

DEPARTMENT OF PLANNING

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ASCOT DEVELOPMENT AREA 7 STRUCTURE PLAN

FEBRUARY 2013



Prepared by

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Structure Plan and supporting report is to enable the City of Belmont to facilitate and guide the long term subdivision and development of the Ascot Development Area 7 (DA7) site.

The Structure Plan report has been prepared in accordance with the requirements of Clause 6.2 and Schedule 14 of the City of Belmont Local Planning Scheme No. 15 (LPS15). The Scheme identifies the site as a Special Control Area, and more specifically as Development Area 7 (DA7), requiring the preparation and adoption of a Structure Plan prior to the development of the land.

The Ascot subject site was identified as a Development Area in 2006 through its inclusion within Amendment 49 to TPS14. This designation as a Development Area was continued through to the current Scheme (LPS15), which was gazetted on 1 December 2011. This Amendment was initiated to introduce Structure Plan provisions for priority development areas within the City. The Ascot subject site was specifically considered due to the number of large individual landholdings within the site; the proximity of the site to Garvey Park; and the potential impact of development on surrounding landowners.

The Ascot DA7 Structure Plan design has been prepared by CLE Town Planning + Design (CLE) on behalf of the City of Belmont to identify the existing physical conditions of the site; assess potential opportunities and constraints on the site;

and provide clarity and guidance to Council and the Community in the future development of the site.

1.2 Project Area

The project area, defined as DA7, is located within the suburb of Ascot within the City of Belmont. The site is strategically located approximately 8km east of the Perth central area with direct access via Great Eastern Highway (refer Figure 1).

The subject site is irregular in shape and is bounded by Tibbradden Circle and Coolgardie Avenue to the south; an unconstructed portion of Central Avenue to the

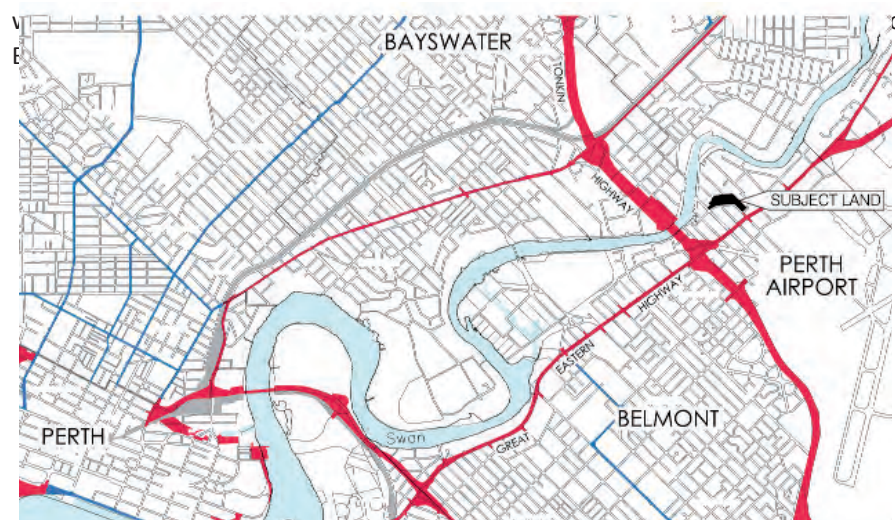


Figure 1: Location Plan

1.2.1 Land Ownership

The subject site comprises approximately 4.6732ha of land in the ownership of eleven (11) different land owners with the majority of the site (Lot 602 Coolgardie Avenue) owned by the WAPC (refer Table 1, Figure 2 & Appendix 1).

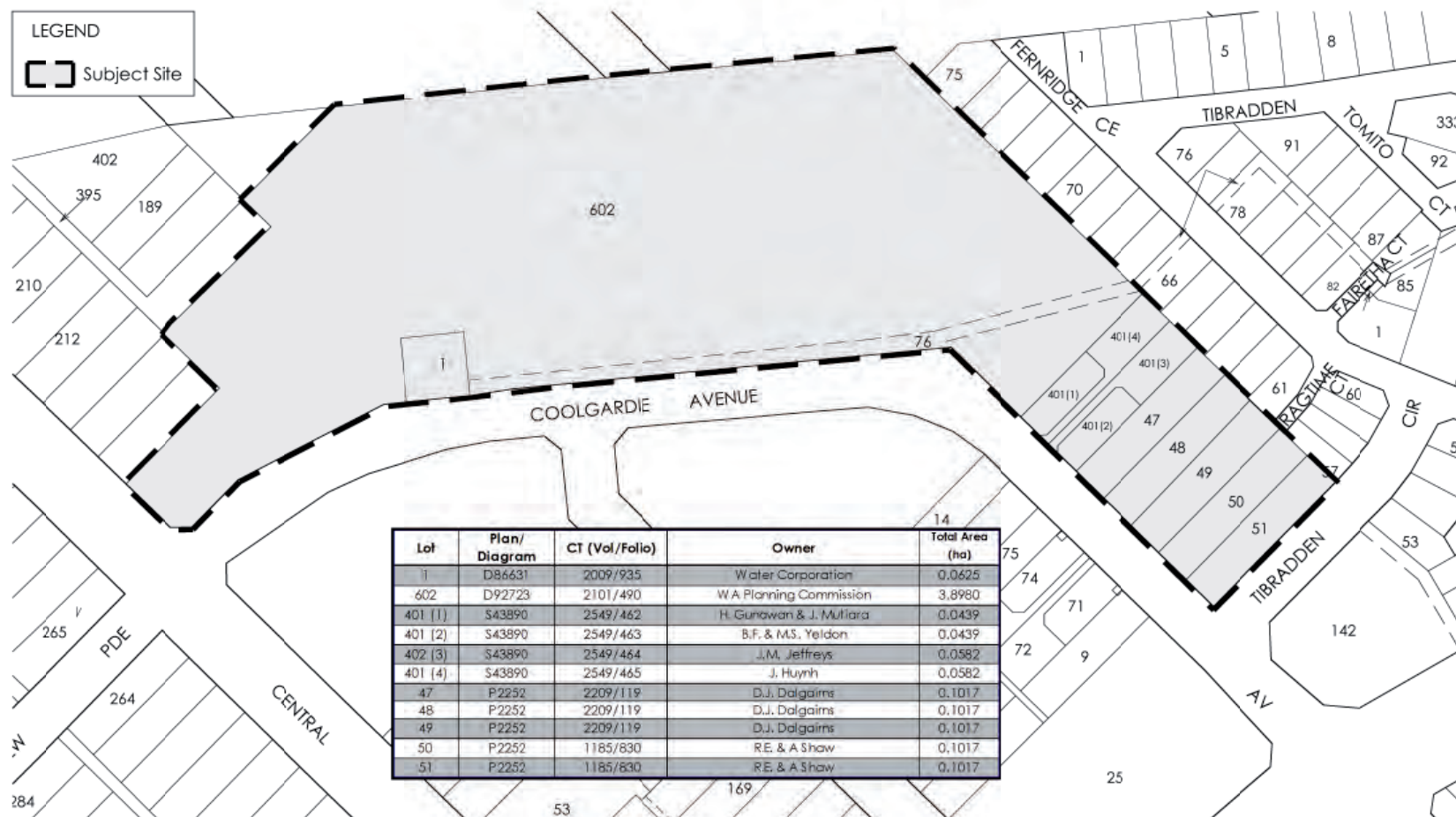
Historically, informal community use of the eastern portion of Lot 602 Coolgardie Avenue (which contains the Coolgardie Living Stream) as a passive recreation area has encouraged a perceived view that the land is reserved for Public Open Space. This is not the case as the land is held in freehold title by the WAPC.

A Sewer Pump Station (Lot 1 Coolgardie Avenue) is located within DA7 and is owned by the Water Corporation. This pump station provides services to the locality via a 6.0m wide easement which extends along the road frontage of Lot 602 Coolgardie Avenue from Lot 1 (to the benefit of the Water Corporation).

The remainder of the site consists of five (5) green title and four (4) survey strata titled, privately owned, lots fronting Coolgardie Avenue. Single dwellings have been constructed on the majority of these lots.

