

Enquiries: Bruce Gardner – (08) 9345 8747

18 December 2006

The Secretary
Western Australian Planning Commission
Albert Facey House
469-489 Wellington Street
PERTH WA 6000

Dear Sir

RE: DESIGN LAYOUT PLAN – HAMILTON LAKES – PT LOT 30 HN 63 HUTTON STREET, STIRLING

On the 7 February 2006 Council resolved in respect of the above:

- "1. That the application for an amendment to the Design Layout Plan to apply an R40 density to Pt Lots 30, HN 63 and 65 Hamilton Street and portion of Lot 29, HN 37 Hamilton Street, Stirling be ADVERTISED and referred to the Western Australian Planning Commission for comment.**
- 2. That the Princeton Estate Development and Building Guidelines (Phase two) be modified to reflect the proposed R40 grouped housing site and address the relevant design issues outlined in this report to the satisfaction Manager Policy and Strategic Development prior to being ADVERTISED concurrently with the amendment to the Design Layout Plan.**
- 3. That should no objections to the proposals be received and the Western Australian Planning Commission support the amendment, the modifications to the Design Layout plan and the Development and Building Guidelines be APPROVED."**

The advertising period for a modification to the Design Layout Plan expired on 13 December 2006. The City received no objections on the proposal. In accordance with the Council resolution and Schedule 9 of the City's District Planning Scheme No 2, your approval to the modified Structure Plan is required.

I enclose a copy of the report submitted to Council on the proposal and the applications. Your approval is now requested.

Should you have any queries on the above please contact me on the above number.

Yours sincerely

**Bruce Gardner
SENIOR STRATEGIC PLANNER
POLICY & STRATEGIC DEVELOPMENT**

Enc:

2007 12:05

DPI METRO PLANNING

No. 3243

ATT: BRUCE GARDNER - CITY OF STIRLING
MAUREEN HEGARTY - ROBERTS DAY



Western
Australian
Planning
Commission
50 years

Our ref: 808/2/00/7PV4
Your ref:
Enquiries: David Carter (Ph 9264 7678)

Chief Executive Officer
City of Stirling
City Administrative Centre
Civic Place
STIRLING WA 8021

Dear Sir/Madam

**PROPOSED AMENDMENT TO THE HAMILTON LAKES PRECINCT DESIGN LAYOUT
PLAN (WAPC REF: 808/2/00/7PV4)**

I refer to your correspondence dated 19 December 2006 requesting an adoption on an amendment to the Design Layout Plan. In this regard the Western Australian Planning Commission resolved that pursuant to Schedule 8 of the City of Stirling District Planning Scheme No. 2 to adopt the proposed Amendment to the Hamilton Lakes Precinct Design Layout Plan, as a guide for consideration of subdivision and other statutory matters, subject to the adoption of the Implementation Strategy.

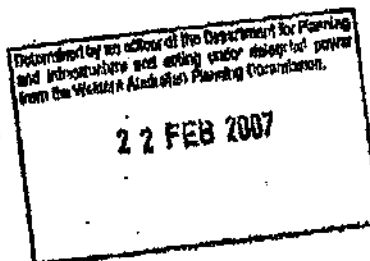
Further I advise that the Commission's adoption of the proposed Amendment should not be construed as support for the indicative development plan for the subject site.

Yours faithfully

Nola C. Givovitz

for Moshe Givovitz
Secretary
Western Australian Planning Commission

26 February 2007

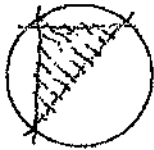


Cc: Roberts day Town Planning and Design
GPO Box 8389
EAST PERTH WA 8892



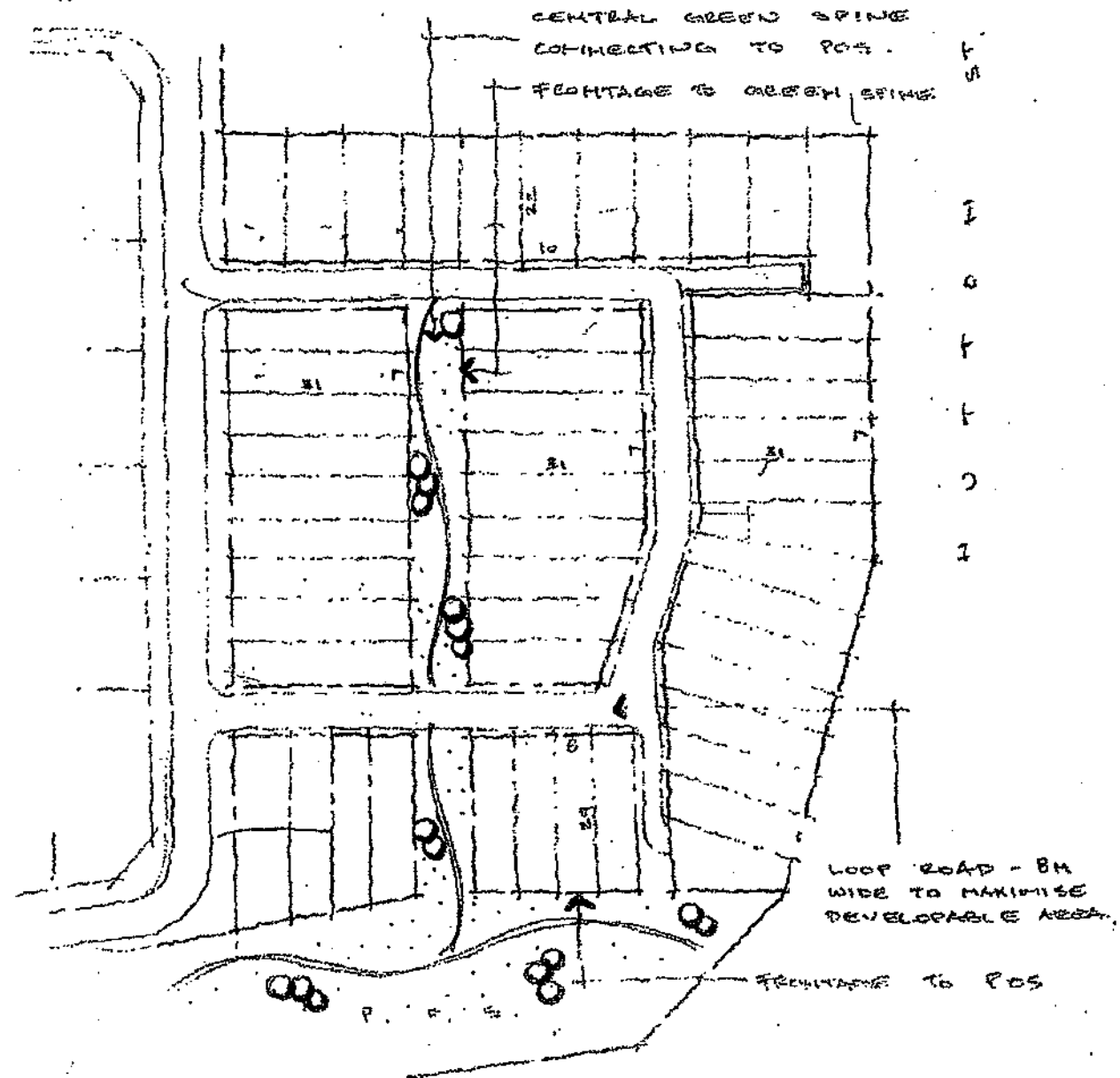
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ABN 35 462 341 493

