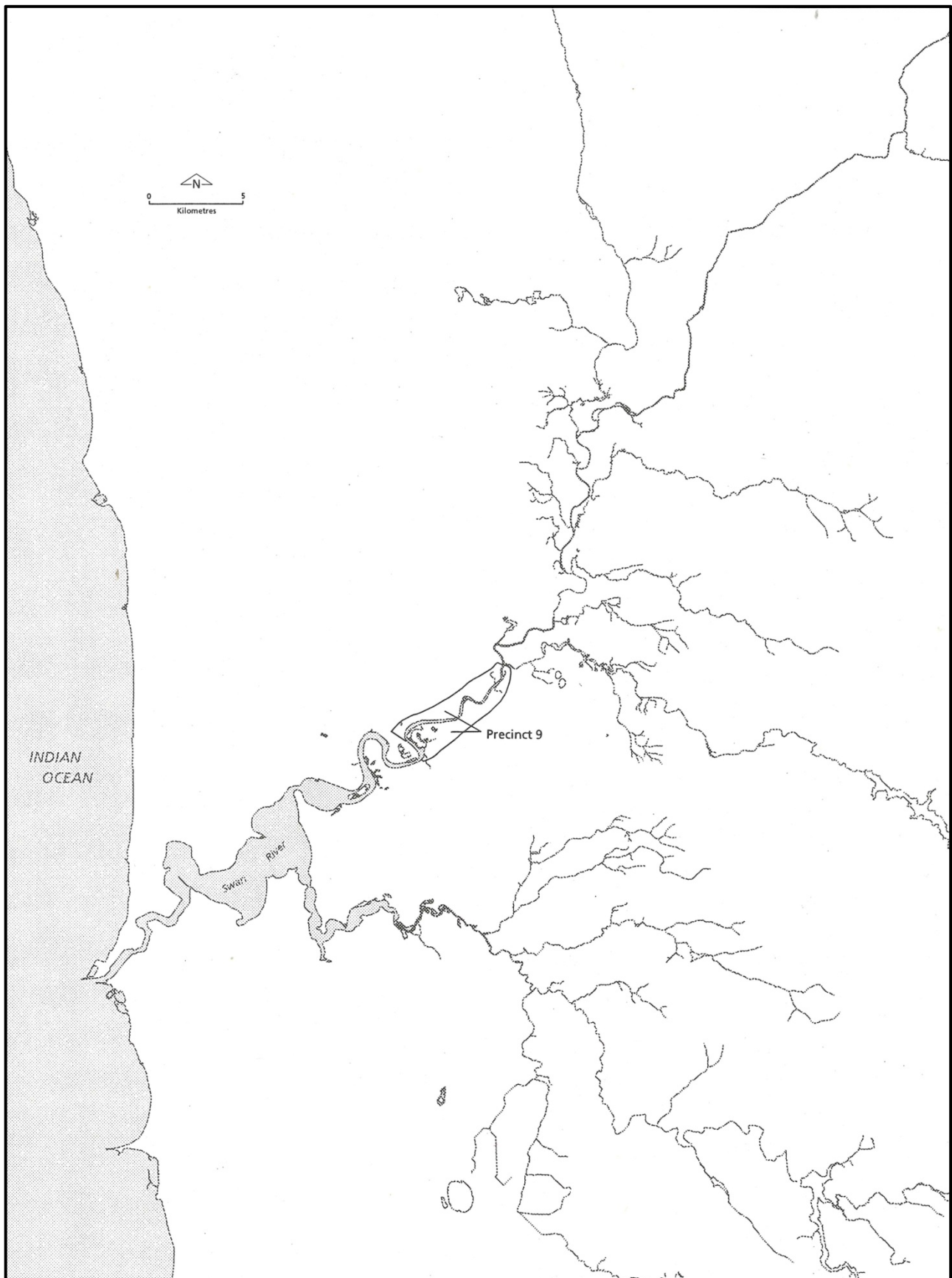


# Precinct 9

## Ascot to the Helena River Confluence



# Summary

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## Ascot to the Helena River Confluence

**The Swan River takes an irregularly meandering form with sections of straight channel in this section. The Ascot Peninsula forms an attractive water body with several fingers of land extending into the river channel.**

A sharp northerly bend in the river occurs after the Redcliff Bridge where the river takes a straight course. A second right angled bend occurs at Ron Courtney Island. The island itself is almost a right angled triangle. Upstream the river is narrower and has a higher sinuosity. The Helena River is a relatively narrow channel which broadens at its t-section confluence with the Swan River. Much of the silty foreshore is highly susceptible to erosion and several sections have been hard walled. The landform in this precinct consists of wide areas of low lying floodplain less than five metres AHD, after which the floodplain meets the Bassendean Dune System. This landform is gently undulating and originally small damplands formed in the swale depressions.

The fringing vegetation communities in this area are often degraded or have been replaced by grassy banks. The indigenous vegetation is dominated by a variety of shorerushes, sheoaks and paperbarks. Often the exotic bulrush has invaded freshwater areas as well as watsonia and several grass species. The original marri-flooded gum woodlands are mainly restricted to public recreation reserves, where the original understorey has been replaced by grasses giving the area a wooded paddock landscape. Sections of low lying foreshore such as Ashfield Flats have samphire community surrounded by fringing rushes and sheoaks.

Due to river 'training' many of the rivers original bends have been straightened and to reduce erosion retaining walls have been constructed by many residents using different materials and styles. Similarly, the parks and recreation reserves display a variety of retaining walls. There are several public reserves in the precinct which provide for both passive and active recreation. At present, the Bayswater Riverside Gardens are being constructed and the lack of vegetation and yellow clean fill are prominent landscape features. Similarly the Ascot Peninsula is being redeveloped as a housing estate and the old fill and sand is at present being remodelled. The Ascot Raceway is a large low lying area of flat treeless land which is prominent to the river user. Most of land set back from the floodplain is used for residential purposes and due to the ongoing subdivision the houses range in age and style.

## Biophysical Processes

### Geological Processes

The main soil association for the Bayswater area is the Bassendean Association, however the site is located on the Swan River flood plain (DCE, 1980). The Bassendean Soil Association is characterised as having a grey surface sand with a brownish yellow subsoil. However upstream and on the southern banks the Guildford Formation is dominant with sandy clays to clayey sands including some alluvium and colluvium. The Guildford Formation consists of sand, clay and conglomerate. Most of the unit is of fluvial origin but it includes estuarine deposits. The Guildford Unit has layers which comprise older layers characterised by duplex soils.

The soil type of the foreshore is generally Bassendean Sands with areas of alluvium, peat, clay and swamp and river deposits (McArthur and Bettenay, 1974). There are pockets of peat, heavy clays and river silt deposits which are particularly evident in the wetlands of Bayswater. At Ashfield, the low river flats consist of heavy dark brown high clay content soil on light brown soil. The clay content decreases on the higher slopes. The swan alluvial terraces have red earths and duplex soils and the fluvial deposits of the Guildford flat plain consist of medium textured deposits and yellow duplex soils.

### Topography

The area is part of the Bassendean Dune System which represent a Pleistocene coastline. The quartz sand dunes consist of low hills with sandy swamps in the swales. In this precinct, flat low lying peninsulas have formed as the result of meandering river flood plains. Most of the naturally damp lands have been infilled so that the land appears artificially flat rather than graded. The edge of the flood plain forms a flat foreshore which rises in some cases quite quickly up to a maximum height of around 10 metres. This higher area is the Bassendean dunes while the lower silty area is the more recent alluvial deposits.

## Hydrological Processes

### Water features

The Swan River banks and inland at Ascot Peninsula and the Redcliff Peninsula to Kalamunda Road are clay deposits. The opposite banks are loamy deposits with clay deposits on the upper streams. There is little tidal movement and no daily alternation of fresh and salt waters in the Swan River and there are distinct seasonal changes in salinity. As runoff decreases in spring to summer and surface evaporation increases the estuary

is quite saline. There are a number of subsurface springs in the area and originally there were several freshwater streams entering the river. Many of these streams have been converted to storm water runoff drains which have been trained and have pipeheads and retaining banks. There are two backwaters on the southern bank of the Swan River in this precinct. The Beverley Terrace backwater has several small channels draining into the river from a pool like wetland. The channels appear to be quite silted up and shallow. In contrast, the backwater at South Guildford is mainly seasonally wet apart from a permanent pool joining the river channel. At Ashfield, there is a large wetland which is circular shaped and has a samphire and *Typha orientalis* community fringing the water. There is a seasonal wetland at Bindaring Park.

### Bathymetry

The Swan River is shallow and only 2 to 3 metres deep in this precinct. Parts have been dredged and straightened to allow improved river transport access.

### Flooding

At Bayswater the 100 year flood level is calculated to be approximately 4.4 metres AHD and the level is similar for the rest of the river in this area. At Bassendean, inundation of the low lying land occurs following heavy rains and historically the town site has been frequently flooded the most significant years being 1917, 1926, 1945, 1954, 1955 and 1956 (Riggert, 1978). The flood plain reaches up to 1 kilometre in width at Ashfield and is quite irregular in width. A major section of Ashfield Flats is within the 100 year flood fringe.

