



Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER	:	2022/1779
APPLICANT	:	Tengolf Maylands Pty Ltd
LANDOWNER/LAND DESCRIPTION	:	<ul style="list-style-type: none">• Department of Planning, Lands and Heritage - Crown land with Management Order to the City of Bayswater (Lot 301 and 302 on Deposited Plan 45719)• City of Bayswater (freehold title Lot 12530 on Deposited Plan 192638)
DEVELOPMENT	:	Refurbishment of the Swanbank Bar and Function Centre at the Maylands Peninsula Golf Course
VALID FORM 1 RECEIVED	:	14 July 2022
DETERMINATION	:	APPROVAL WITH CONDITIONS

The application to commence development in accordance with the information received on 14 July 2022 is APPROVED subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of the approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. Revised design plans and/or drawings incorporating the following City of Bayswater amendments shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater, and before a building permit application is made (see **Advice Notes 1 and 2**):
 - a) Further architectural treatment to the services compound (bin store) to mitigate the negative visual impact of this element upon the streetscape;
 - b) The materials/designs of the signage, fence, landscape elements and the treatment of the service compound are to be complementary with the architectural language of the development;
 - c) Placement of a window to the workshop/store of the Pro Shop facing the street to improve passive surveillance;
 - d) Redesign of pedestrian access from the existing beer garden to the alfresco deck to prevent a 'pinch point' on the corner where existing steps constrict access at the top of the ramp;
 - e) Further work to the passage in front of the services compound which is compromised by the proximity of the loading bays. Careful treatment of the hardscape/paved in this area to prioritise pedestrians will assist in improving the pedestrian experience;
 - f) Walls, fences and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where the vehicle access way meets the Swan Bank Road reserve;
 - g) External services and utilities including air conditioning units are to be integrated into the design of the building and located so as not to be visually obtrusive;

- h) Wash down facilities are to be provided within the bin store, and the bin store graded to a floor waste and discharged to the sewer;
 - i) Exploration of further opportunities for environmentally sustainable design initiatives, some of which could be visible to the community as educational tools; and
 - j) Provision of ten (10) bicycle parking facilities designed in accordance with *AS2890.3:2015 Bicycle Parking Facilities Requirements*.
3. All works shall be undertaken in accordance with a Construction Environmental Management Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1, 2 and 3**).
 4. All colours, finishes and materials used in the development are to be in accordance with an approved 'Schedule of Colours and Materials' as approved by the City of Bayswater.
 5. All operations are to be conducted in accordance with an Operations Management Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1, 2 and 4**).
 6. The site is to be landscaped in accordance with and a revised Landscape Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1, 2 and 5**).
 7. All drainage is to be undertaken in accordance with a Stormwater and Drainage Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1 and 2**).
 8. The development is to be undertaken in accordance with the noise assessment report prepared by Herring Storer Acoustics dated 28 April 2022 to the satisfaction of the City of Bayswater (see **Advice Note 10**).

ADVICE TO APPLICANT

1. Notification of commencement of work and plans can be emailed to rivers.planning@dbca.wa.gov.au.
2. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans and details required under **Conditions 2 to 6**, the documents shall be submitted at least 30 days prior to lodgement of the building permit application.
3. The Construction Environmental Management Plan required under **Condition 3** shall describe how the proposed works will be managed to minimise potential environmental impacts and shall address, but not be limited to:
 - a. scope of works, including demolition and construction methodology;
 - b. site access and management, including fencing requirements;
 - c. notification protocols – in particular the applicant is to notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works and immediately following completion of works;
 - d. management of machinery and equipment, including a refuelling procedure and spill response;
 - e. on-site storage and bunding of materials (sediment control), equipment, chemicals and fuel (no storage of material on the grassed foreshore will be permitted);
 - f. protection of the river and foreshore (and nearby stormwater drains) from inputs of debris, rubbish or other deleterious material;
 - g. waste and material disposal;

- h. protection of vegetation (including the establishment of tree protection zones);
- i. traffic management, including parking arrangements for work contractors;
- j. site security;
- k. public access and safety;
- l. hours of operation and schedule of works; and
- m. complaints and incidents.

A site map showing the laydown area, vehicle entry/exit points and pedestrian management (e.g. road closures, alternative routes and public safety signage) shall be included. Sand, soil, and any other finely grained material that is exposed or stockpiled on site shall be managed to prevent sediment mobilisation and discharge from the construction site.

All trees within the vicinity of the proposed works will need to be protected in accordance with *Australian Standard AS 4970-2009: Protection of trees on development sites*. Tree protection zones should be identified and fenced to restrict access and to avoid damage to the trees during works. Traffic management controls should be prepared by accredited personnel for various phases of the construction, including any proposed closures.

4. With regards to **Condition 5**, the operations management plan is to address key matters associated with operation of the facility including:
 - Unless otherwise agreed, the hours of operation will be limited to the approved trading hours specified on the existing Tavern Licence as follows:
 - Monday to Saturday from 6am to 12 midnight;
 - Sunday from 10am to 12 midnight;
 - On New Year's Day – from immediately after 12 midnight on New Year's Eve to 2am, and then in accordance with the clause for Monday to Saturday and Sunday, as the case requires;
 - On Good Friday or Christmas Day – from 12 noon to 10pm, but only liquor sold ancillary to a meal supplied by the licensee; and
 - On Anzac Day from 12 noon to 12 midnight;
 - Refuse and Recycling Management; and
 - Event management.

5. With regards to **Condition 6**, the revised Landscape Plan should reflect but not be limited to the following:
 - plant species proposed for planting in or abutting the Parks and Recreation Reserve/Swan Canning Development Control Area are to be locally native species;
 - consider species with low and/or known for sustainable water requirements;
 - additional landscaping to be provided at the southern pedestrian entrance to provide visitors an entry experience to the site;
 - detailed design of the landscaping/trees proposed within landscaping insets in the alfresco areas;
 - details of the proposed vertical landscaping including maintenance arrangements;
 - those areas to be reticulated or irrigated;
 - details of all planter boxes and drainage;
 - brown coloured mulch instead of red coloured mulch to be provided within the landscaping area in front of the buildings; and
 - landscaping, reticulation and tree(s) required to be planted on the property shall be completed in accordance with the approved detailed landscape plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.

6. Please note that in addition to the Building Code of Australia (BCA) requirements for providing access for people with a disability, it is the responsibility of the applicant to ensure the development complies with the *Disability Discrimination Act 1992* and the Disability (Access to Premises - Buildings) Standards 2010.

Further information about universal access can be obtained from the following Advisory Board and the relevant Federal and State Government Department - City of Perth's Access and Inclusion Advisory Group (AIAG):
<https://cityofperth.sharepoint.com/sites/CMS/SitePages/Access-and-Inclusion-Advisory-Group.aspx?web=1>

The Western Australian Department of Communities – Disability Services:
http://www.disability.wa.gov.au/understanding-disability1/understanding-disability/accessibility/built_environment/

7. Please note that the proposed works are located in a high to moderate/moderate to low risk Acid Sulphate Soils risk area and that the Acid Sulphate Soils Guideline Series for guidance on the identification, assessment and management of acid sulphate soils in Western Australia is available from the Department of Water and Environmental Regulation at: www.dwer.wa.gov.au. If Acid Sulphate Soils are exposed during the works, the Department of Water and Environmental Regulation should be contacted for further advice.
8. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
9. The applicant shall submit an application to register the proposed development as a public building in accordance with the provisions of the Health (Public Building) Regulations 1992, and the City is to assess the maximum accommodation for the proposed development. It is noted that the proposed sanitary facilities do not appear to comply with the Building Code of Australia.
10. With regards to **Condition 8**, The applicant shall adhere to the noise assessment report dated 28 April 2022 and prepared by Herring Storer Acoustics and its recommendations in relation to the design and operation of the development at all times in order to comply with the requirements of the Environmental Protection (Noise) Regulations 1997, to the satisfaction of the City of Bayswater. This includes a noise management plan which is to be submitted to, and to the satisfaction of the City prior to occupation to the development.

Documents certifying that these requirements have been implemented, are to be submitted to, and to the satisfaction of the City of Bayswater prior to submission of a building permit application.

11. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of any activities associated with construction activities.



