

## Proposal Content Document

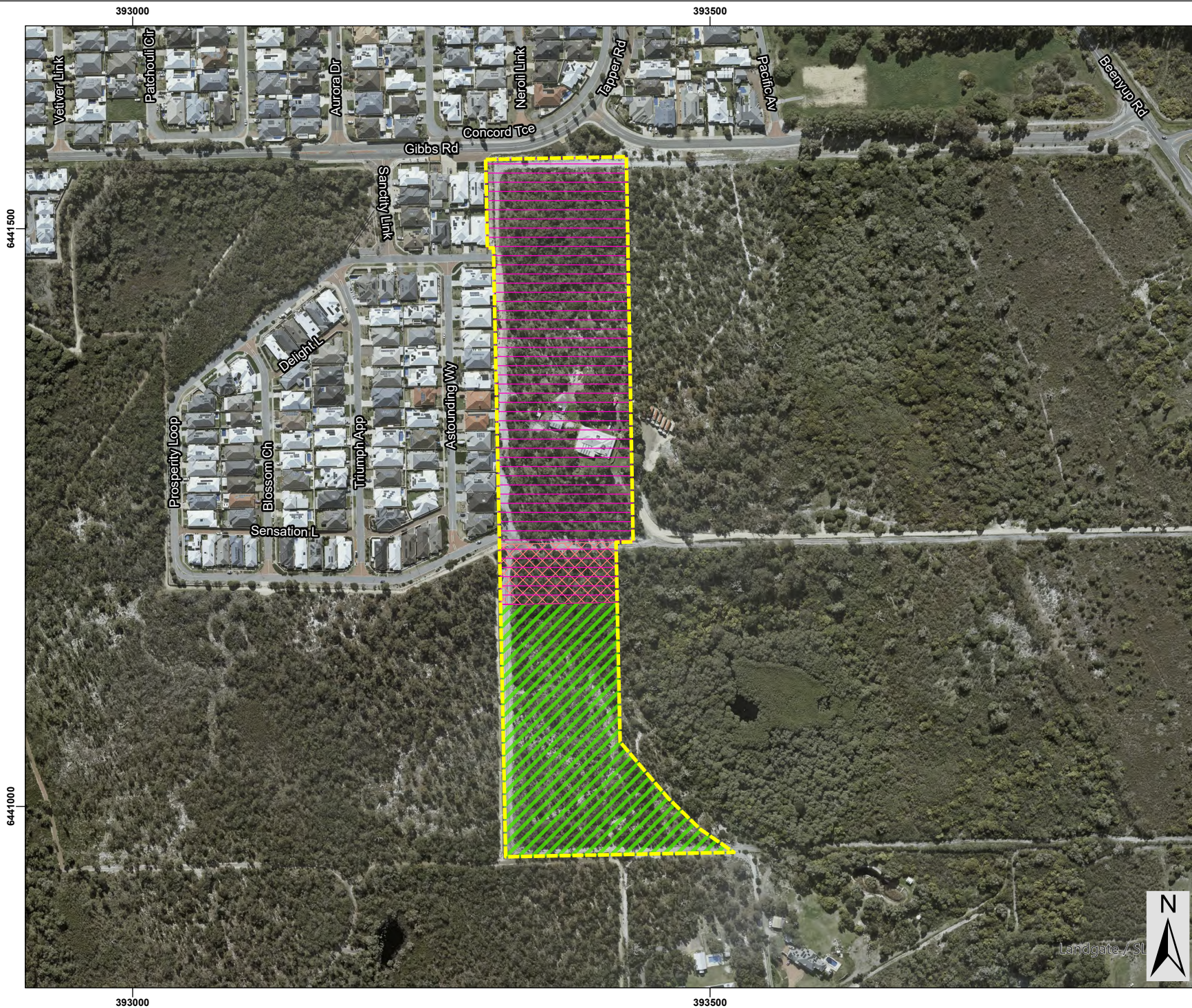
**Table 1:** General proposal content description

<b>Proposal title</b>	Lot 11 Beenyup Road, Banjup
<b>Proponent name</b>	Aigle Royal Developments
<b>Short description</b>	<p>The subdivision proposes residential development within Lot 11 Beenyup Road, Banjup, in the City of Cockburn, Western Australia. The proposal consists of urban residential development and associated infrastructure including local roads and services.</p> <p>The revised subdivision also includes a Conservation Reserve and Public Open Space (POS) located on Lot 74 Beenyup Rd, Banjup.</p>

**Table 2:** Proposal content elements

<b>Proposal element</b>	<b>Location / description</b>	<b>Maximum extent, capacity or range</b>
<b>Physical elements</b>		
Residential development including roads, Public Open Space and residential housing	Northern portion of the Development Envelope Figure PCD-1	Development Area (project footprint) of 4.44 ha, including 3.33 ha of native vegetation clearing within the 7.06 ha Development Envelope
Conservation reserve to be managed as part of Jandakot Regional Park	Southern portion of the Development Envelope Figure PCD-1	2.62 ha Conservation Area
<b>Proposal elements with greenhouse gas emissions</b>		
<b>Peak Annual Average from Master Plan area</b>		
Scope 1	3,544.9 tCO <sub>2-e</sub>	
Scope 2	1.5 tCO <sub>2-e</sub>	
<b>Rehabilitation</b>		
No rehabilitation is proposed for this project. Landscaping will occur within the Development Area including native species in accordance with bushfire management requirements.		
<b>Commissioning</b>		
N/A		

<b>Decommissioning</b>		
N/A		
<b>Other elements which affect extent of effects on the environment</b>		
Proposal time	Maximum project life	50 years
	Construction phase	3 years
	Operations phase	50 years
	Decommissioning phase	N/A

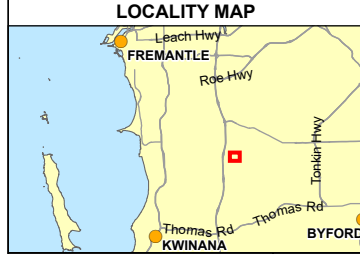
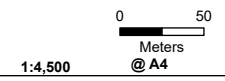


- Legend**
- Development Envelope
  - Public Open Space
  - Development Area
  - Conservation Reserve

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS  
 - LOCALITY MAP SOURCED LANDGATE 2020  
 - AERIAL PHOTOGRAPHY SOURCED LANDGATE AUG 2020  
 (© Western Australian Land Information Authority 2020)

**AIGLE ROYAL**

**SLR** a Level 1/500 Hay St, Subiaco WA 6008  
 f 1300 434 443  
 www.slrconsulting.com



PROJECT ID 1350	DATE 11-Mar-2024		
HORIZONTAL DATUM AND PROJECTION GDA 1994 MGA Zone 50			
CREATED EC	CHECKED KF	APPROVED KF	REVISION 1

**Aigle Royal Developments**  
**Lot 11 Beenup Road, Banjup**  
**Proposal Content Document**

**Figure PCD-1**  
**Proposal Elements**