of the Study Area is referred to as Gould Reserve. Gould Reserve is highly regarded by the local community for its environmental, recreation and horse training values. Some of the key features of Gould Reserve include:

- Pedestrian/Cycle Path
- Horse Swimming Area
- Grassed Activity Area
- Barbeques and park furniture.

As all these facilities are available to the general public, it is reasonable to presume that guests of the hotel will also utilise these facilities. That said, the proposed development will not cause a detrimental impact on this public infrastructure, nor will it restrict the ability of the general public to utilise Gould Reserve. The boundary and use of the Parks and Recreation Reserve is more thoroughly explored in the Structure Plan for the site, however it is contested that the proposed Structure Plan and Development Application are compliant with DC5.3 and will not conflict with the intent of the MRS *Parks and Recreation* reservation.

#### **2.4 Metropolitan Region Scheme**

The Development Area has a split zoning/reservation of *Urban* and *Parks and Recreation* under the Metropolitan Region Scheme (MRS). The *Parks and Recreation* reservation extends along a small strip adjacent to the northern cadastral lot boundaries of Lot 112, 13 & 14 and extends south into the lot between 13.0m-16.0m. The Structure Plan proposes to amend the MRS Parks and Recreation Reserve boundary to reflect the physical and development realities of the site.

## **2.5 Swan River Trust Development Control Areas**

### **Swan River Trust (DA2) – Access pathways and Cycle Access**

The SRT Access Pathways and Cycle Access policy recognises the importance of formal pathways for pedestrians and/or cyclists in forming part of the overall strategy for providing public access to the river and foreshores, in a manner that protects its aesthetics, landscape values, safety and amenity. In this regard, the SRT encourages the community to use the pathways and roads around the Swan and Canning rivers, and will support the development of appropriate pathway structures in the context of the local landscape and the need to provide public access at a particular location.

Connection between Gould Reserve and The Esplanade (somewhat east of the site) is problematic at present. Not only is the topography varied resulting in difficulties in path development, there also remain many private landholdings that, although reserved, still currently run to high water mark. Given the low density development in these areas it is unlikely that they will be subdivided in the near future, meaning that the only realistic short-term possibility of creating a continuous link would be if the land was purchased by the Government. In the context of broader management of the Swan and Canning rivers the acquisition of the reserved portion of these properties is probably unlikely in the short to medium term. The end result of this is that the foreshore in front of the DA-10 Structure Plan Area is likely to be used only on an occasional basis.

Nevertheless, the proposed Structure Plan incorporates the provision of appropriate pedestrian, equestrian and cycle ways within the vicinity of the SRT Development Control Area. A horse trail is proposed along the southern cadastral boundary providing a direct route from Nisbet Street through to Epsom Avenue. A pedestrian/cycleway is proposed along the full street frontages of Epsom Avenue. Furthermore an easement is proposed along the eastern boundary of Lot 14 on P1293, which is to be formalised as part of any future development applications over Lot 14 on P1293.

### **Swan River Trust (DA3) – Development Setback Requirements**

Policy SRT/D3 relates to the required setbacks of development from the Swan River Trust Development Control Area so as to achieve the objectives of the policy, which are:

- Adequate demarcation between private property and public land (existing and planned);
- Reduce the visual impact of private development on 'Parks and Recreation' reservations, river foreshores and the river viewscape (to and from the river); and
- Minimise the potential impacts of development on the riverine ecosystem and landscape.

With the exception of the existing development on the site, which has already been approved by the City and WAPC, the Structure Plan will not permit encroachment into this setback area.

### **Swan River Trust (D21) – Jetty Structures within the Swan River Trust Management Area**

SRT D21 outlines the general requirements for the different types of jetties and is therefore applicable to this Structure Plan and Development Application as Epsom Development Pty. Ltd. are the licensees of a small jetty immediately north of the study area. Upon inspection of the Jetty in September 2008, the jetty appears to be in good condition and a popular facility with locals.

The objectives of SRT D21 are to:

- Prevent the alienation of waters and the river foreshore from public use and enjoyment;
- Ensure that jetty structures complement the landscape, its setting and dominate character;

- Ensure community and commercial jetties are located and constructed with minimal impact on the natural environment and do not detract from the visual amenity of the river; and
- Maintain clear views and prevent the obstruction of the navigation channels and the river foreshore.

Epsom Development Pty. Ltd. will continue to maintain and operate the existing jetty in accordance with Swan River Trust and City of Belmont Policy. The proposed Structure Plan and Development will not have any detrimental impact of the jetty.

## **2.6 City of Belmont Town Planning Scheme No.14**

Clause 10.18.7 identifies the necessary information which is to be included as part of a properly made Structure Plan. It is contested that many of the provisions outlined in Clause 10.18.7 are not applicable to DA-10 given its relatively small size; the fact the entire Development Area is owned by a single entity and the principal objective of the Development Area was to 'ensure that redevelopment of the site has regard for the historic value of the hotel and regard for the surrounding historic land-use.' It is contested that the previously approved Development Application for Hotel Refurbishment (Internal/External), approved by City of Belmont and WAPC on 7 September 2009 has gone to substantial lengths to ensure the historic land-use and remaining structures are retained.

The Development Area (with the exception of land reserved under the MRS) is zoned *Mixed Use* under the City of Belmont's TPS No.14. As set out in Clause 10.5.1 of TPS No.14, the intention of the *Mixed Use Zone* is:

*To allow for the development of a mix of varied but compatible land-uses such as housing, offices, showrooms, amusement centre, eating establishment and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. Buildings should be of a high standard or architectural design set in pleasant garden surrounds with limited vehicular from properties to primary roads.*

Development within the Structure Plan area will be subject to approval under TPS14 or any subsequent scheme. The provisions of the Mixed Use zone will apply, however the following amendments are proposed for the Structure Plan area:

- A minimum setback of 7.5 metres is proposed to all road frontages, consistent with the established setback line of adjoining structures in the *Residential and Stables* zone. Furthermore, averaging of building setbacks and minor encroachments will be permitted where it is deemed to improve the appearance of development of the street scene.
- The primary setback for the Structure Plan area is from the Swan River foreshore. Development will need to be set back a minimum of 10 metres from the proposed Swan River Trust Development Control Area/Parks and Recreation Reserve adjacent to the river.
- A minimum setback of 5 metres is required between the Development Area and adjoining *Residential and Stables* properties.
- A nil setback is permissible between existing lots within the Development Area.



### 3 Context analysis

#### 3.1 Current land use

The Development Area has been commonly known as the 'Ascot Inn' and remains one of Perth's few remaining historic hotels. Some form of hotel has been operating onsite since 1897 and throughout the lifespan of the site several renovations and additions have been made to the original hotel building. Current improvements onsite consist of the original hotel building, hotel additions, free-standing motel units, a free-standing commercial building, swimming pool, toilet block and beer garden. In total 59 existing hotel rooms are located onsite (19 located within the first floor of the original building and 40 within separate free-standing structures), however as a result of the recent Development Approval to undertake renovations onsite, the total number of hotel rooms within the existing structure is to be reduced to seven (7) (the current Development Application proposes a further restructure of the upper floor of the existing structure resulting in 10 hotel rooms), resulting in the total number of approved rooms onsite to 47. Ancillary to the Hotel rooms are an approved bar area, café area, dining room, function room and shop.

Access to the subject site has been obtained via a total of four existing vehicle crossovers; two existing crossovers onto Epsom Avenue, and single crossovers onto both Nisbet Street and Thompson Street. The subject site has large expanses of hard-stand area with a total of 267 parking bays existing onsite (16 located within Lot 111 and 251 located within Lot 112). It should also be noted that an existing jetty is located on the adjacent banks of the Swan River. This is a private jetty was previously owned by the City of Belmont, however as of 1 January 2009 the Jetty Licence has been granted to Epsom Developments Pty. Ltd.

#### 3.2 Surrounding land uses

The Development Area is predominantly bound by the *Residential & Stable* precinct under TPS No.14. The intention of this zone is to 'provide for compatible usage of land in close proximity to the Ascot Racecourse by residential accommodation and stables and ancillary functions of the horse racing industry'. The entire locality zoned *Residential and Stables* and generally bound by Great Eastern Highway, Tonkin Highway, Hardey Road and the Swan River has been identified within the City's municipal heritage inventory and recognised as worthy of a high level of protection to provide maximum encouragement to the owner under TPS No.14 to conserve the significance of the place.

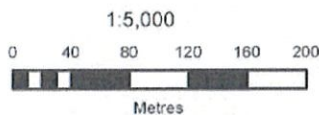
Between the Development Area and the River is an existing *Parks and Recreation* Reserve which runs parallel to the Swan River. This reserve is visually an extension of the adjoining Gould Reserve. The northern cadastral boundary between Lot 112 and Reserve 28420 is currently delineated by a 1.2m high retaining wall erected in the late 1970's.

From a regional perspective, the Development Area is well suited for higher-order development given its inner suburban location and relatively close proximity to the Perth CBD. The site has the advantage of being located within close proximity of the Perth Airport, which provides the opportunity for tourist accommodation and ancillary tourism uses to be development within short distance of a major national and international transport node, in a similar manner to the ribbon of hotel/motel development that has been established over time in Rivervale and Belmont along the Great Eastern Highway:





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EPSOM DEVELOPMENTS  
**DA10 STRUCTURE PLAN AREA -**  
**SITE CONTEXT**  
**ASCOT INN**



## 4 Site analysis

### 4.1 Frontage and Access

The Development Area has three direct frontages to gazetted public roads; Epsom Avenue (144.0m); Nisbet Street (36.9m); and Thompson Street (95.5). Currently, Lot 112 is serviced by two crossovers onto Epsom Avenue, one crossover onto Thompson Street and one crossover onto Nisbet Street. Lot 111 is serviced by a single crossover onto Nisbet Street. Lots 13 & 14 remain unimproved, with no formal crossovers having been constructed onto these allotments however both allotments have direct frontage onto Thompson Street.

Many of the landowners within the locality rear and stable horses and utilise the local streets for recreational and racing purposes. The dedicated horse recreational area located adjacent to Gould Park is also used heavily by locals. It has been common practice over the years to utilise the Ascot Inn parking areas as a short-cut to the horse recreational area.

### 4.2 Topography and Vegetation

Lot 111 and Lot 112 have been cleared of almost all remnant vegetation. Some exotic palms and plants are present along the northern façade, however long-term neglect has resulted in these areas being over-run with weeds. Lot 13 and Lot 14 remain unimproved and contain a few more substantial pockets of vegetation, however the predominant ground cover remains introduced grasses including kikuyu and couch.

Within the adjoining Regional Open Space the predominant vegetation species include Juncus shore rush with stands of river edge trees (Sheoaks, Flooded Gums and Melaleucas), with some evidence of introduced grasses. The foreshore upland understorey comprise introduced grasses.

The Development Area has a natural high point within Lot 13 of approximately 11.0m AHD, from this point the site slopes away to the west (towards Epsom Ave) to a height of approximately 5.0m AHD. The site slopes away quickly to the north with the existing height adjacent to the northern cadastral boundaries of Lot 112, Lot 13 and Lot 14 approximately 8.0m AHD, then Reserve 28420 slopes away to approximately 0.4m AHD. However, within the bounds of the Development Area the natural topography has been significantly altered due to historical clearing, the previously approved building of retaining walls and infilling works. Previous infilling onsite has elevated the finished ground levels within the Development Area by an estimated 1.2m.

### 4.3 Site Contamination

The Western Australian Planning Commission (WAPC) Bulletin No.64 mapping, identifies approximately half of the northwest of the Development Area having a *'high risk of actual acid sulfate soils and potential acid sulfate soils occurring within <3m from the surface'*. The south western half of the site is identified as having *'moderate to low risk of actual acid sulfate soil and potential acid sulphate soils occurring <3 from the surface'* (refer to **Figure 3.1 – Site Analysis** for additional information).

A detailed acid sulfate soil management plan (ASSMP) has been prepared to support the Development Application on Lot 112. The principal objectives of the ASSMP are to present the currently available data on baseline groundwater quality at the site and detail the proposed soil and dewatering management programs to adopted in mitigating potential disturbance impacts created by the excavation

and dewatering soils during the construction program. This ASSMP was approved by the DEC on 25 September 2009.

#### **4.4 Indigenous Heritage**

A search of the Aboriginal and Indigenous Heritage Database confirms there are no known sites of Aboriginal or Indigenous significance within the bounds of the Development Area (refer to **Appendix D** for additional information). However, the Swan River is a recognised 'mythological' site that is open with no restriction on access.

#### **4.5 European Heritage**

The subject site is identified on the City of Belmont Municipal Inventory and Register of Heritage Places, however the site and buildings have been assessed to be 'below the threshold' requirement for classification/protection by National Trust and Heritage Council of WA. Notwithstanding the previous lack of action to register or protect the site there is a localised and strong community interest in the site and its history.

The subject site is deemed to be of significance as an example of early colonial use of riverside land for recreation, leisure and tourism, often associated with the horse racing industry. The Ascot Inn is an early example of speculative commercial development of a tourist facility in Perth. The original 1897 building on Lot 112 is deemed to be of importance as it includes remnants of Queen Anne Style architecture as applied in a local vernacular style to a Hotel. That said, little intact built fabric remains of the original structure and what is evident is in such a poor condition and highly fragmented that much of its architectural significance may well be lost to decay and neglect to a point beyond its meaningful retrieval. Whilst elements of the physical structure have deteriorated beyond repair, it is contested that elements of the cultural importance of the site hold the promise of perpetual significance including:

- The riverside gardens
- The jetty and the interface with Ascot Place and parkland aesthetics
- The view of the hotel from the riverside

Given the evident and recent decay of the physical buildings, it is not considered feasible to restore the 1897 building back to Queen Anne style, however the following have formed the basis for maintaining the memory of the earlier iterations of the Ascot Inn and the cultural associations of the buildings and the site:

- Design and implement a foreshore landscape plan which retains the scale and spatial relationship between the river, the level of the land on the foreshore, the height of buildings facing the river and the interplay of land use and community orientated hospitality activities between the development and the riverside areas.
- Maintain the bulk, scale and aspect of the hotel and associated buildings with respect to the river. Retain, restore and incorporate in a meaningful manner architectural elements of the original Ascot Inn as gestures which may echo the earlier structures on the site and thus remind as to how the present building and spaces may be construed as the next instalment of past uses of the site.

- Establish a culturally appropriate design for the contemporary use of the site, one that may enable the commercial operation of the site as a riverside hotel, tourism and leisure focus for Belmont as a riverside equestrian locality.
- Incorporate interpretive material into the design, embedding this in the new structures and spaces to prompt memory of the past whilst projecting this use into the future which is relevant, involves the site as an extension to the community and builds upon its connection to the horse racing industry, leisure and tourism (refer to **Appendix E** for additional information).

#### 4.6 Land Uses

Lot 112 is improved by several existing structures which have historically been operating as a Hotel, Restaurant and Shop with ancillary facilities such as a TAB, bar, café and function rooms. TPS No.14 defines a Hotel, Restaurant and Shop as:

*Hotel – Any land or buildings providing refreshments and accommodation for the public the subject of or proposed to the subject of a hotel licence granted under the provisions of the Liquor Licensing Act 1988 and may incorporate a betting agency operated in accordance with the Totalisator Agency Betting Board Act 1960, but does not include a motel, tavern or boarding house the subject of a limited hotel licence granted under the Liquor Licensing Act.*

*Restaurant – means a building wherein food is prepared for sale and consumption on the premises and the expression shall include a licensed restaurant*

*Shop – means any land or building wherein goods are kept, exposed or offered for sale by retail, or within which services of a professional nature are provided (including a hairdresser, beauty therapist or manicurist) but does not include a showroom, fast food/take-away outlet or any other premises specifically defined elsewhere in this scheme.*

Lot 111 is currently improved by an existing free-standing commercial building which was constructed in the early 1970's. Up until recently this building has been leased out for 'office' purposes.

TPS No.14 defines an Office as:

*Office – means a building or part of a building used for the conduct of administration, the practise of a profession, the carrying on of an agency, a post office, bank, building society, insurance office, estate agency, typist or secretarial service, or services of a similar nature and where not conducted on the site thereof, the administration of or the accounting in connection with a commercial or industrial undertaking.*

*Hotel, Restaurant, Shop and Office* are all permitted land-uses within the *Mixed Use* zone, subject to obtaining the necessary Development Approvals.

Lot 13 & Lot 14 remain unimproved. Epsom Developments Pty Ltd. has no immediate development intentions for these allotments. It is proposed that these allotments be retained to enable the future expansion of the *Hotel* operations on Lot 112 should demand dictate.



An alternative land-use for Lot 13 & Lot 14 is *Serviced Apartments*. It is contested that Serviced Apartments would provide an appropriate transition between the commercial land uses on adjoining Lot 112 and the established residential land-use in the wider locality. TPS No.14 defines a Serviced Apartment as:

*Serviced Apartment – means an independent living residential unit development for short stay accommodation purposes but does not include a hotel or motel.*

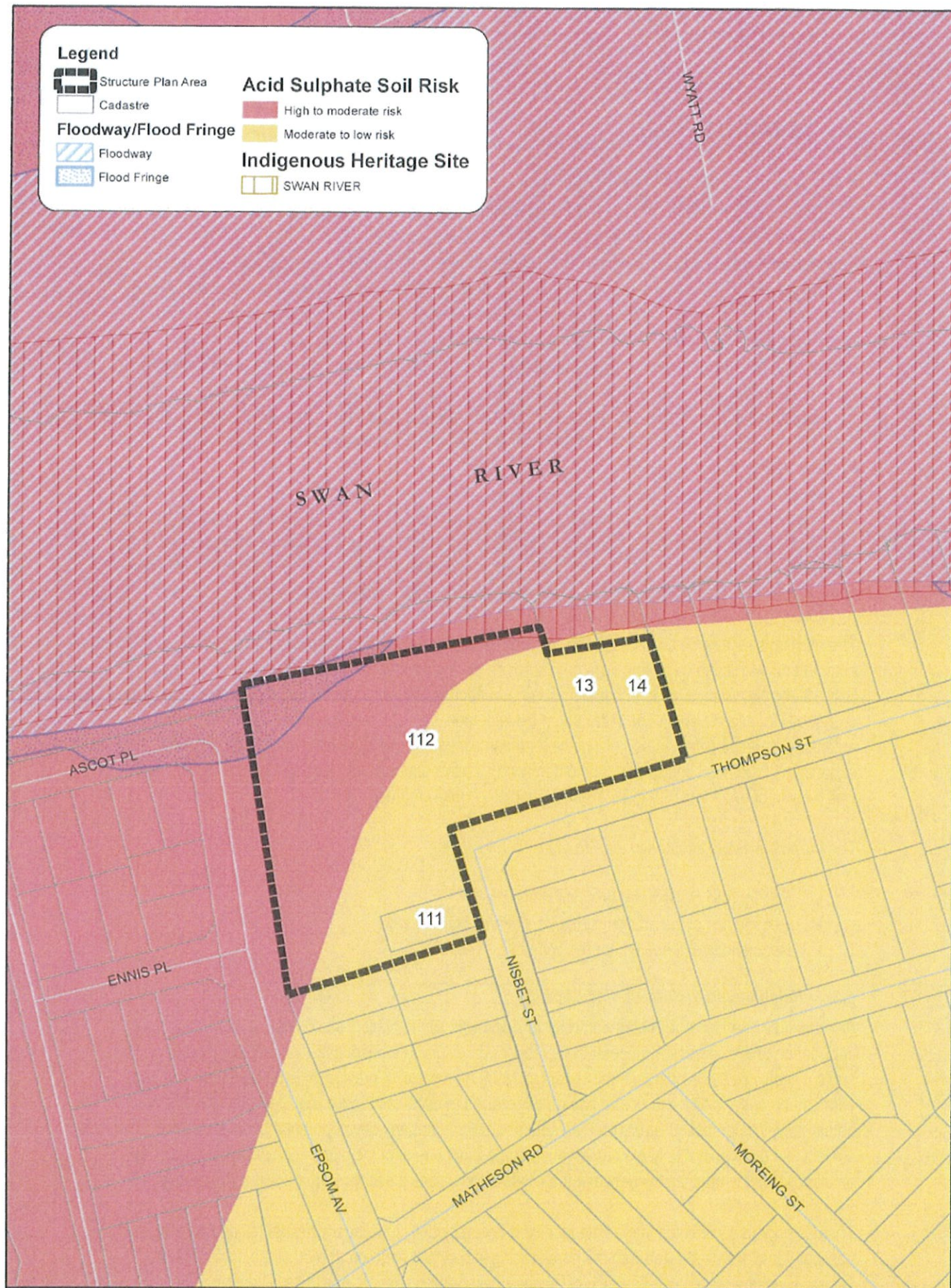
It should be noted all land uses outlined above are listed as either Discretionary or Permitted land uses under Town Planning Scheme No.14. The exception being *Shop* which is listed as a land use not permitted, however in accordance with Clause 10.5.6 of TPS No.14; the land use is permitted within the *Mixed Use* zone where the land-use is incidental to the predominant land use. The proposed *Shop* on Lot 112 is to be ancillary to the hotel land-use (details are contained with the Development Application for the site).