Table 1 – Land Ownership Details

Lot Details	Ownership	Land Area (ha)
Lot 1 Coolgardie Ave	Water Corporation	0.0625
Lot 47 Coolgardie Ave	D.J. Dalgairns	0.1017
Lot 48 Coolgardie Ave	D.J. Dalgairns	0.1017
Lot 49 Coolgardie Ave	D.J. Dalgairns	0.1017
Lot 50 Coolgardie Ave	R.E. & A Shaw	0.1017
Lot 51 Coolgardie Ave	R.E. & A Shaw	0.1017
Lot 401 Coolgardie Ave (1)	H. Gunawan & J. Mutiara	0.0439
Lot 401 Coolgardie Ave (2)	B.F. & M.S. Yeldon	0.0439
Lot 401 Coolgardie Ave (3)	J.M. Jeffreys	0.0582
Lot 401 Coolgardie Ave (4)	J. Huynh	0.0582
Lot 602 Coolgardie Ave	Western Australian Planning Commission	3.8980
	TOTAL	4.6732





1.3 Methodology

In preparing the Ascot DA7 Structure Plan report, meetings were held with the City of Belmont and the WAPC/ Department of Planning (DoP) to obtain relevant planning, environmental, engineering and traffic information for the site.

Background studies were reviewed and information regarding the local history of the development area was obtained.

Following the collation of all available information, site inspections were undertaken by CLE to establish the current use and physical attributes of the subject site and to assist in the preparation of an opportunities and constraints analysis and Plan.

From this it was possible to prepare a Structure Plan for DA7 to demonstrate the most appropriate future development outcome for the site.

Recommendations have also been made in regard to implementation of the plan and further work required.

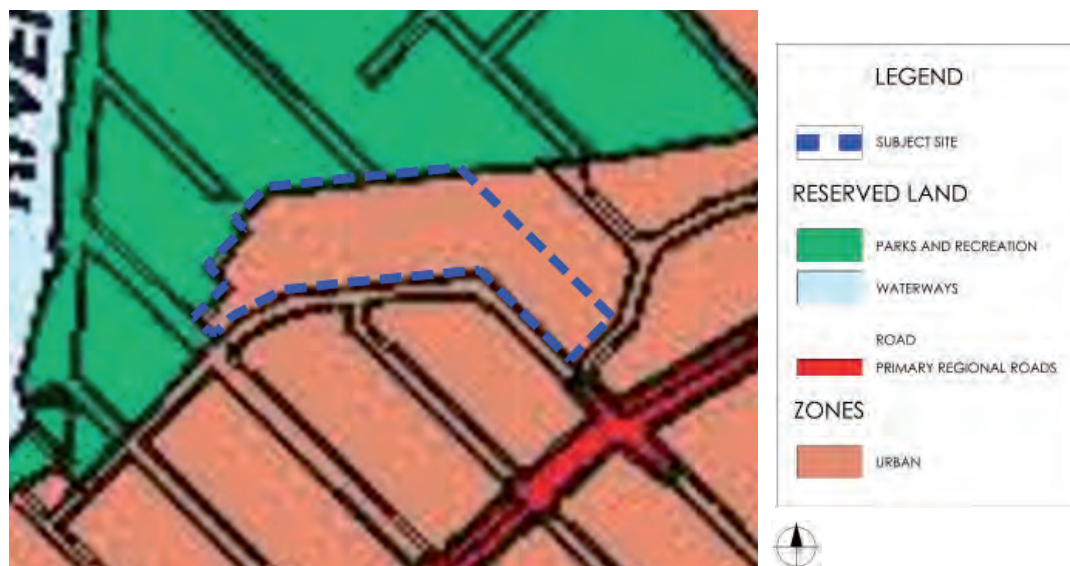


Figure 3: Metropolitan Region Scheme

2.0 PLANNING CONTEXT

2.1 Statutory Planning Context

2.1.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' in the Metropolitan Region Scheme (MRS) (refer Figure 3).

The majority of land surrounding the site is also zoned 'Urban' in the MRS with land to the north and west reserved for 'Parks and Recreation' and the 'Primary Regional Road' reservation of Great Eastern Highway to the south.

The Western Australian Planning Commission has advised that Lot 602 Coolgardie Avenue is ideally suited (in part) for residential development, given the proximity of the site to existing services and infrastructure and its location within an existing established residential area. However, it is noted that further detailed investigation and planning is required for Lot 602.

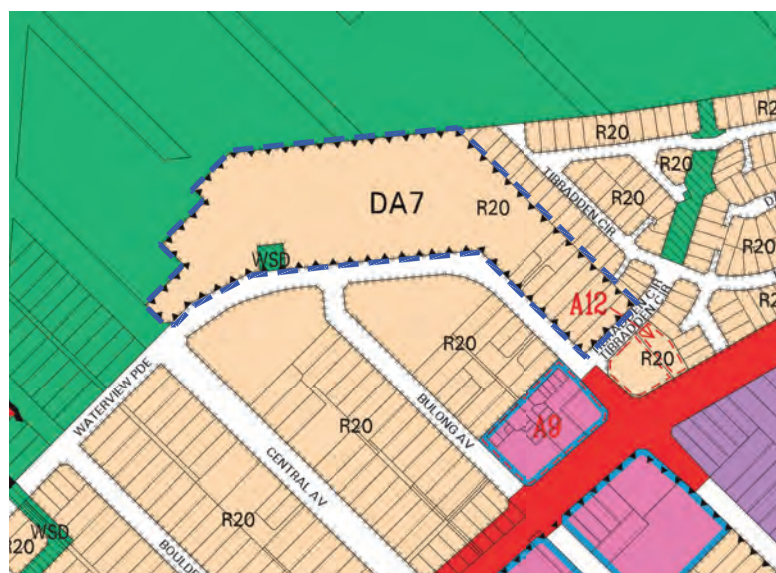


Figure 4: City of Belmont Local Planning Scheme No.15



2.1.2 City of Belmont Local Planning Scheme No. 15

Within the City of Belmont Local Planning Scheme No. 15 (LPS15), the subject site is identified as a Special Control Area; Development Area 7 (DA7) (refer Figure 4). This zone requires a Structure Plan to be prepared and adopted by the City of Belmont prior to development of the site.

The majority of the subject site also has an underlying zone of 'Residential R20' with a small portion (Lot 1 Coolgardie Avenue) reserved for 'Parks & Recreation – WSD'.

In accordance with the Scheme, Structure Plans for Special Control Areas are to be guided by the provisions of the relevant Development Area together with the provisions applying to any underlying zone or reserve and any general provisions of the Scheme. The Ascot DA7 Structure Plan will therefore also be guided by the Residential provisions of the Scheme.

Reflecting the zones and reservations within the MRS, land to the north and west of the site is reserved within LPS15 for 'Parks & Recreation', while land to the south and east of the site is zoned 'Residential R20'.

2.1.3 Swan and Canning Rivers Management Act (2006)

The Swan and Canning Rivers Management Act is administered by the Swan River Trust in regard to land which falls within, or adjacent to, Development Control Areas (refer Figure 5). The Act requires the Trust to ensure that land use and development on and next to the Swan and Canning Rivers maintains or enhances community access and enjoyment.

The northern portion of the subject site abuts a Development Control Area due to its 'Parks and Recreation' reserve. Discussions with the Swan River Trust therefore need to be undertaken to ensure their support for the proposed development within this land parcel.

