

Appendix A – Detailed Site Description

Site Description

As noted previously in this report, the subject site comprises a number of lots that form part of the Armadale Rail Line alignment. Within the Town's local government area, this includes Lot 9003. The subject site is aligned with the area of the designated PCA, where this is located within the rail corridor, generally from Mint/Archer Streets to Biggs Street.

The site particulars of all lots included in the subject site are included in Table 6 below and shown in Figure 18.

Table 6: Site Particulars

Lot	Street Address	Plan	Vol/Folio	Area	Landowner
Town of Victoria Park					
9003	No Street Address	P067766	2774/271	193,384m ²	Public Transport Authority of Western Australia

Refer to Appendix D – Certificates of Title

Refer to Figure 20 – Site Plan

The subject site is currently developed with infrastructure that is associated with the Armadale Rail Line, including railway tracks, associated signalling infrastructure, train stations as well as areas of car parking, and general site improvements such as landscaping.

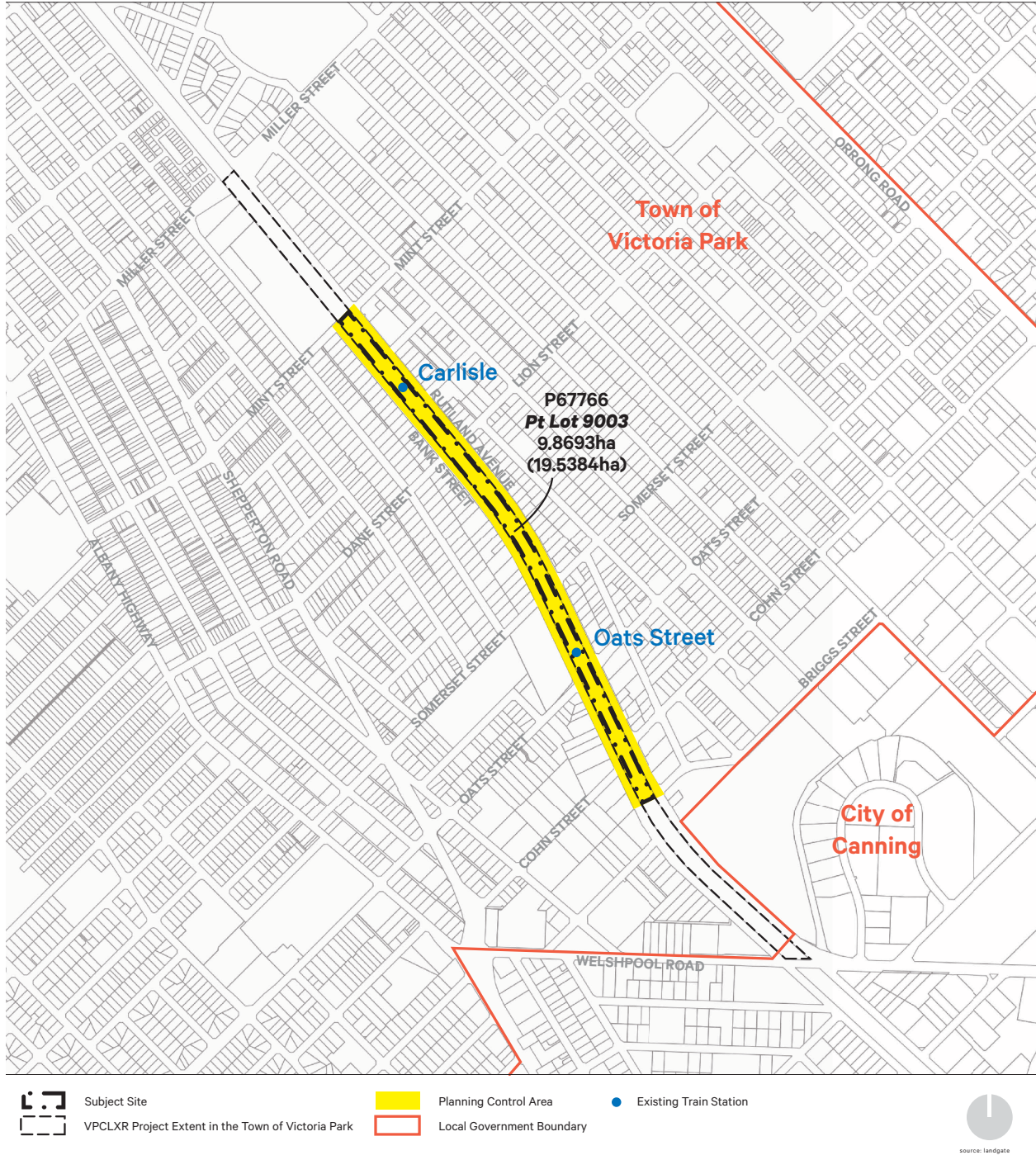


Figure 23. Site Plan

Site Context

The subject site traverses through the suburbs of Carlisle and East Victoria Park within the Town’s local government area, extending from Mint/Archer Streets through to the abutment at Biggs Street.

The area surrounding this section of elevated rail infrastructure is generally characterised by single and two storey residential development of a low to medium density on both the western and eastern sides of the Armadale Rail Line corridor. The Carlisle Hotel and Harold Hawthorne Community Centre are situated in close proximity to the Carlisle Train Station. The South Metropolitan TAFE Carlisle Campus and various existing commercial and light industrial developments are situated in close proximity to the Oats Street Train Station.