#### **4.7 Land parcels**

The DA-10 Development Area covers four lots in total. The current development application for the Ascot Inn proposes development on the northern portion of Lot 112 only. It is therefore proposed to rationalise the boundaries of Lot 112 and Lot 111 to create one lot containing the hotel, and another future development lot. The proposal for rationalisation is shown on the Structure Plan (**Figure 6.1**)

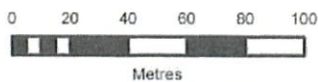
As all landholdings are currently in single ownership there is no pressing need for rationalisation to occur at this point in time.





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EPSOM DEVELOPMENTS  
**DA10 STRUCTURE PLAN AREA -**  
**SITE CONTEXT**  
**ASCOT INN**

Date: 3/12/2010

Name: 863 Ascot Inn - SiteAnalysis\_A4\_Fig4\_1

**FIGURE 4.1 - SITE ANALYSIS**



## 5 Structure Plan

### 5.1 Guiding Principles / Design Rationale

DA-10 was included within TPS No.14 Scheme Amendment No.49 – recognising the importance of the Development Area to the locality and the historic importance of the site. The current zoning of the Development Area as *Mixed Use* generated a situation where there was increasing interest in the redevelopment potential of the site. As both the site and the surrounding *Residential and Stables* zone are listed on the Municipal Heritage Inventory, a Structure Plan was deemed necessary to ensure any future redevelopment of the site had regard for the historic value of the hotel and regard for the surrounding historic land uses. That said, it should be noted that the recent planning consent granted by the City of Belmont on 7 September 2009 and WAPC on the 28 May 2010, to enable the refurbishment and upgrade of the existing structures on Lot 112 represented a significant expenditure from Epsom Development Pty. Ltd. and will ensure the long-term preservation and recognition of the existing heritage listed structures onsite.

The proposed Structure Plan recognises and proposes to retain all existing structures located within Lot 112. These existing structures are to continue to be used for hotel accommodation and associated uses, including café, restaurant and dining areas. The Structure Plan also provides for the development of new hotel room buildings and/or serviced apartments over the remainder of the site.

The existing structure on Lot 111 will likely be demolished to facilitate future development. Lots 13 and 14 remain vacant and are not improved by any existing structures. As opposed to Lot 111, Lots 13 and 14 are discrete land parcels and do not necessarily lend themselves to a continuation of the proposed Hotel land-use on Lot 112. Epsom Development Pty. Ltd. has no immediate development ambitions for these two land-parcels; however these allotments are to be retained to enable future expansion of the hotel operations should demand dictate or alternatively develop Serviced Apartments which could operate ancillary to established adjoining Hotel land-use.

The broad principals adopted in the Structure Plan include:

- Recognition of the heritage value of the place
- Recognition of the adjoining *Residential and Stables* zone
- Recognition of the riverine environment

### 5.2 Relationship to Surrounding Locality

As detailed in the Heritage Statement (refer to **Appendix E**) the subject site holds historic and cultural importance to the community, insofar that some for or leisure or tourism activity has been located on the subject site since the building establishment in 1897. As a result of previous mismanagement in recent years much of the existing structure has rapidly started to decay as too did the sites' status within the community. The proposed Structure Plan seeks to ensure that any development that occurs on the subject site ensures not only the preservation and enhancement of the existing physical structures but also improves the relationship between the site and the values it evokes with the wider community.

The development within the immediate locality is predominantly low density residential and stables and ancillary functions associated with the horse racing industry. A large proportion of the community are involved with the stabling and training of horses or associated support industries. The road reserves

within this locality contain a widened carriageway to provide a dedicated horse thoroughfare. In addition Gould Reserve (located immediately north-west of the subject site) contains a dedicated horse recreation area.

Due to the subject site's status as a key land-mark site, it is contested that restricting development to a similar standard as that of the surrounding *Residential and Stables* zone would represent a significant underutilisation of the site. Notwithstanding the establishment of various commercial uses on the subject site should not prevent or preclude the ability of adjoining land-owners to continue to stable and train horses. However it should be noted that all allotments which immediately adjoin the subject site are solely developed for residential purposes only.

### **5.3 Proposed land uses**

Land uses proposed on the site will be governed by the *Mixed Use Zone*, and will be focussed on those identified and discussed in Section 3.6 above.

### **5.4 Development Standards**

Development standards for the Ascot Inn site are defined within the City of Belmont TPS No.14 and Council's relevant Local Planning Policies. It should also be noted that the Swan River Trust has several Policies which also provide guidance with regards to acceptable development criteria. Whilst an endorsed Structure Plan is able to contain variations to the standard development provisions identified in local and state statutory planning documents, the Structure Plan for DA-10 has attempted in most scenarios to adhere to the customary provisions. Outlined below are the proposed development standards applicable to all future development applications within Structure Plan Area DA-10.

#### *Building Height*

The City of Belmont TPS No.14 and associated local planning policies are silent with regards to the maximum permitted building height within the *Mixed Use* zone. For residential development State Planning Policy 3.1, Clause 6.7.1 outlines the desired performance criteria:

*P1 – Building height consistent with the desired height of buildings in the locality, and to recognised the need to protect the amenities of adjoining properties, including where appropriate:*

- *Adequate sun to building and appurtenant open spaces;*
- *Adequate daylight to major opening to habitable rooms; and*
- *Access to view of significance.*

It is contested that the Ascot Inn site is a key landmark site within the City of Belmont, as reflected by its identification as Development Area 10 under TPS No.14. To restrict building height to a comparable scale of that of the low density residential development prevalent within the surrounding *Residential and Stable* zone would not represent an efficient use of the site and would not properly reflect the landmark status of the site. As such, it is proposed to limit development within the DA-10 area to a maximum of five storeys.

It is proposed that future development on Lots 13 & 14 be restricted to a maximum height of 5 storeys. It is acknowledged that due to the significant amount of land affected by the Swan River Trust Development Control Area and the prescribed 10m land-use buffer to achieve the necessary room/apartment yield required to make future development an economically viable option a minimum of



three storeys of hotel rooms/apartments is required on these lots. To provide the required number of onsite vehicle parking bays it is anticipated that a basement and undercroft parking structure will be required (i.e. a total of 5 storeys above natural ground level).

All proposed Development Applications over Lots 13 and 14 on P1293 are to be accompanied by elevations to detail how the building will interact with the adjoining streetscape and the proposed development on adjoining Lot 112. In addition, structures erected on Lots 13 & 14 must be suitably sited and designed to ensure shadows are not cast over adjoining outdoor living areas, whether or not on the same parcel of land, for long periods of time each day.

#### *Setbacks*

Clause 10.5.2(d) of TPS No.14 requires structures to be setback a minimum distance of 15.0m from the principal road frontage and 7.5m from a secondary road frontage. Council also has the ability to approve structures built to the side boundaries on the proviso that the parapet wall is painted to a suitable finish.

As the subject site is fronted by three road frontages (Epsom Avenue, Thompson Street & Nisbet Street) all of which could be classified as local access streets, it is contested that the Development Area does not have a single principal road frontage. As such it is proposed that all future structures erected within the Development Area be set back a minimum of 7.5m from all road frontages (minor encroachment excluded). It should be noted that the proposed 7.5m setback is consistent with the minimum and established building setback required for structures on adjoining *Residential and Stables* zoned allotments. A reduced building setback of 5.0m to Nisbet Street is permissible for development within Lot 111, which is in-keeping with established building setback line of the existing structure. It is contested that minor encroachments into the setback area are permitted should they be deemed to improve the building façade and its interaction with the existing streetscape.

In accordance with the recommendations of SRT DA3, all new structures erected within the Development Area shall be setback a minimum of 10.0m from the proposed MRS Parks and Recreation boundary/SRT DCA.

Structures with major openings erected adjacent to the common boundary with adjoining Lots 1 & 10 on D12005 are to be setback a minimum of 5.0m (minor encroachment excluded). Within this setback distance it is proposed to establish a horse trail which will be accessible for the general public 364 days per year (note the track must be closed one day per year to ensure it remains in private ownership).

Future structures erected on Lot 14 must ensure a minimum 5.0m setback from the common boundary within adjoining Lot 15 on P1293. Due to the land-uses permitted within DA-10 there is unlikely to be any conflicting land uses within adjoining allotments, as such a zero setback is permitted from the common boundary of Lot 112 / Lot 13 and Lot 13 / Lot 14.

Within the prescribed setback areas for each of the respective street frontages significant landscaping works (including the use of mature plants) is required to shield any undercroft parking structures from view and to minimise impact on the existing streetscape. Within the road reserve adjacent to Epsom Avenue a pedestrian cycleway is proposed to aid public pedestrian movement from the site to Gould Reserve. It is contested that it would be superfluous for a pedestrian footpath to be constructed along the Nisbet and Thompson Street frontages as neither of these roads contain any dedicated pedestrian



footpaths and this route does not lead to any areas of significant interest. Furthermore it should be noted that Thompson Street contains an over width road reserve which includes a dedicated thoroughfare for pedestrian, cyclist and equestrian movements.

#### *Building Orientation*

Due to the picturesque vistas available over the Swan River it is anticipated that prospective structure(s) will seek to have their principal frontage orientated to the north. Notwithstanding this it is required that all prospective structures interact with the respective street frontages and the building facades facing the street be constructed to a similar high standard and not act purely as a service entrance. Ensuring a setback of 7.5m will force development to interact with the streetscape and ensure these areas of the site do not become unusable space.

Future development on Lots 13 & 14 must be cognisant to not unduly affect the existing vistas obtained from adjoining Lot 15 on P1293.

#### *Visual Screening*

Structures erected adjacent to the southern boundary of Lot 111 and Lot 112 and the eastern boundary of Lot 14 have the potential to over-look onto adjoining residential allotments. As such, permanent visual screening mechanisms must be installed on all openings (above ground levels) located adjacent to these cadastral boundaries.

#### *Site Coverage*

As per Clause 10.5.2(c) of TPS No.14 the proposed Structure Plan will implement similar provisions to ensure total site coverage of each of the respective allotments will not exceed 60% of the site area. If as a result of subsequent development applications existing allotments are to be amalgamated, the restriction on site coverage applies to the resulting balance lot.

#### *Landscaping*

As part of any subsequent Development Applications, indicative landscaping concept plans are to be submitted or required as conditions of subdivision approval (in addition to detailed landscaping plans which are necessitated at Building Approval). Landscaping is to be extended through to the street verge.

A minimum of 25% of the building setback area is to be established as landscaped open space.

#### *Vehicle Access*

Development Area 10 fronts onto three existing gazetted public roads; Epsom Avenue; Thompson Street; and Nisbet Street. Whilst all three roads are classified as local urban access roads, Epsom Avenue provides a direct thoroughfare to Great Eastern Highway and vehicle movements along this road link will minimise the need for vehicles to interface with local vehicle, pedestrian and equestrian traffic along Thompson and Nisbet Street. As such any proposed development on Lot 112 is to utilise Epsom Avenue as the principal vehicle access, with only secondary access points proposed onto Thompson Street and/or Nisbet Street.

Lot 111 is currently a separate freehold landholding with direct frontage to Nisbet Street. The Structure Plan proposes the amalgamation of Lot 111 with a portion of Lot 112 to create a future development

site. This will provide dual-road frontage to the site, however the major access point will need to be via Epsom Avenue.

Lots 13 & 14 remain unimproved landholdings, with direct frontage onto Thompson Street. Post erection of Hotel Units and/or Serviced Apartments on the respective allotments, it is preferable that future onsite driveways be integrated with driveways on Lot 112 enabling Epsom Avenue to become the principal access point. Secondary vehicle access will be permitted directly on Thompson Street, subject to the outcomes of the Traffic and Safety Management Plan that is required to support development.

As part of any future Development Application it is the responsibility of the applicant to demonstrate that post development all street(s) affected by the proposed development will continue to operate within their original design parameters. Alternatively the applicant will be required to construct or fund upgrades to the adjoining road network. Proposed upgrades must be directly attributed to the proposed development within the DA-10 Development Area.

#### *Car parking*

Outlined below are the onsite vehicle parking requirements for the DA-10 permitted land-uses, as defined in TPS No.14 and the Residential Design Codes:

**Table 2.1 – City of Belmont TPS No.14 onsite vehicle parking provisions**

Land Use	Rate
Hotel	1 space for every 2m <sup>2</sup> of bar and lounge floor area. (1 space for every 4m <sup>2</sup> of seating only areas) plus 1 space for every bedroom. Where other facilities are provided parking is to be negotiated with Council.
Restaurant	1 space for every 4 seats.
Shop	6 spaces per 100m <sup>2</sup> NLA.
Office	1 space for every 30m <sup>2</sup> of NLA or 1 space for each employee, whichever is greater.
Serviced Apartment	0.35 spaces per dwelling plus 0.015 spaces per sqm of plot ratio area, to a maximum of two spaces per dwelling; and at least one space per dwelling provided for the exclusive use of each dwelling and where two or more spaces are provided two may be in tandem.

The Council will have some discretion to consider the requirement for car parking dependent on eventual land use.

#### *Flooding*

The defined 1 in 100 year flood levels experienced onsite are estimated to be 4m AHD in the north-western corner of the site and increase as high as 5m AHD along the central northern boundary and then fall to between 2-4m AHD along the northern tip of Lot 112. All habitable structures are to be located at least 100mm above the maximum 1 in 100 year flood level (i.e. a minimum habitable floor level of RL 5.1m AHD). In addition, all infrastructure that could be susceptible to flooding must also be located at least 100mm above the 1 in 100 year flood level.

Non-habitable structures (such as under-croft parking structures) must be located above the 1 in 50 year flood level, as well as achieving the minimum 2.0m separation distance between the highest known level of the seasonal water table and the base of development.

### *Retaining Walls*

Any future retaining works proposed within DA-10 must not be located within the Parks and Recreation reservation. Retaining works are permissible within the development setback area, however they should not exceed an individual height of 1.0 and a total combined height of 3.0m. Retaining works within the setback area must ensure at least a 5.0m setback from the Parks and Recreation reservation boundary.

It is noted that a 1.2m high retaining wall was previously approved along the northern cadastral boundary of Lot 112 and is wholly located within the Park and Recreation reservation area. Continued upkeep and maintenance of this retaining wall is permitted, subject to obtaining the relevant approval(s) from the City of Belmont and WAPC.

### **5.5 Traffic Management and Safety**

Traffic management will need to be addressed in any future development application. Where possible, traffic should be directed to Epsom Avenue. This may not be possible for future development on Lot 13, 14 or 111.

### **5.6 Urban Water Management**

In accordance with City of Belmont's Engineering Requirements and Design Guidelines all stormwater from roofed and paved areas shall be collected and disposed of off-site. This is achieved by connection of the site to the City's drainage system.

Lot 111 and 112 already contains substantive areas of impermeable surface areas either in the form of existing structures or bitumised vehicle parking areas. It is therefore not expected to be a substantial increase in the impermeable surface area post-development. The development proposed on Lot 111 and 112 is expected to maintain current stormwater flows and result in an improvement of stormwater quality post development. Currently vehicle parking areas are uncovered leading to a contamination of stormwater – future development will ensure the majority of vehicle parking bays will be contained within covered under-croft parking structures, ensuring oils grease and other pollutants from vehicles will not interact with stormwater flows.

Lots 13 and 14 remain unimproved with essentially no impermeable surface areas. As such a significant proportion of rainfall caught within the respective lot boundaries permeates into the soils. Post development, all stormwater generated from impermeable surface areas is to either be directed into the existing stormwater infrastructure located on Lot 112 or into the Thompson Street road reserve and into Council's drainage system. No stormwater is to be discharged directly into the Swan River. Furthermore to maintain stormwater quality post development, stormwater improvement devices (i.e. gross pollutant traps) may need to be installed within vehicle manoeuvring areas. Details will be discussed with Council at Building Approval stage.

### **5.7 Acid Sulfate Soils**

DEC Acid Sulfate Soil (ASS) risk mapping has identified portions of the site as having a high risk of containing acid sulfate soils within <3m from the natural ground surface. The WAPC prescribes that an application for subdivision or development in a high risk acid sulfate soils area is normally required to be accompanied by an assessment of ASS. In recognition of the potential environmental risks associated with direct or indirect disturbance of actual acid sulfate soils (AASS) and potential acid sulfate soil



(PASS) a detailed site assessment for ASS has been conducted on Lots 111 and 112 in accordance with DEC guidelines.

The investigation confirmed the presence of PASS deposits within areas that may require excavation, thereby triggering the requirements to prepare an acid sulfate soil management plan for the development. As no dewatering is proposed, no specific ASS management of dewatering is required. This ASSMP was approved by the DEC on the 25 September 2009.

As a requirement of this structure plan, any development or excavation proposed within the subject site which is located within an area identified as containing AASS or PASS will require the preparation of a detailed site assessment.

### **5.8 Foreshore Management**

The existing foreshore environment has been significantly modified since European settlement, with the majority of remnant native vegetation having been cleared and replaced with grassed open space areas. Access to the foreshore reserve in front of Lot 112 is via Gould Reserve or Epsom Avenue.

The cadastral boundaries of Lots 13 and 14 extend north to the river's edge and public access is not possible at this stage. It is noted that this portion of each of the respective allotments falls within the defined Swan River Trust Development Control Area and it is proposed that subject to obtaining subdivision/amalgamation approval for any future development on Lot 13 & Lot 14 that this area of the respective allotments will be ceded free of cost to the WAPC. It is contested that it would be onerous for the land-owner or any prospective developer to undertake any landscaping or improvement works within this area in addition to ceding this land free of cost. Furthermore the steep site gradients evident within this locality preclude this foreshore area from being included as an extension to the adjoining Gould Reserve.

As part of the proposed Development of Lot 112 a draft Foreshore Management Plan has been prepared to identify, enhance and protect areas of environmental and heritage significance adjacent to the river and provide suitable areas for passive recreational activities and public access to the river and the foreshore. It also provides guidance on a proposed amendment to the Parks and Recreation boundary in the locality which is reflected on the Structure Plan.

### **5.9 Modification to Parks and Recreation Boundary**

The Structure Plan proposes a modification to the Parks and Recreation boundary. The purpose of the modification is to exclude existing private development from the Reservation, and to reflect the topography of the eastern portion of the reservation as it affects Lot 112.

Full details on the rationale for change and foreshore management are provided in **Appendix G – Foreshore Management Plan (Draft)**.

### **5.10 Lot rationalisation**

The entire DA-10 Structure Plan Area is owned by a single land holder. The Development Application submitted for concurrent assessment with this Structure Plan proposes the development of additional hotel blocks on the northern half of Lot 112.

This in effect leaves the southern half of Lot 112, all of Lot 111 as well as Lots 13 and 14 un-affected by the current development application. It is proposed to subdivide the southern portion of Lot 112 and amalgamate it with Lot 111 to create a new development lot. No changes are proposed to Lots 13 and 14, however it is recognised that amalgamation of these two lots is possible at some future stage.

#### **5.11 Servicing Infrastructure**

Lot 111 and 112 already have existing connections to the Water Corporation's reticulated water and sewerage infrastructure. An infrastructure impact assessment is required as part of any future development applications on the respective site to ensure the existing network is capable of accommodating any increased demand. Lot 112 and 111 have existing connections to electricity and telecommunication infrastructure.

As Lots 13 and 14 have never been improved no connections to essential service infrastructure have been established for these allotments. If *Hotel* development is proposed on these allotments it is anticipated that existing connections from Lot 112 will be extended to service prospective development on the respective lots. If Lots 13 and 14 are developed for *Serviced Apartments* it is anticipated that the lots will retained on their respective titles, necessitating extensions to the existing water and sewer infrastructure located in Thompson Street to provide new connections. It is also anticipated that electricity and telecommunication infrastructure can easily be extended to service future development on Lot 13 and 14.

#### **5.12 Implementation**

The DA-10 Structure Plan provides a clear planning framework as a basis to guide and control the future redevelopment of this precinct.

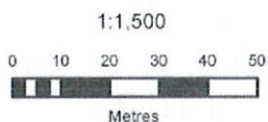
The implementation of the development proposal is substantially assisted by the fact the developable areas of the site are already suitably zoned *Mixed Use* under the City of Belmont TPS No.14 and *Urban* under the Metropolitan Region Scheme. These are appropriate base zonings to facilitate the immediate determination of an application for 'Hotel' over Lot 112.