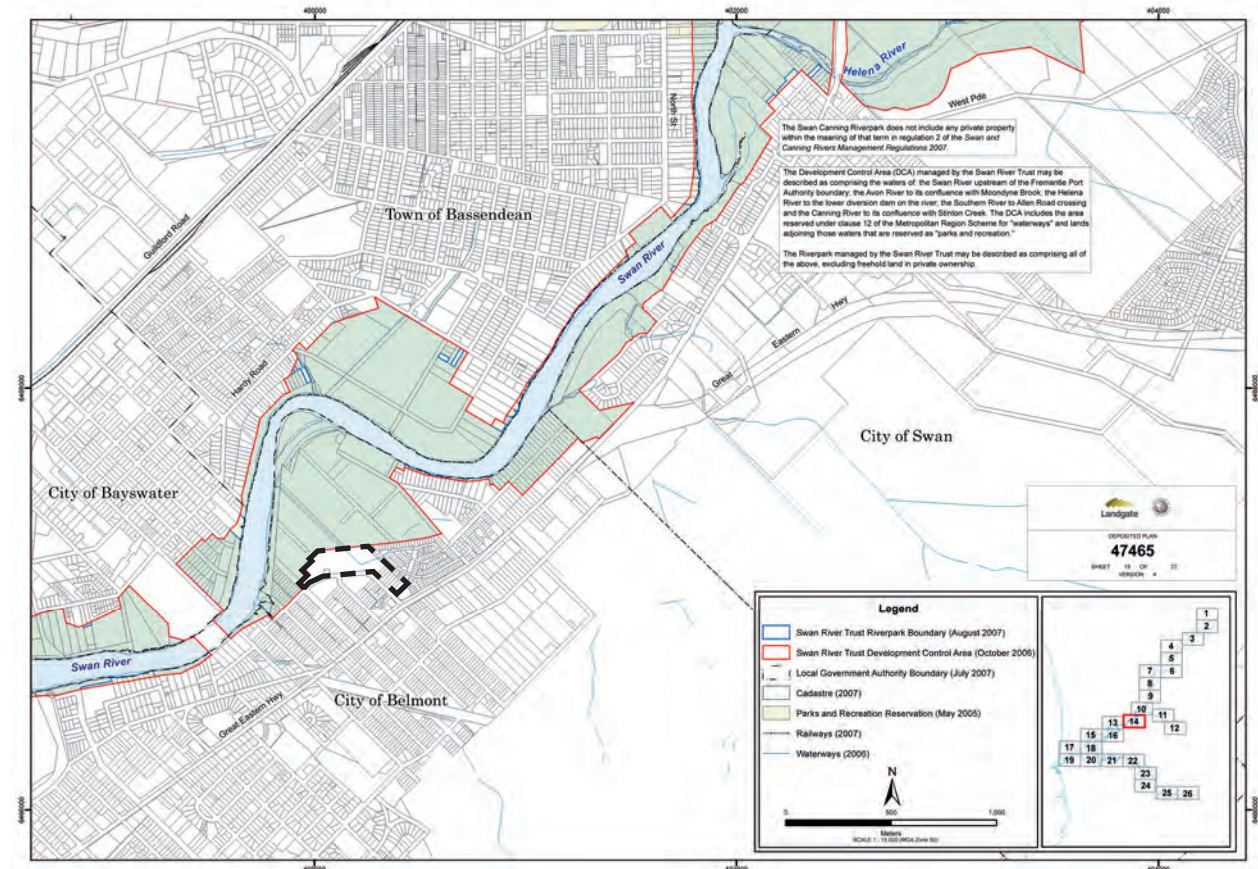


Figure 5: Development Control Areas
Source: City of Belmont

LEGEND
--- Subject Site

2.2 Strategic Planning Context

2.2.1 State Strategic Context

There are various State and regional strategic plans and policies which are particularly relevant to the future planning for the site and surrounding area. These include:

- Draft Guidelines for the Determination of Wetland Buffer Requirements: WAPC, 2005
- Guidance Statement No.33 Environmental Guidance for Planning & Development: EPA, 2008
- State Planning Framework: SPP No 1, WAPC, 2006
- Urban Growth and Settlement: SPP No 3, WAPC, 2006
- Residential Design Codes: SPP No. 3.1 WAPC 2010
- Network City, WAPC, 2004
- Draft Network City: State Planning Policy, WAPC, 2006
- Swan – Canning River System: SPP 2.10, WAPC, 2006
- Liveable Neighbourhoods: SPP, WAPC, 2007
- Directions 2031 and Beyond: WAPC, 2010

In general, these studies seek to create and promote vibrant, self sufficient and interactive communities that provide a wide range of residential, recreational and other opportunities to local residents.

During the advertising process Lot 602 Coolgardie Avenue was identified as having two Conservation Category Wetlands. Further investigation is required prior to the site being developed for urban purposes.

2.2.2 Local Strategic Context

2.2.2.1 City of Belmont Local Planning Scheme No.15 - Medium Density Residential Development

Clause 5.7.3 of the City of Belmont Local Planning Scheme outlines the criteria (in addition to the provisions of the Codes) against which all grouped dwelling, survey strata and subdivision applications will be assessed in dual coded areas (ie R20/40, R20/60 etc).

The opportunity exists to apply a dual coding to the eastern portion of the subject site which consists of a row of nine (9) individual private properties to prevent the creation of battleaxe lots and encourage a high standard of design.

2.2.2.2 Garvey Park Precinct Study and Development Concept Plan (1993)

In 1993 the City of Belmont and DoP (then Department for Planning and Urban Development) appointed Woodhead Australia to prepare the 'Garvey Park Precinct Study and Development Concept Plan' (refer Figure 6) for land north of Great Eastern Highway and south of the Swan River within the suburb of Ascot. This Plan included the DA7 subject site.

This report proposed that the eastern portion of Lot 602 Coolgardie Avenue (central area of DA7) be rezoned from 'Urban' to 'Parks and Recreation' Reserve and a new low speed road be incorporated abutting the Living Stream. This road would link Coolgardie Avenue in the south with key recreation areas to the north and ultimately provide a new 'entry' into the Park.

Although these recommendations were never supported, local Community groups and the City have received significant external funding, contributing to the upgrade and revegetation of the Coolgardie Living Stream and Biodiversity Corridor located within the 'Urban' zoned landholding of Lot 602 Coolgardie Avenue.

These recommendations will be further considered in regard to the Conservation Category Wetlands located on Lot 602 Coolgardie Avenue.

2.2.2.3 Swan River Trust Policy SRT/D3 – Development Setback Requirements and SRT/D3.6.3 - Additional Setback Requirements

In accordance with the Swan and Canning Rivers Management Act 2006, activities and operations classed as development require approval by the Minister for the Environment under Part 5 of the Act. Development policies provide guidance in relation to development and structures in the Development Control Area.

The most relevant Development Policy is SRT/D3 which regulates the setback of development where residential land abuts 'Parks and Recreation' reserve. The Policy states that for all solid and hard faced structures constructed on land abutting 'Parks and Recreation' reserve that the structure should be setback 10 metres or 20% of the average depth of the Lot (whichever is the lesser). Design within the Structure Plan therefore needs to either ensure that a road abuts the 'Parks and Recreation' reserve or a suitable setback (through Detailed Area Plans) is provided.

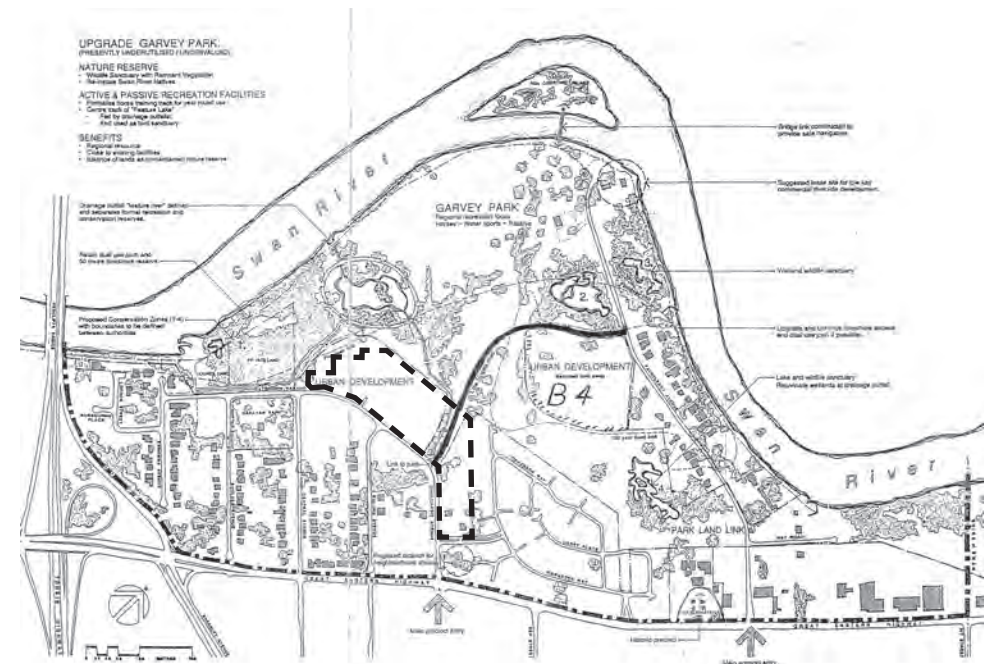


Figure 6: Garvey Park Precinct Study Development Concept Plan
Source: Woodhead Australia