Hon Reece Whitby MLA
MINISTER FOR ENVIRONMENT
Date: 11 January 2023

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL	Refurbishment of the Swanbank Bar and Function Centre at the Maylands Peninsula Golf Course
LOCATION	Maylands Peninsula Public Golf Course - Lots 301 and 302 on Deposited Plan 45719 (13 and 31 Swan Bank Road, Maylands) and Lot 12530 on Deposited Plan 192638 (15 Swan Bank Road, Maylands)
COST	\$3,200,000.00
APPLICANT	Tengolf Maylands Pty Ltd
LANDOWNER	<ul style="list-style-type: none"> • Department of Planning, Lands and Heritage - Crown land with Management Order to the City of Bayswater (Lots 301 and 302 on Deposited Plan 45719) • City of Bayswater (freehold title Lot 12530 on Deposited Plan 192638)
LOCAL GOVERNMENT	City of Bayswater
MRS CLASSIFICATION	Parks and Recreation Reserve
DECISION TYPE	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	<ol style="list-style-type: none"> 1. Location map (1 page) 2. Plans (15 pages) 3. External referral responses: <ol style="list-style-type: none"> (a) City of Bayswater (5 pages) (b) Department of Planning, Lands and Heritage (3 pages) <ol style="list-style-type: none"> (i) Landuse Planning; (ii) Heritage and Property Services; and (ii) Aboriginal Heritage Conservation
RECOMMENDATION	APPROVAL WITH CONDITIONS

1. INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received a development application from Tengolf Maylands Pty Ltd, the lessee of the Swanbank Bar and Function Centre (the function centre) at the Maylands Peninsula Public Golf Course (**Attachment 1**). The Maylands Peninsula Public Golf Course includes Lots 301 and 302 on Deposited Plan 45719, which are Crown land with a Management Order to the City of Bayswater (the City), and Lot 12530 on Deposited

Plan 192638, which is owned in freehold by the City. Most of the structures that are subject to this application are contained in Lot 12530 and are largely within the existing facility's footprint.

- 1.2 The applicant is seeking to refurbish the existing function centre which will include upgrades to internal and external dining facilities, a small pergola addition, extensive landscaping, a new children's playground and an additional storage shed for golf buggies. The plans which outline the development proposal are contained in **Attachment 2**.
- 1.3 As part of the refurbishment, the applicant will also change the club's nomenclature from 'Maylands Peninsula Golf Club' to 'Maylands Golf Course', while the 'Swanbank Tavern' will be renamed to 'Swanbank Café & Bar'. New signage on the buildings will assist in wayfinding and demarcate entrances to the golf club and function centre. Also, three small freestanding 'pylon' signs are proposed along the Swan Bank Road frontage. The new signage and positioning of this signage forms part of this application (refer also to **Attachment 2**).
- 1.4 The proposed development is to occur on land entirely within the Swan Canning Development Control Area and therefore requires approval from the Minister for Environment in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).
- 1.5 DBCA has prepared this report in accordance with section 76 of the SCRM Act.

2. CONSULTATION

City of Bayswater

- 2.1 The City advises that it supports the proposal subject to minor amendments to the proposal and conditions and advice. The amendments required are discussed below and, in addition, the recommended conditions have been incorporated into the conditions and advice notes of this report.
- 2.2 The City's comments are provided in **Attachment 3a**.

Department of Planning, Lands and Heritage

- 2.3 The Department of Planning, Lands and Heritage's (DPLH) (a) Landuse Planning, (b) Heritage and Property Services, and (c) Aboriginal Heritage Conservation advise there are no objections to the proposal.
- 2.4 DPLH's comments are provided in **Attachment 3b**.

3. PUBLIC CONSULTATION – SUBMISSIONS ON DRAFT REPORT

- 3.1 In accordance with the requirements of Part 5 of the SCRM Act, a copy of the draft report and proposed recommendation was provided to the applicant and the relevant stakeholders being the City of Bayswater and DPLH. A copy was also published on the DBCA website for a period of 14 days between 30 November and 15 December 2022 with an invitation for public submissions.
- 3.2 No submissions were received.

4. RELEVANT POLICIES AND PLANS

- State Planning Policy 2.10 – Swan-Canning River System (SPP 2.10)
- Corporate Policy Statement No. 42 – Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area (Policy 42)
- Corporate Policy Statement No. 45 – Planning for Miscellaneous Structures and Facilities in the Swan Canning Development Control Area (Policy 45)
- Corporate Policy Statement No. 51 – Planning for Wastewater Management in the Swan Canning Development Control Area (Policy 51)

5. ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- Environmental protection
- Amenity and public access
- Stormwater management
- Wastewater management
- Heritage and landscape protection

6. BACKGROUND

- 6.1 The existing function centre comprises a function room, kitchen, pro-golf shop, bar, storerooms, caddy store, workshop, and administration offices as well as toilet and changing facilities.
- 6.2 The surrounding landuses comprise low and medium density residential properties to the north-east and east, and local public open space to the south-east of the clubhouse and function centre. The State Heritage Registered Maylands Brickworks is directly opposite the proposed redevelopment site, separated from the clubhouse and function centre by a public road. The brickworks will not be impacted by the refurbishment activities.
- 6.3 The proposed redevelopment will provide patrons with improved outdoor dining options in addition to a fresh look and feel to the facilities. The upgrades will also assist to differentiate offerings between users of the clubhouse and patrons of the function centre and children's playground.

7. DISCUSSION

Environmental protection

- 7.1 Policy 42 aims to ensure that land use and development on and adjacent to the river system maintains and enhances the quality and amenity of the river environment. The proposed development should be carefully undertaken to prevent detrimental impacts to the foreshore area.
- 7.2 The redevelopment site is over 380 metres, and therefore adequately distant, from the Swan River and its foreshore, so that any potential environmental impacts from the construction works (for example sediment movement and building waste) can be readily managed by conditions of an approval.
- 7.3 The redevelopment site is listed as having a high to moderate risk of encountering acid sulphate soils (ASS). Given that there is minimal excavation proposed as part of

the redevelopment the risk of encountering ASS is low. It is recommended that a condition requiring an ASS management plan is included in the approval to mitigate any potential environmental effects during the works.

- 7.4 The existing buildings are already connected to the broader Water Corporation gravity sewer network. The proposed development will not require any change to this existing arrangement.
- 7.5 The proposed development envelope is outside of the 10 per cent Annual Exceedance Probability (AEP) flood fringe.

Amenity and public access

- 7.6 Policy 42 states that the design, materials and colour scheme of developments adjacent to the river and foreshore should complement and protect the character and landscape setting.
- 7.7 Policy 45 and SPP2.10 require the proposed development to enhance the public's access to and enjoyment of the river.
- 7.8 As noted above, the redevelopment site is over 380 metres from the Swan River and its foreshore, therefore the redevelopment will not negatively impact the current amenity of the site. The existing buildings are not easily visible from the foreshore.
- 7.9 In addition, the existing buildings are also not easily visible to the nearby residents. The orientation for most of the buildings will be towards the golf range, not towards the public street. Additionally, the parking area will not be altered. It is considered that the alterations and additions will not have a significant impact upon the amenity or residential development in the area.
- 7.10 The overall bulk and scale of the existing clubhouse and function centre will remain largely unchanged, resulting in a built form outcome that is consistent with the surrounding setting and will improve the overall amenity of the development.
- 7.11 The design and materiality of the proposal seeks to complement the setting through the use of timber structures for the alfresco dining area and increased provision for landscaping.
- 7.12 The redevelopment proposes to amend the external colour scheme to lighter colours. While darker colours are more recessive and therefore blend better within the environment it is considered the lighter colour is acceptable in this location.
- 7.13 The City has requested the applicant provide 10 bicycle parking facilities within the approved development and provide details of the design and layout of the facilities to the satisfaction of the City, prior to the installation of these facilities.
- 7.14 The City has requested the applicant submit, to the satisfaction of the City, a landscaping plan and final build drawings prior to the lodgement of a building permit application.

Stormwater management

- 7.15 Policy 49 generally requires stormwater runoff from constructed impervious surfaces generated by minor rainfall events (i.e. the first 15mm of rainfall) to be managed on site, or if the local government consents, connected to the local drainage system.

7.16 The proposed development is not significantly increasing the impervious surfaces and any additional drainage can readily be retained and managed onsite.

7.17 The City has requested the applicant submit, to the satisfaction of the City, a stormwater and drainage management plan prior to lodging a building permit application.

Waste management

7.18 The Club currently uses the waste bins and collection services provided and collected by the City.

7.19 Whilst the golf course and function centre are existing businesses, the City has requested that prior to occupation of the new facilities, the Club provides wash down facilities for the bins within the bin store, and the bin store is graded to a floor waste and discharged to sewer.

7.20 The City has requested the applicant submit, to the satisfaction of the City, a refuse and recycling management plan prior to lodging a building permit application.

Ecological health

7.21 Policy 42 states that natural vegetation should be promoted, maintained and restored, and existing native vegetation should be retained as a means of protecting linkages and natural vegetation corridors. Proposals should avoid the removal or fragmentation of native vegetation, where possible.

7.22 The redevelopment will not encroach on the Swan River foreshore or any vegetation that fringes the waterway, thus the ecology and natural heritage of the river and surrounding natural landscapes will not be impacted.

7.23 A Threatened Ecological Community (Category 3, Subtropical and Temperate Coastal Saltmarsh) is mapped adjacent to the north-west of Lots 301 and 302. The same area is also classified as a conservation category wetland. The proposed redevelopment will not impact this site, but will occur on an established golf course, contained within an existing developed area which is around 190 metres from the edge of the wetland.

7.24 The redevelopment will result in only minor additional impervious surfaces. There will be no substantial drainage runoff from the proposal, and no additional adverse environmental impacts to the wetland or the river environment.