As Epsom Development Pty. Ltd is the sole land holder of the four respective allotments included within the Development Area and is substantially commenced to redeveloping the site it would be superfluous to establish infrastructure cost sharing provisions.





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EPSOM DEVELOPMENTS  
**DA10 STRUCTURE PLAN AREA**  
**ASCOT INN**



## **6 Conclusion**

This proposal report accompanies a proposed Structure Plan over DA-10. As demonstrated by the detailed assessment contained within this report, the proposed development achieves compliance or proposals an acceptable alternative solution to each of the applicable WAPC, SRT and City of Belmont policies.

We therefore recommend that Council and the WAPC favourably consider and endorse the proposed DA-10 Structure Plan as the basis for the future use and development of the site.

## Appendix A

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*WAPC/City of Belmont Development Approval for  
Refurbishment, Alterations and Additions to Existing  
Structures*

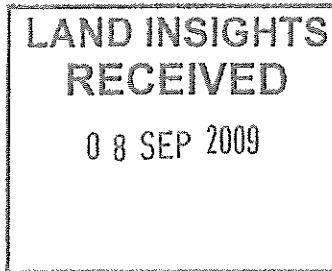
Council Ref : 61/2009/DA & DW115/001  
Item 12.2 OCM 25/08/2009

Customer Ref :

Enquiries : Sarah Christie

7 September 2009

Land Insights  
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LMB 379 Cloverdale  
Western Australia 6985

Dear Sir / Madam

**PLANNING APPROVAL – 1-13 EPSOM AVENUE ASCOT 6104 (LOT 13 PL 1293, LOT 14 PL 1293, LOT 112 DIA 53983) - HOTEL REFURBISHMENT (INTERNAL / EXTERNAL)**

I am pleased to advise that Council at its meeting held on 25 August 2009 resolved to approve your application for the above development. The attached Planning Approval details a number of conditions which must be met in the course of carrying out the development for which the approval has been granted.

Council at its meeting of 25 August 2009 also resolved as follows:

*"Recommend to the Western Australian Planning Commission that it approve development application 61/2009/DA as detailed in plans dated 23 February 2009 and amended 30 June 2009 submitted by Land Insights on behalf of the owner Epsom Developments Pty Ltd for Ascot Inn Hotel & Motel Refurbishment (External/Internal) at Lots 13, 14 & 112 (No. 1-13) Epsom Avenue, Ascot subject to the same conditions noted in part (A) of this resolution.*

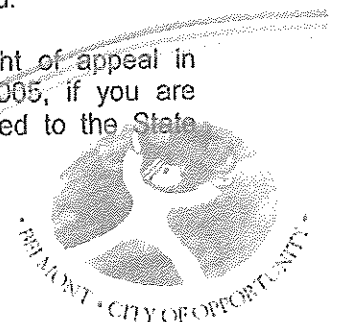
*Advise the Heritage Council of Western Australia of Council's recommendation.*

*Advise the applicant that the matter of public access across the site through easement or other means should be addressed as a matter of priority as part of any future redevelopment plans lodged for the subject site."*

For your information, the conditions have been imposed by Council under Clause 5.1 Town Planning Scheme No. 14 and relate specifically to the approved plan attached to the Planning Approval. Failure to comply with any condition of development approval constitutes an offence for which prosecution may be instituted under Part 13 of the Planning and Development Act 2005.

Your application for a building licence must be accompanied by a photocopy of the Planning Approval and all plans, where appropriate, must satisfy the conditions specified.

A footnote on the Planning Approval indicates that you may have a right of appeal in accordance with the provisions of the Planning and Development Act 2005, if you are aggrieved by Council's decision. Please note that appeals must be lodged to the State Administrative Tribunal within 28 days.





If you wish to clarify any of the conditions of approval, please do so before lodging your application for a building licence.

Should you have any enquiries relating to this planning approval, please contact Planning Officer Sarah Christie on (08) 9477 7222.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Juliette Gillan', is written over the printed name and title.

JULIETTE GILLAN  
ACTING DIRECTOR COMMUNITY & STATUTORY SERVICES

## PLANNING AND DEVELOPMENT ACT 2005

CITY OF BELMONT  
TOWN PLANNING SCHEME NO. 14

## DECISION ON APPLICATION FOR PLANNING APPROVAL

Owner: Epsom Developments Pty Ltd  
Address: 16 Brennan Way  
BELMONT WA 6104

Applicant: Land Insights  
Address: PO Box 289  
MOUNT LAWLEY WA 6929

Description: Hotel Refurbishment (Internal / External)  
Address of Development: 1-13 Epsom Avenue Ascot 6104 (Lot 13 PL 1293, Lot 14 PL 1293, Lot 112 Dia 58983)

The Council having considered the application dated 23 February 2009 and amended 30 June 2009 submitted by Land Insights on behalf of the owner Epsom Developments Pty Ltd for Ascot Inn Hotel & Motel Refurbishment (external/internal) hereby advises that it has decided to grant approval to commence development subject to the following condition(s):

1. The stamped and dated plan/plans, as amended by the City and together with any requirements detailed thereon by the City, shall form part of the planning approval issued in respect of the application referred to in this approval.
2. A landscaping and reticulation plan is to be prepared by a professional horticulturist or a qualified landscape contractor and submitted to the City for approval prior to the issue of a building licence, unless otherwise agreed to by the City in writing. The plan will be a minimum size of A3, and is to contain a north point and a scale. The plan must show by numerical code, the botanical name of each plant species, proposed pot size, quantity and must also include the proposed treatments of:
  - (a) All areas of the property visible from the street; and
  - (b) The street verge.
3. Landscaping, plants and reticulation are to be installed and thereafter maintained in accordance with the approved landscaping and reticulation plan for the duration of the approved development. The plants are to be nurtured until they reach their typical mature dimensions, and shall thereafter be maintained at those mature dimensions unless Council approves otherwise in writing.
4. Prior to occupation or use of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, line marked and kerbed in accordance with:
  - (a) The approved plan (251 spaces measuring 2.5 metres x 5.5 metres);
  - (b) Schedule 3 of the City of Belmont Town Planning Scheme No. 14; and
  - (c) Council's engineering requirements and design guidelines, with respect to drainage requirements.



The areas must be paved in bitumen or concrete in accordance with the City of Belmont specifications, unless otherwise approved by the Director Technical Services. All parking bays must be clearly line marked.

5. The battleaxe leg of lot 112, separating lot 111 and lot 1 Nisbett Street to be cleared and paved in bitumen according to Council specifications.
6. All stormwater from roofed and paved areas shall be collected and disposed of off-site in accordance with the City of Belmont's Engineering Requirements and Design Guidelines.
7. A detailed schedule of external materials and colours to be used in the construction of the development shall be submitted to the City for approval prior to the issue of a building licence.
8. All fencing facing a street frontage is to be of a high quality and constructed of wrought iron, masonry or similar materials. No fencing is permitted unless a separate planning approval is granted by Council.
9. Provision of end of trip facilities to the satisfaction of the City's Travel Smart Officer.

#### FOOTNOTES

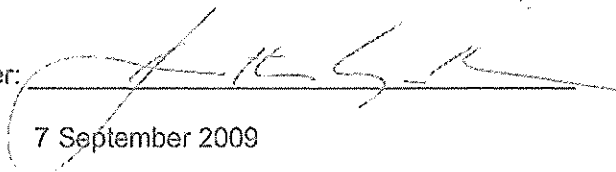
- i. A planning consent is not an approval to commence any works. A building licence must be obtained for all works. An application for a building licence will not be accepted unless proof of payment of all bonds and guarantees accompanies the application documents.
- ii. Fire requirements to be in accordance with the Building Code of Australia Parts C and E.
- iii. As of the 1 May 2005, Energy Efficiency requirements were implemented via the Building Code of Australia (BCA) Volume 1 and all commercial buildings need to comply with the 'deemed to satisfy' requirements, or alternatively a compliant Energy Audit Report can be submitted by an accredited person. Please be advised that the granting of planning approval from the City is no indication that the approved plans conform to the BCA Volume 1 as amended.
- iv. Application shall comply with Health (Food Hygiene) Regulations 1993.
- v. In relation to access and facilities for people with disabilities the development will be required to comply with the Building Code of Australia, Parts D3, F2.4 and Australian Standard 1428.1.
- vi. It should be noted that complying with the above regulations will not guarantee your proposed development will comply with the Disability Discrimination Act. This is the sole responsibility of the owner, builder and developer. Australian Standard 1428, Parts 2, 3 and 4, may assist you in satisfying the requirements of the Disability Discrimination Act or you may wish to telephone the Disability Service Commission for more information.

- vii. If advertising is to be used in connection with any use of a building, provision shall be made within the design of the building for the integration of advertising signs in accordance with the provisions of the City of Belmont Town Planning Scheme No. 14 and the City of Belmont Local Planning No. 12 - Advertising Signs.
- viii. The applicant is requested to liaise with the City of Belmont Planning Department with respect to separate fencing application.

*Note: Please be advised that you may have a right of appeal to the State Administrative Tribunal (SAT) subject to Part 14 of the Planning and Development Act 2005. Appeals must be lodged to SAT within 28 days. Further information can be obtained from the SAT website – [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au).*

If the development the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

Chief Executive Officer:



Date:

7 September 2009



Our Ref : 15-50022-2  
Your Ref :  
Enquiries : Carolyn Vyner (Ph 9264 7541)

**LAND INSIGHTS  
RECEIVED**

- 9 JUN 2010

28 May 2010

Landinsights  
P O Box 289  
MOUNT LAWLEY WA 6929

Application for Approval to Commence Development dated 20 February 2009 received 23 March 2009 .

LOT : 112  
LOCATION : -  
PLAN/DIAGRAM : Diagram 58983  
VOLUME/FOLIO : 1563/862  
LOCALITY : Epsom Avenue, Ascot  
OWNER : Epsom Developments Pty Ltd 16 Brennan Way BELMONT WA 6104

Under the provisions of the Metropolitan Region Scheme this application has been referred for determination by the Western Australian Planning Commission.

The application has now been considered by the Commission and the formal notice setting out the terms of the decision is attached.

A copy of this decision has been forwarded to the Local Government for information.

Should the applicant be aggrieved by this decision there is a right to apply for a review pursuant to the provisions of Section 252 of the *Planning and Development Act 2005*. Such an application for review must be submitted to the State Administrative Tribunal, 12 St George's Terrace, Perth in accordance with Part 14 of the *Planning and Development Act 2005*. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website: <http://www.sat.justice.wa.gov.au>.

#### ADVICE TO APPLICANT


1. The ceding of the foreshore Parks and Recreation Reserve has not been required as part of this application, however, in the event of a full redevelopment of the site then the issue of the ceding will be considered.
2. All development must comply with the provisions of the Health Regulations, Building Code of Australia, Public Building Regulations, and all other relevant Acts, Regulations and Local Laws.
3. The applicant is advised to contact the Department of Indigenous Affairs to ensure that the proposed works do not breach any section of Part IV (Protection of Indigenous Sites) of the *Aboriginal Heritage Act 1972*.

Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000  
Tel: (08) 9264 7777; Fax: (08) 9264 7566; TTY: (08) 9264 7535; Infoline: 1800 626 477  
e-mail: [corporate@wapc.wa.gov.au](mailto:corporate@wapc.wa.gov.au); web address: <http://www.planning.wa.gov.au>  
ABN 35 482 341 493



4. The applicant is advised that it is an offence under the *Swan and Canning Rivers Management Regulations 2007* to destroy, pull up, cut back or injure any tree, shrub aquatic plant or other perennial plant that is in the Riverpark or the Swan River Trust Development Control Area, except with the approval of the Trust.
5. In relation to Condition 7, the landscape management plan should incorporate the retention of significant trees and shrubs on site. New planting should include predominantly local native species in order to reduce water and fertiliser requirements.
6. The landscape management plan may be implemented in stages on agreement with the General Manager, Swan River Trust.
7. Vehicles are not permitted on the Crown reserve along the foreshore without prior approval.
8. The Heritage Council of Western Australia (HCWA) had no objections to the proposal, however, provided the following general comments:
  - i) The additions to the building should be identifiably new and of contemporary style. Mimicking the existing building style is considered to be inappropriate.
  - ii) Concerns are raised in regards to the impact the proposed removal of walls may have on structural integrity. HCWA has in the past supported the removal of internal walls on the condition that a substantial portion of wall from ceiling is retained and wall nibs of at least 450mm are left to indicate the original formation of rooms.
  - iii) The demolition and relocation of stairs are not considered appropriate.

The applicant is advised to liaise with HCWA in the redevelopment of the existing building particularly in relation to the above comments.



Tony Evans  
Secretary  
Western Australian Planning Commission

Our Ref : 15-50022-2  
Your Ref :  
Enquiries : Carolyn Vyner (Ph 9264 7541)

28 May 2010

## METROPOLITAN REGION SCHEME

City of Belmont

### APPROVAL TO COMMENCE DEVELOPMENT

Name and Address of Owner and Land on which Development Proposed:

OWNER	:	Epsom Developments Pty Ltd 16 Brennan Way BELMONT WA 6104
LOT	:	112
LOCATION	:	-
PLAN/DIAGRAM	:	Diagram 58983
VOLUME/FOLIO	:	1563/862
LOCALITY	:	Epsom Avenue, Ascot
APPLICATION DATE	:	20 February 2009
APPLICATION REC'D	:	23 March 2009
Development Description	:	Proposed Refurbishment, Alterations & Additions To Existing Ascot Inn

The application for approval to commence development in accordance with the plans submitted thereto is granted subject to the following condition(s):

1. This approval relates specifically to the development plans date stamped by the Department for Planning 13 July 2009 (attached).
2. No fill, building materials, sediment, rubbish or any other deleterious matter shall be placed on the Parks and Recreation Reserve or allowed to enter the river as a result of development.
3. Stormwater drainage shall be contained on site, or connected to the local government stormwater drainage system.
4. Any fence to be constructed shall be open-view with a maximum height of 1.8 metres including retaining walls.
5. The development shall be connected to the reticulated sewerage system.
6. No wastewater/backwash from the swimming pool is to be discharged into the river or to the local government drainage system.
7. Prior to the commencement of landscaping works, a comprehensive landscaping management plan shall be prepared to the satisfaction of WAPC on advice from the General Manager, Swan River Trust.



8. The landscape management plan required under Condition 7 shall be implemented prior to occupation of the hotel.

If the development the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

A handwritten signature in dark ink, appearing to read "Tony Evans".

Tony Evans  
Secretary  
Western Australian Planning Commission



# Appendix B

*Certificates of Title*

A  
7

WESTERN



AUSTRALIA

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER <b>112/D58983</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>27/3/2008</b>

VOLUME  
1563FOLIO  
862

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*EG Roberts*

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 112 ON DIAGRAM 58983

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)EPSOM DEVELOPMENTS PTY LTD OF 16 BRENNAN WAY, BELMONT  
(T K528070) REGISTERED 6 MARCH 2008**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. K528071 MORTGAGE TO ST. GEORGE BANK LTD REGISTERED 6.3.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1563-862 (112/D58983).  
PREVIOUS TITLE: 1559-173, 1557-954, 1557-953, 1389-940.  
PROPERTY STREET ADDRESS: 5 THOMPSON ST, ASCOT.  
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 69755.  
NOTE 2: J438753 SECTION 138D TLA APPLIES TO CAVEAT J398156

WESTERN



AUSTRALIA

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER <b>111/D58982</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>27/3/2008</b>

VOLUME 1563  
FOLIO 863

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 111 ON DIAGRAM 58982

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

EPSOM DEVELOPMENTS PTY LTD OF 16 BRENNAN WAY, BELMONT  
(T K528070 ) REGISTERED 6 MARCH 2008

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. K528071 MORTGAGE TO ST. GEORGE BANK LTD REGISTERED 6.3.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1563-863 (111/D58982).  
PREVIOUS TITLE: 1389-940.  
PROPERTY STREET ADDRESS: 4 NISBET ST, ASCOT.  
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

NOTE 1: J438753 SECTION 138D TLA APPLIES TO CAVEAT J398156



WESTERN



AUSTRALIA

REGISTER NUMBER

**13/P1293**DUPLICATE  
EDITION**1**

DATE DUPLICATE ISSUED

**27/3/2008****RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893VOLUME  
**1580**FOLIO  
**900**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule

*B. Roberts*

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 13 ON PLAN 1293

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)EPSOM DEVELOPMENTS PTY LTD OF 16 BRENNAN WAY, BELMONT  
(T K528070 ) REGISTERED 6 MARCH 2008**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. K528071 MORTGAGE TO ST. GEORGE BANK LTD REGISTERED 6.3.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required

\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1580-900 (13/P1293).  
PREVIOUS TITLE: 1266-35, 1395-33.  
PROPERTY STREET ADDRESS: 7 THOMPSON ST, ASCOT.  
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 69755.  
NOTE 2: J438753 SECTION 138D TLA APPLIES TO CAVEAT J398156

WESTERN



AUSTRALIA

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER

**14/P1293**DUPLICATE  
EDITION**1**

DATE DUPLICATE ISSUED

**27/3/2008**VOLUME  
**1677**FOLIO  
**398**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 14 ON PLAN 1293

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

EPSOM DEVELOPMENTS PTY LTD OF 16 BRENNAN WAY, BELMONT  
(T K528070 ) REGISTERED 6 MARCH 2008

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. K528071 MORTGAGE TO ST. GEORGE BANK LTD REGISTERED 6.3.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1677-398 (14/P1293).  
PREVIOUS TITLE: 338-96.  
PROPERTY STREET ADDRESS: 9 THOMPSON ST, ASCOT.  
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 69755.  
NOTE 2: J438753 SECTION 138D TLA APPLIES TO CAVEAT J398156

# Appendix C

*Registered Survey Plan*







PLAN 1293(4)  
(4 SHEETS)