LEGEND
--- Subject Site

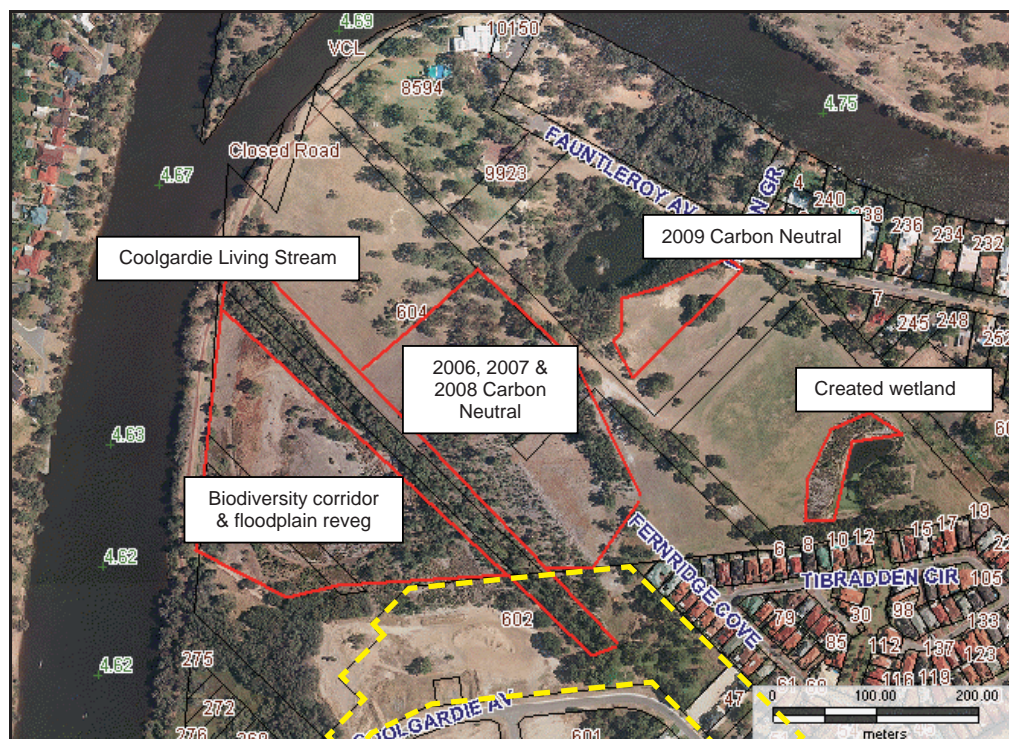
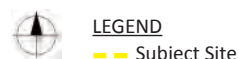


Figure 7: Garvey Park Carbon Neutral Sites
Source: City of Belmont



2.2.2.4 Garvey Park Carbon Neutral Planting and Walk Trails Program (2004)

In 2004 the City of Belmont initiated the Garvey Park Carbon Neutral Planting and Walk Trails Program which extended the Coolgardie Living Stream into the DA7 subject site (refer Figure 7).

This corridor/stream follows a drain originating at the Perth Airport which extends through Lot 602 Coolgardie Avenue to the abutting Garvey Park. The City has requested that the Coolgardie Living Stream be retained to ensure connectivity through the site and to acknowledge the importance of the site within the local community.

3.0 SITE ANALYSIS

3.1 Context Analysis

The Ascot DA7 subject site is located 8km from the Perth City Centre, within 2km of the Perth Airport and within 1km of the Swan River. The site is well located in relation to transportation networks; regional services; employment; education facilities; local and regional open space; and infrastructure.

The main road access into the precinct is via the signal controlled intersection at Great Eastern Highway and Coolgardie Avenue, with secondary access available from Great Eastern Highway via Bulong Avenue and Central Avenue. The Ascot residential area is characterised by predominantly older single storey dwellings. Some newer, double storey dwellings and isolated grouped dwelling developments are also located along Coolgardie Avenue.

Garvey Park is located to the north of the site, providing a significant area of remnant foreshore vegetation and recreational areas within close proximity to the site. Garvey Park and the northern portion of Lot 602 Coolgardie Avenue have been identified as Conservation Category Wetland.

Opposite the site, there are two large vacant landholdings which are also in the ownership of the WAPC and zoned 'Residential R20' under the City of Belmont LPS15. These lots are not included within DA7.

An existing caravan park / park home development is located on the corner of Waterview Parade and Central Avenue, diagonally opposite the western end of Lot 602 Coolgardie Avenue. The City of Belmont has advised that this development is currently a non-conforming use under the Residential zoning of the land. A graphical representation of the Context Analysis is shown within Figure 8.

3.2 Site Description

The DA7 area is generally flat with a fall of approximately 2.0m across the site. Levels on the western and central portions have, however, been informally influenced by the recent dumping of materials and fill.

The northern portion of Lot 602 Coolgardie Avenue is identified as a Conservation Category Wetland and supports a high level of ecological attributes and functions.

The eastern portion of Lot 602 Coolgardie Avenue is densely vegetated in part, primarily due to the recent plantings by the City as part of the Garvey Park revegetation and Coolgardie Living Stream project. A number of picnic tables and other passive recreation infrastructure items have been installed on the site, and a site inspection indicated that the site is regularly used as a horse trail for access to Garvey Park (informally utilised as a horse exercise area).

These projects have been undertaken by the City in conjunction with the community; however, DoP has advised that they did not approve the project or use of their land for revegetation purposes.



Lot 1 has been developed as a Sewer Pump Station with an area of hard stand accessible from Coolgardie Avenue. Lot 401 Coolgardie Avenue is in private ownership, and has recently been subdivided to facilitate the development of four survey strata dwellings in a battleaxe configuration. Lots 47–51 Coolgardie Avenue are currently developed with single dwellings which in some cases appear to straddle the boundary. The physical attributes of the site can be seen on the aerial included within the Context Analysis (refer Figure 8).

3.3 Physical Environment

3.3.1 Soils and Geotechnical Stability

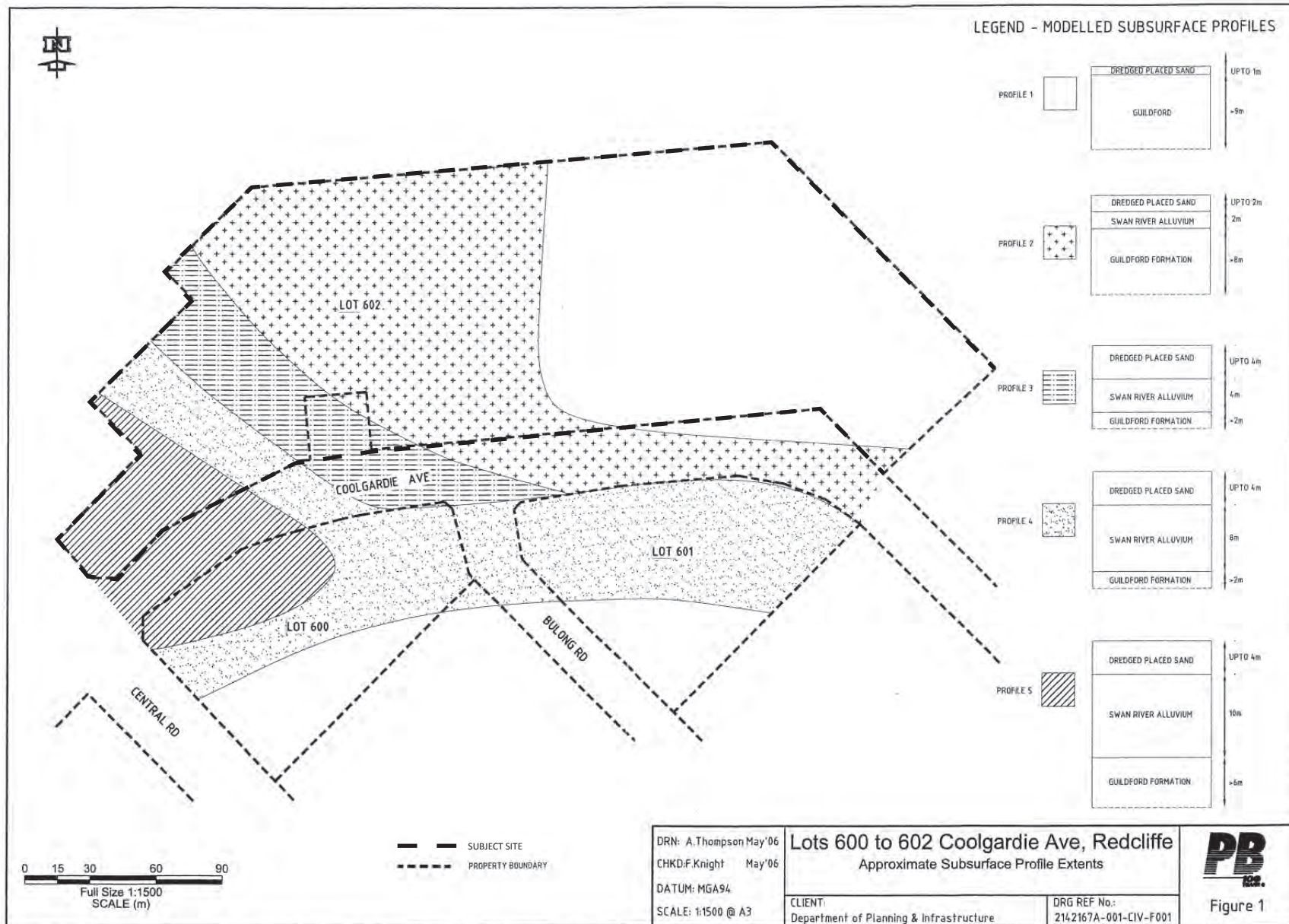
In 1999, the WAPC engaged Wood & Grieve Engineers to undertake preliminary geotechnical investigations over Lot 602 Coolgardie Avenue (refer Appendix 2).