7.25 The City has requested that the applicant, during construction activities, ensures all trees within the development and adjacent road verge are retained and protection measures are put in place. This includes the establishment of tree protection zones and fencing.

Signage

7.26 Policy 45 states that signage is to provide a public benefit and should minimise effects on the river system's landscape character and amenity.

7.27 As noted above, it is proposed to update signage to the clubhouse and function centre façade. Such signage will face the public road only (being Swan Bank Road) and will not be visible from the Swan River foreshore. Other signage, being three small

freestanding 'pylon' signs, are proposed along the Swan Bank Road frontage, to assist with wayfinding for patrons.

Heritage and landscape protection

- 7.28 Policy 42 states that proposals should enhance and protect the character and landscape setting of the Swan Canning River system. Typically, proposals should protect tree lines and not dominate or overshadow public areas and views. Consideration should also be made, where appropriate, to enhance significant landmarks, views and vistas.
- 7.29 A landscape architect has been engaged to ensure a high-quality landscaping outcome is achieved. Native climbing and prostrate flora species have been selected for the landscaping sites adjacent to the existing buildings.
- 7.30 A search of the DPLH Aboriginal Heritage Inquiry System (AHIS) indicates that the subject site is located within the curtilage of Registered Aboriginal Heritage Site (3753) which encompasses most of the broader Maylands Peninsula locality. The curtilage relates to a location registered for its historical, mythological, hunting place, named place and natural feature significance. The exact location of this feature is restricted to registered knowledge holders.
- 7.31 The redevelopment site is a significantly altered and disturbed environment comprising existing built structures. The proposed works require minimal earthworks, therefore the likelihood of disturbance of culturally significant feature(s) is considered to be minimal.
- 7.32 The Heritage Council's State Register and the City's heritage records indicate that there is no recognised heritage significance on the subject site. It is noted that the State Heritage Registered Maylands Brickworks is located opposite the site, on the northern side of Swan Bank Road. Given that these are physically separated from the subject site by a public road, and that this proposal essentially reflects the existing development footprint, it is not considered to have any impact on the cultural significance of the brickworks.

Wastewater management

- 7.33 The Club's facilities are connected to the reticulated sewer network; the proposed refurbishments will not require any change to this current arrangement. The proposal therefore satisfies the objectives of Policy 51.

8. SWAN RIVER TRUST

- 8.1 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust (the Trust) considered DBCA's draft report at its meeting on 25 October 2022 where the Trust resolved to advise the Director General of DBCA that it supported the draft report and recommendations.

9. CONCLUSION

- 9.1 Following consideration of the proposal and the recommendations received from the City, the below amendments to the proposal are recommended as a condition of approval requiring the provision of final design plans/drawings before a building permit is issued. The applicant's planning consultant has acknowledged it is familiar with the

City's recommendations, that they are all minor in nature, and will not result in a material change to the development as currently submitted:

- a) Further architectural treatment to the services compound (bin store) to mitigate the negative visual impact of this element upon the streetscape.
- b) The materials/designs of the signage, fence, landscape elements and the treatment of the service compound are to be complementary with the architectural language of the development.
- c) Placement of a window to the workshop/store of the Pro Shop facing the street to improve passive surveillance.
- d) Redesign of pedestrian access from the existing beer garden to the alfresco deck to prevent a 'pinch point' on the corner where existing steps constrict access at the top of the ramp.
- e) Further work to the passage in front of the services compound which is compromised by the proximity of the loading bays. Careful treatment of the hardscape/paved in this area to prioritise pedestrians will assist in improving the pedestrian experience.
- f) Walls, fences and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where the vehicle access way meets the Swan Bank Road reserve.
- g) External services and utilities including air conditioning units are to be integrated into the design of the building and located so as not to be visually obtrusive.
- h) Wash down facilities are to be provided within the bin store, and the bin store graded to a floor waste and discharged to the sewer.
- i) Provision of 10 bicycle parking facilities designed in accordance with *AS2890.3:2015 Bicycle Parking Facilities Requirements*.

In addition, the City has requested that the applicant explores further opportunities for environmentally sustainable design initiatives, some of which could be visible to the community as educational tools.

- 9.2 Policy 46 states that commercial facilities should be planned, designed, constructed and managed to enhance the community's use and enjoyment of the Swan Canning river system.
- 9.3 The proposal seeks to upgrade the existing function centre at the Maylands Peninsula Public Golf Course. It is the intention of this proposal to make the clubrooms, function centre and external features visibly more appealing and accessible to the general public, particularly families. In this regard it is considered that the proposal will improve the amenity of the locality. It is anticipated that the proposal will not have any adverse impact on the foreshore area and therefore the proposal is considered acceptable.
- 9.4 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

10. RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of DBCA advises the Minister for Environment that the redevelopment proposal at Maylands Peninsula Public Golf Course – Lots 301 and 302 on Deposited Plan 45719 (13 and 31 Swan Bank Road, Maylands) and Lot 12530 on Deposited Plan 192638 (15 Swan Bank Road, Maylands), as described in the application received on 14 July 2022, be approved, subject to the following conditions:

CONDITIONS

1. Approval to implement this decision is valid for two (2) years from the date of the approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. Revised design plans and/or drawings incorporating the following City of Bayswater amendments shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater, and before a building permit application is made (see **Advice Notes 1 and 2**):
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 - c) Placement of a window to the workshop/store of the Pro Shop facing the street to improve passive surveillance;
 - d) Redesign of pedestrian access from the existing beer garden to the alfresco deck to prevent a 'pinch point' on the corner where existing steps constrict access at the top of the ramp;
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 - h) Wash down facilities are to be provided within the bin store, and the bin store graded to a floor waste and discharged to the sewer; and
 - i) Exploration of further opportunities for environmentally sustainable design initiatives, some of which could be visible to the community as educational tools; and
 - j) Provision of 10 bicycle parking facilities designed in accordance with *AS2890.3:2015 Bicycle Parking Facilities Requirements*.
3. All works shall be undertaken in accordance with a Construction Environmental Management Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1, 2 and 3**).
4. All colours, finishes and materials used in the development are to be in accordance with an approved 'Schedule of Colours and Materials' as approved by the City of Bayswater.
5. All operations are to be conducted in accordance with an Operations Management Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1, 2 and 4**).
6. The site is to be landscaped in accordance with a revised Landscape Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1, 2 and 5**).

7. All drainage is to be undertaken in accordance with a Stormwater and Drainage Plan as approved by the Department of Biodiversity, Conservation and Attractions, on advice from the City of Bayswater (see **Advice Notes 1 and 2**).
8. The development is to be undertaken in accordance with the noise assessment report prepared by Herring Storer Acoustics dated 28 April 2022, to the satisfaction of the City of Bayswater (see **Advice Note 10**).

ADVICE TO APPLICANT

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2. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans and details required under **Conditions 2 to 6**, the documents shall be submitted at least 30 days prior to lodgement of the building permit application.
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 - d. management of machinery and equipment, including a refuelling procedure and spill response;
 - e. on-site storage and bunding of materials (sediment control), equipment, chemicals and fuel (no storage of material on the grassed foreshore will be permitted);
 - f. protection of the river and foreshore (and nearby stormwater drains) from inputs of debris, rubbish or other deleterious material;
 - g. waste and material disposal;
 - h. protection of vegetation (including the establishment of tree protection zones);
 - i. traffic management, including parking arrangements for work contractors;
 - j. site security;
 - k. public access and safety;
 - l. hours of operation and schedule of works; and
 - m. complaints and incidents.

A site map showing the laydown area, vehicle entry/exit points and pedestrian management (e.g. road closures, alternative routes and public safety signage) shall be included. Sand, soil, and any other finely grained material that is exposed or stockpiled on site shall be managed to prevent sediment mobilisation and discharge from the construction site.

All trees within the vicinity of the proposed works will need to be protected in accordance with *Australian Standard AS 4970-2009: Protection of trees on development sites*. Tree protection zones should be identified and fenced to restrict access and to avoid damage to the trees during works. Traffic management controls should be prepared by accredited personnel for various phases of the construction, including any proposed closures.