Current approved plan



1:1000

51 SINGLE DWELLING STRATA LOTS
ALL LOTS 220 SQM



INDICATIVE DEVELOPMENT CONCEPT 1

R40 SITE

PRINCETON ESTATE

ROBERTS DAM - 5 JAN 2006

APPROVED VERSION

26-5-2003

\$wee

HAMILTON LAKES PRECINCT

IMPLEMENTATION STRATEGY

APRIL 2003

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1.0 INTRODUCTION

The Hamilton Lakes Precinct consists of a number of landholdings located between Karrinyup Road and the Mitchell Freeway in the City of Stirling. The Precinct is bounded by existing residential development on the land's eastern and western boundaries.

The Hamilton Lakes Precinct, as defined by Schedule 9 of the City of Stirling District Planning Scheme No. 2, comprises an area of approximately 57 hectares. Port Bouvard Limited and Kevin Pollock, through their respective subsidiaries, own the vast majority of the land in the development area and have formed a joint venture (Princeton Estate JV) to develop the land for residential purposes.

In accordance with the requirements of Schedule 9 the Princeton Estate JV has prepared a Design Layout Plan to guide the future subdivision and development of the land (refer – Design Layout Plan). The Design Layout Plan has been approved by the City of Stirling and the Western Australian Planning Commission.

The Scheme provisions relating to Hamilton Lakes also require the preparation of an Implementation Strategy to ensure an equitable sharing of development costs between landowners within the development area. The key components of the Strategy are detailed below:

2.0 LAND MANAGEMENT

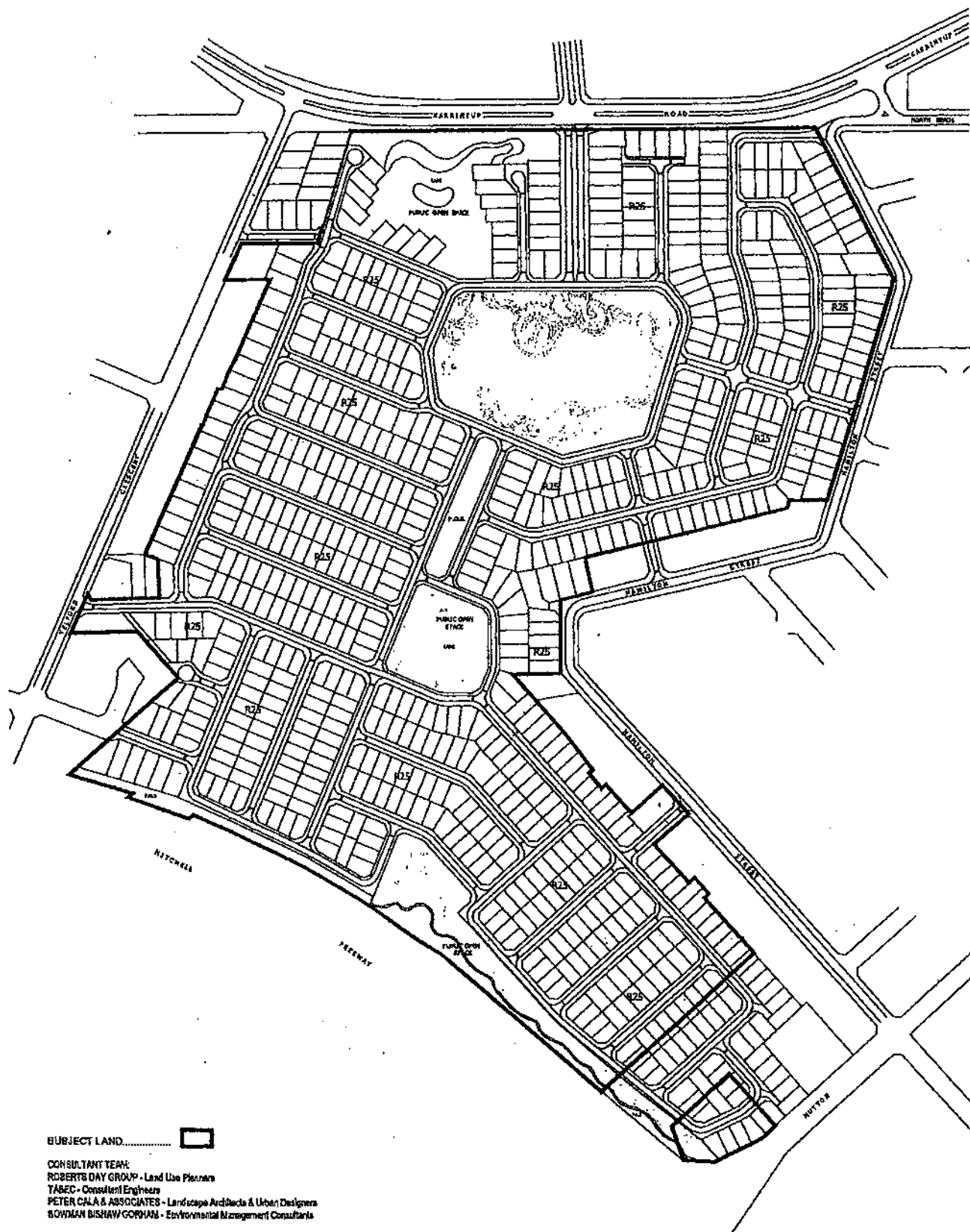
2.1 Ownership

The Princeton Estate JV has control over the major portion of the landholdings within the precinct primarily through direct ownership.

