



Ordinary Council Meeting 23/11/21

Item 12.2 refers

Attachment 3

Development Area 7 Endorsed Local Structure Plan

Creating opportunities



DEPARTMENT OF PLANNING

22 FEB 2013

FILE SPN 0262

ASCOT DEVELOPMENT AREA 7 STRUCTURE PLAN

FEBRUARY 2013



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1.0 INTRODUCTION

.....

1.1 Purpose

1.2 Project Area

1.2.1 Land Ownership

1.3 Methodology

2.0 PLANNING CONTEXT

.....

2.1 Statutory Planning Context

2.1.1 Metropolitan Region Scheme

2.1.2 City of Belmont Local Planning Scheme No. 15

2.1.3 Swan and Canning Rivers Management Act (2006)

2.2 Strategic Planning Context

2.2.1 State Strategic Context

2.2.2 Local Strategic Context

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

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

2.2.2.3 Swan River Trust Policy SRT/D3 – Development Setback Requirements and SRT/D3.6.3 0 Additional Setback Requirements

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

3.0 SITE ANALYSIS

.....

3.1 Context Analysis

3.2 Site Description

3.3 Physical Environment

3.3.1 Soils and Geotechnical Stability

3.3.2 Flora and Fauna

3.3.3 Water Bodies

3.4 Service Infrastructure

3.4.1 Drainage

3.4.2 Services

3.4.3 Existing Road Network

3.4.4 Public Transport and Pedestrian Accessibility

4.0 OPPORTUNITIES & CONSTRAINTS

.....

4.1 Opportunities

4.2 Constraints

5.0 STRUCTURE PLAN - OPTION 1

5.1 Vision

5.2 Design Principles and Objectives

5.3 Key Structure Plan Elements

5.3.1 Land Use Summary

5.3.2 Residential

5.3.2.1 Residential Area

5.3.2.2 Area Subject to Further Investigation and Planning

5.3.3 Public Open Space

5.3.4 Servicing Strategy

6.0 IMPLEMENTATION AND CONCLUSION

FIGURES

- Figure 1: Location Plan
- Figure 2: Land Ownership Plan
- Figure 3: Metropolitan Region Scheme
- Figure 4: City of Belmont Local Planning Scheme No 15
- Figure 5: Development Control Areas
- Figure 6: Garvey Park Precinct Study Development Concept Plan
- Figure 7: Garvey Park Carbon Neutral Sites
- Figure 8: Context Analysis
- Figure 9: Approximate Subsurface Profile Extents
- Figure 10: City of Belmont Tree Survey
- Figure 11: City of Belmont Floodway and Flood Fringe
- Figure 12: City of Belmont Infrastructure Plan
- Figure 13: Transperth Bus Routes & Stops
- Figure 14: Opportunities and Constraints Plan
- Figure 15: Precinct and R Code Plan
- Figure 16: Development Area 7 – Structure Plan



TABLES

.....

Table 1	Land Ownership Details
Table 2	Ascot DA7 Structure Plan Summary

PLATES

.....

Plates 1 & 2	Indicative Residential R20/R40 Lots
Plates 3 & 4	Coolgardie Living Stream

APPENDICES

.....

Appendix 1	Certificates of Title
Appendix 2	Geotechnical information
Appendix 3	City of Belmont Tree Survey
Appendix 4	Development Area Structure Plan Options 1 & 2 as Advertised

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

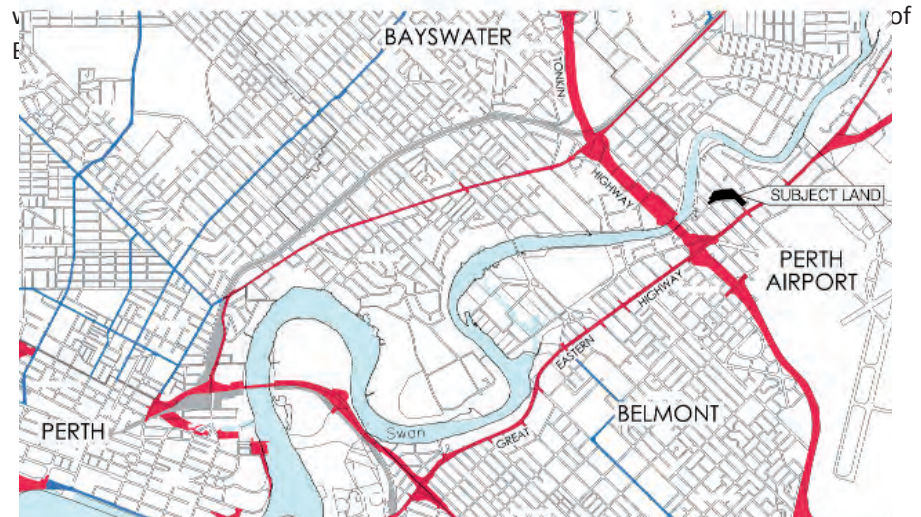


Figure 1: Location Plan

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).

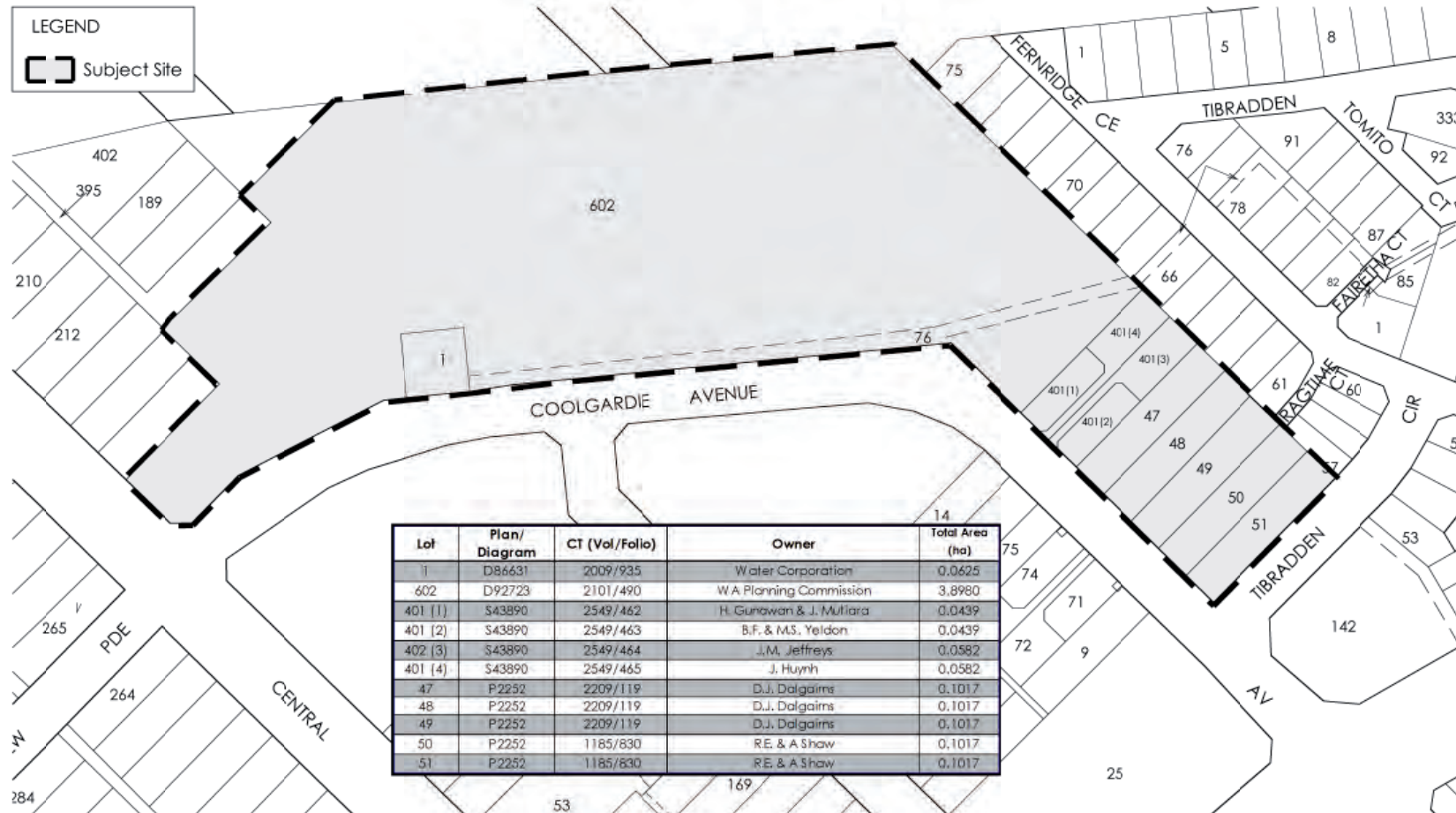
Historically, informal community use of the eastern portion of Lot 602 Coolgardie Avenue (which contains the Coolgardie Living Stream) as a passive recreation area has encouraged a perceived view that the land is reserved for Public Open Space. This is not the case as the land is held in freehold title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

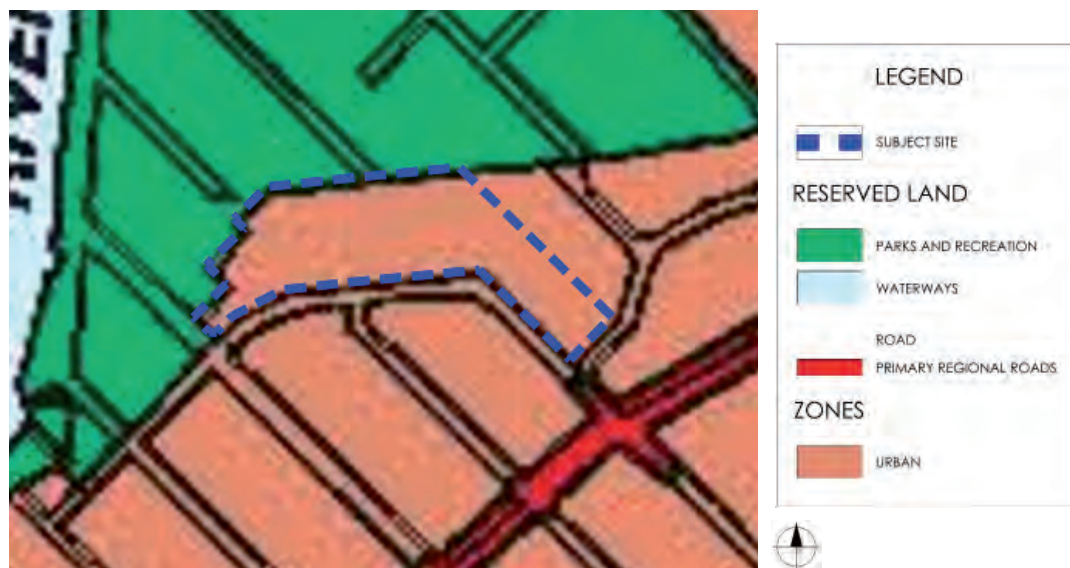


Figure 3: Metropolitan Region Scheme

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.