4. With regards to **Condition 5**, the Operations Management Plan is to address key matters associated with operation of the facility including:
- Unless otherwise agreed, the hours of operation will be limited to the approved trading hours specified on the existing Tavern Licence as follows:
 - Monday to Saturday from 6am to 12 midnight;
 - Sunday from 10am to 12 midnight;
 - On New Year's Day – from immediately after 12 midnight on New Year's Eve to 2am and then in accordance with the clause for Monday to Saturday and Sunday, as the case requires;
 - On Good Friday or Christmas Day – from 12 noon to 10pm, but only liquor sold ancillary to a meal supplied by the licensee; and
 - On Anzac Day from 12 noon to 12 midnight;
 - Refuse and Recycling Management; and
 - Event management.
5. With regards to **Condition 6**, the revised Landscape Plan should reflect but not be limited to the following:
- plant species proposed for planting in or abutting the Parks and Recreation Reserve/Swan Canning Development Control Area are to be locally native species;
 - consider species with low and/or known for sustainable water requirements;
 - additional landscaping to be provided at the southern pedestrian entrance to provide visitors an entry experience to the site;
 - detailed design of the landscaping/trees proposed within landscaping insets in the alfresco areas;
 - details of the proposed vertical landscaping including maintenance arrangements;
 - those areas to be reticulated or irrigated;
 - details of all planter boxes and drainage;
 - brown coloured mulch instead of red coloured mulch to be provided within the landscaping area in front of the buildings; and
 - landscaping, reticulation and tree(s) required to be planted on the property shall be completed in accordance with the approved detailed landscape plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.
6. Please note that in addition to the Building Code of Australia (BCA) requirements for providing access for people with a disability, it is the responsibility of the applicant to ensure the development complies with the *Disability Discrimination Act 1992* and the Disability (Access to Premises - Buildings) Standards 2010.

Further information about universal access can be obtained from the following Advisory Board and the relevant Federal and State Government Department - City of Perth's Access and Inclusion Advisory Group (AIAG):
<https://cityofperth.sharepoint.com/sites/CMS/SitePages/Access-and-Inclusion-Advisory-Group.aspx?web=1>

The Western Australian Department of Communities – Disability Services:
http://www.disability.wa.gov.au/understanding-disability1/understanding-disability/accessibility/built_environment/

7. Please note that the proposed works are located in a high to moderate/moderate to low risk Acid Sulphate Soils risk area and that the Acid Sulphate Soils Guideline Series for guidance on the identification, assessment and management of acid sulphate soils in Western Australia is available from the Department of Water and Environmental Regulation at: www.dwer.wa.gov.au. If Acid Sulphate Soils are exposed during the works, the Department of Water and Environmental Regulation should be contacted for further advice.
8. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
9. The applicant shall submit an application to register the proposed development as a public building in accordance with the provisions of the Health (Public Building) Regulations 1992, and the City is to assess the maximum accommodation for the proposed development. It is noted that the proposed sanitary facilities do not appear to comply with the Building Code of Australia.
10. With regards to **Condition 8**, the applicant shall adhere to the noise assessment report dated 28 April 2022 and prepared by Herring Storer Acoustics and its recommendations in relation to the design and operation of the development at all times in order to comply with the requirements of the Environmental Protection (Noise) Regulations 1997, to the satisfaction of the City of Bayswater. This includes a noise management plan which is to be submitted to, and to the satisfaction of the City prior to occupation to the development.

Documents certifying that these requirements have been implemented, are to be submitted to, and to the satisfaction of the City of Bayswater prior to submission of a building permit application.

11. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of any activities associated with construction activities.

FINAL REPORT ENDORSED	
Signed: _____	Date: <u>4.1.23</u>
Peter Dans Acting Director General	

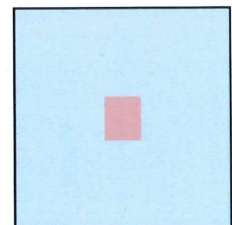
Maylands Peninsula Golf Course

ATTACHMENT 1




1:5,000 (A4)
0 50 100 150 m

Geographic Projection
Datum: GDA94



Produced by jr,
Department of Biodiversity,
Conservation and Attractions

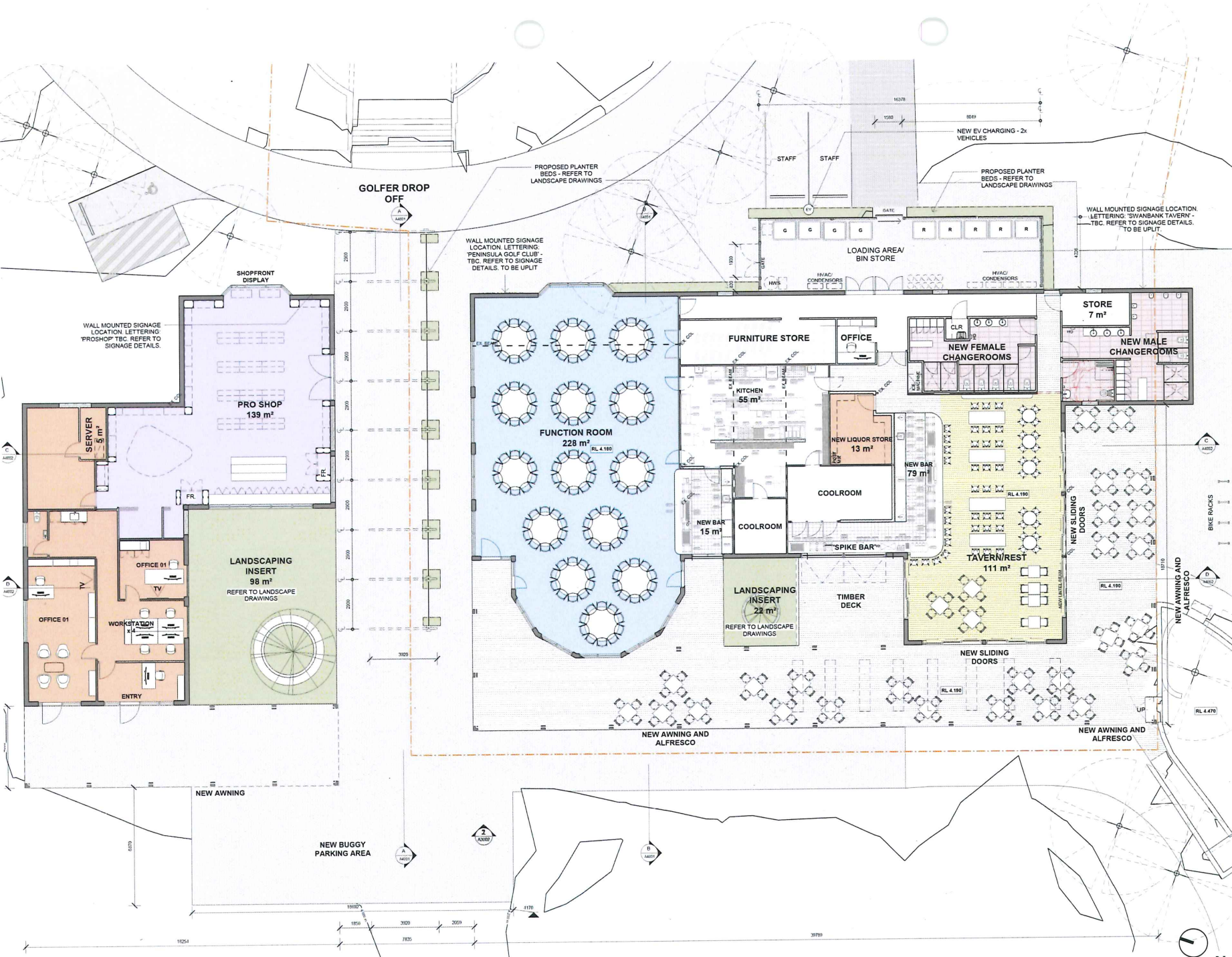


Department of Biodiversity,
Conservation and Attractions

Job Ref: jr
Produced at 11:42 AM on October 07, 2022

The Department of Biodiversity, Conservation and Attractions does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted. Roads and tracks on land managed by DBCA may contain unmarked hazards and their surface condition is variable. Exercise caution and drive to conditions on all roads.

- LEGEND**
- EXISTING WALLS
 - PROPOSED WALLS
 - FINISH TAG
REFER TO FINISH SCHEDULE (A701)
 - DOOR TAG
REFER TO DOOR SCHEDULE (A702)
 - WINDOW TAG
REFER TO WINDOW SCHEDULE (A703)
 - STRUCTURAL COLUMN
REFER TO STRUCTURAL ENGINEERS SPEC
 - CHECK ON SITE