### Erosion and accretion

The river has been subject to ongoing erosion particularly long the Garvey Park foreshore where hard walling has been put in place to reduce the loss of the river bank.. Another prominent area of erosion is the South Guildford foreshore where winter floods have scoured the soil from the fringing tree roots.

### Vegetation Communities

#### Native

##### Swan Complex

The Swan Complex edges the entire foreshore of this precinct (DCE, 1980). The vegetation ranges from fringing woodland of flooded gum (*Eucalyptus rudis*) and swamp paperbark (*Melaleuca raphiophylla*) with localised occurrence of low open forest of sheoak (*Casuarina obesa*) and saltwater paperbark (*Melaleuca cuticularis*).

Along the very fringe of the river the emergent shorerush (*Juncus kraussii*) and pale rush (*Juncus pallidus*) form a closed sedge land..

In addition to these species, the Ashfield fringing rush community has streaked arrowgrass (*Triglochin striata*) (Town of Bassendean, 1988). At the Baigup Wetland Reserve, sword sedge (*Lepidosperma longitudinale*) occurs in small patches among the shorerush. Lake club-rush (*Schoenoplectus validus*) occurs among several exotic species in areas with freshwater springs and wetlands. At Bennett Brook wetland there is a mixture of the native bulrush (*Typha domingensis*) and the introduced species (*Typha orientalis*) which form a closed sedgeland.

There are remnants of the salt water sheoak (*Casuarina obesa*) and the fresh water paperbark (*Melaleuca raphiophylla*) along the edges of the Swan River at Maylands and Ashfield (Swan River Trust, 1991). The understorey is commonly degraded and weeds such as the exotic bulrush (*Typha orientalis*) flourish. The indigenous understorey consists of shorerush (*Juncus kraussii*), club rush (*Bolboschoenus caldwellii*) and divided sedge (*Carex divisa*). There is minimal infestation of the by the indigenous dodder (*Cassytha* sp) on the melaleucas and mistletoe (*Amyema* sp) on the sheoaks.

Melaleuca swamp communities occur as the most extreme freshwater associated complex found along the rivers, but have been severely degraded by weeds. The dominant understorey species consist of twig rush (*Baumea juncea*), jointed rush (*Baumea articulata*), sword sedge (*Lepidosperma longitudinale*), broad leaf rush (*Juncus planifolius*) and pale rush (*Juncus pallids*). At Ashfield, there is swamp paperbark (*Melaleuca raphiophylla*), mohan (*Melaleuca viminea*) and banbar (*Melaleuca teretifolia*) community forming a sparse woodland.

The woodland of flooded gum (*Eucalyptus rudis*) and swamp paperbark (*Melaleuca raphiophylla*) extends along the current Bayswater drain.

The understorey consists of shorerush (*Juncus* sp) and club rush (*Scirpus* sp). The area also supports coojong (*Acacia saligna*) and exotic bulrush (*Typha orientalis*).

##### Guildford Complex

South of the Swan Complex at Belmont, the vegetation changes to the Guildford Complex (DCE, 1980). Small patches of this complex are present at Redcliffe and Caversham inland from the Swan Complex. The complex ranges from a mixture of open to tall open forest of marri (*Eucalyptus calophylla*), wandoo (*Eucalyptus wandoo*) and jarrah (*Eucalyptus marginata*). The understorey species include bull banksia (*Banksia grandis*), black gin (*Kingia australis*), blackboy (*Xanthorrhoea preissii*), and buttercup (*Hibbertia* sp).

##### Bassendean Complex

Away from the Swan River on the drier land at Belmont and Bassendean, the flora is identified as belonging to the Bassendean Complex. The vegetation ranges from woodland of jarrah (*Eucalyptus marginata*), sheoak (*Allocasuarina obesa*), and various banksia species including firewood banksia (*Banksia menziesii*), slender banksia (*Banksia attenuata*) and holly leaved banksia (*Banksia ilicifolia*), to sedge lands on the moister and lower sites.

##### Southern River Complex

The Southern River Complex occurs on the higher land at South Guildford and Caversham (DCE, 1980). The complex is identified as being jarrah (*Eucalyptus marginata*), marri (*Eucalyptus calophylla*) and various banksia species with a fringing woodland of flooded gum (*Eucalyptus rudis*) and swamp paperbark (*Melaleuca raphiophylla*) along the creek bedlines.

The latter fringing community only occurs where fresh water conditions prevail. The understorey is often a composition of shorerush (*Juncus kraussii*), pale rush (*Juncus pallidus*), club rush (*Bolboschoenus caldwellii*), twig rush (*Baumea juncea*) and divided sedge (*Carex divisa*).

### Exotic

Numerous weeds have been introduced to the precinct due to rubbish dumping and infilling. The weeds include buffalo grass (*\*Stenotaphrum secundatum*), kikuyu grass (*\*Pennisetum clandestinum*), couch (*\*Cynodon dactylon*), blowfly grass (*\*Briza maxima*), African love grass (*\*Eragrostis curvula*), the shrub *\*Hastate orache*, *\*Atriplex prostrata*, castor oil plant (*\*Ricinus communis*), willow (*\*Salix* sp), morning glory (*\*Ipomoea* sp), sunflowers (*\*Helianthus annuus*), mint (*\*Mentha piperita*), arum lily (*\*Zantedeschia aethiopica*), Paterson's curse (*\*Echium plantagineum*), one leafed cape tulip (*\*Homeria flaccida*), watsonia (*\*Watsonia bulbillifera*), thistles (*\*Cardus* and *\*Sonchus* sp), whiteflower fumatory (*\*Fumaria capreolata*), gladiolus (*\*Gladiolus angustus*), fat hen (*\*Chenopodium album*), triangular leafed thistle (*\*Chenopodium glaucum*), deadly night shade (*\*Solanum nigrum*), duck weed (*Lemna tislca*), water couch (*\*Paspalum dilatatum*), clover (*Tritalium* sp), giant reed (*\*Arundo donax*) and bulrush (*\*Typha orientalis*). Lemon scented gums (*\*Eucalyptus citriodora*) have been planted along adjacent to the foreshore.

### Historical Land use and Resulting Environmental Changes

Captain Stirling described the scenery in the area which was to become Bassendean and Guildford as a 'rich and romantic country' due to the attractive vegetation and winding nature of the river' (Carter, 1986). One of the more notable landowners in the area was James Henty who established Stoke Farm on Location S which included much of today's Bassendean and Ashfield area. The property was later purchased by Peter Broun who renamed the land Bassendean in late 1833. He named the property after his home town in Scotland. The land was used for pasture for sheep and cattle and is now known as Ashfield Flats. Broun also purchased the small parcel of land opposite which was named Saint Anne's. The old Bassendean Homestead originally built by Henty was demolished in 1946 and at that time was the oldest brick structure in the Perth metropolitan area.

In the gold rush era speculators divided properties into lots such as the Tanner Estate, West End Estate, Eden Estate, Bassendean and the Bindaring Park Estate (Van Nierop, undated). By 1910 there were three bridges over the Swan River which allowed West Guildford to become one of the comfortable middle class suburbs.

The residents of West Guildford with their desire for tidiness and order as a sign of respectability encouraged the alteration of the attractive bushland. Roads and gardens replaced the fragile bushland and increasingly only small pockets of bush were left. There were several attempts to drain and re-divert the streams

and damp lands which were a source of mosquitoes and to remove what was thought of as messy vegetation. To reclaim the swamplands drains were cut and ran parallel to the roadways and these drains subsequently became ideal for algae blooms (Carter, 1986). Exotic trees, such as English oaks, were planted along the roadside and neat boarded footpaths were put in place by the local Road Board, having priority over a local school, a consistent water supply and an official railway station. Many of the properties were used as cattle leases, however in the 1920s an outbreak of rinderpest meant that all cattle and goats in the district were killed and burnt to prevent the spread of the disease. The industry never fully recovered and many families sold their properties or earned their income in another way.

In its pristine state the Bayswater area was drained by a series of creeks and swamps to the Swan River (Garis, Undated). A main channel drained towards a swamp lying between King William Street and Slade Street. Due to geomorphologic barriers the channel formed a series of lakes and swamps. By the mid 1960s the area was almost entirely used for industrial and urban purposes and the natural channel had been straightened and cleared to form the Bayswater Main Drain.

From 1956 sanitary landfill was used to infill the Bayswater floodplain area (BICM Steering Committee, 1993). This continued for twenty five years. Each day the site was compacted and then covered to reduce the health problems associated with rubbish sites. The original site was separated by a clay bund placed on the tip foreshore behind which the rubbish was dumped. The waste was 75% solid waste and 25% putrescibles. The fill included domestic, commercial, building and industrial solid waste but there was no dumping of any liquid waste. River sand was dumped on the then wetlands so that the site would receive rubbish. The sand was obtained by dredging. The site had sparse vegetation due to the difficulty of establishing trees on the building rubble. The central river bed was dredged in the 1960s and late 1977 (BICM Steering Committee, 1993).