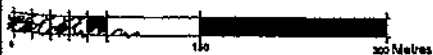
The land has been assembled through a number of companies which are subsidiaries of Port Bouvard Limited Ltd and companies under the control of Kevin Pollock. A detailed breakdown of the company structures and respective ownerships appear at Appendix 1, including a Schedule of Ownership and Title details overlayed on a plan of the subject land.

The Land Management Plan provides further detail of the land under the direct ownership or under contract of Port Bouvard Limited Ltd and Kevin Pollock.

Three existing landowners (delineated A, B and C on the Land Management Plan) are currently not party to the proposed development.



DESIGN LAYOUT PLAN
PRINCETON ESTATE - CITY OF STIRLING
KEVIN POLLOCK AND PORT BOUVARD LIMITED



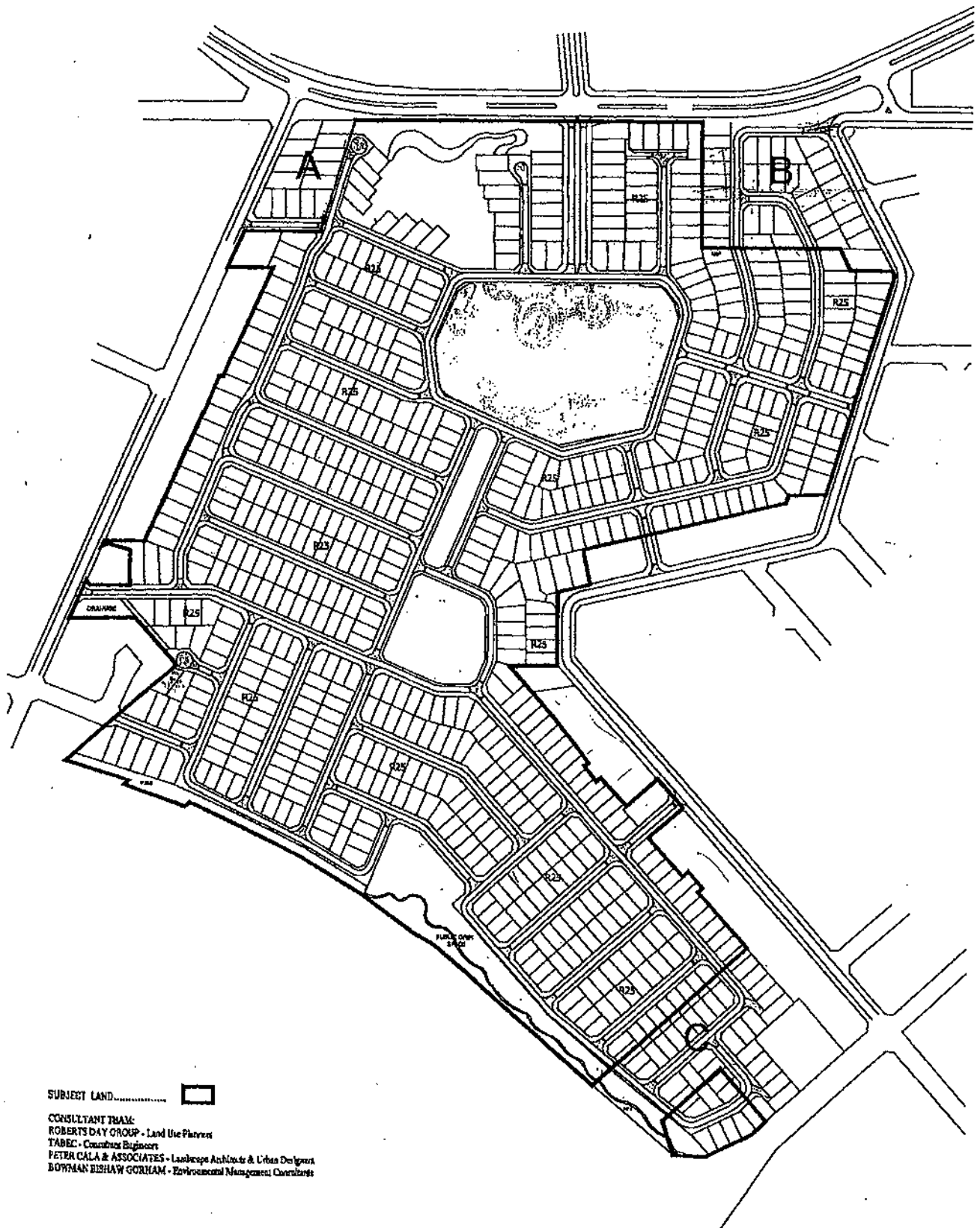
Client: K. POLLOCK-PT BOUVARD
 Scale: 1:5000 A4
 Drawn: CM
 Checked:
 Approved:
 Date: 10.03.03
 XREF:

Site No. MEN HAM PLANT A

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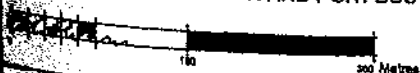


SUBJECT LAND..... 

CONSULTANT TEAM:
ROBERTS DAY GROUP - Land Use Planner
TABEC - Civil/Structural Engineers
PETER CALA & ASSOCIATES - Landscape Architect & Urban Designer
BORMAN EISHAW GORHAM - Environmental Management Consultants



DESIGN LAYOUT PLAN - LAND MANAGEMENT
PRINCETON ESTATE - CITY OF STIRLING
KEVIN POLLOCK AND PORT BOUVARD LIMITED



Client: K POLLOCK PT BOUVARD

Scale: 1:5000 at A4

Drawn: GJA

Checked:

Approved:

Date: 10.03.2003

Notes:

Site No. MEN HAM PL 01 Rev A

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For these three areas, an indicative design concept is delineated to demonstrate that the development of the Princeton Estate JV's land will not prejudice the future development potential of the three properties. It is the intention of the Princeton Estate JV to provide road and service connections to the respective boundaries of the three properties.