Revision schedule

Rev	Date	Description
C	14/07/2022	ISSUE FOR INFORMATION ONLY
B	11/07/2022	ISSUE FOR INFORMATION ONLY
A	14/07/2022	ISSUE FOR DEVELOPMENT APPROVAL

drawn by: **LZB MS** checked by: **CC BC** first issue: **14/07/2022**

client
MAYLANDS GOLF CLUB

project address
SWAN BANK ROAD
MAYLANDS WA 6051

ISSUED FOR DA

drawing name: **PROPOSED PLAN_OVERALL**

drawing #
22005/ A1005

date
15/08/2022
10:22:20 AM

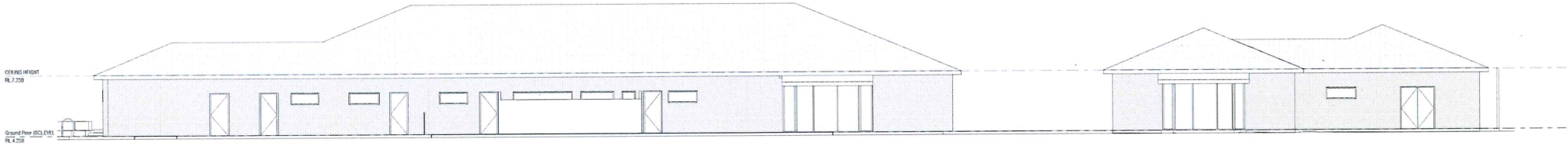
scale
As indicated@A1

revision
C

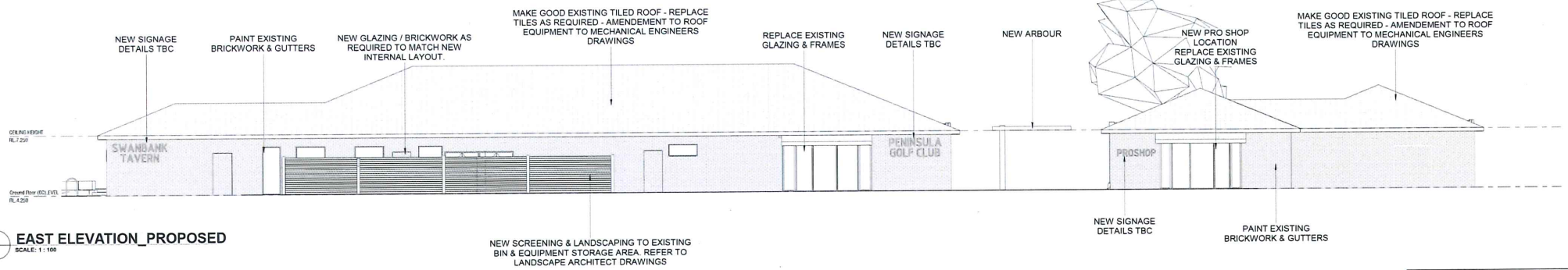
BOX
ARCHITECTURE | INTERIORS

MURRAY MEWS
329 MURRAY ST
PERTH WA 6000

1 PROPOSED GROUND FLOOR PLAN
SCALE: 1 : 100



1 EAST ELEVATION_EXISTING
SCALE: 1:100



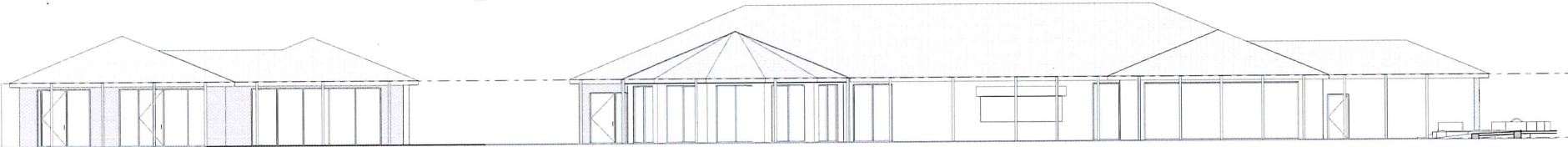
2 EAST ELEVATION_PROPOSED
SCALE: 1:100

MATERIALS PALETTE

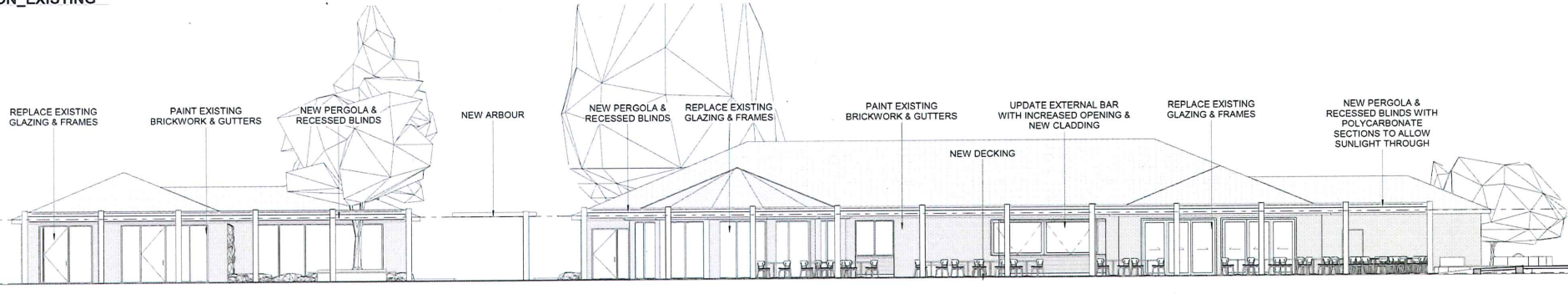


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B	11/07/2022	ISSUE FOR INFORMATION ONLY
A	14/07/2022	ISSUE FOR DEVELOPMENT APPROVAL
drawn by	checked by	first issue
LZB MS	CC BC	14/07/2022
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MAYLANDS GOLF CLUB		
project address		
SWAN BANK ROAD MAYLANDS WA 6051		
ISSUED FOR DA		
drawing name	ELEVATIONS	
drawing #	22005/ A3001	
date	15/08/2022 10:54:38 AM	
scale	1:100@A1	
revision	C	BOX ARCHITECTURE INTERIORS
<small>PLEASE ENQUIRE AND CONFIRM AND OBTAIN THE PROPERTY OF BOX ARCHITECTS</small> MURRAY MEWS 329 MURRAY ST PERTH WA 6000		

CEILING HEIGHT
RL 7.250
Ground Floor (G.F. LEVEL)
RL 4.250



1 WEST ELEVATION_EXISTING
A1005 SCALE: 1:100



2 WEST ELEVATION_PROPOSED
A1005 SCALE: 1:100

MATERIALS PALETTE



TIMBER / GLASS PERGOLA TO DETAIL



WHITE PAINT TO EXISTING BRICKWORK



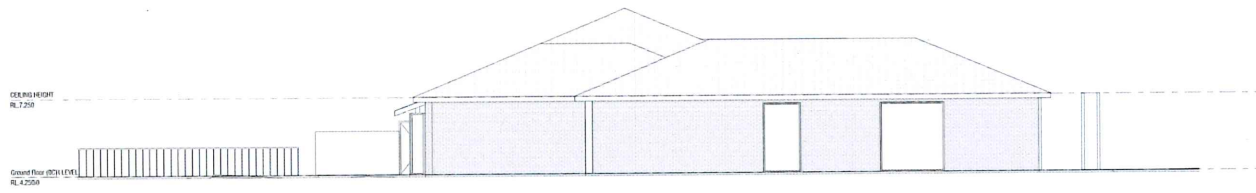
JARRAH DECKING



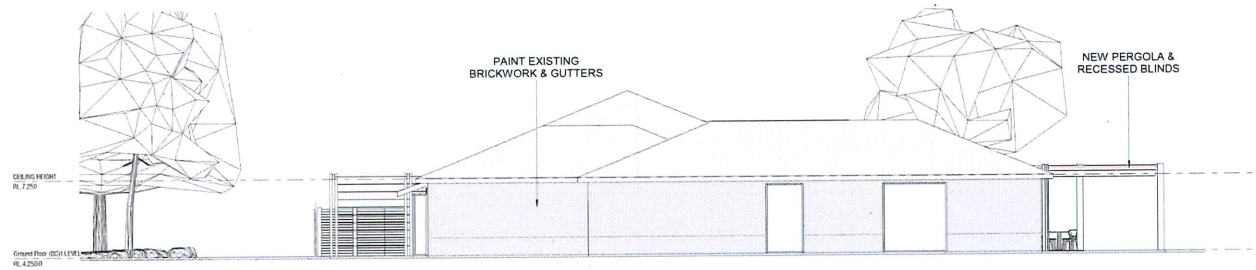
NEW BLACK ALUMINIUM FRAMED GLAZING & DOORS



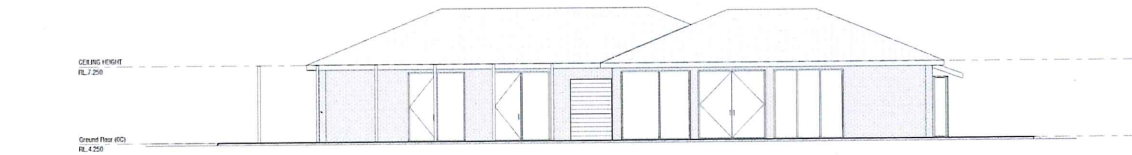
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B	11/07/2022	ISSUE FOR INFORMATION ONLY
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drawn by	checked by	first issue
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ISSUED FOR DA		
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revision	C	
<small>THESE DRAWINGS ARE: COPYRIGHT AND REMAIN THE PROPERTY OF BOX ARCHITECTS</small>		
BOX ARCHITECTURE INTERIORS MURRAY MEWS 329 MURRAY ST PERTH WA 6000		