This study highlighted variable soil conditions in the western portion of Lot 602 Coolgardie Avenue based on a band of sub-surface peaty soil, mixed with clay and silt (refer Figure 9). This was attributed to the historical alignment of the Swan River.

More recently, illegal dumping of materials and fill on the site has occurred resulting in a relatively unstable western portion of the site which will require substantial remediation prior to any development.

High Density development may be viable on this site depending upon the cost of drilling and depth of footings to the stable Guildford Soil Formation; however, this will need to be investigated in a detailed geotechnical report which should include an Acid Sulfate Soils investigation.

The eastern portion of Lot 602 Coolgardie Avenue (approximately 2.5ha in size) was found to be more stable with no trace elements of riverine sediments: illustrated by “stiff to hard clayey soils, overlain in some areas by sand fill” (Wood and Grieve, 1999). This portion of the site and the private landholdings further inland were found to be suitable for development.



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APPROXIMATE SUBSURFACE PROFILE EXTENTS
FIGURE 9

3.3.2 Flora and Fauna

The majority of the western portion of DA7 is degraded and cleared of remnant vegetation.

The eastern portion of the site, however, is well vegetated, primarily due to the revegetation works of the City and community groups over the past five to ten years.

The City of Belmont has not appointed an Environmental Consultant to advise on this project, however, an internal Arboriculturalist acting on behalf of the City has surveyed the trees and provided advice in regard to the significance of each tree found on site.

Approximately 46 trees are located on the DA7 site of which the majority are either *Eucalyptus Rudis* (flooded gum) or *Casuarina Obesa* (swamp sheoak) (refer Figure 10). The flooded gum, of which 17% remains within the metropolitan region, is an important species providing food and habitat for native fauna. The swamp sheoak has been revegetated in this area due to its conservation use providing soil stabilisation and ability to act as a wind break (refer Appendix 3).

The Structure Plan design should take into consideration these trees and attempt to retain them wherever possible within POS and road reserves.



Figure 10: City of Belmont Tree Survey
Source: City of Belmont



LEGEND

- Subject Site
- Existing Trees

3.3.3 Water Bodies

Lot 602 Coolgardie Avenue has two Conservation Category Wetlands over the north portion of the site and a small section in the south west corner (B.566 and B.568). Conservation Category Wetlands are recognised as the highest value wetlands with a high level of ecological attributes and functions.

It is recommended that an Environmental Consultant is appointed and the Conservation Category Wetland investigated in liaison with Western Australian Planning Commission (WAPC), Department of Environment & Conservation (DEC), Environmental Protection Authority (EPA) and Department of Water (DoW) prior to progression of future planning on site.

The City's Engineering Department has provided relevant Floodway and Flood fringe mapping (refer Figure 11) which shows that the western portion of the site abuts, but does not fall within, the 1 in 100 year Floodway.

The majority of DA7 (being all of Lot 1, 47, 401 and 602 Coolgardie Avenue), however, is located within the Flood fringe and the Water Corporation have advised that any residential development would need to achieve RL5.15 to be above the 1 in 100 year flood level. Lots 48 – 51 Coolgardie Avenue are not impacted upon by either the Floodway or the Flood fringe.

3.4 Service Infrastructure

3.4.1 Drainage

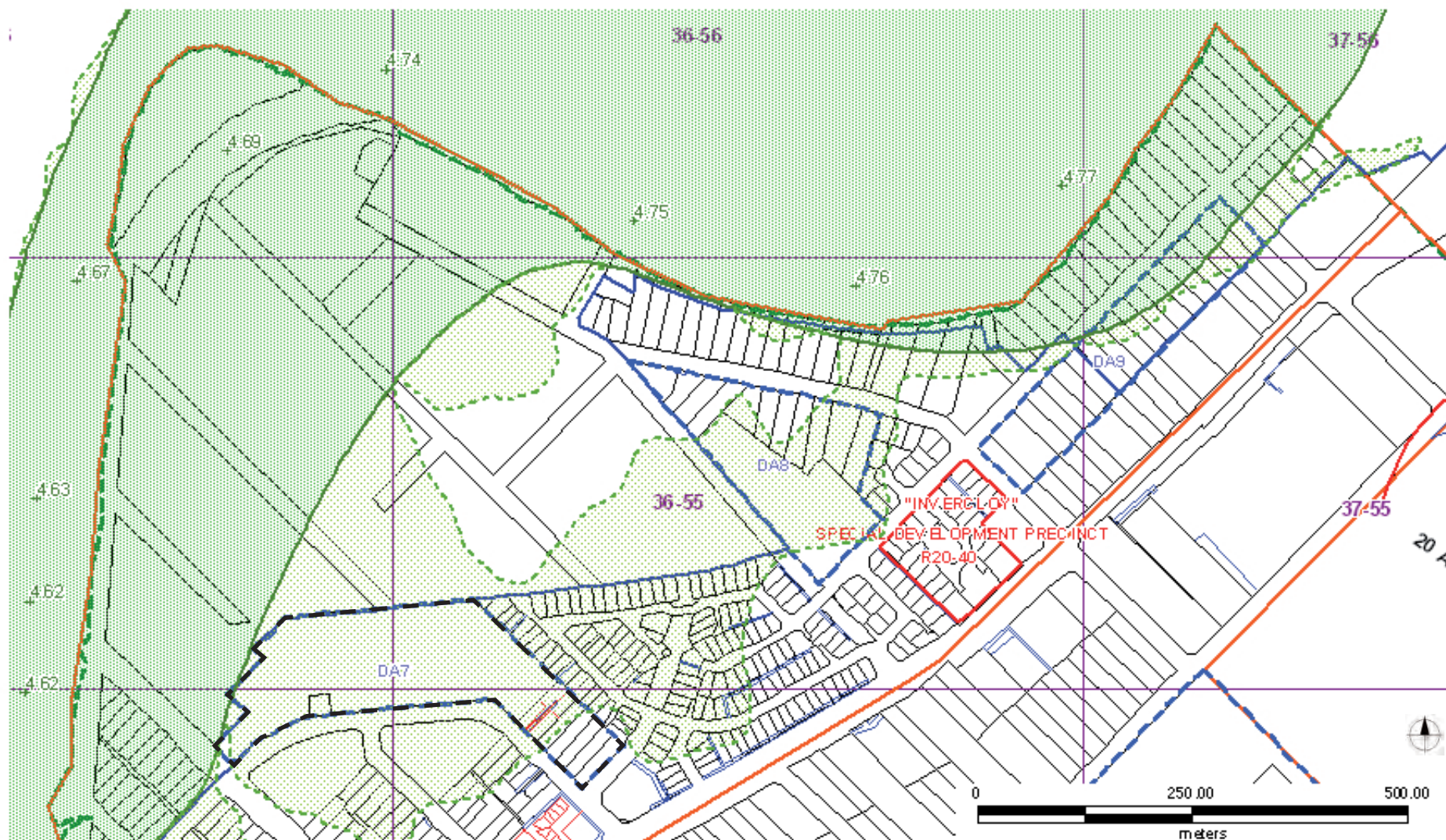
Within the subject site, an open drain or 'Coolgardie Living Stream' is located within Lot 602 Coolgardie Avenue which traverses from south to north. If development is proposed over portions of the Coolgardie Living Stream, the stream will need to be diverted via the proposed POS and implications relating to the redundant watercourse will need to be addressed via geotechnical investigation and site remediation works. For this reason two options have been prepared, one which retains the Living Stream in its current alignment and one which proposes its realignment.

A four metre wide drainage easement also runs through Lot 602 Coolgardie Avenue. Similar to residential lots east of the subject site, the easement will be incorporated within individual lots approximately 15 metres wide. Building Design Guidelines/ Detailed Area Plans may need to be enforced to ensure appropriate setbacks.

