



Swan and Canning Rivers Management Act 2006

PARTS

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER	:	2019/2278
APPLICANT	:	Rowing Western Australia
LANDOWNER	:	Department of Planning, Lands and Heritage
LAND DESCRIPTION	:	Lot 1855 on Plan 208889, 4 The Esplanade, Mount Pleasant (Apex Park, Crown Reserve 26758)
DEVELOPMENT	:	Additional land use (restaurant and bar) and refurbishments to clubhouse, including the addition of a new entry area, balcony, lift, stairs and works to convert existing function centre to a restaurant and bar
VALID FORM 1 RECEIVED	:	14 August 2020
DETERMINATION	:	APPROVAL WITH CONDITIONS

The application to commence development in accordance with the revised application received on 6 May 2020 and additional information submitted 4 June 2020, 10 June 2020 and 24 July 2020, 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.

Prior to the commencement of works

2. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works (see **Advice Note 1**).
3. Prior to the commencement of works, a Construction Environmental Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Notes 2 and 9**).
4. Prior to the commencement of works, final design plans/drawings, including details of the external colours, finishes and materials for the refurbished clubhouse, shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Notes 3 and 9**).
5. Prior to the commencement of works, a Stormwater Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Notes 4 and 9**).
6. Prior to the commencement of works, a Waste Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Notes 5 and 9**).

7. Prior to the commencement of works, an Acoustic Report shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Note 6** and **9**).
8. Prior to the commencement of works, an Operational Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Note 7** and **9**).
9. The applicant shall provide additional bicycle parking rails for the general public with details of the bicycle parking submitted to and approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Note 8** and **9**).
10. Prior to the commencement of works, the applicant shall provide written confirmation from the Department of Planning, Lands and Heritage that the management order for Reserve 26758 has been revoked and a lease arrangement is in place for the premise (including the restaurant and bar).
11. Prior to the commencement of works, the applicant shall ensure that the development is connected to reticulated sewerage.

During works

12. All works shall be implemented in accordance with the plans approved under **Conditions 3, 4, 5, 6, 7, 8** and **9**.
13. The applicant must ensure that the fill products used are geotechnically suitable and otherwise fit for their purpose and that they do not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges.
14. All street trees adjacent to the proposed works shall be protected through the installation of Tree Protection Zones to the satisfaction of the Department of Biodiversity, Conservation and Attractions and the specifications of the City of Melville (see **Advice Note 10**).
15. The applicant shall ensure that no damage to the foreshore, riverbank, or waterway (including vegetation and infrastructure) occurs beyond the scope of the approved works. If any inadvertent damage occurs, the applicant is required to notify the Department of Biodiversity, Conservation and Attractions within 48 hours of the damage occurring and rectify the damage at its expense.

On completion of works

16. Upon completion of the works, all waste materials, equipment and machinery shall be removed, and the site cleaned up to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

ADVICE TO APPLICANT

1. Notification of commencement of works and submission of documents can be emailed to rivers.planning@dbca.wa.gov.au.
2. 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:
 - scope of works, including demolition and construction methodology;
 - site access and management, including fencing requirements;

- management of machinery and equipment, including a refuelling procedure and spill response;
- on-site storage and bunding of materials (sediment control), equipment, chemicals and fuel;
- protection of the river (and nearby stormwater drains) from inputs of debris, rubbish or other deleterious material;
- protection of vegetation;
- noise and vibration controls;
- air and dust management;
- traffic management, including parking arrangements for work contractors;
- public access and safety;
- dewatering management (if required);
- hours of operation and schedule of works; and
- 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. Emergency spill kits shall be onsite at all times and refuelling of land-based vehicles or machinery is to be undertaken outside the Swan Canning Development Control Area. In the case of pollution events, the Department of Biodiversity, Conservation and Attractions shall be contacted immediately on 9278 0981 (Riverpark Duty Officer) or 9480 9924 (Marine Pollution Response). Sand, soil, and any other finely grained material that is exposed or stockpiled on site shall be managed to prevent sediment mobilisation and discharge into the Canning River.

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 (TPZ) 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. Due to the nature and extent of the current groundwater contamination (refer to **Advice Note 16**), the abstraction of groundwater for any purpose (e.g. dewatering) is not recommended. If dewatering is required, further advice from the Department of Water and Environmental Regulation, Contaminated Sites should be sought, and further analytical water quality testing may be required.

3. The final design drawings will need to include details of the utilities/fixtures on the building, including screening of these structures. The selection of colours, finishes and materials of the proposed refurbished clubhouse should complement the character and landscape setting of the Canning River. The design and finishes should be high quality and improve the visual amenity of the clubhouse when viewed from the foreshore and river.
4. Stormwater runoff generated by minor rainfall events (i.e. first 15mm) from the refurbished clubhouse must be retained or detained onsite, or if the local government consents, be connected to the local drainage network. Stormwater from the proposed development should be managed in accordance with the Department of Water's Stormwater Management Manual for Western Australia and water sensitive urban design principles.
5. The Waste Management Plan shall be prepared in accordance with the City of Melville's Local Planning Policy 1.3 – Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan to the satisfaction of the City of Melville.

6. The Acoustic Report should contain details to demonstrate how all noise associated with the operation of the restaurant and bar, including but not limited to patron and mechanical services, will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring residential premises or noise sensitive premises. The development should operate in accordance with the recommendations from the approved Acoustic Report.
7. The Operational Plan should include details regarding the restaurant and bar's operating hours, days and measures to mitigate noise and amenity impacts to surrounding residents in accordance with the recommendations from the approved Acoustic Report. It should also address logistical information such as delivery of goods to the facility. The trading times for the restaurant and bar may need to be refined as part of the Operational Plan. Car parking requirements for the restaurant and bar (including outdoor dining areas) should be confirmed and any revisions (if required) to the Parking Plan should be included with the Operational Plan
8. Bicycle parking spaces are to be provided as per *AS2890.3:2015 Bicycle Parking Facilities Requirements*. The bicycle parking spaces are to be contained within the lease area.
9. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions and City of Melville to consider and approve the plans and details required under **Conditions 3 to 9**, the documents shall be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
10. In regard to **Condition 14**, The City of Melville has advised that tree protection zones (TPZ) in accordance with the following criteria will need to be implemented:
 - a. A free-standing mesh fence will need to be erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree;
 - b. If a front fence, footpath, road or similar is located within the 2m radius, the TPZ will need to be amended to the minimum distance necessary to allow the works to be completed;
 - c. Fixed signs are to be provided on all sides of the TPZ fencing stating 'Tree Protection Zone – No Entry';
 - d. The following actions cannot be undertaken with the TPZs:
 - i. Storage of materials, equipment fuel, oil dumps or chemicals;
 - ii. Servicing and refuelling of equipment and vehicles;
 - iii. Attachment of any device (e.g. signage, temporary service wires, nails, screws, winches or any other fixing device) to any tree;
 - iv. Open trenches or excavation (including installation of utility services);
 - v. Changes to the natural ground level of the verge;
 - vi. Location of any temporary buildings, including ablution facility; and
 - vii. Vehicle or machinery access.
 - b. The applicant will need to obtain written permission from the City of Melville in the event that pruning of street tree canopy or roots are required. Tree pruning is to be undertaken by the City of Melville's approved contractor.
11. This approval does not include any signage. A separate permit application and approval for signage will be required from the Department of Biodiversity, Conservation and Attractions in accordance with the Swan and Canning Rivers Management Regulations 2007. Any future signage should have regard to the City of Melville's Local Planning Policy 2.2 – Outdoor Advertising and Signage and the provisions of the Canning Bridge Activity Centre Plan (City of Melville and City of South Perth, February 2016).

12. The applicant is advised that the development constitutes a 'Public Building' as per section 173 of the *Health (Miscellaneous Provisions) Act 1911*, and therefore will need to comply with the provisions of the Health (Public Building) Regulations 1992.

Prior to the commencement of operation (of the restaurant and bar), the applicant must notify the City of Melville's Health Section on the approved 'Form 1 – Application to Construct, Alter or Extend a Public Building'. All plans and specifications of the 'Public Building' including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville's Health Section for approval as part of the application for Building Licence.

13. The applicant is advised that the development constitutes a 'Food Business' as per section 107 of the *Food Act 2008* and therefore will need to comply with the provisions of the Food Regulations 2009 and Food Safety Standards.

Prior to the commencement of operations (of the restaurant and bar), the applicant must notify the City of Melville Health Section on the approved 'Notification' form. All plans and specifications of the 'Food Business' including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence. The provisions contained in *Australian Standard 4674 - Design, Construction and Fitout of Food Premises* will be used to determine whether the construction complies with the requirements of Standard 3.2.3 of the Food Safety Standards – 'Food Premises and Equipment'.

14. A House Management Policy (HMP) detailing the procedures relating to the safe and legal service of alcohol is to be submitted and approved by the City of Melville, prior to the issue of a Section 39 Certificate. The HMP is to contain a Noise Management Plan that addresses the impacts of all noise sources including patron noise on nearby 'Noise Sensitive Premises'.

15. The applicant is advised that the proposal has the potential to be affected by the 1 per cent annual exceedance probability flood level and potential sea level rise. The onus is on the applicant to undertake a risk assessment and exercise its judgment in determining the level of risk it is prepared to accept.

The Swan River Trust's Climate Change Risk Assessment Project (2010) sets out a methodology to assess the vulnerability of foreshore areas, which is available on request from the Department of Biodiversity, Conservation and Attractions. It is also recommended that an applicant undertake its own research and obtain appropriate independent professional advice relevant to the particular circumstances.

16. The Department of Water and Environmental Regulation, Contaminated Sites advises that the site is classified under the *Contaminated Sites Act 2003* as 'remediated for restricted use' due to the presence of hydrocarbons detected in the groundwater beneath the site. In the event that any unexpected contaminated material is intercepted, management provisions set out in the Site Management Plan (SMP) for the area (AECOM, 8 November 2016) should be applied. Copies of the SMP are available from the landowner (Department of Planning, Lands and Heritage) and the City of Melville. Alternatively, a copy can be requested from Department of Water and Environmental Regulation via a detailed summary of records request for a fee.

17. The applicant is advised that the proposed works are located within a moderate to low acid sulfate soil risk area. The Acid Sulfate Soils Guidelines for guidance on the identification, assessment and management of acid sulfate soils in Western Australia is available from the Department of Water and Environmental Regulation website at www.dwer.wa.gov.au. If any acid sulfate soils are exposed during the works, the Contaminated Sites Branch of the Department of Water and Environmental Regulation should be contacted for further advice on 1300 762 982.



Hon Stephen Dawson MLC
MINISTER FOR ENVIRONMENT

Date: 11/11/20

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

- PROPOSAL : Additional land use (restaurant and bar) and refurbishments to clubhouse, including the addition of a new entry area, balcony, lift, stairs and works to convert existing function centre to a restaurant and bar
- COST : \$1.2 million
- LOCATION : Lot 1855 on Plan 208889 (4) The Esplanade, Mount Pleasant (Apex Park, Crown Reserve 26758)
- APPLICANT : Rowing Western Australia
- LANDOWNER : Department of Planning, Lands and Heritage
- LOCAL GOVERNMENT : City of Melville
- MRS CLASSIFICATION : Parks and Recreation reserve
- DECISION TYPE : Part 5, *Swan and Canning Rivers Management Act 2006* – Ministerial Determination
- ATTACHMENTS : 1. Location plan (2 pages)
2. External referral responses -
 a. City of Melville comments (4 pages)
 b. Department of Water and Environmental Regulation comments (4 pages)
 c. Department of Planning, Lands and Heritage comments (3 pages)
3. Existing site plan (7 pages)
4. Site photos showing existing building (3 pages)
5. Revised development plans (6 pages)
- RECOMMENDATION : **APPROVAL WITH CONDITIONS**
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REPORT

1.0 INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received a revised application from Rowing Western Australia (Rowing WA) proposing an additional land use (restaurant and bar) and to undertake refurbishments to its clubhouse to convert the existing function centre to a restaurant and bar, and add a new main entry area, balcony, lift, store rooms and stairs at Apex Park, within Lot

1855 on Plan 208889 (4) The Esplanade, Mount Pleasant (Crown Reserve 26758) (see **Attachment 1**).

- 1.2 The original application submitted by Rowing WA proposed an additional land use (third-party operated function centre) and clubhouse refurbishment works to facilitate the additional land use (i.e. renovate the existing function centre on the first floor and addition of a new main entry area, lift and stairs) at Apex Park. However, Rowing WA amended its development application as it has recently entered into an arrangement with a commercial operator (SESS Investments Pty Ltd) to establish a restaurant and bar at this location instead.
- 1.3 The subject land is reserved for Parks and Recreation (P&R) under the Metropolitan Region Scheme.
- 1.4 The proposed development is to occur on land wholly within the Swan Canning Development Control Area (DCA) and therefore requires an approval from the Minister for Environment in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).
- 1.5 The Director General of DBCA has prepared this report in accordance with section 76 of the SCRM Act.

2.0 CONSULTATION

City of Melville

- 2.1 The City of Melville (the City) advised that it supports the revised proposal, and has provided the following main recommendations:
 - All stormwater run-off generated from impervious surfaces shall be retained onsite;
 - A Construction Management Plan is to be prepared by the applicant and submitted to the City for approval at least 30 days prior to the commencement of works;
 - All street trees shall be protected through the implementation of Tree Protection Zones, unless otherwise approved in writing by the City;
 - Prior to occupation of the refurbished building, a Waste Management Plan shall be prepared in accordance with the City's Local Planning Policy 1.3 – Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments, and approved by the City;
 - Prior to occupation of the development, an Acoustic Report shall be submitted to the City for approval to demonstrate how all noise associated with the operation of the premise, including but not limited to patron and mechanical services, will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring residential premises or noise sensitive premises.
 - An updated Parking Plan shall be prepared and submitted to the City for approval to reflect the increase in floor area (e.g. outdoor dining area) proposed to be used for the new restaurant and bar.
 - Any future signage proposed at the site may require separate approval from the City. The signs will need to have regard to the City's Local Planning Policy 2.2 – Outdoor Advertising and Signage and the provisions outlined in the Canning Bridge Activity Centre Plan.

- The development constitutes a 'Public Building' as per section 173 of the *Health (Miscellaneous Provisions) Act 1911* and therefore shall comply with the provisions of the Health (Public Building) Regulations 1992.
- The development constitutes a 'Food Business' as per section 107 of the *Food Act 2008* and therefore shall comply with the provisions of the Food Regulations 2009 and the Food Safety Standards.
- All wastewater from the development must be disposed of to sewer (with approval of Water Corporation) or alternatively captured, contained, and disposed offsite to an approved waste facility.
- A House Management Policy detailing procedures relating to the safe and legal service of alcohol is to be submitted and approved by the City, prior to the issue of a Section 39 Certificate. The House Management Policy is to contain a Noise Management Plan that addresses the impacts of all noise sources including patron noise on nearby 'Noise Sensitive Premises'.

2.2 The City's full comments are provided in **Attachment 2a**.

Department of Water and Environmental Regulation

- 2.3 The Department of Water and Environmental Regulation (DWER) has assessed the revised proposal with respect to floodplain management and contamination considerations. It has advised that its previous comments still apply.
- 2.4 In regard to floodplain management, DWER advised that the 1 in 100 (1%) AEP flood level for the general area is estimated to be around 2.2m AHD, accounting for potential sea level rise by 2110. This estimation is based on the Canning River Flood Study and the Assessment of the Swan and Canning Tidal and Storm Surge Water Levels Study.
- 2.5 DWER considers that the proposed development is considered acceptable in regard to floodplain management, however a minimum habitable floor level of 2.72m AHD is recommended to ensure adequate flood protection.
- 2.6 The site is classified as 'remediated for restricted use' under the *Contaminated Sites Act 2003* and a memorial placed on the certificate of title. Further discussion on historical contamination is in Section 6 of this report.
- 2.7 DWER, Contaminated Sites has assessed the revised proposal and advised that its previous comments still apply. DWER, Contaminated Sites has no objections to the proposed development, noting that only minor alteration (e.g. earthworks) to the west side of the existing building footprint is required.
- 2.8 DWER, Contaminated Sites advised that hydrocarbons have previously been detected in a groundwater plume located approximately 10-15m north of the existing building, however that it is unlikely that contaminated groundwater or soil will be intercepted as a result of the works. Should any unexpected contaminated material be intercepted, management provisions set out in the Site Management Plan (SMP) for the area (AECOM, 8 November 2016) (SMP) should be applied. Copies of the SMP are available from the landowner (Department of Planning, Lands and Heritage) and the City. Alternatively, a copy can be requested from DWER via a detailed summary of records request for a fee.

- 2.9 The site is also located in an area identified as having low risk of acid sulfate soils (ASS) occurring within 3m of the natural soil surface. DWER considers that the proposal is unlikely to disturb ASS, and therefore conditions relating to ASS or specific management of ASS are not required for the approval.
- 2.10 DWER's full comments are provided in **Attachment 2b**.

Department of Planning, Lands and Heritage

- 2.11 The Department of Planning, Lands and Heritage (DPLH) has assessed the revised application with respect to land tenure arrangements.
- 2.12 Crown Reserve 26758 has a management order granted to Rowing WA. The management order permits Rowing WA to use the site for the purpose of recreation (i.e. rowing and rowing based activities).
- 2.13 Reserves are generally set aside for public benefit and the land is to be used in a manner consistent with the reserve's permitted use. Limited commercial use (e.g. function centre) which are consistent with, ancillary or beneficial to the reserve's purposes are permitted and where the reserve's primary use is retained.
- 2.14 Although Rowing WA intends to continue to use the reserve (and clubhouse) for its rowing and rowing based activities, DPLH has advised that the additional land use (i.e. restaurant and bar) proposed for the reserve is solely for a commercial purpose and given the scale and intensity of commercial use (e.g. operating seven days a week with a seating and standing capacity of 350 people), cannot be accommodated under the existing tenure arrangement (i.e. under the management order).
- 2.15 DPLH advised that if the proposed restaurant and bar is to be approved, the current management order for the reserve will be revoked and Rowing WA will need to enter into a lease arrangement with DPLH pursuant to section 79 of the *Land Administration Act 1997*. Rowing WA may also enter into a sublease arrangement with the proposed commercial operator for the new restaurant and bar.
- 2.16 DPLH's Land Use Planning section has also provided the following advice:
- Although the additional land use is inconsistent with the land tenure of the reserve (due to the scale and intensity of commercial use), the proposal is compatible with the zoning and use of the surrounding land and the proposed land use within the Canning Bridge Activity Centre (CBAC) Plan.
 - As outlined in Development Control Policy 5.3 - *Use of land reserved for Parks and Recreation and Regional Open Space*, the use and development of land reserved for P&R or Regional Open Space for commercial purposes that is ancillary and/or compatible to the purpose of the reserve may be supported if it is likely to enhance public access to and enjoyment of the reserve, this includes restaurants.
- 2.17 DPLH's full comments are provided in **Attachment 2c**.

3.0 PUBLIC SUBMISSIONS – 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 referral agencies. A copy was also published on DBCA's website for a period of two (2)

weeks between 7 September 2020 and 21 September 2020 with an invitation for public submissions.

- 3.2 One (1) submission was received from DPLH on 14 September 2020 to advise that its advice has been reflected in the draft report and it has no further comments to provide.

4.0 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. 49 – *Planning for Stormwater Management Affecting the Swan Canning Development Control Area* (Policy 49)
- ◆ Corporate Policy Statement No. 51 – *Planning for Wastewater Management Affecting the Swan Canning Development Control Area* (Policy 51)

5.0 ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- ◆ Environmental Protection
- ◆ Visual Amenity
- ◆ Acid Sulfate Soils
- ◆ Contamination
- ◆ Car Parking
- ◆ Stormwater Management
- ◆ Waste Management
- ◆ Public Access, Safety and Amenity

6.0 BACKGROUND

- 6.1 Rowing WA is located within the Canning River foreshore at Apex Park, Mount Pleasant. A car parking facility and the Swan River Rowing Club are also located within Apex Park, to the north of Rowing WA (see **Attachment 1**). A narrow area of unallocated Crown land (UCL) is located to the east of the site, directly abutting the Canning River.
- 6.2 Rowing WA was granted a management order in 1963 by the Minister for Lands to use Crown Reserve 26758 for the purpose of recreation (i.e. rowing and rowing based activities).
- 6.3 The existing Rowing WA facility consists of boat storage bays and toilet facilities on the ground floor, a function room with kitchen and bar facilities, storerooms, toilet facilities and outdoor terrace on the first floor and offices/meeting rooms on the second floor (see **Attachments 3 and 4**).
- 6.4 The revised application proposes the following:
- Removal of the existing staircase on the western side of the building;

- Addition of a new entry area with internal staircase and lift on the western side of the building to provide access to the first floor;
- A new concrete footpath (and paving) to the western side of the building;
- Addition of a bin store and general store area;
- Conversion and renovation of the function room on the first floor to a restaurant and bar, including kitchen, bar, store and toilet facilities. The eastern outdoor terrace will also be converted to an outdoor dining area for the new restaurant and bar;
- Replacement of the aluminium framed doors/windows and existing awning of the eastern terrace area (first floor);
- Extension of the building on the first floor (by approximately 60m²) by enclosing a section of the southern outdoor terrace (to be used as a restaurant dining area);
- Addition of a balcony on the first floor (western side) and extension of the roof above;
- New markings for two disabled parking bays; and
- Additional land use to accommodate the new restaurant and bar (see **Attachment 5**).

The proposal to convert the eastern terrace area (first floor) to an outdoor dining area and the addition of the balcony (and associated roof extension) were not proposed in the original application.

- 6.5 The proposed trading hours for the new restaurant and bar will be:
- 6am to 12am, Monday to Saturday, 10am to 12am Sundays with extended trading hours for New Year's Eve (6am to 2am if it falls on a Monday to Saturday, or 10am to 2am on a Sunday) and reduced hours for Good Friday and Christmas Day (12pm to 10pm, any alcohol served would be ancillary to a meal only) and Anzac Day (12pm to 12am).
- 6.6 It is proposed that the maximum patron capacity (both seating and standing) will be up to 350 people.
- 6.7 Rowing WA has recently entered into an arrangement with a third-party commercial operator to run the proposed restaurant and bar. Currently, the existing function centre is operated by Rowing WA and does not appear to be regularly used. It is understood that the space is predominately used for Rowing WA's events and functions, with the function room available for rent by members of the public (when not in use by Rowing WA), however no catering is provided (i.e. functions are self-catered).
- 6.8 Rowing WA is currently in discussion with DPLH to amend its land tenure arrangements for the proposed additional use (i.e. restaurant and bar) of the reserve, as it is considered to be a substantial commercial use of the reserve and therefore cannot be accommodated under the existing management order.
- 6.9 Rowing WA also intends to relocate the eastern staircase and upgrade the existing balustrade/handrailing to improve the safety standards of the building. These works were approved under a separate Part 5 Development Application (2020/0714).
- 6.10 Foreshore stabilisation and enhancement works were completed in early 2020 at Apex Park, within the adjacent UCL and River reserve. The works were undertaken by DBCA and DPLH. The foreshore works were developed in consultation with

by DBCA and DPLH. The foreshore works were developed in consultation with Rowing WA, and include a river retaining wall, which is intended to protect Rowing WA's building from erosion. The foreshore enhancement works also involved landscaping along the eastern façade of the clubhouse.

DISCUSSION

Environmental Protection

- 6.11 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.
- 6.12 The foreshore area surrounding Rowing WA is open parkland with a number of trees and large shrubs. Rowing WA has previously indicated that no vegetation will be removed for the proposed construction works. The City has requested that tree protection zones be implemented during the works to protect the adjacent street trees.
- 6.13 To ensure that all potential environmental impacts are identified and managed, a Construction Environmental Management Plan (CEMP) should be required as a condition of approval and include details of vegetation protection, ground excavation/disturbance, management of machinery and equipment (including refuelling), public access and safety, traffic management, hours of operation, noise and vibration control, air and dust management, sediment control, demolition and construction methodology, storage of materials and equipment, spill response and waste management.

Visual Amenity

- 6.14 Policy 42 states that the design, materials and colour scheme of developments adjacent to the river and foreshores should complement and protect the character and landscape setting of the river.
- 6.15 The revised design drawings provided indicate that the new entry area and storage rooms will consist of rendered and painted block walls with sliding aluminium screens and the enclosed terrace area (first floor) will have weatherboard cladding. The proposed extended roof over the balcony will have gables to match the gables on the existing roof. The applicant has previously confirmed that no additional external lighting or signage is proposed as part of this application.
- 6.16 It is noted that Rowing WA's existing utilities (mounted on the building) have not been marked on the plans. Rowing WA has previously advised that the final design drawings will show these fixtures, including screening details. The proposed screening of the utility fixtures and the bin storage area (western side of the building) is expected to improve the visual amenity of the clubroom.
- 6.17 A condition of approval should require the provision of final design drawings, including external colours for the proposed refurbished clubroom facility. It is recommended that colours, materials and finishes that complement the surrounding river environment and existing facility are used.

Acid Sulfate Soils

- 6.18 The proposed works are to be undertaken within a moderate to low acid sulfate soils (ASS) disturbance risk area within 3m of the natural surface. The proposed works will require minor ground excavation during alterations to the western portion of the building, for the new staircase, lift, entry way and storage areas.
- 6.19 The potential for disturbance of ASS during the construction works is considered to be minor and can be addressed through advice to the applicant.

Contamination

- 6.20 The site has been classified as 'remediated for restricted use' under the *Contaminated Sites Act 2003* due to the presence of hydrocarbons (such as diesel and petrol) detected in groundwater beneath the site. The site has been affected by hydrocarbon impacted groundwater that has migrated from a service station located at 1 The Esplanade, which has operated since 1952.
- 6.21 Groundwater and soil investigations prepared on behalf of the service station site found that hydrocarbons were present in groundwater beneath the carpark location to the north of Rowing WA's building. An auditor that was appointed to review the site investigations and risk assessment concluded that there is not unacceptable risk to human health and environment under the current land use (road reserve and recreation).
- 6.22 DWER, Contaminated Sites advises that the proposed works, which will only require minor excavation to the west side of the existing building footprint for the new entry way, lift, stairs and storage rooms is unlikely to intercept contaminated groundwater or soil, with the hydrocarbon impacted groundwater plume located approximately 10-15m north of the existing building.
- 6.23 It is noted that the proposed lift will require some ground excavation (approximately 1m deep) to construct the lift pit. Groundwater investigations undertaken as part of the foreshore stabilisation works at Apex Park indicate that groundwater ranges from 0.8m to 1.23m at the site. It is anticipated that any dewatering required to construct the lift pit will be minor, however due to the potential groundwater contamination issues, DWER, Contaminated Sites will need to be consulted. It is recommended that any dewatering requirements be addressed through the CEMP.
- 6.24 In the event that unexpected contaminated material is intercepted, DWER, Contaminated Sites has advised that management provisions set out in the SMP (AECOM, 8 November 2016) should be applied.

Car Parking

- 6.25 The new restaurant and bar will have a seating and standing capacity for up to 350 patrons. The site currently has 40 public parking bays, which are shared between the two club facilities (Swan River Rowing Club and Rowing WA) and general use of the foreshore. The City has previously advised that car parking requirements for function rooms (and restaurants) consist of 1 bay per 10m² of public floor area and 0.5 bays per staff member.

- 6.26 The existing function room has a public floor space of approximately 250m². Rowing WA submitted an updated Parking Plan and advised that the new facility will have a public floor area of approximately 300m² (i.e. 30 car parking bays required for its patrons) with approximately 16 staff to operate the facility (and therefore 8 car parking bays required for its staff). This equates to approximately 38 car parking bays. In addition, as the site is located within the Canning Bridge Activity Centre (CPAC), under the City's Local Planning Policy 1.6 – *Car Parking and Access*, a 25% reduction in car parking requirement can be considered, and therefore a total of 29 parking bays is required for the new facility. It is understood that the CBAC Plan encourages access to and through the CPAC area through other modes of transport (e.g. walking, cycling and public transport).
- 6.27 The Canning Bridge Train Station is located approximately 600m from the site, with trains operating every 5 minutes (during peak periods) and a number of buses stopping at the train station every 10-15 minutes. A bicycle rack is located west of the clubhouse, adjacent to The Esplanade. The updated Parking Plan proposes to advertise public transport options within Rowing WA's clubhouse and also on its website.
- 6.28 The Parking Plan indicates that in addition to the 40 parking bays onsite, street parking is available within 300-350m of the site; 52 public parking bays are available on The Esplanade, 35 public parking bays on Kishorn Road and 34 public parking bays on Ogilvie Road. No additional parking bays are proposed to be constructed for the new development.
- 6.29 The City has requested a revised Parking Plan, as it is unclear whether all of the terrace area on the first floor (proposed to be used as outdoor dining area for the new restaurant and bar) was considered in the parking calculation provided by Rowing WA. If the entire terrace area is required to be included in the parking calculation, an additional 3-4 bays may need to be added to the total parking bays required for the new facility. Although it is anticipated that parking demands from the new restaurant and bar can be accommodated within the site's existing car parking facility and public parking bays along the nearby streets, it is recommended that parking requirements for the new facility be confirmed through an Operational Plan (see Section 6.28).

Stormwater Management

- 6.30 Policy 49 generally requires stormwater runoff from constructed impervious surfaces generated by minor rainfall events (i.e. first 15mm) to be managed on site, or if the local government consents, connected to the local drainage system.
- 6.31 No details regarding stormwater management for the proposed extended building, new entry way, staircase and lift have been provided.
- 6.32 A Stormwater Management Plan should be required as a condition of approval.

Waste Management

- 6.33 Policy 51 indicates that the safe disposal of wastewater is necessary for the protection of public health and to minimise contributions of high nutrient loads in the Swan and Canning rivers. Where a reticulated sewerage scheme is provided, all

development in the vicinity of the river system should be connected to the reticulated sewerage system.

- 6.34 Based on the current spatial mapping data, it is understood that the site is connected to reticulated sewer.
- 6.35 The proposal includes the refurbishment of kitchen and toilet facilities for the new restaurant and bar. A condition should be included to ensure that the new kitchen and toilet facilities are connected to reticulated sewer.
- 6.36 The City has requested that a Waste Management Plan be included as a condition of approval to address the collection of general waste and recyclables generated from the future restaurant and bar use.

Public Access, Safety and Amenity

- 6.37 SPP 2.10 states that public access to the river and foreshore should be maintained while protecting the river. It is important that development near the river does not impede or restrict public access.
- 6.38 Public access along the foreshore pathway during the construction works should be maintained wherever possible and restricted only for safety reasons. This can be addressed as part of the CEMP.
- 6.39 To increase accessibility to the area for the public, it is considered appropriate to impose a condition requiring an additional bicycle parking space be provided at Rowing WA for the use of the general public.
- 6.40 Following the refurbishment works, it is anticipated that the scale and use of the new facility as a restaurant and bar will substantially increase (as compared to the existing function centre), with increased patronage to be expected at the site. Rowing WA is located on The Esplanade, Mount Pleasant, just off Canning Highway, a major road with high vehicle traffic (and associated noise levels). The immediately adjacent land use consists of medium density mixed-use (commercial offices and residential). In close proximity on Canning Highway there is a concentration of food and beverage outlets, service stations and a supermarket. The CBAC Plan indicates that future land uses for the adjacent urban area will support mixed use development (up to 15 storeys), with small scale community, retail and hospitality.
- 6.41 The City has requested that an Acoustic Report be prepared by the applicant to manage potential noise issues generated from the proposed facility. Indicative trading times for the restaurant and bar were provided with the revised application, however these may need to be refined based on the findings and recommendations from the Acoustic Report. To address potential noise and amenity impacts to surrounding residents, an Operational Plan should be required as a condition of approval that details the general operation of the restaurant and bar and contains details of any trading time restrictions and noise mitigation measures.

7.0 SWAN RIVER TRUST

- 7.1 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust considered DBCA's draft report at its meeting on 11 August 2020 where it resolved to support the application subject to the recommended conditions.