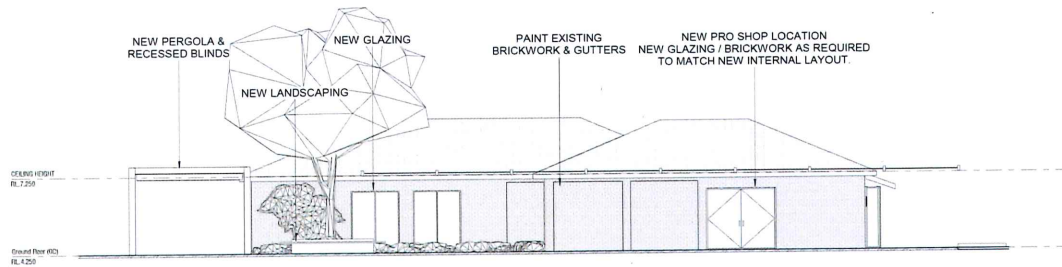
1 BLOCK A NORTH ELEVATION_EXISTING
SCALE: 1:100



2 BLOCK A NORTH ELEVATION_PROPOSED
SCALE: 1:100



3 BLOCK A SOUTH ELEVATION_EXISTING
SCALE: 1:100



4 BLOCK A SOUTH ELEVATION_PROPOSED
SCALE: 1:100

MATERIALS PALETTE



TIMBER / GLAV. PERGOLA TO DETAIL



WHITE PAINT TO EXISTING BRICKWORK

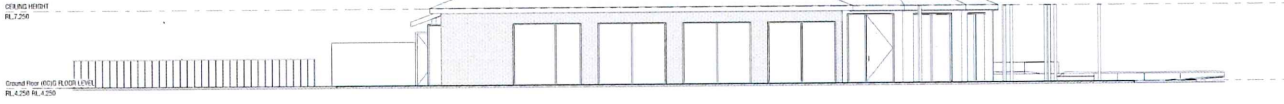


JARRAH DECKING

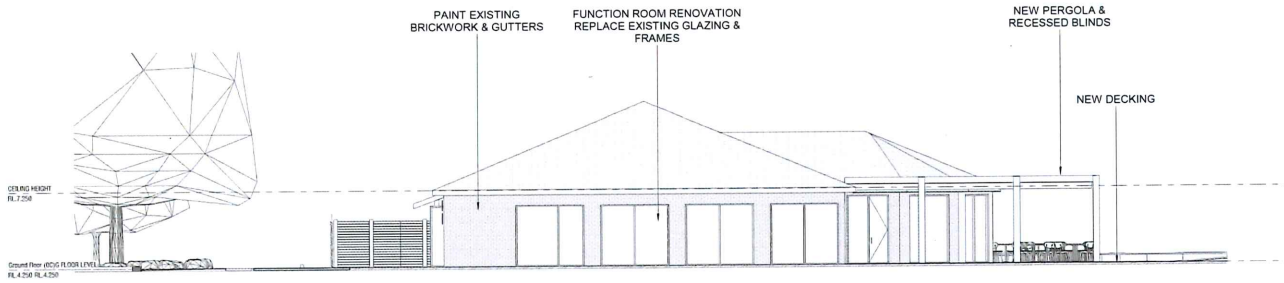


NEW BLACK ALUMINIUM FRAMED GLAZING & DOORS

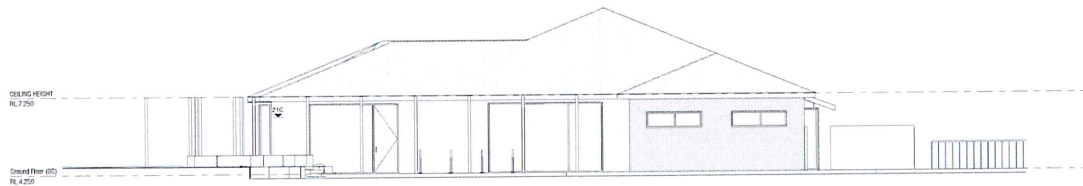
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B	14/07/2022	ISSUE FOR INFORMATION ONLY
A	14/07/2022	ISSUE FOR DEVELOPMENT APPROVAL
drawn by	checked by	first issue
LZB MS	CC BC	14/07/2022
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project address		
SWAN BANK ROAD MAYLANDS WA 6051		
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MURRAY MEWS 329 MURRAY ST PERTH WA 6000		



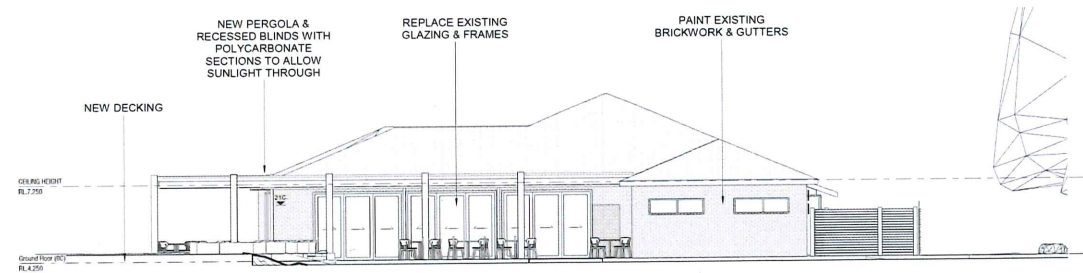
1 BLOCK B_NORTH ELEVATION_EXISTING
SCALE: 1:100



2 BLOCK B_NORTH ELEVATION_PROPOSED
SCALE: 1:100



3 BLOCK B_SOUTH ELEVATION_EXISTING
SCALE: 1:100



4 BLOCK B_SOUTH ELEVATION_PROPOSED
SCALE: 1:100



MATERIALS PALETTE



TIMBER / GLAV. PERGOLA TO DETAIL



WHITE PAINT TO EXISTING BRICKWORK



JARRAH DECKING



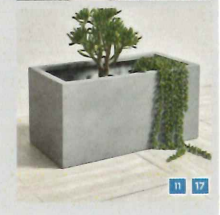
NEW BLACK ALUMINIUM FRAMED GLAZING & DOORS

Revision schedule		
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B	11/07/2022	ISSUE FOR INFORMATION ONLY
A	14/07/2022	ISSUE FOR DEVELOPMENT APPROVAL
drawn by	checked by	first issue
LZB MS	CC BC	14/07/2022
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MAYLANDS GOLF CLUB		
project address		
SWAN BANK ROAD MAYLANDS WA 6051		
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revision	C	BOX ARCHITECTURE INTERIORS
<small>MURRAY MEWS 329 MURRAY ST PERTH WA 6000</small>		
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Legend

- 1 Low shrub planting with feature granite boulders. Landscape works to this garden bed shall be done by City of Bayswater.
- 2 Red Kimberly woodchip mulch to base of existing Casuarina obesa. Provide a 100mm curved corten steel edge to define and raise the area.
- 3 Retain existing palm trees on site. Prune and make neat.
- 4 Clean and level existing shrub edge and place new low hedging shrub with Red Kimberly wood chip mulch to base.
- 5 Low hedging shrub bed with climbing plants to attach to Vertical Ronstan cables on wall.
- 6 Low hedging shrub bed with espalier frames and climbing plants in front of wood slat fence.
- 7 Vertical Ronstan cables attached to sides of arbors. Climbing plants to sides of each post. Provide two Aria bench seats with armrest and backrest from Street Furniture Australia.
- 8 Shade tolerant shrubs and hedging shrubs to edge of built form.
- 9 Grass Pave to base of seating courtyard.
- 10 Raised concrete planter box with relocated existing Olive tree or Plumeria. Wood slats to perimeter of planter box for seating. Provide uplights to tree.
- 11 High rectangular GRC planter box from Satu Bami. Cascading shrub planting to shrub planters.
- 12 Low mix ground covers to complement raised planter box and vertical garden wall.
- 13 Raised planter box with relocated existing Olive tree or Plumeria. Provide uplights to tree.
- 14 Linea Bollard in monument colour with spotted gum texture slat. Provide removable bollard where needed.
- 15 Pine square bollard with connecting rope along turf edge.
- 16 Provide uplight to existing palm trees.
- 17 500mm high rectangular GRC planter box from Satu Bami. Cascading shrub planting to planters.
- 18 New shade sail and posts.
- 19 Retain existing ramp and provide new railing, kick rail and tactile.
- 20 Playground. Bounded by a circular limestone wall, recessed and filled with white washed sand. A Swing Nest, See-Saw and Sand Play Table set sits under a shade sail structure for children to use. The open lawn to the edge provides space for picnic mats and recreation space.
- 21 Retain existing shrub. Prune and clean existing garden bed. Top up with Kimberly Red woodchip mulch.
- 22 End of garden bed, add low ground cover and accent shrubs to prevent golf cart access.
- 23 Bike Racks - 4 slim bike racks from Street Furniture Australia
- 24 Re-establish existing turf to new paving edge.
- 25 Remove existing path and replace with new irrigated turf.
- 26 Remove existing fence and replace with a new 1.20m high white Hampton style fence with a double gate for grounds keep service access.
- 27 Remove existing low shrub only and prune and clean existing trees. Replace shrub bed with low ground covers and accent planting.
- 28 Prune and clean existing shrubs and trees to allow visual connection to next tee.
- 29 Allow for 'no golf cart entry' signs to edge of chipping area.