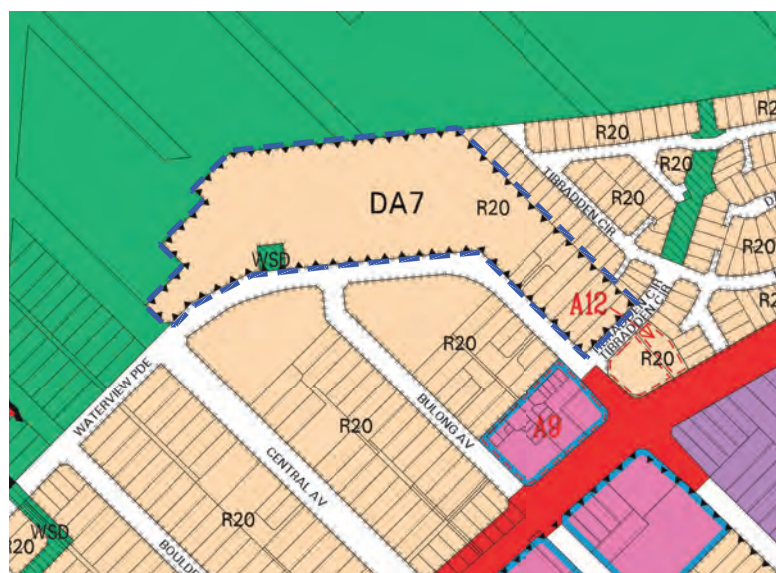


Figure 4: City of Belmont Local Planning Scheme No.15



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.

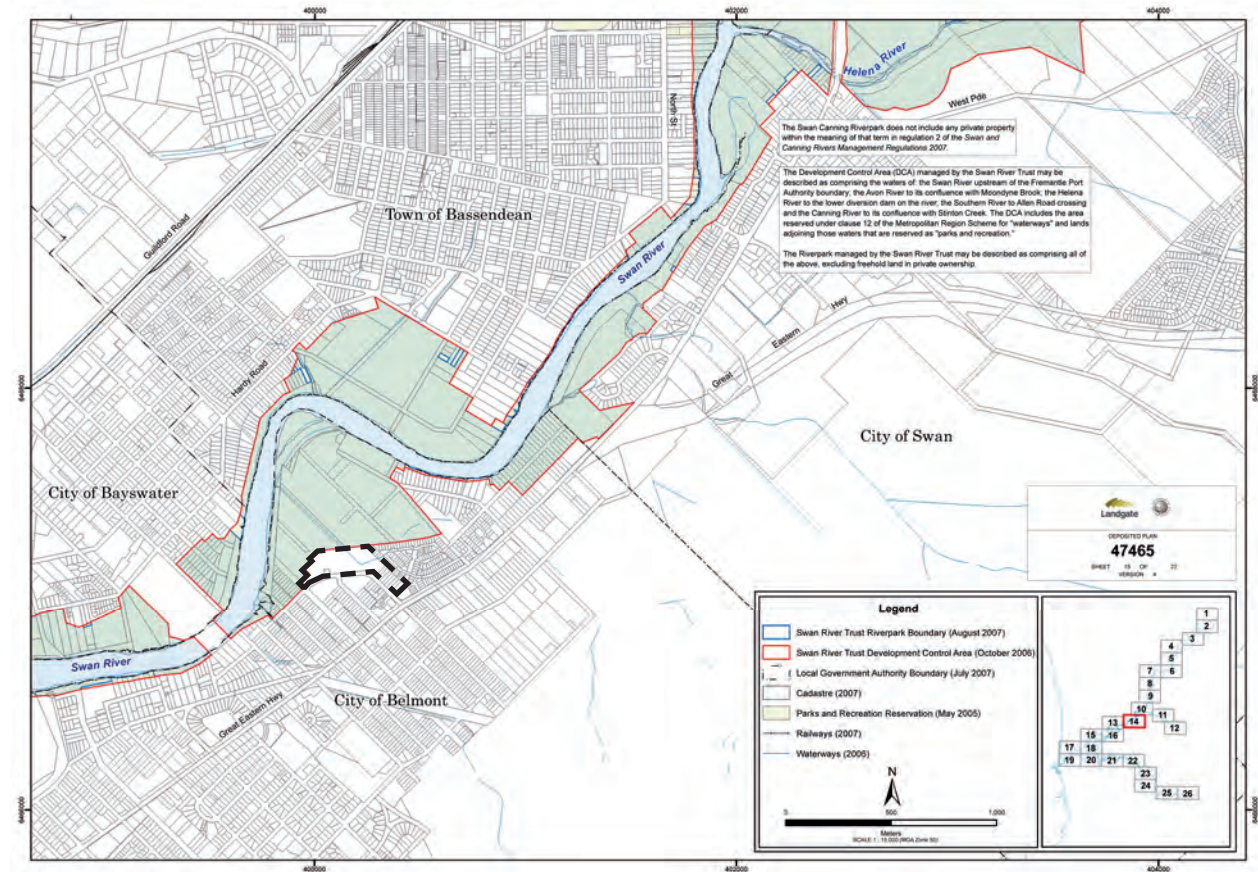


Figure 5: Development Control Areas
Source: City of Belmont

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.

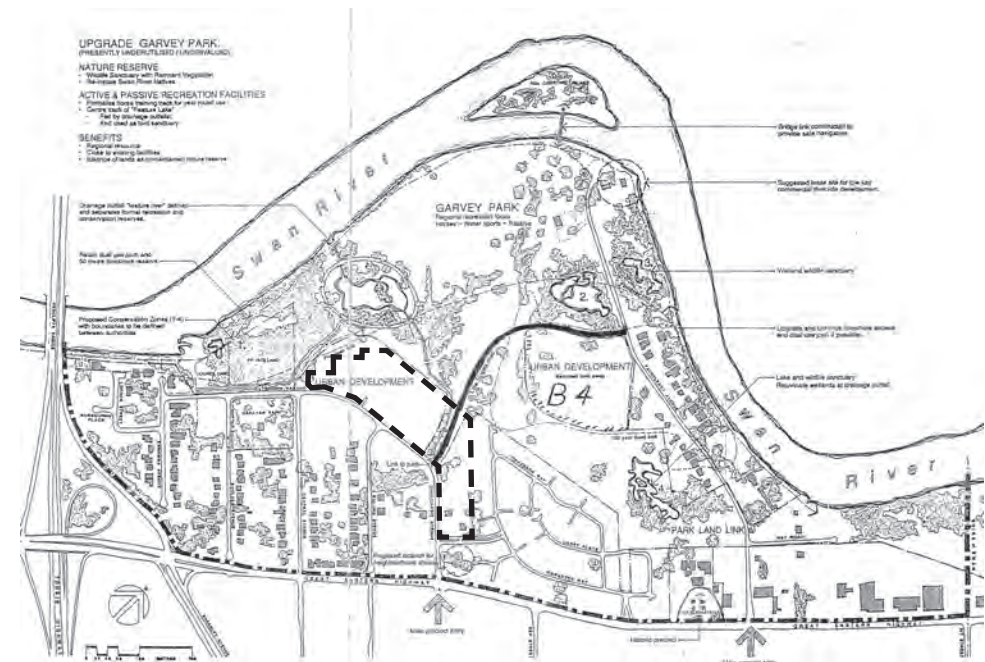


Figure 6: Garvey Park Precinct Study Development Concept Plan
Source: Woodhead Australia

LEGEND
--- Subject Site



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

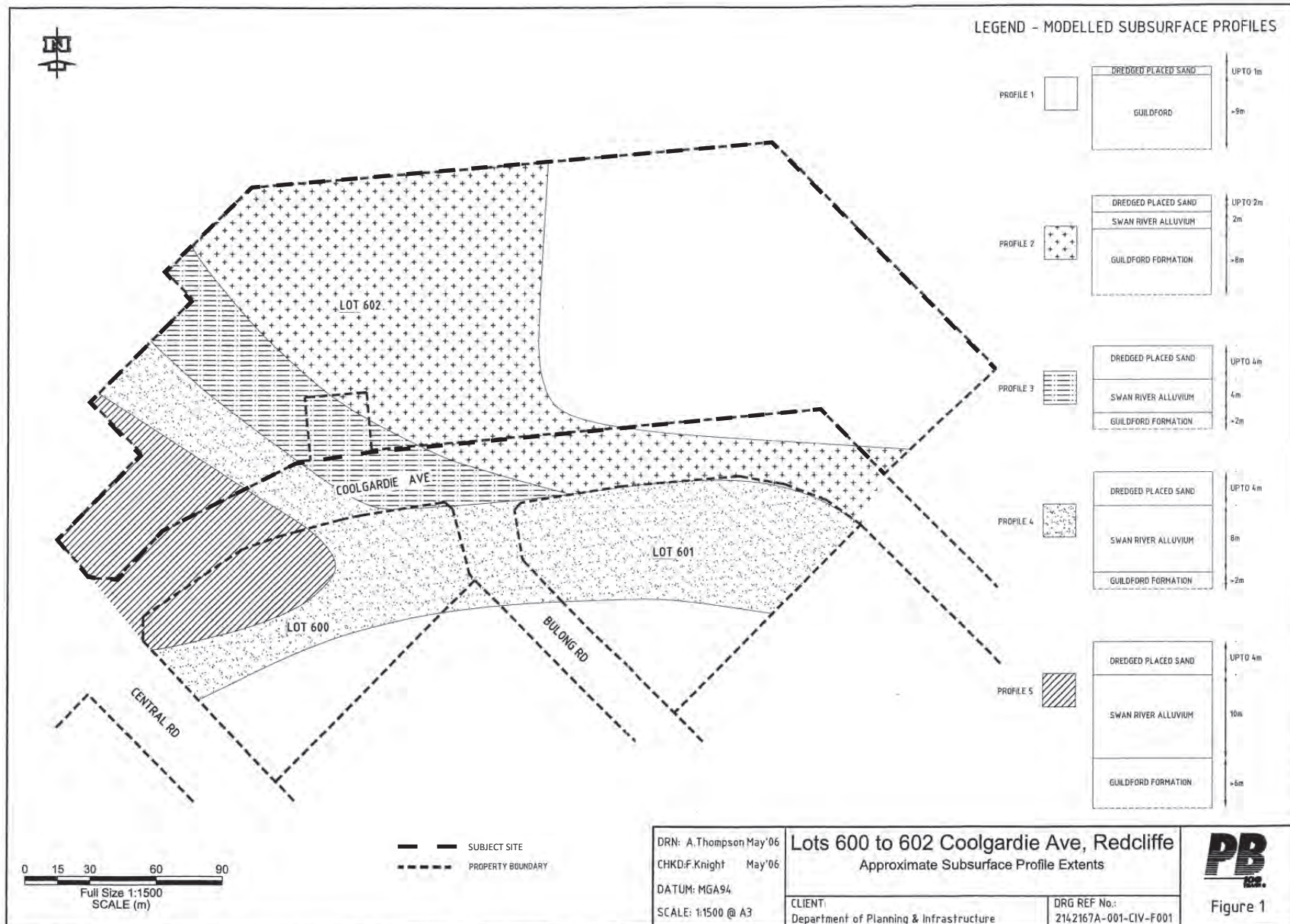
In 1999, the WAPC engaged Wood & Grieve Engineers to undertake preliminary geotechnical investigations over Lot 602 Coolgardie Avenue (refer Appendix 2).