The land will be developed in stages commencing in the north in the area adjacent to Karrinyup Road with the final stages occurring on land near the Hutton Street off-ramp from the Freeway. The Princeton Estate JV recognizes that the development of the south-west corner of the precinct is dependant upon the development of Area C.

The land will be developed in accordance with the approved Design Layout Plan.

2.2 Site Works

To ensure the site is suitable for residential development, peat, which currently exists on the site, will be removed and replaced with clean structural fill material. This remedial work will be undertaken across the site ahead of the staged development front.

Soiland is the contractor carrying out the bulk earthworks. Compliance auditing will be undertaken by Soil and Rock Engineering – Geotechnical Consultants. The Scope of Works includes inspecting the excavated surface following removal of peat, then reviewing contractor supplied compaction results for the structural fill material.

The depth of peat encountered at the margins of the site vary from zero to approximately 2.5m. To date, the siteworks contractor has generally not excavated beyond the site boundary. The contractor intends to liaise with adjacent property owners to gain approval to excavate beyond the boundary to a distance equal to the depth of the base of the peat from the finished surface.

Material is currently being trucked to and from the site via Karrinyup Road. This will continue until such time as Stage 1 of the development is completed.

As part of the remediation process particular attention will be given to the Identification and remediation of possible acid sulphate soils and groundwater. The investigation process will be undertaken in accordance with established guidelines as set by the Department of Environment. Where a risk is identified a peat management plan will be prepared to address excavation, treatment and disposal arrangements. The management plan will include a dewatering strategy to ensure that generation and leaching of acids does not occur during earthworks.

Approval from Main Roads Western Australia (MRWA) will then be sought to allow direct access for construction traffic onto Hutton Street for the remaining stages of the project. Should this permission not be forthcoming, the southern road link to Hamilton Street and the southern end of Hamilton Street will be used for construction traffic.

The project geotechnical consultant will provide a compliance report to the City of Stirling at the completion of each stage of the works programme.

Approval for direct access for construction traffic onto Hutton Street shall be sought from MRWA.

2.3 Soil Contamination

It is recognised that parts of the site have previously been used for market gardening. Historically, market gardening has included the use and storage of pesticides and herbicides which over a long period of time may result in residues within soils and/or groundwater.

As a large proportion of the project area will be mined for peat and filled with clean, compacted material prior to development, the potential for contamination will be confined to small pockets within the remainder of the site where market gardening or chemical storage has occurred.

The Princeton Estate JV is cognisant of the requirement to assess potential contamination, and has committed to undertake a contamination assessment for areas within the site previously used for market gardening, and in accordance with conditions of subdivision issued by the Western Australian Planning Commission. Based on the results of the assessment, appropriate remediation will be undertaken as necessary to comply with health risk guidelines prior to the commencement of development.

The works involved in the contamination assessment will be undertaken to the satisfaction of the Department of Environmental Protection. Copies of all soil assessment reports and Department of Environmental Protection approvals will be forwarded to the City of Stirling.

2.4 Stormwater Drainage

There are currently several drains that traverse the site. These drains include:-

- Albert Street Branch Drain controlled by Water Corporation
- Jones Street Branch Drain controlled by Water Corporation
- Hutton Street Branch Drain controlled by Water Corporation
- Swan Street Outlet Drain which connects local authority drainage from residential areas east of the site to the Albert Street Branch Drain.

The Albert Street and Jones Street Branch Drains were probably constructed as a means of lowering the groundwater table levels on this site and in upstream areas as a means of providing agricultural opportunities along with drainage of surrounding areas generally.

The Hutton Street Branch Drain may also have been excavated to assist with the lowering of the water table but now seems to primarily have the function of providing an outlet for stormwater runoff from the adjoining Mitchell Freeway and industrial areas south of the Freeway.

The open drain that lies west of the intersection of Hamilton and Swan Streets was probably built principally as a means of disposal of stormwater runoff from adjoining residential areas east of Hamilton Street.

All drainage from the site and upstream areas flows towards culverts which have been constructed beneath Telford Crescent, just north of Mapleton Street. The culverts effectively throttle drainage flows such that in major storm events the banks of the existing open drains on site may be overtopped causing flooding of undeveloped areas on site. During major storms, the site therefore acts as an informal 'compensating basin'. The Water Corporation recognized the need to formalize their drainage system and acquired approximately 2.19 hectares of land for the purpose of formally mitigating stormwater drainage flows on site.

In response to previous planning proposals the Water Corporation has recently carried out a review of drainage issues at Hamilton Lakes. The investigation concluded that two water bodies are required to control drainage through the site, details of which are as follows:-

(i) *Karrinyup Road Water Body*

- Required to permit controlled flooding of stormwater discharging onto the site from Albert Street and Jones Street Branch Drains, north of Karrinyup Road and drainage discharging onto the site from the local authority system in Swan Street.
- Required to store 81,000m³ on site in the 1 in 100 year event.
- Required to store 55,000m³ on site in the 1 in 10 year event.
- Top water level (1 in 100 year) = RL 11.60m AHD
- Top water level (1 in 10 year) = RL 11.00m AHD
- Standing water level = RL 9.50m AHD.

(ii) Hutton Street Water Body

- Required to permit controlled flooding of stormwater discharging onto the site from the Freeway and industrial areas south of the Freeway.
- Required to store 9,000m³ on site in the 1 in 100 year event.
- Required to store 6,000m³ on site in the 1 in 10 year event.
- Top water level (1 in 100 year) = RL 11.10m AHD
- Top water level (1 in 10 year) = RL 10.70m AHD
- Standing water level = RL 9.50m AHD.

It is noted that the top water levels during storm events vary in each water body and for hydraulic reasons relating to the performance of upstream catchments the water bodies can not be combined into a single contiguous unit and outlet pipework from each basin must converge downstream of the water bodies.