Shrubs



Acacia 'Honey Bun'



Anigozanthos 'Bush Blitz'



Callistemon 'Little John'



Carissa macrocarpa



Casuarina glauca - 'Cousin It'



Escallonia 'Pink elle'



Grevillea 'Bonnie Prince Charlie'



Hymenosporum 'Golden Nugget'



Lomandra 'Lime Tuff'



Raphiolepis indica



Westringia 'Aussie Box'

A selection of mix native and waterwise Mediterranean plants as determined by Water Corp

Groundcover



Scaevola 'Purple Fanfare'



Hemidra pungens



Conostylis candicans



Grevillea 'Gin-gin-gem'



Hibbertia scandens

Trees



Sapium sebiferum



Frangipani plumeria



Olea europaea

Climbers



Hibbertia scandens

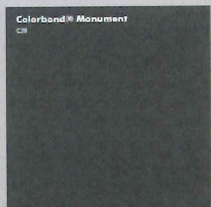


Lonicera confusa



Trachelospermum jasminoides

Colours



Colorbond Monument



Weathered Cement



Aluminium Wood Grain Spotted Gum

Furniture



Aria Bench



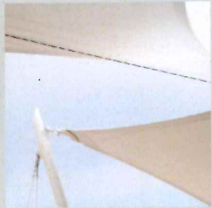
Bollard - Linea



Wooden Bollards with Rope



Bike Racks



Sail Shade

Material Palette



Hampton style fence



Corten Edge



White Sand

Play Equipment



Nest Swing



Log See-Saw



Sand Play Table Set



LED In-ground Lighting



Concrete Grass Pavers



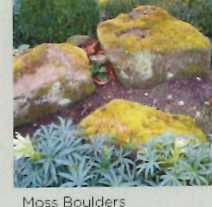
Espalier with Climbing Plants



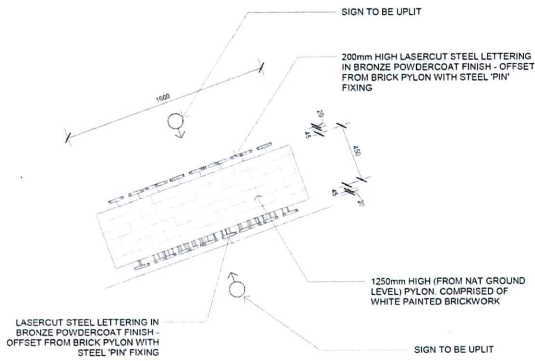
Ronstan Cables



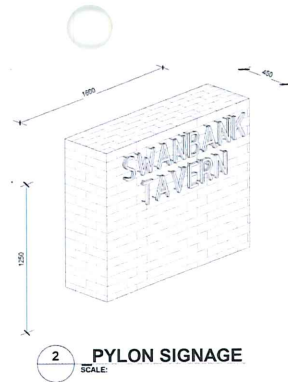
Satu Bumi GRC Planter Box



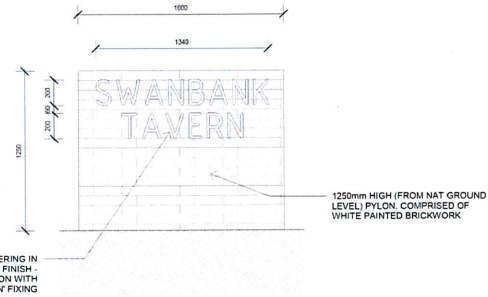
Moss Boulders



1 PYLON SIGN - TYPICAL
SCALE: 1:20



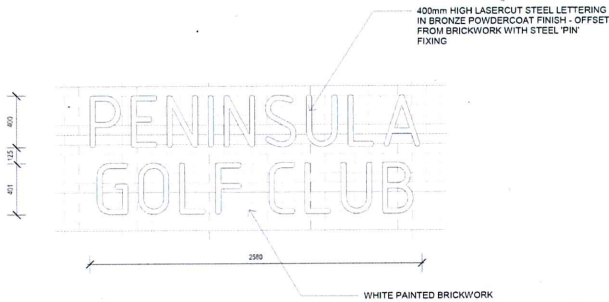
2 PYLON SIGNAGE
SCALE:



5 PYLON SIGN ELEVATION
SCALE: 1:20



SIGNAGE REFERENCE IMAGE



3 WALL MOUNTED SIGNAGE
SCALE: 1:20



4 WALL MOUNTED SIGNAGE
SCALE:

NOTE:
SIGNAGE SUBJECT TO FINAL FONT SELECTION

Revision schedule		
D	25/07/2022	ISSUE FOR INFORMATION
C	14/07/2022	ISSUE FOR INFORMATION ONLY
B	11/07/2022	ISSUE FOR INFORMATION ONLY
A	04/07/2022	ISSUE FOR INFORMATION ONLY
drawn by	checked by	first issue
LZB MS	CC BC	14/07/2022
client		
MAYLANDS GOLF CLUB		
project address		
SWAN BANK ROAD MAYLANDS WA 6051		
ISSUED FOR DA		
drawing name	SIGNAGE DETAILS	
drawing #	22005/ A6001	
date	5/08/2022 2:37:34 PM	
scale	1:20@A1	
revision	D	
BOX ARCHITECTURE INTERIORS MURRAY MEWS 329 MURRAY ST PERTH WA 6000		

Contact: Remajee Narroo (9272 0638)

Reference: DA22-0268



21 September 2022

Department of Biodiversity, Conservation and Attractions
Attn: John Riley
Rivers.Planning@dbca.wa.gov.au

61 Broun Avenue, Morley WA 6062
PO Box 467, Morley WA 6943

P: (08) 9272 0622

F: (08) 9272 0665

mail@bayswater.wa.gov.au

National Relay Service:

1800 555 660

www.bayswater.wa.gov.au

Dear Sir/Madam

**PROPOSED REFURBISHMENTS AND ADDITIONS TO MAYLANDS PENINSULA GOLF COURSE AND CLUBROOMS
R33966, LOT 12530, 15 SWAN BANK ROAD, MAYLANDS**

I refer to your referral (2022/1779) dated 14 July 2022 for the above-mentioned development. The Council has considered the abovementioned development application and in accordance with the provisions of the City of Bayswater Town Planning Scheme No. 24 and the authority delegated to local government under the provisions of the Metropolitan Region Scheme, resolved to recommend approval of the development to the Department of Biodiversity, Conservation and Attractions at its Ordinary Meeting held on 20 September 2022.

Should you have any queries in relation to the above matter, please do not hesitate to contact Remajee Narroo in the City's Development & Place via remajee.narroo@bayswater.wa.gov.au

Yours faithfully

HELEN SMITH
MANAGER DEVELOPMENT AND PLACE

Att: *City of Bayswater Recommendation*

CITY OF BAYSWATER RECOMMENDATION

Department of Biodiversity, Conservation and Attractions (DBCA) are advised that the Council recommend development approval for the Proposed Refurbishments and Additions to the Maylands Peninsula Golf Course and Clubrooms at R33966, Lot 12530, 15 Swan Bank Road, Maylands in accordance with the referral dated 14 July 2022 and amended plans 15 August 2022, subject to the following conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. The hours of operation shall be limited to the approved trading hours specified on the existing Tavern Licence as follows:
 - (a) Monday to Saturday from 6am to 12 midnight;
 - (b) Sunday from 10am to 12 midnight;
 - (c) On New Year's Day- from immediately after 12 midnight on New Year's Eve to 2am and then in accordance with clause (a) or (b), as the case requires;
 - (d) On Good Friday or Christmas Day – from 12 noon to 10pm, but only liquor sold ancillary to a meal supplied by the licensee; and
 - (e) On Anzac Day from 12 noon to 12 midnight.
3. Revised plan(s) addressing the following matters shall be submitted to, and to the satisfaction of the City of Bayswater, on advice from the City's Design Review Panel, prior to the lodgement of a building permit application, and not result in any greater variation to the requirements of the City's Town Planning Scheme 24:
 - (a) Further architectural treatment to the services compound (bin store) to mitigate the negative visual impact of this element upon the streetscape.
 - (b) The materials/designs of the signage, fence, landscape elements and the treatment of the service compound are to be complementary with the architectural language of the development.
 - (c) Placement of a window to the workshop/store of the Pro Shop facing the street to improve passive surveillance.
 - (d) Pedestrian access from the existing beer garden to the alfresco deck to prevent a 'pinch point' on the corner where existing steps constrict access at the top of the ramp.
 - (e) Applicant to explore further opportunities for environmental sustainable design initiatives, some of which could be visible to the community as educational tools.
 - (f) Further work to the passage in front of the services compound which is compromised by the proximity of the loading bays. Careful treatment of the hardscape/paved in this area to prioritise pedestrians will assist in improving the pedestrian experience.
4. The applicant shall adhere to the noise assessment report dated 28 April 2022 and prepared by Herring Storer Acoustics and its recommendations in relation to the design and operation of the development at all times in order to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*, to the satisfaction of the City of Bayswater. This includes a noise management plan which is to be submitted to, and to the satisfaction of the City prior to occupation to the development.