8.0 CONCLUSION

- 8.1 The proposed refurbishment works are not considered to be excessive in scale or bulk and have been designed to be in keeping with the nature of the site and surrounding area. It is anticipated that the refurbishment works will improve the visual amenity of the facility.
- 8.2 Potential environmental impacts from the works can be addressed through the preparation and approval of a CEMP, Stormwater Management Plan and connection of the site to reticulated sewer, all of which should be required as conditions of approval.
- 8.3 The proposed additional land use as a restaurant and bar is expected to increase the patronage and intensity of use of the facility. Noise management issues associated with the new restaurant and bar can be addressed through the preparation and implementation of an Operational Plan required as a condition of approval. It is understood that the general public will be able to access the new restaurant and bar at all times and the proposal is therefore expected to improve the public's use and enjoyment of the foreshore reserve. It should be noted that the use of the facility as an exclusive function venue has not been proposed.
- 8.4 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

9.0 RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of DBCA advises the Minister for Environment that Rowing WA's proposal for an additional land use (third-party operated restaurant and bar) and to refurbish its clubhouse, including the addition of a new main entry area, balcony, lift, stairs and works to convert the existing function centre to a restaurant and bar at Apex Park, within Lot 1855 on Plan 208889 (4) The Esplanade, Mount Pleasant (Crown Reserve 26758), as described in the revised application received on 6 May 2020 and additional information submitted 4 June 2020, 10 June 2020 and 24 July 2020, be 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.

Prior to the commencement of works

2. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works (see **Advice Note 1**).
3. Prior to the commencement of works, a Construction Environmental Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Notes 2 and 9**).

4. Prior to the commencement of works, final design plans/drawings, including details of the external colours, finishes and materials for the refurbished clubhouse, shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Notes 3 and 9**).
5. Prior to the commencement of works, a Stormwater Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Notes 4 and 9**).
6. Prior to the commencement of works, a Waste Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Notes 5 and 9**).
7. Prior to the commencement of works, an Acoustic Report shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Note 6 and 9**).
8. Prior to the commencement of works, an Operational Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the City of Melville (see **Advice Note 7 and 9**).
9. The applicant shall provide additional bicycle parking rails for the general public with details of the bicycle parking submitted to and approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Note 8 and 9**).
10. Prior to the commencement of works, the applicant shall provide written confirmation from the Department of Planning, Lands and Heritage that the management order for Reserve 26758 has been revoked and a lease arrangement is in place for the premise (including the restaurant and bar).
11. Prior to the commencement of works, the applicant shall ensure that the development is connected to reticulated sewerage.

During works

12. All works shall be implemented in accordance with the plans approved under **Conditions 3, 4, 5, 6, 7, 8 and 9**.
13. The applicant must ensure that the fill products used are geotechnically suitable and otherwise fit for their purpose and that they do not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges.
14. All street trees adjacent to the proposed works shall be protected through the installation of Tree Protection Zones to the satisfaction of the Department of Biodiversity, Conservation and Attractions and the specifications of the City of Melville (see **Advice Note 10**).
15. The applicant shall ensure that no damage to the foreshore, riverbank, or waterway (including vegetation and infrastructure) occurs beyond the scope of the approved works. If any inadvertent damage occurs, the applicant is required to notify the Department of Biodiversity, Conservation and Attractions within 48 hours of the damage occurring and rectify the damage at its expense.

On completion of works

On completion of works

16. Upon completion of the works, all waste materials, equipment and machinery shall be removed, and the site cleaned up to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

ADVICE TO APPLICANT

1. Notification of commencement of works and submission of documents can be emailed to rivers.planning@dbca.wa.gov.au.
2. 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. management of machinery and equipment, including a refuelling procedure and spill response;
 - d. on-site storage and bunding of materials (sediment control), equipment, chemicals and fuel;
 - e. protection of the river (and nearby stormwater drains) from inputs of debris, rubbish or other deleterious material;
 - f. protection of vegetation;
 - g. noise and vibration controls;
 - h. air and dust management;
 - i. traffic management, including parking arrangements for work contractors;
 - j. public access and safety;
 - k. dewatering management (if required);
 - 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. Emergency spill kits shall be onsite at all times and refuelling of land-based vehicles or machinery is to be undertaken outside the Swan Canning Development Control Area. In the case of pollution events, the Department of Biodiversity, Conservation and Attractions shall be contacted immediately on 9278 0981 (Riverpark Duty Officer) or 9480 9924 (Marine Pollution Response). Sand, soil, and any other finely grained material that is exposed or stockpiled on site shall be managed to prevent sediment mobilisation and discharge into the Canning River.

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 (TPZ) 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. Due to the nature and extent of the current groundwater contamination (refer to **Advice Note 15**), the abstraction of groundwater for any purpose (e.g. dewatering) is not recommended. If dewatering is required, further advice from the Department of Water and Environmental Regulation, Contaminated Sites should be sought, and further analytical water quality testing may be required.

materials of the proposed refurbished clubhouse should complement the character and landscape setting of the Canning River. The design and finishes should be high quality and improve the visual amenity of the clubhouse when viewed from the foreshore and river.

4. Stormwater runoff generated by minor rainfall events (i.e. first 15mm) from the refurbished clubhouse must be retained or detained onsite, or if the local government consents, be connected to the local drainage network. Stormwater from the proposed development should be managed in accordance with the Department of Water's Stormwater Management Manual for Western Australia and water sensitive urban design principles.
5. The Waste Management Plan shall be prepared in accordance with the City of Melville's Local Planning Policy 1.3 – Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan to the satisfaction of the City of Melville.
6. The Acoustic Report should contain details to demonstrate how all noise associated with the operation of the restaurant and bar, including but not limited to patron and mechanical services, will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring residential premises or noise sensitive premises. The development should operate in accordance with the recommendations from the approved Acoustic Report.
7. The Operational Plan should include details regarding the restaurant and bar's operating hours, days and measures to mitigate noise and amenity impacts to surrounding residents in accordance with the recommendations from the approved Acoustic Report. It should also address logistical information such as delivery of goods to the facility. The trading times for the restaurant and bar may need to be refined as part of the Operational Plan. Car parking requirements for the restaurant and bar (including outdoor dining areas) should be confirmed and any revisions (if required) to the Parking Plan should be included with the Operational Plan
8. Bicycle parking spaces are to be provided as per *AS2890.3:2015 Bicycle Parking Facilities Requirements*. The bicycle parking spaces are to be contained within the lease area.
9. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions and City of Melville to consider and approve the plans and details required under **Conditions 3 to 9**, the documents shall be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
10. In regard to **Condition 14**, The City of Melville has advised that tree protection zones (TPZ) in accordance with the following criteria will need to be implemented:
 - a. A free-standing mesh fence will need to be erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree;
 - b. If a front fence, footpath, road or similar is located within the 2m radius, the TPZ will need to be amended to the minimum distance necessary to allow the works to be completed;
 - c. Fixed signs are to be provided on all sides of the TPZ fencing stating 'Tree Protection Zone – No Entry';

- c. Fixed signs are to be provided on all sides of the TPZ fencing stating 'Tree Protection Zone – No Entry';
 - d. The following actions cannot be undertaken with the TPZs:
 - i. Storage of materials, equipment fuel, oil dumps or chemicals;
 - ii. Servicing and refuelling of equipment and vehicles;
 - iii. Attachment of any device (e.g. signage, temporary service wires, nails, screws, winches or any other fixing device) to any tree;
 - iv. Open trenches or excavation (including installation of utility services);
 - v. Changes to the natural ground level of the verge;
 - vi. Location of any temporary buildings, including ablution facility; and
 - vii. Vehicle or machinery access.
 - b. The applicant will need to obtain written permission from the City of Melville in the event that pruning of street tree canopy or roots are required. Tree pruning is to be undertaken by the City of Melville's approved contractor.
11. This approval does not include any signage. A separate permit application and approval for signage will be required from the Department of Biodiversity, Conservation and Attractions in accordance with the Swan and Canning Rivers Management Regulations 2007. Any future signage should have regard to the City of Melville's Local Planning Policy 2.2 – Outdoor Advertising and Signage and the provisions of the Canning Bridge Activity Centre Plan (City of Melville and City of South Perth, February 2016).
12. The applicant is advised that the development constitutes a 'Public Building' as per section 173 of the *Health (Miscellaneous Provisions) Act 1911*, and therefore will need to comply with the provisions of the Health (Public Building) Regulations 1992.

Prior to the commencement of operation (of the restaurant and bar), the applicant must notify the City of Melville's Health Section on the approved 'Form 1 – Application to Construct, Alter or Extend a Public Building'. All plans and specifications of the 'Public Building' including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville's Health Section for approval as part of the application for Building Licence.

13. The applicant is advised that the development constitutes a 'Food Business' as per section 107 of the *Food Act 2008* and therefore will need to comply with the provisions of the Food Regulations 2009 and Food Safety Standards.

Prior to the commencement of operations (of the restaurant and bar), the applicant must notify the City of Melville Health Section on the approved 'Notification' form. All plans and specifications of the 'Food Business' including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence. The provisions contained in *Australian Standard 4674 - Design, Construction and Fitout of Food Premises* will be used to determine whether the construction complies with the requirements of Standard 3.2.3 of the Food Safety Standards – 'Food Premises and Equipment'.

14. A House Management Policy (HMP) detailing the procedures relating to the safe and legal service of alcohol is to be submitted and approved by the City of Melville, prior to the issue of a Section 39 Certificate. The HMP is to contain a Noise Management Plan that addresses the impacts of all noise sources including patron noise on nearby 'Noise Sensitive Premises'.

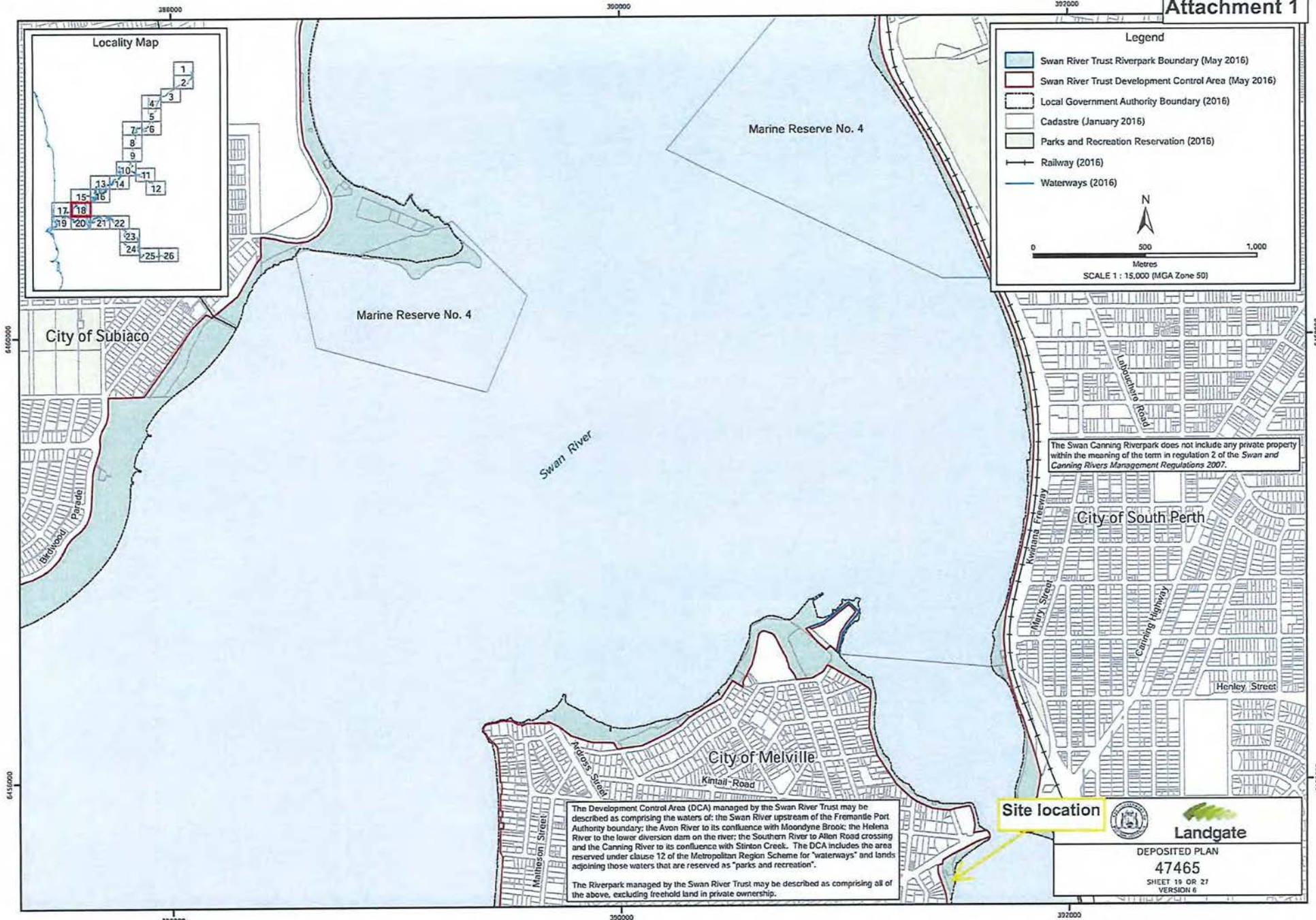
on the applicant to undertake a risk assessment and exercise its judgment in determining the level of risk it is prepared to accept.

The Swan River Trust's Climate Change Risk Assessment Project (2010) sets out a methodology to assess the vulnerability of foreshore areas, which is available on request from the Department of Biodiversity, Conservation and Attractions. It is also recommended that an applicant undertake its own research and obtain appropriate independent professional advice relevant to the particular circumstances.

16. The Department of Water and Environmental Regulation (DWER), Contaminated Sites advises that the site is classified under the *Contaminated Sites Act 2003* as 'remediated for restricted use' due to the presence of hydrocarbons detected in the groundwater beneath the site. In the event that any unexpected contaminated material is intercepted, management provisions set out in the Site Management Plan (SMP) for the area (AECOM, 8 November 2016) should be applied. Copies of the SMP are available from the landowner (Department of Planning, Lands and Heritage) and the City of Melville. Alternatively, a copy can be requested from DWER via a detailed summary of records request for a fee.
17. The applicant is advised that the proposed works are located within a moderate to low acid sulfate soil risk area. The Acid Sulfate Soils Guidelines for guidance on the identification, assessment and management of acid sulfate soils in Western Australia is available from the Department of Water and Environmental Regulation website at www.dwer.wa.gov.au. If any acid sulfate soils are exposed during the works, the Contaminated Sites Branch of the Department of Water and Environmental Regulation should be contacted for further advice on 1300 762 982.

FINAL REPORT ENDORSED

Signed: Mark Webb Date: 30/10/20
Mark Webb
Director General

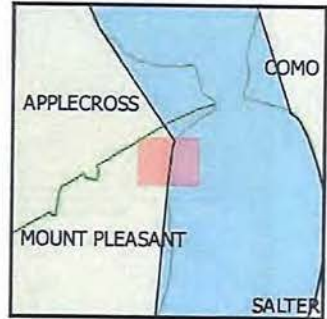
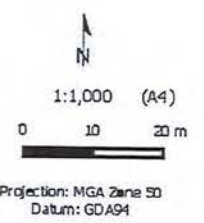


Development Control Area and Riverpark Map 18



Legend

- Swan River - Development Control Area (GSD)
- Perth Central Cadastre (Land Parcels)



Produced by SC,
Department of Biodiversity,
Conservation and Attractions

Department of Biodiversity,
Conservation and Attractions

Job Ref: 2019/2278
Produced at 06:50 PM on November 25, 2019

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.



23 July 2020

Enquiries: Ronald Boswell – 08 9364 0188
Our Ref: DA-2020-651

Sir/Madam
Department of Parks and Wildlife - Rivers & Estuary
Locked Bag 104
BENTLEY WA 6983

Dear Sir/Madam

**MRS Referral – Additions and Alterations to Existing Building and Change of Use
from Function Room to Bar/Restaurant
Apex Park, 4 The Esplanade, MOUNT PLEASANT WA 6153 (Parcel Lot 1855)**

I refer to the abovementioned application received by the City of Melville on 17 June 2020. This development application is for additions and a change of use at the rowing club, located on the southern side of the subject site. There are two buildings on the site with no works proposed for the northern building. This application includes the following:

- Refurbishment of the existing rowing club function room to provide a restaurant and bar in lieu of the function room. The refurbishment will involve internal modifications of the function room and an extension at the front of the building;
- Relocating the main entry to the front of function room by constructing a new entry with stair, lift and balcony access to the first floor;
- The proposed renovations includes increasing the internal dining area by enclosing the southern terrace area and converting the northern terrace area on the first floor to outdoor dining space – although the existing floor area remains the same, the amount of floor area used for restaurant dining has increased from what was previously approved for the Function Room;
- New kitchen/bar facilities with associated storage replacing the existing facilities; and
- New toilet facilities.

Zoning: Parks and Recreation (Metropolitan Region Scheme)
Land Area: 2865.93m²

The City of Melville supports the proposal and requests consideration of the following conditions and advice notes:

Conditions

1. All stormwater generated from impermeable surfaces shall be retained on site.
2. A Construction Management Plan is to be prepared by the Applicant and submitted to the City for approval at least 30 days prior to the commencement of works. The



Construction Management Plan shall detail how the construction of the development will be managed including the following:

- public safety and site security;
- hours of operation,
- noise and vibration controls;
- air and dust management;
- stormwater, groundwater and sediment control;
- waste and material disposal;
- Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
- the parking arrangements for contractors and sub-contractors;
- on-site delivery times and access arrangements;
- the storage of materials and equipment on site (no storage of materials on the verge will be permitted) ; and
- any other matters likely to impact upon the surrounding properties or road reserve.

The development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City.

3. Unless otherwise approved in writing by the City, all street tree/s shall be protected throughout construction via the installation of a Tree Protection Zone (TPZ). Each TPZ shall be installed prior to commencement of development, in accordance with the following criteria to the satisfaction of the City:
 - A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
 - If an approved crossover, front fence, footpath, road or similar is located within the 2m radius, the TPZ fencing shall be amended to be the minimum distance necessary to allow the works to be completed.
 - Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.
 - The following actions shall not be undertaken within any TPZ:
 - Storage of materials, equipment fuel, oil dumps or chemicals
 - Servicing and refuelling of equipment and vehicles
 - Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches or any other fixing device)
 - Open-cut trenching or excavation works (whether or not for laying of services)
 - Changes to the natural ground level of the verge
 - Location of any temporary buildings including portable toilets
 - The unauthorised entry by any person, vehicle or machinery
 - No unauthorised pruning of the canopy or roots of any Street Tree is permissible under the City of Melville's Street Tree Policy CP-029. Pruning may only be undertaken by the City's approved contractors following a written submission to and approval by the City.
4. Prior to the initial occupation of the development, a Waste Management Plan shall be prepared in accordance with the City's Local Planning Policy LPP1.3 Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-



Residential Developments and submitted in writing for the approval of the City. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan, to the satisfaction of the City.

5. Prior to the initial occupation of the development, an Acoustic Report shall be submitted to the City for approval to demonstrate how all noise associated with the operation of the premises including but not limited to patron and mechanical services associated with the development will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring residential premises or noise sensitive premises. The development shall operate in accordance with the recommendations set out in the approved Acoustic Report, to the satisfaction of the City.
6. Prior to the initial occupation of the development, an updated Parking Plan shall be prepared and submitted in writing for the approval of the City to reflect the increase in floor area used by the restaurant as part of this application.

Advice Notes

1. A separate application for Development Approval may be required for any future signage having regard to City of Melville Local Planning Policy 2.2 Outdoor Advertising and Signage and the provisions of the Canning Bridge Activity Centre Plan.
2. This development constitutes a "Public Building" as per Section 173 of the Health (Miscellaneous Provisions) Act 1911 and therefore shall comply with the provisions of the Health (Public Building) Regulations 1992.
3. Prior to the commencement of the operation of the "Public Building", the proprietor must notify the City of Melville Health Section on the approved "Form 1 – Application to Construct, Alter or Extend a Public Building". All plans and specifications of the "Public Building" including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence
4. This development constitutes a "Food Business" as per Section 107 of the Food Act 2008 and therefore shall comply with the provisions of the Food Regulations 2009 and the Food Safety Standards.
5. Prior to the commencement of "Food Handling" operations, the "Food Business" must notify the City of Melville Health Section on the approved "Notification" form. All plans and specifications of the "Food Business" including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence. The provisions contained in Australian Standard 4674 - Design, Construction and Fitout of Food Premises will be used to determine whether the construction complies with the requirements of Standard 3.2.3 of the Food Safety Standards – "Food Premises and Equipment".



6. All wastewater produced from the activities on-site must be disposed of to the Ministers Sewer with approval of the Water Corporation of Western Australia, or alternatively captured, contained and disposed of offsite to an approved facility.
7. A House Management Policy detailing the organisations procedures relating to the safe and legal service of alcohol is to be submitted to the satisfaction of the City's Co-Ordinator of Environmental Health Services, prior to the issue of a Section 39 Certificate. The House Management Policy shall incorporate a Noise Management Plan that addresses the impact of all noise sources including patron noise on nearby "Noise Sensitive Premises".

If you require any further information or clarification regarding this matter, please do not hesitate to contact Ronald Boswell, on 08 9364 0188 or by email ronald.boswell@melville.wa.gov.au.

Yours sincerely

Troy Cappellucci
Senior Planning Officer

Enc



Government of Western Australia
Department of Water and Environmental Regulation

Attachment 2b

Your ref: 2019/2278
File ref: RF2719-02
PA ref: 029699
Enquiries: Diana Nussey
Tel: 6250 8014

Department of Biodiversity, Conservation and Attractions
Locked Bag 2506
PERTH WA 6001

Via email – rivers.planning@dbca.wa.gov.au

Attention: Suzanna Chan

Dear Sir/Madam,

Re: Part 5 – Lot 1855, 4 The Esplanade, Mt Pleasant – Renovations to Existing Function Room Including the Addition of a New Main Entry, Lift and Stairs – Rowing WA

Thank you for the above referral dated 23 September 2019. The Department of Water and Environmental Regulation (Department) has assessed the referral and would like to provide the following advice:

Floodplain Management

The Department, in carrying out its role in floodplain management, provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage.

The results of the Canning River Flood Study and the Assessment of Swan and Canning Tidal and Storm Surge Water Levels Study show that the 1 in 100 (1%) AEP flood level for the general area is estimated to be around 2.2 m AHD (refer to attached plan). This is allowing for potential sea level rise by 2110.

Based on our floodplain development strategy for the area, proposed development (i.e. filling, building etc.) on the lot is considered acceptable. However, a minimum habitable floor level of 2.72 m AHD is recommended to ensure adequate flood protection.

Please note that this advice is related to major river flooding and does not address flooding from local stormwater drainage networks.

Swan Avon Region
7 Ellam Street Victoria Park WA 6100
Telephone: 08 6250 8000 Facsimile: 08 6250 8050
www.dwer.wa.gov.au

Contaminated Sites

Land at Lot 1855 on Plan 208889, as shown on certificate of title LR3016/558, was classified under section 13 of the *Contaminated Sites Act 2003* (the Act) as *remediated for restricted use* on 11 April 2017 and a memorial (reference number N697439) was placed on the certificate of title.

The classification was based on several soil and groundwater investigations prepared on behalf of the source site owner and submitted by March 2017. The investigations found that hydrocarbons were present in groundwater beneath the carpark located to the north of the rowing club building. A Health and Environmental Risk Assessment (HERA) was undertaken and an accredited contaminated sites auditor was appointed to review the site investigations and risk assessment. The auditor concluded that based on the results of the investigations, there is not unacceptable risk to human health and environment under the current land use. A restriction has been placed on the land use at the site (i.e. restricted to road reserve and recreation reserve use) under the current layout.

Lot 1855 is currently zoned "Parks and Recreation" under the Metropolitan Regional Scheme. The development application does not indicate a change of land use at the site, remaining as a recreational foreshore, car parking, boat storage, function room and offices.

Contaminated Sites (CS) understands that the development comprises building renovations to the existing function room including the addition of a new main entry foyer to the building footprint, internal elevator and stairs. The development application indicates a minor alteration only to the west side of the existing building footprint. Due to the presence of hydrocarbons previously detected in a groundwater plume located approximately 10-15 metres north of the existing building, it is unlikely that contaminated groundwater or soil would be intercepted. Should any unexpected contaminated material be intercepted, management provisions set out in the Site Management Plan (SMP; AECOM, 8 November 2016) should be applied.

A copy of the Site Management Plan is held by the site owner (Department of Lands and Planning) and the City of Melville, or can be requested from CS for a fee via a detailed summary of records request available from DWER's website.

The site is located in an area identified as having a moderate to low risk of Acid Sulfate Soils (ASS) occurring within 3 metres of the natural soil surface, and the development is unlikely to disturb Acid Sulfate Soils. CS therefore advises that an ASS-related condition or specific management is not considered necessary in this case.

Recommendations

CS has no objection to the proposed development at Lot 1855 on Plan 208889, subject to implementation of the SMP as required.

DWER has no objection to the proposal from a major flooding perspective as only minor renovations to the existing rowing club building are proposed.

If you would like more information regarding this matter, please contact Diana Nussey on 6250 8014 or diana.nussey@dwer.wa.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be the initials 'BL' or 'Bree Lyons', enclosed within a circular scribble.

Bree Lyons
A/Senior Natural Resource Management Officer
Planning Advice
Swan Avon Region

20 November 2019

**Lot 1855 The Esplanade
MOUNT PLEASANT**

2.22



Datum and Projection Information
 Vertical Datum: AHD1
 Horizontal Datum: GDA94
 Projection: MGA Zone 50
 Spheroid: GRS80

Project Information
 Client: Sarah Ayon Landuse
 Map Author: Lita Bonleke
 Task ID: B13 05
 Completion date: 17/10/2019
 Edition: Version 1

SOURCES

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 1985 and the Freedom of Information Act (F.I.A.)
 1982.

**Government of Western Australia
 Department of Water and Environmental Regulation**

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Suzanna Chan

From: Jaimie Eidsvold <Jaimie.Eidsvold@dplh.wa.gov.au>
Sent: Wednesday, 15 July 2020 4:07 PM
To: Rivers Planning; Suzanna Chan
Cc: Darcy Corr; Trinh Nguyen
Subject: RE: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

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

Your Ref: 2019/2278

Our Ref: File 01719-1961 Job 162474

Good Afternoon,

Thank you for providing the Department of Planning, Lands and Heritage (DPLH) an opportunity to comment on the attached Development Application submitted by Rowing WA.

It is acknowledge the major change in the Development Application is the change from a function room to a permanent restaurant/bar.

Reserve 26758, being Lot 1855 On Deposited Plan 208889, is set aside for the purpose of 'Recreation' and is managed by Rowing WA.

Reserves are generally set aside for a public benefit and the land is to be used in a manner consistent with the reserve's permitted use. Limited commercial uses which are either consistent with, ancillary or beneficial to the reserve's purpose are permitted where the reserve's primary use is retained. Whilst the existing functions (rowing and Rowing WA administrative function) of the reserve are to continue the proposed restaurant/bar is considered to be a solely commercial use and is not able to be accommodated under the existing reserve with management order arrangement.

Considering the above, should the proposed restaurant/bar proposal progress it is proposed for the current Reserve to be cancelled and Management Order to be revoked to enable Rowing WA to enter into a lease with the State of WA pursuant to section 79 of the *Land Administration Act 1997*. Rowing WA may then enter into a sublease arrangement with the proposed commercial operator for the proposed Restaurant/Bar.

It is noted that the grant of a lease will be subject to the Department of Biodiversity, Conservation and Attractions (DCBA) granting approval to Rowing WA's Development Application and DPLH obtaining the relevant approvals from our referral process (including the City of Melville). Please note we have requested comments from the City of Melville.

We also referred the matter to our Land Use Planning colleagues who advised the following:

- Whilst the land use is inconsistent with the land tenure considering its large scale commercial use, the nature and scale of the proposal is compatible with the use and zoning of surrounding land, and consistent with the proposed land use within the Canning Bridge Activity Centre Plan area.
- As per *Development Control Policy 5.3 Use of land reserved for Parks and Recreation and Regional Open Space*, the use and development of land reserved for Parks and Recreation or Regional Open Space for commercial purposes ancillary and or compatible to the purpose of the reserve may be supported if it is likely to enhance the public access to and enjoyment of the reserve, this includes restaurants as per section 5 of DC 5.3.

Please let me know if you require any further information.

Thanks,

Jaimie

Jaimie Eidsvold | Assistant Manager | Land Management Metropolitan & Peel
140 William Street, Perth WA 6000
(08) 6552 4601 |
www.dplh.wa.gov.au



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The department acknowledges the Aboriginal peoples 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: Jamie Townend <Jamie.Townend@dplh.wa.gov.au>
Sent: Thursday, 18 June 2020 4:08 PM
To: Darcy Corr <Darcy.Corr@dplh.wa.gov.au>
Subject: FW: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Hi Darcy

As requested copy of email and attachments from the objective link

Kind Regards

Jaimie Townend | Senior Planning Officer | Land Use Planning
140 William Street, Perth WA 6000
6551 9096 |
www.dplh.wa.gov.au



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From: Rivers Planning [mailto:rivers_planning@dbca.wa.gov.au]
Sent: Thursday, 11 June 2020 4:27 PM
To: info <info@dplh.wa.gov.au>
Subject: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Good afternoon,

Att: Trinh Nguyen

PART 5 – LOT 1855, 4 THE ESPLANADE MTY PLEASANT – RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS – ROWING WA

Further to our correspondence dated the 23 September 2019 the applicant has submitted a revised application. Please see attached amended plans, cover letter and additional information.

Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to rivers_planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Suzanna Chan, Environmental Officer, on 9278 0900. In all correspondence please quote the reference number 2020/002278.