Consultation undertaken with the Water Corporation by Engineers in 1993 showed that, should the subject site be developed for residential purposes and located on imported sand fill, there should be no need for subsoil drainage.

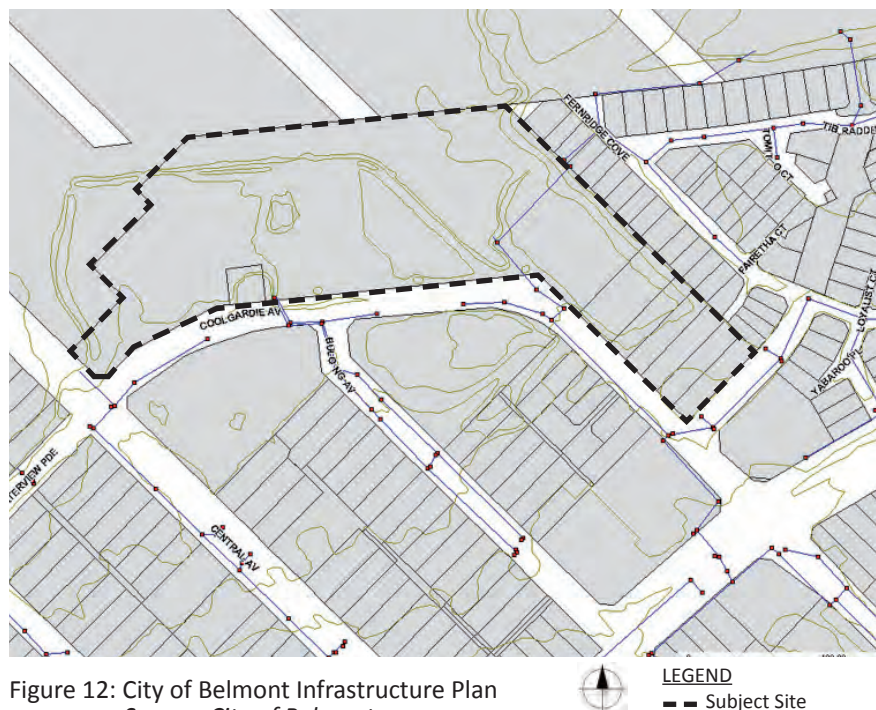
The Swan River Trust also provided advice in support of stormwater drainage disposal being discharged into a lake system to strip nutrients and control pollutants prior to disposal into the Swan River.

As both of these pieces of advice were provided in 1993, we recommend that discussions with the Water Corporation and the Swan River Trust again be entered into to confirm these requirements.



- LEGEND**
- Subject Site
 - - - 100 year flood fringe
 - 100 year floodway
 - + 100 year flood points

CITY OF BELMONT FLOODWAY & FLOOD FRINGE
FIGURE 11



3.4.2 Services

The 1993 engineering advice also provided comment on the provision of sewerage, water supply and power supply to the site.

As the Coolgardie Sewer Pump Station site had just been constructed and as the proposed subject site was located within an existing residential area, the advice stated that there was sufficient capacity within the existing network to support development of the site.

Any development proposal within Lot 602 Coolgardie Avenue will need to be cognisant of the setback requirements associated with the 6.0m easement associated with the Sewer Pump Station site.

Within the easement a sewer pollutant trap is located adjacent to Coolgardie Avenue. Future road alignments will need to be designed to minimise conflict with this pollutant trap.

The City has also provided us with a plan showing the location of key infrastructure pits within the site (refer Figure 12).

Prior to development of DA7 we recommend again that the City confirm these discussions with the Water Corporation, Western Power and Alinta Gas.

3.4.3 Existing Road Network

The site is well serviced by existing road infrastructure.

The site is located within close proximity to Great Eastern Highway, which is classified as a 'Regional Road' and has historically been one of Perth's most important transportation routes, linking with Graham Farmer Freeway, Roe Highway, and Tonkin Highway.

A controlled intersection is provided at the junction of Coolgardie Avenue and Great Eastern Highway, providing safe access to Great Eastern Highway from the subject site.

Central Avenue and Bulong Avenue also provide links from the site to Great Eastern Highway, as uncontrolled intersections.

3.4.4 Public Transport and Pedestrian Accessibility

Well serviced public transport opportunities are provided within close proximity to the site (within an 800m radius), with two bus stops located on Great Eastern Highway on either side of Coolgardie Avenue.

There is an existing pedestrian footpath along Coolgardie Avenue where it abuts DA7 through to Great Eastern Highway.

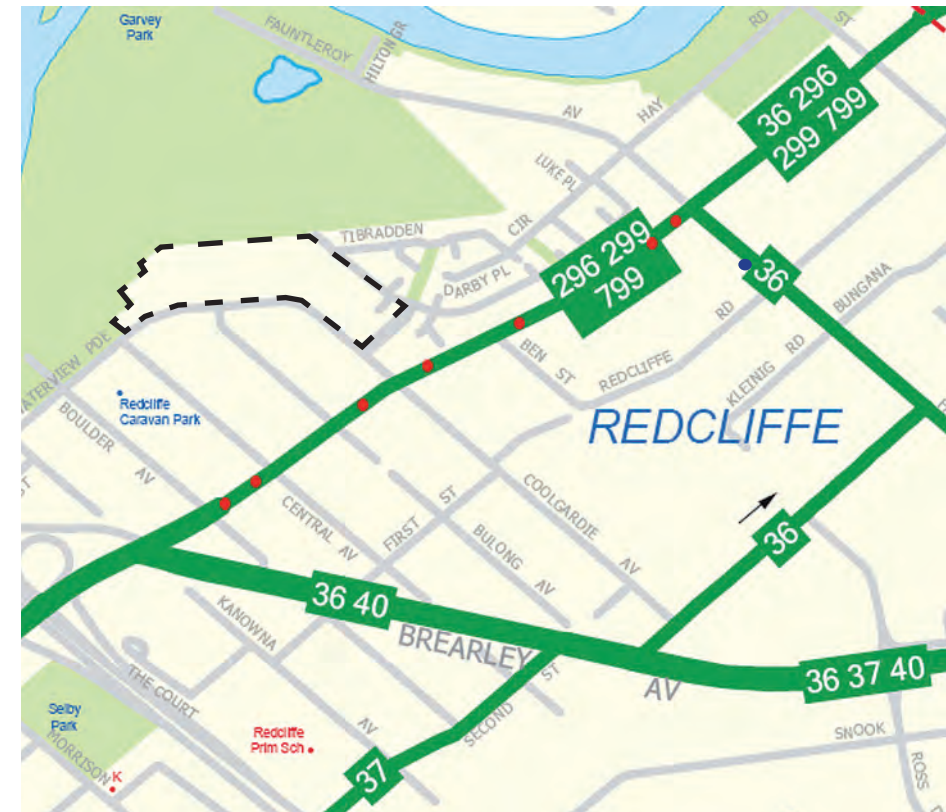


Figure 13: Transperth Bus Routes & Stops
Source: Transperth



LEGEND
 - - - Subject Site
 — Bus Routes
 • Bus Stops
 • Depot

4.0 OPPORTUNITIES & CONSTRAINTS

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An Opportunities and Constraints Analysis has been undertaken for the site (refer Figure 14) which indicates a number of key considerations in the development of the DA7 Structure Plan.

As can be seen within the list below, there are a number of opportunities for development of the site, however further investigation of the Conservation Category Wetland is required before structure planning can progress for Lot 602 Coolgardie Avenue.

4.1 Opportunities

Various opportunities were identified and, where possible, integrated into the design of the Structure Plan. Some of the identified opportunities are beyond the scope of this Structure Plan to fulfil; however, they should be recorded as possible future initiatives for the City of Belmont's consideration.

- The subject site is zoned 'Urban' in the MRS and 'Residential R20' within the City of Belmont LPS15. The Scheme also identifies the site as a Development Area within which a Structure Plan is required prior to the approval of subdivision or further development;
- The site is one of only a couple of remaining infill sites within the City of Belmont which has development potential;
- The site is located in a key strategic area, abutting the Swan River and within close proximity to the airport and Great Eastern Highway;

- The western portion of the site, although of concern from a geotech perspective, is cleared, relatively flat and available for a variety of different development options such as light framed residential, caravan park/retirement village or high density residential with the potential to benefit from the views to the Perth skyline and the Swan River (with deep footings and remediation where necessary);
- The eastern portion of the site has been revegetated and its long term use as POS (to give relief and an increase aesthetic appeal to the abutting residential estate) has the support of the local community;
- Redevelopment of Lots 47 – 51 Coolgardie Avenue in a coordinated manner through the City's split coding policy rather than in an ad hoc manner resulting in battleaxe developments;
- Good connectivity between the subject site and adjoining residential developments and arterial roads;
- Existing public transport connections along Great Eastern Highway within walkable catchment of the subject site;
- Development of the informal pedestrian link and horse trail through the Coolgardie Living Stream park picking up on the recommendations within the Garvey Park Trail Plan and previous concept plans; and
- Preliminary advice provided to the Consultant team states that existing services and infrastructure are able to be extended into the site, reducing construction costs of the new development.