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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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

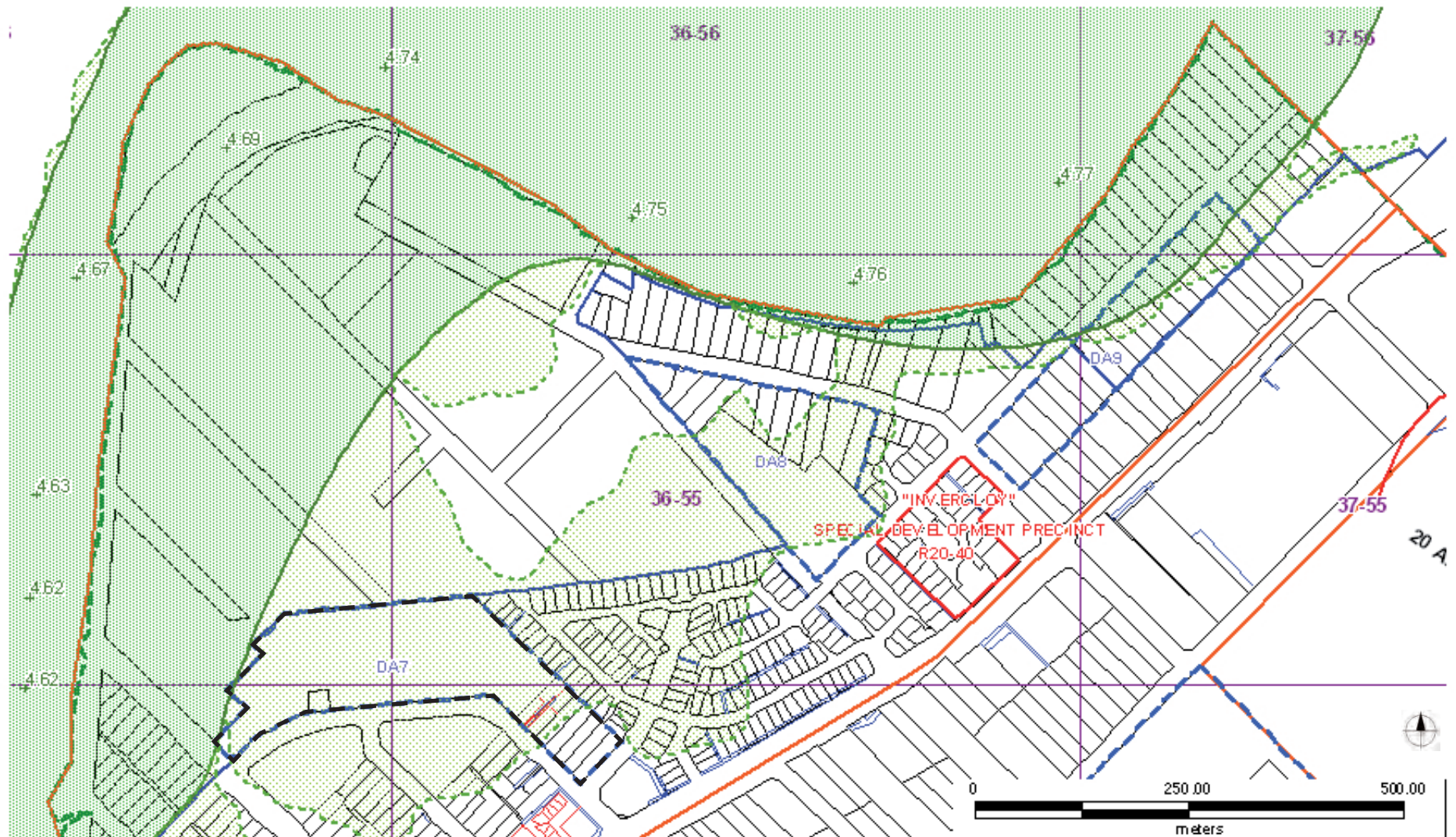
Within the subject site, an open drain or 'Coolgardie Living Stream' is located within Lot 602 Coolgardie Avenue which traverses from south to north. If development is proposed over portions of the Coolgardie Living Stream, the stream will need to be diverted via the proposed POS and implications relating 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.

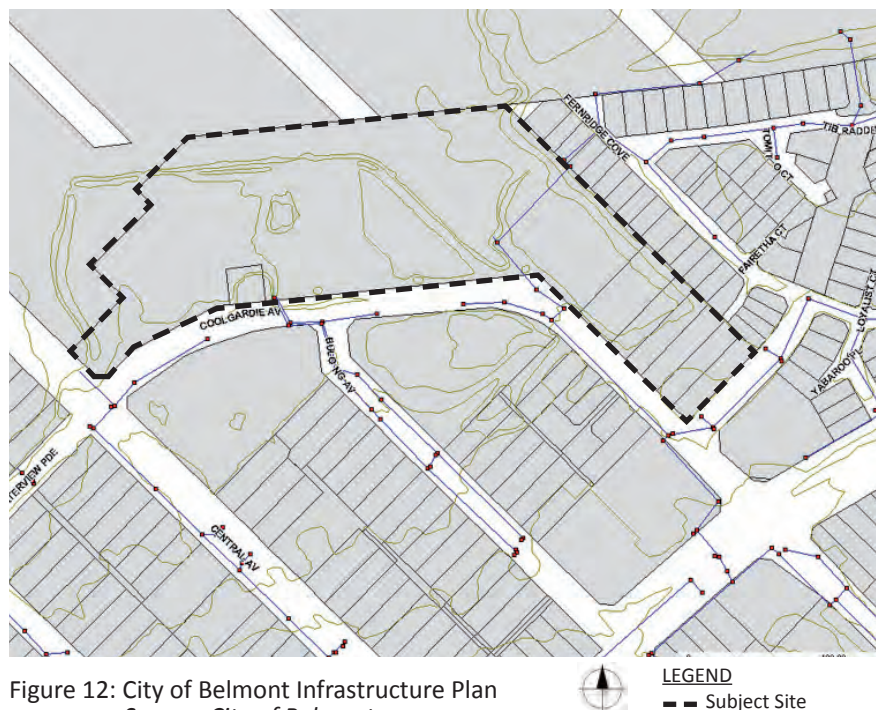
Consultation undertaken with the Water Corporation by Engineers in 1993 showed that, should the subject site be developed for residential purposes and located on imported sand fill, there should be no need for subsoil drainage.

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



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.

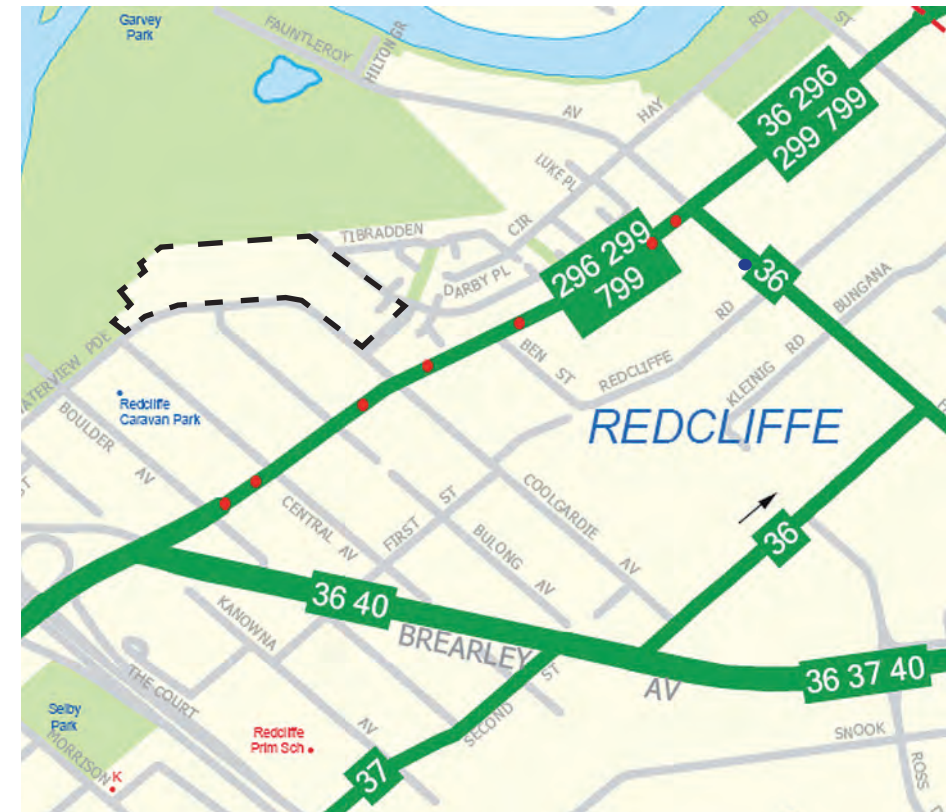


Figure 13: Transperth Bus Routes & Stops
Source: Transperth



- LEGEND**
- Subject Site
 - Bus Routes
 - Bus Stops
 - Depot

4.0 OPPORTUNITIES & CONSTRAINTS

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.



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.

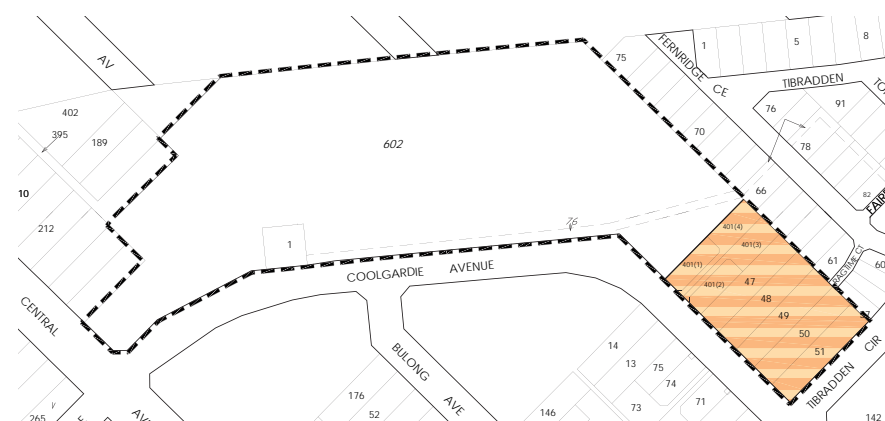
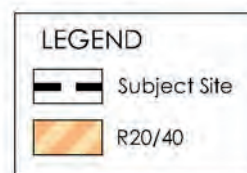


Figure 15: Precinct and R Code Plan

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
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.