Bassendean Tonkin industrial park was built on an area of open grazing land and wetlands in 1910. The site was used by CSBP Cresco (from 1928) and other industries. Superphosphate was produced in the area and often waste materials entered the Swan River via the Bayswater Main Drain (BICM Steering Committee, 1993). Sulphuric acid was used in the lead chamber process which resulted in a by-product of sulphate and iron oxide. On-site production of superphosphate ceased in 1978. Most of the waste materials were removed from the industrial site in the mid 1970s.

The Bayswater area has been historically mainly used for residential purposes. By 1850 many of the large original lots were subdivided for market gardens and dairy. Chinese Market gardens were established between 1898 and 1929 and some were worked until the 1970s when the second Garratt Road bridge was constructed (Carter, 1986). There were approximately 20 Chinese market gardens in the Bayswater Area. Swan Lake which is west of Garratt Road was originally a large wetland, however infilling has reduced its size. The rich soil was also ideal for horticulture and dairying. Smeeds Nursery (established 1890s) took advantage of the rich soil at Coode Street for several years.

Before 1956, land use within the Bayswater foreshore area was limited as the area was a floodplain which regularly flooded. Some market gardening occurred above the floodplain east of Leake Street and east of Slade Street. Behind this the land was mainly residential. The King William Street Drain divided the floodplain into two sections and was used to carry storm water from the Bayswater industrial site (Swan River Trust, 1990). Dredging took place upstream of Garratt Road Bridge for flood control and the spoil was dumped on the north bank Bayswater.

### Present Land Use and Social Patterns

The Baigup Wetland west of Garratt Road Bridge, Bayswater, has been recently the focus of a management plan. In 1986 a SECWA gas pipeline was constructed between Garratt Road Bridge and Kelvin Road to provide additional gas supplies from East Perth to the main Perth Dampier line. To achieve this, an access road was built through the wetland with the understanding that following the laying of the pipeline the road would be removed. However it was decided that the limestone road could be converted to a dual use path and consequently it was bituminised and culverts were installed to allow water movement between the river and the wetland (Regeneration Technology, 1994). Unfortunately, there has been a rapid invasion of *\*Typha orientalis* into the shorerush community since the construction of the pipe line due to the pooling of the fresh water in the culverts. The main storm water drain is referred to as Swan Lake Drain and has been subject to several toxic spills and also blooms of duckweed (*\*Lemna disperma*) and water fern (*\*Azola ficuloidies*).

A concept plan for the Bayswater Foreshore Area was prepared in 1989. The plan outlined options for transforming the 40 hectares of old sanitary landfill into a community resource and recreation area (Brian O'Brien, 1989).

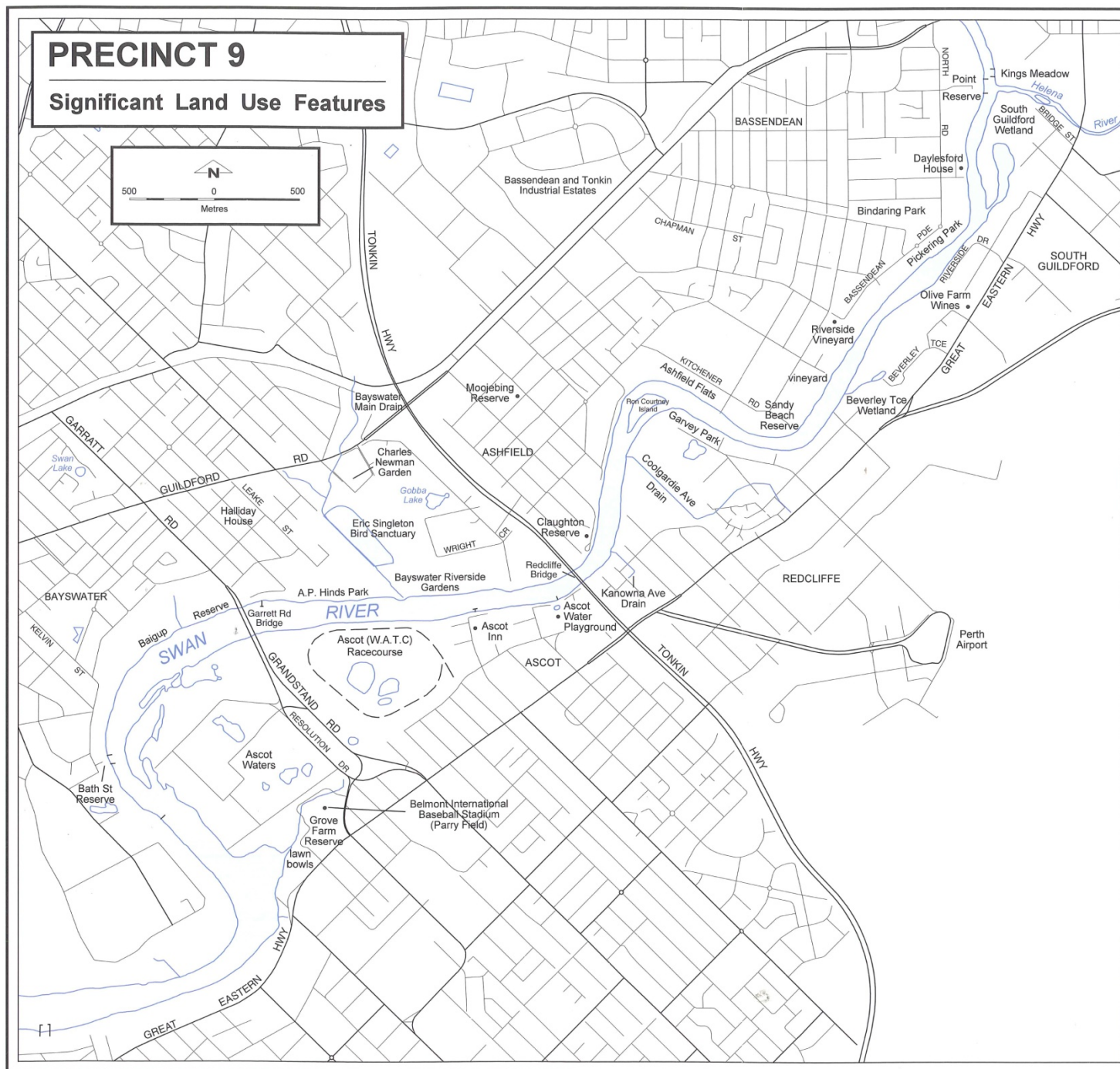
At present, residual rubbish is being compacted; however during the transitory phase rubbish protrudes from much of the old main landfill site. Exotic plants were a major problem in the area, although many have already been removed. Extensive planting of native flora will be implemented once clean land fill has been placed over the existing surfaces. The present plan suggests that the high relief land to the east be used for a community/cultural centre to meet theatrical artistic and related needs, while the flat low lying land of the site would be used to concentrate passive recreational needs. Recreational facilities include children's play grounds, five bridges over the drain, a fishing jetty, cycle paths, toilet facilities and an embayment with paddling beach.

There are two drains at Ashfield which carry road runoff water, the Chapman Street and Kitchener Road drains (Swan River Trust, 1991). Bindaring Park is a natural drainage basin for the surrounding residential and commercial areas. Landfill was dumped at three sites within the area and consisted of soil and rubble, however scrap metal and tyres were also found. Due to dumping of rubbish and samphire degradation of flats by vehicles a management plan was made for Ashfield Parade by the Town of Bassendean (1988) and the Swan River Trust (1991). The plans recommended that indigenous flora be planted in the area and log walls constructed in areas susceptible to erosion.

There are two bridges in the area, Garratt Road Bridge which has a large number of wooden pylons interrupting the flow of the river and Redcliffe Bridge which is the Tonkin Highway crossing. The Redcliffe Industrial area is mainly concentrated on the eastern side of the Great Eastern Highway and cannot be viewed from the river foreshore. The area contains mainly workshops and display centres and is generally of low aesthetic appeal due to the use of large sign boards and vivid building colours.

At Ascot Racecourse there is a high concrete retaining wall above a wire mesh enclosed rocky bank. A wooden jetty and several boat sheds are located at AP Hinds Park upstream of Garratt Road Bridge on the northern bank. At the Ascot horse swimming area there is an approximately 30 metres long 2 metres wide wooden platform.

Much of the higher land in the area is residential. There has been increasing pressure for subdivision resulting in a mixture of residential house ages and styles. The houses which front onto the foreshore are generally well maintained with landscaped gardens of eclectic nature. Often there is a small wall constructed to delineate the edge of the property which gives a horizontal element. In this case, the adjoining public land is relatively inaccessible and typically the gardens are highly maintained compared to the foreshore reserve.