PT SWAN LOCS 30 & 31

COR 27-96  
FB 828

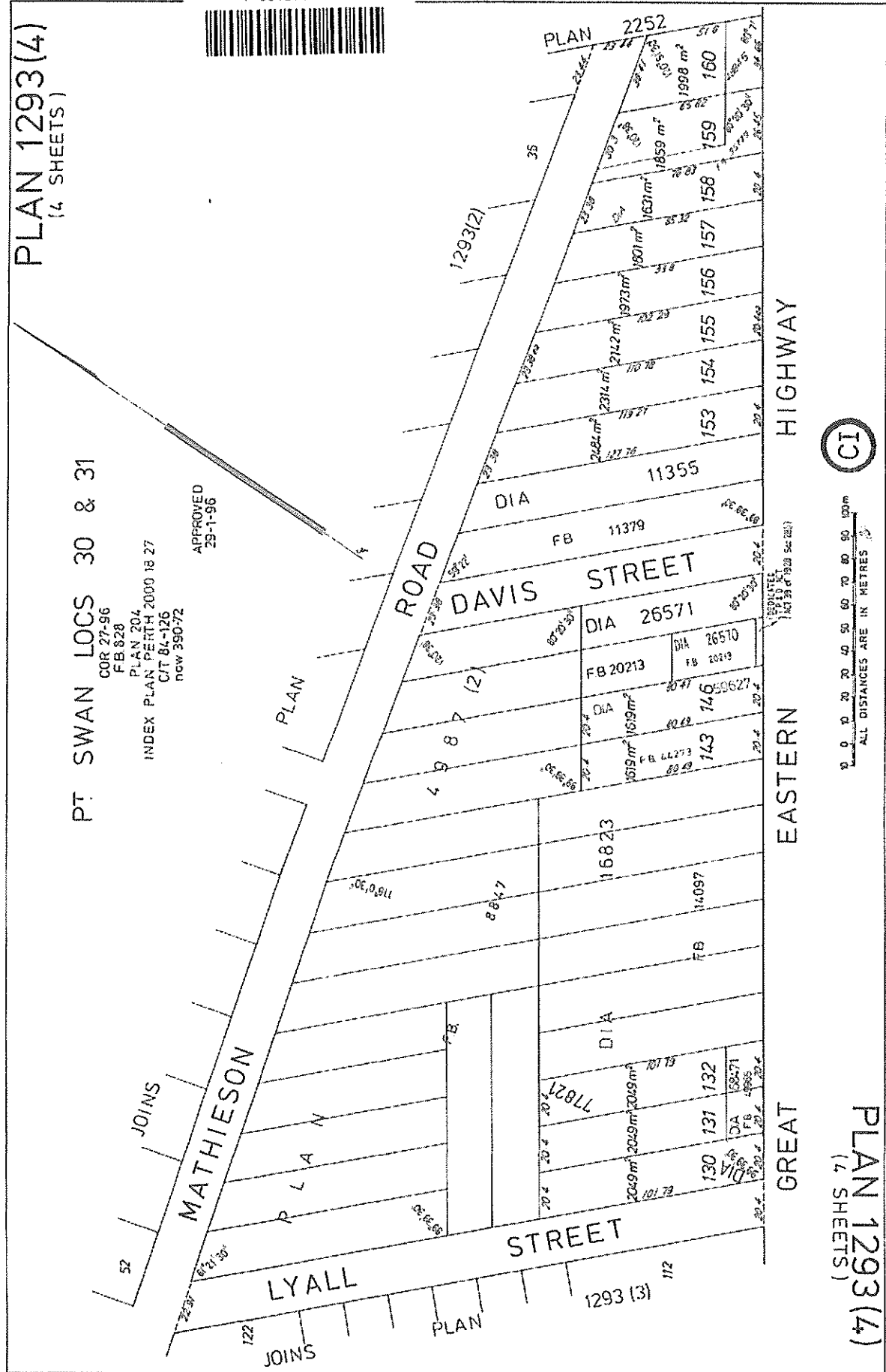
PLAN 204

INDEX PLAN PERTH 2000 18 27

CIT 84-126

now 390-72

APPROVED  
29-1-96







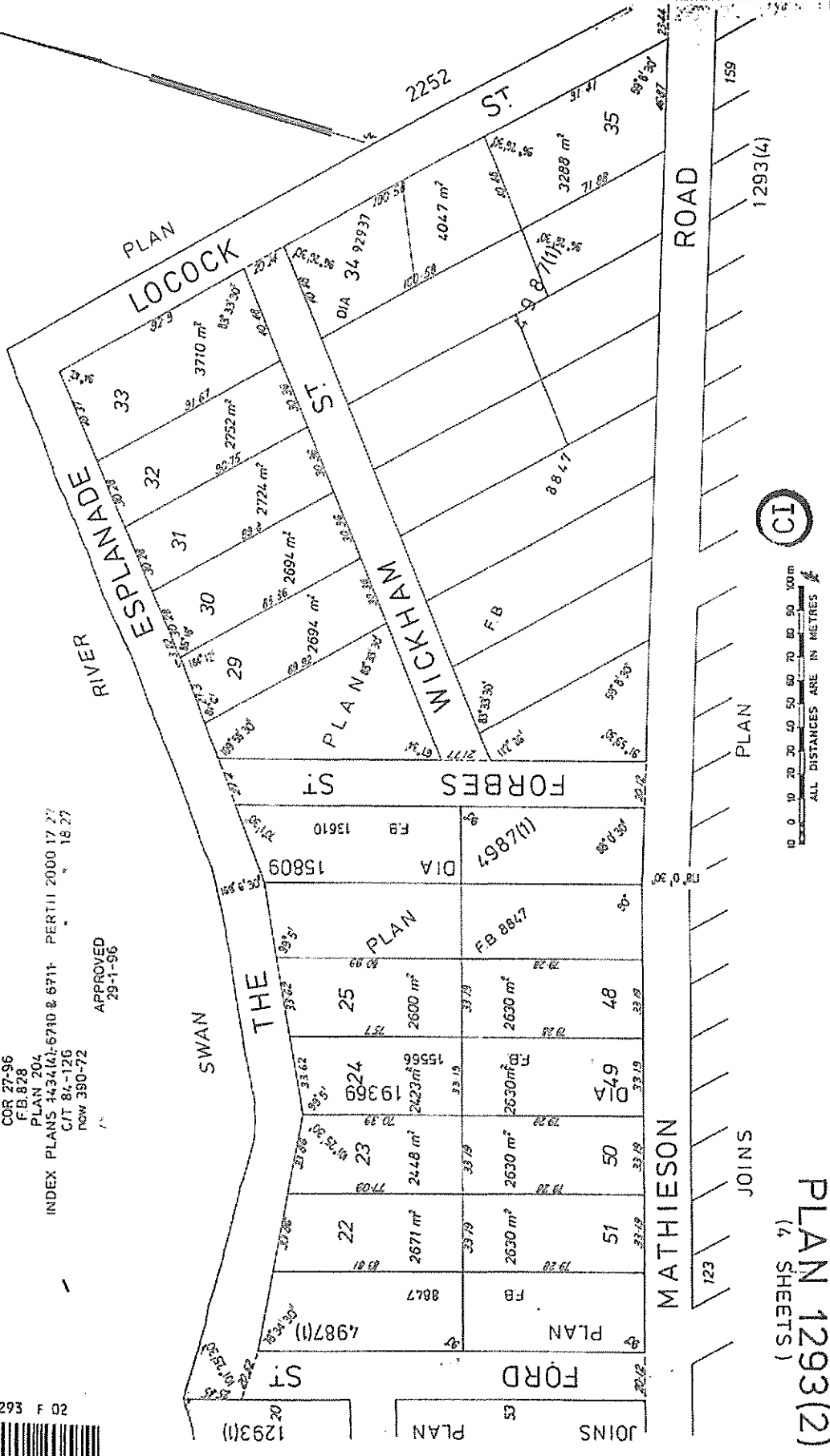
# PLAN 1293(2) (4 SHEETS)

PT SWAN LOCS 30 & 31

COR 27-96  
FB 828  
PLAN 204  
INDEX PLANS 1434(1), 6711- PERTU 2000 17 27  
C/T 84-126  
NOW 390-72

APPROVED  
29-1-96

P 001293 F 02



CI

ALL DISTANCES ARE IN METRES

# PLAN 1293(2) (4 SHEETS)

# PLAN 1293(1)

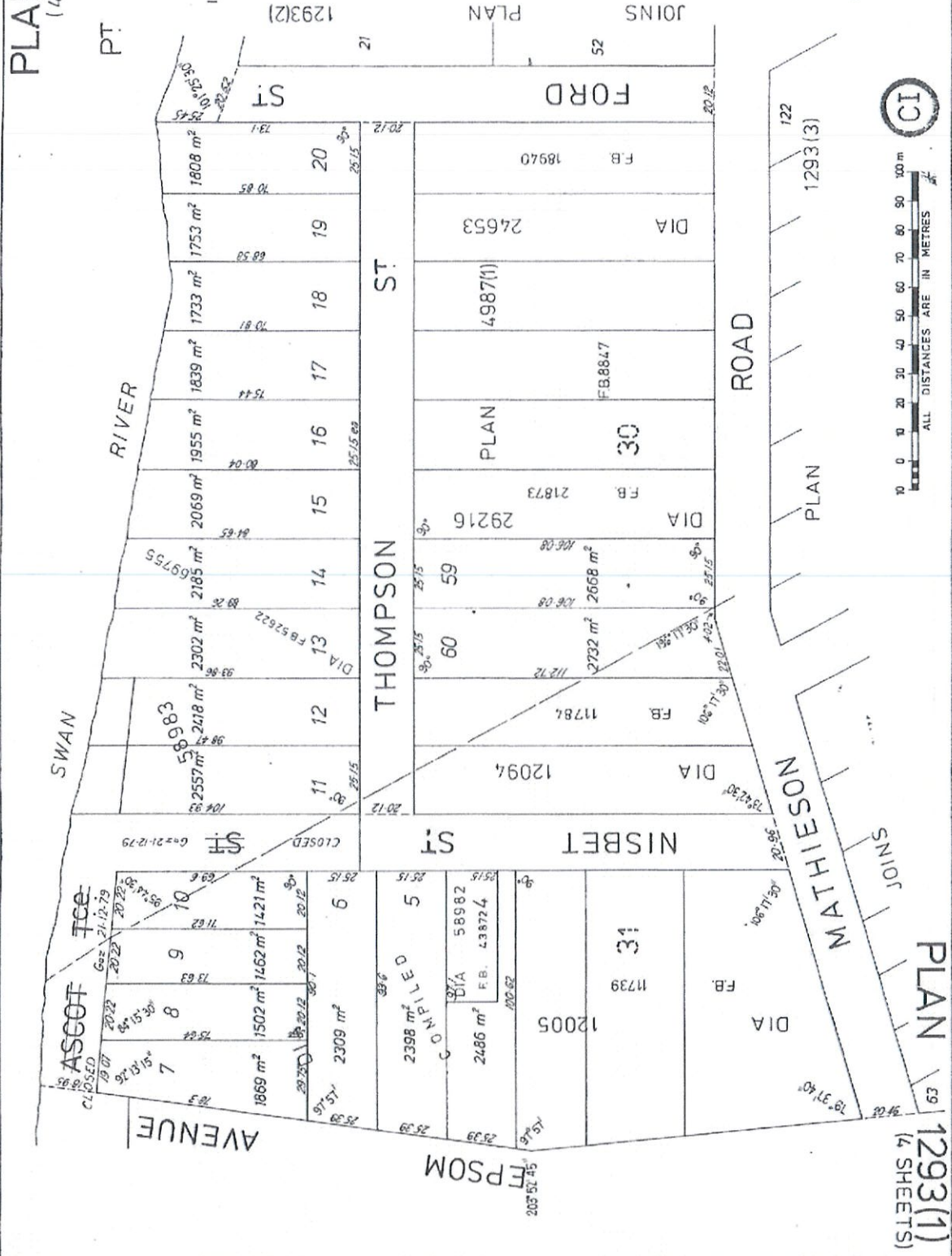
(4 SHEETS)

PT SWAN LOCS  
30 & 31

COR 27-96  
FB. 828  
PLAN 204  
INDEX PLANS 143444  
6740-8-6711  
C/T 84-126  
NOW 390-72

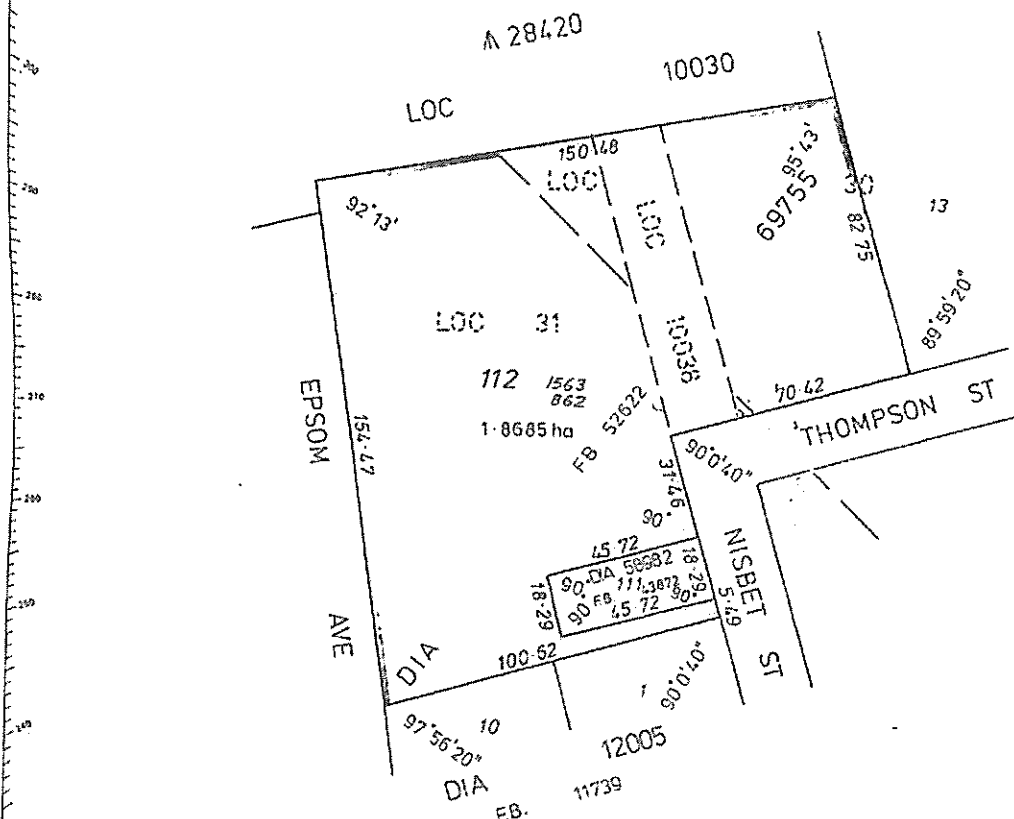
INDEX PLAN  
PERTH 2000 17 27

P 001293 F 01



Town or District	Number of Lot or Location	Field Book	Scale	Certificate in which Land is Vested	Area
SWAN	LOC 10038 & PT. LOCS 30 & 31	150148	1 1500	Vol. 1557 953 1557 954 1389 940 1559 173	

LIMITED IN DEPTH TO 12.19 METRES  
AS TO LOC 10038 ONLY



COMPILED FROM PLAN 1293(1), DIA'S 12005  
58982 & L&S DIA 83770.

CROSSLAND & HARRY P.Y. LTD.  
Licensed Surveyors  
17 OGDON STREET, PERTH  
21 11 11 REF 2032/79 21 69

<p><b>CERTIFICATE</b></p> <p>I hereby certify that this survey was performed by me personally for under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961</p>		<p>Approved by Town Planning Board</p> <p><i>[Signature]</i> Chairman</p>	
<p>Date</p> <p>COMPILED Licensed Surveyor</p> <p><i>[Signature]</i> Date 9.5.80</p>	<p>Date</p> <p>On</p> <p>Plan 1293(1)</p> <p>Diagram</p> <p>Index map PERTH 2000 17-27</p>	<p>Registered</p> <p><b>DIA 58983</b></p> <p><i>[Barcode]</i></p>	<p>Approved</p> <p>Examined <i>[Signature]</i> Date 9.5.80</p>



## APPENDIX D

### *Aboriginal Heritage Database Search*



## Search Criteria

1 sites in a search box. The box is formed by these diagonally opposed corner points:

MGA Zone 50  
Northing Easting  
6466332 398814  
6466674 399266

## Disclaimer

Aboriginal sites exist that are not recorded on the Register of Aboriginal Sites, and some registered sites may no longer exist. Consultation with Aboriginal communities is on-going to identify additional sites. The AHA protects all Aboriginal sites in Western Australia whether or not they are registered.

## Copyright

Copyright in the information contained herein is and shall remain the property of the State of Western Australia. All rights reserved. This includes, but is not limited to, information from the Register of Aboriginal Sites established and maintained under the Aboriginal Heritage Act 1972 (AHA).

## Legend

Restriction	Access	Coordinate Accuracy
N No restriction	C Closed	Accuracy is shown as a code in brackets following the site coordinates. [Reliable] The spatial information recorded in the site file is deemed to be reliable, due to methods of capture.
M Male access only	O Open	[Unreliable] The spatial information recorded in the site file is deemed to be unreliable due to errors of spatial data capture and/or quality of spatial information reported.
F Female access	V Vulnerable	

## Status

L Lodged	IR	Insufficient Information (as assessed by Site Assessment Group)	Site Assessment Group (SAG)
I Insufficient Information	PR	Permanent register (as assessed by Site Assessment Group)	Sites lodged with the Department are assessed under the direction of the Registrar of Aboriginal Sites. These are not to be considered the final assessment.
P Permanent register	SR	Stored data (as assessed by Site Assessment Group)	Final assessment will be determined by the Aboriginal Cultural Material Committee (ACMC)
S Stored data			

## Spatial Accuracy

Index coordinates are indicative locations and may not necessarily represent the centre of sites, especially for sites with an access code "closed" or "vulnerable". Map coordinates (Lat/Long) and (Easting/Northing) are based on the GDA 94 datum. The Easting / Northing map grid can be across one or more zones. The zone is indicated for each Easting on the map, i.e. '5000000 250' means Easting=5000000, Zone=50.



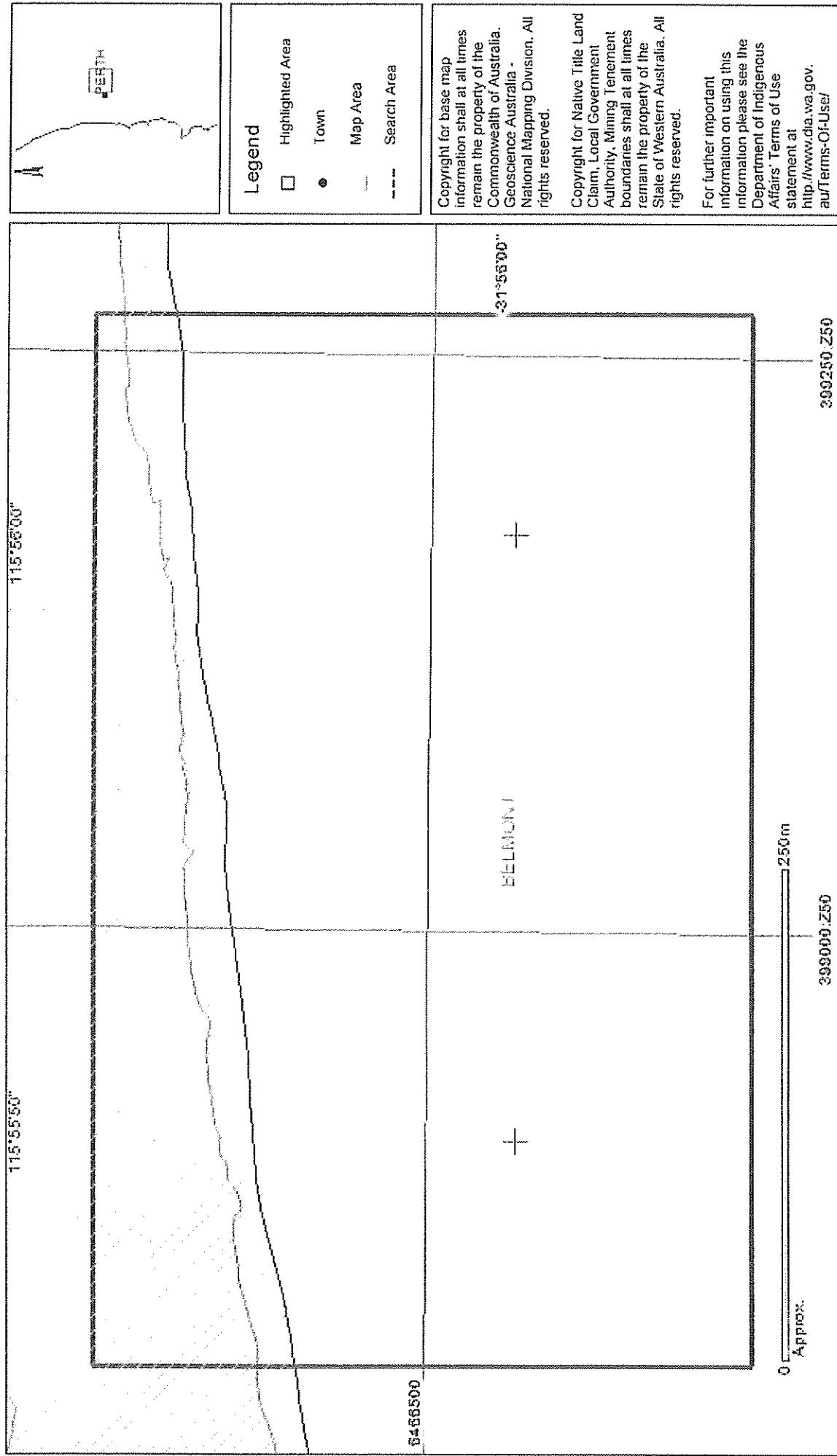
# Aboriginal Heritage Inquiry System

Register of Aboriginal Sites



Site ID	Status	Access	Restriction	Site Name	Site Type	Additional Info	Informants	Coordinates	Site No.
3536	P	O	N	Swan River	Mythological		*Registered Informant names available from DIA.	443400mE 6461957mN Zone 50 [Reliable]	S02548





# APPENDIX E

## *Heritage Statement*

## **HERITAGE REPORT – ASCOT INN 1-13 EPSOM AVE BELMONT.**

Date of Report - 25 May 2009

Assessor – Ross Montgomery – MA LArch (Melb), G Dip, BA URP(Curtin) MPIA
--

### Previous Assessments of the Site:-

City of Belmont – Municipal Inventory - 31/12/1996

Register of Heritage Places - 12/09/2003

Not classified by National Trust

Not on Register of National Estate

Listed on Municipal Inventory in TPS.

The site and buildings have been assessed to be 'below the threshold' requirement for classification/protection by National Trust and Heritage Council.

Notwithstanding the previous lack of action to register or protect the site there is a localised and strong community interest in the site and its history.

### Description of the Site and Elements:-

The site is located on the south-eastern banks of the Swan River. It contains a series of brick and masonry constructed buildings of various ages, the oldest building is placed on the Belmont Heritage Inventory and dates from 1897.

The site has been used as residential, hotel, motel, function and conference centre. It has not been used for over one year.