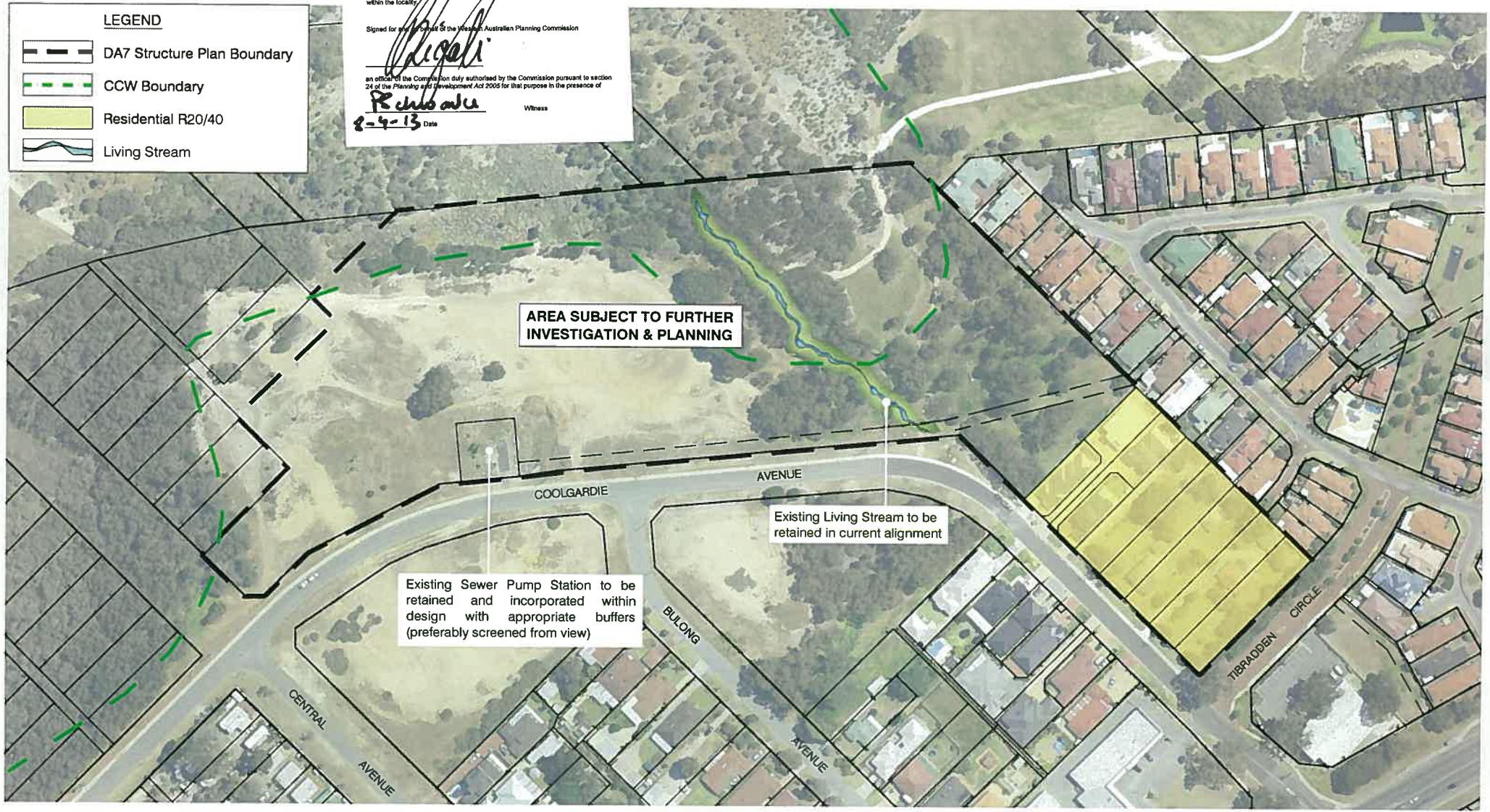
Signed for the Council of the Western Australian Planning Commission

[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

LEGEND

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



ASCOT DEVELOPMENT AREA 7 STRUCTURE PLAN

APPENDICES





APPENDIX 1

.....

Certificates of Title

CT 1185 0830 8

Fol.



APPLICATION H642113

WESTERN



AUSTRIA

VOLUME FOLIO

2209 119

IN THE REGISTER

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

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.

ORIGINAL CERTIFICATE OF TITLE

REGISTRAR OF TITLES

ORIGINAL CERTIFICATE OF TITLE

DATED 11TH JANUARY, 2001

LAND DESCRIPTION:

PORTION OF SWAN LOCATION 29 AND BEING LOTS 47, 48 AND 49 ON PLAN 2252 (SHEET 2),
DELINEATED ON THE MAP IN THE THIRD SCHEDULE HERETO.

REGISTERED PROPRIETOR:

FIRST SCHEDULE (continued overleaf)

VIOLET DAVIESS HURD OF 93 COOLGARDIE AVENUE, REDCLIFFE.

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

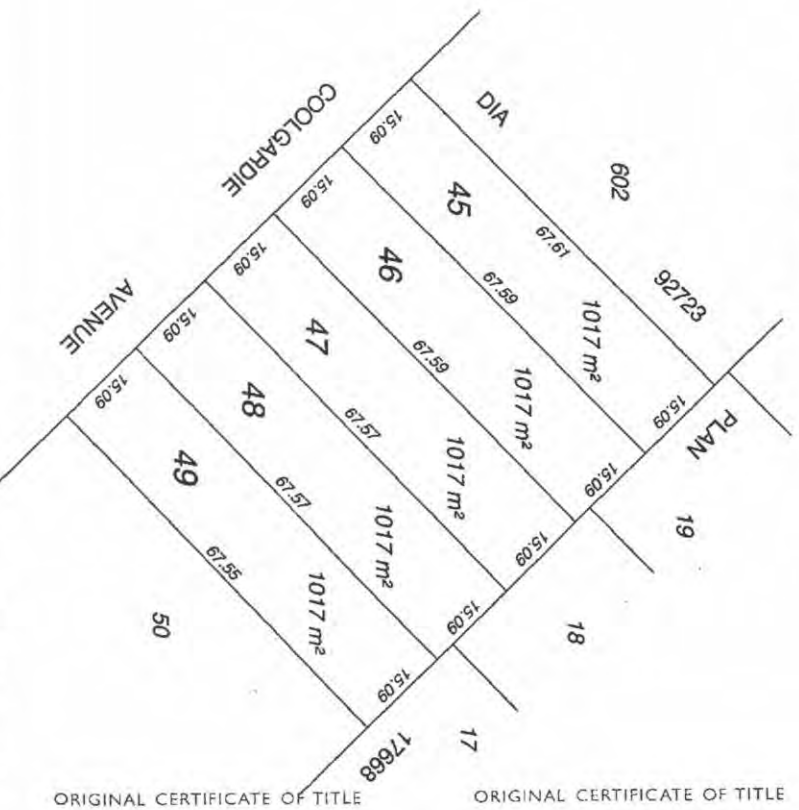
SECOND SCHEDULE (continued overleaf)

ORIGINAL CERTIFICATE OF TITLE

NHL

ORIGINAL CERTIFICATE OF TITLE



THIRD SCHEDULE



ORIGINAL CERTIFICATE OF TITLE

ORIGINAL CERTIFICATE OF TITLE

NOTE: Entries may be affected by subsequent endorsements.

FIRST SCHEDULE (continued)		NOTE : ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS			
PARTICULARS	INSTRUMENT		REGISTERED	TIME	SEAL & INITIAL
	NATURE	NUMBER			
<u>Public Trustee</u> of 565 Hay Street, Perth as Executor of the Will of Violet Daviess Hurd who died on 29.5.2002.	Application	I643395	30.9.03	14.50	 
<u>David Jonathon Dalgairns</u> of 93 Coolgardie Avenue, Ascot.	Transfer	I643396	30.9.03	14.50	

VOLUME FOLIO
2209 119
IN THE REGISTER

SECOND SCHEDULE (continued)	REGISTERED or LODGED	TIME	SEAL & INITIAL	CANCELLATION		REGISTERED or LODGED	SEAL & INITIAL
				NATURE	NUMBER		

WESTERN



AUSTRALIA

REGISTER NUMBER 1/SP43890	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 20/7/2004

 VOLUME
2549

 FOLIO
462

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893 AND THE STRATA TITLES ACT 1985

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.

ES Roberts


REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1 ON SURVEY-STRATA PLAN 43890
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

KRYSITYNE CARTER OF 23B TREVASKIS STREET, KALGOORLIE
(T 1474203) REGISTERED 18 OCTOBER 2005

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

- INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
- *K279901 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 24.7.2007.

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.

-----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: SP43890.
PREVIOUS TITLE: 2547-997.
PROPERTY STREET ADDRESS: 85 COOLGARDIE AV, ASCOT.
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
1474204

WESTERN



AUSTRALIA

REGISTER NUMBER 2/SP43890	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 7/2/2005

RECORD OF CERTIFICATE OF TITLE

 VOLUME
2549

 FOLIO
463

 UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

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.

ES Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 2 ON SURVEY-STRATA PLAN 43890
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

BRYAN FRANCIS YELDON
 MOIRA SUSANNE YELDON
 BOTH OF 87 COOLGARDIE AVENUE, ASCOT
 AS TENANTS IN COMMON IN EQUAL SHARES

(T 1157675) REGISTERED 20 JANUARY 2005

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

- INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

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.

-----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: SP43890.
 PREVIOUS TITLE: 2547-997.
 PROPERTY STREET ADDRESS: 87 COOLGARDIE AV, ASCOT.
 LOCAL GOVERNMENT AREA: CITY OF BELMONT.

WESTERN



AUSTRALIA

REGISTER NUMBER 3/SP43890	
Duplicate EDITION 3	DATE DUPLICATE ISSUED 25/6/2008

RECORD OF CERTIFICATE OF TITLE

 VOLUME
2549

 FOLIO
464

 UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

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.

ES Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3 ON SURVEY-STRATA PLAN 43890
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

JAMES MITCHELL JEFFREYS OF 87A COOLGARDIE AVENUE, ASCOT
 (T1722923) REGISTERED 9 DECEMBER 2003

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
2. EASEMENT BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR VEHICLE ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
3. EASEMENT BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PEDESTRIAN ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
4. EASEMENT BURDEN CREATED UNDER SECTION 5D STRATA TITLES ACT FOR VEHICLE ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
5. EASEMENT BURDEN CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PEDESTRIAN ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
6. K632699 MORTGAGE TO SECURE FUNDING PTY LTD REGISTERED 23.6.2008.
7. *K634237 CAVEAT BY CITY OF BELMONT LODGED 24.6.2008.

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.