Yours sincerely

**Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151
Locked Bag 104, Bentley Delivery Centre WA 6983**

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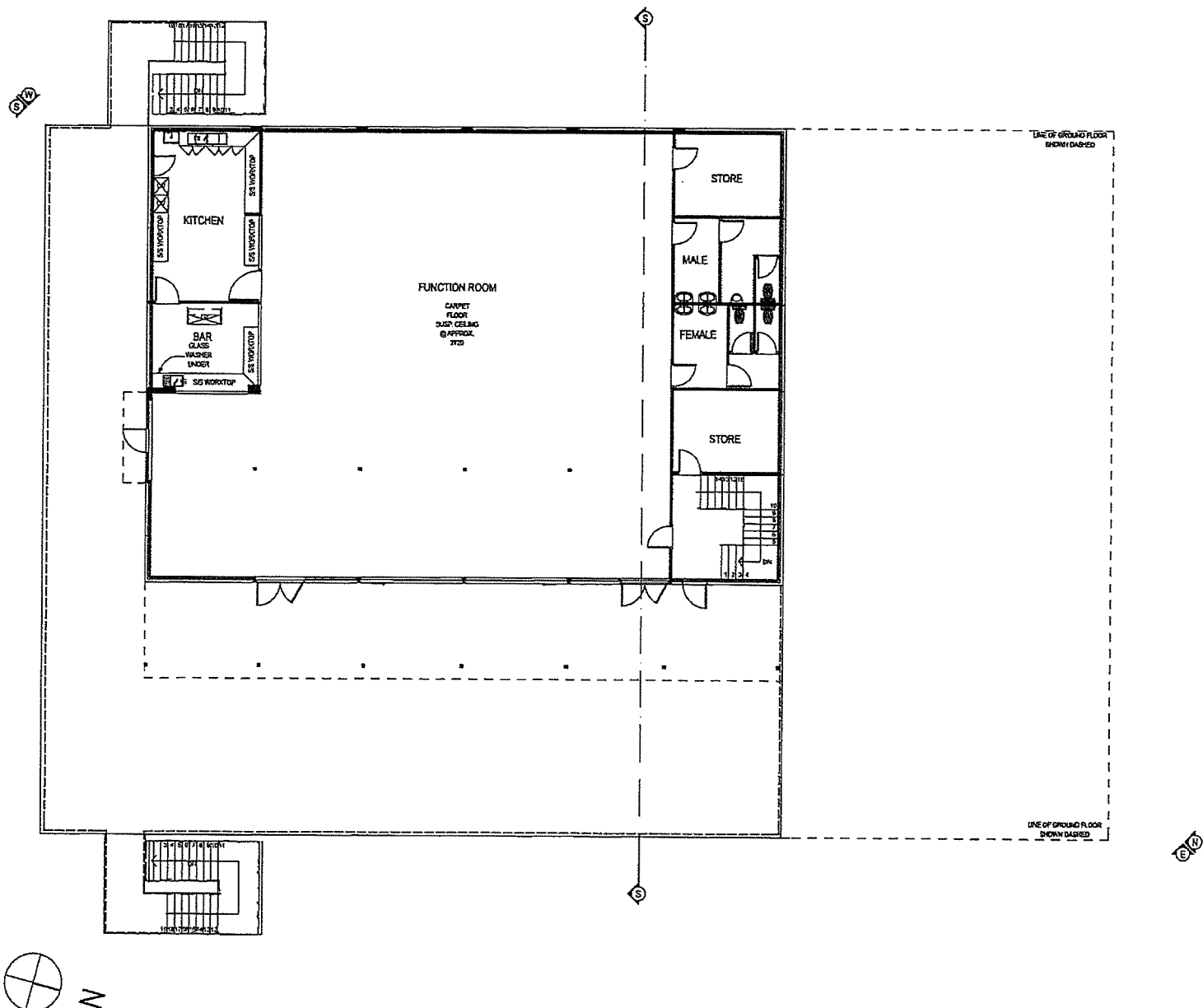
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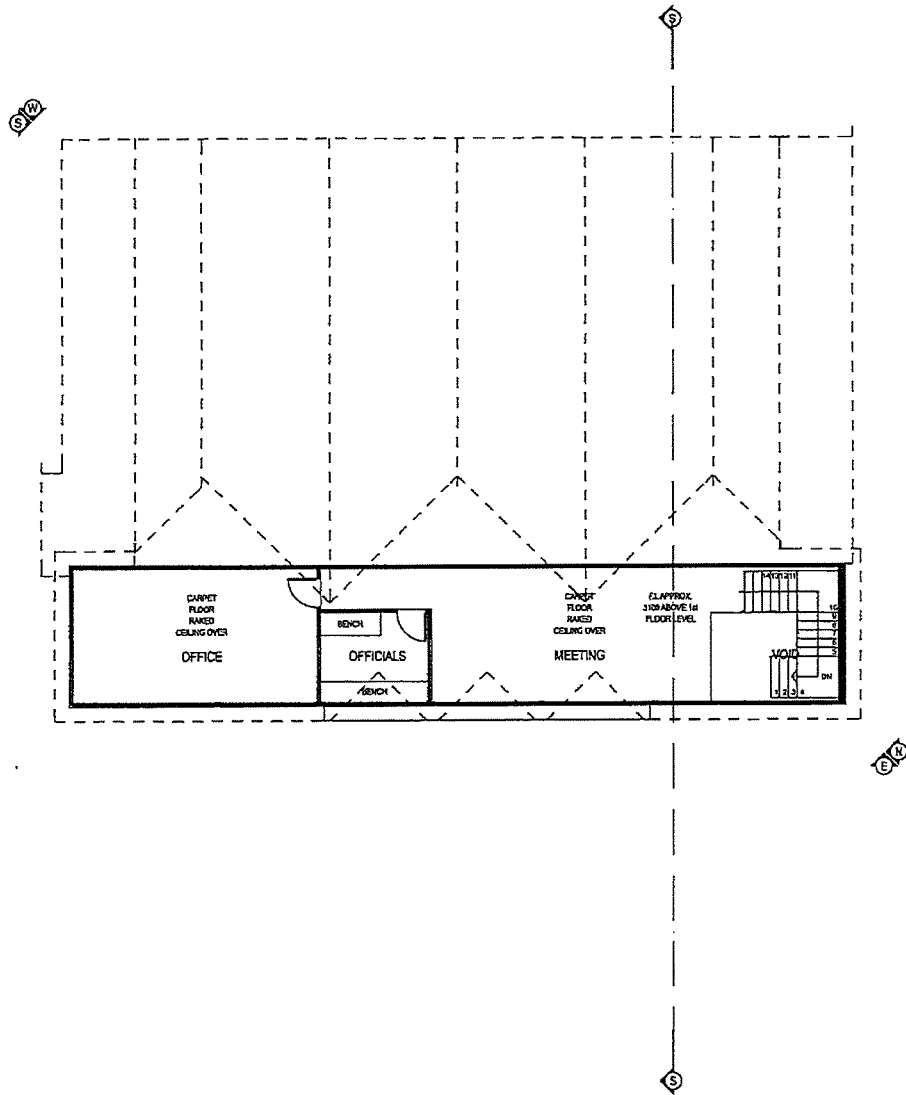
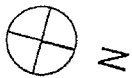


AS CONSTRUCTED DRAWINGS
CANNING BRIDGE ROWING CLUB
CLIENT: Mr STEPHEN LUBICH

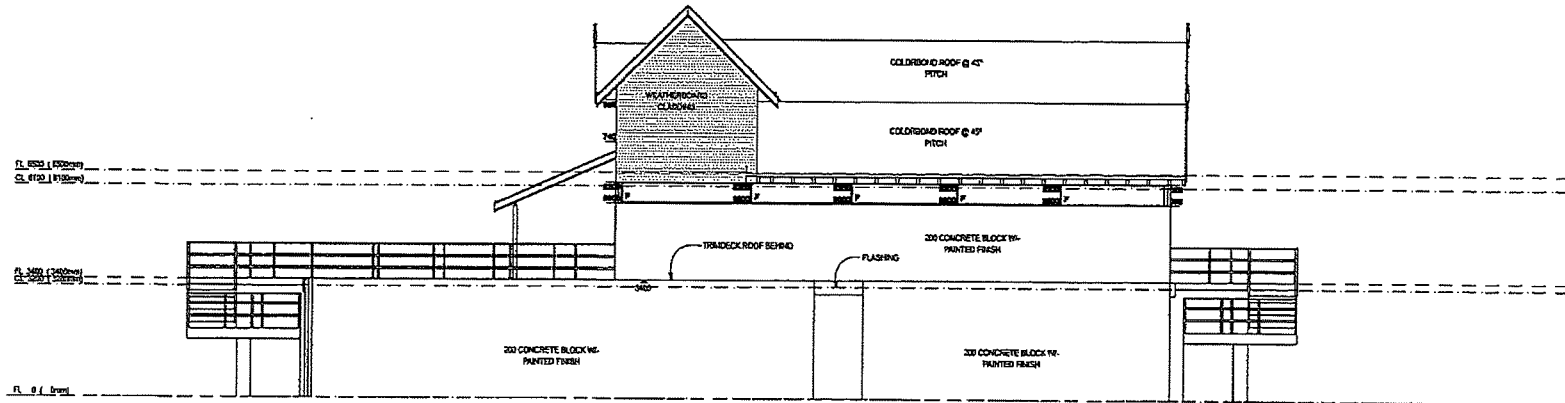
spaceodysseydesign



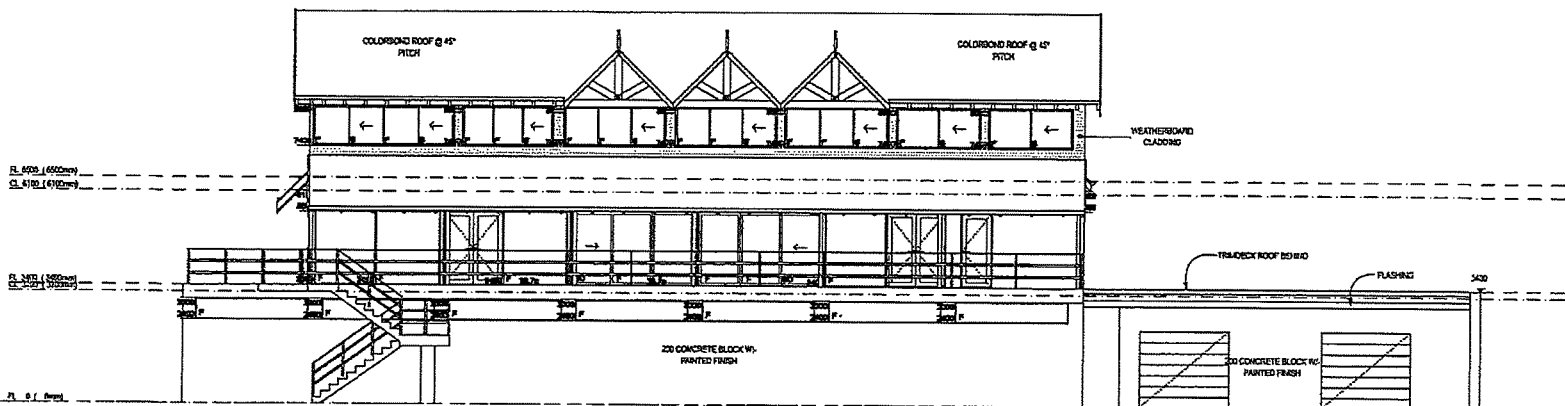
Spacewise 4th Floor, Commercial Building No. 0433 008 000 Tel: 2042 2322 / Fax: 2042 2323	
AREAS:	
N/A	
LAND DETAILS:	
N/A	
DATE	BY
01/01/13	JH
NOTES:	
As Constructed	
REV	
1	A
Drawn by: Stephan LUDWIG Checked by: As Constructed Drawing title: Existing Energy Rating Data Project name: 1 The Esplanade, Market Fountains	
Drawing No: As Constructed First Floor 1:100 ref A2	
Scale: 1:100	Date: 04/11/2013
Drawn by: As Constructed	Checked by: JH
Printed on: 2	Sheet No.: A
15027	A



spacodyssey	
AREAS:	
NA	
LAND DETAILS:	
NA	
DATE	BY
	JW
NOTES	
As Constructed	
REVISIONS	
<small> The owner and architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided. </small>	
Drawn by: Stephen LURICH Project Name: As Constructed Drawing Title: Meeting Room 11th Floor, 11th Floor	
Drawing No.: As Constructed Second Floor 1:100 on A2	
Scale: 1:100	Date: 04/12/15
Drawn by: Stephen LURICH	Checked by: JW
Printed by: Stephen LURICH	Drawn by: JW
15027	3 A

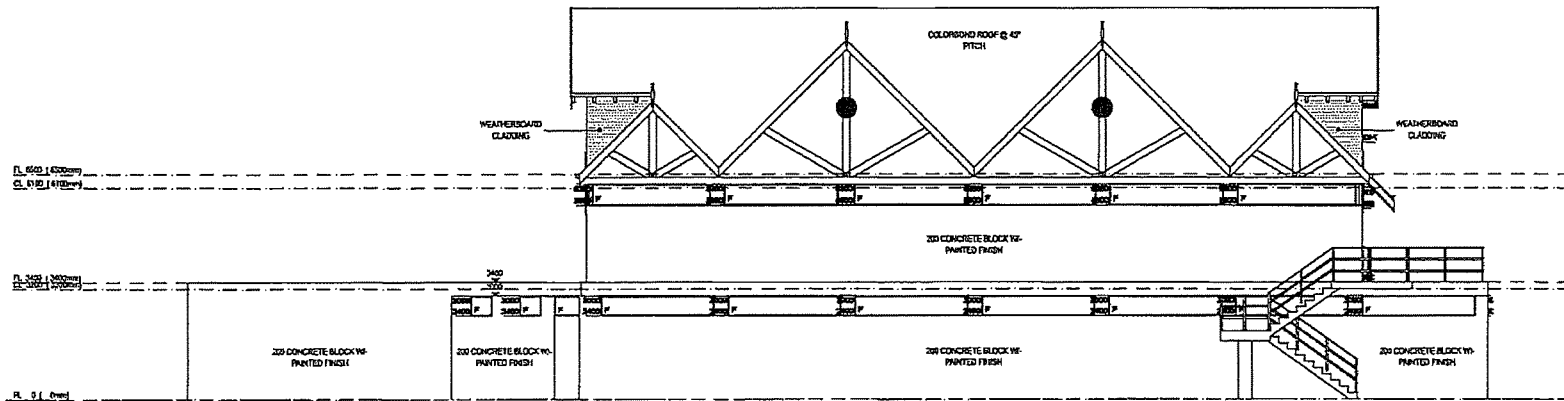


North
1:100

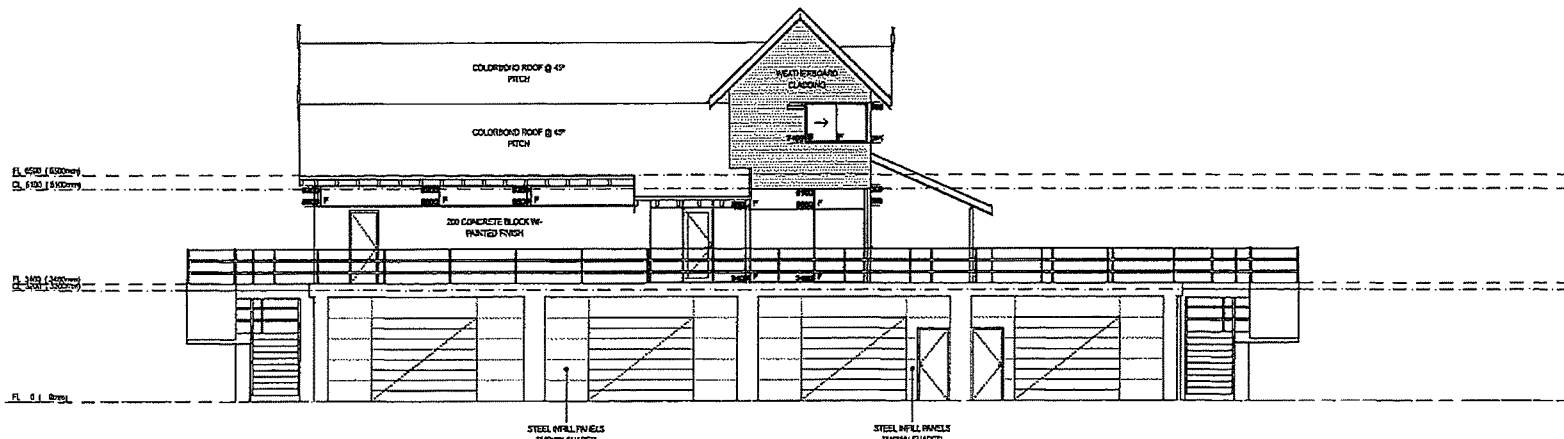


East (River)
1:100

PROPOSAL	
S. H. & S. H. CONSULTANTS 100, 101 & 102 BIRD STREET MELBOURNE VIC 3000 www.s.h.s.h.consultants.com.au	
AREAS:	
N/A	
LAND DETAILS:	
N/A	
By	JR
Date	
Scale	
Notes	
1. General Notes: - All work to be in accordance with the latest Australian Standards - The Designer shall be responsible for ensuring that all work is in accordance with the latest Australian Standards - The Designer shall be responsible for ensuring that all work is in accordance with the latest Australian Standards - The Designer shall be responsible for ensuring that all work is in accordance with the latest Australian Standards - The Designer shall be responsible for ensuring that all work is in accordance with the latest Australian Standards - The Designer shall be responsible for ensuring that all work is in accordance with the latest Australian Standards - The Designer shall be responsible for ensuring that all work is in accordance with the latest Australian Standards	
Client: Stephen LUBCH Project Name: As Constructed Drawing Title: Existing Bridge Renovation - Civil Project Location: 1 The Esplanade, South Melbourne	
Drawing Title: As Constructed Elevations 15102-40-42	
Scale:	1:100
Date:	26/11/2013
Drawn By:	JR
Checked By:	JR
Project No.:	15102
Sheet No.:	4
Scale:	A

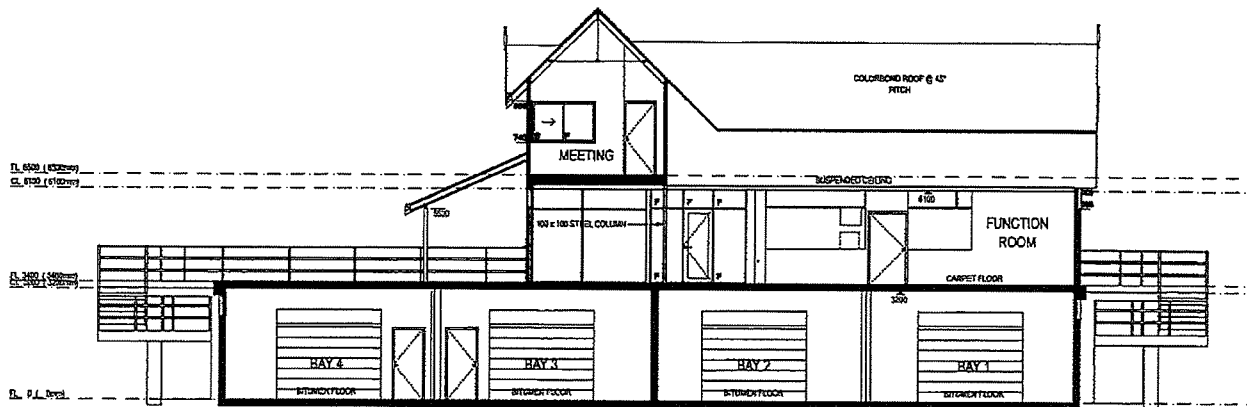


West
1:100



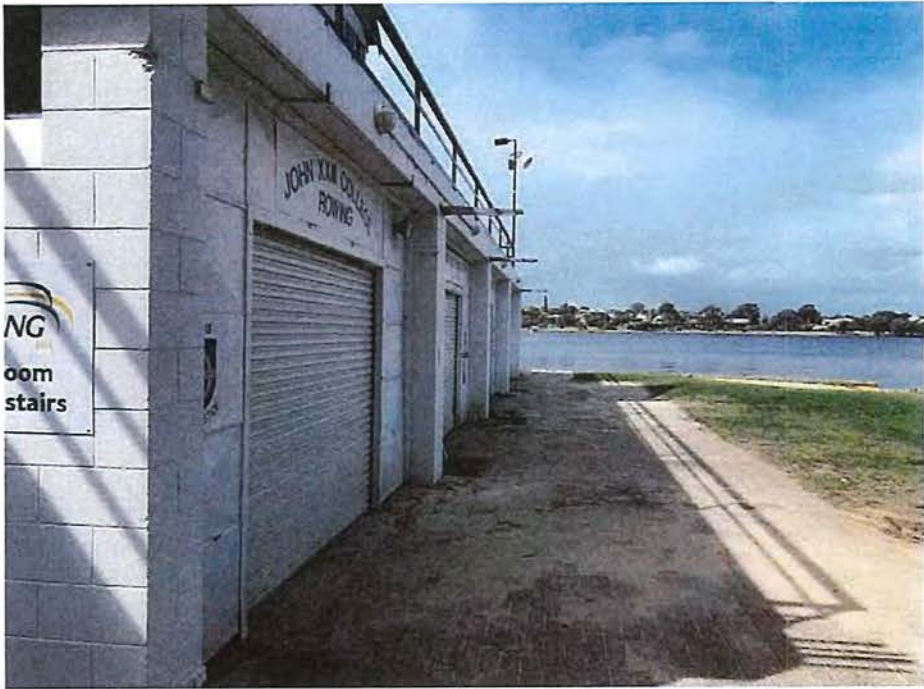
South
1:100

<p>STUDIO 550</p> <p>301-233-2200</p> <p>www.studio550.com</p>			
AREAS:			
HA			
LAND DETAILS:			
HA			
REV	DATE	BY	
REV	DATE	BY	
<p>Client: Stephen LUBCH</p> <p>Project: As Constructed</p> <p>Colorado Bridge Building Dept 1 The Exchange, Round Rock, TX</p> <p>Drawing No: As Constructed Elevations 1:5027 (see AZ)</p> <p>Scale: 1/8" = 1'-0" Sheet: As Constructed Drawing No.: 15027 Sheet No.: 5 Rev: A</p>			

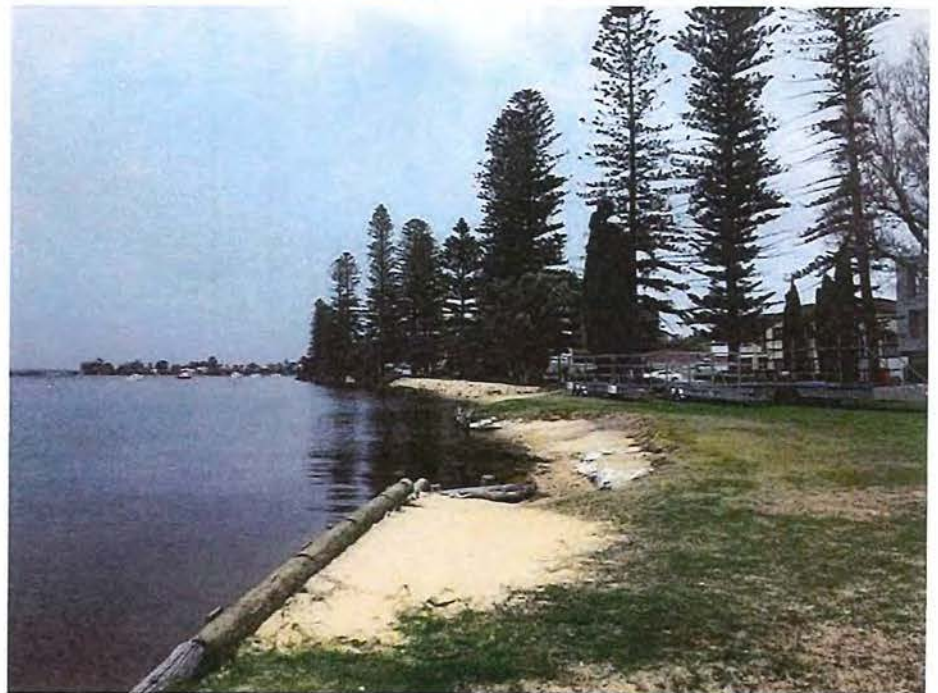


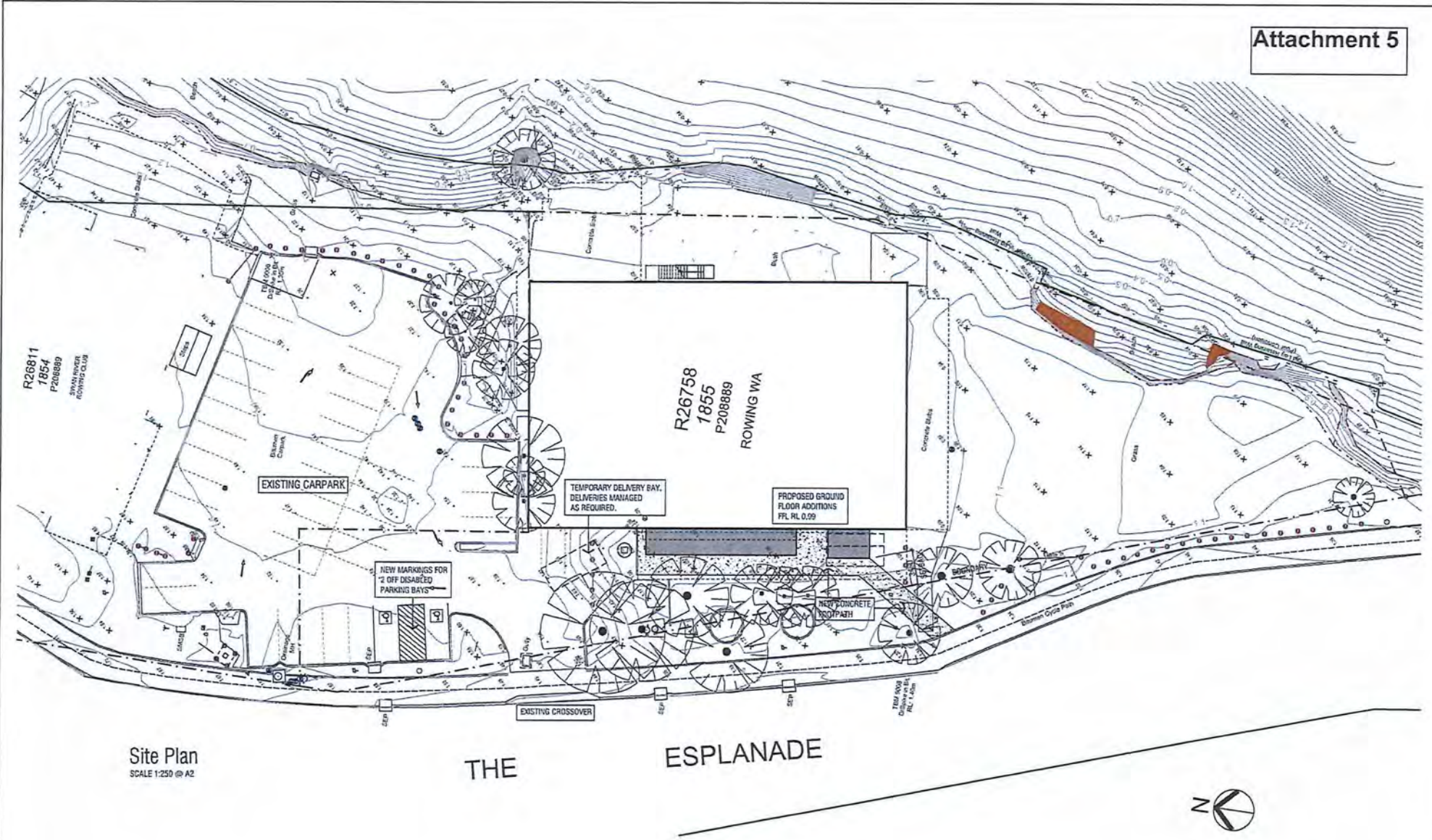
Section
1:100

15027 15027 15027	
AREAS: NA	
LAND DETAILS: NA	
DATE	BY
15/11/2015	JW
NOTES	
As Constructed	
REV	
A	
Client: Equipment LEEDCH Project Name: As Constructed Country: Kenya Site: The Diplomatic, Mount Pleasant	
Drawing No: 15027 15027 on A2	
Date: 15/11/2015	Drawn: MCH/LEEDCH
Scale: As Constructed	Checked: JW
Project No:	Sheet No. No.
15027	6 A









Site Plan
SCALE 1:250 @ A2

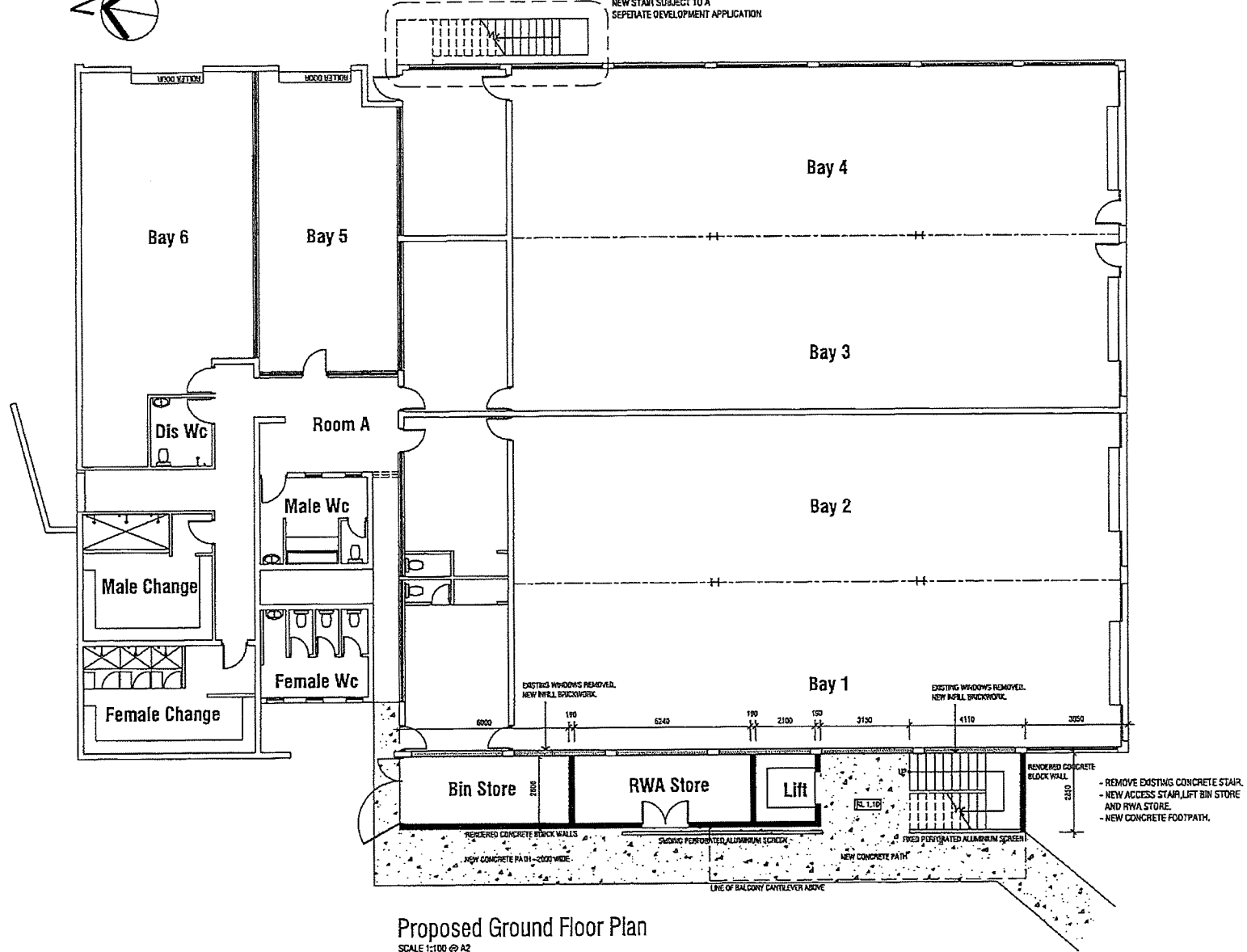
THE ESPLANADE



TITLE: SITE PLAN	JOB No. 19-602
PROJECT: Proposed Restaurant Conversion & Entry Addition Rowing WA, Mt Pleasant	DATE April 2020
STEPHEN LUBICH ARCHITECT 49 Monk Street m 0418 889 486	DWG No. REV DA.01

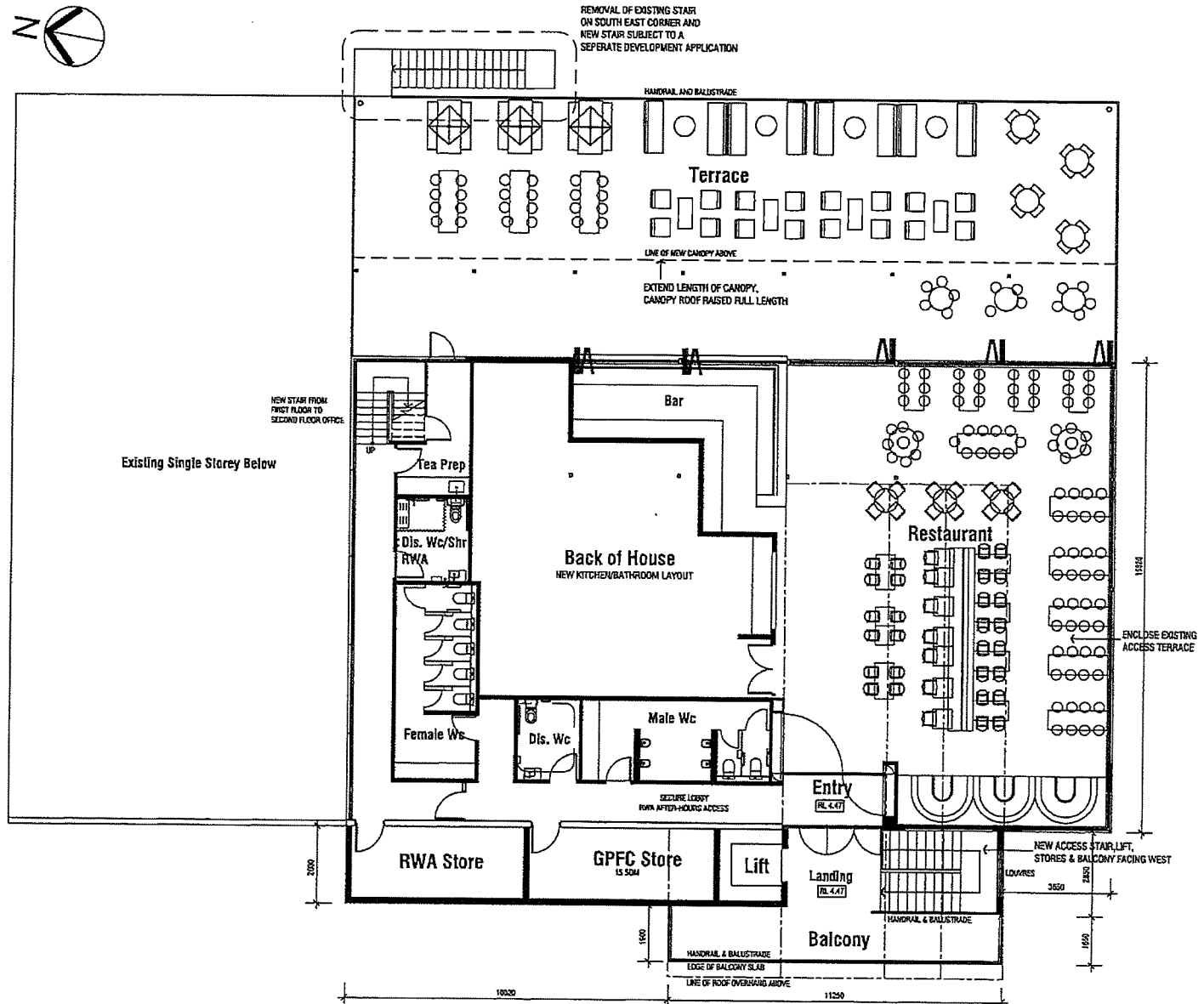


REMOVAL OF EXISTING STAIR
ON SOUTH EAST CORNER AND
NEW STAIR SUBJECT TO A
SEPERATE DEVELOPMENT APPLICATION



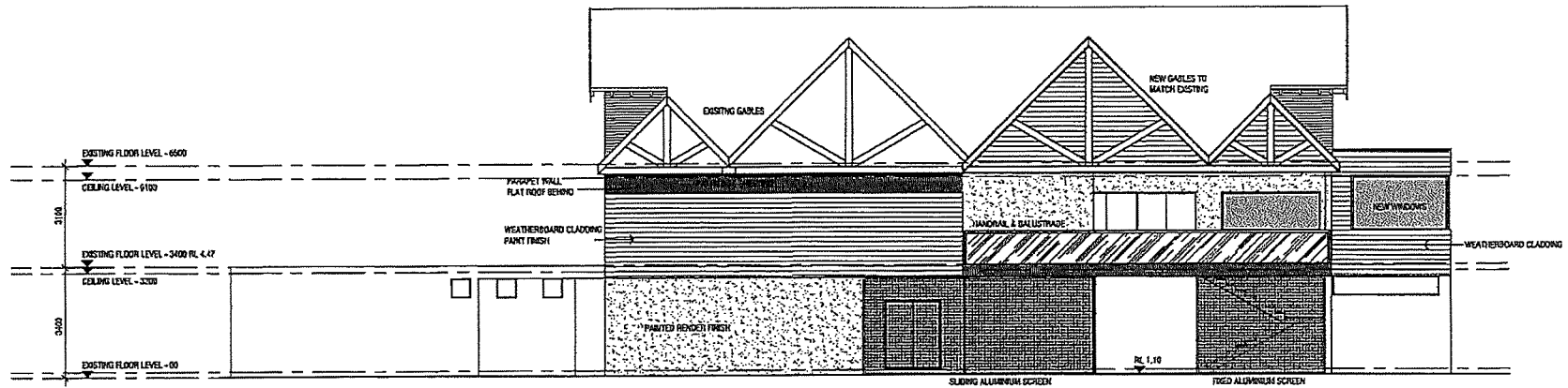
Proposed Ground Floor Plan
SCALE 1:100 @ A2