### Recreation Nodes

The foreshore in this area has several recreation nodes rather than continuous foreshore access. The wetlands of Ascot Peninsula are a popular spot for small boating and fishing from the boat, however land based activities are restricted to the formal recreation points of Parry Field and Ascot Racecourse. The Baigup Wetland Reserve has a public information shelter, a small viewing platform and a dual use pathway between Kelvin Street and Garratt Road. The adjoining AP Hinds Reserve has water based sporting clubs such as the Australian Natives Association Rowing Club. The Bayswater Riverside Gardens are at present used for passive recreational activities such as walking the dog. There is a boat ramp at Cloughton Reserve, Bayswater as well as picnic amenities. The Sandy Beach Reserve has a small picnic area, mowed fairways, a bicycle path and a walk trail, while Pickering Park has a small boat ramp used by the Bassendean Sea Scouts. The South Guildford foreshore is a popular recreational area for teenagers due to the lack of public amenities and the secluded nature of the area. Informal BMX tracks have been created and the area is used for cubbies by younger children. This is one of the few spots along the river which provides for such informal recreation.

### Public access

A dual use path occurs between Kelvin Street and Garratt Road along the Bayswater foreshore. On the southern side there is a dual use path between Garvey Park and Grandstand Road on the southern side of the river. Access to the foreshore is limited by properties extending to the foreshore or close to the waters edge, particularly on the southern section of the river due to the swampy nature of the land and the proximity of private land foreshore. However particularly at Bassendean and South Guildford the driver cannot view the river due to private properties being between the road and the river.

## Sites of Nyungar & Wider Australian Community Significance

### Nyungar significance

Nyungars believe that the Waugal shed its sunburnt skin near Ascot which formed the beds of scale like shells which were abundant along the river channel.

Captain Stirling on his 1927 exploratory voyage recorded that in the area now know as Redcliffe were a '*whole Tribe of about thirty natives*' of whom '*the Warriors followed us along the bank*'. The Nyungars, who made signs of friendship, did not follow Stirling's Party above a '*creek*' possibly Helena River (Hallam, 1981).

This was one of the first encounters that Stirling had with the Nyungar people.

During early colonial times as in other areas of the Swan River, there were periods of considerable tension between the colonists and Nyungar. In 1830, a Nyungar man was reputedly seen robbing a house on the Upper Swan and escaping to the surrounding bush. A local settler, Peter Broun, led one of the first recorded organised military raids against local Nyungar. He claimed to have come across a small group of Nyungars who had been distributing the stolen goods amongst themselves. One Nyungar man was killed and three wounded in the incident. Following this, local Nyungar warriors were reported to have killed a number of Broun's sheep and cows. Broun's shepherd was also later killed in a separate incident (Bourke, 1987).

Robert Lyon, who owned a property adjacent to Peter Broun, spent most of his time in the colony studying Nyungar culture and learning their language. He wrote a series of articles for the Perth Gazette on Nyungar customs and language and asked that their plight be understood and respected. He recommended that to improve black/white relations Nyungars be converted to Christianity and taught to be a '*useful peasantry*' (Carter, 1986). It is likely that the wetlands adjacent to the Garratt Road Bridge, Bayswater, were used by Nyungar as a family camping ground. Recently, the reserve was named *Baigup* which is Nyungar for 'the rushes'.

### Other significance

The Ashfield Pontoon is wrecked in this part of the river. It was built 1942 (Thurlow *et al*, 1986).

Halliday House is classified by the National Trust and was built in 1,880s by Henry Thomas Halliday, one of the early settlers to the area and also the first Chairman of the Bayswater Road Board (Carter, 1986). The Road Board used his home as a meeting place. The house has been recently renovated as part of the Bayswater Riverside Gardens project. Nearby is Ellis House on Neville St, Bayswater which is a local historic site (Lund and Martin, 1996).

Daylesford House was built in 1890s and is registered by the National Trust. Cyril Jackson built the house from brick and it has particularly excellent examples of woodwork. Jackson came out from England in 1869 to remodel the whole education system in Western Australia. He established the Teachers Training College at Claremont.



The Pensioner Guard Cottage was built about 1864 and is the only remaining Pensioner Guard residence left in the State. It was originally a brick wall and shingled roof structure, however it has now been rendered and a corrugated iron roof placed over the original shingles. It was originally the home of John Law Davis (Davies) who was granted the land in 1864 and lived here until his death six years later.

At the City of Bayswater an olive tree was planted around 1850. It is the official emblem of the city and open air church services were once held under its shade until the first church was constructed.

Claughton Reserve was originally known as Whatley Cove after Dr J Whatley who was granted land here in 1830. This area offered good landing facilities for goods transported from Fremantle.

Riverside Vineyard is one of the smallest wineries in the State and fronts onto the Swan River. The vineyard was first planted by Luigi Nicoletto in the 1939 to supply table grapes but he later changed to wine making. The Bassendean Estate Shiraz wines have won awards in all Australian capital cities. On the opposite bank is Olive Farm which was established in the 1860s by Thomas Waters.

Ron Courtney Island was named in honour of the first chairman of the Swan River Conservation Board which was formed in 1959. Statutory powers controlling reclamation, construction of structures on the river and foreshore and permits for industrial discharge were achieved for the first time with the proclamation of the Swan River Conservation Act 1958.

Eric Singleton Bird Sanctuary was set aside in 1976 as a haven for waterbirds exposed to the disruptions of recreational activities on the river. There have been 74 species recorded there and artificial nesting boxes have proved a great success (BICM Steering Committee, 1993).

During the early years of the Swan River Colony a government farm was located at Bassendean. It was under the charge of the colonial botanist James Drummond (Carter, 1986). The farm was used to experiment on suitable produce for the area and included crops, citrus, fruit and vegetables. Several species were grown as trial crops and are now noxious weeds including cape weed (*Arctotheca calendula*), double gee (*Emex australis*), and Guildford grass (*Romulea rosea*).

## Conservation areas

### Wetlands

See below.

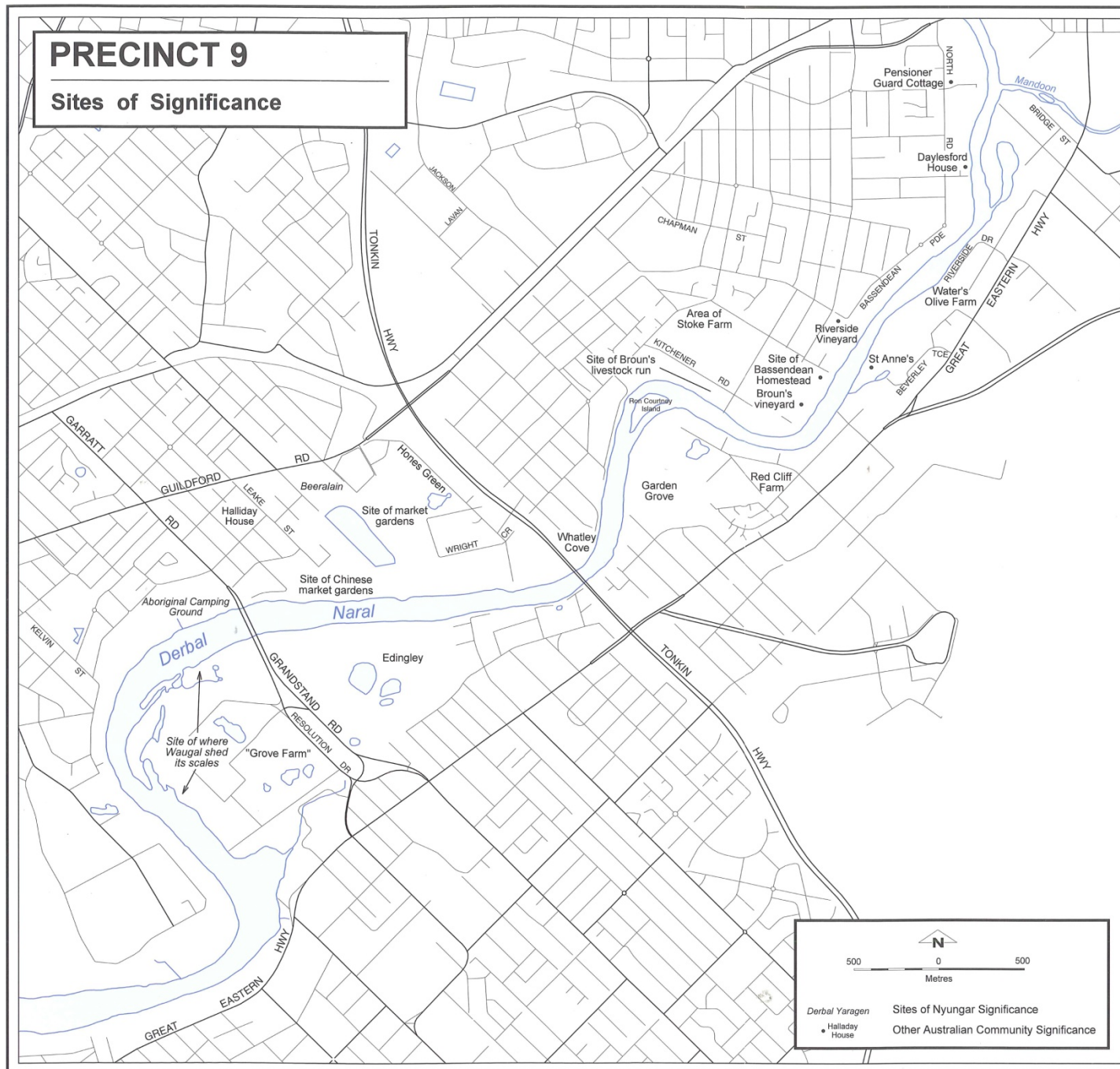
### System 6

#### *M51 Swan River salt marshes, Belmont and Maylands*

The recommended area extends from Garratt Road Bridge to about 1 km downstream along the Swan River. The area is affected by clay extraction. The salt marshes are most extensive on the southern side of the river. The principal species are *Salicornia australis* and *Suaeda australis*. The southern bank has paperbark and flooded gum and the northern bank scattered clumps of swamp sheoak. Downstream there are sand bars which are covered with trees. Inland there is marri and wattle and swamp sheoak. The area supports a wide variety of sheoaks.