-----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: SP43890.
 PREVIOUS TITLE: 2547.997.
 PROPERTY STREET ADDRESS: 87A COOLGARDIE AV, ASCOT.
 LOCAL GOVERNMENT AREA: CITY OF BELMONT.



AUSTRALIA

REGISTER NUMBER	
1/D86631	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2009 FOLIO
935

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.

RG Roberts

REGISTRAR OF TITLES



LOT 1 ON DIAGRAM 86631

LAND DESCRIPTION:

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WATER CORPORATION OF 629 NEWCASTLE STREET, LEEDERVILLE
(A G163535) REGISTERED 30 APRIL 1996

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

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: 2009-935 (1/D86631).
PREVIOUS TITLE: 1839-629.
PROPERTY STREET ADDRESS: LOT 1 COOLGARDIE AV, ASCOT.
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

LT. 37

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application F642571

WESTERN

AUSTRALIA

REGISTER BOOK
VOL. FOL.

Volume 1839 Folio 629

CT 2009 935



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 12th August, 1994

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 29 and being Lot 1 the subject of Diagram 86631, delineated on the map in the Third Schedule hereto.

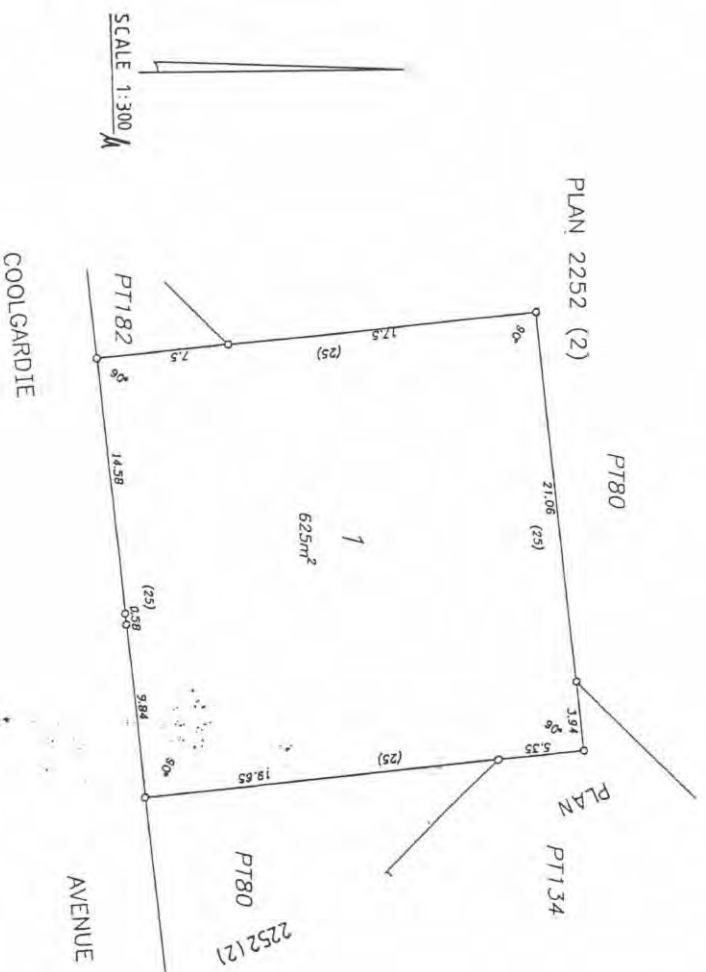
FIRST SCHEDULE (continued overleaf)

~~The State Planning Commission of 469-489 Wellington Street, Perth~~

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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
Superseded - Copy for Sketch Only

Page 1 of 2 pages 2009 VOL. 935

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

Page 1 of 2 pages)
Superseded - Copy for Sketch Only

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENT				
REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
<p>Water Authority of Western Australia of 629 Newcastle Street, Leederville.</p> <p>Application G163535. The registered proprietor is <u>Water Corporation</u> of 629 Newcastle Street, Leederville. By virtue of the <u>Water Agencies Restructure (Transitional and Consequential Provisions) Act 1995</u>. Registered 30th April 1996 at 9:34 hours.</p> <div style="text-align: center;">  </div>	Transfer	F642572	12.8.94	15.16		

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

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CERTIFICATE OF TITLE VOL.

FOL.

2009

935



AUSTRALIA

REGISTER NUMBER	
602/D92723	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

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

VOLUME 2101 FOLIO 490

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.

EC Roberts



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 602 ON DIAGRAM 92723

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN PLANNING COMMISSION OF 469 WELLINGTON STREET, PERTH
(A G441162) REGISTERED 7 APRIL 1997

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

1. F341360 EASEMENT TO THE WATER AUTHORITY OF WESTERN AUSTRALIA. SEE SKETCH ON VOL 2101 FOL 490. REGISTERED 20.10.1993.

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: 2101-490 (602/D92723).
PREVIOUS TITLE: 2009-936.
PROPERTY STREET ADDRESS: 55 FAUNTLEROY AV, ASCOT.
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

LT. 37

ORIGINAL—NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

REGISTER BOOK
V/1 F/1

Application 6441162

WESTERN

AUSTRALIA

Volume 2009 Folio 936

CERTIFICATE OF TITLE

CT 2101 490

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 7th April, 1997

[Signature]
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

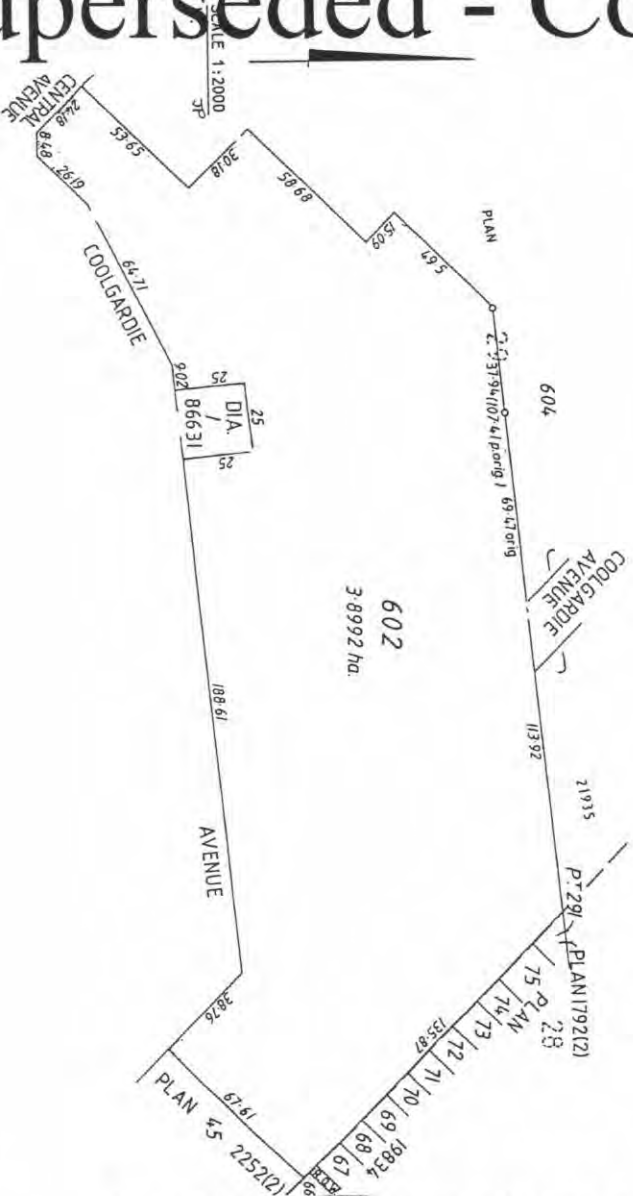
Estate in fee simple in portion of Swan Location 29 and being Lot 602 the subject of Diagram 92723, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

Western Australian Planning Commission of 469 Wellington Street, Perth.

SECOND SCHEDULE (continued overleaf)

1. TRANSFER F341360. The right to enter upon the portion of the within land marked 'A' on the map in the margin for the purpose of exercising certain sewage pipeline rights as set out in the said Transfer is granted to the Water Authority of Western Australia. Registered 20.10.93 at 12.49 hrs.

THIRD SCHEDULE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

Superseded - Copy for Sketch Only

Page 1 of 2 pages 2101 490

LT. 38

FIRST SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

[illegible]

CERTIFICATE OF TITLE VOL. 2101^{FOL.} 490



APPENDIX 2

.....

Geotechnical Information

Wood & Grieve Engineers

04/8959661.

A72
/68



Wood & Grieve
ENGINEERS

Wood & Grieve Pty Ltd
A.C.N. 408 808 786
16 Altona St., West Perth
Western Australia 6005
Facsimile (09) 481 1724
Telephone (09) 321 9925
e-mail wge@inet.net.au

ENQUIRIES: GREG MILNE
PROJECT NO: 15222C

1 April 1997

Ministry for Planning
469 Wellington Street
PERTH WA 6000

Attention: Mr Brett Cross

Dear Sir

**RE: LOT 600-603 GARVEY PARK, REDCLIFFE
FEASIBILITY STUDY**



We are pleased to present a summary of the engineering and servicing issues for the above landholding.

1.0 PROPERTY ZONING

City of Belmont has indicated that an R20 residential zoning is preferred for the above properties.

City of Belmont also advised that the area in Lot 603 which was initially reserved for Freeway construction is currently planned for retention as parks and recreation usage. This will need to be agreed with City of Belmont.

2.0 FLOOD LEVEL

Water and Rivers Commission has advised that a portion of the land is flood-prone during major river flows and a majority of the properties are inside the designated 100 year flood level area.

The 100 year flood level concerning the properties varies between RL 4.6 to RL 4.8.

A minimum habitable level of at least 0.5m above the 100 year flood level is recommended to ensure adequate flood protection. It is therefore estimated that a minimum building pad level for Lots 600 to 602 is RL 5.1 and RL 5.3 for Lot 603.

3.0 EARTHWORKS

Based on existing ground levels, we estimate 129,000m³ of sand fill in Lots 600 to 602 and approximately 10,000m³ for Lot 603 is required to satisfy the recommended flood protection criteria. At the rate of \$10/m³ for imported fill, this would amount to \$1,390,000.

1 Lots 600 and 601 will require retaining walls on the side adjacent to existing lots of about 1.0 to 1.5m high.

City of Belmont has indicated that the soils surrounding Lot 603 predominantly consists of clayey material. A detailed geotechnical investigation is required to determine the exact depth and properties of this material and thus the overall earthworks required in addition to the above.

We suspect the presence of some uncontrolled fill in Lots 600 to 602 and suggest further geotechnical study to verify the nature of the ground in these areas. The geotechnical study will also need to determine the procedure to rectify the above problem.

4.0

DRAINAGE

All road pavements and reserves will need to be drained with a piped drainage system designed in accordance with Australian Rainfall and Run-off and the City of Belmont criteria.

Lots 600 to 602

Disposal of stormwater run-off from the road pavements and reserves will be achieved by connection to City of Belmont's drainage system.