4.2 Constraints

Various constraints have also arisen during discussions with the City of Belmont, DoP Planning Officers and other stakeholders which have influenced the planning of the site and require resolution prior to the future development potential of Lot 602 Coolgardie Avenue being realised. Constraints affecting the land include:

- The implications of the two Conservation Category Wetlands located on Lot 602 Coolgardie Avenue.
- The western portion of the site is relatively unstable due to the historical inundation and dumping of river sediments on the site over time.
- The site is fortunate in having one large landowner (ie Lot 602 Coolgardie Avenue – WAPC) however, in general, the site has fragmented landownership.
- A Water Corporation sewer easement exists across the frontage of Lot 602 Coolgardie Avenue. Any proposed development in this location would need to consider identifying building envelopes outside of the easement.
- A sewer pollutant trap is located within the easement adjacent to Coolgardie Avenue. Future road alignments will need to be designed to minimise conflict.
- A 4.0 metre wide drainage easement is located over the eastern portion of the site. Future lots and dwellings will need to be designed to ensure sufficient setbacks are achieved.
- A 'Living Stream' is located within the eastern portion of the site. If development is proposed over portions of the stream it will need to be diverted via the

proposed POS and implications relating to the redundant watercourse will need to be addressed via geotechnical investigation and site remediation works.

- The site is located within the flood fringe. Any development of the land would need to be in accordance with 1 in 100 year flood levels and would need to achieve RL5.15
- Although services and infrastructure are accessible to the site, they may need to be upgraded to satisfy the proposed increase in density.
- The City has advised that the design should take into consideration the trees recorded by the Arboriculturalist and attempt to retain them wherever possible within public open space and road reserves.
- Environmental, Geotech and Engineering advice provided to date has been at a preliminary level. More detailed investigations and discussions with relevant agencies are required to occur.



OPPORTUNITIES & CONSTRAINTS PLAN
FIGURE 14

5.0 STRUCTURE PLAN

.....

5.1 Vision

The vision for the DA7 Structure Plan identifies Lot 602 Coolgardie Avenue for further investigation and planning with the remainder of the area identified for coordinated redevelopment. The Living Stream has been identified on DA7 as it provides important links from Coolgardie Avenue to Garvey Park.

5.2 Design Principles and Objectives

The design principles and objectives are to:

- Provide a site responsive framework for urban land uses which integrates the Development Area with surrounding land uses;
- Provide a flexible neighbourhood structure capable of adapting over time to community changes;
- Provide for a variety of residential densities and lot sizes and a choice of contemporary housing options to provide for flexible living and community diversity;
- Provide an efficient and effective local parkland that incorporates the Coolgardie Living Stream and pockets of existing vegetation (where possible);

5.3 Key Structure Plan Elements

To ensure the successful implementation of the defined Principles and Objectives for the development of the site, a number of elements have been identified and reflected within the DA7 Structure Plan to respond to the feedback received from the City of Belmont, DoP and other stakeholders during the advertising process.

The identification of the Conservation Category Wetland during the advertising process has influenced redevelopment options for Lot 602 Coolgardie Avenue. The Conservation Category Wetland does not impact upon the existing lots along Coolgardie Avenue and this area has been indicated as R20/R40 in the Structure Plan.

The Structure Plan elements are clearly outlined on the proposed DA7 Structure Plan (refer Figure 16) and are also detailed within the following subsections.

5.3.1 Land Use Summary

The Ascot DA7 Structure Plan are included at Figure 16. The Land Use Summary is based on the Structure Plan and on an analysis at a broad level of detail (areas for the Conservation Category Wetland are approximates, further mapping detail is required).

Table 2 – Ascot DA7 Structure Plan Summary

Lot Details	Land Area (ha)
Gross Area of DA7	4.6732
Non Residential Land Uses	
- Existing Sewer Pump Station	0.0625
- Conservation category wetland	1.2 (approx)
Gross Residential Area	3.4098
Public Open Space Required	0.3410

5.3.2 Residential

The Ascot DA7 Structure Plan has been designed to accord with the community and neighbourhood structuring principles of Liveable Neighbourhoods.

The Liveable Neighbourhoods planning approach to development is different to the conventional suburban model as it promotes a framework for the more efficient use of land, thereby allowing a greater number of different types of households to live together compatibly and in an attractively designed neighbourhood.

The Structure Plan incorporates low and medium (R20/40) density residential land aiming to provide a range of housing products to meet market demand, provide compatible land uses with surrounding development and build upon the residential character unique to Ascot.

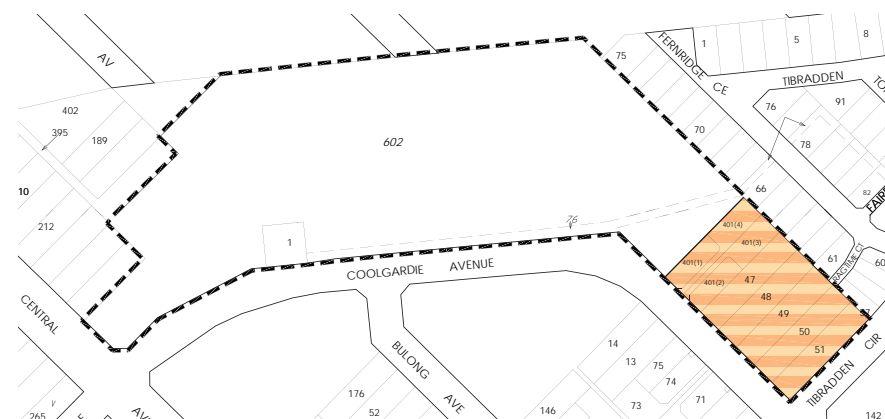
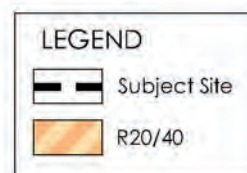


Figure 15: Precinct and R Code Plan

5.3.2.1 Residential Area

Residential Area - Flexible Coded Lot Precinct (R20/R40)

Traditional lots with a coding of Residential R20 are located within the south-eastern corner of the site (Lots 47-51 and 401 Coolgardie Avenue) reflecting the low density residential nature of the surrounding estate.

The Structure Plan proposes to increase the density and improve the built form outcomes on these lots through allocating a flexible coding of R20/40 (reflecting the City of Belmont Scheme). This will ultimately provide a transition from the existing residential estate into the proposed medium and high density proposals within the DA7 subject site (refer Figure 15).

The existing R20 lots are approximately 1000m² in size and therefore have the potential to be subdivided into two lots, likely in a battleaxe formation, resulting in poor quality streetscapes. By increasing the density on these lots, this will encourage future developers to apply to the City to develop under the higher density in accordance with high quality design standards thereby minimising the amount of adhoc development within the area. Furthermore, the City of Belmont will prepare a Local Planning Policy (LPP) to guide development to further ensure a high quality built form outcome for the Precinct.



Plates 1 & 2: Indicative Residential R40 Cottage Lots

In regard to pedestrian and cyclist access through the site, the Option One Structure Plan has been designed to provide easy access to the Swan River, Garvey Park and the Living Stream ensuring excellent connectivity with the City's existing trails plan.

5.3.2.2 Area Subject to Further Investigation and Planning

Lot 602 Coolgardie Avenue requires further investigation prior to the progression of structure planning options for the site due to environmental and geotechnical constraints.

The north eastern portion of Lot 602 Coolgardie Avenue has two Conservation Category Wetlands identified which is the highest value of wetland classification and requires an Environmental Consultant to determine the sites options for future redevelopment. The western portion of Lot 602 Coolgardie Avenue requires further geotechnical work to be undertaken prior to future development.

However, short term and long term built form options should not be discounted as the site location abutting a large area of recreational parkland leads itself to high density development potentially creating a landmark site providing views of the Swan River and Perth skyline.

It is recommended that an Environmental Consultant is appointed to investigate the Conservation Category Wetland and determine the sites options for future redevelopment.