The Design Layout Plan incorporates all of the Water Corporation's requirements. In relation to drainage, the principal features are as follows:-

- (i) It is understood, from discussions with Ewing Consulting Engineers (acting for Roselea development immediately north of Karrinyup Road) that the Albert Street and Jones Street branch drains will converge within the Roselea development and a single discharge point across Karrinyup Road will be provided near Grindleford Road. This flow will discharge into a series of connected lakes to be constructed immediately south of Karrinyup Road. The lakes have a total water surface area of approximately 3.59ha measured at RL 9.50. The lakes have been sized to store 81,000m³.
- (ii) Construction of a linear stretch of public open space over the Hutton Street Branch Drain including widening of the drain to facilitate storage of 9,000m³ of stormwater.
- (iii) Construction of short sections of piped drains to facilitate backfill of open drains including:
 - Sections between Hutton Street Branch Drain and the Karrinyup Road Water Body.
 - Sections immediately downstream of each water body.

It is proposed that all buildings on site built at least 500mm above the anticipated 1 in 100 year flood level. Minimum floor levels for buildings would therefore be:-

- Lots within Karrinyup Road Water Body Precinct = RL 12.1m AHD
- Lots within Hutton Street Water Body Precinct = RL 11.6m AHD.

Implementation Strategy – Hamilton Lakes

It is further proposed that roads within the above precincts have minimum fill levels 300mm above the 1 in 10 year flood levels i.e. 11.30m AHD and 11.00m AHD, respectively).

Due to the need to fill the site to prevent flooding of property and the elimination of the perching of the water table brought about by the removal of peat, all lots will be at least 1.2 metres above the estimated maximum water table. Consequently, it is not intended to incorporate sub-soil drainage into the design, or provide for residential lot drainage into the piped drainage network.

The Karrinyup Road Water Body will consist of two lakes and a section of linear channel all interconnected to permit passage of stormwater from one to another.

The lakes and linear channel will consist of both hard and soft edges.

The Hutton Street Branch Drain will be embellished to provide an attractive watercourse in a natural setting adjoining parkland.

During construction of bulk earthworks and subdivision works, the existing drains will be diverted around construction areas so as not to impede the works. The subdivision area in general, due to its low-lying state does provide a compensation function in terms of drainage flows. During construction and filling of Stage 1, the compensation volume will be provided within future subdivision stages in the middle and southern areas of the development. Construction of Stage 1 comprises 2 major water bodies, which allow for more than 90% of the required storage for the Karrinyup Road precinct.

On 5 July 2001, the Water Corporation endorsed the stormwater drainage design plans complying with the above criteria.

A copy of the stormwater drainage design plans shall be provided to the City of Stirling.

3.0 PUBLIC OPEN SPACE

The Hamilton Lakes Precinct area totals 57 hectares. Following allowance for the inclusion of peripheral lots and deductions the net site area totals 52.715 hectares which requires a public open space contribution of 5.271 hectares (Refer Table 1 – Public Open Space Calculations). The public open space deductions make provision for drainage, the freeway landscape buffer and the Waldeck commercial site. In view of the recent proposals to redevelop a portion of the Waldeck site (1.32 hectares fronting Karrinyup Road), extending the commercial life of the site by a significant timeframe, it is considered appropriate that this portion of the site be deducted from the subdivisible area.

Implementation Strategy – Hamilton Lakes

The total public open space requirement is provided by the Princeton Estate JV, to ensure that irrespective of the development intentions and timing of the adjoining landowners, the estate's total recreation requirements are met (Refer Table 2 – Public Open Space Schedule – Refer Public Open Space Plan).

TABLE 1 – PUBLIC OPEN SPACE CALCULATIONS (ha)	
Total Site Area	57.1
Additions – Peripheral Lots	1.195
Deductions	
Drainage	3.86
Freeway Landscape Buffer	0.4
Waldeck Commercial Site	1.32
Net Subdivisible Area	52.715
POS Required @ 10 %	5.271

1.1913
= 1287
10% 128

TABLE 2 – PUBLIC OPEN SPACE SCHEDULE		
POS 1	Total Area	2.0206
	Lake	1.2421
	Dry	0.7785
POS 2	Total Area	3.8184
	Lake	1.6006
	Dry	2.2178
POS 3	Total Area	0.4000
	Lake	0.0000
	Dry	0.4000
POS 4	Total Area	1.0300
	Lake	0.3039
	Dry	0.7261
POS 5	Total Area	1.862
	Lake	0.7178
	Dry	1.1542
Summary	Total Area:	9.131
	Total Lake:	3.86
	Total Dry:	5.271

Public Open Space representing 10% of the Princeton Estate JV's landholdings will be transferred free of cost in accordance with standard statutory requirements. In addition, the balance of the public open space for the remainder of the Precinct area (representing an area of approximately 1200m²) is also provided for by the Princeton Estate JV within the required public open space contribution as specified in the Public Open Space Schedule.

The exception to the above arrangement would be in regard to Pt Lot 29 (portion of Area C) where portion of the public open space proposed by the Design Layout Plan is provided for on Pt Lot 29. The provision equates to approximately 10% of the total land area of Pt Lot 29.

In the event that at the final stages of the development, the owners of Pt Lot 29 do not wish to participate, the drainage function proposed by the Design Layout Plan could be retained (and temporarily diverted) along the present alignment of the Freeway Reserve.

The Princeton Estate JV will develop the public open space and maintain the areas for a period of two years following practical completion of each area. At the completion of this maintenance period the Specified Area Rate will commence. The public open space will be developed in stages. Areas 1 and 2 will be constructed as part of Stages 1 and 3 of Phase 1 of the project; areas 3 and 4 will be constructed during Stage 3 of Phase 2 and area 5 will be developed during the final stages of Phase 2 (refer Staging Plan).

A Nutrient and Irrigation Management Plan is being prepared for the public open space in consultation with the Water and Rivers Commission to the satisfaction of the Department of Environmental Protection.

Public open space will be provided in accordance with the Design Layout Plan.

4.0 PUBLIC OPEN SPACE AUDIT

The Princeton Estate JV will provide the following documentation to the satisfaction and specification of the City of Stirling.