TITLE: GROUND FLOOR PLAN	JOB No. 19-602
PROJECT: Proposed Restaurant Conversion & Entry Addition Rowing WA, Mt Pleasant	DATE April 2020
STEPHEN LUBICH ARCHITECT 49 Monk Street KENSINGTON 6151 m 0418 889 486	DWG No. REV DA.02 -

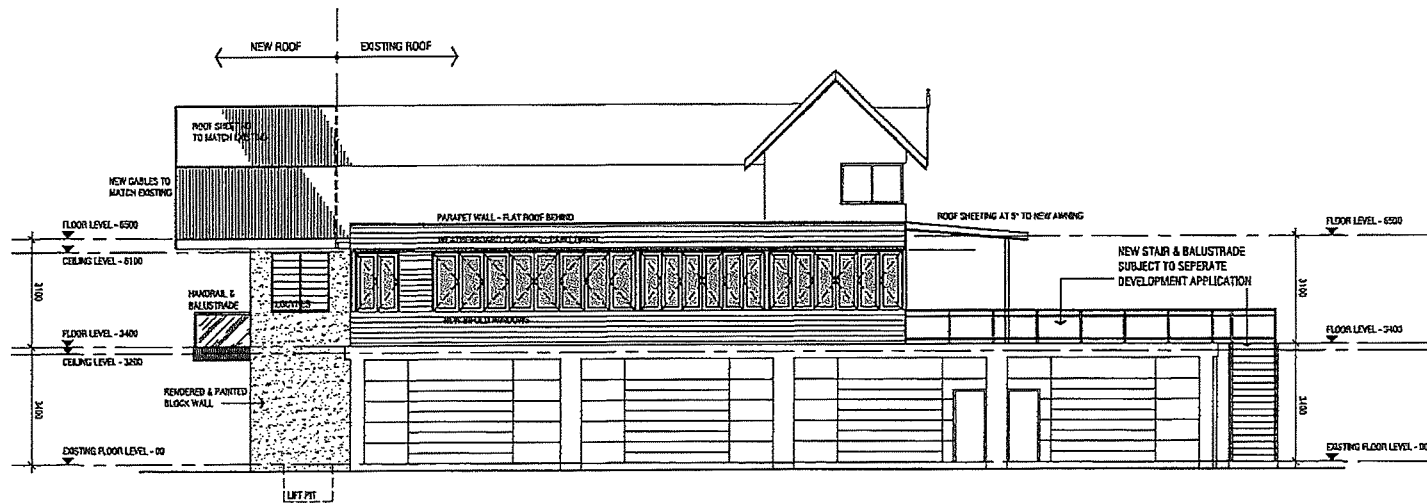


Proposed First Floor Plan
SCALE 1:100 @ A2

TITLE: FIRST FLOOR PLAN	JOB No. 19-602
PROJECT: Proposed Restaurant Conversion & Entry Addition Rowing WA, Mt Pleasant	DATE: April 2020
STEPHEN LUBICH ARCHITECT 49 Monk Street KENSINGTON 6151 m 0418 889 486	DWG No. / REV DA.03 -

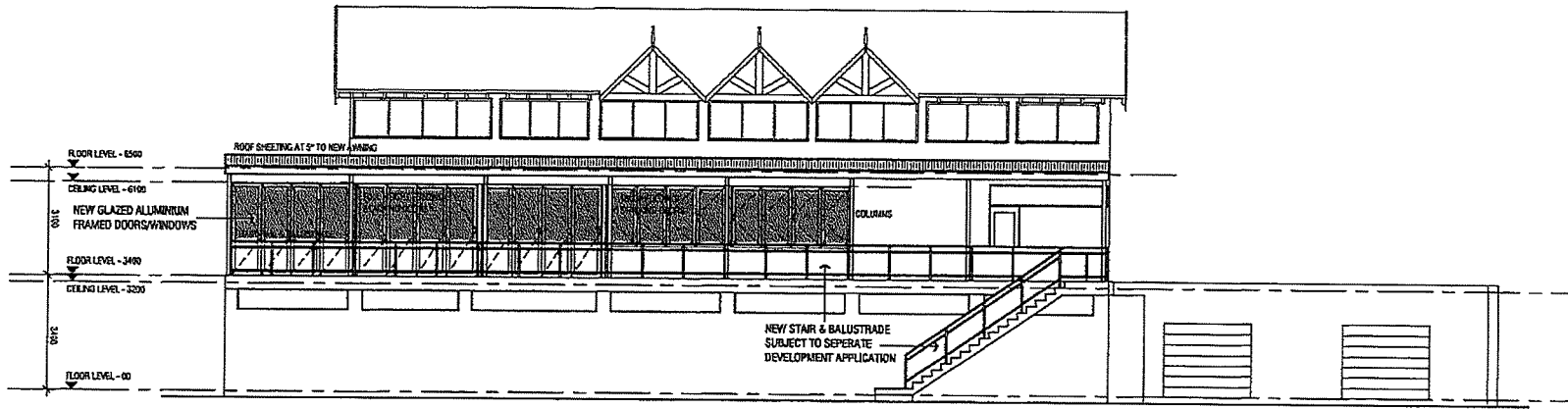


West Elevation
SCALE 1:100 @ A2

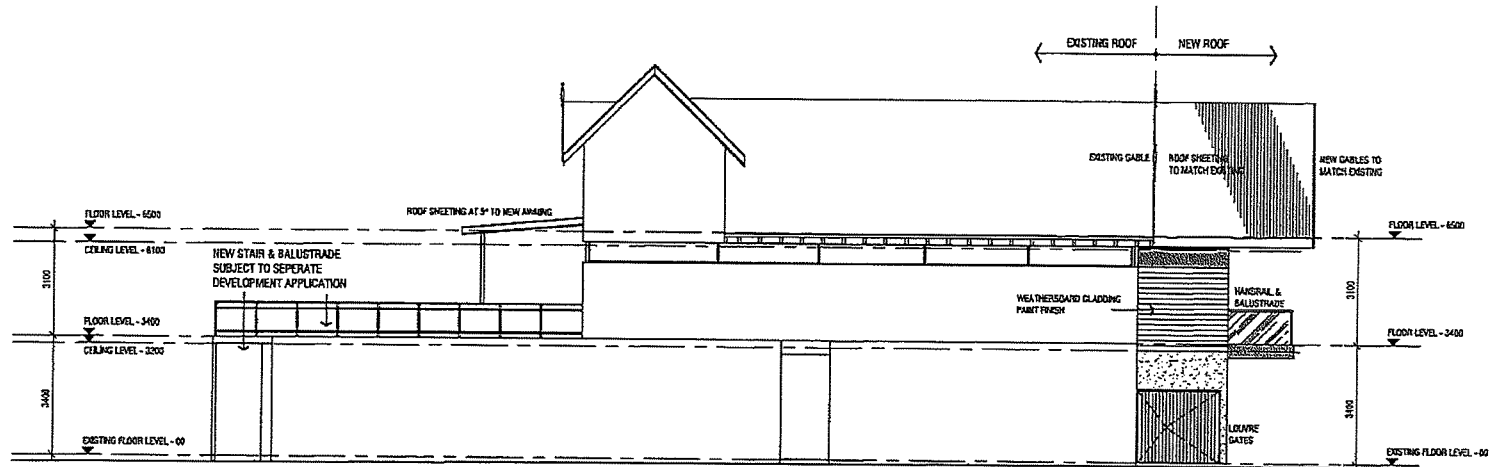


South Elevation
SCALE 1:100 @ A2

TITLE: ELEVATIONS		JOB No. 19-602
PROJECT: Proposed Restaurant Conversion & Entry Addition Rowling WA, Mt Pleasant		DATE April 2020
STEPHEN LUBICH 49 Monk Street m 0410 889 486	ARCHITECT KENSINGTON 6151	DWG No. REV DA.04 -

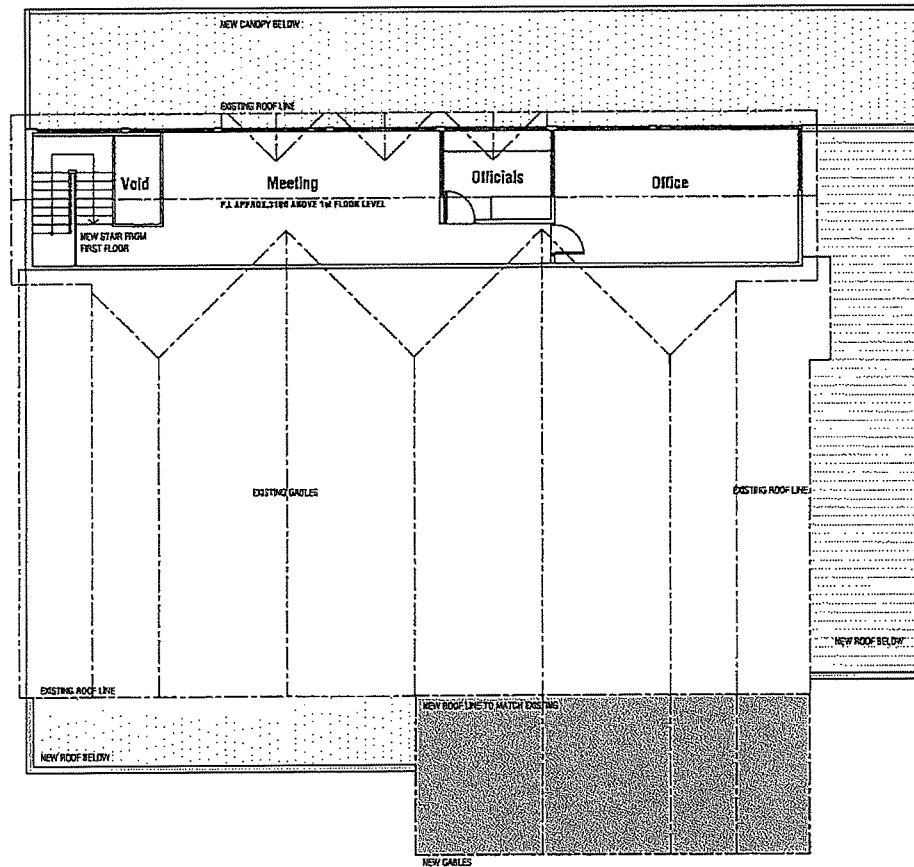


East Elevation
SCALE 1:100 @ A2



North Elevation
SCALE 1:100 @ A2

TITLE: ELEVATIONS	JOB No. 19-602
PROJECT: Proposed Restaurant Conversion & Entry Addition Rowing WA, Mt Pleasant	DATE April 2020
STEPHEN LUBICH ARCHITECT 49 Monk Street KENSINGTON 5157 m 0418 889 486	DWG No. REV DA.05 -



Proposed Second Floor Plan
 SCALE 1:100 @ A2

TITLE: SECOND FLOOR PLAN		JOB No.
PROJECT: Proposed Restaurant Conversion & Entry Addition Rowling WA, MI Pleasant		19-602
		DATE
		June 2020
STEPHEN LUBICH ARCHITECT	49 Monk Street KENSINGTON 6151	DWG No.
49 Monk Street m 0418 899 486		REV
		DA.06



Original Application -
Swan River Trust
Board Extract

Meeting No 09/2019

Tuesday 10 December 2019

EXTRACT

ITEM 5.3

5.3 Additional land use (third party operated function centre) and refurbishment to clubhouse, including the addition of a new entry area, lift and stairs – Rowing Western Australia, Mount Pleasant

DBCA received an application from Stephen Lubich on behalf of Rowing Western Australia proposing an additional land use (third-party operating function centre) and to undertake refurbishment to its clubhouse, including the addition of a new main entry area, lift and stairs at Apex Park, within Lot 1855 on Plan 208889 (4) The Esplanade, Mount Pleasant (Crown Reserve 26758).

The proposed refurbishment works were not considered to be excessive in scale or bulk and had been designed to be in keeping with the nature of the site and surrounding area and it was expected that the refurbishment works will improve the visual amenity of the facility.

Environmental impacts from the works can be managed through the preparation and approval of a Construction and Environmental Management Plan which should be required as a condition of approval. Noise management issues associated with the increased patronage and frequency of events and functions can be addressed through the preparation and implementation of an Operational Plan required as a condition of approval.

RESOLUTION 53/2019

The Trust **RESOLVED** to recommend to the Director General that the development application be approved subject to conditions, as outlined in the DBCA report.

Suzanna Chan

From: Ronald Boswell <Ronald.Boswell@melville.wa.gov.au>
Sent: Friday, 24 July 2020 10:29 AM
To: Suzanna Chan
Subject: FW: Rowing WA

Importance: High

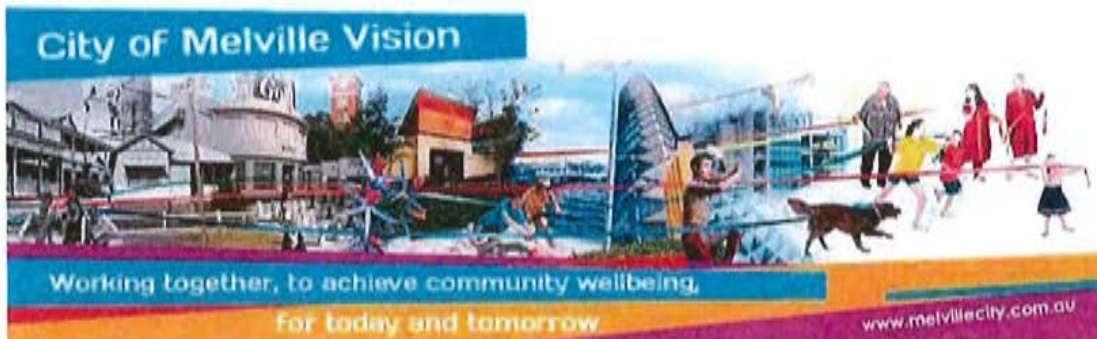
[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.
Hello Suzanna,

Please see below a response from the City's Health Department in relation to your query regarding the maximum seating/standing capacity for the function room.

Kind regards,

Ronald Boswell
Planning Officer
Ronald.Boswell@melville.wa.gov.au
Phone: (08) 9364 0188
www.melvillecity.com.au

City of Melville, 10 Almondbury Road, Booragoon, Western Australia 6154



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The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present.

From: Michael Turner
Sent: Friday, 24 July 2020 8:34 AM
To: Ronald Boswell
Subject: RE: Rowing WA

Ronald,

The Maximum Accommodation number to be issued would depend on the type of liquor licence applied for / issued by the Department of Racing Gaming and Liquor (RGL).

If the liquor licence was a Hotel or Tavern or Small Bar Licence the accommodation ratio would be 0.85 m² per person.

Note: A Small Bar Licence is restricted by RGL to a maximum of 120 persons.

If the Liquor Licence was a Restaurant Licence the accommodation ratio would be 1 m² per person

In the MRS Referral - Amend the DA from Function Room to Bar/Restaurant – DA-2020-651 it is indicated that the available patron floor area would be 300 m².

So if the liquor licence was a Hotel or Tavern Licence then the Maximum Accommodation number would be 350 persons based on the 0.85 m² per person.

If the liquor licence was a Restaurant Licence the Maximum Accommodation number would be 300 persons based on the 1 m² per person.

Note: The above would be dependent on compliance with the Health (Public Building) Regulations 1992 and the aggregate exits width requirements under the Building Code of Australia.

Thanks.
Michael.

From: Ronald Boswell
Sent: Thursday, 23 July 2020 10:47 AM
To: Tsy Chiat Chew (Chiat Chew)
Subject: Rowing WA

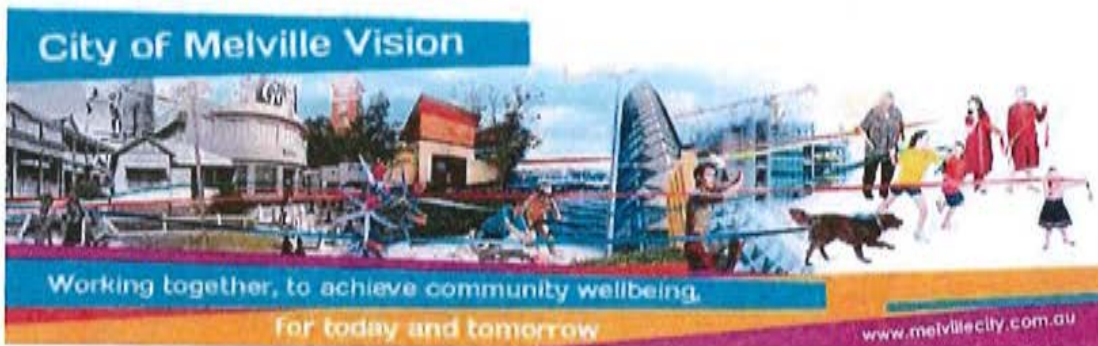
Hi Chiat,

Would you be able to assist me and advise me if you know what the maximum seating/standing capacity of Rowing WA's function centre is?

Kind regards,

Ronald Boswell
Planning Officer
Ronald.Boswell@melville.wa.gov.au
Phone: (08) 9364 0188
www.melvillecity.com.au

City of Melville, 10 Almondbury Road, Booragoon, Western Australia 6154



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Suzanna Chan

From: Ronald Boswell <Ronald.Boswell@melville.wa.gov.au>
Sent: Thursday, 23 July 2020 3:56 PM
To: Suzanna Chan
Subject: RE: Part 5 Development Application - Alterations and Additions to a Clubhouse - Rowing WA
Attachments: F59D055A.pdf

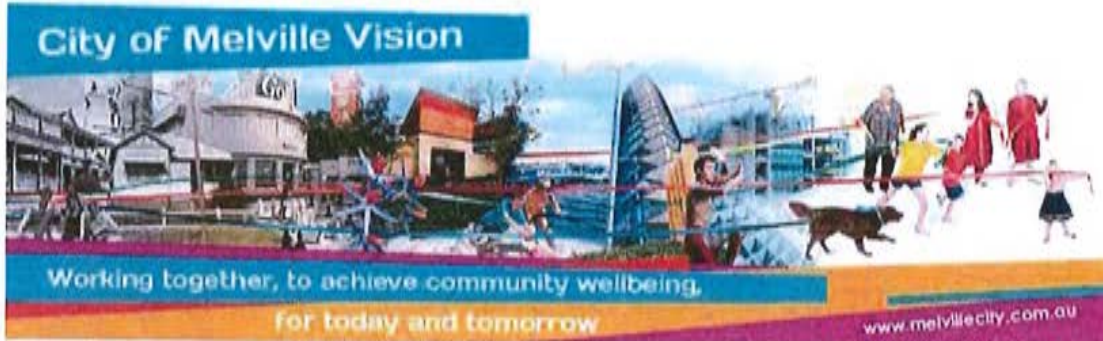
[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.
Hello Suzanna,

Thank you for your assistance on the phone today.
Please find attached an updated copy of the City's planning determination letter for the proposed additions, alterations and change of use to Restaurant/Bar in lieu of Function Room.

Kind regards,

Ronald Boswell
Planning Officer
Ronald.Boswell@melville.wa.gov.au
Phone: (08) 9364 0188
www.melvillecity.com.au

City of Melville, 10 Almondbury Road, Booragoon, Western Australia 6154



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From: Suzanna Chan [mailto:suzanna.chan@dbca.wa.gov.au]
Sent: Wednesday, 22 July 2020 11:13 AM
To: Ronald Boswell
Subject: RE: Part 5 Development Application - Alterations and Additions to a Clubhouse - Rowing WA

Hi Ronald,

Thanks for sending through the City's recommendations yesterday.

The City's advice letter states that *the refurbishment and change of use to restaurant/bar will not affect the existing floor area of 300m² – therefore the maximum number of patrons able to use the function room should remain the same.*

The proposed renovations includes increasing the internal dining area by enclosing the southern terrace area and converting the northern terrace area on the first floor to outdoor dining space – although the existing floor area remains the same, the amount of floor area used for restaurant dining will increase. In addition, the conversion of the existing function centre (which is not regularly used) to a restaurant and bar (350 standing and seating capacity and operating 7 days a week) is anticipated to increase patronage and frequency/intensity of use of this facility. Does the updated parking plan provided by Rowing WA/Canford Hospitality address the parking demand for the area?

Do you also know what the maximum seating/standing capacity of Rowing WA's existing function centre?

Kind regards

Suzanna Chan | Environmental Officer
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
08 9278 0935 PLEASE NOTE VOICEMAIL IS NOT CURRENTLY AVAILABLE
17 Dick Perry Avenue, Kensington WA 6151
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CARING FOR THE SWAN CANNING RIVERPARK



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

From: Ronald Boswell <Ronald.Boswell@melville.wa.gov.au>
Sent: Tuesday, 21 July 2020 11:03 AM
To: Suzanna Chan <suzanna.chan@dbca.wa.gov.au>
Subject: RE: Part 5 Development Application - Alterations and Additions to a Clubhouse - Rowing WA
Importance: High

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

Hello Suzanna,

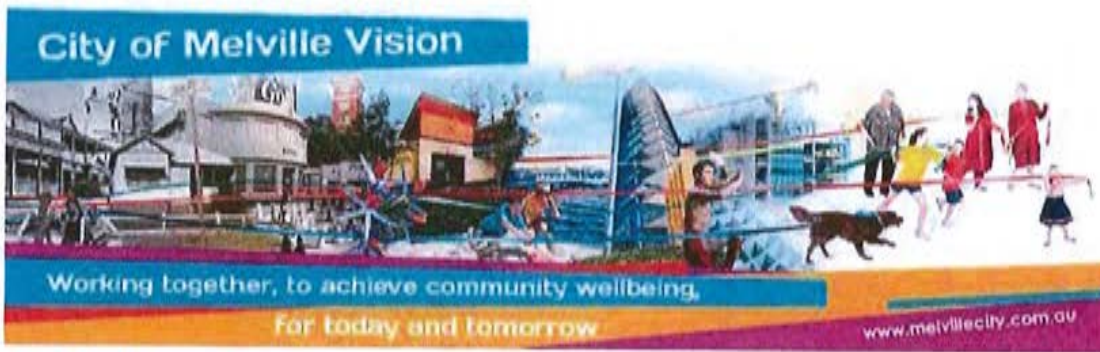
I hope you're well.

Please find attached a copy of the City's planning determination letter for the proposed additions, alterations and change of use to Restaurant/Bar in lieu of Function Room.

Kind regards,

Ronald Boswell
Planning Officer
Ronald.Boswell@melville.wa.gov.au
Phone: (08) 9364 0188
www.melvillecity.com.au

City of Melville, 10 Almondbury Road, Booragoon, Western Australia 6154



The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present.

From: Ronald Boswell
Sent: Friday, 10 July 2020 2:47 PM
To: 'suzanna.chan@dbca.wa.gov.au'
Subject: RE: Part 5 Development Application - Alterations and Additions to a Clubhouse - Rowing WA
Importance: High

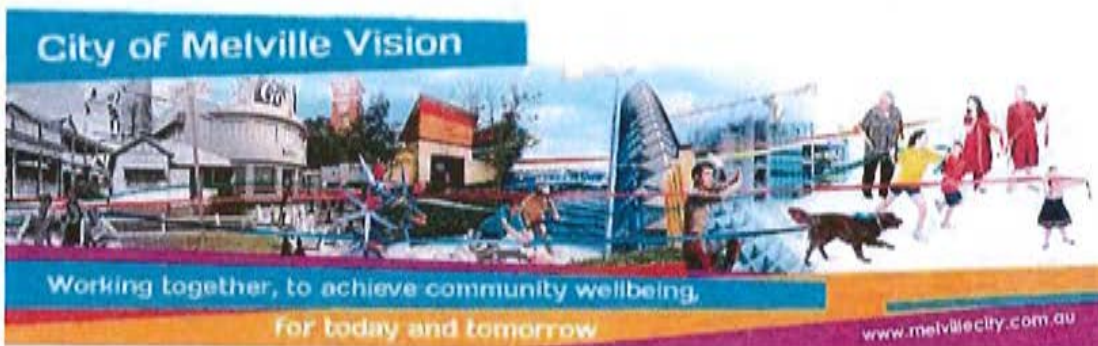
Hello Susanna,

Further to a recent change of use development application the City received for No. 4 The Esplanade, Mount Pleasant...
Can you please inform me what approvals have been granted by the DBCA to date?

Kind regards,

Ronald Boswell
Planning Officer
Ronald.Boswell@melville.wa.gov.au
Phone: (08) 9364 0188
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City of Melville, 10 Almondbury Road, Booragoon, Western Australia 6154



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From: Rina @ Canford [mailto:pa@canford.com.au]
Sent: Tuesday, 24 March 2020 5:04 PM
To: suzanna.chan@dbca.wa.gov.au
Cc: Ronald Boswell; evanhewitt@inet.net.au; nickstrachan84@gmail.com
Subject: Part 5 Development Application - Alterations and Additions to a Clubhouse - Rowing WA

Dear Suzanna,

Re: Application to change the use of the premises from function centre to bar / restaurant (Part 5 Development Application)
General Public Canning Bridge
4 The Esplanade, Mount Pleasant

We are now collating the documents required to amend the development approval from function centre to bar/restaurant. We therefore would like to confirm documents you require for this application.

We understand it to be:

1. New draft floor plans;
2. Amended site plan;
3. New elevations;
4. An amended car parking and traffic report.

Could you please confirm that you do not need a new Form 1 as we believe you have a copy of this already.

Could you please also advise the fee (if any) for this application.

Thank you

Regards,
Syafrina Hamid
Canford Hospitality Consultants

Canford
Hospitality Consultants Pty Ltd

Suite 17, 36 Johnson Street, Guildford
PO Box 389, Guildford, WA 6935
(08) 6278 2788
0417 976 009
www.canford.com.au



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

From: Suzanna Chan <suzanna.chan@dbca.wa.gov.au>
Sent: Friday, 6 September 2019 4:51 PM

To: slubich.architect@gmail.com; ceo@rowingwa.asn.au
Cc: Rivers Planning <rivers.planning@dbca.wa.gov.au>; Jacey Mills <jacey.mills@dbca.wa.gov.au>
Subject: Part 5 Development Application - Alterations and Additions to a Clubhouse - Rowing WA

Hi Stephen,

Thanks for the call.

As discussed, please see attached the Department of Biodiversity, Conservation and Attractions Development Control Procedures.

The link to the Swan Canning Rivers Management Act 2006 is [here](#) (section regarding Part 5 Development starts on page 57).

I've also spoken to my manager, Jacey Mills, she'll be able to attend a site meeting next Friday or the following week, availabilities below:

Friday 13 September between 11:30am-2:00pm
Monday 16 September between 12:00pm-4:00pm
Wednesday 18 September between 12:00pm-4:00pm
Thursday 19 September between 10am-12:00pm
Friday 20 September 11:30am-2:00pm

Please advise what day/time suits.

Regards

Suzanna Chan | Environmental Officer
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
08 9278 0935 | 17 Dick Perry Avenue, Kensington WA 6151
Postal: Locked Bag 104, Bentley Delivery Centre WA 6983
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Department of Biodiversity,
Conservation and Attractions



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23 July 2020

Enquiries: Ronald Boswell – 08 9364 0188

Our Ref: DA-2020-651

Sir/Madam
Department of Parks and Wildlife - Rivers & Estuary
Locked Bag 104
BENTLEY WA 6983

Dear Sir/Madam

**MRS Referral – Additions and Alterations to Existing Building and Change of Use
from Function Room to Bar/Restaurant
Apex Park, 4 The Esplanade, MOUNT PLEASANT WA 6153 (Parcel Lot 1855)**

I refer to the abovementioned application received by the City of Melville on 17 June 2020. This development application is for additions and a change of use at the rowing club, located on the southern side of the subject site. There are two buildings on the site with no works proposed for the northern building. This application includes the following:

- Refurbishment of the existing rowing club function room to provide a restaurant and bar in lieu of the function room. The refurbishment will involve internal modifications of the function room and an extension at the front of the building;
- Relocating the main entry to the front of function room by constructing a new entry with stair, lift and balcony access to the first floor;
- The proposed renovations includes increasing the internal dining area by enclosing the southern terrace area and converting the northern terrace area on the first floor to outdoor dining space – although the existing floor area remains the same, the amount of floor area used for restaurant dining has increased from what was previously approved for the Function Room;
- New kitchen/bar facilities with associated storage replacing the existing facilities; and
- New toilet facilities.

Zoning: Parks and Recreation (Metropolitan Region Scheme)
Land Area: 2865.93m²

The City of Melville supports the proposal and requests consideration of the following conditions and advice notes:

Conditions

1. All stormwater generated from impermeable surfaces shall be retained on site.
2. A Construction Management Plan is to be prepared by the Applicant and submitted to the City for approval at least 30 days prior to the commencement of works. The



Construction Management Plan shall detail how the construction of the development will be managed including the following:

- public safety and site security;
- hours of operation,
- noise and vibration controls;
- air and dust management;
- stormwater, groundwater and sediment control;
- waste and material disposal;
- Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
- the parking arrangements for contractors and sub-contractors;
- on-site delivery times and access arrangements;
- the storage of materials and equipment on site (no storage of materials on the verge will be permitted) ; and
- any other matters likely to impact upon the surrounding properties or road reserve.

The development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City.