#### *M44 Swan River Backwater, South Guildford*

The recommended area consists of the backwater south of the Helena River in line with Kalamunda Road. The area contained sewerage and drainage works and a pumping station. There is a saline backwater with open pools of water and vegetation which includes *Suaeda australis*, *Atriplex hartala* and *Apium prostratum*. The backwater is fringed with scattered trees of flooded gum and salt water paperbark and the understorey has been replaced with *Centella cordifolia*, *Cynodon dactylon* and *Paspalum distichum*. The area is a good refuge for many species of bird and contributes to open space of regional significance.



# Landscape Description

## Precinct Description

### Waterform and natural riparian zone

The Swan River channel takes an irregularly meandering form with sections of straight channel in this section. Ascot Peninsula forms an attractive water body with several fingers of land extending into the river channel. *Juncus* and dead branches form soft boundaries between the waterform and the landform and the relatively dense sheoak fringing community add to the soft textured effect. The area is subject to annual inundation as a result of being flat and low lying. The foreshore edge is meandering on the Ascot bank compared to the smooth curve of the opposite Maylands foreshore which has been altered by hard walling.

Upstream of Garratt Road Bridge the river is relatively straight and even in width. A sharp northerly bend occurs after Redcliffe Bridge where the river course is straight and of even width. Around Ron Courtney Island the river forms a right angled bend. The island is almost a right angled triangle with the two narrow angles pointed into the main river channels at either end. Upstream from Sandy Beach Reserve, the river width is more irregular and narrower than downstream. At Beverley Terrace an island is created by a backwater and two 'drains', however from the river there is hardly any evidence of the backwater except for the two very narrow channels which are fringed by vegetation. A second backwater occurs in line with Riverside Drive. This wetland has a broader channel confluence with the Swan River.

The Helena River is a relatively narrow channel which broadens to a wide confluence, almost half the width of the Swan River channel. The confluence is a t-section and the steeply grading low lying silty banks are eroding exposing tree roots. The foreshore along much of this area is susceptible to erosive processes.

Many of the banks have been retained using various methods which are described below. Despite the mixture of retaining walls, vegetation types and historic channel straightening, much of the foreshore at this section appears to be quite densely vegetated to the river user. The fringing vegetation communities, whether indigenous reeds and fringing woodland or mainly weed species, have a softening effect when the vegetation communities consist of emergent species which grade into the floodplain communities.

The Baigup Reserve wetlands, Bayswater/Maylands, which range from weed dominated communities to thick patches of swamp paperbark and shorerush, is a visually more attractive foreshore than the barren grassy banks of A.P. Hinds Park.

The sandy beaches at the park however provide an easy access area to the water and an area which is suitable for open space recreation. Upstream of the Garratt Road Bridge the Ascot foreshore becomes increasingly sparsely vegetated. Here, the shorerush forms an attractive ribbon of vegetation, however in front of the raceway the flat bank is mainly covered with grasses. There is an area of seasonal inundation adjacent to Tonkin Highway. The Gobba Lake wetland has an area of samphires, small fringing paperbarks and sheoaks on the flat flood plain. Similar low lying areas occur at Beverley Terrace and South Guildford backwater. The Beverley Terrace wetland has quite a noticeable wide channel leading from the area of inundation to the estuary. The water appears shallow and silty in the wetland area and several submerged branches can be seen exposed during low level waters.

### Landform

The land form in this precinct consists of wide areas of low lying floodplain less than 5 metres AHD. Areas such as Ascot Peninsula and Redcliff Peninsula are particularly devoid of any undulations. The land rises to approximately 10 metres on either side of the river, however the location of this small escarpment and its gradient varies considerably. At areas such as Bassendean Parade, the increase in land height occurs as a relatively steep slope from a very narrow flat floodplain. In areas such as Garvey Park, the river escarpment becomes hardly evident and the slope is very flat and gentle. However land use has had a dramatic effect on the landform within the area. This is exemplified at the South Guildford foreshore, where relatively smooth flat areas used previously for grazing have become lumps and depressions. It is interesting to note that due to the relatively low lying Ascot Peninsula the viewscape has the Darling Ranges as a backdrop and this emphasises the flatness of the surrounding land.

### Vegetation

The foreshore of Ascot Peninsula has a large area of shorerush species which forms a thick shiny fringing vegetation. The overstorey consists of mono-specific stands of sheoak. The needle like foliage of the swamp sheoak allows light to penetrate to the lower storey often resulting in attractive softly lit foliage. In winter, the samphire communities are a vivid rusty red providing an attractive contrast to the dark green of the casuarinas and shorerush. The vegetation is particularly dense viewed from the eastern section of the river where the viewer is unable to see the old rubbish dump site through the foliage. In contrast, the southern section of foreshore has been infilled and weed species such as kikuyu grass and cape lilac are the dominant species on the old rubbish site area.

Vegetation on the opposite Maylands and Bayswater foreshores consist almost entirely weed communities. In front of the View Terrace houses an occasional stand of shorerush occurs among domestic gardens and weedy flood plains. At the Baigup Wetland Reserve, the flood plain broadens and the swamp paperbark-shorerush community is present, however *\*Typha orientalis* and pampas grass are the most dominant species particularly north of the dual use path. The mono specific shorerush community adjacent to the Garratt Road Bridge is particularly attractive and forms almost a thick spiky carpet against the occasional paperbark and sheoak.

From A. P. Hinds Park to Bayswater Riverside Gardens there is little native vegetation. The dominant trees are exotics such as flame trees and the steeply sloping embankments behind the flood plain are a tangle of weeds. There is the occasional stand of sheoak and shorerush, however the Bayswater Riverside Gardens are currently being developed and there are plans to re-establish indigenous flora to much of the foreshore, although many of the trees will be exotic. Where the Bayswater Main Drain enters the Swan River there are a few flooded gum and jarrah and a weedy understorey. On the southern side of Redcliffe Bridge, there is a patch of disturbed marri- jarrah woodland behind a small area of regular inundation. The understorey is predominantly exotic grasses and shrubs. This area is a samphire flat edged by shorerush species and paperbark trees around the dampland and river foreshore.

At Claughton Reserve there are some attractive mature flooded gums on the undulating floodplain with a grassy understorey. Casuarina and shorerush edge the sandy river banks and kikuyu and couch grass are maintained as a foreshore lawn. The steep banks of Ashfield Parade are the site of a few remnant trees from the fringing paperbark-shorerush communities and marri woodland. However the dominant species are grasses, bracken and other weeds.

Ron Courtney Island has an attractive stand of flooded gum and a fringing community of shorerush and lake club rush. The understorey is predominantly exotic grass species which gives the island a parkland character.

Ashfield Flats has a community of samphire-rush species which are edged by flooded gum woodland. Most of the area however is flat open grassland as a result of past land use. A very thin belt of shorerush and melaleuca edge the foreshore meeting with the open woodland of Sandy Beach Reserve. The fringing shorerush vegetation is intermittent north of the reserve; however there are healthy stands of shorerush in front of Pickering Park and Point Reserve.

The South Guildford backwater area has a disturbed open woodland of numerous mature flooded gum trees with an exotic grass understorey giving the general appearance of a wooded pasture. There is the occasional coojong; however these understorey bushes are rare. The backwater is dominated by *\*Typha orientalis* with numerous flooded gum saplings growing on its northern banks. There is also a small samphire community edging the backwater. The Swan River waters edge consists of clumps of shorerush and overhanging sheoak trees, however there are several weed species, including cape tulip, which flourish in the damp conditions.

The fringing rush communities occur intermittently between patches of kikuyu, *\*Typha orientalis* and watsonia stands which are the dominant species along the Redcliffe foreshore. On the steeply sloping banks, mature flooded gum tend to remain in an area which has been mainly cleared of its indigenous vegetation. The occasional paperbark and sheoak provide an interesting brushy light texture against the more loosely spaced foliage of the flooded gum.

The Beverley Terrace backwater has an attractive wide section of shorerush species mainly edged by sheoaks and flooded gum on the drier banks. The wetland has less exotic species than along the river foreshore although in between the dark green of the shorerush there are patches of bright green kikuyu grass.

