

Appendix B

Subject Site

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
16-Nov-2018	08-50167-1

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Property Description and Tenure

The subject site is described as Lot 37 Montario Quarter, Shenton Park (a formalised street address for the site is yet to be provided).

The site has a total land area of 10,098m² and is bound by the heritage listed Victoria House and public open space to the west, Seymour Street to the north, Selby Street to the east and Victoria Avenue to the south. The site and broader Montario Quarter Estate is currently vacant, having recently been subdivided to enable development.

The site is subject to sloping topography, falling from a high point of 17.3m AHD on Victoria Avenue to the south to a low point of 11.6m AHD on Seymour Street to the north based on surveyed site levels.

The Certificate of Title details for the subject site are summarised in the following table, with duplicate copies of these documents provided at Appendix E.

Table 4 – Subject Site Certificate of Title Details.

Lot	Plan	Volume/Folio	Street Address	Registered Proprietor
37	413758	2949/74	TBC	Iris – PW NO 1 2017 Pty Ltd

Refer Appendix G – Certificate of Title.

Refer Figure 1 – Location Plan.

Refer Figure 2 – Aerial Plan.

Refer Figure 3 – Site Plan.

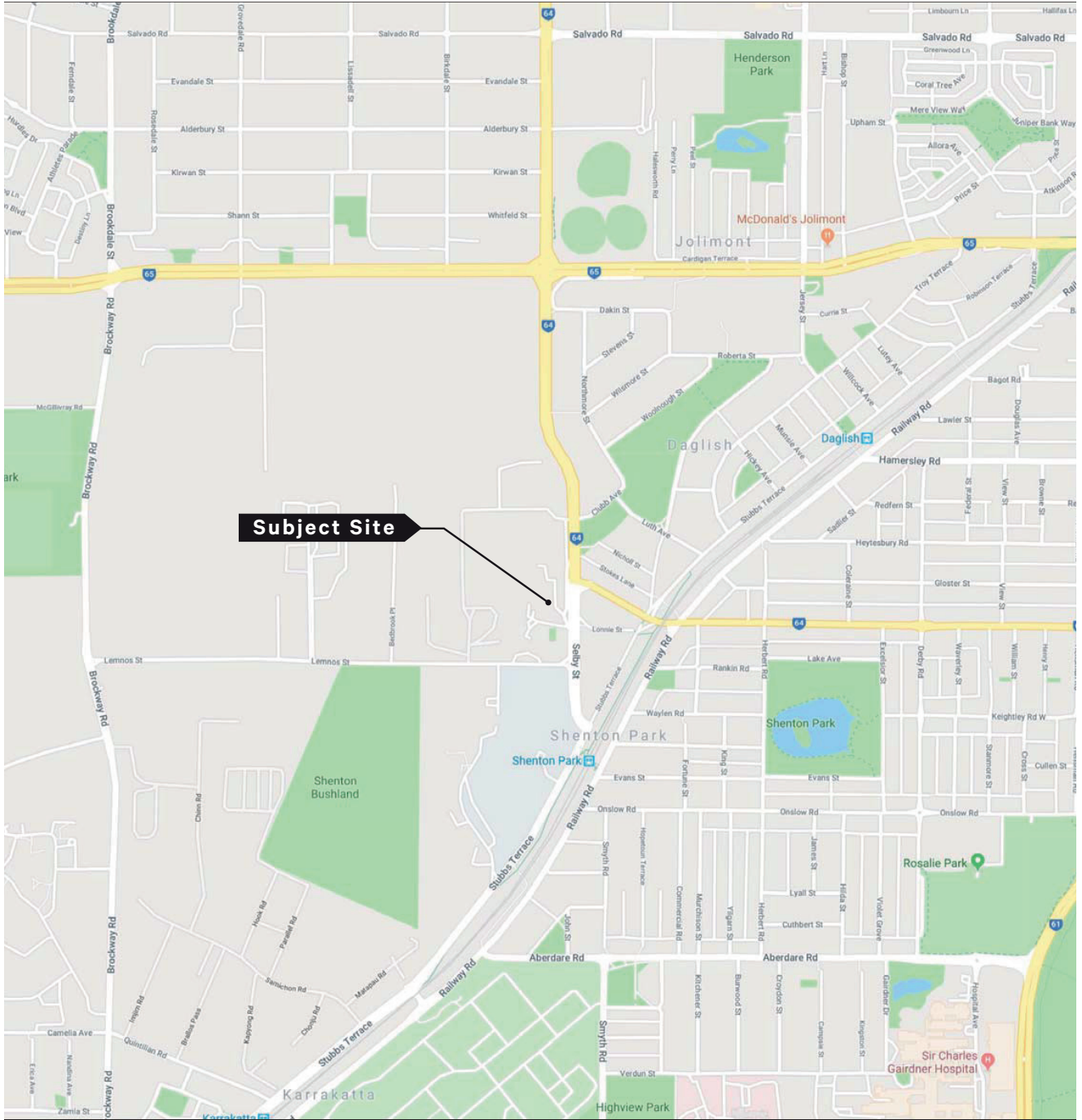
Site Context and Surrounding Development