5.3.3 Public Open Space

Although the subject site abuts Garvey Park it is recognised that the Coolgardie Living Stream within the eastern portion of the site is highly valued by the local community and by the City of Belmont and is therefore worthy of retention.

The City has advised that the Living Stream parkland is intended to be continually upgraded providing a pedestrian and horse link through to the abutting Garvey Park. Surveillance of the park will also be improved through implementation of the abutting cottage lot precinct.

In view of the additional investigation required for Lot 602, including the identification of public open space, it is recommended that any public open space contribution required from future development of the R20/R40 Flexible Coded Lot Precinct (as identified on Figure 15) be taken as a cash-in-lieu payment at this stage. This will allow for a coordinated approach to public open space and avoid the creation of fragmented public open space land parcels that will be unlikely to benefit the wider community.



Plates 3 & 4: Coolgardie Living Stream

5.3.4 Servicing Strategy

To ensure the successful implementation of these Structure Plan elements, a Servicing Strategy is required to be prepared by the individual developers/proponents of the site or by Engineers appointed by the City. Such a report will be required to ensure that there is no impediment to the future residential development of the site. The City may choose to request this prior to adoption of the Structure Plan or may require each applicant to provide servicing details at subdivision stage. Alternatively, the City's Engineers may be able to provide all servicing information in-house.

6.0 IMPLEMENTATION AND CONCLUSION

The Development Area 7 (DA7) Structure Plan provides a clear planning framework as a basis to guide and control the long term development of the site. The implementation of the development proposal is substantially assisted by the fact that the majority of the land is already identified as a Development Area within the City of Belmont Scheme (LPS15).

A number of further actions are required, however, to ensure the successful redevelopment of the site. These relate primarily to further engineering and environmental studies:

- Appointment of an Environmental Consultant to investigate the Conservation Category Wetland on Lot 602 Coolgardie Avenue prior to liaison with relevant government department on redevelopment options.
- Given the historical nature of the site within the Swan River Catchment, and due to the results from the preliminary geotechnical report, a detailed Geotechnical report is required to be undertaken prior to development on the site. It is also expected that this report will include a potential Acid Sulfate Soils (ASS) investigation and potential management plan if ASS is identified on the site.
- Based on preliminary advice, prior to any development of the western portion of the site, substantial remediation will need to occur (depending on the depth to the Guildford Formation).
- As the site is located within the flood fringe, any development on the site will be required to satisfy the 1 in 100 year flood level, achieving a minimum of

RL5.15. The retention and location of the Coolgardie Living Stream is required and addressed via the Geotechnical investigations and site remediation works.

- As site servicing data in relation to drainage, sewerage, water supply and power supply to the site was provided in 1993 we recommend that discussions with the Water Corporation, Swan River Trust, Western Power, Alinta Gas and other servicing authorities be entered into to confirm the requirements contained within this report.
- The environmental advice provided within this report is considered as a 'basic assessment' and should comprehensive data be required, further work should be undertaken.
- The City will prepare a Local Planning Policy to guide future development within the R20/R40 Flexible Coded Lot Precinct so as to ensure design principles and objectives are achieved and a desirable built form outcome is achieved.

The various components of the Structure Plan provide a clear guide for future development areas which require further investigation of the DA7 subject site to ensure that the objectives for the vision are achieved to the highest standard.

The DA7 Structure Plan is commended to the City and the WAPC for formal adoption as a basis for supporting the various implementation actions necessary to deliver the vision.



ASCOT DEVELOPMENT AREA 7 STRUCTURE PLAN

LEGEND

- DA7 Structure Plan Boundary
- CCW Boundary
- Residential R20/40
- Living Stream

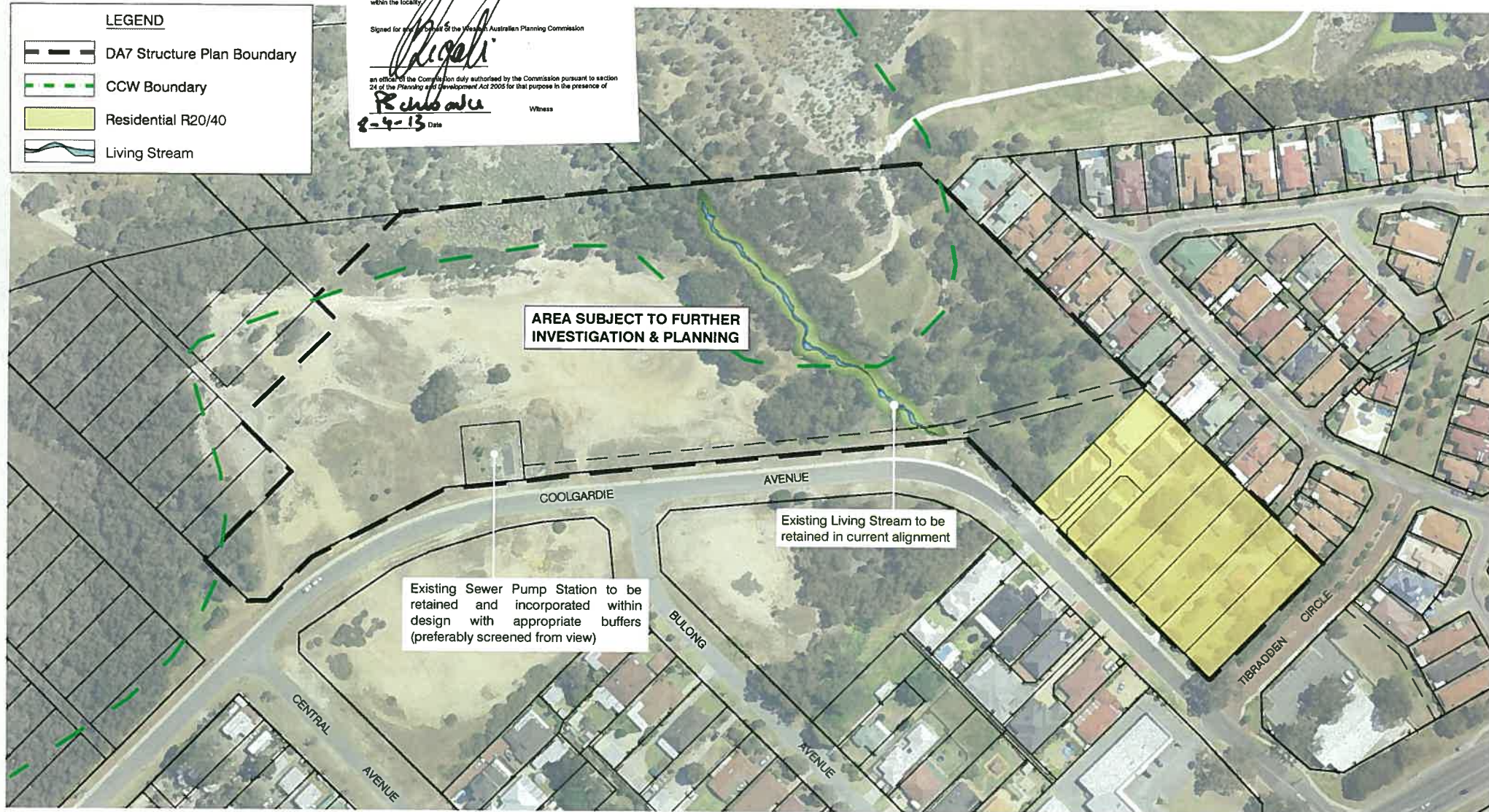
ASCOT DEVELOPMENT AREA 7 STRUCTURE PLAN
WATERVIEW PARADE & COOLGARDIE AVENUE, ASCOT

The Western Australian Planning Commission resolved on 4 April 2013 to endorse the Development Area 7 Structure Plan as a guide for subdivision and development within the locality.

Signed for the Council of the Western Australian Planning Commission

[Signature]
an official of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

[Signature] Witness
8-4-13 Date



ASCOT DEVELOPMENT AREA 7 STRUCTURE PLAN

APPENDICES






APPENDIX 1

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Certificates of Title

EASEMENTS AND ENCUMBRANCES REFERRED TO

Instrument stamped £250.
Mortgage 2087/1956. Effect. Elizabeth How to Commonwealth Savings Bank of Australia. Registered
19th March 1966 at 9.18 oc. **DISCHARGE** Blackmore
Discharge 1382549 of Mortgage 2087/1956. Registered 19th March 1971 at 906c. 

CERTIFICATE OF TITLE

CT 1185 0830 B



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