Disposal of stormwater from the individual lots will be achieved by the construction of soak wells by the lot owners at the time of housing or building construction.

In the case of unsuitability for using soak wells due to ground condition, the stormwater run-off from individual lots will need to be discharged into City of Belmont's drainage system.

City of Belmont has advised that Lot 602 is not included in the City's overall drainage catchment and any upgrades required to accommodate the additional stormwater discharge from this lot will be met by the developer.

Lot 603

Individual lots stormwater disposal will discharge into an open drain at the back of the existing Tibbradden Estate. Some cost sharing may be required with the developer of the Tibbradden Estate.

5.0

SEWER RETICULATION

Water Corporation of WA advised on the 17 March 1997 that the above properties are included in the overall sewer planning scheme.

Extensions of some 225dia sewer pipes in Coolgardie Avenue, Bulong Avenue and proposed Lilian Grove may be required to serve the above properties.

6.0 WATER SUPPLY

Water Corporation of WA has advised that there are water services located within the locality of the above sites.

Assuming the development is to be of similar density to the nearby Tioradden Estate, Water Corporation has indicated that existing pipes are required to be upgraded to service the properties.

7.0 ROADWORKS

City of Belmont has advised that a suitable access road, preferably from Fauntleroy Avenue, is required for Lot 603.

All other lots have gazetted and constructed road frontage.

8.0 OTHER SERVICES

AlintaGas and Western Power have advised that there are existing services within the locality of the above sites and we anticipate that there will be no difficulties extending these services to the proposed development sites.

Telstra has advised that an upgrade of the existing network will be required since there is no capacity in existing services available for the sites.

We trust the above assessment is satisfactory for your current needs. Should you have any queries or require further information, please contact the undersigned.

Yours faithfully


Greg Milne
for Wood & Grieve ENGINEERS

ENQUIRIES: GREG MILNE
PROJECT NO: 15222C

23 February 1999

Ministry for Planning
469 Wellington Street
PERTH WA 6000

Attention: Mr Brett Cross

Dear Sir

**RE: LOT 600-602 GARVEY PARK, REDCLIFFE
GEOTECHNICAL INVESTIGATION**

Please find enclosed two (2) copies of the geotechnical report prepared by Golder Associates for the above properties.

The investigation highlighted variable ground conditions dominated by a band of sub-surface peaty soil mixed with clay and silt. This material is considered by the geotechnical consultants to be of riverine origins, probably from a former course of the Swan River as summarised in the report's Executive Summary. The net result is that much of the site is unsuitable for traditional residential or commercial construction. Development of this area, identified as Area 3, would require deep piled footings probably at prohibitive cost.

The exception is about 2.5 hectares of the eastern portion of Lot 602, where the riverine sediments do not occur and the soil is stiff to hard clayey soils, overlain in some areas by sand fill. If these areas, identified as Areas 1 and 2 are filled to a suitable level above the 100 year flood with compacted sand fill, they could achieve a Site Classification of 'S' which would be suitable for modified traditional construction techniques.

It may also be possible to modify some areas of Area 3 in Lot 602 by sand replacement techniques where the depth of peaty soils is restricted to up to 3 metres depth. In this case, possibly up to one additional hectare may be available by removing the peaty soils and replacing with compacted sand fill. This process would be limited by the depth of peat to be removed, ground water levels and overall economics of this option.

It would appear from the investigations that Lot 601 is unsuitable and lot 600 may be marginal for development due to the sub-surface peaty soils. Of particular concern with these lots, is the possible impact of ground improvement works on adjacent properties due to settlement or vibration.

In summary, therefore, it would appear the only portion of the properties suitable for economical development is likely to be the eastern half of Lot 602. This area could be used for residential, commercial or recreational purposes. The balance of Lot 602 and Lots 600 and 601 are unsuitable for economical development based on traditional construction techniques and are likely best used for POS or recreational purposes.

An option to maximise site usage may be to develop Lot 602 as a sporting complex with indoor facilities on the eastern portion and outdoor on the balance.

Whatever the site usage proposed, the site should be subjected to further detailed site assessment as recommended in the geotechnical report to clearly and accurately identify areas of the site suitable for development.

We trust the report and our summary adequately conveys the current site conditions to you and identifies the constraints for development. If further investigation of the suitable portions of the site are required, we would be pleased to assist the Ministry conduct these investigations and feasibility. If there are further queries relating to this report, we would be pleased to discuss them at your convenience.

We will forward accounts for Golder Associates and our services under separate cover.

Please contact the undersigned if you have any queries.

Yours faithfully


Greg Milne
for Wood & Grieve ENGINEERS

attached Geotechnical Reports



**Parsons
Brinckerhoff**

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Subiaco WA 6008
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Subiaco WA 6904
Australia
Telephone +61 8 9489 9700
Facsimile +61 8 9380 4080
Email perth@pb.com.au

ABN 84 797 323 433
NCSI Certified Quality System ISO 9001

Our reference: LT4:16415:fk

Your reference: Lots 600 to 602 Coolgardie Avenue, Redcliffe

5 May 2006

Jim Chesterman
Department of Planning & Infrastructure
Albert Facey House
469 Wellington Street
Perth, WA, 6000

Dear Jim

Lots 600 to 602 Coolgardie Avenue, Redcliffe

Parsons Brinckerhoff has conducted a site walkover and surface inspection of the above site on 4 May 2006. It is understood that DPI want to move material from this site to other locations.

The site was relatively flat with a sandy surface. A number of stockpiles have been placed at the site. A sketch of the site is attached showing the materials observed on site and approximate locations of the stockpiles.

During the site visit the following materials were observed:

1. SAND, fine to coarse grained, brown/yellow.
2. SAND, fine to coarse grained, light grey/brown, large shell fragments throughout.
3. SAND, fine to medium grained, grey/brown.
4. Gravelly SAND, fine to medium grained, brown. Gravel is fine to coarse sized. Broken bitumen pieces throughout.
5. TOPSOIL, SAND, fine to medium grained, dark brown with organic fines (estimated to be greater than 2% by mass) and Clayey SAND lumps throughout.
6. SAND, fine to medium grained, light grey.

Materials 1, 2, 3, 4 and 6 are judged to be suitable for use as engineered fill. Material 5 is judged not to be suitable for fill construction as it contains organic fines (estimated to be greater than 2% by mass) and some clays.

PB recommend that material from the west side of Lot 602 is removed first as this area is underlain by approximately 10m of Swan River Alluvium and is likely to be uneconomic for future development.

Lot 600, Lot 601 and the east side of Lot 602 are all potentially developable and the material on these lots is likely to be an asset if surcharge preloading prior to construction is undertaken.



.../2

PB are continuing with the assessment of possible site soil improvement treatments. At this stage we plan to provide feasibility cost estimates for stone columns and surcharge preloading solutions. We aim to provide the results of these studies next week.

Please do not hesitate to contact me should you require further clarification on any of these points.

Yours sincerely

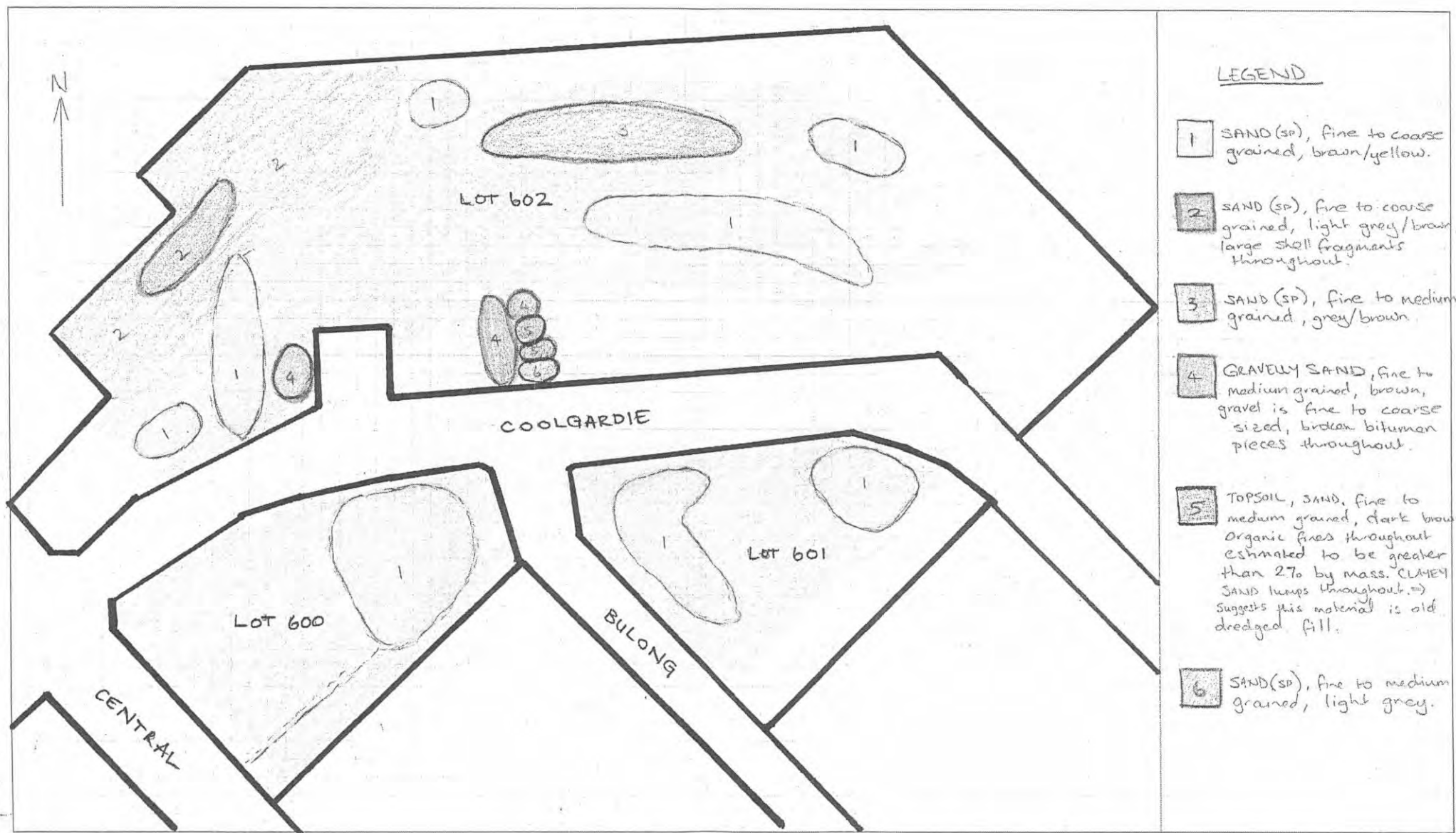
A handwritten signature in black ink, appearing to read 'Adam Wilmot', written in a cursive style.