4.1 Landscape and Reticulation Plans

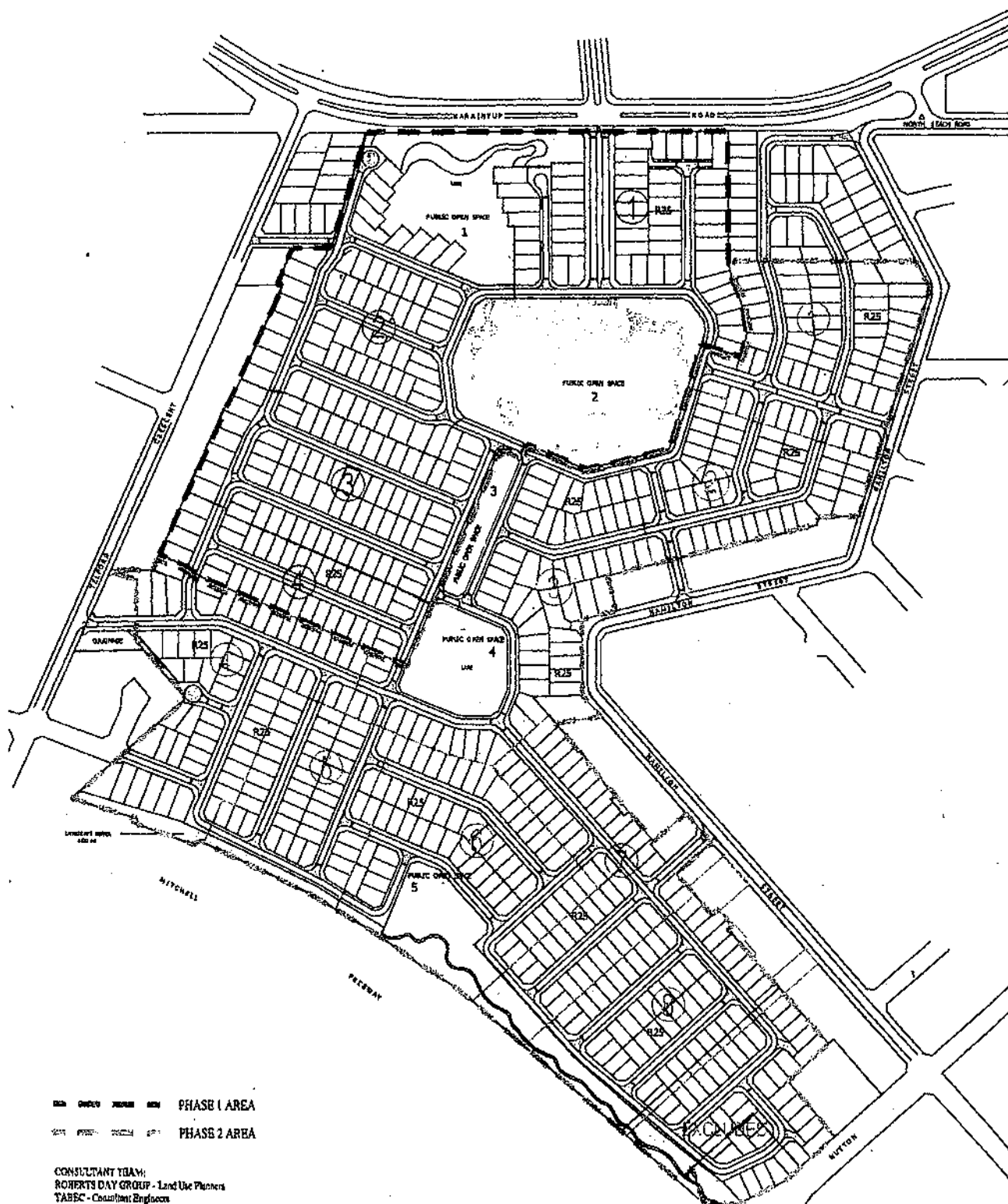
The Landscape Plans are to detail the proposals for the development of hard and soft landscaping features. The reticulation plans will address the proposed method of irrigation (in this case, the extraction of water from the lakes), its incorporation into the Nutrient and Irrigation Management Strategy and copies of Groundwater Bore Licenses from the Water and Rivers Commission

4.2 Public Open Space Staging Plan

A Public Open Space Staging Plan to be prepared including the proposed hand-over date to the City of Stirling for each stage.

4.3 Public Open Space Maintenance Agreement

The Maintenance Agreement to include all reserves (parks), medians and verges, water bodies / drains and habitat islands and all structures. The Agreement will also include a Maintenance Schedule detailing all landscape items with frequency and approximate costings itemised.



DESIGN LAYOUT PLAN - CONSTRUCTION STAGES
PRINCETON ESTATE - CITY OF STIRLING
KEVIN POLLOCK AND PORT BOUVARD LIMITED

Client: K. POLLOCK-PT BOUVARD

Scale: 1:8000 M A2

Drawn: CM

Checked: CM

Date: 10.03.03

REVISIONS

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The Princeton Estate JV will provide Landscape and Reticulation Plans, a Public Open Space Staging Plan and a Public Open Space Maintenance Agreement to the satisfaction and specification of the City of Stirling.

5.0 WATER BODY MANAGEMENT

An agreement is currently being prepared between the City of Stirling and the Water Corporation in regard to the maintenance of the water bodies. Key aspects of this agreement include:-

- All permanently inundated areas be vested with the Water Corporation. The Water Corporation would be responsible for the passage of stormwater through each water body and connecting pipework to the discharge point at Telford Crescent. The Water Corporation would also take responsibility for removal of silts from the water bodies with respect to the operation of the storm water system and control of any emergent and buoyant weeds.
- All public open space including that which may occasionally be subject to temporary inundation be vested with the City of Stirling. The City would be responsible for the maintenance of edging including boardwalks, vegetated areas, etc. It is further proposed that the City of Stirling also be responsible for the removal of litter from the lake fringes.
- The Princeton Estate JV will be responsible for undertaking the general maintenance of the water bodies for a period of two years following practical completion of each water body unless otherwise negotiated with the Water Corporation and the City of Stirling.

The initiative is being progressed however the Water Corporation expects that a period of 12 months will be required to finalise the agreement. Until such time as the agreement is finalised each authority will be responsible for the maintenance and management of the respective areas as outlined above.

Water Body Management involving the ongoing maintenance of the water bodies will be incorporated within the Specified Area Rate.