Garvey Park is an open woodland of flooded gum and exotic weed understorey. There are some areas of casuarina edging the foreshore and intermittently spaced shorerushes in areas which are not subject to erosion or have had retaining walls built against the foreshore. The foreshore between Kanowna Avenue drain and the Tibbradden Development at Redcliffe is a low casuarina dominated woodland. The understorey varies from shorerush reeds to exotic grasses. There are several melaleuca saplings and bushes within the area which act as a shrub layer and consequently vegetation appears quite dense. The vegetation north of Grandstand Road has been mainly greatly disturbed. The flat swampy land is mainly the site of grasses and other weeds such as the vivid purple flower of Paterson's curse.

### Riparian Land use

North of Bath Street Reserve there are several types of retaining walls which have been constructed over the years by the various land owners. The materials used include corrugated cement/asbestos and wooden planks. Unfortunately, the result is an unattractive riparian line between the waters edge and the steep gradient of residential gardens. The small patches of shorerush and weed at the edge of some properties are more attractive than the straight elements created by the retaining walls as the river bend has already been smoothed by past

dredging giving a linear curve to the water's edge compared to a more natural slightly meandering edge.

There are several properties with high fence lines between the edge of the property and the water, they are unattractive and a restrictive element on the foreshore. Many properties have jetties which allow boats to be moored up along the foreshore, which at low density creates interesting focal points to the river user.

A dual use path was recently laid through the Baigup Wetland Reserve. The path is boarded by pine bollards and adds a linear element to the flat flood plain. At present, a new boardwalk and information stand is being constructed adjacent to the Garratt Road Bridge. These structures are relatively unobtrusive on the wetland and sympathetic colours have been used for the shelter. The new grey brick path which leads to the platform is quite reflective and probably a mixture of two similar toned bricks would have had a dulling effect on the pathway. The gas pipeline maintenance point is surrounded by wire cyclone fencing which could be made less obtrusive on the landscape by suitable shrub planting.

Garratt Road Bridge is made up of two separate bridges which have numerous wooden piles, and is low formed. The bridge acts as a visual barrier, however its wooden piles are attractive to boat users who pass beneath them. At Hinds Park, the beach is flat and sandy with almost no riparian vegetation. A small jetty makes an interesting focal point on a bland foreshore. Exotic and Australian shade trees have been planted at regular intervals well back from the foreshore. A number of recreational clubs are based in boat sheds which are of simple design and are currently being upgraded. They have been painted several tones of green which slightly reduces their impact; however planting of attractive gardens would enhance the flat lawn around the buildings. The multicoloured play gym and older pine play equipment are prominent features in this area. The parking area is in front of a weedy embankment and the area is not as attractive as the adjacent Baigup Foreshore.

The Bayswater Riverside Gardens are currently being constructed. The area will be a passive recreation area with the potential to be an attractive area of open space. At present, clean fill has been distributed on the foreshore and consequently the area is a gently undulating sandy pit. The foreshore has been sculptured to form a meandering foreshore with small bays and a small island. A few sheoaks have been retained, however the rest of the gardens have yet to be planted. Adjacent to the new island, a relatively long jetty with a gazebo over the water has been constructed. The viewing platform is particularly prominent in the viewscape, mainly because there are few trees on the adjacent flat foreshore.

Halliday House has been renovated as part of the project and raised paths are currently being constructed to the pale blue homestead and over damplands. Adjacent is the Eric Singleton Bird Sanctuary which is located on a lake created from an old rubbish fill site and also has the Bayswater Main Drain flowing through it. The site has shorerush paperbark flora present, however most species are exotics. Despite the weedy condition, the area provides a valuable wetland bird sanctuary, and it is pleasant to use the dual use paths through the area. The King William Street Drain runs adjacent to the WAWA pump station, which although coloured a soft green has been gratified and is quite prominent due to the flat nature of the land and lack of vegetation. The area is the site of recent tree planting which aims to upgrade the bank into a stream. The drain is currently being landscaped to make it visually more acceptable and appear more like a stream.

The Redcliffe Bridge is a modern concrete superstructure which is a dominant feature on the landscape despite a small wetland on its eastern bank which partly screens the large land based concrete piles.

Claughton Reserve has a small almost informal boat ramp which is adjacent to a sheoak stand. Several different materials are used for bollards around the boat ramp and separating the road from the vegetation. Sandy Beach Reserve has pine play equipment and a few rock barbecues. The area overlooks Ashfield Flats so the viewscape is quite wide despite fences restricting access to the Ashfield Flats area. Pickering Park is less attractive than Claughton Reserve as there are fewer mature trees such as flooded gum. Several trees have been planted around the boundary of the park emphasising the geometric shape of the park, however a few saplings have been planted within the grassy paddock and this will enhance the area. Bindaring Lake Reserve is separated from Pickering Park by Bassendean Parade. The parkland has a small wetland which is dominated by \* *Typha orientalis* and melaleuca trees. A number of pine trees occur with a lawned area between the road and wetland. Point Reserve is an attractive narrow parkland opposite the Helena River confluence. The reserve has several mature flooded gums which provide an attractive canopy in the narrow reserve and help to create an enclosed effect.

Unfortunately, a sign has been nailed to a tree which detracts from the tree form and the view of the rivers. A simple sign board would have been more aesthetically pleasing. There is a small car park which is not too obtrusive due to the narrow nature of the parkland. The brick Point Reserve amenity blocks are successfully screened by attractive Australian bushes.

Several residential properties front onto the Bassendean foreshore. These appear less obtrusive than the Maylands properties due to the gentler slope of the land. A mixture of retaining walls have been constructed, however there are quite a few flooded gum, paperbark and shorerush along these properties which break up the straight lines created by these properties.

The South Guildford peninsula at the confluence with the Helena River was originally used as pasture land and consequently the understorey is quite degraded. The soil has become quite lumpy and it is a popular location for local teenagers to display their BMX skills on the dirt paths they have formed over the lumps and ditches. A few informal paths are present through the reedy understorey and the corner provides one of the few informal recreational locations along the Swan River.

Most of the residential properties at South Guildford are well set back from the foreshore and there are few jetties or retaining walls. Olive Farm Wines, however is quite a prominent feature on the landscape due to recent construction of limestone walls and new large cloth green and white pergolas.

Garvey Park is part of the largely undeveloped peninsula opposite Ron Courtney Island. The park has recently had a new raised toilet block and kiosk constructed away from the foreshore. The colours and materials conform with the surrounding flooded gum and old quarry pit wetlands. In contrast, the canoe club building is an unattractive concrete brick building perched on a mound very close to the foreshore. There have been several attempts to reduce erosion in the area using different methods of hard walling. Pine bollards have been placed in some areas while a recently constructed limestone wall is the most obtrusive structure. In addition, a wheel chair access ramp has been constructed using cement and metal poles. The mix of materials is unattractive compared to the upstream naturally vegetated banks. The surrounding vegetation of Garvey Park is similar to a paddock with trees and grassy understorey.

An unobtrusive raised boardwalk crosses at the Kanowna drain wetland which allows access between Redcliff Bridge and Garvey Park. The drain itself has an unattractive outlet with corrugated fencing used as a retaining wall. The rest of the embankment is kikuyu grass. There is a small wire fence enclosing the drain area.

### Land use

One of the prominent features of the flat peninsula of Ascot is the radio tower which is painted white and red. Other less obvious vertical elements are the Perry Field lights, and the Ascot Racecourse call boxes. The six brick towers of the historic Ascot brickworks can be seen emerging from trees around Grandstand Road, however from the river they are hardly prominent features compared to the Ascot Raceway. The old gateway and grandstand are quite attractive tile and white mortar buildings of style. The grandstand merges into the height of the trees and the surrounding land use while the raceway is located on the flat foreshore where kikuyu grass and a lack of trees or other elements make it a noticeable feature from the river. The old Ascot rubbish fill site is currently being redeveloped into a water front high density residential development with canals, recreation and conservation reserves. The site is being prepared for development and the old fill is being reshaped, so that at present a mound of soil has been pushed to the edge of the river creating a curved artificially shaped landmass compared to the surrounding attractive flat wetlands communities.

The Maylands and Bayswater residential area has houses of mixed styles and ages. There are several quite grand older style houses; however those built in the middle of this century are quite modest. Those single residences built along the foreshore from the 1980s are quite large and more extravagantly styled. There are several townhouses and flats which tend to be built from the 1980s and have modern simple styles. The Maylands residential area is on a slope set back from the foreshore and the nature of the landform and the curve of the river allows the houses to be partly obscured by the surrounding garden trees. The effect is an unobtrusive urban environment which demonstrates that height restrictions and mature gardens create an attractive landscape.

The Bayswater foreshore is a flat landform mainly due to previous land infilling from the flat foreshore. The gently sloping Bassendean Dune has affected the degree of prominence of the houses on the river landscape. Behind the A.P. Hinds Reserve there are a number of residential houses and a senior citizen hospital in an old house. The houses are located on the escarpment which slopes quite steeply from the flat floodplain area and many are hidden from the river by vegetation growing at the base of the escarpment. There are several empty blocks where weeds flourish. In contrast, the residential area in front of the proposed Bayswater Riverside Gardens is currently quite prominent as the large houses are emphasised by the treeless, sandy foreground. However the houses distance from the foreshore and the proposed gardens will make these less obvious elements in the landscape.