The grounds extend from Epsom Road to the Swan River foreshore. There is already a nominal public foreshore reserve however portion of the site adjacent to the foreshore is reserved in the Metropolitan Region Scheme for Parks and Recreation and it is to be acquired in the future for public use. There is presently a planning requirement that this portion of the foreshore reserve be ceded to the Crown as a condition of approval of a subdivision application for the Ascot Inn site once this is activated.

The riverside portion of the grounds between the Ascot Inn and the river has been used as a beer garden and function space by patrons of the hotel for many years. The site affords picturesque views of the Swan River, distant views of the Darling Scarp and the City of Perth. This portion of the site has customary importance as a place of community gathering and recreation, albeit in association with Hotel activities.

### Context of this Report:-

This report will describe the change and uses to the site and buildings since 2003, the time of the previous Heritage Assessment Report.

### Significance:-

Use – Example of early colonial use of riverside land for recreation, leisure and tourism, often associated with the Horse Racing industry. The Ascot Inn is an early example of speculative commercial development of a tourist facility in Perth.



**Architecture** – Remnants of Queen Anne Style architecture as applied in local vernacular style to a Hotel.

**Landscape** – A transition from riverside flats and floodway to steep escarpment river banks.

**Environmental** – Reeds and sedges some riverside native tree species which provide an echo of natural history of the site, also some vestige of habitat for riverine flora fauna.

#### Use of the Premises Post 2003

Since 2003 the Ascot Inn was operated as a motel, function centre and hotel; each from different portions of the site. During this period the site was the subject to a series of redevelopment proposals, none of these being progressed by approval. As a result the business was regressively downgraded as resources and efforts were diverted into redevelopment rather than maintenance and upkeep of the site and buildings.

By 2003 most of the incremental building works on the site had obliterated the few remaining remnants of earlier architectural fabric. The upper storey of the building though largely intact had been obscured by accretions. In addition the internal spaces had not been used for other than ephemeral activities for a number of years.

Many of the accretions to the original building had not only detracted from its historic authenticity, but a number of them had compromised the structural integrity of the building. The re-roofing of the building from tin to concrete tiles resulted in damage to the roofing timbers and stormwater leaks into the upper floor of the building.

Possibly due to its non-habitable use, this portion of the building had not been properly maintained and as a result there has been water-related damage to the floors, ceilings and roof, causing timbers to rot and decay. Trusses and load-bearing joists have warped and in some cases shattered. It is advised by the Builder that the load had thus been laterally transferred onto walls and this has caused cracking.

A jetty is located on the riverside portion of the land. This was constructed by the Ascot Inn and licensed to the City of Belmont. The jetty was only used in a limited manner mostly for special functions. There has been very little use of this structure by the Ascot Inn following 2003.

The TAB Betting Office operated from an outbuilding located to the east of the site. This was closed and relocated into the eastern Jockey's Bar sometime in 2003.

The Motel Units are located to the north on the highest portion of the site built in the 1970's and operated until March 2008. They are not considered to hold any heritage value.

The Function Centre operated from the main building of the Ascot Inn on the ground floor and with limited additional use of the outdoor gardens for public function. Whereas the beer garden was once a place for family gatherings at the site – a meeting place after a day at the races for friends and families, this function has seldom operated since 2003.

The public bar area of the hotel has diminished since 2003, receding to one sports/bar which in the last years of operation contained the TAB betting function for patrons.

The upper floors of the old building were disused for the last couple years – mainly non-habitable uses such as storage. A cellar has been rediscovered and water damage affected timber floors and cracked walls.

The premises was settled on March 2008 and transferred to *Epsom Developments Pty. Ltd* on March 2008 and was closed for renovations shortly afterwards. A Liquor Licence for the premises is current and the operation of a Hotel will be re-activated once the building is repaired to meet Health and Safety standards.

#### Activities On-site Since 2008.

In March 2008 the premises was sold to *Epsom Developments Pty. Ltd.* from *Aus Sin Bel* and the new owner prepared a Masterplan for the redevelopment of the premises to retain and continue the historic use of the site and premises as a Hotel, Motel and Resort.

The new owner engaged a Designer to undertake a forensic assessment of the fabric of the site as a part of the feasibility. It is reported that although the upper floors of the building were intact as a footprint of the original Queen Anne style –there was at this time a substantial alteration to the ground floor evident. This was considered to be to such an extent that the upper floor was being virtually carried by a structural platform of steel girders and trusses, rather than the original footprint of masonry walls.

The designer reported that there was extensive decay to floor and walls due to water entering the structure through a failed roof. In addition the moisture had created an opportunity for termites to enter causing further damage the original timber fittings and structure of the upper floor. The structure needed immediate repairs to stabilise and make safe the premises. These works required the business to cease operation.

A report from the Designer explains what was found as a result of his examination (attached). A separate report by the Designer, Project Manager covers by Schedule the repairs and other works undertaken to avert damage to the integrity of the structure.

#### Heritage Implications of Proposed Redevelopment

Unfortunately there is little intact built fabric remaining of the original 1897 Ascot Inn, and what does remain is in such a poor condition and fragmented so as to devalue its interpretative utility as a prospect for reconstruction. Of the 1897 Queen Anne hotel structure it is noted in particular its architectural significance may well be lost to decay and neglect over a number of years to a point beyond its meaningful retrieval.

The period of stasis due to stalled development proposals over the past 10 years has been to the detriment of the building and its ongoing maintenance and repair.

It may be possible to retrieve elements of the original building such as the distinctive ornamental plaster archways above the former stairwell, the masonry feature windows on each of the northern, southern and western elevation, and the pitch of the roof so that the overall silhouette of the building reflects the original 1897 structure.

This will however depend upon a skilful design, and one which meets the commercial needs of the new owners and operator as well as reports these original elements of the fabric in an authentic and sensible manner.



Aside from the 1897 portion of the building, the overall site still holds historic and cultural importance of use to the local community insofar as it resides in the memory of leisure and tourism activity associated with the Ascot Inn and its other commercial personae.

Elements of the site hold the promise of perpetual significance including:- the riverside gardens, the jetty and the interface with Ascot Place and the parkland aesthetic. The view of the hotel from the riverside and from the west and the use of these portions of the site in particular hold the key to a continued value of the site as a place for leisure and tourism.

A reading of the history of the site reveals this is a place which has had several *heyday* periods, each associated with famous local identities, events and different instalments of architecture, each a reworking of the previous fabric.

What does remain in 2009 however, is a *palimpsest* to the use of the site since 1897. The enduring form, dimension and scale of the original Ascot Inn building and its footprint especially in relation to the southern edge of the site (if not the original architectural detail) are still evident on the site.

Careful design can provide the foundation for the suggestion of a memorable and ongoing affiliation of the site and its activities for accommodation, casual and more formal hospitality and with some interpretive material for public information. The form, scale and spatial relationship of the original structure of the Ascot Inn to the riverside areas merit consideration for conservation in the subsequent design and redevelopment Masterplan.

Given the iterations of addition and morphing of the site it would not be feasible (nor necessarily desirable) to recreate the Queen Anne Hotel as a circa 1897 artefact. Aside from the history which indicates the original Hotel was not an enduring commercial success even in its own time, this approach is not the only means of permitting the history of this site and its activities to be interpreted by future citizens. Indeed this would do very little on its own to reveal the interesting ideas behind the buildings and successive iterations as separate tourism and hospitality ventures.

In Perth the pedantic rebuilding of demolished heritage structures has a poor record of success in relating the history of places and sites. There have been too few successful cases of this approach and it is difficult to effect as evidenced by attempts such as the Railway Hotel, Barrack Arch, the Palace Hotel, or the Swan Brewery in Perth which have not met their aim for heritage information of successive generations despite an obvious and somewhat hollow architectural conservation of the exterior material.

This is possibly because the resulting altered activity caused a change in the character and/or accessibility and context for the structure and use by the community. It is difficult to incorporate conservation of buildings especially commercial buildings unless there is regard for contemporary use of the buildings and spaces created by their conservation. Rather than just focus on faithful reconstruction of the architecture, there is a need to maintain a perpetuity and consistency of use and character which is sincere to the original uses of the site. The success of this is what ultimately carries or fails the ongoing historic association of sites and places in the minds of the community.



It is therefore important for there to be opportunity and interest from the community to use the site in its customary manner as a tourism and leisure focus and so to become properly exposed to the context of the site and any remaining fabric.

This is far more important for the ongoing history of a site.

There *have* been successful redevelopments of historic sites and buildings which have married a measure of material conservation with a measure of engaging interpretation and a large dose of perpetuity of land-use. Examples of these range from the materially meticulous (such as the Rottnest Island General Store, Bakery and Hotel) to the concentration on activity and use of sites such as the Cottesloe Beach Hotel, the Cottesloe Civic Centre, the Trinity Arcade and perhaps even the Fremantle Markets.

These examples point to the range of an approach (rather than just one slavishly conservative model) to valuing historic sites and structures yet updating their use in a manner which thoughtfully retains relevance for contemporary functions and yet echoes the history of the site, and place with architectural suggestion of earlier times.

Because this approach also relies upon maintaining contemporary relevance to the community, indeed it invites their use, and so it is possible to better engage the imagination of those seeking to recapture the context of history for a site and place by relating this as a part of everyday business and living activities. This becomes living history of a site and it is through the *friction of daily use* that even those mildly interested community members may yet become informed and aroused about the history and context for a place, a site and its material.

#### Recommended Heritage Approach

Given the evident and most recent decay of the heritage fabric at the site and the decision of earlier heritage studies to register or otherwise protect the buildings it is not considered feasible to restore the 1897 building back to a Queen Anne style.

It is recommended that the design seeks to meaningfully retain and interpret some of the original features of the building in a manner which engages with contemporary use. It is important that the site be maintained as a tourism and leisure facility and that there is sincere regard for the long historical association between the site and the nearby equestrian activities of horse racing and training.

This strong historical significance of this site and its history is closely contextualised by the proximity of the Ascot racecourse, the nearby stables, the Swan River and its riverside prospect and the continued use of the site for a hotel, tourism and leisure facility for the community. There should be visual and as possible actual links to this area.

In addition the riverside portion of the site should be returned to a use which is commercially consistent with tourism and leisure and celebrates the riverside setting and outlook.

The following elements are recommended as the basis for maintaining the memory of the earlier iterations of the Ascot Inn and the cultural associations of the buildings and the site:-

- Design and implement a foreshore landscape plan which retains the scale and spatial relationships between the river, the level of the land on the foreshore, the height of

buildings facing the river and the interplay of land use and community oriented hospitality activities between the development and the riverside areas.

Maintain the bulk, scale and aspect of the hotel and associated buildings with respect to the river. Retain, restore and incorporate in a meaningful manner architectural elements of the original Ascot Inn as gestures which may echo the earlier structures on this site and thus remind as to how the present building and spaces may be construed as the next instalment of past uses for the site.

Establish a culturally appropriate design for the contemporary use of the site, one that may enable the commercial operation of the site as a riverside hotel, tourism and leisure focus for Belmont as a riverside equestrian locality.

Incorporate interpretive material into the design, embedding this in the new structures and spaces to prompt memory of the past whilst projecting this use into the future which is relevant, involves the site as an extension to the community and builds upon its connection to the horse racing industry, leisure and tourism.

References:-

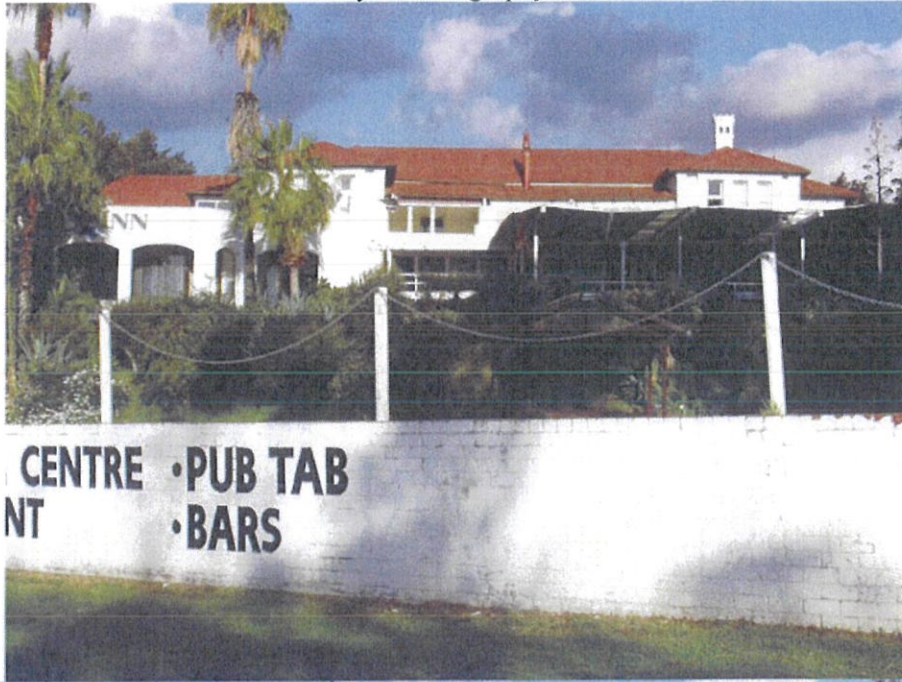
- 1 Register of Heritage Places – 31 pages - City of Belmont, Chinnery and Griffiths.
- 2 Architectural Works Report 2009 – A J Cassella - Designer

## APPENDIX F

*Site Photos*



Gallery – Photography 2004 -







2009



Ornamental Plasterwork - Extent of cracking in internal walls upper floor.





View from River – roofline and twin window-bays distinctive design elements.



Ornamental Plasterwork



Roof timbers and additional bracing.

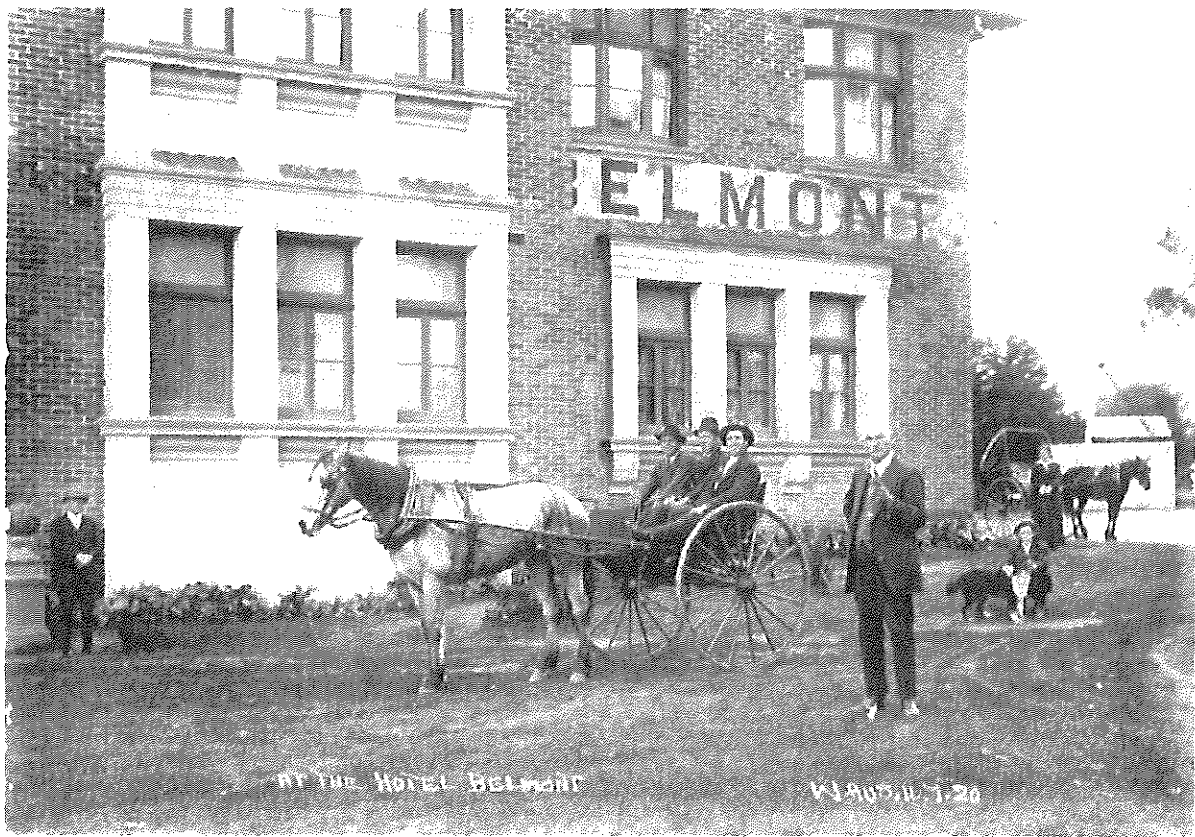


Photo No. 1 - The Ascot Inn was briefly known as Hotel Belmont (1909-1910)



Photo No. 2 - The Ascot Inn, the name of which it is still known as today





Photo No. 3 - The Ascot Inn view from Epsom Avenue

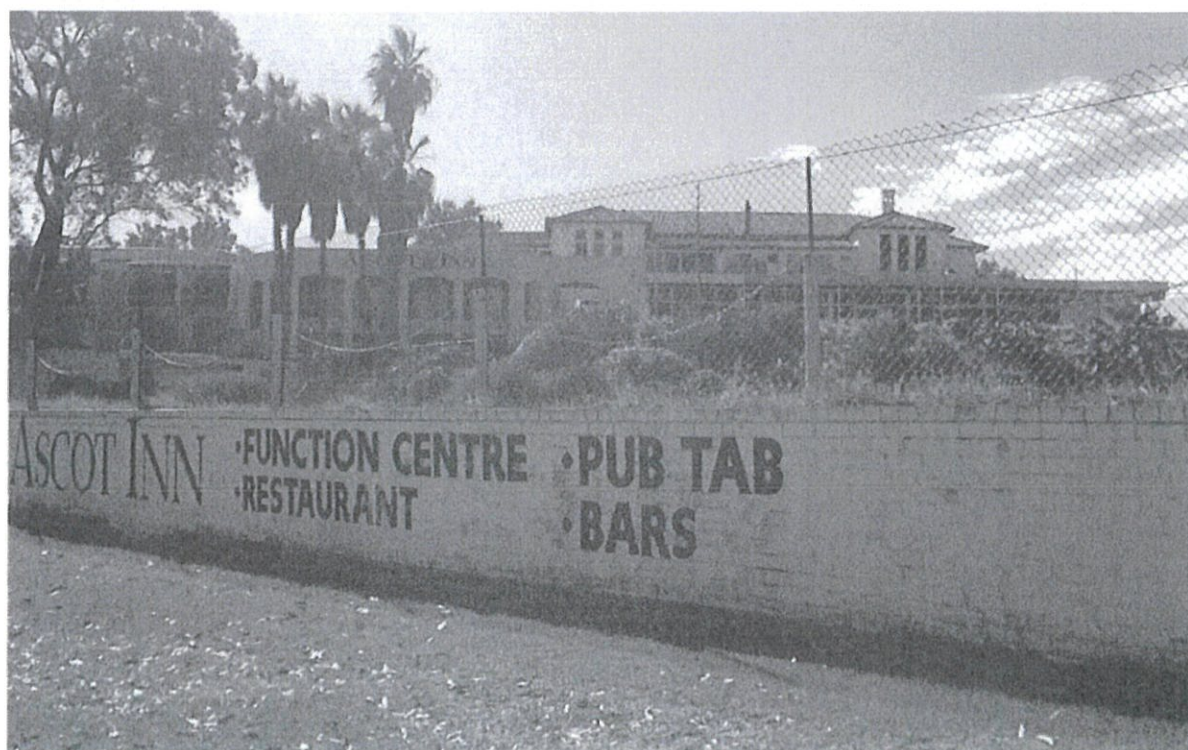


Photo No. 4 - The Ascot Inn view from the Swan River foreshore



Photo No. 5 - South eastern (rear) view of the 1970s hotel rooms additions



Photo No. 6 - North western (fronting Swan River) view of 1970s hotel rooms additions





Photo No. 7 - Windows on first floor of hotel building (north western side)



Photo No. 8 - Internal archways on ground floor of hotel building





Photo No. 9 - Archway to first floor verandah to rear of hotel building (south eastern side)



Photo No. 10 - Jetty at river front to Ascot Inn, constructed 1979

## APPENDIX G

### *Foreshore Management Plan (Draft)*

# Foreshore Management Plan

*Lot 112 Epsom Avenue and Lots 13 and 14 Thompson Street,  
Belmont and Reserve 28420*

Prepared for Epsom Developments Pty. Ltd.

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# 1 INTRODUCTION

## 1.1 Background

Land Insights has been commissioned to prepare a Foreshore Management Plan (FMP) on behalf of Epsom Developments Pty. Ltd., who is the registered proprietor of Lot 112 Epsom Avenue and Lots 13 and 14 Thompson Street, Ascot (the subject site). The FMP has been prepared to support a Structure Plan and Development Application which has been prepared for the subject site. The Structure Plan also includes Lot 111 Epsom Avenue, although Lot 111 is not affected by the foreshore.