5.1 Pollution Control

Pollution control for the system, and the receiving environment as a whole, should be considered on a total surface water catchment management basis. In this respect, the project is essentially at the "bottom" of the larger surface water catchment where stormwater will be collected and treated prior to discharge to Herdsman Lake, where no treatment occurs at present.

The predominant source of surface water input to the project will be from upstream land uses, most notably the Roselea residential development north of Karrinyup Road. The Roselea subdivision has been designed and approved through the statutory approvals process with input from all the regulatory authorities, and it is assumed that Best Management Practices (BMP's) have been incorporated into the stormwater treatment system. Consequently water exiting Roselea is assumed to have been "pre-treated" in terms of pollutant removal prior to entry to the lakes system.

Nonetheless, the project will include extensive stormwater treatment components with a chain of current Best Management Practice (BMP) features advocated by the regulatory authorities.

BMP's included within the stormwater treatment system include:

- constructed wetlands (with native reed and rush species);
- wet detention basins;
- extended dry detention basins;
- stormwater gross pollutant traps; and
- stormwater sediment traps within the road system.

Pollution control devices within the drainage system will be constructed in accordance with the Water Corporation and Local Authority approved drainage system.

The result will be creation of a "purpose built" treatment system to maximise the removal of pollutants from stormwater generated within the site, and also from within the catchment as a whole.

In terms of pollution control it is also relevant that the project will:

- be connected to a reticulated sewerage system;
- have actively managed Public Open Space from both fertiliser and irrigation application perspectives;
- incorporate active catchment management in terms of street sweeping to remove contaminants in the form of particulates; and
- implement a water and lake sediment quality monitoring program and contingency strategy.

5.2 Surface Water Quality Monitoring

The Water & Rivers Commission has advised that the Commission has no objection to the proposal (refer Appendix 2). The Commission has requested that the design incorporate Best Management Practice and that the detailed design be submitted prior to the commencement of works. The Princeton Estate JV is committed to both requests.

(i) Monitoring

Surface water quality information has been collected for the site to provide baseline information regarding the existing environment, and to allow subsequent comparison of water quality following development. Further surface water quality monitoring will be undertaken by the Princeton Estate JV following development of the site as a component of the Implementation Strategy.

Post-development monitoring will include sampling surface water input and output points for the site, and at points within the lake system, during representative winter flows and summer periods.

Parameters for analysis will include:

- nutrients (total phosphorus, total nitrogen);
- conductivity (salinity);
- pH;
- heavy metals (in sediments);
- suspended solids (turbidity); and
- Chlorophyll-a

(ii) Time Period and Frequency

The project has a staged development timetable of 5-7 years, and surface water quality monitoring within the project area will be undertaken by the Princeton Estate JV until all stages have been completed and sold.

As suggested by the Water and Rivers Commission, it is considered appropriate to sample and analyse nutrients, salinity, pH and metals (in sediments) twice per year (summer and winter).

(iii) Reporting

The results of the monitoring program will be reported annually and reviewed at three yearly intervals. This schedule should be considered flexible depending on initial and on-going results. Results of the program should be reviewed and assessed by a professional consultant in consultation with the Princeton Estate JV and the responsible authority.

(iv) Contingency Options

Monitoring results will be compared with performance objectives (existing pre-development quality) and established guidelines (eg. NHMRC and ANZECC).

In the event of unacceptable water quality results generated within the project area, contingency options and remedial action undertaken by the Princeton Estate JV may include:

- the identification of the pollution source;
- elimination of the source of pollution; and
- implementation of biological, physical or chemical water or sediment treatments if necessary.

If pollution is identified within the project area from sources within the catchment outside of the project area, the Princeton Estate JV will notify the responsible authority.

(v) Cost of Monitoring

It is estimated that the cost of surface water quality monitoring will be approximately \$10,000 / annum.

The Princeton Estate JV will be responsible for funding the monitoring programme during the staged development timetable of 5 – 7 years during which time an accurate annual cost for the monitoring can be ascertained.

6.0 MOSQUITO MANAGEMENT PLAN

Larval mosquitoes and midges are a natural component of the food web within both natural and artificially created wetlands. Problems may occur when water quality deteriorates and the natural predators of the larvae are lost, resulting in a population explosion and abundance of adult insects.

Implementation Strategy – Hamilton Lakes

The key to controlling the proliferation of nuisance insects is appropriate design of water bodies, more specifically edge treatments and breeding habitat, and maintaining water quality conducive to sustain a balanced ecosystem. A Mosquito Management Plan is being prepared in consultation with Health WA and the Department of Environmental Protection.

The water bodies within the project at Hamilton Lakes have been specifically designed to avoid stagnant embayments and the creation of midge and mosquito breeding habitat. The final design of lake edge treatments will be undertaken with input from Council's environmental and landscape divisions.

The maintenance of appropriate and monitored water quality, together with contingency options and strategies, has been described in detail in other sections of this document.

It is also understood that residents within the project area will be notified of the potential for the presence of invertebrates associated with wetland and lake habitats.

A Mosquito Management Plan will be prepared to the satisfaction of the Department of Environmental Protection.

7.0 SERVICES

The development will be fully serviced with utilities such as water, sewer, underground power, Gas, Telstra and an underground cable television system (MATV).

An MATV will be utilised incorporating underground cabling to all lots and will be provided to negate the requirement for television antennae on every residence. Initial testing carried out has indicated that the central antennae will be 6m high. It will be constructed as part of Stage 1 and will be installed at the north-west corner of the development. The system will initially cater for free to air television, but has the capacity to be upgraded with additional equipment in the headend building to cater for free to air satellite TV.(CNN etc), pay TV, high speed internet and additional telecommunications.

A partly constructed sewer pumping station will be completed as part of the Stage 1 works. The pumped sewage will discharge to a presently dormant rising main at the intersection of Swan and Hamilton Streets.

Services will be installed in accordance with the Western Australian Planning Commission conditions of subdivision approval and to the requirements of the servicing authorities.

8.0 SPECIFIED AREA RATE

Within the development of the Hamilton Lakes Precinct, the Princeton Estate JV will provide a high quality standard of recreation and community infrastructure. Because the standard will be above that normally provided and maintained by the City of Stirling it will be necessary for the Hamilton Lakes Precinct to attract a Special Area Rate in addition to the standard local authority area rate.