At present, Camilla Court retirement village is a prominent land use on the flat Bayswater landscape, however the recent establishment of tree saplings and bushes will minimise the impact the single storey brick and tile units. At Wright Street, a few remnant orchards exist which are an attractive reminder of the once dominant use of the damplands.

At Bassendean, the slope of the foreshore is less steep than at Bayswater and consequently residential developments have been set back from the floodplain. The area has several trees which shade the houses and although some buildings are two storeys the flat nature and the setback has resulted in a less obtrusive land use. Several undeveloped blocks or small paddocks occur between Ashfield Flats and Pickering Park. Two small vineyards are located on the northern floodplain and provide an interesting landscape feature among the residential land uses. On the southern foreshore the Olive Farm vines are located adjacent to Great Eastern Highway and are less important in the riverine landscape.

Saint Anne's is an attractive private property behind the Beverley Terrace backwater which has a turn of the century styled house painted white with a cottage style garden. The other houses in the area are quite modest and are a mixture of 1940s and mid 1960s style. Around Ivy Street and Hay Road, Redcliffe, the few residential properties between the river and the light industrial area.

The residential areas of Ascot, Redcliffe and South Guildford are not particularly dense, although recent residential infilling has occurred at Tibbradden. The houses are modest and mainly well set back from the foreshore due to the wide nature of the flood plain. Residential development in the area has been limited by Great Eastern Highway which is very busy and has large blocks of commercial and light industrial land uses on either side of the road. The houses at Tibbradden on Swan Estate are mainly modern brick and tile styles which often have a 'Federation' style. The area is quite treeless and there are still several undeveloped sandy blocks. There is a small dampland at Coolgardie Avenue and there are several non residential blocks which are reserved for essential amenities.

Adjacent to the Redcliffe Bridge there are a few horse agistments and several modest homes. There is also a caravan park which is mainly used by permanent residents rather than holidayers. The Ascot water playground is located on a sloping block and the paddling pools take advantage of the slope with the water running into one pool after another. The area is grassy and has shade trees and shrubs and is neatly maintained. The foreshore area has a small wooden jetty which is partly hidden by vegetation.

Adjacent to the Ascot Inn and Motel, there is a large empty block. The Inn itself built in the mid 1970s Mediterranean style and painted white with red tiles. The hotel is fairly unobtrusive due to its position on the sloping land and the stepped style of the buildings.

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## **Precinct 9 - Ascot to the Helena River Confluence**

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The Ascot water playground is located on a sloping block and the paddling pools take advantage of the slope with the water running into one pool after another. The area is grassy and has shade trees and shrubs and is neatly maintained. The foreshore area has a small wooden jetty which is partly hidden by vegetation. Adjacent to the Ascot Inn and Motel, there is a large empty block. The Inn itself built in the mid 1970s Mediterranean style and painted white with red tiles. The hotel is fairly unobtrusive due to its position on the sloping land and the stepped style of the buildings.

# Landscape Interpretation

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## Dominant Landscape Character

The original landscape character type of the foreshore area would have been the attractive paperbark and sheoak community fringed with sedges and samphires typical of the natural landscape character. The fluvial deposits would have formed flat silty plains in front of the gently undulating Bassendean dunes. At Belmont, the original Guildford landscape character would have been gently undulating fluvial deposits supporting eucalyptus woodland.

At present, the remnant samphire and sheoak estuarine communities at Belmont are an important natural landscape element as the vegetation community is in relatively good condition and appears to have had minimal disturbance. The Baigup wetland by contrast has suffered weed invasion, however current rehabilitation has improved the condition of the community and it has a natural landscape character. The embankment at Beverley Terrace has a remnant melaleuca community with little understorey except for some sedges at the edge of the river. This community has been classified as being natural landscape despite the degradation. The South Guildford wetland appears in parts to be relatively natural with areas of wetland vegetation in good condition.

There are three isolated rural landscapes in this precinct. Two vineyards in the area are only the size of a block, but provide an important link to the past rural land use of the area. From the river the Olive Farm vineyard from the river does not appear as a rural landscape as there have been extensive additions to the original sheds and homestead and from the foreshore the building appears to be part of a suburban development.

At Belmont, a new suburban development is being constructed on an old rubbish dump site. At present, the landscape character is transitory and has been identified as a modified landscape.

A large portion of the precinct has been classified as a parkland/recreational landscape character. At Bayswater, there is currently a redevelopment of the foreshore to parkland and although the site is still unfinished it has been classified as parkland.

Most of the precinct has been classified as a suburban landscape. In places, the suburban landscape occurs well away from the foreshore area, while in parts of Bassendean the suburban landscape reaches to the foreshore where the blocks extend to the river.

## Significant Viewscapes

There are several significant viewscapes in this precinct. The fringing vegetation at Ascot Peninsula makes an attractive view from the river and the Bath Street Reserve. The several backwaters are created by sedges forming fingers of vegetation into the river. The fringing sheoaks are quite dense and the old rubbish dump site is not easily seen from the river.

At the Tonkin Highway, there is a section of sedge and melaleuca community in relatively good condition area of wide open space in the river environment.

At Garvey Park, the view of Ron Courtney Island provides an interesting element in the fluvial environment. The meander curve is attractive and the raised embankment on the northern side emphasises the river meander.

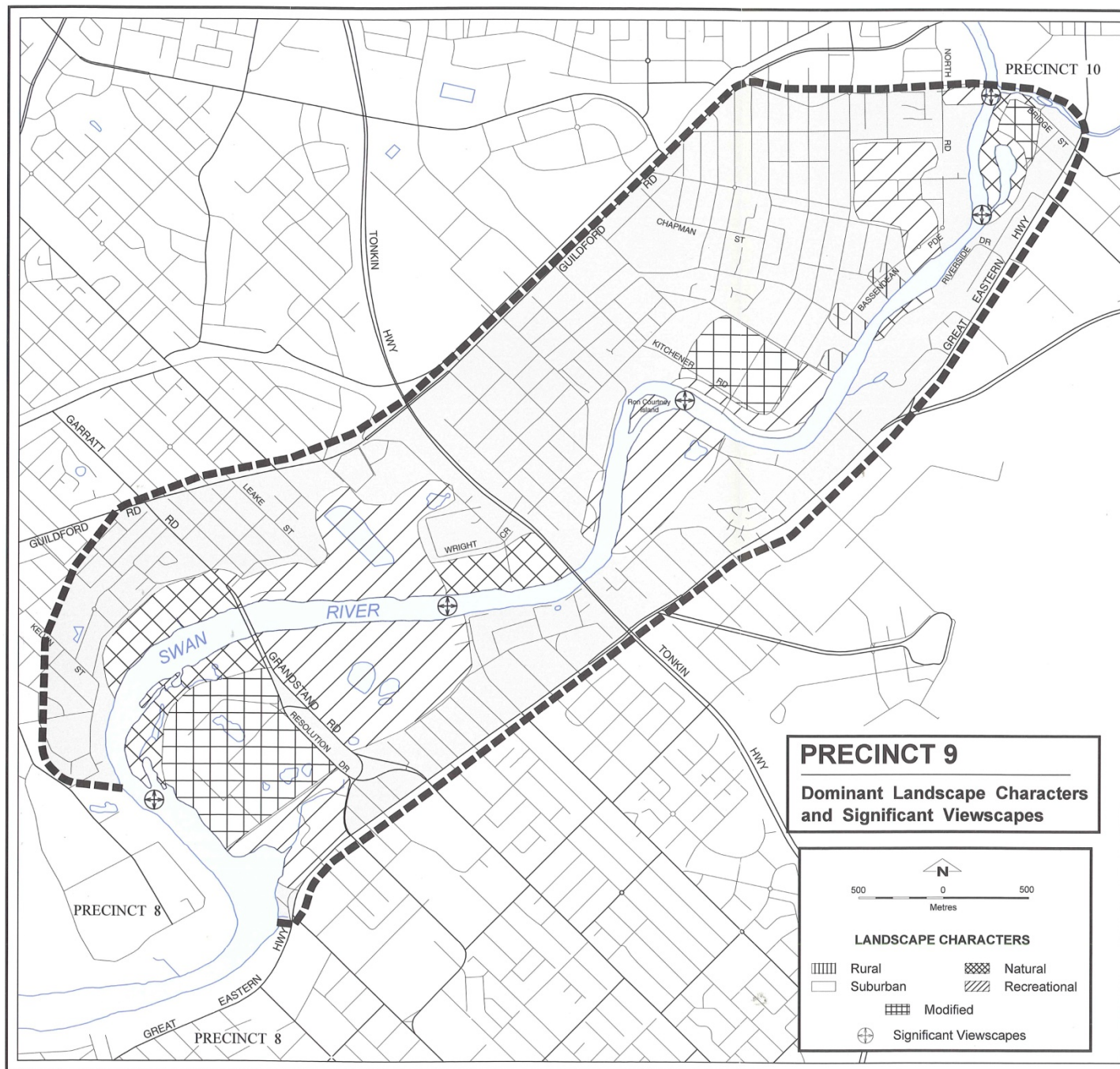
The confluence of the Swan and Helena Rivers is a significant viewscapes. The Swan River broadens slightly after the confluence and the fringing vegetation on the southern side of the river appears relatively natural.