Documents certifying that these requirements have been implemented, are to be submitted to, and to the satisfaction of the City of Bayswater prior to submission of a building permit application.

5. A revised landscaping plan shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the lodgement of a building permit application. For the purpose of this condition, the plan shall show the following:
 - (a) Additional landscaping to be provided at the southern pedestrian entrance to provide visitors an entry experience to the site.
 - (b) Detailed design of the landscaping/trees proposed within landscaping insets in the alfresco areas.
 - (c) Details of the proposed vertical landscaping including maintenance arrangements.
 - (d) Those areas to be reticulated or irrigated.
 - (e) Details of all planter boxes and drainage.
 - (f) Brown coloured mulch instead of red coloured mulch to be provided within the landscaping area in front of the buildings.

Landscaping, reticulation and the tree(s) required to be planted on the property, shall be completed in accordance with the approved detailed landscape plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.

6. A construction management plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area including dust management, shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.
7. A refuse and recycling management plan shall be submitted to, and to the satisfaction of the City of Bayswater, prior to commencement of any works. The plan shall include details of refuse bin location, number of rubbish and recycling receptacles, vehicle access and manoeuvring.
8. Any external services and utilities including air conditioning units shall be integrated into the design of the building and shall be located so as not to be visually obtrusive to the satisfaction of the City of Bayswater.
9. A final 'Schedule of Colours and Materials' shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the lodgement of a building permit application.
10. No bunting is to be erected on the site (bunting includes streamers, strips, banner strips, decorations of a similar kind).
11. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater. Details plans and specifications of the stormwater drainage are to be submitted to, and to the satisfaction of the City of Bayswater prior to the lodgement of a building permit application.
12. Prior to occupation of the development, wash down facilities for the rubbish bins are to be provided within the bin store and graded to a floor waste and discharged to the sewer to the satisfaction of the City of Bayswater.
13. Walls, fences and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where the vehicle access way meets the Swan Bank Road reserve.
14. Ten (10) bicycle facilities shall be provided at a location convenient to the entrances and within the approved development. Details of the design and layout of the bicycle parking facilities shall be submitted to, and to the satisfaction of the City of Bayswater prior to the installation of such facilities.

15. The applicant is to make arrangement to the satisfaction of the Water Corporation for the provision of reticulated sewerage to the development.
16. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
17. All trees within the subject lots are to be retained and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City, including but not limited to the following:
 - (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
 - (b) The above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason; signage notifying people of the TPZ and the associated requirements is to be placed on each side of the fencing.
 - (c) All activities and works related to construction of the subject development, including parking of vehicles, storage of materials, and washing of concreting tools and equipment is prohibited within the designated TPZ unless prior approval is sought from the City of Bayswater.
 - (d) Any roots identified to be pruned shall be pruned with a final cut to undamaged wood outside of the TPZ. Pruning cuts shall be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds shall not be treated with dressings or paints. It is not acceptable for roots to be 'pruned' with machinery such as backhoes or excavators.
 - (e) The tree(s) shall be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week.

Advice Notes:

1. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of any activities associated with the construction of this development.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
3. The applicant shall submit an application to register the proposed development as a public building in accordance with the provisions of the Health (Public Building) Regulations 1992, and the City is to assess the maximum accommodation for the proposed development. It is noted that the proposed sanitary facilities do not appear to comply with the Building Code of Australia.
4. In the event additional ACROD bays are required to be provided on site, the applicant shall liaise with the City regarding the location and specification of the bays.



HELEN SMITH
MANAGER DEVELOPMENT AND PLACE



From: [Sacorae Burgoyne](#)
To: [Rivers Planning](#)
Subject: RE: Referral for Comment - Part 5 - 2022/1779 - Alterations to Clubhouse - Lot 13, 15 and 31 Swan Bank Road, Maylands - Tengolf Maylands Pty Ltd
Date: Friday, 2 September 2022 11:59:18 AM
Attachments: [image003.png](#)
[image001.jpg](#)

[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.

Hi Carolyn,

Thankyou for your email.

I understand the original email was provided to Land Use Planning team within DPLH, however they have forward to the Aboriginal Heritage Conservation team to review any potential impacts to cultural heritage.

I have reviewed the Register of Places and Objects, the Aboriginal Heritage Database and the information provided by you concludes that the subject land, 31 Swan Bank Road – Maylands, intersects a portion of the boundary of Aboriginal site ID 3536 (Swan River). Please note should any proposed disturbance occur within the boundary of Aboriginal site ID 3536 (Swan River), approval under the *Aboriginal Heritage Act 1972* (AHA) will be required.

Regards,
Sacorae

Sacorae Burgoyne | Assistant Manager, Aboriginal Heritage Conservation | Heritage and Property Services
140 William Street, Perth WA 6000
6551 7963 | 0483 156 100
www.dplh.wa.gov.au



We're on a Roll, WA

Keep doing 3 simple things

Wear a mask when necessary | Update your vaccinations | Wash hands regularly.

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

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From: Rivers Planning <rivers.planning@dbca.wa.gov.au>
Sent: Wednesday, 20 July 2022 12:39 PM
To: DPI Referrals <Referrals@dplh.wa.gov.au>

From: [Karen Jackson](#)
To: [Rivers Planning](#)
Subject: FW: State Heritage Referral: P2410-49890 Alterations to Adjacent Clubhouse
Date: Wednesday, 31 August 2022 11:17:51 AM
Attachments: [image001.png](#)
[image002.jpg](#)

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Hello,

Further to this I wish to advise that we have no comment in relation to the proposal, as it is across the road from the registered place Maylands Brickworks, and not impacting that place.

Regards,

Karen Jackson | Senior Heritage Officer, Historic Heritage Conservation | Heritage and Property Services
140 William Street, Perth WA 6000
6552 4150
www.dph.wa.gov.au



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From: HCWA Referrals
Sent: Tuesday, 23 August 2022 4:50 PM
To: rivers.planning@dbca.wa.gov.au
Subject: State Heritage Referral: P2410-49890 Alterations to Adjacent Clubhouse

Good Afternoon,

Thank you for your email regarding 2022/1779.

A Heritage Officer will be in contact with you regarding this referral.

Please be advised that there may be a delay in our response due to our current workload.

If you wish to contact Heritage Services regarding this matter, please reply to this email and quote our referral number P2410-49890.

From: [Martin Erlacher](#)
To: [Rivers Planning](#)
Subject: RE: Referral for Comment - Part 5 - 2022/1779 - Alterations to Clubhouse - Lot 13, 15 and 31 Swan Bank Road, Maylands - Tengolf Maylands Pty Ltd
Date: Wednesday, 31 August 2022 12:23:31 PM
Attachments: [image002.png](#)
[image003.png](#)

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Hi,

Thank you for referring the development application for alterations and additions to the Maylands Golf Course buildings and landscaping to the Department of Planning, Lands and Heritage (DPLH) for comment.

The proposed development is located on lots (Lot 12530 (No. 15), Lot 301 (No. 13) and Lot 302 (No. 31) Swan Bank Road, Maylands) that are reserved for Parks and Recreation under the Metropolitan Region Scheme. The lots are encompassed by the Swan Canning Development Control Area, therefore, the application is to be determined under Part 5 of the *Swan and Canning Rivers Management Act 2006* by the DBCA on behalf of the Swan River Trust. In the context of the DBCA being the decision maker, the DPLH Metro Central Land Use Planning team has no comments to provide. Please note that the proposed development is within the trigger distance of a high-pressure gas pipeline under the Western Australian Planning Commission's draft *Development Control Policy 4.3 - Planning for High-Pressure Gas Pipelines*. Accordingly, the application should be referred to ATCO Gas Australia for comment.

A separate response/s from the DPLH Heritage and Property Services division may be provided to DBCA.

Regards,
Martin

Martin Erlacher | Senior Planning Officer | Land Use Planning
140 William Street, Perth WA 6000
6551 9201 |
www.dplh.wa.gov.au



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Meeting No. 09/2022

Tuesday 25 October 2022

EXTRACT

ITEM 4.1

	Extract of Minutes Swan River Trust
Meeting No:	<u>09/2022</u>
Date:	<u>4/11/2022</u>
Time:	<u>13:56</u>
Signed:	<u>C. Fombell</u>

4.1 Refurbishment of the Swanbank Bar and Function Centre at the Maylands Peninsula Golf Course

The delegate from the City of Bayswater (the City) confirmed that the application for the refurbishment of the Swanbank Bar has been endorsed by the City with recommendations. DBCA is negotiating with the proponent regarding the use of native vegetation for landscaping and minor improvements such as addressing minor visual impacts associated with the development.

RESOLUTION 44/2022

The Trust **RESOLVED** to advise the Director General of DBCA that it supports the report and recommendation as outlined in DBCA's draft report.