3. Unless otherwise approved in writing by the City, all street tree/s shall be protected throughout construction via the installation of a Tree Protection Zone (TPZ). Each TPZ shall be installed prior to commencement of development, in accordance with the following criteria to the satisfaction of the City:
 - A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
 - If an approved crossover, front fence, footpath, road or similar is located within the 2m radius, the TPZ fencing shall be amended to be the minimum distance necessary to allow the works to be completed.
 - Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.
 - The following actions shall not be undertaken within any TPZ:
 - Storage of materials, equipment fuel, oil dumps or chemicals
 - Servicing and refuelling of equipment and vehicles
 - Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches or any other fixing device)
 - Open-cut trenching or excavation works (whether or not for laying of services)
 - Changes to the natural ground level of the verge
 - Location of any temporary buildings including portable toilets
 - The unauthorised entry by any person, vehicle or machinery
 - No unauthorised pruning of the canopy or roots of any Street Tree is permissible under the City of Melville's Street Tree Policy CP-029. Pruning may only be undertaken by the City's approved contractors following a written submission to and approval by the City.
4. Prior to the initial occupation of the development, a Waste Management Plan shall be prepared in accordance with the City's Local Planning Policy LPP1.3 Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-



Residential Developments and submitted in writing for the approval of the City. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan, to the satisfaction of the City.

5. Prior to the initial occupation of the development, an Acoustic Report shall be submitted to the City for approval to demonstrate how all noise associated with the operation of the premises including but not limited to patron and mechanical services associated with the development will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring residential premises or noise sensitive premises. The development shall operate in accordance with the recommendations set out in the approved Acoustic Report, to the satisfaction of the City.
6. Prior to the initial occupation of the development, an updated Parking Plan shall be prepared and submitted in writing for the approval of the City to reflect the increase in floor area used by the restaurant as part of this application.

Advice Notes

1. A separate application for Development Approval may be required for any future signage having regard to City of Melville Local Planning Policy 2.2 Outdoor Advertising and Signage and the provisions of the Canning Bridge Activity Centre Plan.
2. This development constitutes a "Public Building" as per Section 173 of the Health (Miscellaneous Provisions) Act 1911 and therefore shall comply with the provisions of the Health (Public Building) Regulations 1992.
3. Prior to the commencement of the operation of the "Public Building", the proprietor must notify the City of Melville Health Section on the approved "Form 1 – Application to Construct, Alter or Extend a Public Building". All plans and specifications of the "Public Building" including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence
4. This development constitutes a "Food Business" as per Section 107 of the Food Act 2008 and therefore shall comply with the provisions of the Food Regulations 2009 and the Food Safety Standards.
5. Prior to the commencement of "Food Handling" operations, the "Food Business" must notify the City of Melville Health Section on the approved "Notification" form. All plans and specifications of the "Food Business" including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence. The provisions contained in Australian Standard 4674 - Design, Construction and Fitout of Food Premises will be used to determine whether the construction complies with the requirements of Standard 3.2.3 of the Food Safety Standards – "Food Premises and Equipment".



City of
Melville

6. All wastewater produced from the activities on-site must be disposed of to the Ministers Sewer with approval of the Water Corporation of Western Australia, or alternatively captured, contained and disposed of offsite to an approved facility.
7. A House Management Policy detailing the organisations procedures relating to the safe and legal service of alcohol is to be submitted to the satisfaction of the City's Co-Ordinator of Environmental Health Services, prior to the issue of a Section 39 Certificate. The House Management Policy shall incorporate a Noise Management Plan that addresses the impact of all noise sources including patron noise on nearby "Noise Sensitive Premises".

If you require any further information or clarification regarding this matter, please do not hesitate to contact Ronald Boswell, on 08 9364 0188 or by email ronald.boswell@melville.wa.gov.au.

Yours sincerely

Troy Cappellucci
Senior Planning Officer

Enc

Suzanna Chan

From: Ronald Boswell <Ronald.Boswell@melville.wa.gov.au>
Sent: Tuesday, 21 July 2020 11:03 AM
To: Suzanna Chan
Subject: RE: Part 5 Development Application - Alterations and Additions to a Clubhouse - Rowing WA
Attachments: 713C010C.pdf
Importance: High

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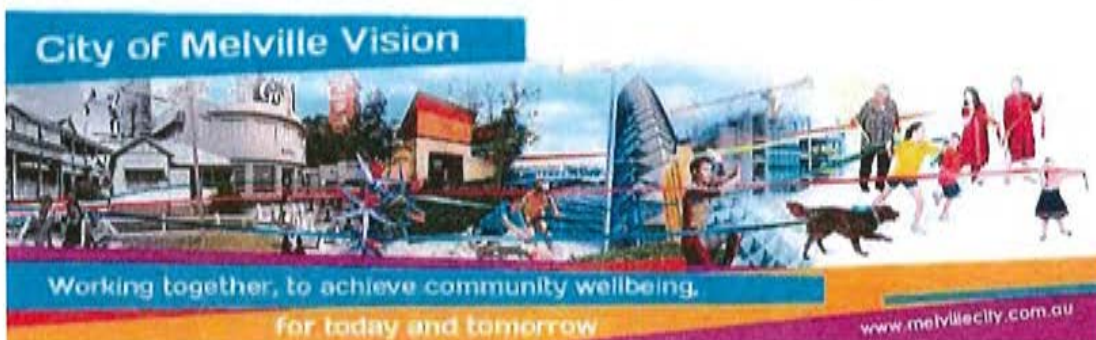
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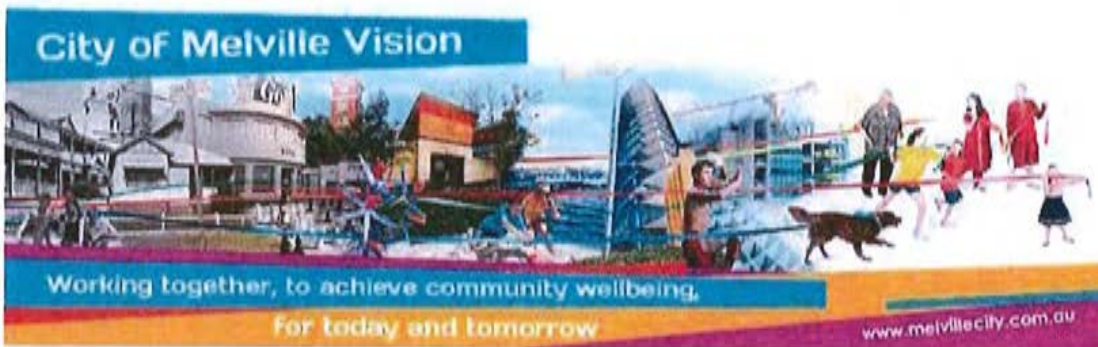
Ronald Boswell
Planning Officer

Ronald.Boswell@melville.wa.gov.au

Phone: (08) 9364 0188

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Thank you

Regards,
Syafrina Hamid
Canford Hospitality Consultants



Suite 17, 36 Johnson Street, Guildford
PO Box 389, Guildford, WA 6935
(08) 6278 2788
0417 976 009
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Sent: Friday, 6 September 2019 4:51 PM
To: slubich.architect@gmail.com; ceo@rowingwa.asn.au
Cc: Rivers Planning <rivers.planning@dbca.wa.gov.au>; Jacey Mills <jacey.mills@dbca.wa.gov.au>
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Regards

Suzanna Chan | Environmental Officer
Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions
08 9278 0935 | 17 Dick Perry Avenue, Kensington WA 6151
Postal: Locked Bag 104, Bentley Delivery Centre WA 6983
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21 July 2020

Enquiries: Ronald Boswell – 08 9364 0188

Our Ref: DA-2020-651

Sir/Madam
Department of Parks and Wildlife - Rivers & Estuary
Locked Bag 104
BENTLEY WA 6983

Dear Sir/Madam

**MRS Referral – Additions and Alterations to Existing Building and Change of Use
from Function Room to Bar/Restaurant
Apex Park, 4 The Esplanade, MOUNT PLEASANT WA 6153 (Parcel Lot 1855)**

I refer to the abovementioned application received by the City of Melville on 17 June 2020. This development application is for additions and a change of use at the rowing club, located on the southern side of the subject site. There are two buildings on the site with no works proposed for the northern building. This application includes the following:

- Refurbishment of the existing rowing club function room to provide a restaurant and bar in lieu of the function room. The refurbishment will involve internal modifications of the function room and an extension at the front of the building;
- Relocating the main entry to the front of function room by constructing a new entry with stair, lift and balcony access to the first floor;
- The refurbishment and change of use to restaurant/bar will not affect the existing floor area of 300m². Therefore the maximum number of patrons able to use the function room should remain the same;
- New kitchen/bar facilities with associated storage replacing the existing facilities; and
- New toilet facilities.

Zoning: Parks and Recreation (Metropolitan Region Scheme)
Land Area: 2865.93m²

The City of Melville supports the proposal and requests consideration of the following conditions and advice notes:

Conditions

1. All stormwater generated from impermeable surfaces shall be retained on site.
2. A Construction Management Plan is to be prepared by the Applicant and submitted to the City for approval at least 30 days prior to the commencement of works. The Construction Management Plan shall detail how the construction of the development will be managed including the following:
 - public safety and site security;



- hours of operation,
- noise and vibration controls;
- air and dust management;
- stormwater, groundwater and sediment control;
- waste and material disposal;
- Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
- the parking arrangements for contractors and sub-contractors;
- on-site delivery times and access arrangements;
- the storage of materials and equipment on site (no storage of materials on the verge will be permitted) ; and
- any other matters likely to impact upon the surrounding properties or road reserve.

The development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City.

3. Unless otherwise approved in writing by the City, all street tree/s shall be protected throughout construction via the installation of a Tree Protection Zone (TPZ). Each TPZ shall be installed prior to commencement of development, in accordance with the following criteria to the satisfaction of the City:
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 - Changes to the natural ground level of the verge
 - Location of any temporary buildings including portable toilets
 - The unauthorised entry by any person, vehicle or machinery
 - No unauthorised pruning of the canopy or roots of any Street Tree is permissible under the City of Melville's Street Tree Policy CP-029. Pruning may only be undertaken by the City's approved contractors following a written submission to and approval by the City.
4. Prior to the initial occupation of the development, a Waste Management Plan shall be prepared in accordance with the City's Local Planning Policy LPP1.3 Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments and submitted in writing for the approval of the City. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan, to the satisfaction of the City.



5. Prior to the initial occupation of the development, an Acoustic Report shall be submitted to the City for approval to demonstrate how all noise associated with the operation of the premises including but not limited to patron and mechanical services associated with the development will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring residential premises or noise sensitive premises. The development shall operate in accordance with the recommendations set out in the approved Acoustic Report, to the satisfaction of the City.

Advice Notes

1. A separate application for Development Approval may be required for any future signage having regard to City of Melville Local Planning Policy 2.2 Outdoor Advertising and Signage and the provisions of the Canning Bridge Activity Centre Plan.
2. This development constitutes a "Public Building" as per Section 173 of the Health (Miscellaneous Provisions) Act 1911 and therefore shall comply with the provisions of the Health (Public Building) Regulations 1992.
3. Prior to the commencement of the operation of the "Public Building", the proprietor must notify the City of Melville Health Section on the approved "Form 1 – Application to Construct, Alter or Extend a Public Building". All plans and specifications of the "Public Building" including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence
4. This development constitutes a "Food Business" as per Section 107 of the Food Act 2008 and therefore shall comply with the provisions of the Food Regulations 2009 and the Food Safety Standards.
5. Prior to the commencement of "Food Handling" operations, the "Food Business" must notify the City of Melville Health Section on the approved "Notification" form. All plans and specifications of the "Food Business" including details of all fixtures, fittings, appliances and finishes must be submitted to the City of Melville Health Section for approval as part of the application for Building Licence. The provisions contained in Australian Standard 4674 - Design, Construction and Fitout of Food Premises will be used to determine whether the construction complies with the requirements of Standard 3.2.3 of the Food Safety Standards – "Food Premises and Equipment".
6. All wastewater produced from the activities on-site must be disposed of to the Ministers Sewer with approval of the Water Corporation of Western Australia, or alternatively captured, contained and disposed of offsite to an approved facility.



City of
Melville

7. A House Management Policy detailing the organisations procedures relating to the safe and legal service of alcohol is to be submitted to the satisfaction of the City's Co-Ordinator of Environmental Health Services, prior to the issue of a Section 39 Certificate. The House Management Policy shall incorporate a Noise Management Plan that addresses the impact of all noise sources including patron noise on nearby "Noise Sensitive Premises".

If you require any further information or clarification regarding this matter, please do not hesitate to contact Ronald Boswell, on 08 9364 0188 or by email ronald.boswell@melville.wa.gov.au.

Yours sincerely

Troy Cappellucci
Senior Planning Officer

Enc

Suzanna Chan

From: Corey Boivin <Corey.Boivin@dwer.wa.gov.au>
Sent: Monday, 20 July 2020 9:55 AM
To: Rivers Planning
Subject: RE: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

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

The Department of Water and Environmental Regulation has reviewed the revisions that have been made to the plans regarding development application 2020/002278 and as such, has no new comments from those supplied on 07/10/2019.

Feel free to email me if you have any questions.

Kind regards,

Corey Boivin
Natural Resource Management Officer
Planning Advice Section

Department of Water and Environmental Regulation
Swan Avon Region
7 Ellam St, Victoria Park, WA 6100
T: (08) 6250 8027 | F: (08) 6250 8050
E: corey.boivin@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: @DWER_WA



Click [here](#) to discover our Waterwise Perth action plan

From: Rivers Planning [mailto:rivers.planning@dbca.wa.gov.au]
Sent: Thursday, 11 June 2020 4:28 PM
To: Swan Avon Land Use Planning <swanavon.landuse@dwer.wa.gov.au>
Subject: FW: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Good afternoon,

PART 5 – LOT 1855, 4 THE ESPLANADE MTY PLEASANT – RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS – ROWING WA

Further to our correspondence dated the 23 September 2019 the applicant has submitted a revised application. Please see attached amended plans, cover letter and additional information.

Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Suzanna Chan, Environmental Officer, on 9278 0900. In all correspondence please quote the reference number 2020/002278.

Yours sincerely

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151
Locked Bag 104, Bentley Delivery Centre WA 6983

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Suzanna Chan

From: Jaimie Eidsvold <Jaimie.Eidsvold@dplh.wa.gov.au>
Sent: Wednesday, 15 July 2020 4:07 PM
To: Rivers Planning; Suzanna Chan
Cc: Darcy Corr; Trinh Nguyen
Subject: RE: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

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

Your Ref: 2019/2278

Our Ref: File 01719-1961 Job 162474

Good Afternoon,

Thank you for providing the Department of Planning, Lands and Heritage (DPLH) an opportunity to comment on the attached Development Application submitted by Rowing WA.

It is acknowledge the major change in the Development Application is the change from a function room to a permanent restaurant/bar.

Reserve 26758, being Lot 1855 On Deposited Plan 208889, is set aside for the purpose of 'Recreation' and is managed by Rowing WA.

Reserves are generally set aside for a public benefit and the land is to be used in a manner consistent with the reserve's permitted use. Limited commercial uses which are either consistent with, ancillary or beneficial to the reserve's purpose are permitted where the reserve's primary use is retained. Whilst the existing functions (rowing and Rowing WA administrative function) of the reserve are to continue the proposed restaurant/bar is considered to be a solely commercial use and is not able to be accommodated under the existing reserve with management order arrangement.

Considering the above, should the proposed restaurant/bar proposal progress it is proposed for the current Reserve to be cancelled and Management Order to be revoked to enable Rowing WA to enter into a lease with the State of WA pursuant to section 79 of the *Land Administration Act 1997*. Rowing WA may then enter into a sublease arrangement with the proposed commercial operator for the proposed Restaurant/Bar.

It is noted that the grant of a lease will be subject to the Department of Biodiversity, Conservation and Attractions (DCBA) granting approval to Rowing WA's Development Application and DPLH obtaining the relevant approvals from our referral process (including the City of Melville). Please note we have requested comments from the City of Melville.

We also referred the matter to our Land Use Planning colleagues who advised the following:

- Whilst the land use is inconsistent with the land tenure considering its large scale commercial use, the nature and scale of the proposal is compatible with the use and zoning of surrounding land, and consistent with the proposed land use within the Canning Bridge Activity Centre Plan area.
- As per *Development Control Policy 5.3 Use of land reserved for Parks and Recreation and Regional Open Space*, the use and development of land reserved for Parks and Recreation or Regional Open Space for commercial purposes ancillary and or compatible to the purpose of the reserve may be supported if it is likely to enhance the public access to and enjoyment of the reserve, this includes restaurants as per section 5 of DC 5.3.

Please let me know if you require any further information.

Thanks,

Jaimie

Jaimie Eldsvold | Assistant Manager | Land Management Metropolitan & Peel
140 William Street, Perth WA 6000
(08) 6552 4601 |
www.dplh.wa.gov.au



The department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

The department acknowledges the Aboriginal peoples 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: Jamie Townend <Jamie.Townend@dplh.wa.gov.au>
Sent: Thursday, 18 June 2020 4:08 PM
To: Darcy Corr <Darcy.Corr@dplh.wa.gov.au>
Subject: FW: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Hi Darcy

As requested copy of email and attachments from the objective link

Kind Regards

Jaimie Townend | Senior Planning Officer | Land Use Planning
140 William Street, Perth WA 6000
6551 9096 |
www.dplh.wa.gov.au



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From: Rivers Planning [<mailto:rivers.planning@dbca.wa.gov.au>]
Sent: Thursday, 11 June 2020 4:27 PM
To: info <info@dplh.wa.gov.au>
Subject: Referral for Comment - Part 5 - 20/002278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Good afternoon,

Att: Trinh Nguyen

PART 5 – LOT 1855, 4 THE ESPLANADE MTY PLEASANT – RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS – ROWING WA

Further to our correspondence dated the 23 September 2019 the applicant has submitted a revised application. Please see attached amended plans, cover letter and additional information.

Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Suzanna Chan, Environmental Officer, on 9278 0900. In all correspondence please quote the reference number 2020/002278.

Yours sincerely

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151
Locked Bag 104, Bentley Delivery Centre WA 6983

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Meeting No 07/2020

Tuesday 11 August 2020

EXTRACT

ITEM 5.3



Extract of Minutes
Swan River Trust

Meeting No: 07/2020
Date: 11 August 2020
Time: 9.0am
Signed: M. Edwards

Revised Application -
Swan River Trust
Board Extract

5.3 Development Application – Rowing Western Australia, Mount Pleasant – Proposed Restaurant and Bar refurbishment to clubhouse, addition of a new entry area, lift, balcony, storerooms, stairs and works to convert existing function centre to a restaurant and bar – City of Melville

The proposed additional land use as a restaurant and bar is expected to increase the patronage and intensity of use of the facility. Noise management issues can be addressed through the preparation and implementation of an Operational Plan required as a condition of approval. The general public will be able to access the new restaurant and bar and the proposal is expected to improve the public's use and enjoyment of the foreshore reserve.

RESOLUTION 35/2020

The Trust **RESOLVED** to advise the Director General of DBCA that it recommends the application be approved subject to the conditions outlined in DBCA's draft report.

**Revised Application -
Department of Planning,
Lands and Heritage
Submission**

From: [Jaimie Eidsvold](#)
To: [Rivers Planning](#)
Cc: [Nitika Pal](#)
Subject: RE: Part 5 - Draft Report - Lot 1855, 4 The Esplanade, Mount Pleasant - Additional land use and refurbishments to clubhouse to convert function centre to restaurant and bar - Rowing WA
Date: Monday, 14 September 2020 9:17:41 AM
Attachments: [image001.png](#)

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Good Morning,

**PART 5 - DRAFT REPORT – LOT 1855, 4 THE ESPLANADE MT PLEASANT -
ADDITIONAL LANDUSE AND REFURBISHMENTS TO CLUBHOUSE TO CONVERT
FUNCTION CENTRE TO RESTAURANT AND BAR – ROWING WESTERN AUSTRALIA**

Thank you for your email and the opportunity to comment on the draft report. It is acknowledge that the Reports includes the Department of Planning, Lands and Heritage advice and as such I can confirm we have no further comments to add.

Thanks,

Jaimie

Jaimie Eidsvold | Assistant Manager | Land Management Metropolitan & Peel
140 William Street, Perth WA 6000
(08) 6552 4601
www.dplh.wa.gov.au



The department acknowledges the Aboriginal peoples 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: Tuesday, 8 September 2020 10:07 AM
To: info <info@dplh.wa.gov.au>
Subject: Part 5 - Draft Report - Lot 1855, 4 The Esplanade, Mount Pleasant - Additional land use and refurbishments to clubhouse to convert function centre to restaurant and bar - Rowing WA

Good morning,

Att: [Trinh Nguyen](#)

**PART 5 - DRAFT REPORT – LOT 1855, 4 THE ESPLANADE MT PLEASANT -
ADDITIONAL LANDUSE AND REFURBISHMENTS TO CLUBHOUSE TO CONVERT
FUNCTION CENTRE TO RESTAURANT AND BAR – ROWING WESTERN AUSTRALIA**

The draft report on the above mentioned proposal has been prepared and released for public

comment for a period of **14 days** in accordance with Section 75(4) of the *Swan and Canning Rivers Management Act 2006*.

The report is available here: <https://www.dpaw.wa.gov.au/management/swan-canning-riverpark/planning-development-and-permits/applications/item/3770-part-5-additional-landuse-and-refurbishments-to-clubhouse-to-convert-function-centre-to-a-restaurant-and-bar>

Should you wish to comment on the draft report, please forward your submission to the Department of Biodiversity, Conservation and Attractions prior to **22 September 2020** at rivers.planning@dbca.wa.gov.au. Submissions received outside this time may not be accepted.

Submissions made will be considered by the Director General of the department before the report is finalised and a recommendation made to the Minister for Environment.

If you have any queries regarding this matter, please contact Suzanna Chan, Environmental Officer, on 9278 0935. In all correspondence please quote the reference number 2019/2278.

Yours sincerely

**Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151
Locked Bag 104, Bentley Delivery Centre WA 6983**

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Suzanna Chan

From: Diana Nussey <Diana.Nussey@dwer.wa.gov.au>
Sent: Wednesday, 20 November 2019 2:33 PM
To: Rivers Planning
Cc: Suzanna Chan
Subject: RE: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA
Attachments: PA Response - 029699 - Development Applications - DBCA - 2019 2278 - LOT 1855 THE ESPLANADE MOUNT PLEASANT 6153.pdf; FPM Canning Lot 1855 The Esplanade MOUNT PLEASANT enq.jpg

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

My apologies again for the late response and any inconvenience. Please find attached the Department of Water and Environmental Regulation's response to the above referral and the floodplain mapping for the area.

Kind regards,

Diana Nussey
Natural Resource Management Officer
Planning Advice Section

Department of Water and Environmental Regulation
Swan Avon Region
7 Ellam St, Victoria Park, WA 6100
T: (08) 6250 8014 | F: (08) 6250 8050
E: diana.nussey@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: [@DWER_WA](https://twitter.com/DWER_WA)

From: Suzanna Chan [mailto:suzanna.chan@dbca.wa.gov.au]
Sent: Friday, 15 November 2019 2:43 PM
To: Diana Nussey <Diana.Nussey@dwer.wa.gov.au>
Subject: RE: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Hi Diana,

Thanks for the update – would it be possible to get the referral comments by mid next week? The application will be going to the December Swan River Trust Board Meeting, and I'll need to finalise my recommendation report by the end of next week.

Kind regards

Suzanna

From: Diana Nussey <Diana.Nussey@dwer.wa.gov.au>
Sent: Wednesday, 13 November 2019 10:32 AM
To: Rivers Planning <rivers.planning@dbca.wa.gov.au>
Subject: RE: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

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

My apologies for the late response, the Department of Water and Environmental Regulation intends to provide comments on the above referral.
We are currently awaiting comments for a collaborated response from the region.

Kind regards,

Diana Nussey
Natural Resource Management Officer
Planning Advice Section

Department of Water and Environmental Regulation
Swan Avon Region
7 Ellam St, Victoria Park, WA 6100
T: (08) 6250 8014 | F: (08) 6250 8050
E: diana.nussey@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: [@DWER_WA](https://twitter.com/DWER_WA)

From: Rivers Planning [<mailto:rivers.planning@dbca.wa.gov.au>]
Sent: Monday, 23 September 2019 10:32 AM
To: melinfo@melville.wa.gov.au; Contaminated Sites <contaminated.sites@dwer.wa.gov.au>
Subject: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Good morning

PART 5 – LOT 1855, 4 THE ESPLANADE MT PLEASANT– RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS – ROWING WA

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. Your department is invited to provide comments and recommendations considered relevant to this proposal.

Prior to the report being prepared, the application has been referred to relevant agencies for comments and advice. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Suzanna Chan on 9278 0935 In all correspondence please quote the reference number 2019/2278.

Yours sincerely

Janette Biviano | Administration Officer
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151
Locked Bag 104, Bentley Delivery Centre WA 6983
P: 08 9278 0921 | janette.biviano@dbca.wa.gov.au
Web: www.dbca.wa.gov.au



Department of Biodiversity,
Conservation and Attractions



We're working
Western Australia

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Your ref: 2019/2278
File ref: RF2719-02
PA ref: 029699
Enquiries: Diana Nussey
Tel: 6250 8014

Department of Biodiversity, Conservation and Attractions
Locked Bag 2506
PERTH WA 6001

Via email – rivers.planning@dbca.wa.gov.au

Attention: Suzanna Chan

Dear Sir/Madam,

Re: Part 5 – Lot 1855, 4 The Esplanade, Mt Pleasant – Renovations to Existing Function Room Including the Addition of a New Main Entry, Lift and Stairs – Rowing WA

Thank you for the above referral dated 23 September 2019. The Department of Water and Environmental Regulation (Department) has assessed the referral and would like to provide the following advice:

Floodplain Management

The Department, in carrying out its role in floodplain management, provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage.

The results of the Canning River Flood Study and the Assessment of Swan and Canning Tidal and Storm Surge Water Levels Study show that the 1 in 100 (1%) AEP flood level for the general area is estimated to be around 2.2 m AHD (refer to attached plan). This is allowing for potential sea level rise by 2110.

Based on our floodplain development strategy for the area, proposed development (i.e. filling, building etc.) on the lot is considered acceptable. However, a minimum habitable floor level of 2.72 m AHD is recommended to ensure adequate flood protection.

Please note that this advice is related to major river flooding and does not address flooding from local stormwater drainage networks.

Contaminated Sites

Land at Lot 1855 on Plan 208889, as shown on certificate of title LR3016/558, was classified under section 13 of the *Contaminated Sites Act 2003* (the Act) as *remediated for restricted use* on 11 April 2017 and a memorial (reference number N697439) was placed on the certificate of title.

The classification was based on several soil and groundwater investigations prepared on behalf of the source site owner and submitted by March 2017. The investigations found that hydrocarbons were present in groundwater beneath the carpark located to the north of the rowing club building. A Health and Environmental Risk Assessment (HERA) was undertaken and an accredited contaminated sites auditor was appointed to review the site investigations and risk assessment. The auditor concluded that based on the results of the investigations, there is not unacceptable risk to human health and environment under the current land use. A restriction has been placed on the land use at the site (i.e. restricted to road reserve and recreation reserve use) under the current layout.

Lot 1855 is currently zoned "Parks and Recreation" under the Metropolitan Regional Scheme. The development application does not indicate a change of land use at the site, remaining as a recreational foreshore, car parking, boat storage, function room and offices.

Contaminated Sites (CS) understands that the development comprises building renovations to the existing function room including the addition of a new main entry foyer to the building footprint, internal elevator and stairs. The development application indicates a minor alteration only to the west side of the existing building footprint. Due to the presence of hydrocarbons previously detected in a groundwater plume located approximately 10-15 metres north of the existing building, it is unlikely that contaminated groundwater or soil would be intercepted. Should any unexpected contaminated material be intercepted, management provisions set out in the Site Management Plan (SMP; AECOM, 8 November 2016) should be applied.

A copy of the Site Management Plan is held by the site owner (Department of Lands and Planning) and the City of Melville, or can be requested from CS for a fee via a detailed summary of records request available from DWER's website.

The site is located in an area identified as having a moderate to low risk of Acid Sulfate Soils (ASS) occurring within 3 metres of the natural soil surface, and the development is unlikely to disturb Acid Sulfate Soils. CS therefore advises that an ASS-related condition or specific management is not considered necessary in this case.

Recommendations

CS has no objection to the proposed development at Lot 1855 on Plan 208889, subject to implementation of the SMP as required.

DWER has no objection to the proposal from a major flooding perspective as only minor renovations to the existing rowing club building are proposed.

If you would like more information regarding this matter, please contact Diana Nussey on 6250 8014 or diana.nussey@dwer.wa.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be the initials 'BL' or a similar stylized representation of the name Bree Lyons.

Bree Lyons
A/Senior Natural Resource Management Officer
Planning Advice
Swan Avon Region

20 November 2019

**Lot 1855 The Esplanade
MOUNT PLEASANT**



Datum and Projection Information
 Vertical Datum: AHD71
 Horizontal Datum: GDA94
 Projection: MGA Zone 50
 Spheroid: GRS80

Project Information
 Client: Swan Avon Landcare
 Map Author: Lidia Sotnicka
 Task ID: E1325
 Correlation date: 7/10/2019
 Edition: Version 1

SOURCES

The Department of Water and Environmental Regulation acknowledges the following datasets and their contributors in the production of this report:

Rainfall - 1979-2016 - 2016
 Road Centrelines - 2014 - 2016
 State of Western Australia - 2016
 Swan Coastal Plain General - 2016

**Government of Western Australia
 Department of Water and Environmental Regulation**

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Suzanna Chan

From: Darcy Corr <Darcy.Corr@dplh.wa.gov.au>
Sent: Wednesday, 20 November 2019 4:37 PM
To: Rivers Planning
Cc: Suzanna Chan
Subject: FW: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA
Attachments: Application - WA Rowing 4 The Esplanade Mt Pleasant.pdf; RWA Expression of Interest v2 Final w Appendices.pdf; Rowing WA Parking Overview 10-05-2019.pdf; Rowing Club FINAL (4).pdf; Rowing WA - Plans.pdf

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

Your Ref: 2019/2278

Our Ref: File 01719-1961 Job 162474

Hello

Thank you for providing the Department of Planning, Lands and Heritage (DPLH) an opportunity to comment on the attached Development Application submitted by Rowing WA.

DPLH has no objections to the proposed redevelopment of the clubhouse premises located on Reserve 26758 as outlined in the attachments.

Reserve 26758, being Lot 1855 On Deposited Plan 208889, is set aside for the purpose of 'Recreation' and is managed by Rowing WA.

Rowing WA has requested to have their current Management Order over Reserve 26758 amended to include the power to lease or licence for 21 years subject to the Minister for Lands consent. This would enable Rowing WA to enter into a leasing/licencing agreement with a hospitality provider to operate in the formal function area of the clubhouse. The Management Order would contain conditions to ensure all funds are put back into rowing operations and maintenance of the Reserve.

It is noted that further consultation may need to occur between the Department of Biodiversity, Conservation and Attractions (DBCA) and DPLH to determine the most appropriate form of tenure for the site.

Please do not hesitate to contact Darcy Corr on (08) 6552 4430 or darcy.corr@dplh.wa.gov.au should you require any further information.

Kind regards,

Darcy Corr | State Land Officer | Land Management Metropolitan & Peel
140 William Street, Perth WA 6000
6552 4430
www.dplh.wa.gov.au

The department acknowledges the Aboriginal peoples 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: Monday, 23 September 2019 10:31 AM
To: info <info@dplh.wa.gov.au>
Subject: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Attention: Trinh Nguyen

Good morning

PART 5 – LOT 1855, 4 THE ESPLANADE MT PLEASANT– RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS – ROWING WA

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. Your department is invited to provide comments and recommendations considered relevant to this proposal.

Prior to the report being prepared, the application has been referred to relevant agencies for comments and advice. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Suzanna Chan, on 9278 0900. In all correspondence please quote the reference number 2019/2278.

Yours sincerely

Janette Biviano | Administration Officer

Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

P: 08 9278 0921 | janette.biviano@dbca.wa.gov.au

Web: www.dbca.wa.gov.au



**Department of Biodiversity,
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Information to Assist in Completing Form 1 – Application for Approval of Development

Under the Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

Important information for applicants

1. The Department of Parks and Wildlife (the Department) is responsible for administering applications for development in the Development Control Area under section 72(1) of the *Swan and Canning Rivers Management Act 2006* (the Act).
2. There are penalties for providing false information in the application Form 1, which may include a fine of up to \$10 000, under section 88 of the Act.
3. The original application Form 1 must be accompanied by an original full set of scaled plans and specifications of the proposed development, together with two (2) copies of the application and two (2) copies of the plans and specifications of the proposed development reduced to A3 size. Under section 72(7) of the Act, the Department may also request further information relating to the development for proper consideration of the application.
4. The landowner(s) must consent to the application being made and must sign the application Form 1.
5. Where the applicant appoints an authorised agent to act on their behalf, the authorised agent must attach a copy of the written authority to the application Form 1.
6. The application Form 1 is to be lodged with the local government or redevelopment authority in whose district the proposed development is situated. If the proposed development is not within a local government or redevelopment authority area, the application Form 1 is to be made direct to the Department's Rivers and Estuaries Division.
7. Please read this information carefully and refer also to the Part 5 Development Application Guidelines for more detailed information on how to correctly complete your application. The application will not be accepted and will be returned to the applicant if the application Form 1 has not been signed by the owner of the land, or is not accompanied by adequate plans and specifications of the proposed development.