## Conforming and Non Conforming Elements in the Landscape

The islands and fringing sedges at Ascot Peninsula are an important element in the natural landscape. It is also an important backdrop to Tranby House as the visitor to the main entrance on the southern side of the homestead can view the river apparently undeveloped against the well maintained house and gardens. It gives the visitor a snapshot of how much of the river would have been at the time the house was built. Retaining this viewscapes is important as the view of the homestead from the river is now cluttered with houses and units.

At Garvey Park, the hard walling is made up of several materials including limestone. There is the opportunity to use indigenous vegetation to replace or reduce the impact of retaining walls. A recently constructed limestone wall at Ashfield Flats opposite, Ron Courtney Island detracts from the narrow band of fringing vegetation. The foreshore adjacent to the A.P. Hinds boatsheds is susceptible to erosion and the flat nature of the foreshore makes it ideal for revegetation.

Cloughton Reserve has a toilet block located on a prominent earth mound and painted a bright shade of green. Similarly, at the Riverside Gardens at Bayswater, the toilet amenities have been built on a raised suffice and currently are prominent due to the lack of trees in the partly completed garden.



### **Recommendations for Maintenance and Enhancement of the Present Landscape Character**

- It is strongly recommended that the islands and fingers of land at Ascot Peninsula remain in an undeveloped state. The vegetation is an attractive natural landscape character. It is also an important backdrop to Tranby House as the visitor to the main entrance on the southern side of the homestead can view the river apparently undeveloped against the well maintained house and gardens. It gives the visitor a snapshot of how much of the river would have been at the time the house was built. Retaining this viewscape is important as the view of the homestead from the river is now cluttered with houses and units.
- Ascot Peninsula is currently the site of a development proposal. The proposal intends to split the site by forming a regional parkland and river conservation zone on the southern section and a high density residential area on the northern section. There is the opportunity to take into consideration the viewscape of the site and ensure that the housing development does not infringe on the fringing vegetation community.
- There is the opportunity to improve the visual amenity of hard walling at Garvey Park by planting fringing vegetation to screen the different building materials.

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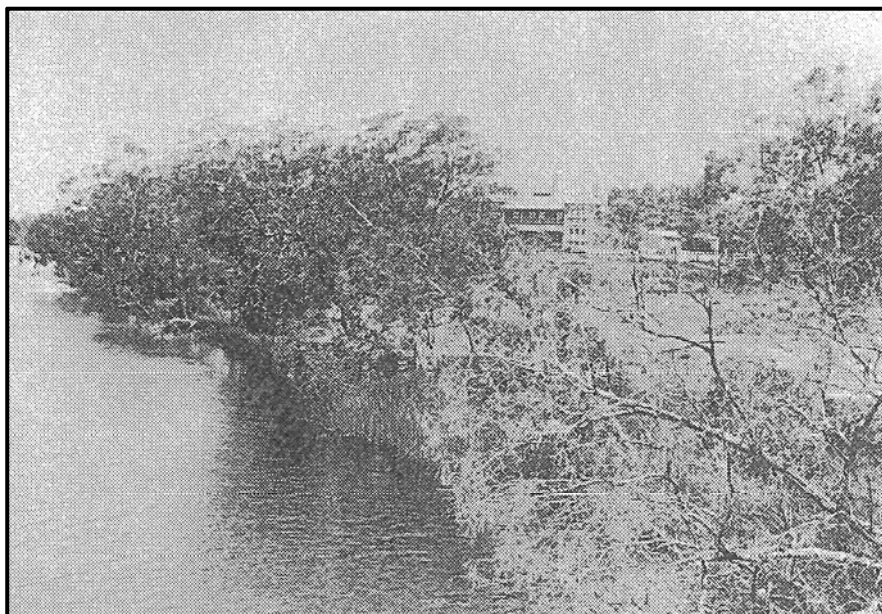
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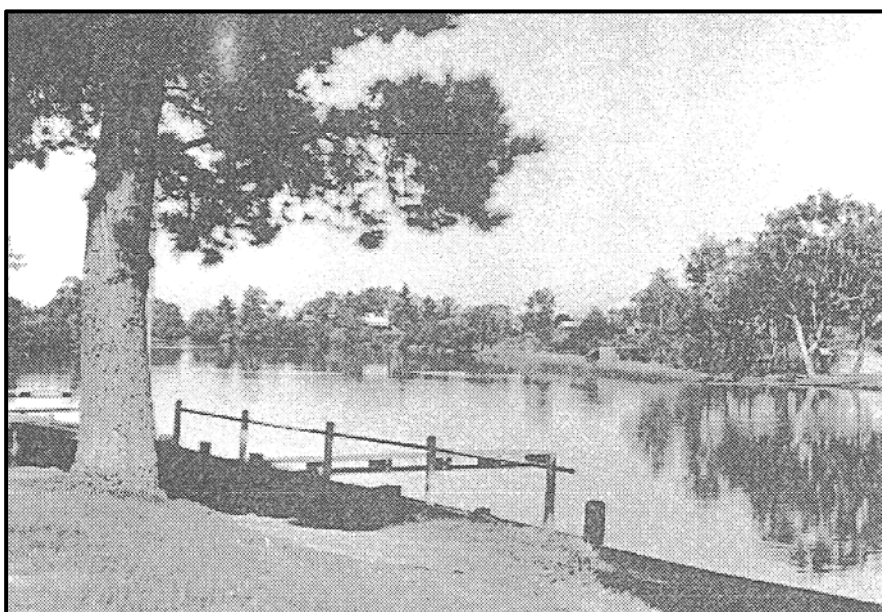
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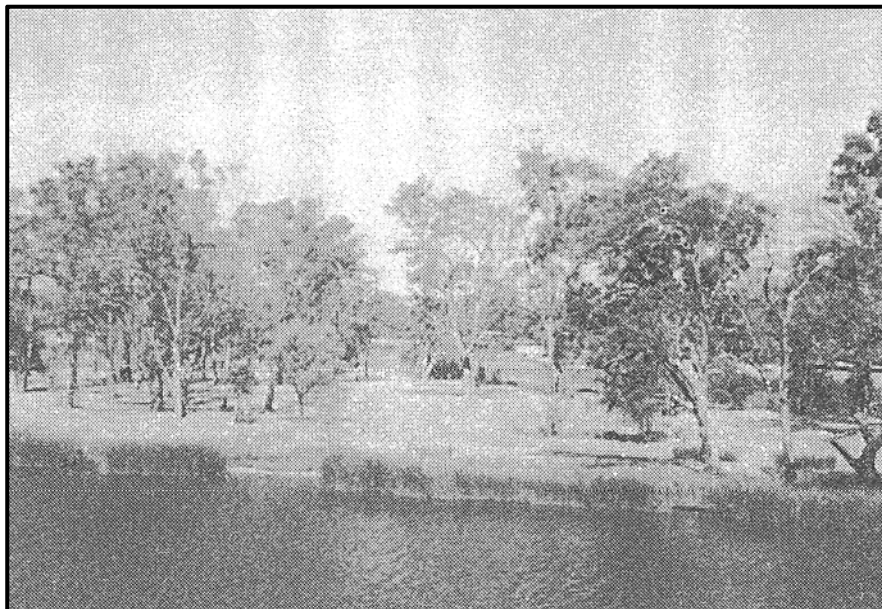


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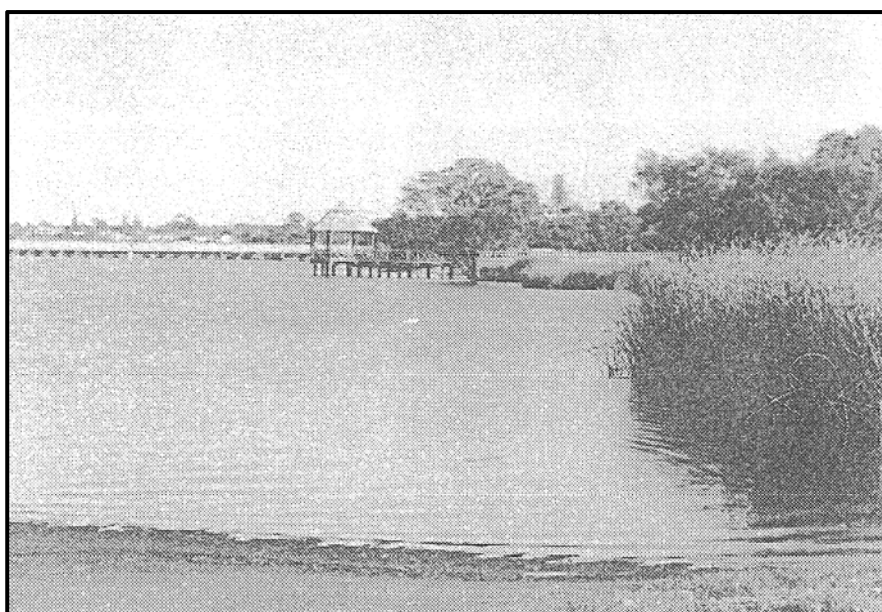


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