The site is situated in the central eastern portion of LandCorp's Shenton Park Rehabilitation Hospital redevelopment area, known as Montario Quarter. Montario Quarter is a 15.8ha parcel of land broadly comprising the former Shenton Park Rehabilitation Hospital, which is to be redevelopment by the State Government for the purposes of commercial, retail and residential development, with associated public open space and amenities.

The site is located approximately 5km west of the Perth Central Business District, 2.2km south-east of the Floreat Town Centre, 2.2km south-west of the Subiaco Town Centre and 1.82km south-west of the Wembley Town Centre.

The site is also afforded a high level of amenity owing to its location within a well-established area that allows for convenient access to services, shops, community facilities and recreation areas, including the University of Western Australia, Nedlands Medical Precinct, HBF Stadium, Swan River, Kings Park, Bold Park, Indian Ocean, Wembley Sports Park and Lake Monger Reserve.

The site is serviced by an efficient local and district road network based primarily around Selby Street and Lemnos Street, providing road connections to the broader metropolitan area. Public transportation options are also abundant due to the sites location within 400m of the Shenton Park Train Station and 970m of the Daglish Train Station, which form part of the Perth to Fremantle railway line. The site is also within walking distance to the No. 27, 998 and 999 high frequency bus services traversing Selby Street along the eastern boundary of the site.



source: googlemaps

Figure 1. Location Plan.



 Subject Site



source: nearmaps

Figure 2. Aerial Plan.