Other information which may be relevant to this application

Floodway/Floodplain*

The location of proposed development in relation to the floodway/floodplain is important to the assessment of applications near the waterway. Please show the location of the development in relation to floodway and floodplain contours on a map, and attach it to the application Form 1. The Floodplain Management Section of the Department of Water (6364 7800) can provide advice concerning the position of floodways and floodplains.

Riverine/fringing vegetation*

Please provide a plan showing all existing vegetation in the vicinity of the proposed development and attach it to the application Form 1. If existing vegetation is likely to be disturbed, this is also to be indicated on the plan.

Dredging*

If dredging is to be carried out as part of the development, please attach a plan to the application Form 1 showing the area, depth and volume of the proposed dredging, as well as a detailed description of the method for disposal of the dredge spoil.

Acid sulphate soils

The Western Australian Planning Commission has published maps showing the levels of risk of acid sulphate soils. The maps (Figures 1-11 of Planning Bulletin 64) can be downloaded at <http://www.planning.wa.gov.au/publications.asp>

If the proposed development is likely to disturb potential and/or actual acid sulphate soils, a preliminary investigation is required to be carried out and that information is to be attached to the application Form 1.

Dewatering

If dewatering is to be undertaken during construction, an indication of the likely amount, water quality and method of disposal is to be provided as additional information and attached to the application Form 1.

* Note: You may show all the information relating to floodway/floodplain, riverine/fringing vegetation and dredging on the ONE plan if preferred.



Checklist to ensure the application is complete

Refer also to the Part 5 Development Application Guidelines for information on how to correctly complete the application. The application will not be accepted and will be returned to the applicant/authorised agent if the application Form 1 has not been signed by the owner of the land, or is not accompanied by adequate plans and information describing the proposed development.

HAVE YOU:

1. Completed all sections of the application Form 1 (where applicable)?
2. Attached a full set of plans to the original application?
3. Attached two (2) copies of the application and two (2) copies of the plans reduced to A3 to the application?
4. Attached a copy (where necessary) of the written authority for an agent to act on behalf of the applicant?
5. Ensured that where the land is owned by the Crown, you have consent to lodge the application?

Submission of your application

Submission of your application can be made:

In person to:

Statutory Planning
Rivers and Estuaries Division
Department of Parks and Wildlife
17 Dick Perry Avenue
Technology Park, Western Precinct
KENSINGTON WA 6151

By post to:

Statutory Planning
Rivers and Estuaries Division
Department of Parks and Wildlife
Locked Bag 104 BENTLEY DC
WA 6983

Telephone enquiries

9219 9000

Development application guidelines

Guidelines have been published to assist you in completing your Part 5 development application.

The guidelines and other information about the application process are available at:
www.swanrivertrust.wa.gov.au



Department of
Parks and Wildlife



Form 1 – Application for Approval of Development

Swan and Canning Rivers Management Act 2008 – Part 5 – section 72(1)

**CITY OF
MELVILLE**

- 8 JUL 2019

1. Applicant – the applicant is required to sign the form at Item No. 8

The applicant is the person with whom the Chief Executive Officer will correspond, unless an authorised agent has been appointed to act on behalf of the applicant, in which case correspondence will be sent direct to the agent.

Name of Applicant	STEPHEN WBEICH			Box No.
Name of Company (if applicable)	STEPHEN WBEICH ARCHITECT			Doc No.
Contact person	STEPHEN WBEICH			Scanned Initial <input type="checkbox"/>
Postal address	49 MONK ST			Compactus <input type="checkbox"/>
Town/Suburb	KENSINGTON	Postcode	6151	Bind <input type="checkbox"/>
Telephone	Work	Home	Mobile 0418 889 486	Notes
Facsimile	-			
Email	SWBEICH.ARCHITECT@GMAIL.COM			

2. Landowner(s) – landowners are required to sign the form at Item No. 8

All owner(s) of the land must sign this application. Where land is owned by the Crown, or has a management order granted to a local government or other agency, this application must be signed by the relevant landowner as required under section 72(5)(a) of the Act. If there are more than 2 landowners, please provide the additional information on a separate page.

Details of 1st land owner

Full name	JAIMIE EIDSVOLD		
Company/agency (if applicable)	DEPARTMENT OF PLANNING LANDS & HERITAGE		
Position & ACN/ABN (if applicable)	Position	ACN/ABN No.	
	A/ASSISTANT MANAGER		
Postal address	160 William St, 6000		
Town/Suburb	State	WA	Postcode

Details of 2nd land owner (if applicable)

Full name	DANIEL TACKENBERG		
Company/agency (if applicable)	ROWING ASSOCIATION OF WESTERN AUSTRALIA		
Position & ACN/ABN (if applicable)	Position	ACN/ABN No.	56 497 807 382
Postal address	PO Box 1229 Canning Bridge		
Town/Suburb	Applecross	State	WA Postcode 6153

Signed only as acknowledgment that a development application is being made in respect of a proposal that includes Crown land, land owned in fee simple by the Crown or a state instrumentality. Crown reserves under management for the purpose, or a road, permitting this application to be assessed under the appropriate local and/or region planning scheme. The signature does not represent approval or consent for planning purposes under the relevant local and/or region scheme. Further in the event that development approval is granted for the proposal, the above signature should not be taken as an acknowledgment of or consent to the commencement or carrying out of the proposed development or to any modification of the tenure or reservation classification of the Crown land.

JAIMIE EIDSVOLD

010718



Form 1 – Application for Approval of Development
Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

3. Appointment of an authorised agent – authorised agent is required to sign the form at Item No. 8

Where the applicant has appointed an authorised agent to act on their behalf, the authorised agent must attach the written authority to this application.

Have you appointed an authorised agent to act on your behalf? YES NO

Details of authorised agent

Full name				
Company/agency (if applicable)				
Position in company/agency (if applicable)				
ACN/ABN (if applicable)/Telephone	ACN/ABN:	Work	Mobile	
Postal address				
Town/Suburb		State	Postcode	

4. Certificate(s) of title information

Certificate of title	Volume		Folio	
	Diagram/plan/deposit plan no.			
Lot No. and location of subject lot	Lot No. (whole/part)	1855		
	Location			
Reserve No. (if applicable)				
Street No. and name	4 THE ESPRANADE			
Town/Suburb	MT PLEASANT			
Nearest road intersection	CANNING HIGHWAY			

5. River reserve lease (Swan and Canning Rivers Management Act 2006 - section 20)

If you intend to apply for a lease in relation to this proposed development, you will need to complete a separate Form – Application for a River reserve lease – and lodge it concurrently with this application. Note: River reserve leases will not be granted for developments requiring approval under section 70 of the Act – to which the proposed lease relates – unless that approval has been granted.

Does the development require a River reserve lease? YES NO

If the development requires a River reserve lease, please tick the appropriate box below.

New lease	
Renewal of a lease	
Modification of an existing lease (i.e. change in area or purpose etc.)	



Form 1 – Application for Approval of Development
Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

6. River reserve licence (Swan and Canning Rivers Management Act 2006 – section 32)

If you intend to apply for a licence in relation to this proposed development, you will need to complete a separate Form – Application for a River reserve licence – and lodge it concurrently with this application, eg. charter vessel operation, kayak, canoe tours, etc. Refer to the Licence Application Guidelines on how to apply for a River reserve licence.

Does the proposed development involve an activity in the River reserve that will require a River reserve licence?

YES

NO

If the development requires a River reserve licence, please tick the appropriate box below.

New licence	<input type="checkbox"/>
Renewal of a licence	<input type="checkbox"/>

Modification of an existing licence (ie. change in area, purpose, etc.)

7. Details of proposed development

Please provide a written description of the proposed development (refer to the Development Application Guidelines for further details on what information to include in this section).

Estimated cost of development	\$ 750,000 ex GST
Current use of land	Please describe below what the land is currently used for. BOAT STORAGE, FUNCTION ROOM AND OFFICES.
Proposed development	Please provide a detailed written description below of the proposed use and development. If there is insufficient space, please provide the required information as an attachment to this application form. RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS.



Form 1 – Application for Approval of Development
Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

8. Signatures

Signed by Applicant

Applicant signature		
Date	12/07/19	
Print name and position (if signing on behalf of a company or agency)	Name	STEPHEN LUSCH
	Position	ARCHITECT

Signed by Landowner/s (if the landowner is not the applicant)

I consent to this application being made.		
Landowner signature		
Landowner signature		
Date	5/7/2019	
Print name and position (if signing on behalf of a company or agency)	Name	Daniel Tackenberg
	Position	CEO

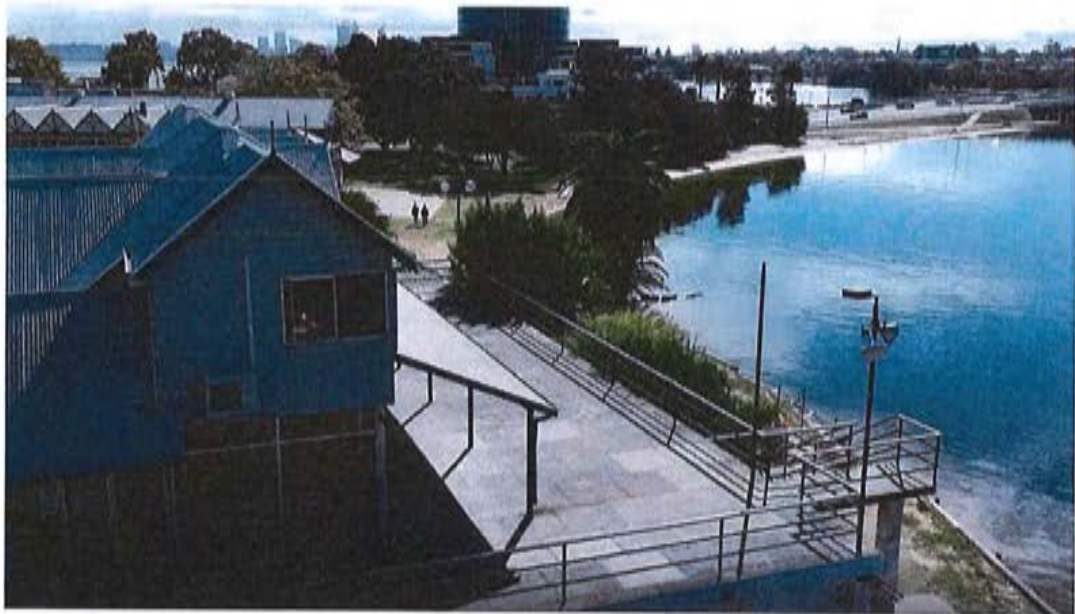
Signed by Authorised Agent (if you are acting for the applicant)

I have attached a copy of the written authorisation for me to act on behalf of the applicant to this application.		
Authorised Agent signature		
Date		
Print name and position (if signing on behalf of a company or agency)	Name:	
	Position:	



EXPRESSION OF INTEREST

Rowing WA Function Centre - Canning Bridge



Closing Time: 2pm Friday 30th August 2019

Issued By: Canford Hospitality Consultants

EXECUTIVE SUMMARY

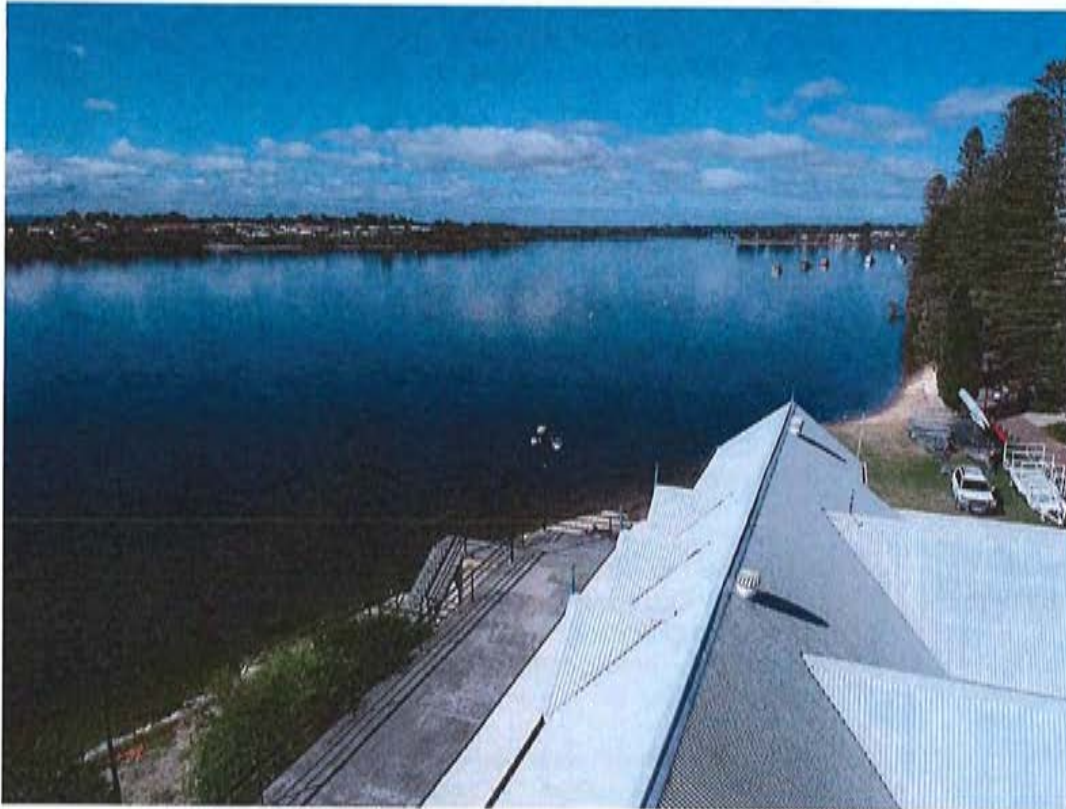
Location:	4 The Esplanade, Mt Pleasant WA 6153
Areas:	Subject to confirmation approximately 250m ² of function space.
Landlord:	Rowing WA
Catering agreement:	A Catering Agreement will be prepared by Rowing WA and will be made available during the next stage.
Term:	Rowing WA are flexible on terms of up to 10 years with 5 year options. (Subject to lease compliance and performance against mutually agreed KPIs).
Option:	Option periods to be negotiated.
Use:	Function and reception centre.
Liquor licence:	A special facility liquor licence (Function/ Reception Centre) will be applied for.
Rent:	To be negotiated.
Return of Submissions:	<p>Documents entitled "Rowing WA - Canning Bridge Hospitality Operator - Expressions of Interest" to be mailed to Canford Hospitality Consultants PO Box 389, Guildford WA 6935 by no later than 2pm on Friday 30th August 2019</p> <p>Note: Submissions must be in writing, as detailed above, with supporting information as required. Electronic only submissions (including email or facsimile submissions) will not be accepted.</p>
Key Personnel:	<p>Phil Cockman Director Canford Hospitality Consultants P: (08) 6278 2788 M: 0417 976 009 E: phil@canford.com.au</p>

Introduction

Canford Hospitality Consultants, on behalf of the Rowing WA has pleasure in offering an exceptionally located food & beverage premises in the Rowing WA Canning Bridge redevelopment.

Rowing WA is seeking an experienced and passionate hospitality partner that can develop a business that grows into the function and reception centre and attracts customers from both the rowing and the broader community.

A redevelopment is about to commence to provide premises which will allow the operator to make a success of the undertaking. An upgrade of the adjacent river wall and beaches is also occurring in early 2020, coinciding with the Rowing WA renovation.



Location

4 The Esplanade, Mount Pleasant is located on the foreshore of the picturesque Canning River. See location map below.



The redeveloped facility will comprise of a function and reception centre with the following:

- A function space that can seat approximately 160 diners, or 250 patrons for a stand up cocktail function;
- Suitable back of house areas to support the needs of the operator.

Rowing WA employ a role responsible for facility management to whom the hospitality partner will report on a day to day basis and who will oversee the use of the function room and reception centre.

Function proposals, to be approved, must at least contain the following information:

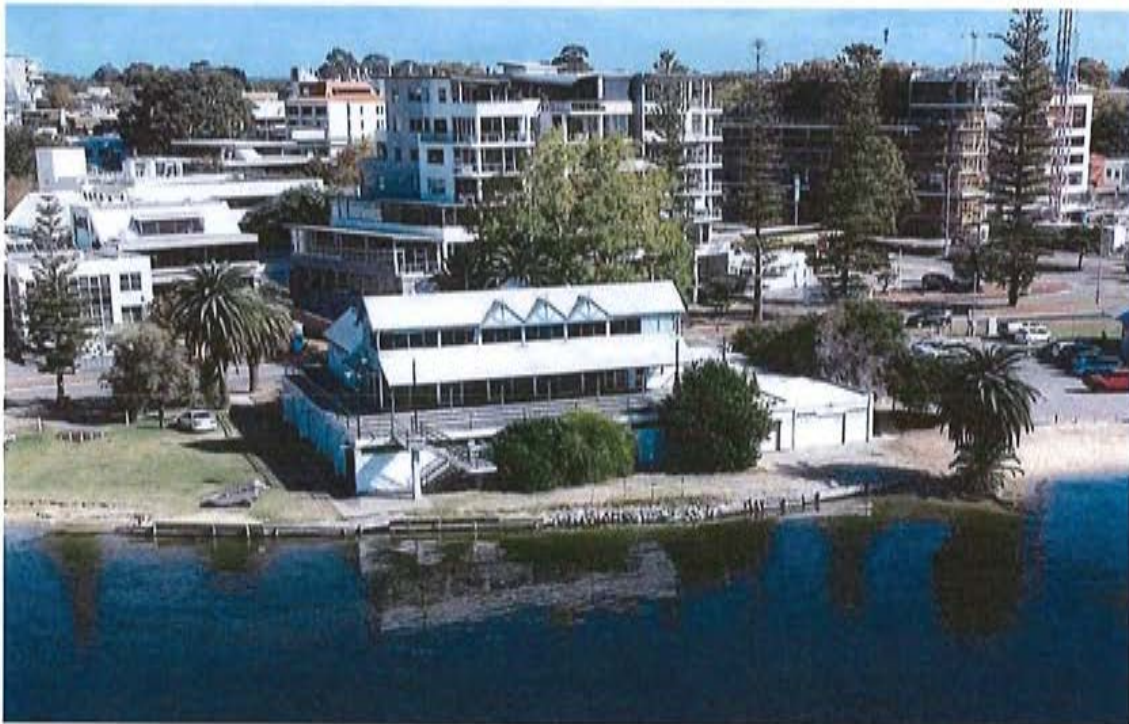
- Date and time (start and end) of the function
- Anticipated numbers attending
- Format (i.e. seated, standing, seminar, wedding etc)
- Entertainment proposed, including cut off time for entertainment
- Name of organiser/host
- Any special arrangements (flowers, decoration, theming etc)

The Project

Key elements of the Canning Bridge redevelopment will include:

- New kitchen
- New bar
- Full toilet renovation
- Function Room extension (over partial existing balcony)
- New Entry Foyer including lift and stairwell
- New floor coverings, ceiling and lighting to function room
- Air-Conditioning
- New Kitchen and function storage spaces
- New balcony treatment and railings

NOTE: All images in this document are pre-renovation



Indicative Timeline

The indicative timeline proposed by Rowing WA is as follows:

Advertise/market the opportunity	July 2019
Expressions of Interest response deadline	30 th August 2019
Evaluations of EOIs	September 2019
Negotiations with short listed candidates	September / October 2019
Prepare lease documents and management agreement	November / December 2019
Liquor licence	June 2019 to March 2020
Venue opening	1 July 2020

Note: The timeline is indicative and subject to change.

The Premises on Offer

The premise on offer includes:

- Rowing WA Function Centre (Working title TBC)
- Associated back of house areas, including kitchen, bar and storage spaces
- Male, female and disabled toilets
- River-facing balcony

Elevations that define the boundaries of the area being offered are attached in Appendix A.

At this stage it is anticipated the function centre is available 7 days a week, when not required for Rowing WA functions, and may trade up to 1am, subject to liquor licensing, noise management and control of crowd dispersal.

Rowing WA will negotiate access to the function room for intermittent rowing meetings and other rowing-related events with the successful respondent.

Fitout

It is proposed the Rowing WA will provide;

- Core and shell of the premises, including services (gas, water, electricity)
- Full toilet fitout
- All floors and ceilings
- All window treatments
- Kitchen exhaust
- Grease trap
- Goods receiving and bin area

It is proposed the hospitality partner will provide;

- Cool rooms / walk-in freezers
- Function furniture (tables and chairs)
- Function room acoustic system
- Kitchen and bar fit out
- All removable kitchen and bar equipment
- All table top items
- All kitchen and service utensils
- All cleaning materials and equipment

Rowing WA shall be responsible for fitout works, obtaining approvals and licences. Rowing WA anticipate that the appointed operator will work with them in finalising their fitout proposals during the construction phase of the works such that any necessary changes to the shell and core works are completed in an efficient manner.

Concept drawings of the proposed renovation are attached at Appendix B

Catering Agreement

An indicative Catering Agreement is being prepared by the Rowing WA's solicitors, and will be made available to the short listed proponents.

The Offering

The opportunity exists for an innovative Operator to lease the food and beverage venue and establish a profitable hospitality business at 4 The Esplanade, Mount Pleasant. Rowing WA offers itself as a willing partner in this venture, and will negotiate in good faith with the shortlisted respondents. Rowing WA sees the Respondent as a key partner in the future success of the venue. Rowing WA has a preference for commercial terms based on an agreed base rent and an agreed share of turnover (above an agreed threshold) whereby Rowing WA and the Respondent

both enjoy the benefits of a successful operation in an idyllic location and to an extent share the risks.

Rowing WA is also flexible on the term of the lease including initial terms and optional extensions.

Rowing WA Sponsors

The hospitality partner is expected to support Rowing WA sponsors products where possible. However, currently, Rowing WA has no sponsors that would impact a hospitality venture

Rowing WA & Hospitality Partner Relationship

Liquor Licensing

Rowing WA are in the process of determining the conditions of a liquor licence application that it would support.

It is anticipated that the function and reception centre as well as the breakout spaces would have an appropriate liquor licence.

Rowing WA will consider the need, in special circumstances and subject to approval by the Rowing WA functions co-ordinator, for extended trading permits for other parts of the site for specific events.

Marketing

Rowing WA is open to negotiation of the external signage requirements with the operator in accordance within the requirements of the local government authority.

The operator would be responsible for all external marketing and branding campaigns. The Catering Agreement will detail what would be deemed acceptable and unacceptable marketing of the facility.

It is proposed that Rowing WA and the hospitality partner will collaborate on promotions, noting that Rowing WA will need to approve any promotional materials that propose to use Rowing WA name or branding.

Respondents are to consider and respond with the 'image' or brand that they would like to develop.

Catering Agreement

The proposed Hospitality facilities do not operate in isolation and are a fundamental part of the Rowing WA Canning Bridge facility.

It is proposed that a 'catering agreement' is developed that recognises the requirements of this working relationship that are outside a conventional leasing arrangement, recognising that parts of the facility need to be accessible to Rowing WA staff and guests, and details arrangements for organising events and temporary changes to liquor permits and general day to day issues.

Some, but not all, of the matters to be included in this agreement would be:

- Procedure for the booking of events at the Esplanade.
- The principles and sensitivities that will guide all marketing of the function centre.
- Acceptable and unacceptable entertainment at the venue, e.g. not to include any behaviour, matter or thing that is, in the opinion of Rowing WA, dangerous, noxious, offensive, illegal, immoral, noisy or objectionable.
- The following types of events will not be considered by Rowing WA;
 - Buck's or Hen's Nights
 - 18th birthday parties
- Rowing WA is open to negotiating a shared cleaning arrangement with the hospitality partner to economise these costs for both parties for the entire facility, inclusive of Rowing WA spaces.
- Performance standards for cleaning and maintenance of these areas
- Precedence of events (eg Rowing WA events over private functions). However Rowing WA will work with the hospitality partner to limit function room use on priority evenings e.g. Friday and Saturday nights.
- Maintaining accessibility for Rowing WA's staff and guests to all public facilities
- Mechanism for adjustment of any costing agreements resultant from management agreement
- Operating principles for location for staff parking, such that parking bays in close proximity to the venue are reserved for Rowing WA's staff and guests during the day but may be used for the hospitality partner's staff during the evening/night
- Sensitivity to the local community inclusive of parking management plan and noise mitigation
- The provision of appropriate crowd control functions, to be negotiated
- Pricing for food & beverage for Rowing Wa functions
- Benchmarking of the hospitality partner's food & beverage offering & pricing against an agreed sample of market competitors KPIs for food and service quality, and staff dress standards. Rowing WA reserves the right to approval for staff uniforms.

The Process

Introduction

In this, the first stage of the process, Rowing WA are seeking Expressions of Interest (EOI) from suitably qualified operators. This first stage will enable the Rowing WA to better understand and align the proposed offering to the market.

Rowing WA may seek to interview some Operators or seek clarification to better understand their proposals.

Once EOIs are received, Rowing WA will prepare a short list of Operators. Operators on the approved short list will then be invited to submit a formal commercial offer and Rowing WA will enter into negotiations for each offer.

The preferred operator will then be identified and requested to execute a Letter of Intent for the Catering Agreement. Once agreed and signed, the offer is binding on both parties subject to agreed conditions precedent being met.

It must be stressed that the quality and completeness of the returned Expression of Interest will largely determine the success or otherwise of the proposal being shortlisted for further consideration.

The following evaluation methodology will be used in respect of this Expression of Interest:

- (a) submissions are checked for completeness and compliance. Submissions that do not contain all information requested (eg completed Submission Form and Attachments) may be excluded from evaluation;
- (b) submissions are assessed against the Selection Criteria;
- (c) the most suitable Operators may be short-listed and may also be required to clarify the Submission and/or make a presentation.

Rejection of Submissions

A Submission will be rejected without consideration of its merits in the event that:

- (a) it is not submitted before the Deadline; or
- (b) it is not submitted at the place specified in the Expression of Interest; or
- (c) it fails to comply with any other requirements of the Expressions of Interest.

Parties intending to respond to the EOI should not contact Rowing WA directly, and any canvassing of Rowing WA management may preclude a respondent from consideration in the EOI process.

Selection Criteria:

The Operators must develop their response along three main areas:

1. Offer
2. Experience and Capability
3. Concept

1. Offer

This section allows Rowing WA to understand the responding party it will be potentially engaging with and the potential financial returns from this project.

The following information is required in each response:

- Full Name and Address of the Operator and all intended directors of the company proposed to enter into the Catering Agreement
- Proposed management and operation structure for the tenancy
- Indicative (non-binding) commercial terms - rent, rent structure and term, noting Rowing WA 's preference for a base rent and % of turnover above a threshold

2. Experience and Capability

This section allows Rowing WA to determine if there is a suitable match between the Respondent's experience and the proposed concept they wish to undertake.

The following information is required in each response:

- Previous History:- what hospitality businesses has the Respondent previously operated, for how long and what was the size (seats or square metres) of these business(es). Examples provided must also detail the actual role & level of involvement undertaken by the Respondent.
- Current Operations: what hospitality businesses does the Respondent currently operate, how long has the Respondent been operating these businesses and what is the size (seats or square metres) of these businesses. Examples provided must also detail the actual role & level of involvement undertaken by the Respondent
- Reasons that the Respondent has ceased operating prior establishments
- Evidence the Respondent's track record matches the proposed concept.
- Evidence of financial capacity to undertake the necessary fitout and initial operations of the concepts.

3. Concept

This section allows Rowing WA to determine which offers best align to its vision for this precinct, noting its need for a function space and adhoc hospitality services.

Respondents are asked to address these matters within their response highlighting such information as type of offering, target market, level of fitout, including an indication as to quality of the Respondent's proposed fitout.

Respondents are to include some indicative imagery of the style of service utensils and equipment they are considering. These images do not need to be bespoke to the facility under construction, but a reasonable indicator of what is proposed.

A section of this part of the EOI should also include what, if any, environmental initiatives proposed to be explored beyond what would be required as a condition of fit out approval within relevant Codes.

Issues of Note

Rowing WA understands that this EOI document may not provide sufficient detail in some aspects relevant to a Respondent fully developing their proposal. Respondents are to detail in this section any matters that they are unsure of, require further clarification or arrangements within the EOI document that provide substantial impediment to a proper offer.

These matters will not form part of the decision process whether or not an Respondent is short listed for further consideration, however allows for open discussion of these matters in a timely fashion.

Assessment of Expressions of Interest

A compliant expression of interest is one that is received by Canford Hospitality Consultants in the manner and time set out in this document.

Rowing WA has set out the criteria by which compliant expressions of interest will be then assessed and those deemed suitable invited to formalise their commercial offer.

It is important to note the Respondents must not presume that Rowing WA (or Canford) has any prior knowledge of the Respondent and thus the EOI must 'stand alone' as the Respondent's full presentation to Rowing WA.

Experience and Capability - Weighting 50%

- "Fit" between previous and current operations conducted and the proposed operation that an expression of interest is being shown
- Operator's actual involvement in current and prior operations
- Tenure in previous operations and reasons for discontinuing operations
- Evidence that the Operators track record matches the concept proposed
- Evidence of financial capacity to undertake the necessary fitout and initial operations of the concepts

Concept - Weighting 50%

- Proposed opening hours
- Liquor licensing arrangements (if applicable)
- The proposed quality of the fitout
- Proposed concepts for the food and beverage venue
- The style of offering and how it would fit within the club environment, in terms of not disturbing the current club member experience
- Preferential pricing for Rowing WA members- mechanism and quantum
- Expectations of the Respondent of conditions that the Rowing WA would need to fulfil

Commercial Offer

Expressions of Interest are to include a **non-binding** but reasonably foreseeable rent offer. Preference will be given to offers which include a base rent plus a percentage of turnover over a threshold. Rowing WA is not bound or committed to accepting the highest commercial offer or indeed any offer. Rather it is focused on partnering with the right hospitality operator to assist in realising Rowing WA goals for the hospitality operations at 4 The Esplanade, Mount Pleasant. Rowing WA wishes to form a mutually beneficial partnership with a hospitality operator for the long term.

The Expressions of Interest shall also include a preferred term for the lease (with or without further terms), noting that any initial term and further term periods which exceed 20 years in total will need Western Australian Planning Commission approval (which is not anticipated to be unreasonably withheld).

Rowing WA will determine, based on an assessment of the relative responses, how many Respondents will be invited to the short list. Rowing WA has not yet determined how many firms will be on the short list.

Disclaimer

Disclaimer for Expression of Interest Document

This Expression of Interest ("EOI") has been prepared by Canford Hospitality Consultants Pty Ltd ABN 28 120 623 449 and is prepared on the basis of information provided to Canford Hospitality Consultants in connection with the relevant transaction. Any statement or opinion made by Canford Hospitality Consultants in connection with the transaction contemplated in the EOI is not based on any actual or implied knowledge or consideration of the investment objectives, financial situation, legal or taxation position or any other particular needs or requirements of the recipients of this EOI. All parties must make their own independent assessment and investigation including without limitation, seeking professional advice and must determine its interest in proceeding upon the basis of such independent assessment, investigation and appraisal. Any statement or opinion of Canford Hospitality Consultants whether express or implied is not, nor should be construed as a recommendation by Canford Hospitality Consultants or any of its officers, agents or employees to participate in the transaction and, to that extent, no reliance will be placed on Canford Hospitality Consultants or its associates. Canford Hospitality Consultants and its associates do not warrant (expressly or impliedly) that information contained in this EOI is complete, true and correct and not misleading or not likely to be misleading or deceptive. Canford Hospitality Consultants and its associates are not responsible and will not under any circumstances be liable (whether at law, in equity, under statute or otherwise) for any statement made or anything contained in or arising out of the information including, without limitation, any errors, misrepresentation or omissions. Canford Hospitality Consultants disclaims all responsibility for any loss or damage caused by reliance by any person on this EOI or any representation, warranty or statement made by or on behalf of Canford Hospitality Consultants and its associates. The use by, or reliance upon this document by any other person is not authorised by Canford Hospitality Consultants and without limitation to the above disclaimers, Canford Hospitality Consultants is not liable for any loss arising from such unauthorised use or reliance.