Adam Wilmot
Senior Geotechnical Engineer
Parsons Brinckerhoff Australia

Attachments:

Sketch showing materials observed and approximate stockpile locations

Job LOTS 600 TO 602 Design FK Office Perth
COOLGARDIE AVE Date 4/5/2006 Job No. _____
REDCLIFFE Checked _____ Page No. _____
 Date _____





**Parsons
Brinckerhoff**

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ABN 84 797 323 433
NCSI Certified Quality System ISO 9001

Our reference: LT4:16452:fk
Your reference: Lots 600 to 602 Coolgardie Avenue, Redcliffe

15 May 2006

Jim Chesterman
Department of Planning & Infrastructure
Albert Facey House
469 Wellington Street
Perth, WA, 6000

Dear Jim

Lots 600 to 602 Coolgardie Avenue, Redcliffe

Parsons Brinckerhoff were commissioned by DPI to assess possible site soil improvement treatments including stone columns and surcharge preloading solutions to enable feasibility cost estimates prior to residential development of the above site. It is understood that DPI plan to develop part of the site and excise part of the site to Garvey Park.

Previous Investigations

A previous preliminary geotechnical investigation was conducted by Golder and Associates in February 1999 and the associated report (Ref: 98640048) has been the key document used by PB for information when assessing possible ground improvement treatments. Where information was not available, material parameters for Swan River Alluvium have been assumed based on locally published geotechnical papers.

Subsurface Conditions

The subsurface conditions vary across Lots 600, 602 and 603. The site is immediately underlain by dredge placed sand fill which is up to 4m thick in some areas. Underlying the sand fill across parts of the site is Swan River Alluvium which varies in thickness from 2m to 10m. The Swan River Alluvium consists of interbedded clayey silts, silty clays and occasional peaty lenses generally in a soft to firm condition. The Swan River Alluvium is underlain by Guildford Formation which consists of various sequences of interbedded clays and sands which are in a stiff to very stiff condition. Where Swan River Alluvium is not present, the uncontrolled sand fill is immediately underlain by Guildford Formation. Figure 1 illustrates the varying subsurface profiles across the site. The varying subsurface profiles are hereon referred to as Profiles 1 – 5.

The Swan River Alluvium is likely to be subject to significant consolidation through the application of a load (house construction) and would need to be treated (densified) prior to any construction. Two options to achieve this are discussed below.

Stone Columns (Vibrocompaction) Option

Vibrocompaction is a technique where a vibrating tool jetted and vibrated into the ground densifies the soils through which the tool passes. A stone column is created by backfilling the hole created by the tool with stone cobbles. This densifies the natural soils.

A target modulus of 50MPa is required of the treated soil to meet a site classification of S in accordance with AS2870, Residential Slabs and Footings.

Cocks and Hillman (1998) provide an approximation of the treated soil modulus based on the modulus of the existing soil, the modulus of the stone column and the spacing between the columns. Using this methodology with an approximated modulus of the existing untreated soil of 5MPa, a modulus of the stone columns of 150MPa and 1.2m diameter columns in an equilateral triangle pattern, the stone columns are required to have 2.0m centre to centre separation (i.e 0.8m apart). A copy of PB's calculations including parameters used can be provided upon request. Table 1 summarises the number of stone columns required and the associated cost for differing thicknesses of Swan River Alluvium (profiles 2 – 5).

Table 1: Stone Column Costs

	Approx Total Area (m ²)	Number of Stone Columns Required	Cost (based on \$75 per linear metre)
Profile 2 (SRA 2m thick)	17800	8902	\$1,34,000
Profile 3 (SRA 4m thick)	5400	2702	\$811,000
Profile 4 (SRA 8m thick)	12600	6302	\$3,780,000
Profile 5 (SRA 10m thick)	6400	3202	\$2,402,000

Surcharge Preloading Option

Alternatively the whole site could be surcharge preloaded to ensure that any settlement likely to occur within the existing site soils happens prior to development. Surcharge preloading consists of stockpiling a large amount of soil on a site to induce settlement/consolidation prior to development. The load should be greater than that anticipated to ever be applied to the site post subdivision development. The stockpile is left on site while any settlement that occurs is monitored. When consolidation has sufficiently occurred, the stockpile can be moved to another part of the site.

Primary and secondary settlement has been estimated under a 2 story house load (approximately 40KPa). Table 2 summarises the estimated primary and secondary consolidation for the varying thicknesses of Swan River Alluvium (soil profiles 2 – 5) under a load of 40KPa.

Table 2: Estimated Consolidation

	Primary Consolidation (mm)	Secondary Consolidation (mm)	Total Consolidation (mm)
Profile 2 (SRA 2m thick)	140	50	190
Profile 3 (SRA 4m thick)	280	90	370
Profile 4 (SRA 8m thick)	560	180	740
Profile 5 (SRA 10m thick)	700	230	930

To ensure that the residential structures do not undergo significant secondary consolidation, the surcharge load is increased to induce total design settlement prior to construction. Therefore, the surcharge load would require 190mm, 370mm, 740mm and 930mm for soil profiles 2, 3, 4 and 5 respectively, of settlement to occur under primary consolidation. This would require a minimum surcharge load of 60KPa. Further increasing the load to 100KPa would decrease the amount of time for this target design settlement to occur. A 100KPa surcharge load would be 6.7m high and the time for consolidation to occur would vary depending on the soil profile. A copy of PB's calculations including parameters used can be provided upon request. Table 3 shows the length of time required for consolidation to occur over the varying soil profiles using a coefficient of consolidation of $5\text{m}^2/\text{year}$ and the amount of material required (surcharge load) for the area of each soil profile. The estimated cost is based on \$22 per cubic metre of imported material.

Table 3: Time of consolidation and cost of required material

	Consolidation Time (months)	Amount of material required (m^3)	Cost (\$)
Profile 2 (SRA 2m thick)	1 month	120,000	\$2,640,000
Profile 3 (SRA 4m thick)	4 months	36,000	\$792,000
Profile 4 (SRA 8m thick)	15 months	84,000	\$1,848,000
Profile 5 (SRA 10m thick)	24 months	43,000	\$946,000

Of the two methods investigated, the stone column treatment is generally cheaper than large scale surcharge preloading. However, any residences that may be constructed following treatment of the site should be given a site classification of "W" to allow for any variation in the underlying soil profiles.

There may be opportunities to re-use some of the stockpile material already at the site, and surcharge preload portions of the site at a time, rather than try to treat the whole site at once. These measures would significantly reduce the cost of the surcharge preloading option.

The stone column cost may have been slightly under estimated as there is no allowance for removing the existing fill to allow access for the vibrofloatation tool.

In summary, a soil treatment cost of between \$2,000,000 and \$3,000,000 would be expected if all of the site underlain by soil profile 2 were to be developed. An additional \$1,000,000 to \$2,000,000 may be required to treat all of Lots 602 and 603 for development.



.../4

Please do not hesitate to contact me should you require further clarification on any of these points. Please find attached our invoice for the works carried out to date, including the assessment of the suitability of the existing site fill materials provided in our letter of LT4:16415.fk May 2006.

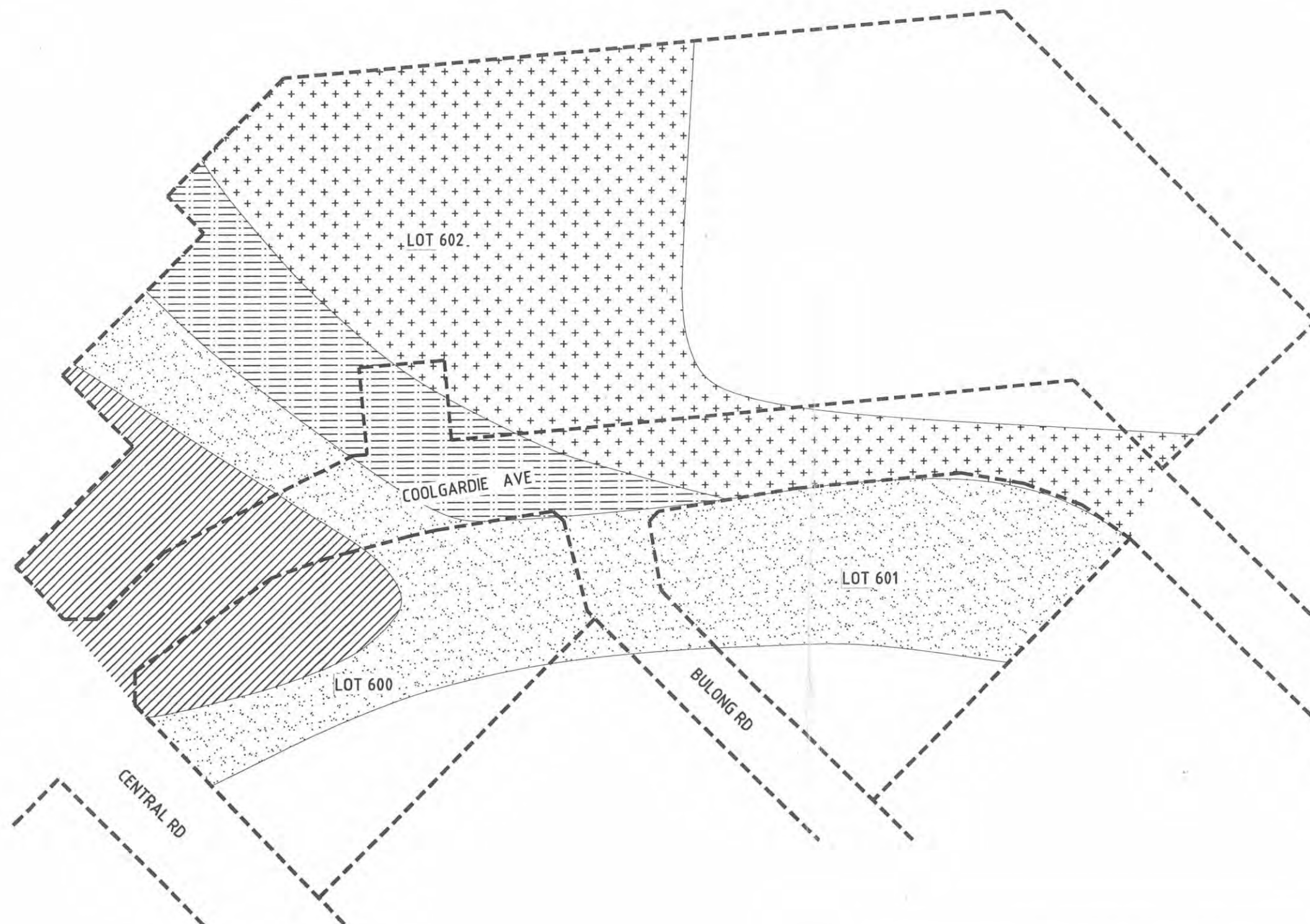
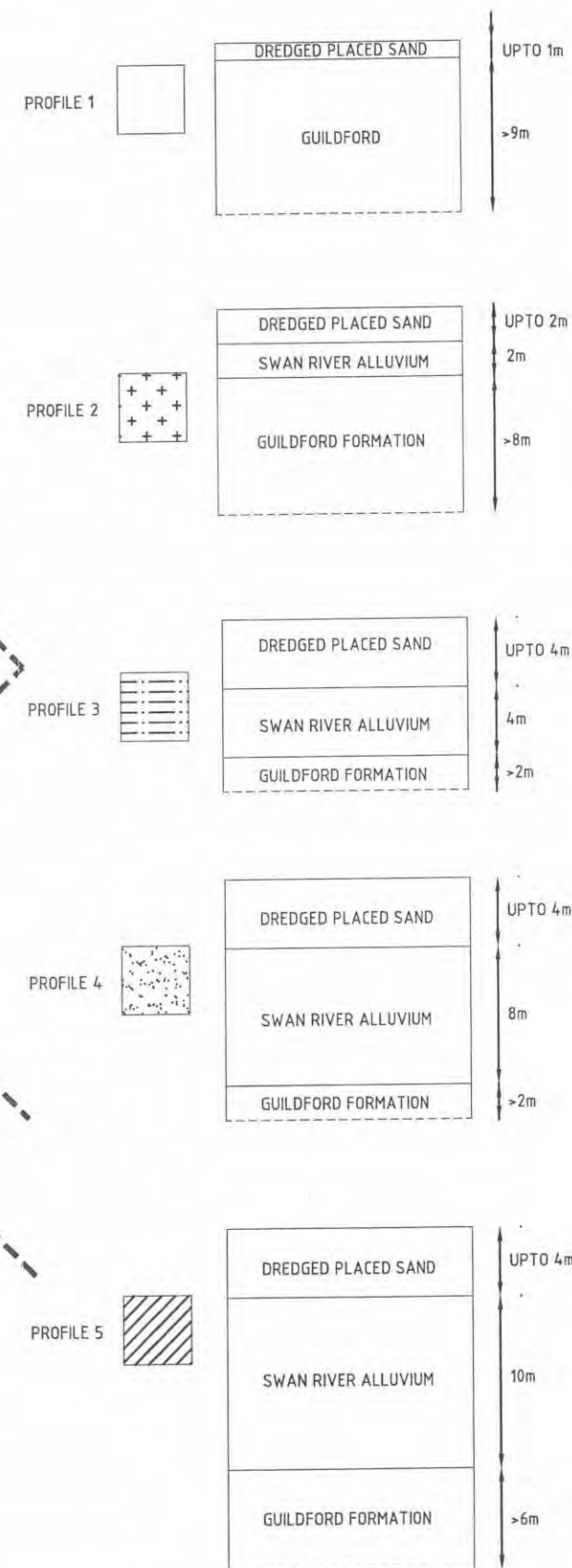
Yours sincerely