At its meeting of 3 October 2002 the City of Stirling endorsed the introduction of a Specified Area Rate for Princeton Estate.

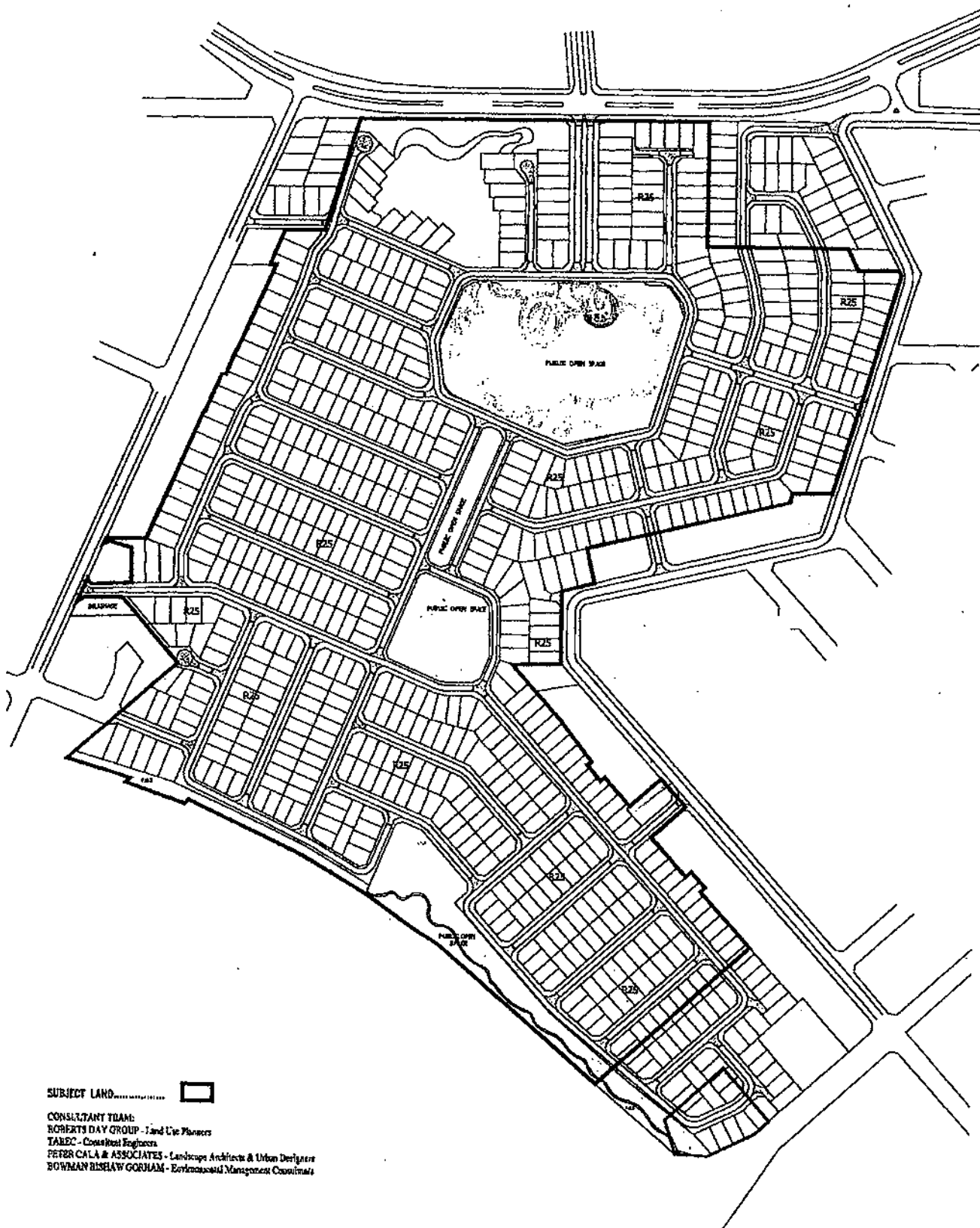
Clause 6.3.7 of the Local Government Act 1995 enables a local authority to impose a specified area rate on rateable land within an area of the local authority district for the purpose of meeting the cost of the provision of a specified work, service or facility where the ratepayers stand to benefit.

A specified area rate is the appropriate mechanism for funding the additional maintenance works required for the public open space areas proposed for Hamilton Lakes as:

1. the affected ratepayers would stand to benefit directly from the additional maintenance work; and
2. the rate is applicable to a specific locality where special circumstances apply which do not apply to other land within the district with the same zoning or similar land use.

The specified area rate will provide the funding for the additional maintenance work involved in the following:

1. maintenance of the landscaping and public open space to the standard provided by the Princeton Estate JV;
2. maintenance and provision of all structures including garden furniture, paving and street lighting;
3. water quality monitoring and management of the lakes system; and
4. maintenance of the lakes system including maintenance of irrigation water supply and filtration system.

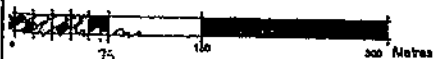


SUBJECT LAND

CONSULTANT TEAM:
ROBERTS DAY GROUP - Land Use Planners
TALBOT - Civil/Structural Engineers
PETER CALA & ASSOCIATES - Landscape Architects & Urban Designers
BOWMAN BISHAW GORHAM - Environmental Management Consultants



DESIGN LAYOUT PLAN - SPECIFIED AREA RATE
PRINCETON ESTATE - CITY OF STIRLING
KEVIN POLLOCK AND PORT BOUVARD LIMITED



Client: K POLLOCK - PT BOUVARD

Scale: 1:6000 m A4
Drawn: CM
Checked:
Approved:
Date: 10.03.09
TRESP:

Rev. No. MEN HAM PLAC A

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Implementation Strategy – Hamilton Lakes

The specified area rate will be determined each year by the City of Stirling preparing a maintenance budget which makes provision for the funding of the above items. The rate will then be published in the local newspaper. New purchasers will be advised by the developer of their obligation to participate in a specified area rate. Memorials will be placed on Title to this effect.

The area affected by the specified area rate is as delineated on the Specified Area Rate Plan. In determining the specified area rate each year the City of Stirling will also review the extent of the area to which the specified area rate applies to make provision for the future development of areas A, B and C.