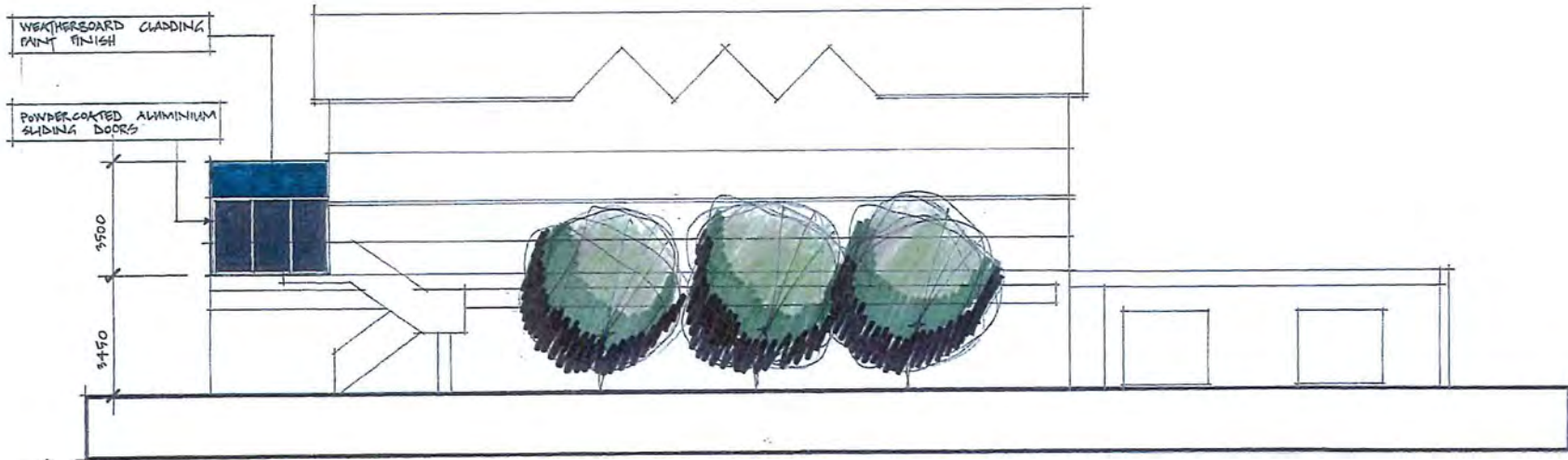
Further Details



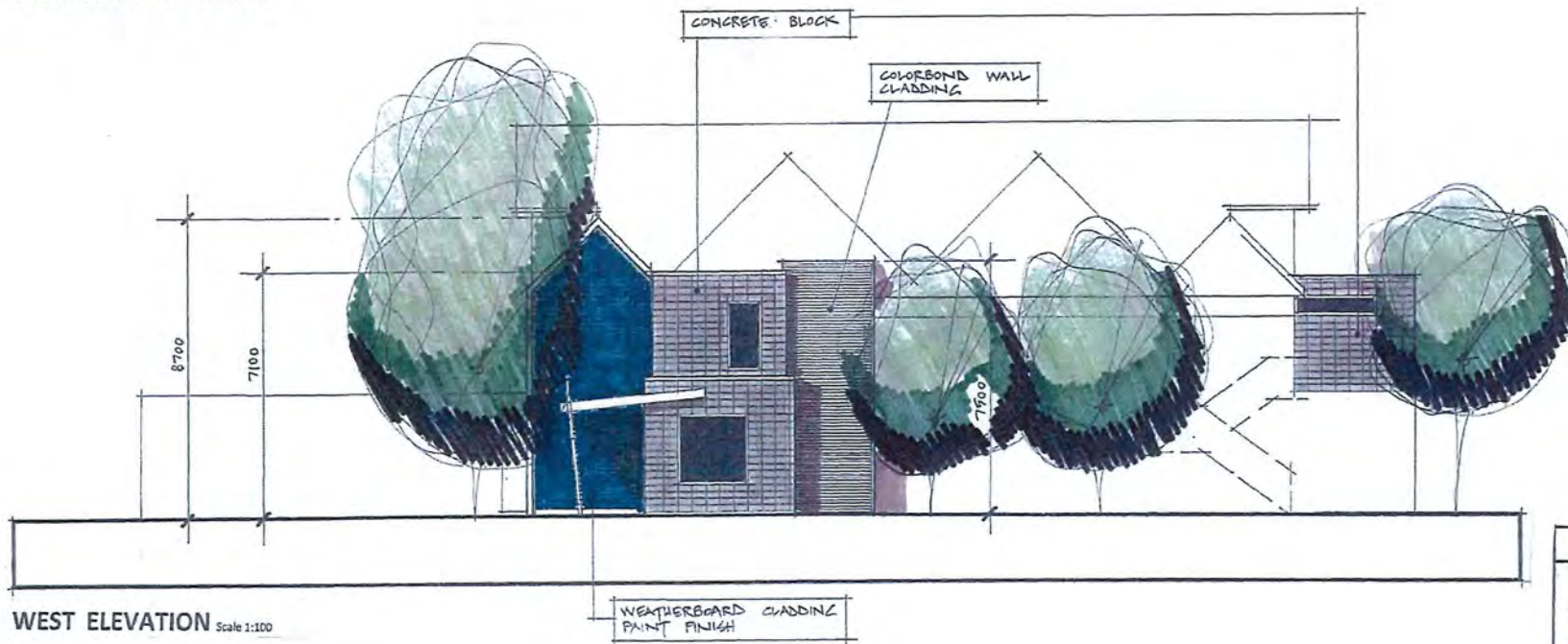
Phil Cockman
Canford Hospitality Consultants

T: 08 6278 2788
M: 0417 976 009
E: phil@canford.com.au

APPENDIX A – PROPOSED ELEVATIONS

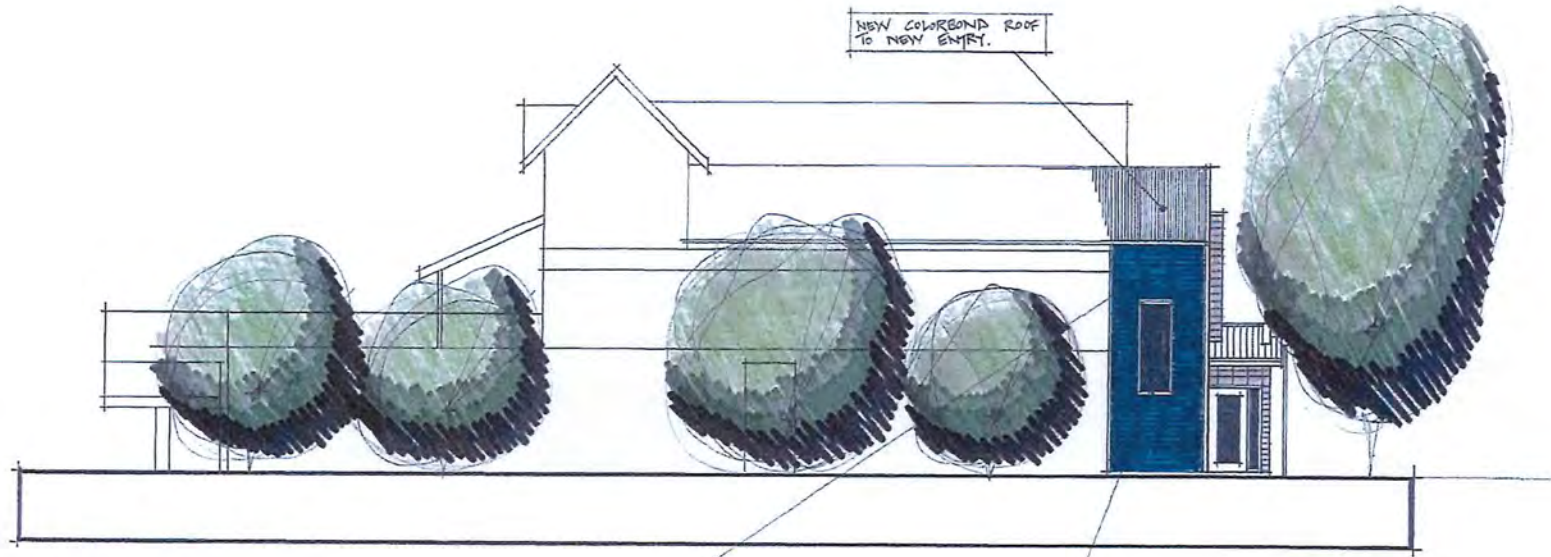


EAST ELEVATION Scale 1:100

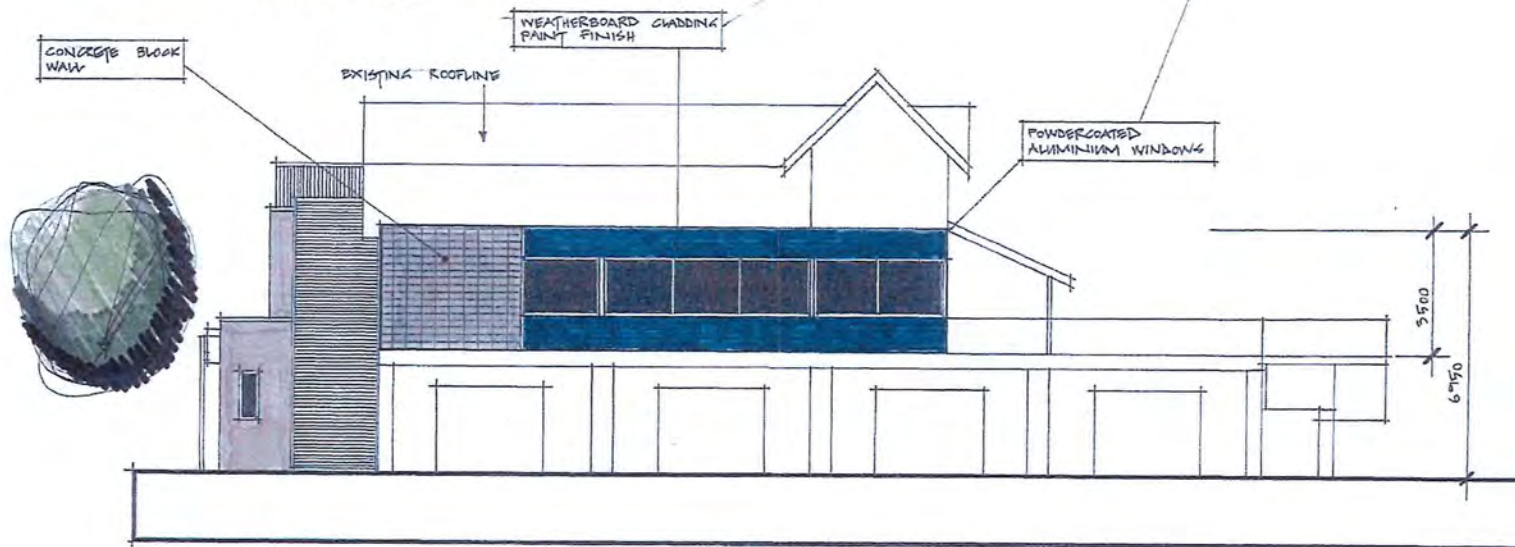


WEST ELEVATION Scale 1:100

ELEVATIONS	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1855 The Esplanade	
Stephen Lubich Architect	DA03



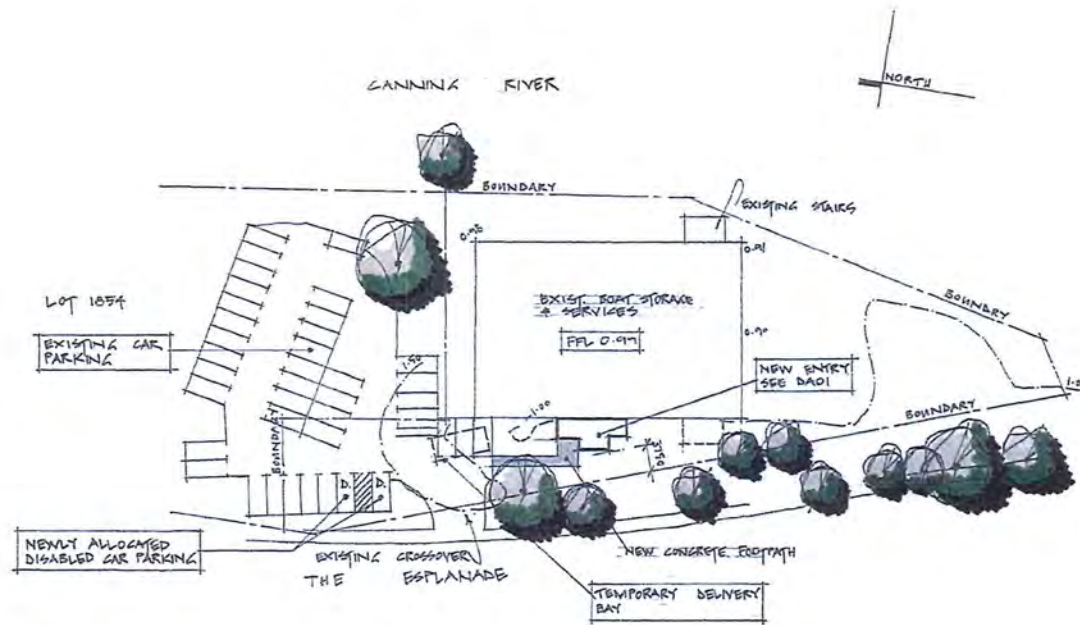
NORTH ELEVATION Scale 1:100



SOUTH ELEVATION Scale 1:100

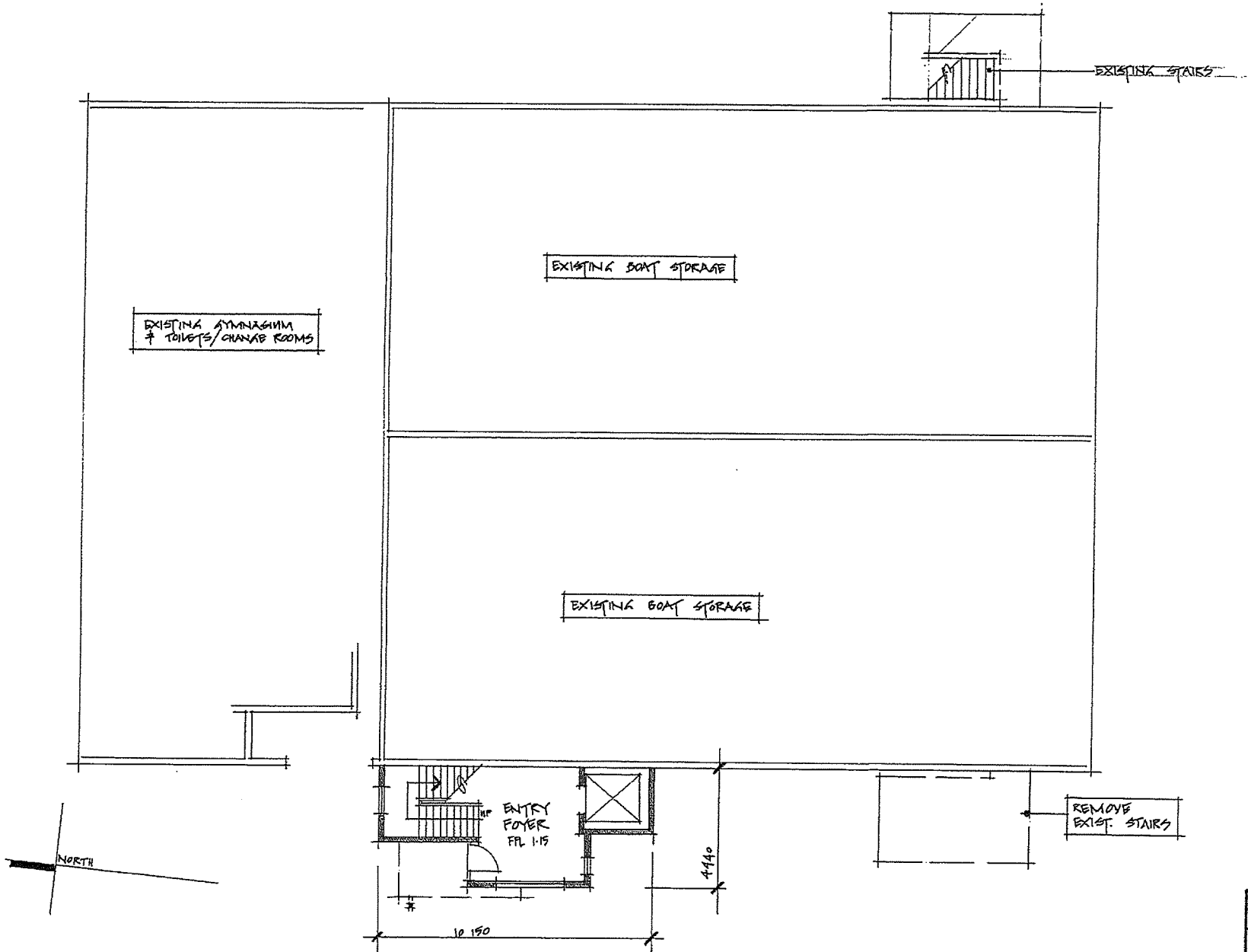
ELEVATIONS	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1855 The Esplanade	
Stephen Lubich Architect	DA04

APPENDIX B – CONCEPT DRAWINGS



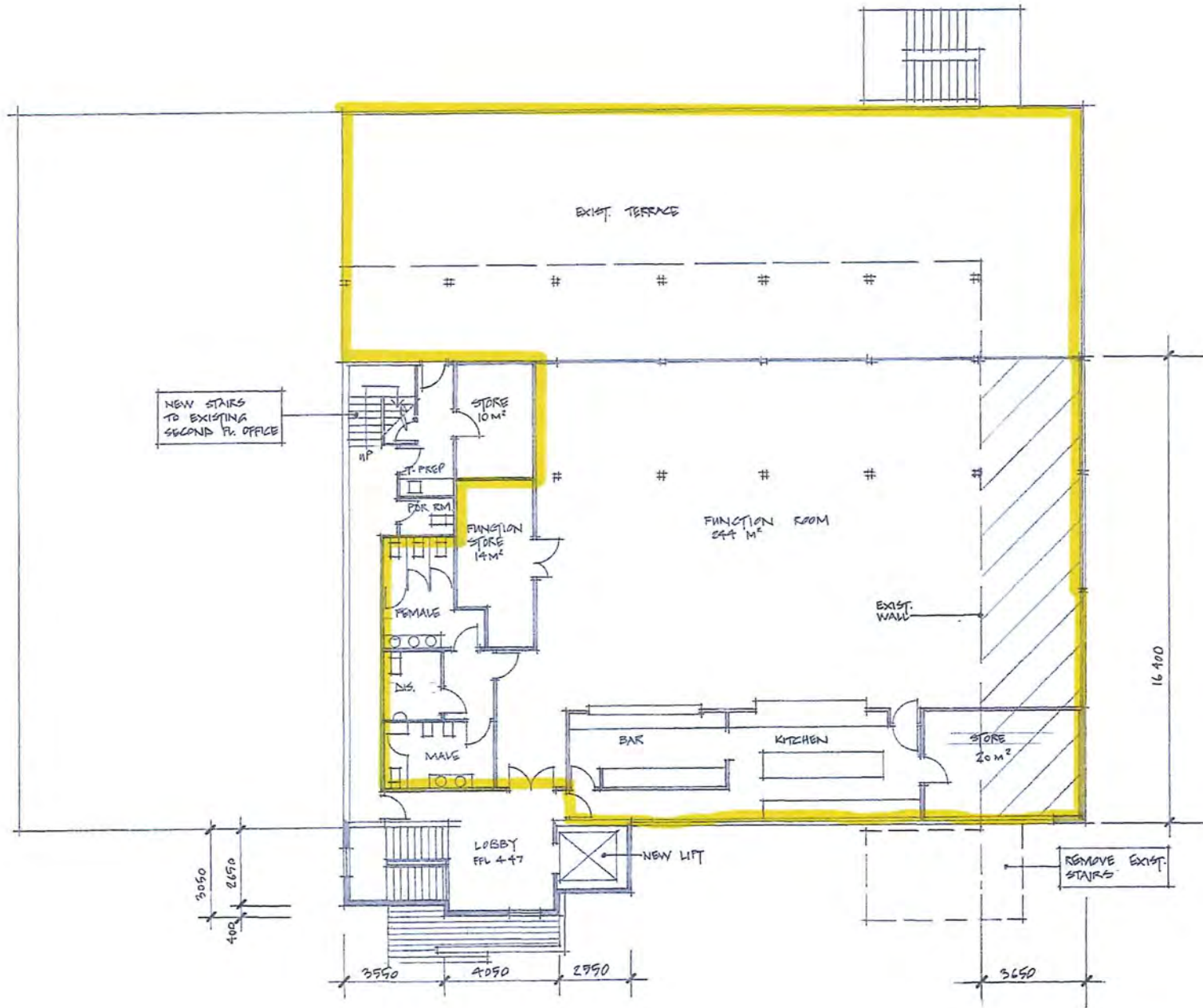
SITE PLAN Scale 1:500

SITE PLAN	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1855 The Esplanade	
Stephen Lubich Architect	DA00



GROUND FLOOR PLAN Scale 1:100

GROUND FLOOR PLAN	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1855 The Esplanade	
Stephen Lubich Architect	02001



FIRST FLOOR PLAN Scale 1:100

FIRST FLOOR PLAN	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1855 The Esplanade	
Stephen Lubich Architect	DA02

1. EXECUTIVE SUMMARY

- 1.1. This parking review is provided to support a development application by Rowing WA to refurbish the existing function room located within the existing building. The existing foreshore parking is shared with an adjacent rowing club and the 40 bays provided would not be considered adequate to cater for functions being held at both venues.
- 1.2. Advice from the City of Melville has indicated that a need for 33 parking bays would arise from the proposed development application of which 9 bays exist on site (Lot 1855).
- 1.3. It is considered that providing new car parking on the foreshore to the south would be unacceptable.
- 1.4. Reliance is therefore placed on local public car parking to meet the number of bays identified by the City of Melville.
- 1.5. A Saturday survey has identified that there are about 144 car parking bays within a short walk of the subject site. At the peak time of function centre attraction, approximately 62 parking bays were available in the local area. Of significance, 35 bays were available on The Esplanade south of the subject site. The number of parking bays available is greater than the number required.
- 1.6. It is concluded that sufficient parking would be locally available to cater for the proposed development.
- 1.7. It is further noted that very good public transport access is provided in the locality and could significantly reduce the parking demands for future functions.

2. THE SITE AND SURROUNDING ROAD NETWORK

- 2.1. The site is located between The Esplanade and the Swan / Canning River in the suburb of Applecross. Figure 1 shows the location of the site and surrounding area. Roads of significance to the development site are considered below.
- 2.2. The subject site is shared with the Swan River Rowing Club (although the two uses occupy separate lots).



Figure 1 Site Location (Site area indicative)

Canning Highway

- 2.3. Canning Highway is classified as a primary regional road (red road) in the MRS and falls under the jurisdiction of Main Roads Western Australia (MRWA). It is constructed as a four lane divided road adjacent to the subject site. Additional lanes are provided to the east approaching the Kwinana Freeway.
- 2.4. Current traffic data provided on the MRWA website indicates 65,728 vehicles per day on Canning Highway bridge.

The Esplanade

- 2.5. The Esplanade is a local road providing access to the river foreshore and local residential dwellings. At Canning Highway it is restricted to left-in / left-out movements only. No traffic data could be sourced for this review.
- 2.6. s shown in Table 1 for Canning Highway east of Reynolds Road. The data recorded in July 2016 and is attached at Appendix A. The data indicates a defined AM peak hour between 8am and 9am and a peak spread between 4pm and 6pm.

3. THE PROPOSED DEVELOPMENT

- 3.1. It is proposed to refurbish the existing rowing club function room to provide better services and facilities for club members. Refer to architectural drawings DA00 to DA04 inclusive for details.

- 3.2. The intention of the applicant is to develop the existing clubrooms with the following alterations and additions.
- Relocating and refocusing the main entry to the function space by constructing a new 2 level entry with stair and lift access to the first floor.
 - New kitchen/bar facilities with associated storage replacing the existing facilities.
 - Fully refurbished function room with the capacity for 150 patrons.
 - New BCA compliant toilet facilities.
- 3.3. Advice from the City of Melville has identified that the proposed land uses of the building would require that 33 parking bays are to be provided based on a function room floor area of 250m². However, the function room is not a new facility and is of the same size as the existing facility and thus existing car parking should be sufficient.

4. PARKING

- 4.1. The site presently has 40 parking bays provided adjacent to the building, which are shared with the Swan River Rowing Club located to the north of the subject building.
- 4.2. Appendix A reproduces the City of Melville's smart parking brochure showing parking available in the locality of the subject site. In total 161 parking bays are available within a 300 metre walk of the subject site. This does not include the 17 bays in parking station N^o 13 (The Esplanade)
- 4.3. To address the car parking a Saturday site inspection has been undertaken to record parking demands when the function centre is most likely to be used. During the time of the inspection a function was being held at the Swan River Rowing Club.
- 4.4. Appendix B shows photographs taken in the evening showing the level of parking at 5pm.
- 4.5. A survey of the parking demands was also undertaken between 5pm and 8pm. The survey results are attached at Appendix C.
- 4.6. The survey recorded the number of cars parking in the adjacent car park, along the foreshore, in the City's foreshore car park and Kishorn Street. Of the 144 parking bays available to patrons attending a function at of Rowing WA, peak occupancy was recorded at 82 bays. Therefore 62 parking bays would potentially be available to cater for the car parking need to provide 33 bays.

-
- 4.7. It is noted that by 8pm the adjacent car park was fully occupied and thus on street parking would be required to be sought after 7pm. The Esplanade can accommodate 52 cars and at 7pm the survey shows just 17 vehicle parked. It can be seen therefore that more than 33 bays would be available on The Esplanade that would cater for the number of required bays.

5. PUBLIC TRANSPORT ACCESSIBILITY

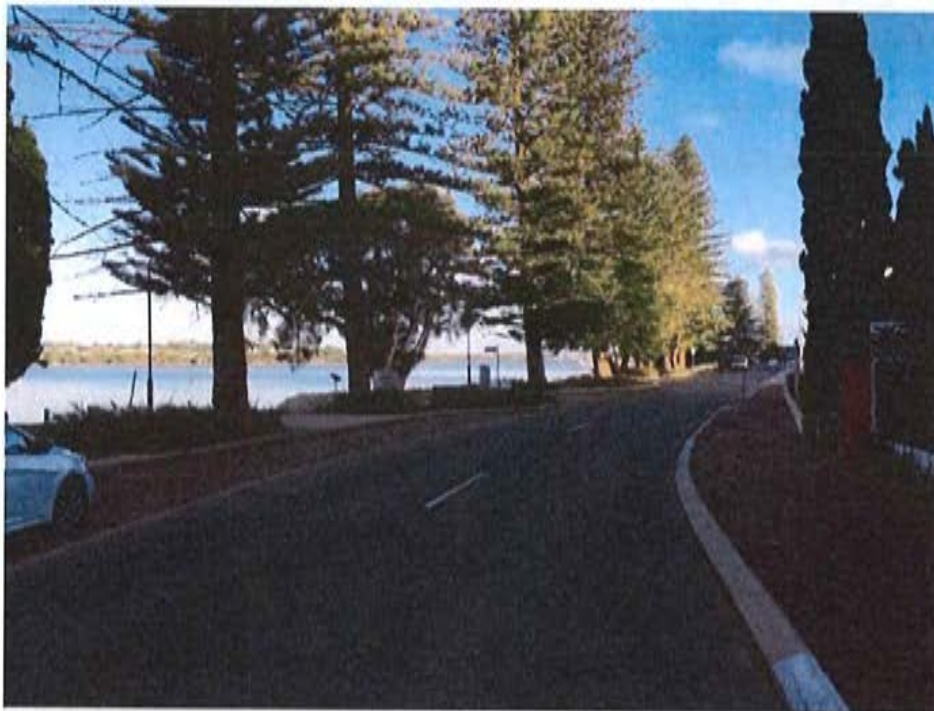
- 5.1. Rowing WA is located just over 600 metres from Canning bridge railway station that offers convenient services to Perth, Joondalup and Mandurah. Frequent buses serve Canning Highway linking to the train station and Fremantle. It is feasible that patrons to functions at Rowing WA can access the site by public transport and get home in a similar manner.
- 5.2. The level of public transport in the locality is very good and allows patron to opportunity to not drive.
- 5.3. It is suggested that public transport options be advertised internally to the club and also provided to any prospective function room hire applicant.

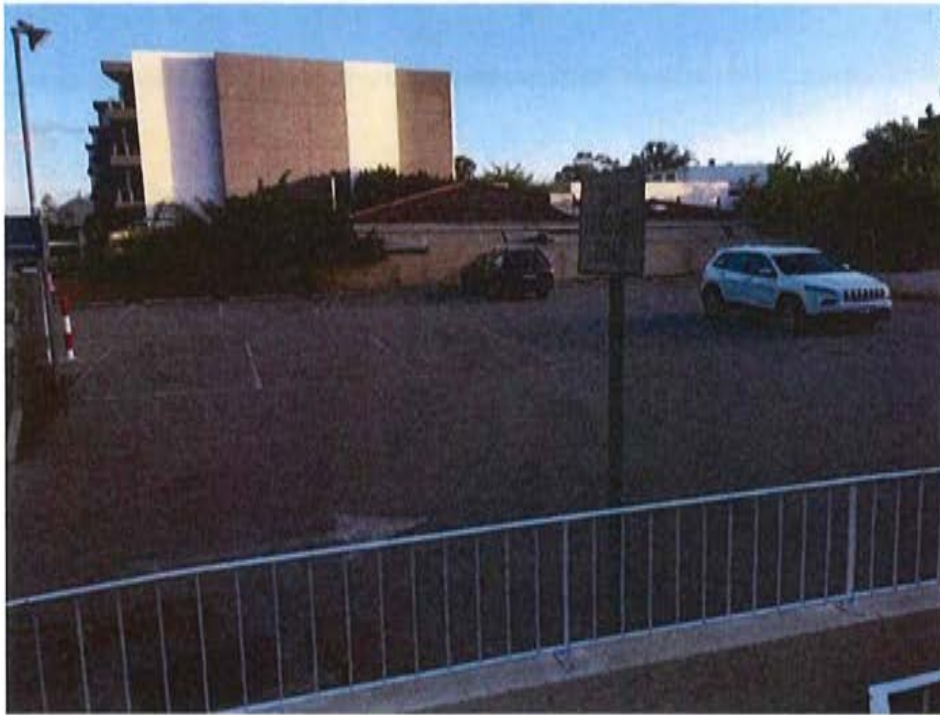
APPENDIX A



Note Parking station N^o 13 is not shown and has 17 bays.