The surrounding area is of mixed character, there are also a number of underdeveloped sites and vacant land parcels and there are therefore opportunities for new development in the area to leverage from this significant investment in public infrastructure.

Refer to Figure 21 – Aerial Plan



Figure 24. Aerial Plan

Reservations and Zonings

Metropolitan Region Scheme

The subject site is primarily reserved for 'Railways' under the MRS with small portions of land reserved for the purpose of 'Other Regional Roads'.

Refer to Figure 22 – Extract of Metropolitan Region Scheme

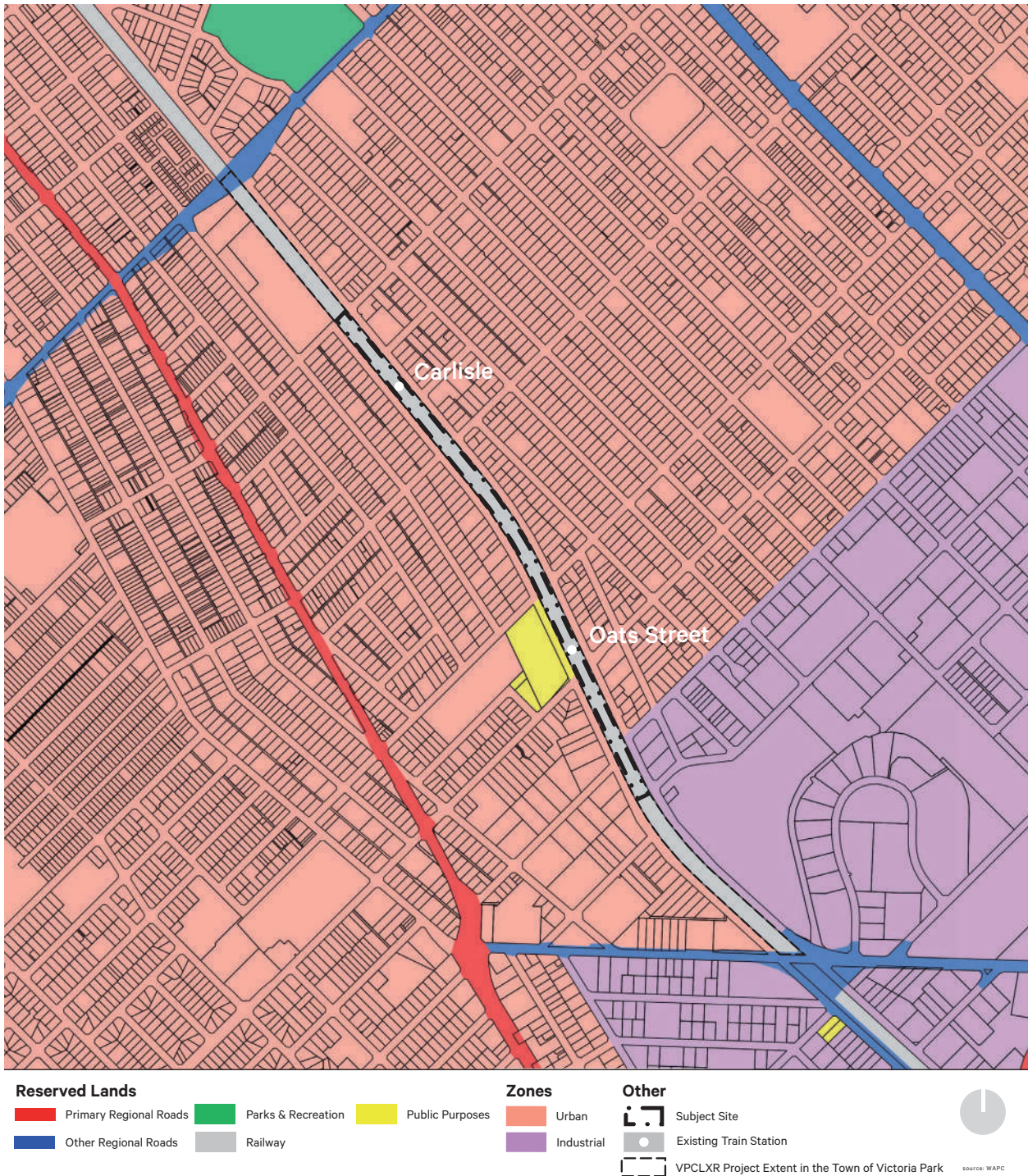


Figure 25. Extract of Metropolitan Region Scheme

Town of Victoria Park Local Planning Scheme No. 1

The subject site is not zoned or reserved under the City's LPS 1. LSP 1 provides the zonings for the land immediately adjacent to the subject site, which includes the 'Commercial', 'Residential', 'Public Purposes' and 'Industrial 1' zones.

Environmental Considerations

A desktop search indicates that the subject site:

- Has no known local, State, national or Aboriginal heritage significance;
- Is not located within an identified bushfire prone area under the State Map of Bush Fire Prone Areas; and
- Has a moderate to low risk of acid sulphate soils.

A small portion of the site, adjacent to Mint Street is identified as a potentially contaminated site. The basic summary of records has been included at Appendix L and has been explored in greater detail in Section 7. As set out at Section 7, the identified restriction on use relates to and limits groundwater abstraction. Given that groundwater abstraction is not proposed as part of the construction activities or development, it is considered that the affected part of the rail corridor that is included in the subject site is suitable for the proposed development.

As such, there are no known environmental or heritage issues that would inhibit the development of the subject site for the proposed development.

Refer to Appendix L – Basic Summary of Records