A handwritten signature in black ink, appearing to read 'Adam Wilmot'.

Adam Wilmot
Senior Geotechnical Engineer
Parsons Brinckerhoff Australia

Attachments: Figure 1: Subsurface Profiles

LEGEND - MODELLED SUBSURFACE PROFILES



DRN: A.Thompson May'06
CHKD:F.Knight May'06
DATUM: MGA94
SCALE: 1:1500 @ A3

Lots 600 to 602 Coolgardie Ave, Redcliffe
Approximate Subsurface Profile Extents

CLIENT:
Department of Planning & Infrastructure

DRG REF No.:
2142167A-001-CIV-F001

PB
122.
Figure 1



APPENDIX 3

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City of Belmont Tree Survey

Development Area 7 – Ascot

The flooded gum (*Eucalyptus rudis*) trees in DA areas 7, 8 & 9 are part of the Southern River vegetation complex. 17% of the original extent of this complex still remains in the Perth Metropolitan Region (Bush Forever, 2000).

Ecologically, flooded gum is one of the most important trees in the metropolitan region. The foliage and bark support a variety of insects, which in turn are eaten by predatory insects and birds. With an extended flowering season, flooded gum is an important source of food for nectar-feeding insects and birds.

Mature flooded gums develop hollows that are used as nesting sites for native wildlife such as bats, possums and birds. Trees in the south-west of WA rarely form hollows until they are over 120- 150 years old. Retention of mature trees of this age is therefore important. Hollows at the base of flooded gums are used as nesting sites for waterbirds, particularly ducks. The horizontal forking branches are ideal for birds that build nests out of sticks such as darters and white-faced herons. The dead branches are used for nesting and roosting by birds such as cormorants, egrets and herons.

Casuarina obesa (swamp sheoak) is a small tree growing to 14 metres in height, and has a dominant stem for much of its height when growing in closed stands on favourable sites and has a life span of more than 60 years. Generally, swamp sheoak trees have an erect trunk with erect, but sometimes spreading, branches. The bark is thick, fissured and darkish grey in colour.

In the south-west of Western Australia, swamp sheoak is an essential riparian species, tolerant of saline and waterlogged areas and is used to achieve land and nature conservation outcomes. The species is useful as a soil stabiliser, as a windbreak and can provide habitat for fauna.



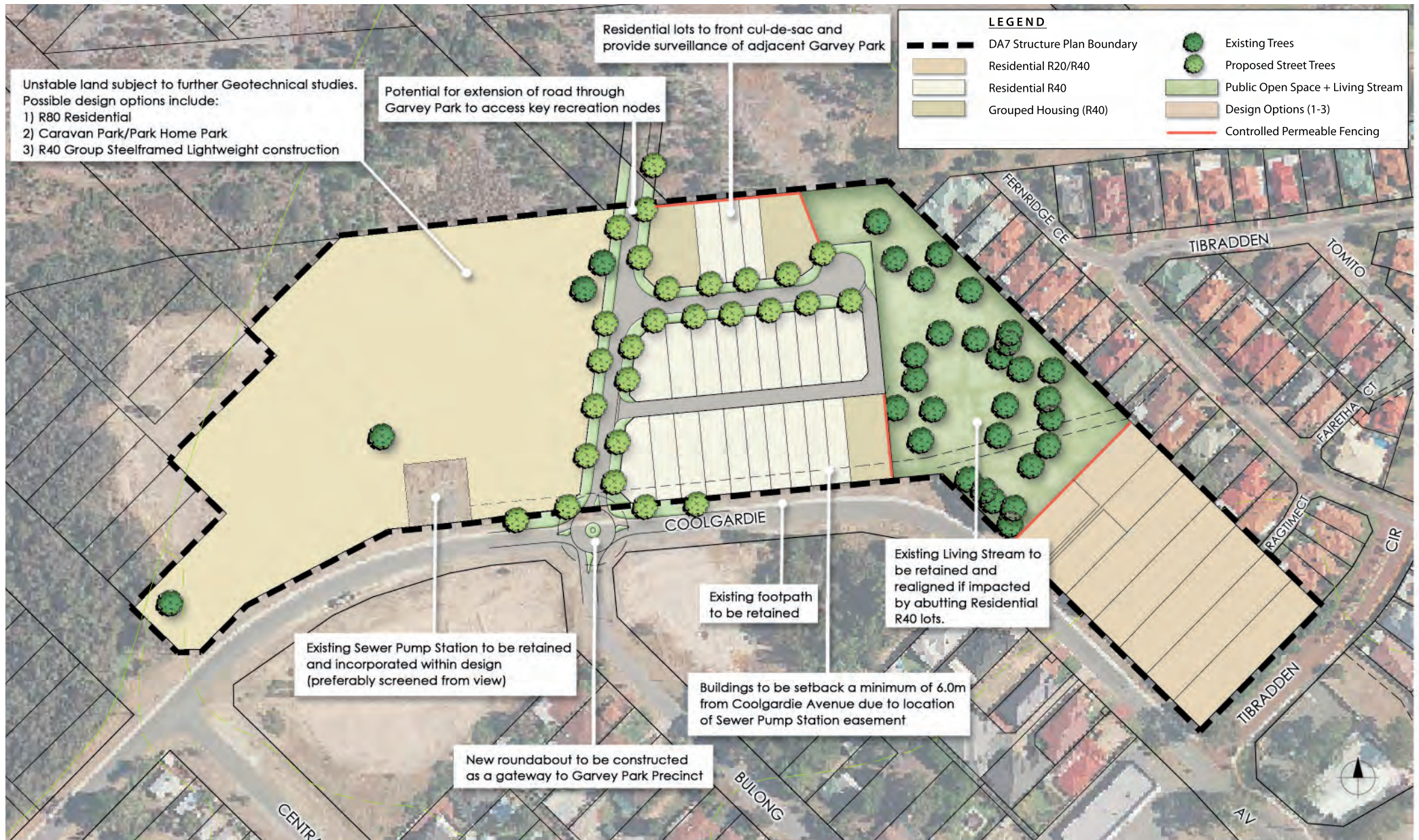
ID #	DATE	CROWN COND.	AGE RANGE	SPECIES	COMMENTS
225	9/04/2009	Average	Mature	Eucalyptus rudis (flooded gum)	significant tree
226	9/04/2009	Good	Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~9 trees
227	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~7 trees
228	9/04/2009	Average	Mature	Casuarina obesa (swamp sheoak)	significant tree
229	9/04/2009		Mature	Eucalyptus rudis (flooded gum)	significant tree
230	9/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~8 trees
231	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree
232	9/04/2009	Average	Mature	Eucalyptus rudis (flooded gum)	significant tree with habitat hollows
233	9/04/2009	Average	Mature	Eucalyptus rudis (flooded gum)	significant tree with habitat hollows
234	9/04/2009	Good	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree with a potential to develop into a large specimen
235	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~3 trees
236	9/04/2009	Fair	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree with a potential to develop into a large specimen
237	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree with a potential to develop into a large specimen
238	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	clump of ~3 significant trees
239	9/04/2009	Good	Mature	Eucalyptus rudis (flooded gum)	significant tree
240	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree
241	9/04/2009	Good	Mature	Eucalyptus rudis (flooded gum)	signiicant tree
246	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
247	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
248	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
249	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
250	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
251	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
252	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
253	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
254	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
255	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
256	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
257	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
258	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
260	15/04/2009		Mature	Casuarina obesa (swamp sheoak)	
262	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
264	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
265	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
266	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
267	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
268	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
269	15/04/2009		Semi-mature	Casuarina obesa (swamp sheoak)	
270	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
271	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	E. rudis x 2
272	15/04/2009		Mature	Pinus halepensis	P. halepensis x 3
273	15/04/2009		Mature	Pinus halepensis	P. halepensis
274	15/04/2009			Casuarina obesa (swamp sheoak)	
275	15/04/2009		Semi-mature	Casuarina obesa (swamp sheoak)	
276	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
277	15/04/2009		Mature	Casuarina obesa (swamp sheoak)	numerous specimens



APPENDIX 4

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Development Area 7 Structure Plan Options 1 and 2 as Advertised



DEVELOPMENT AREA 7 STRUCTURE PLAN - OPTION 1

As Advertised



DEVELOPMENT AREA 7 STRUCTURE PLAN - OPTION 2

As Advertised