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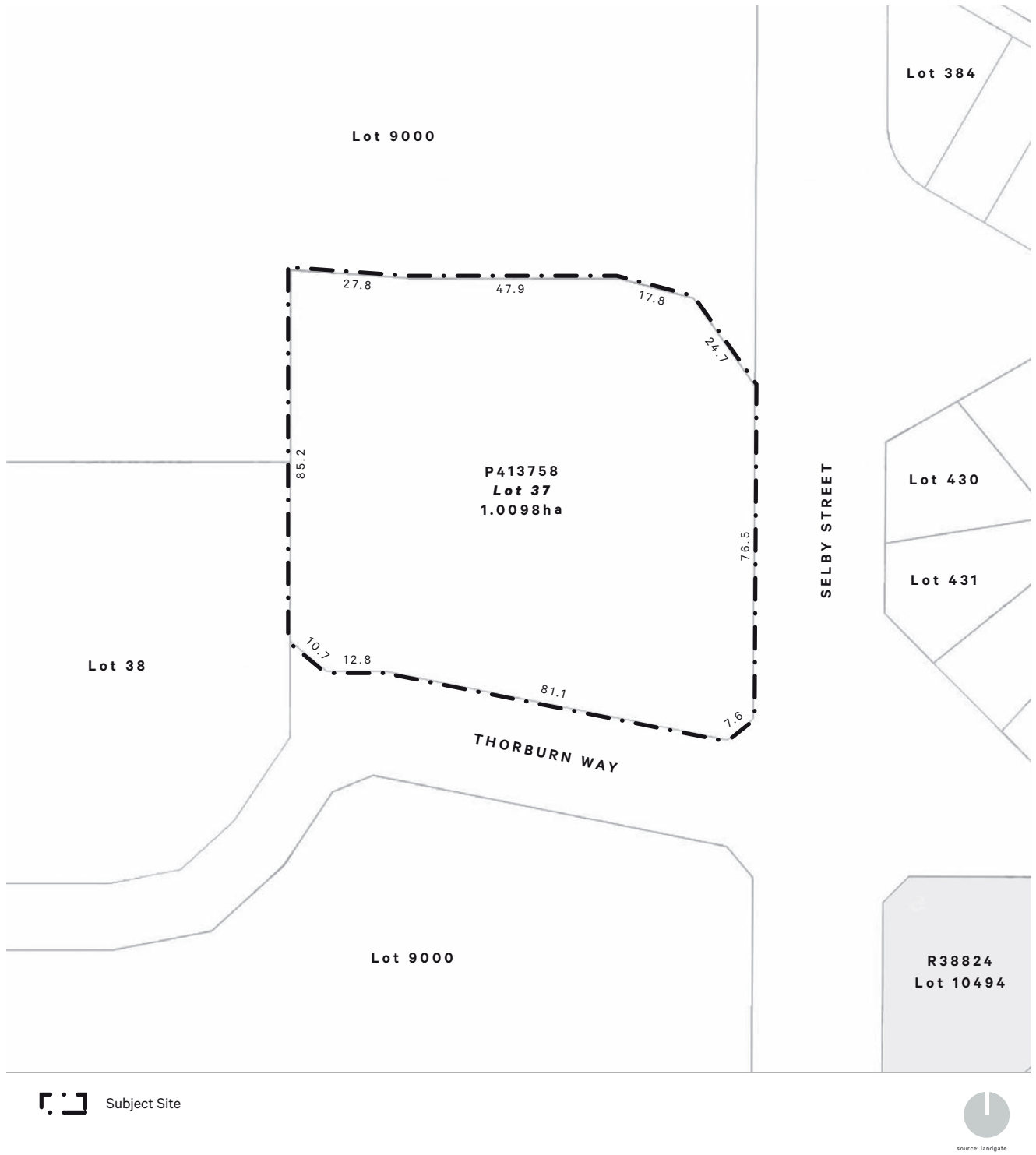


Figure 3. Site Plan.

European Heritage

A desktop search of the State Heritage Office's inHerit Inquiry System indicates that the site itself is not directly affected by any statutory heritage listings, however, sits adjacent to the curtilage of State Registered Heritage Place 'Shenton Park Rehabilitation Hospital' which encompasses Victoria House and an avenue of Queensland Box Trees (Further commentary in relation to the avenue of Queensland Box Trees on Victoria Avenue is provided in Appendix H -Arboriculturist Report).

While the subject site is not itself included within the heritage curtilage of State Registered Heritage Place 'Shenton Park Rehabilitation Hospital', it is included within the related zone of archaeological potential. An Archaeological Management Plan (AMP) was prepared by Archea-us in 2016. Within that report it identifies a portion of Lot 37 as having archaeological potential. Page 16 of that report sets out the appropriate protocols for excavation within that area under the heading 'PORTION OF AREA B OUTSIDE HERITAGE REGISTERED AREA'. On this basis, preliminary investigations are being undertaken prior to future development. If any archaeological discoveries are uncovered these will be managed in accordance with the protocols established in the AMP.

Indigenous Heritage

A desktop search of the Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System indicates that the subject site itself has no known Aboriginal heritage significance.

Bushfire

A desktop search of the Department of Fire and Emergency Services' Map of Bush Fire Prone Areas identifies that the subject site does not fall within a bush fire prone area.

Contamination

A desktop search of the Department of Water and Environment Regulation's Contaminated Sites Database indicates that the site is not included on the register of contaminated sites.

Acid Sulfate Soils

A desktop search of Landgate's Shared Land Information Portal indicates the subject site is identified as having a low risk of Acid Sulfate Soils (ASS) occurring within three metres of the ground level surface.

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