Ascot Inn is a historic building located on Lot 112. It was built at the turn of the 19<sup>th</sup> century to accommodate visitors associated with the horse racing at Perth Racecourse. The hotel underwent extensive renovations and additions, including the construction of a 40 room brick and tile motel building overlooking the Swan River in the 1970's.

The study area includes the foreshore adjacent to the northern boundary of Lots 112, 13 and 14. The river foreshore within Lots 13 and 14 is freehold and the foreshore adjoining Lot 112 is contained within Reserve 28420 (Appendix C). A narrow section of Lot 112 is also included in the study area. The foreshore has been extensively modified and impacted since European settlement and development on the site. Most of the original vegetation has been removed and has been replaced with a grassed lawn area. A very narrow line of fringing vegetation exists along the river banks.

## 1.2 Purpose of the report

The purpose of the FMP is to help guide the future protection and enhancement of the Swan River foreshore adjacent to the Ascot Inn development site which is consistent with the Structure Plan and to form the basis of an amendment to the *Parks and Recreation* reserve in this locality. As will be demonstrated, there is no single correct solution as to how wide a foreshore reserve should be in order to achieve an adequate level of protection for either environmental management or public access. Therefore, it's important to consider each situation based on the environmental, social, and economic characteristics of the locality. It is hoped that that this FMP will help determine the most appropriate width of the reserve.

## 1.3 Objectives

The objectives of the FMP are to:

- Describe the physical and biological characteristics of the Swan River foreshore study area
- Describe the issues associated with the study area
- Provide reasonable environmental management recommendations addressing public access, tenure, reservation and landscaping
- Provide justification for the proposed amendments to the *Parks and Recreation* reserve/reservation
- Describe the proposed landscaping elements which complement the Structure Plan for the Ascot Inn redevelopment.



#### 1.4 Site location

The study area for this FMP includes the land along the Swan River foreshore adjacent to the northern boundaries of Lots 112, 13 and 14. The width of the foreshore extends for approximately 200 metres along the river. The site is located approximately 7km north-east of the Perth CBD and approximately 2.5km west of the Perth Domestic Airport. The foreshore area is located in an area reserved as *Parks and Recreation* under the Metropolitan Region Scheme.

The site is described on the Certificate of Title as follows:

- Lot 26 on Diagram 4911: Volume 1563, Folio 862
- Lot 13 on P1293: Volume 1580, Folio 900
- Lot 14 on P1293: Volume 1677, Folio 398

A site location plan is located at Appendix B.

#### 1.5 Current land use

The site has been commonly known as the 'Ascot Inn' and remains one of Perth's few remaining historic hotels. Some form of Hotel has been operating onsite since 1897, however throughout the lifespan of the site several renovations and additions have been made to the original hotel building. Current improvements onsite consist of the original hotel building, hotel additions, free-standing motel units, a free-standing commercial building, swimming pool, toilet block and beer garden. In total 59 existing Hotel Rooms are located onsite (19 located within the first floor of the original building and 40 within separate free-standing structures), however as a result of the recent Development Approval to undertake renovations onsite, the total number of hotel rooms within the original building is to be reduced to seven (7), resulting in the total number of approved rooms onsite to 47. Ancillary to the Hotel rooms are an approved bar area, café area, dining room, function room and shop.

An existing private jetty is located on the banks of the Swan River, at the western end of the study area (licenced to Epsom Developments Pty Ltd). A section to the west of the jetty (within Gould Reserve) is accessible to horse trainers as a horse exercise/swimming area. The western half of the study area is fairly flat and covered in grass and is generally used by the public as an extension of the Gould Reserve (located to the west). The landscape at the eastern half of the foreshore is steepens in topography and is overgrown with weeds.

#### 1.6 Surrounding land uses

The study area is bound to the north by the Swan River, to the east by freehold land, to the west by Gould Reserve and to the south by the Ascot Inn. Established residential homes are located a short distance to the south, east and west and on the opposite side of the river. These areas are located within the *Residential & Stables* zone under TPS No.14. The purpose of this zone is to 'provide for compatible usage of land in close proximity to the Ascot Racecourse by residential accommodation and stables and ancillary functions of the horse racing industry'. Gould Reserve is managed by the City of Belmont and valued by the community for its environmental, recreational and horse training attributes. Visually, the Ascot Inn foreshore appears to be an extension of Gould Reserve.



## 2 BACKGROUND

### 2.1 Physical and Biological Features

#### Topography

The study area has a natural high point within Lots 13 and 14 of approximately 11.0m AHD. From this point the land slopes gently to the north to approximately 9.0m AHD before it drops steeply towards the river to a height of 0.4m AHD over a distance of 20-25 metres.

The landscape within Lot 112 consists of a gentle slope which has its highest point at the south-east (at approximately 11m AHD) and decreases to the north-west to approximately 7.0 AHD (to the west of the existing buildings). The foreshore at the western side of the Study Area is relatively flat and has a gradual slope from 4.0m AHD to the west of the existing buildings to 0.4m AHD near the river over a 40 metre distance. Previous infilling on Lot 112 has elevated the finished ground levels by an estimated 1.2m. In comparison, the land slopes quite steeply at the eastern side of Lot 112 from approximately 7.0m AHD to 0.4m AHD in a similar way to Lots 13 and 14.

#### Soil Types

The study area consists of two different soil types which have been identified by the Department of Agriculture and Food (DAFWA) as follows:

- 'Environmental Geology S8 Phase' – Sand, very light grey at surface, yellow at depth, fine to medium-grained, sub-rounded quartz, moderately well sorted of aeolian origin
- 'Environmental Geology Ms4 Phase' – Sandy silt, light yellow brown, blocky, mottled, some fine to medium-grained sand, soft when moist, variable clay content.

A majority of the Structure Plan area and foreshore area consists of 'Environmental Geology S8 Phase' and western extremity of the foreshore is described as Environmental Geology Ms4 Phase'.

Land qualities are the physical attributes of the land that influence its capability for a specified use. General land qualities associated with these soil types are described in Table 1.1 below.

**Table 1.1 – Soil Qualities**

Phase	Land Quality – Degradation Risk					
	Salinity	Waterlogging	Water Erosion	Phosphorus Loss	Wind Erosion	Acid Sulphate Soils
Environmental Geology S8 Phase	100% nil or partial risk	100% nil or moderate risk	100% very low to moderate risk	5% very high risk 95% low to high risk	35% very high risk 65% low to high risk	50% high risk of ASS <3m from surface 50% moderate risk of ASS <3m from surface
Environmental Geology Ms4 Phase	100% nil or partial risk	75% high risk 15% nil to moderate risk	55% extreme risk 45% very low to moderate risk	55% extreme risk 40% low to high risk	5% very high risk 95% low to high risk	100% high risk of ASS <3m from surface

Source: DAFWA, 2010.



Based on the above land qualities, the soils within the Structure Plan area (Lots 112, 111, 13 and 14) are generally well suited to urban development. They have a high phosphorus retention capability which reduces the likelihood of nutrients leaching into groundwater and ultimately reaching the adjoining Swan River. In addition, the soil quality data also suggests that there is a very low salinity levels in the soil, minimal risk of water erosion and low risk of wind erosion. A majority of the foreshore is currently covered in trees and groundcover such as grasses which reduces the amount of soil exposed and the likelihood of land degradation. Therefore, this information indicates that the soils in the area should have minimal impacts on foreshore management and the water quality in the river.

However, the lack of fringing vegetation along the banks of the river (littoral zone) has caused significant erosion and undercutting which is most likely caused through a combination of wind waves and wave wash from boat traffic. Revegetation of the littoral zone with local plants can help reduce the occurrence of erosion.

### Vegetation

The Structure Plan area (Lots 111, 112, 13 and 14) has been cleared of almost all remnant vegetation, with only a few scattered eucalypts the only native species remaining. Long-term neglect has resulted in the areas around the building being over-run with weeds. Introduced plants are prevalent throughout the site such as the following:

- Kikuyu (*Pennisetum clandestinum*)
- Couch (*Cynodon dactylon*)
- Fountain Grass (*Pennisetum setaceum*)
- Montretia (*Chasmanthe floribunda*)
- Rose Pelargonium (*Pelargonium capitatum*)
- Watsonia (*Watsonia* spp.)
- Giant Reeds (*Arundo donax*)
- Japanese Pepper Tree (*Schinus terebinthifolius*)
- Sweet Pea (*Lathyrus odoratus*).

Within the foreshore area, the predominant vegetation species include introduced grasses such as kikuyu and couch and scattered trees such as Sheoaks (*Casuarina obesa*), Flooded Gums (*Eucalyptus rudis*), Marri (*Corymbia calophylla*) and Swamp Mahogany (*E. robusta*). The flooded gums exist in a strand approximately halfway along the foreshore and effectively marks the sharp change in the topography. Public use of the foreshore area is effectively restricted beyond this point.

The vegetation along the steep foreshore at the eastern end of Lot 112 and across Lots 13 and 14 consists of scattered Sheoaks (*Casuarina obesa*), Flooded Gums (*Eucalyptus rudis*) and is overgrown with weeds. The grass is kept long in this area. The foreshore is narrower in this section and significant erosion has occurred along the river banks due to a lack of vegetation.

Vegetation along the littoral zone includes a thin line of Shore Rush (*Juncus kraussii*) and some scattered Sheoaks (*Casuarina obesa*) and Saltwater Paperbark (*Melaleuca cuticularis*). The width of Shore Rush increases along the flatter foreshore area and decreases as the slope of the land increases. There is some evidence of trampling of vegetation where people access the water. The



grass also extends to the river edge in many locations where there is a lack of fringing vegetation. Exotic species along the river banks include *Typha orientalis* and Giant Reeds (*Arundo donax*).

#### Habitat

The habitat within the study area which can be used by native fauna is restricted to the vegetation remaining on site (i.e. the inter-tidal zones at the river margin and the strands of existing trees). Other habitats present within the study area include the open grassland and the other exotic plants present. These are not native habitats, but can be used opportunistically by estuarine and upland fauna which are able to use a variety of habitats.

The habitat area of greatest priority for protection and management is the inter-tidal areas along the river. The vegetation within the study area and Gould Reserve provide important habitat for native fauna species which have been able to exist in the area despite the broad scale urbanisation and development. Given the limited areas of good quality inter-tidal habitats along the Swan River, there exists an opportunity to revegetate and expand and improve the fringing vegetation along the foreshore.

#### Site Contamination

The Department of Environment and Conservation (DEC) online database has identified the entire foreshore area and the south-western half of Lot 112 as having a 'high risk of actual acid sulphate soils and potential acid sulphate soils occurring within <3m from the surface'. The south-eastern half of the Structure Plan area has no known risk.

An Acid Sulphate Soil Management Plan has already been prepared for Lot 112 which provides details relating to the proposed soil management programs, the mitigation options to reduce potential disturbance impacts created by the excavation and dewatering soils during the construction program.

#### Hydrology and Floodway

The hydrology of the Swan River is influenced by annual rainfall, tidal exchange and stormwater runoff and the surface hydrology of the foreshore is influenced by the river. In the summer months the impact from the river is restricted to the riverine fringe, however during winter the water levels can rise and extend onto the foreshore.

The 1 in 100 year flood level is determined by the Department of Water (DoW). The floodway extends approximately 30 metres inland from the river at the western extent of the Study Area and approximately 10 metres inland at the northern extent of Lots 13 and 14. This difference in extent is due to the change in topography across the length of the foreshore area. The flood fringe extends further inland at the western side of the study area, encompassing the north-west corner of Lot 112. A retaining wall was built in the 1970's along the northern cadastre of Lot 112 to provide a barrier against possible flooding of this area. All built structures are located outside the floodway and flood fringe.

#### Groundwater

Groundwater in the area is influenced by the tidal nature of the Swan River which also leads to temporal fluctuations in flow directions and water levels. The flow of groundwater is generally in a north-west direction towards the river and the depth to the groundwater table ranges from approximately 6.0 metres below ground level (bgl) at the southern end of Lot 112 to 1.2 metres bgl at the perimeter of the foreshore (Water and Rivers Commission, 1997).



Three groundwater monitoring wells are currently located on site. As of October 2008, the depth to groundwater varied from 3.11 metres bgl in the north-west corner to 10.86 metres bgl at the eastern edge adjacent to Thompson Street (RPS, 2009)

### **Swan-Canning Aquatic System**

The Swan-Canning Aquatic System comprises of two wide basins which are fed by the Swan-Avon River and Canning River. The water quality changes on a seasonal basis from fresh to salty due to the influence of tides and rainfall. During summer the lack of fresh rain water from the upper catchments means that the estuary becomes quite brackish due to the influx of tidal water from the ocean. Freshwater enters the estuary during winter and by early spring the estuary becomes stratified (with fresher, less dense water on the surface and brackish, denser water underneath).

The water levels in the Swan River change as a result of:

- The semi-diurnal tidal cycles (two high and two low tides each day)
- Barometric (air pressure) influences
- Seasonal patterns which correspond to the winter rainfall and dry summer months
- Extreme rainfall events which cause 'flood' events (which also help to determine the 1 in 100 year flood level).

### **Indigenous Heritage**

A search of the Aboriginal and Indigenous Heritage Database confirms there are no known sites of Aboriginal or Indigenous significance within the bounds of the Study Area. However, the Swan River is a recognised 'mythological' site that is open with no restriction on access. The management recommendations in this FMP are non-invasive and will not result in significant modifications to the foreshore.

## **2.2 Policy Framework**

### **State Planning Policy (SPP) 2.9 – Water Resources**

SPP 2.9 aims to protect water resources that are identified as having significant economic, social, cultural and/or environmental values, ensure the availability of water resources and to promote and assist in the management and sustainable use of water resources.

This FMP provides a description of the physical, biological and social values of the Study Area in order to determine the appropriate reserve/buffer width required to help maintain and improve the values of the river and to achieve the aims of SPP 2.9.

### **State Planning Policy (SPP) 2.10 – Swan Canning River Systems**

SPP 2.10 includes policies to guide future land use and development along the river and provides performance criteria and objectives for specific precincts. The objectives of the policy are to:

- *Provide a regional framework for the preparation of precinct plans based on the precincts identified in the Swan River System Landscape Description.*
- *Provide a context for consistent and integrated planning and decision making in relation to the river; and*



- Ensure that activities land use and development maintain and enhance the health, amenity and landscape values of the river, including its recreational and scenic values.

The Lower Swan Policy Area identified within SPP 2.10 is applicable to the study area. Table 2.1 below outlines how the FMP achieves compliance within each of the respective objectives.

**Table 2.1 Assessment of Proposed Development against Provisions of SPP 2.10**

Objective	Comment
Establish protection mechanisms for riparian vegetation on foreshores.	<b>Complies:</b> The FMP includes environmental management recommendations which aim to retain and protect existing vegetation and encourage further revegetation. The proposed development within the Ascot Inn site will have no detrimental impact on riparian vegetation located within adjoining Gould Reserve.
Promote an aesthetic environment for new riverside development appropriate to its surroundings, and establish a sense of place by the river.	<b>Complies:</b> The Ascot Inn is a historic site and has been a landmark within this locality since the 1890's. The proposed redevelopment seeks to develop the site sympathetic to the historic importance of the site, whilst utilising the picturesque vista available over the Swan River. The landscaping elements of this FMP aim to break down the visual bulk of the structure and lessen the impact on the adjoining foreshore reserve.
Recognise the importance of the river for transport, commerce, tourism and leisure as well as its conservation value.	<b>Complies:</b> The jetty is provided for transport, the hotel is provided for leisure and rehabilitation of the foreshore will contribute to conservation.
Enhance the appearance and function of existing recreation, tourism and commercial nodes and of proposed nodes identified in an adopted Swan-Canning precinct plan.	<b>Complies:</b> Ascot Inn is considered an established tourist node, supported by the fact that the City of Belmont has identified the site as DA-10. The proposed Structure Plan and Development Application will ensure that the Ascot Inn remains a high-calibre tourist destination within the Ascot Locality.
Protect places of cultural significance, in particular places of the Register of Heritage Place and the Department of Indigenous Affairs register of significant places.	<b>Complies:</b> The Ascot Inn site is identified within the City of Belmont's local municipal heritage list and identified as being worthy of a high level of protection. As such a heritage report has been included as part of the Development Application. The FMP aims to be sympathetic to the cultural significance of the river and foreshore.
Ensure that subdivision incorporates adequate foreshore reserves and building setbacks.	<b>Complies:</b> No further subdivision of Lot 13 or 14 is possible.

### Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation

The purpose of this policy is to outline the circumstances under which the WAPC may approve the use and development of land reserved for parks and recreation for different purposes, specifically where the land is in the ownership of the WAPC.

The policy states that the use and development of land reserved for *Parks and Recreation* under the MRS shall be restricted to that which is consistent with further the enhancement of the reserve and facilitating its use for recreational or conservation purposes. It also states that use and development of *Parks and Recreation* reserves that result in long-term restrictions to public access will not be supported.

Gould Reserve is also located within the *Parks and Recreation* Reserve and is highly regarded by the local community for its environmental, recreation and horse training values. Some of the key features of Gould Reserve include a pedestrian/cycle path, horse swimming area, grassed activity area and barbeques and park furniture. As all these facilities are available to the general public, it is reasonable to presume that guests of the hotel will also utilise these facilities.



The western section of the study area (which visually appears to be an extension of Gould Reserve) will consist of a grassed lawn area which can be used for similar recreational activities as Gould Reserve. The eastern side of the foreshore is more difficult to access and, as such, cannot be used for the exact same purposes. It's considered that the management recommendations in the FMP are compliant with DC 5.3 and will not conflict with the intent of the MRS *Parks and Recreation* reservation.

#### **City of Belmont Town Planning Scheme No. 14**

The Ascot Inn foreshore is reserved as *Parks and Recreation* under the City of Belmont's TPS No.14. The Ascot Inn Structure Plan area (Lots 112, 111, 13 and 14) are zoned as *Mixed Use*.

#### **Metropolitan Region Scheme**

The *Parks and Recreation* reservation extends along the foreshore area adjacent to the northern cadastral lot boundaries of Lot 112, 13 & 14 and extends south into the lot between 13-16 meters.

#### **Swan River Trust (EA1) – Conservation, Land Use and Landscape Preservation**

This policy has been prepared to ensure that development along the river doesn't have an adverse effect on amenity, native vegetation and habitat, water quality or recreational opportunities. It encourages the retention and rehabilitation of native vegetation along the foreshore and the provision of public access along the foreshore. It also advocates development which does not dominate or foreshadow public views and access and which seeks to enhance the natural setting of the river through the built form, colours used for development and the use of screening plants to frame views.

#### **Swan River Trust (EA2) – Foreshore Reserves**

This policy aims to provide for the protection of the river by ensuring that foreshore areas are appropriately zoned and reserved, that there is a buffer between the river and development and by providing for public access.

It recommends that the following should be taken into account when determining the width of foreshore reserves along the Swan River:

- The need to provide a buffer zone to allow for changes in the size and shape of the river (through changes to the bank position from erosion and accretion)
- Tidal and flooding characteristics
- The role of fringing vegetation in preventing erosion, providing habitat and protecting water quality
- The need to protect and enhance areas of recreation, conservation and landscape values.

Essentially, the policy suggests that the width of the foreshore reserve depends on the physical and biological characteristics of the area and the recreational and social values of providing access. Hence the discussion in this FMP on the foreshore characteristics which will help determine the proposed reserve width and the changes to the *Parks and Recreation* reserve.

#### **Swan River Trust (DA2) – Access Pathways and Cycle Access**

This policy recognises the importance of formal pathways for pedestrians and/or cyclists in forming part of the overall strategy for providing public access to the river and foreshores.



Due to the steep topography and remnant vegetation at the eastern side of the study area, it is not feasible to construct a pedestrian or bicycle pathway along the entire length of the foreshore, particularly when there is no through-access. Furthermore freehold allotments to the east of Lot 14 along Thompson Street extend to the high water mark of the Swan River which means it's not feasible to construct a continuous pathway from Gould Reserve to the Esplanade.

An easement is proposed along the eastern boundary of Lot 14 which is to be formalised as part of any future development applications over Lot 14.

#### **Swan River Trust (DA3) – Development Setback Requirements**

This policy dictates the required development setbacks from the SRT Development Control Area so as to reduce the visual impact of private development on reserves and to minimise the potential impacts of development on the riverine ecosystem and landscape. The required distance is either 10 metres or 20% of the average depth of the lot, whichever is lesser, from the landward boundary of the *Parks and Recreation* reserve.

The existing and proposed structures within the Ascot Inn development site are considered to be an adequate distance from the river (minimum distance is approximately 30 metres). The *Parks and Recreation* reserve is approximately 25 – 30 metres in width and extends beyond the Reserve onto Lot 112. Part of the existing buildings on Lot 112 are located within the *Parks and Recreation* reserve boundary. Chapter 5 contains information on the proposed modification to the reserve boundary to help rectify this issue.

#### **Swan River Trust (D21) – Jetty Structures within the Swan River Trust Management Area**

This policy outlines the general requirements for the different types of jetties. Upon inspection of the Jetty in September 2008, the jetty appears to be in good condition and a popular facility with locals.

Epsom Developments Pty. Ltd. will continue to maintain and operate the existing jetty in accordance with Swan River Trust and City of Belmont Policy and the Department of Transport licence. The proposed Structure Plan and FMP will not have any detrimental impact of the jetty.

### 3 ISSUES

#### 3.1 *Vegetation and habitat*

The vegetation within the Structure Plan area and foreshore has been extensively modified since European settlement to facilitate use of the site. The adjoining foreshore areas (Gould Reserve and the privately-owned lots to the east of Lot 14) have also been extensively modified for urban development and recreational purposes. Much of the original vegetation has been removed and replaced with exotic species, mainly grasses. Severe erosion of the river banks has occurred in locations where there is a complete lack of fringing vegetation. Some artificial structures (such as the retaining wall along Lot 112) and the import of fill have also modified the original ecology of the site.

The vegetation within the foreshore area has primarily been impacted from:

- Clearing
- Introduction of exotic species
- Stormwater drainage
- Trampling of vegetation
- Dumping of litter
- Erosion of soil and river banks.

The remaining vegetation has a high conservation value due to the functions they provide such as soil stabilisation (particularly along the river banks), habitat for native fauna (particularly birds and insects), shade and general aesthetics. Revegetation of the river banks and the foreshore area with native species is encouraged in order to improve the degraded environmental state of the area.

#### 3.2 *Bank stability and erosion*

Fringing vegetation such as trees and rushes help to bind soil particles with their roots and also provide a physical barrier against wave action. Past clearing of fringing vegetation within the littoral zone has reduced bank stability and has led to severe erosion in some places. Areas which are completely void of fringing vegetation show the worst evidence of erosion.

#### 3.3 *Floodway*

The 1 in 100 year flood level extends approximately 30 metres inland from the river at the western extent of the Study Area and approximately 10 metres inland at the northern extent of Lots 13 and 14. This difference in extent is due to the change in topography across the length of the foreshore area. The steeper topography along the eastern end of the Study Area means that flood levels can be contained within a smaller area, whereas the flatter topography along the western side means that flood waters can potentially extend over a larger area.

The flood fringe extends further inland at the western side of the Study Area, encompassing the north-west corner of Lot 112. A retaining wall was built in the 1970's along the northern and western cadastre of Lot 112 to provide a barrier against possible flooding of this area. As a result of this wall the extent of flooding may have changed. All built structures are located outside the floodway and flood fringe.



### 3.4 Stormwater runoff

It is essential that stormwater runoff from the Structure Plan area is managed appropriately to avoid detrimental impacts on the water quality Swan River. The stormwater management system should be designed to ensure that development does not result in further water quality degradation. This will help ensure that rubbish, excess nutrients and other pollutants do not flow into river and are contained on site.

### 3.5 Current cadastre and reserve

The cadastral boundaries of Lots 13 and 14 extend to the high water mark, meaning that the foreshore is contained within freehold land. It is noted that this portion of each of the respective allotments falls within the defined Swan River Trust Development Control Area.

The steep site gradients evident within this locality preclude this foreshore area from being included as an extension to the adjoining Gould Reserve. It is likely to provide long-term connection along the river only rather than servicing other recreational uses.

The northern boundary of Lot 112 is approximately 20-25 metres from the river's edge. The *Parks and Recreation* reservation includes the land from the river's edge to approximately 10 metres within the northern edge of Lot 112. Current buildings on Lot 112 (which were built in the 1970's) were approved and built within the area defined as part of the *Parks and Recreation* reserve.

### 3.6 Public access

Access to the foreshore reserve in front of Ascot Inn is via the adjoining Gould Reserve. This area visually appears to be an extension of the Gould Reserve parkland.

The eastern side of the foreshore area under consideration has a much steeper topography and is more difficult to access. No formal pathways currently exist through this section, although there is evidence of pedestrian movement through the long grass. The foreshore to the east of Lot 14 is contained within freehold land and it is therefore not possible to construct a continuous access link from the study area along the river foreshore to the east at the present point in time. There is therefore nothing to be gained by the provision of a pathway along this area at present.



## 4 PROPOSED ENVIRONMENTAL MANAGEMENT

### 4.1 Introduction

This chapter presents the management recommendations for the foreshore to ensure it is protected and maintained for future generations to enjoy. It includes recommendations for the following:

- Revegetation and rehabilitation
- Nutrient and irrigation management
- Stormwater management
- public access and use
- Foreshore width.

In order to enhance the ability of the foreshore to provide recreational opportunities and for environmental management purposes, the study area has essentially been split into two different recreational and land use zones:

- Zone 1 includes the open grassed area at the western side of the Study Area which adjoins Gould Reserve. This zone will have a passive recreation focus and is likely to be used for similar activities as Gould Reserve such as walking, picnicking, resting, dog walking and fishing.
- Zone 2 encompasses the steeper sloping land on the eastern side of the Study Area. The aim of this zone is environmental restoration in order to stabilise the foreshore. Recreational opportunities in this zone are limited due to the steep topography and the lack of a linkage further east along the river.

### Management Objectives

The management objectives for the Study Area are as follows:

- Retention of site for passive recreational use
- Protection and enhancement of environmental features
- Revegetation with local species, particularly along the river banks
- Recognition of the heritage of the site, including the Ascot Inn, the jetty and the horse training exercise areas (within Gould Reserve).

### 4.2 Revegetation and Rehabilitation

Revegetation and rehabilitation along the foreshore area will assist in improving the environmental condition of the foreshore area by increasing the vegetation cover, improving soil stability and providing more habitat for native fauna. It will also improve the general aesthetics and natural beauty of the area.

The proposed species list, general planting procedures, weed control procedures and success criteria are outlined below.

## Species List

The species list below includes species which are currently found within the study area and are native within the local area. Revegetation with these species will contribute to improving the environmental and ecological value of the area. The below species can be used throughout the entire foreshore area.

### Trees

*Casuarina obesa*

*Eucalyptus rudis* (Flooded Gum)

*Melaleuca cuticularis* (Saltwater Paperbark)

*Corymbia calophylla* (Marri)

### Shrubs

*Atriplex hypoleuca*

*Haloscarcia halocnemoides* (Shrubby Samphire)

*Sarcocornia quinqueflora* (Beaded Samphire)

### Sedges

*Juncus kraussii* subsp *australiensis* (Shore Rush)

*Juncus pallidus* (Giant Rush)

## Planting Program

Planting is usually most advantageous after the first rains in early winter as the soil is moist and enough water is available for plant growth. Other factors that need to be considered are the amount of protective cover (from surrounding vegetation and protection from human impact), the landscape stability and the extent of weeds.

Seedlings can either be obtained directly from a nursery, or they can be grown from seeds or cuttings in small pots. Depending on the plant species, seedlings should be approximately 10-15cm high when planted and have a well-developed root system. The following steps should be taken when planting seedlings:

- Carry out weed control (spraying and manual removal of weeds) in autumn
- Commence planting in early winter
- Remove any weeds present in the soil from the seedling
- Scrape loose sand from the roots to reveal moist soil
- Dig a hole in the soil with a trowel or stick so it is approximately 175 mm deep
- Add a small amount of mulch or a water absorbing agent to the base of the hole to help with water retention around the roots of the seedling
- Gently place the seedling inside the hole and fill the remainder of the hole with soil and press firmly around the base of the seedling
- Place a plastic tree guard around the seedling to protect it from the elements.

## Weed Control

Control of weeds can be achieved by removing or killing weeds currently present along the river banks and in areas to be revegetated. Manual control involves removing weeds by hand-pulling, digging, ripping etc. Chemical control involves the application of herbicides directly onto the plant. Examples of herbicides which can be used include the following:



- 'Roundup Biactive®' can be used on grasses and biodegrades quickly once entering the system
- Triclopyr (such as 'Garlon') and metsulfuron methyl (such as 'Brush-off') are effective on woody weeds and will leave grasses intact
- 'Fusilade®' is effective against exotic annual grasses (rather than native perennials).

The use of herbicides should be avoided where possible and alternative methods used such as physical removal. However, herbicides are more effective at killing exotic grasses and help to keep banks stable as the root mass is generally left behind for a while until it degrades and other plants take over.

The general weed control procedures are as follows:

1. Weed control should be conducted in areas to be rehabilitated with native species
2. The type of weed control depends on the type of plant, the extent of infestation and the surrounding native plants present
3. Weeds can be controlled by both manual weeding and through the use of herbicides. However, manual weeding should be used as much as possible as herbicides can damage and inhibit the growth of native plants.
4. Weed removal is most effective during autumn when weeds flourish.
5. If grass weed species are present (and no native grasses have been planted for revegetation), then grass-specific herbicides could be used, which will be less harmful to native plants, such as 'Roundup Biactive®'.
6. If the weeds present are taller than the native plants, wick applicators can be used to apply herbicide specifically on the weed.
7. Herbicides can be 'spot sprayed' on isolated or small clumps of weeds and 'blanket sprayed' on larger infestations.
8. Spraying should only take place when the weather is calm to minimise spray drift. Spraying should only occur on days when the wind speed is less than two kilometers per hour.
9. Removal of weeds should be staged to prevent exposure of large, bare areas which can be susceptible to erosion. These areas should be revegetated with native species to help bind the soil before more weeds are removed.
10. Monitor the occurrence and spread of weeds and carry out further control if targets have not been met.

### Success Criteria

The purpose of establishing success criteria is to help determine whether the objectives of rehabilitation efforts have been achieved. The success criteria should be compared against the results of monitoring to determine whether revegetation has increased the amount of vegetation cover and whether weed control has reduced the amount of weeds present. The success criteria is described in Table 4.1 below.

**Table 4.1 – Success Criteria**

Element	Measure	Criteria for action	Response if criteria not met	Target/Success Criteria	Responsibility
Plant density along the river	Percentage cover of plants.	Cover of native plants is more	Carry out more revegetation to	Plants along the river banks should have	WAPC, City of Belmont and



Element	Measure	Criteria for action	Response if criteria not met	Target/Success Criteria	Responsibility
banks		than on previous occasion.	increase density.	consistent coverage and no soil exposed.	Swan River Trust.
Plant density of floodway vegetation	Percentage cover of plants.	Cover of native plants is more than on previous occasion.	Carry out more revegetation to increase density.	Plant density of trees on the floodway should be greater than currently exists.	WAPC, City of Belmont and Swan River Trust.
Riparian vegetation	Width of vegetation	Width of riparian vegetation along the river banks should be greater than on previous occasions.	Carry out more revegetation to increase the width of vegetation.	The riparian vegetation should extend to a width of 2 metres from the river's edge.	WAPC, City of Belmont and Swan River Trust.
Weeds	Percentage cover	Cover of weeds is less than on previous occasion.	Carry out appropriate weed control depending on species present.	Less weed density than native species density.	WAPC, City of Belmont and Swan River Trust.
Recreational facilities	Condition (structural integrity, vandalism, damage etc.).	Meets acceptable safety standards, not damaged in any way.	Repair, replace etc.	100% structural integrity and no damage or vandalism.	WAPC, City of Belmont and Swan River Trust.

### 4.3 Nutrient and Irrigation Management

#### Irrigation

The western section (Zone 1) of the foreshore is covered in couch and kikuyu grass. These species of grass are non-native and require intensive management and maintenance such as watering and fertilisation to retain a green, fresh and well-manicured appearance. Irrigation is particularly important during the dry summer months. The proposed irrigation regime is provided in Table 4.2 below.

**Table 4.2 – Proposed Irrigation Regime**

Months	Irrigation Frequency	Irrigation Rate
November – February	Every 3-4 days	10mm per watering event
March – April	Every 3-4 days	N/A
May – August	Five minutes once per week	10mm per watering event
September – October	Every 3-4 days	10mm per watering event

General irrigation procedures are as follows:

- Adopt the irrigation regime in Table 4.2 above
- Ensure irrigation infrastructure is water efficient
- Ensure surface run-off from grassed areas does not occur
- Treat the grass and soil where appropriate to improve water retention capabilities



- Ensure the irrigation system is regularly monitored by landscape contractors and adjusted where necessary are suit climatic conditions.

### Fertilisation

Western Australian soil is naturally deficient in nutrients which are generally required by many non-native plants to thrive. The application of fertiliser on the soil provides essential nutrients such as Phosphorus and Nitrogen. However, this practise generally has a detrimental impact on the water quality of the river and leads to eutrophication. Therefore, it's important that the application of fertiliser is carefully controlled. The management procedures in relation to fertilisation is as follows:

- Only apply fertiliser within Zone 1 when necessary
- Avoid use of fertiliser in Zone 2
- Ensure use of environmentally appropriate methods of fertiliser application (such as slow release or nil Phosphorus)
- Only apply fertiliser if necessary to improve grass health and condition
- Apply fertilizer during spring and early autumn
- Restrict the application of fertiliser to recreational grassed areas only.

### 4.4 Public Access and Use

Public access to the area will be encouraged through the removal of the bollards at the western boundary of the study area and the continued management of the grassed area (which visually appears to be an extension of the reserve). Access will be restricted in sensitive areas such as steep slopes, erosion prone areas and rehabilitated areas. This applies to the eastern side of the study area.

The horse swimming area will be retained and access will be available from Gould Reserve. Dog walking is a popular activity at Gould Reserve (although this reserve is not listed as a dog exercise area in the City of Belmont Dog Local Law) and can also be carried out within the western grassed area. Dog owners should ensure that dogs are kept under control at all times.

### 4.5 Foreshore width

As can be seen from the description of the policies in Chapter 2 above, there is no single correct solution as to how wide a foreshore reserve should be in order to achieve an adequate level of protection. Therefore, it's important to consider each situation based on the environmental, social, and economic characteristics of the locality.

It is proposed that the current *Parks and Recreation* boundary is re-aligned to outside the existing buildings which will involve the movement of the boundary north by approximately 5 metres. To counteract the loss of the reserve area at the eastern end of the study area, it's proposed that the boundary is moved to the south at the western end. This will result in an expansion to the flatter, grassed area of the reserve.

Therefore, the width of the foreshore reserve will be up to 50 metres at the western side of the study area and 20 metres at the eastern end where the land steepens. The foreshore reserve encompasses the land within the 1 in 100 year flood level. Given the location of the flood level and the variation in topography, it's considered that the foreshore reserve widths proposed are adequate to provide environmental protection of the river and to provide recreational opportunities.



## 5 PROPOSED PARKS & RECREATION BOUNDARY

### 5.1 Introduction

The current *Parks and Recreation* reserve encompasses the land from the river's edge to a width of approximately 30-35 metres inland and extends beyond the northern cadastre boundary of Lot 112. Existing buildings within Lot 112 (which were approved and built in the 1970's) are partly located within the current reserve. The reserve also does not encompass the entire area which has been identified as the flood fringe (or 1 in 100 year flood level). Therefore, the current reserve boundary does not relate to the site conditions or the approved existing buildings on site.

In keeping with the provisions in DC 2.3, the proposed width of the foreshore and configuration of the *Parks and Recreation* reserve has been determined based on the environmental characteristics of the foreshore and its recreational uses including:

- Topography
- Width of fringing vegetation
- Extent of the floodway and flood fringe
- Soil types that are prone to erosion
- Valuable habitat areas
- Provision for public access
- Recreational uses.

### 5.2 Discussion

Overall, the physical and biological assessment of the foreshore has concluded that it has relatively low environmental value. In addition, while public access is possible at the western side, the foreshore also has limited public recreation opportunities. The western end of the foreshore visually appears to be an extension of Gould Reserve and can be accessed by foot, however there are no current facilities provided apart from the jetty. In comparison, Gould Reserve, located to the west of the Study Area has been developed with facilities to provide for a range of activities such as walking, relaxing, picnicking, barbeques, horse swimming, fishing, cycling and dog walking. In addition, the eastern side of the foreshore has a steep foreshore and no current access pathway which makes this section of the foreshore largely inaccessible by the public and offers little recreational value.

#### Environmental Values

As is discussed earlier, the foreshore environment within the Study Area has been extensively modified since European settlement, including removal of a majority of the original vegetation and replacement with open grassland and weed species. Therefore, protection of environmental values (in accordance with Swan River Trust policies) is not an essential role of the foreshore reserve and buffer. In response to the degraded nature of the foreshore, the proposed width of the reserve is discussed in accordance with DC Policy 2.3.

The most relevant environmental factors relate to the floodway and the topography of the foreshore. The floodway has been modified from development on Lot 112, including the establishment of a retaining wall across the northern and western cadastral boundaries and infill works across the site.



This helped to raise the remainder of Lot 112 to be out of the flood fringe and above the 1 in 100 year flood level.

The eastern side of the study area, including the foreshore area within Lots 13 and 14 consists of a short, steep and narrow foreshore. While a few native trees and rushes are present, the area is predominantly overgrown with weeds and the banks are severely eroded.

### **Recreational Values**

The western half of the Study Area (which includes the flatter area to the north of Lot 112) has been largely cleared of native vegetation and consists of an open grassed area which visually appears to be an extension of Gould Reserve. This area is easily accessible by foot and the jetty is located adjacent to the grassed area. The gently sloping topography and grassed area facilitates recreational uses such as walking, cycling, picnicking and viewing the river.

In comparison, the steep topography of the eastern side of the Study Area does not lend itself to a variety of recreational uses. The area is currently overgrown with weeds and not well maintained which means that it is most likely avoided by most of the public. The topography also restricts the recreational value to passive recreation via a dedicated path and restricted access to the river.

### **5.3 Proposed Changes**

It is proposed that the current *Parks and Recreation* boundary is re-aligned to outside the existing buildings which will involve the movement of the boundary north by approximately 5 metres. To counteract the loss of the reserve area at the eastern end of the study area, it's proposed that the boundary is moved to the south at the western end. This will result in an expansion to the flatter, grassed area of the reserve. It is proposed that the land is ceded to the WAPC on the basis that the MRS is amended and that the WAPC will implement foreshore improvements in conjunction with the City of Belmont.

In keeping with the above, the Study Area will essentially be split into two different recreational and land use zones. Zone 1 includes the open grassed area at the western side of the Study Area which adjoins Gould Reserve. This zone will have a passive recreation focus and is likely to be used for similar activities as Gould Reserve such as walking, picnicking, resting, dog walking and fishing. Zone 2 encompasses the steeper sloping land on the eastern side of the Study Area. The aim of this zone is environmental restoration in order to stabilise the foreshore. Recreational opportunities in this zone are limited due to the steep topography and the lack of a linkage further east along the river.

## 6 LANDSCAPING ELEMENTS

### 6.1 Introduction

The intent of the landscaping plan for the Study Area is to reinforce the existing riverine character of the site and improve amenity. It recommends revegetation of the foreshore (in accordance with the Environmental Management Plan at Chapter 4), maintenance of open grassed areas and the provision of passive recreational facilities.

### 6.2 Principles

The principles of the landscaping plan are as follows:

- To provide for similar recreational land uses that currently exist at Gould Reserve within the western section of the foreshore
- To increase the native vegetation cover to improve aesthetic values as well as the environmental condition of the reserve
- To improve and maintain the environmental condition of the eastern section of the foreshore, including revegetation and bank stabilisation
- To maintain some open view corridors of the river
- To provide a meandering pathway from the Ascot Inn to the jetty.

### 6.3 Discussion

It's important to note that steeply sloping landscapes can be easily destabilised by the intervention of pathways and access tracks unless they are carefully situated and designed to make use of existing grades and vegetation. Therefore, it might be particularly risky to construct a pathway across the eastern side of the study area where the land steepens. In addition, the pathway cannot continue along the foreshore past Lot 14 which eliminates the purpose of constructing an access path across the study area.

The landscaping and recreational use along the foreshore will be different for each of the zones. Further detail is provided below.

#### Zone 1

This zone is located at the western side of the Study Area and adjoins Gould Reserve. The objective of this zone is to facilitate its use for passive recreational purposes, in a similar fashion to the reserve. Recreational activities to be catered towards include walking, jogging, picnicking, nature enjoyment, dog walking and fishing. It is also important to retain the existing landscape character of the zone.

Revegetation will take place in this zone within the littoral areas of the river and the banks. All existing native vegetation will be protected and retained. Weed control should take place and weed infested areas planted with native species.

Other landscaping and recreational elements to be installed include a pathway extending from Gould reserve and eastwards through the zone, picnic benches and seats. Elements to be maintained include the open grassed areas, the views and vistas through the vegetation to the river, the existing pathway from Lot 112 to the river and the jetty.



## Zone 2

This zone includes the foreshore at the eastern side of the Study Area. The objective of this zone is environmental rehabilitation to help stabilise the foreshore and increase native vegetation cover. This zone might be developed with a pedestrian/cycle path once access can be gained along the river to the east.

Revegetation should take place at the littoral zone and the banks of the river to assist with stabilisation of the soil to help minimise further erosion. The remainder of the zone should be revegetated with native tree species such as Marri and Flooded Gum.

Due to the steep slope and erosion prone areas in this zone, access should be limited. Therefore, recreational opportunities within this area are low.

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## 7 IMPLEMENTATION

### 7.1 Environmental Management

All rehabilitation and revegetation as described in Chapter 4.2 will be funded, managed and carried out by the WAPC, City of Belmont and Swan River Trust. This includes activities such as weed control, revegetation, erosion control and monitoring. These actions are further described in Table 7.2 below.

**Table 7.2 – Environmental Management Implementation Plan**

Activity	Timing	Priority
Inspect for signs of weed invasion	Early autumn	High
Weed Control (chemical and physical removal)	Autumn	High
Planting of seedlings along the foreshore	Winter	Medium
Revegetation within the littoral zone and along to river banks	Winter	High
Reinspect for weeds and remove if interfering with native plant growth	Spring	Medium
Monitor areas which have been revegetated for signs of plant death and revegetate if necessary	Late spring and winter	High

### 7.2 Parks and Recreation Modifications

The procedure for the modification to the *Parks and Recreation* reserve is as follows:

1. Amend the Parks and Recreation boundary (and Swan River Trust Development Control Area) to exclude the existing buildings and private development from the reserve
2. The WAPC, City of Belmont and/or the Swan River Trust take responsibility for funding and implementing the environmental and landscaping requirements outlined in this report.
3. Subject to steps 1 and 2 above being carried out, Epsom Developments Pty Ltd are to enter into discussions with the WAPC to cede reservations on Lots 13 and 14 free of cost.

### 7.3 Landscaping Elements

All landscaping within the Study Area as described in Chapter 6 will be funded, managed and carried out by the WAPC, City of Belmont and Swan River Trust.

**Table 7.1 – Landscaping Implementation Plan**



Activity	Timing	Priority
Remove the current path and replace with a meandering pathway which extends from Ascot Inn to the jetty	Once Development Application approved	High
Install irrigation system	Spring	Medium
Maintain grassed areas including irrigation, mowing and fertilisation	Year round, as required	Medium
Undertake general maintenance over the foreshore area, such as maintenance of the pathway, signs, benches etc.	Year round, as required	Medium

# APPENDIX A

## *Plans*



# Legend

-  Structure Plan Area
-  Cadastre

SWAN RIVER



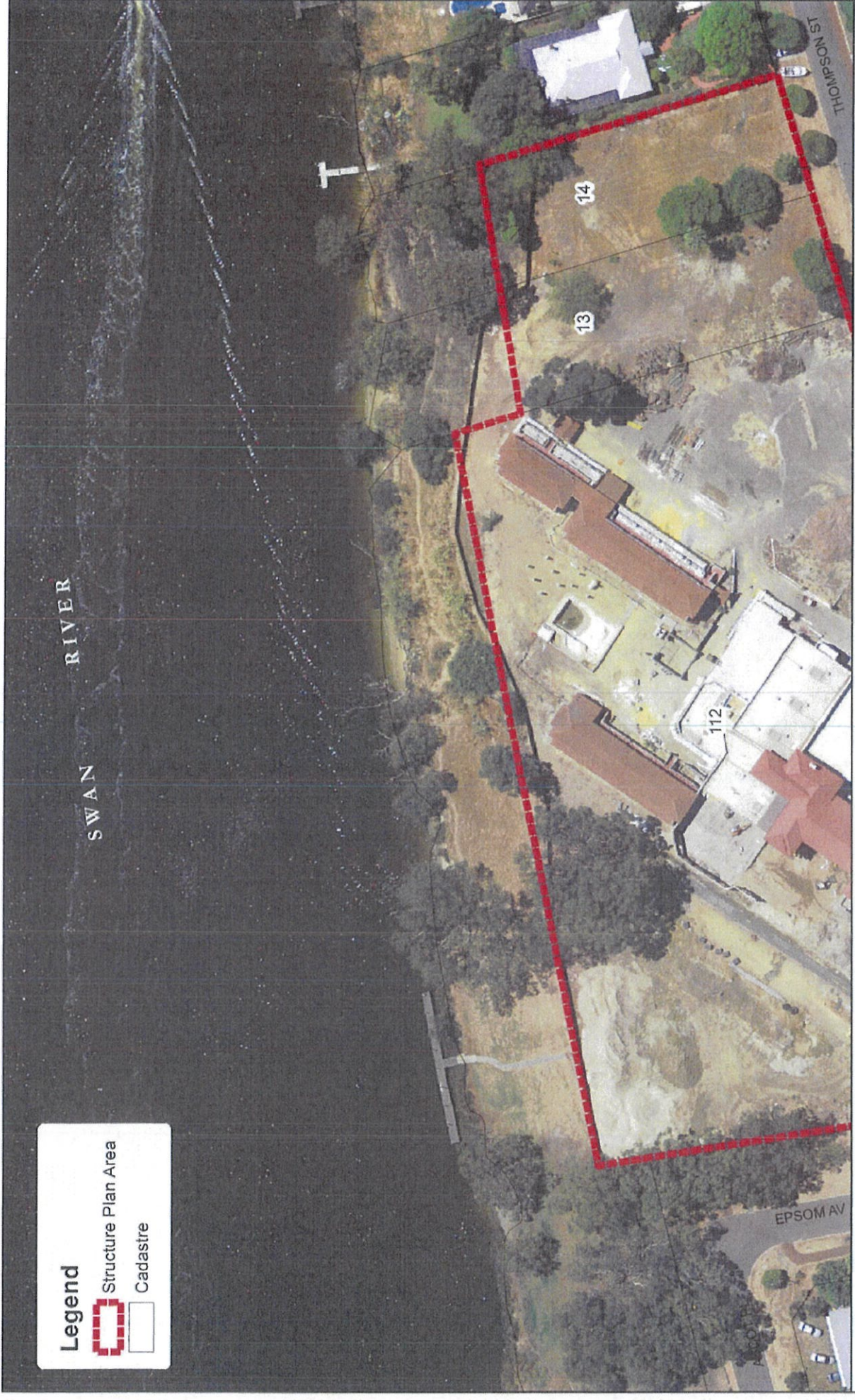
UNIT 1/1 ALVAN STREET, MT LAWLEY, WA, 6050  
 POSTAL ADDRESS PO BOX 295, MT LAWLEY, WA, 6029  
 PHONE (08) 9271 8500  
 FAX (08) 6181 2597  
 EMAIL admin@landinsights.com.au



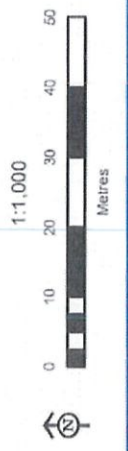
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 0 10 20 30 40 50  
 Metres

EPSOM DEVELOPMENTS  
 FORESHORE MANAGEMENT PLAN  
 (DRAFT)  
 ASCOT INN



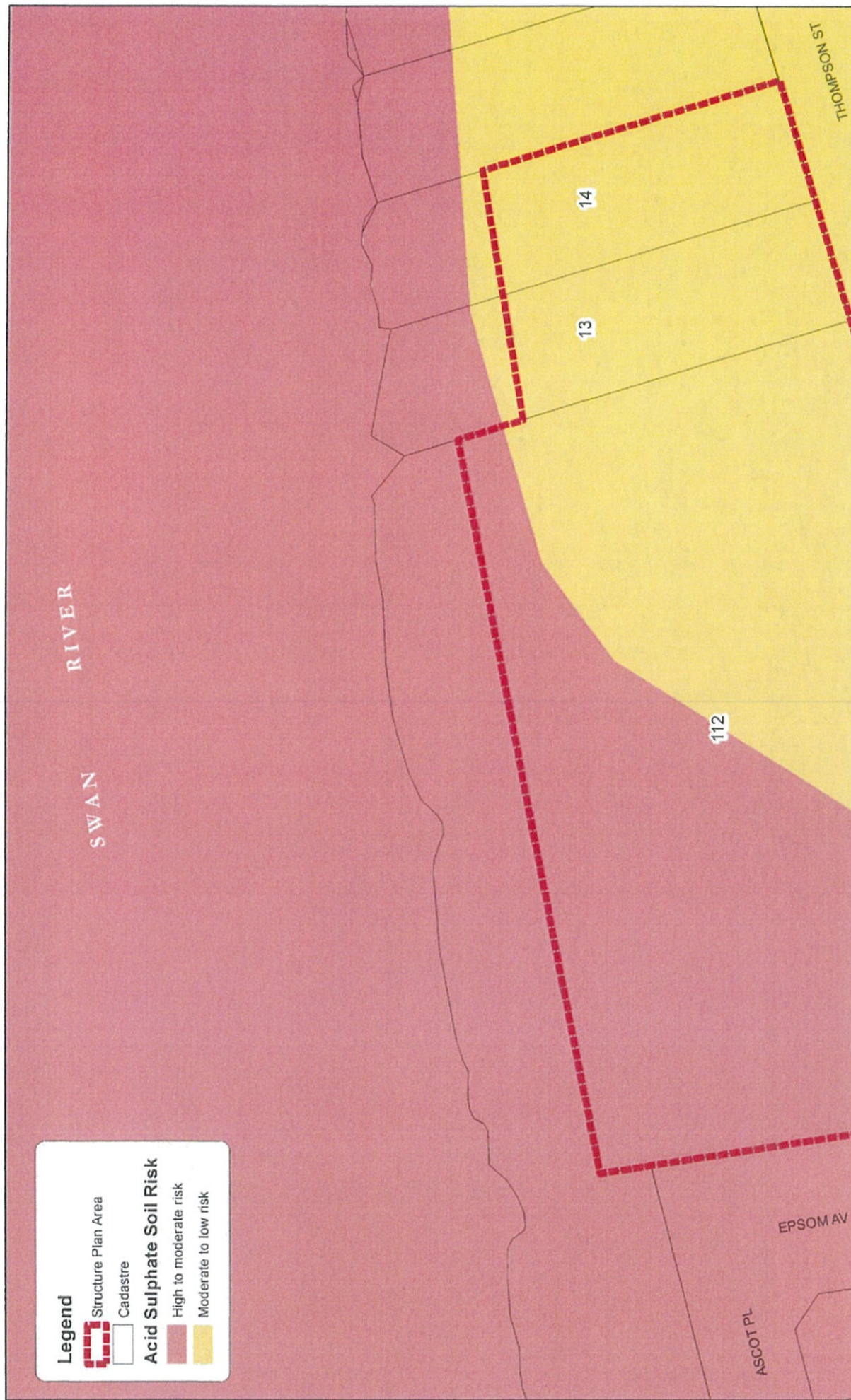


UNIT 1/1 ALAN STREET, MT LAWLEY, WA 6050  
POSTAL ADDRESS: PO BOX 289, MT LAWLEY, WA 6928  
PHONE (08) 9271 8506  
FAX (08) 6161 2567  
EMAIL admin@landinsights.com.au



EPSOM DEVELOPMENTS  
**FORESHORE MANAGEMENT PLAN**  
(DRAFT)  
ASCOT INN





**Legend**  
 Structure Plan Area  
 Cadastral  
**Acid Sulphate Soil Risk**  
 High to moderate risk  
 Moderate to low risk

1:1,000  
 0 10 20 30 40 50  
 Metres

EPSOM DEVELOPMENTS  
**FORESHORE MANAGEMENT PLAN**  
 (DRAFT)  
 ASCOT INN

LAND inSights  
 UNIT 1/1 ALVAN STREET, MT LAWLEY, WA 6050  
 POSTAL ADDRESS: PO BOX 288, MT LAWLEY, WA 6050  
 PHONE: (08) 0271 8505  
 FAX: (08) 6161 2587  
 EMAIL: admin@landinsights.com.au





# Legend

Structure Plan Area

Cadastral

Floodway/Flood Fringe

Floodway

Flood Fringe



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 FAX: (08) 9271 2507  
 EMAIL: admin@landinsights.com.au

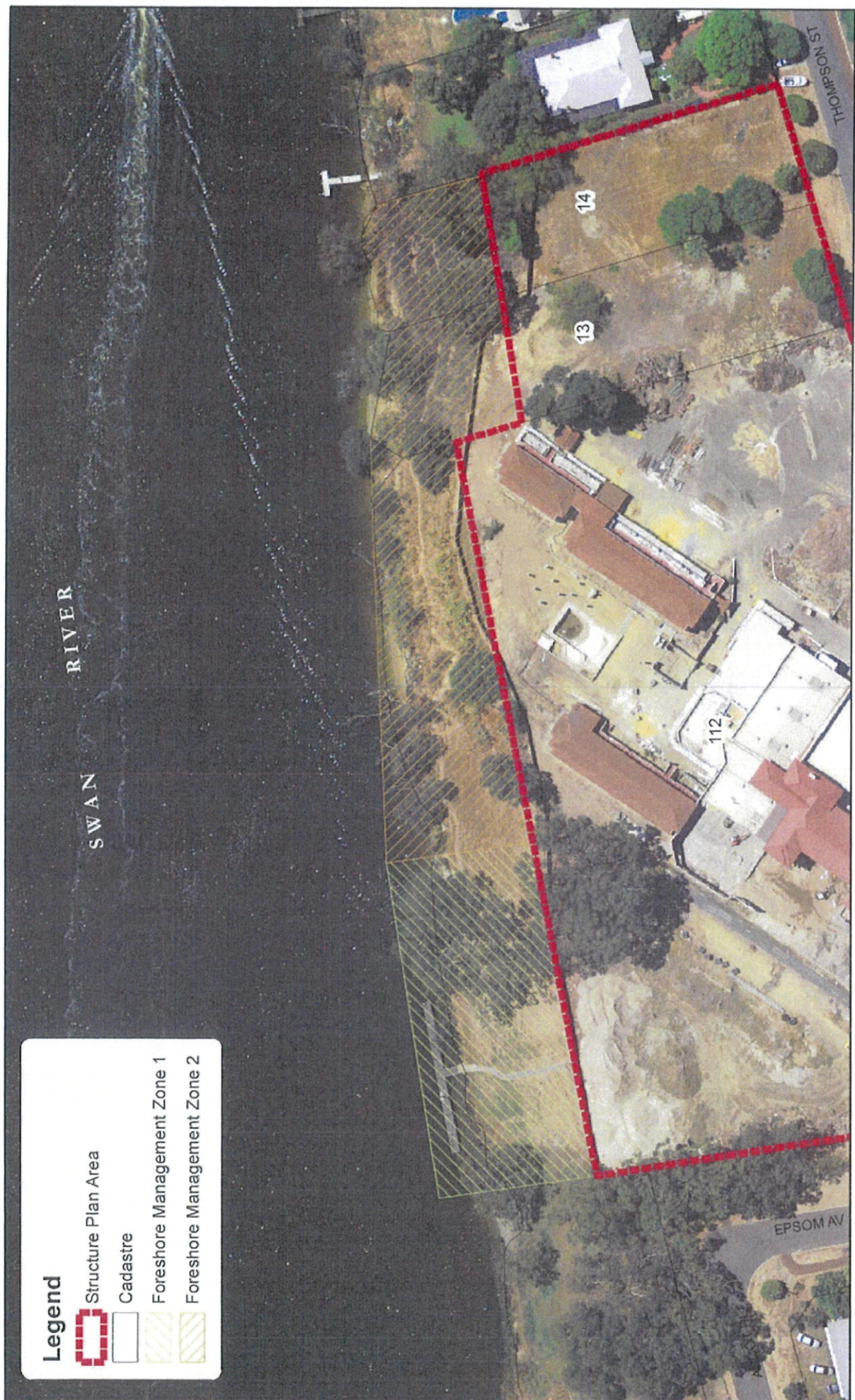
1:1,000



EPSOM DEVELOPMENTS  
**FORESHORE MANAGEMENT PLAN**  
 (DRAFT)  
 ASCOT INN

**FIGURE 4 - FLOODWAY AND FLOOD FRINGE**





**Legend**

- Structure Plan Area
- Cadastre
- Foreshore Management Zone 1
- Foreshore Management Zone 2

112

13

14

THOMPSON ST

EPSOM AV

SWAN RIVER

1:1,000

0 10 20 30 40 50

Metres

LAND inSights

UNIT 11 ALVAN STREET, MT LAWLEY WA 6050  
 POSTAL ADDRESS PO BOX 350 MT LAWLEY WA 6029  
 PHONE (08) 6271 8508  
 FAX (08) 6161 2507  
 EMAIL admin@landinsights.com.au

EPSOM DEVELOPMENTS  
**FORESHORE MANAGEMENT PLAN**  
 (DRAFT)  
 ASCOT INN

**FIGURE 5 - FORESHORE MANAGEMENT ZONES**

Date: 2/12/2010 Name: 865 Ascot Inn FMP - ManagementZones\_A4\_Fig5



## APPENDIX B

*Photos*





Photo of the horse swimming area which adjoins the west of Lot 112. This section of the foreshore is contained within Gould Reserve. The corner of the retaining wall along Lot 112 can be seen at the right. The bollards to the right of the horse swimming area indicates the boundary between Gould Reserve and the Study Area.



Photo of the retaining wall along the northern cadastral boundary of Lot 112. The wall also extends along the eastern boundary.





Photo of the western section of the study area, taken facing east from Gould Reserve. Note the flat landscape, the open grassed area and the lack of remnant vegetation along the floodway.



Photo of the central section of the foreshore study area where it begins to rise sharply. Note the overgrown grasses in this section and the lack of native vegetation. An existing hotel building is located on the opposite side of the fence and the existing *Parks and Recreation* boundary currently passes through a section of this building.





Photo of the river bank where the foreshore begins to rise sharply. Note the lack of riparian vegetation, the grasses present and the extent of erosion.



The foreshore area at the eastern side of the study area. Note the overgrown native of weeds and the lack of native vegetation. A path has been trampled through the grass from pedestrians walking through the site, but they can only travel to Lot 14 before encountering private property.





Photo of the river banks at the eastern side of the foreshore where the land is quite steep. Note the lack of native vegetation along the banks and the extent of erosion caused by soil destabilisation.



Photo of the current condition of the foreshore area at Lots 13 and 14. Note the lack of native vegetation and the high amount of weed cover. The steepness of the landscape restricts the recreational value of this area.



## APPENDIX C

### *Reserve Information*

## Reserve Enquiry Detail [5100L]

[Screen Friendly](#) [Print Page](#)

Reserve	28420	Legal Area (ha)	0.74
Name		Status	Current
Type		Current Purpose	PUBLIC RECREATION
Notes			
File Number	589/66		

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	08/12/2008

Management Orders	Document	Land Use	Local Government Authority
CITY OF BELMONT		PUBLIC RECREATION	BELMONT, CITY OF

Add Item CLT Number	Parcel Identifier	Street Address	Suburb	File Number	PIN	Area (sqm)	Map Viewer
<input type="checkbox"/>	LR3155-691	Lot 10030 On Plan 183770	10030 ASCOT PL	ASCOT 00589-1966-02RO	180017	7745.799	

Reserve Number 28420

## Previous Certificates of Title

## Historic Crown Allotments

SWAN Location 10030

Gaz Page/Document	Date	Type	Text
4451	11/11/1988	Current Area	0.7400
2138	01/07/1988	Current Vesting	VEST CITY OF BELMONT
2147	01/07/1988	Current Purpose	PUBLIC RECREATION
1047	03/04/1980	Historical Area	0.7490
700	10/03/1967	Formerly	FORMERLY PTN SWAN 31 BEING LOT 16,LTO:P:8575
700	10/03/1967	Original Gazettal and page	ORIGINAL GAZETTE
	10/03/1967	Class	C
	10/03/1967	Correspondence File Number	589/66
	10/03/1967	Historical Purposes	RECREATION
	10/03/1967	Location	SWAN LOC 10030
	10/03/1967	Original Area	0.3.25.3
	10/03/1967	Previous Lot/Locations	SWAN LOC 8164
	10/03/1967	Public Plan	PERTH (02) 17.27
	10/03/1967	Street Name	ASCOT PLACE
	10/03/1967	Survey Number	DIA:83770, OP:16841
	01/01/0001	Metric Conversion	0.3675,P9

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Western Australian Land Information Authority (Landgate)