APPENDIX B





APPENDIX C

TRAFFIC SURVEY - ROWING WA

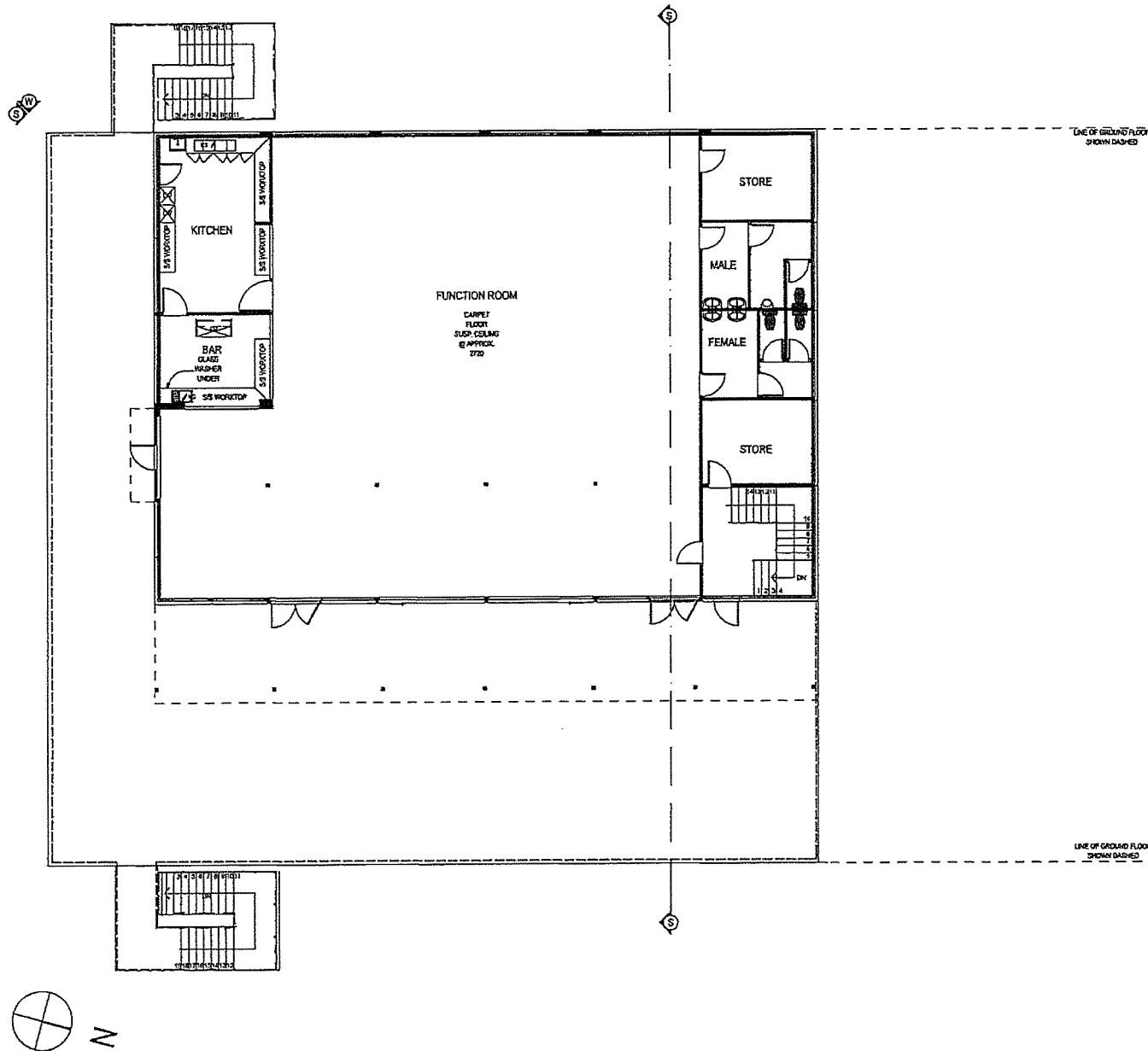
SAT 4/5/19

	CAR BAYS USED						
	5:00	5:30	5:00 5:30	6:30	7:00	7:30	8:00
ON SITE. BETWEEN ROWING WA #	PHOTO 1						
SR ROWING - 40 AVAILABLE	11	11	14	14	40	40	40
THE ESPYANAGE SOUTH OF VENUE	PHOTO 2						
- 52 AVAILABLE	10	12	14	16	17	17	18
PSN 13	PHOTO 3						
- 17 AVAILABLE	2	2	4	4	3	6	7
KILSHORN RD	PHOTO 4						
- 35 AVAILABLE	11	15	15	16	21	19	13
144 AVAILABLE	34	40	47	50	81	82	78

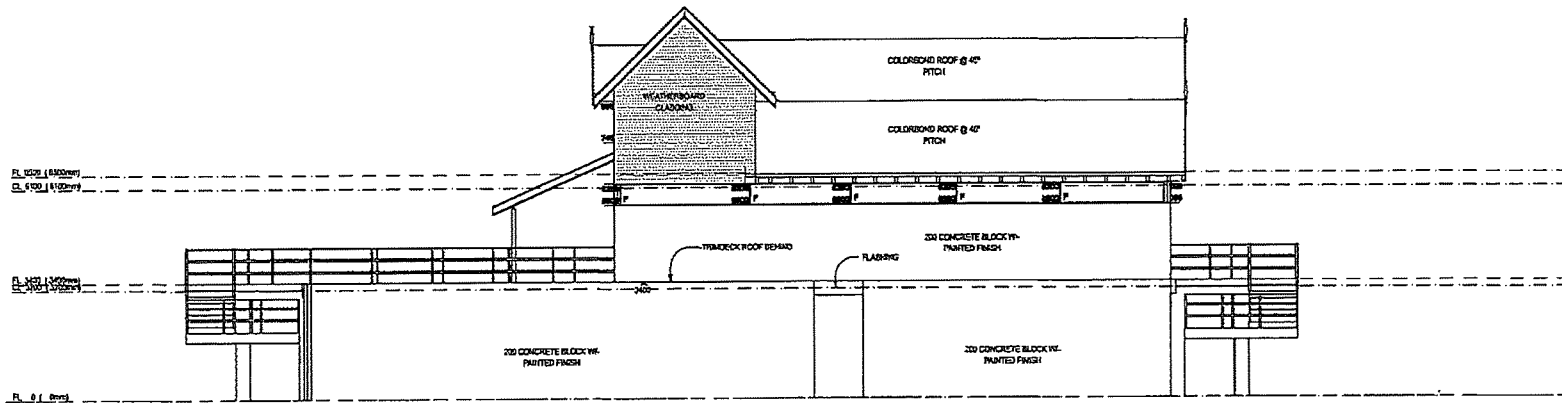


AS CONSTRUCTED DRAWINGS
CANNING BRIDGE ROWING CLUB
CLIENT: Mr STEPHEN LUBICH

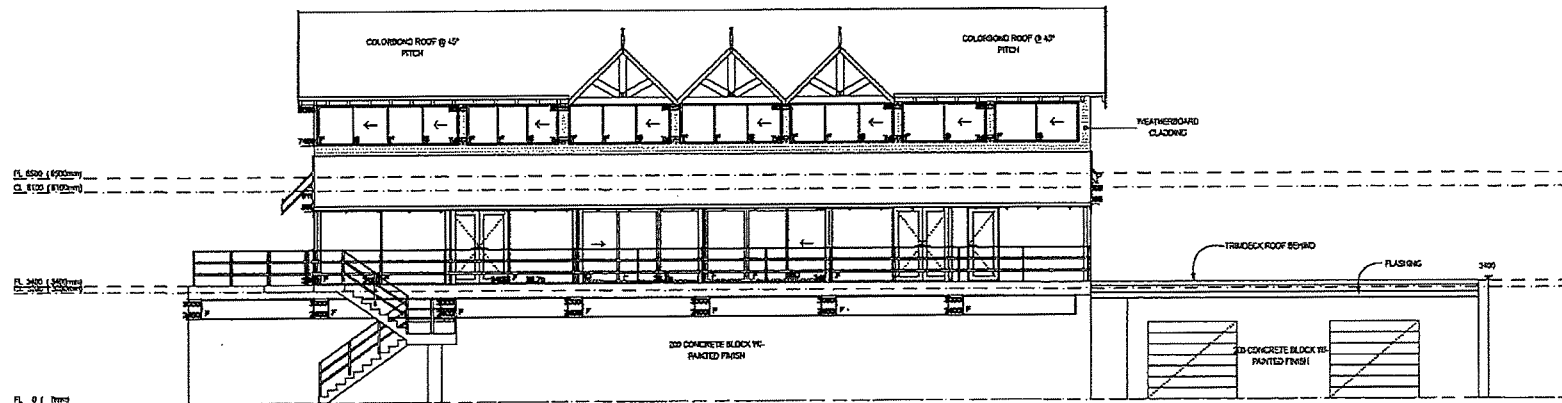
spaceodysseydesign



 www.spacecityssey.com	
AREAS:	
NA	
LAND DETAILS:	
NA	
BY	JW
DATE	01/11/15
NOTES	As Constructed
REV	
Client: Stephen LUGGOTT Project Name: As Constructed Existing Bridge Building Group 1 The Esplanade, Maresfield	
Drawing Title: As Constructed First Floor 1:500 on A2	
Sheet: 1 of 2	Date: 04/11/2015
Drawn: As Constructed	Checked by: JW
Project No:	Sheet No.
15027	2
	A

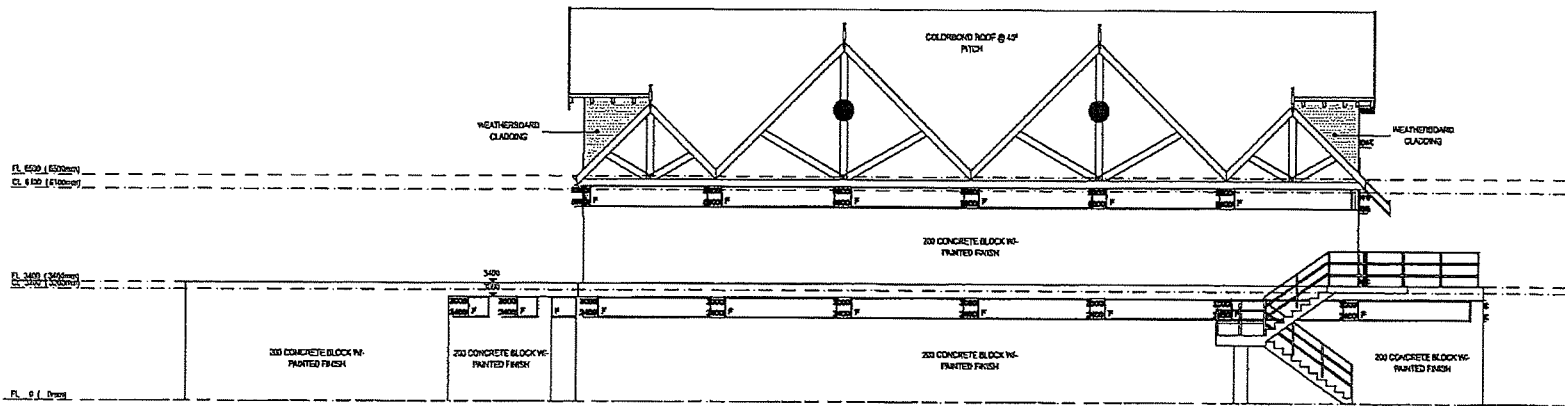


North
1:100

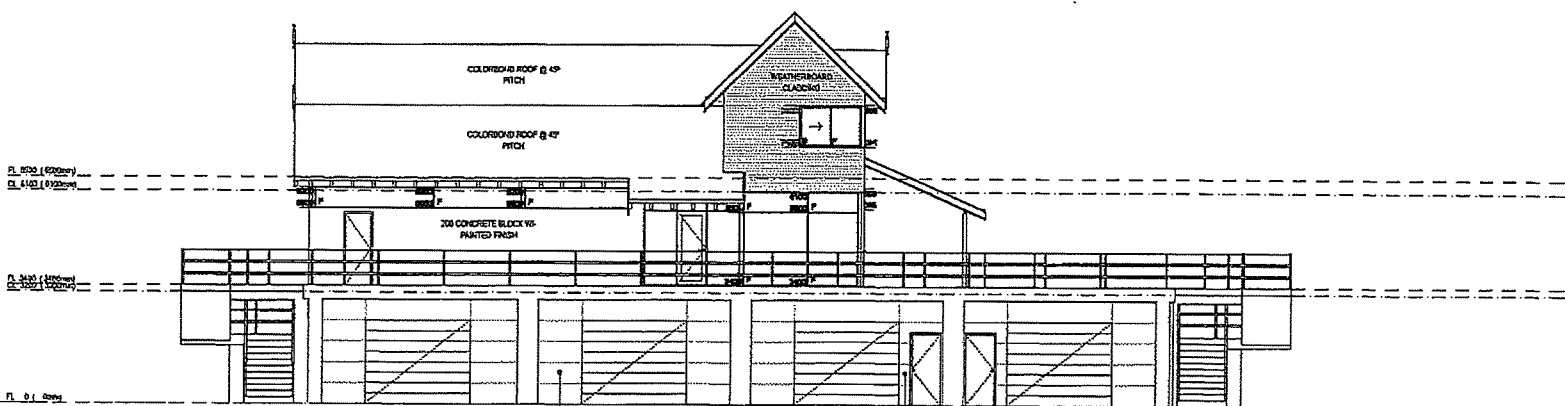


East (River)
1:100

Architect STEPHEN W. WILSON ARCHITECTS 4480 150th Ave. S.E. Bellevue, WA 98007 www.stephenwilson.com				
AREAS:				
NONE				
LAND DETAILS:				
NONE				
DATE	BY	DR	SCALE	REVISIONS
DATE	BY	DR	SCALE	REVISIONS
I hereby certify that the information furnished on this drawing is true and correct to the best of my knowledge and belief and that I am a duly licensed professional engineer in the State of Washington. I am the author of this drawing. I am the holder of the copyright in this drawing. I am the owner of this drawing.				
Drawn by: Stephen Wilson Prepared by: As Constructed Checked by: Gregory The Department, State Plumber				
Drawing No.: 15027 44 Constructed Elevations 1500 on A2				
Sheet:	1 of 2	Date:	06/12/2015	
Drawn by:	As Constructed	Checked by:	JW	
Project No.:	15027	Drawing No.:	4	Sheet No.:
			A	

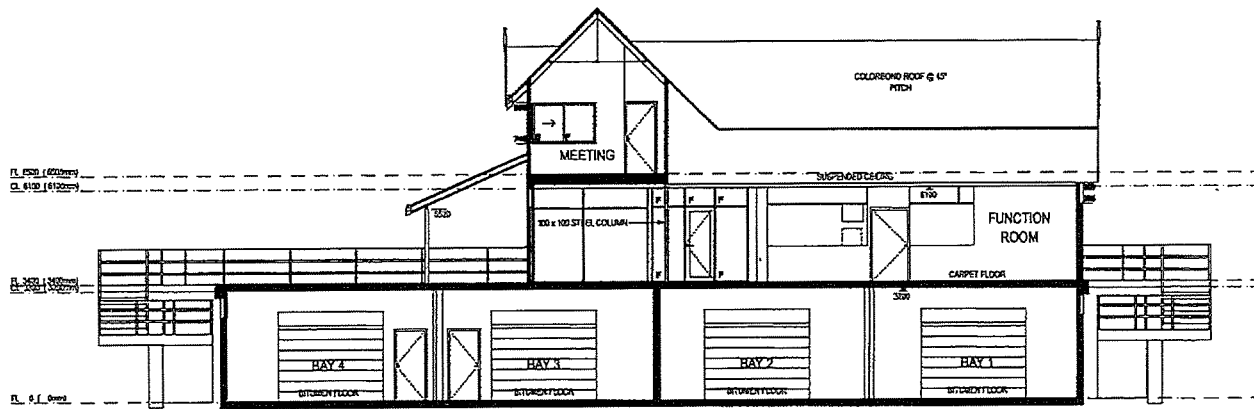


West
1/100



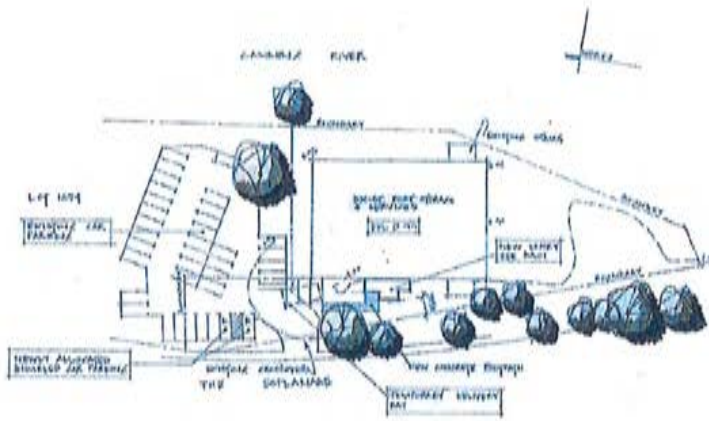
South
1/100

REV		DATE	BY	DATE	BY
NOTES					
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE.					
2. REFER TO THE FOLLOWING DRAWINGS FOR DETAILS:					
A. DOORS					
B. WINDOWS					
C. ROOF					
D. STAIRS					
E. CONCRETE					
F. WEATHERBOARD					
G. CLADDING					
H. TRUSSES					
I. RAFTERS					
J. GABLE ENDS					
K. EXTERIOR FINISHES					
L. INTERIOR FINISHES					
M. MECHANICAL SERVICES					
N. ELECTRICAL SERVICES					
O. PLUMBING SERVICES					
P. PAINTWORK					
Q. LANDSCAPE					
R. OTHER					
Drawn: Stephen LISBACH Checked: AS Constructed Date: 15/05/2023 Scale: 1/100 Title: AS Constructed Elevations Project No: 15027 Drawing No: 5 Rev: A					



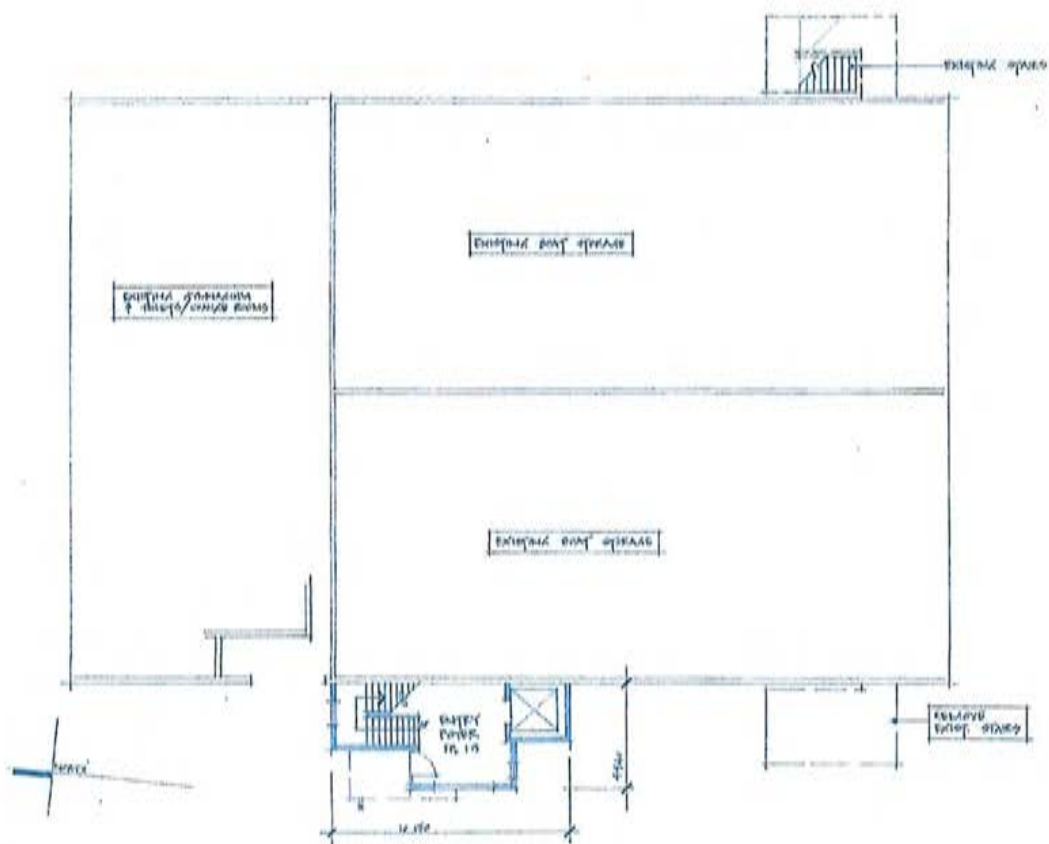
Section
1:100

POPCOCKY & SIBBY ARCHITECTS 11011 110th Street, Suite 100 Richmond, BC V6V 2G9 Tel: 604-273-1101 Fax: 604-273-1102 www.popcockyandsibby.com			
AREA: N/A			
LAND DETAILS: N/A			
REV	DATE	BY	DATE
1			
NOTES: As Constructed			
1. All dimensions are given unless otherwise specified. 2. All work to be done in accordance with the BC Building Code and all applicable standards. 3. All work to be done in accordance with the BC Building Code and all applicable standards. 4. All work to be done in accordance with the BC Building Code and all applicable standards.			
Drawn by: Stephen LUSCH Checked by: As Constructed Planning & Design: 1 The Experience, Home Project			
Scale: 1:4 Constructed Section 1:100 As A2			
Date: 1/10/15 Drawn: JL		Date: 01/12/15 Checked: JW	
Project No: 15027		Drawing No.: 6 A	



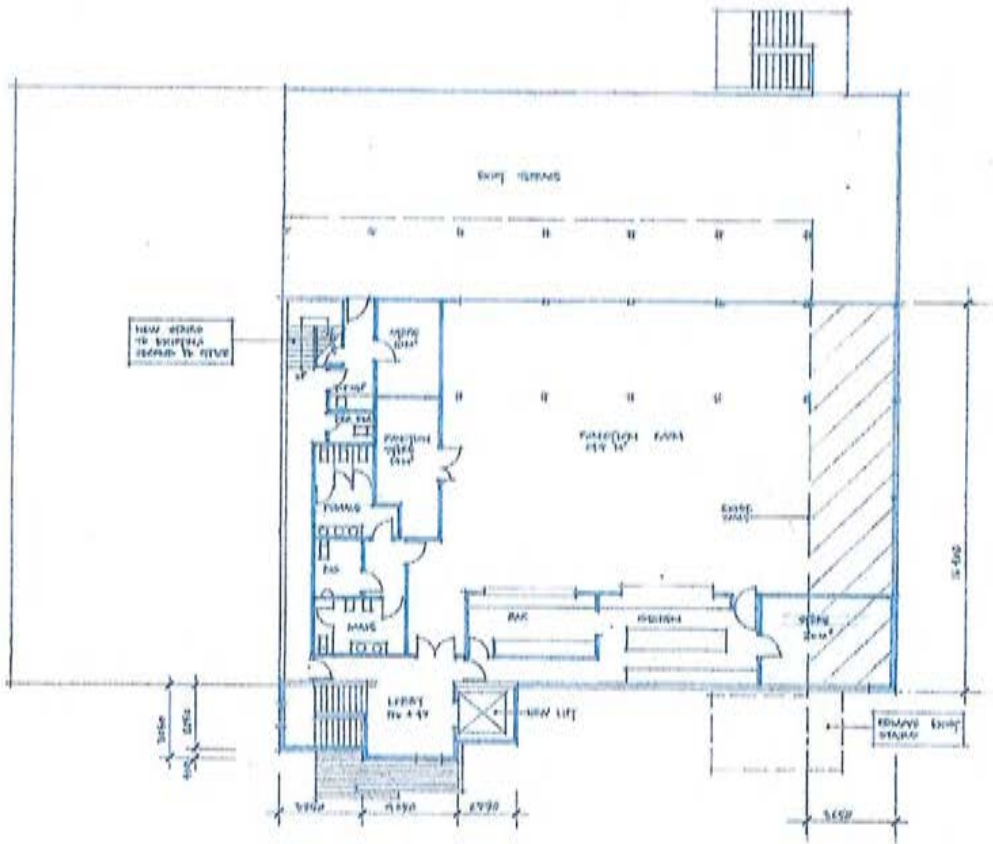
SITE PLAN 11/20/20

SITE PLAN	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1004 The Esplanade	
Professional Approval	DA00



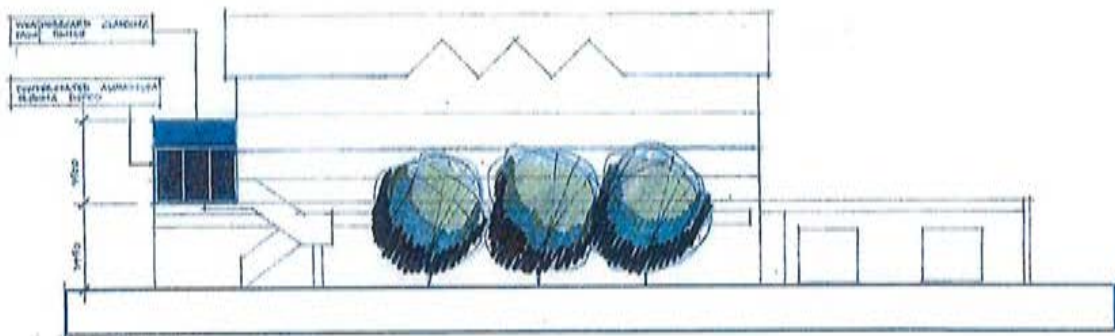
GROUND FLOOR PLAN Scale 1:100

GROUND FLOOR PLAN	
Proposed Alterations & Additions, Rowing WA	
1/4, Lot 1955 The Esplanade	
Tracy Architects	DA01

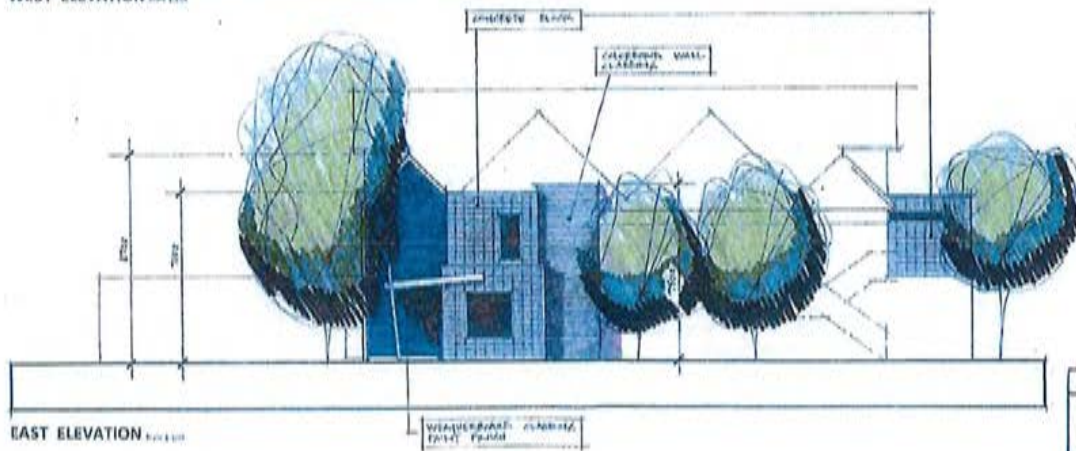


FIRST FLOOR PLAN 1:100

FIRST FLOOR PLAN	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1855 The Esplanade	
	DA02

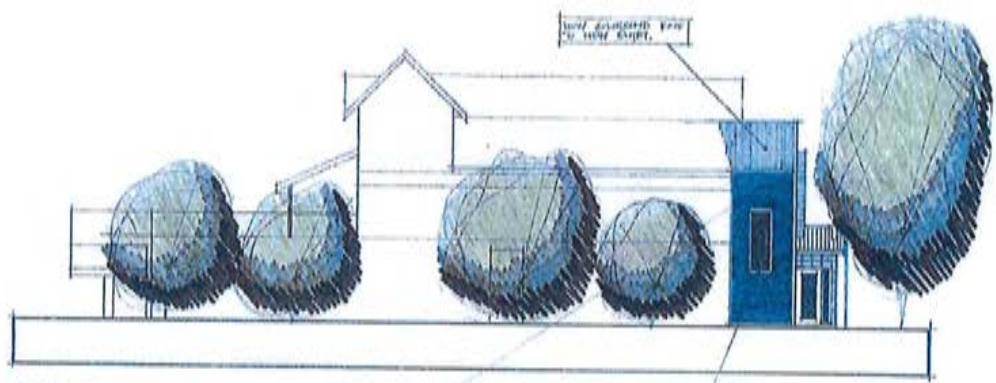


WEST ELEVATION 1:100

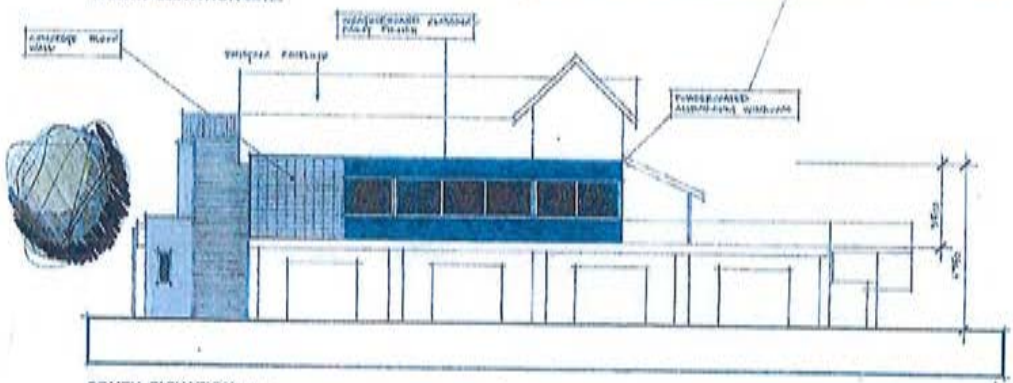


EAST ELEVATION 1:100

ELEVATIONS	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1635 The Esplanade	
	DA03

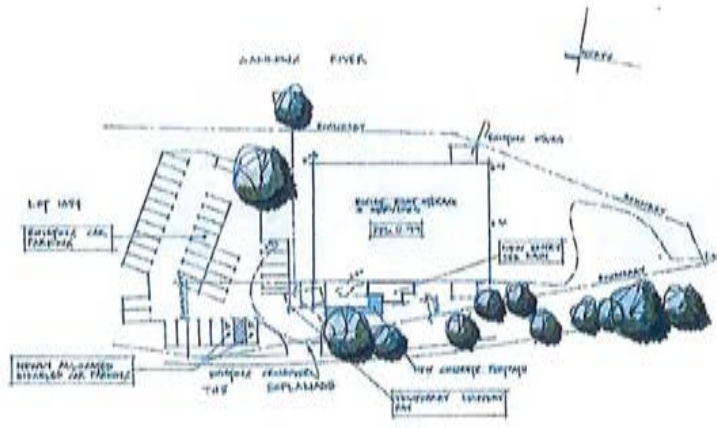


NORTH ELEVATION



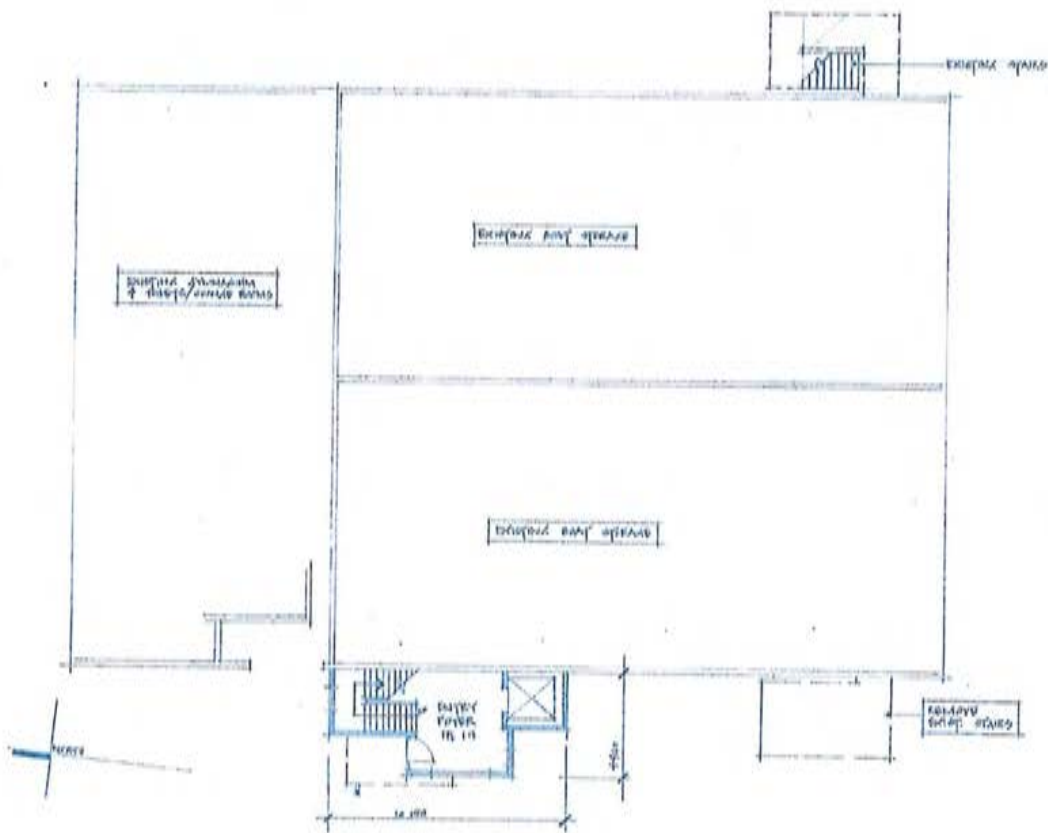
SOUTH ELEVATION

ELEVATIONS	
Proposed Alterations & Additions, Rowing WA	
Site 4, Lot 1855 The Esplanade	
Architect: [Name]	DA04



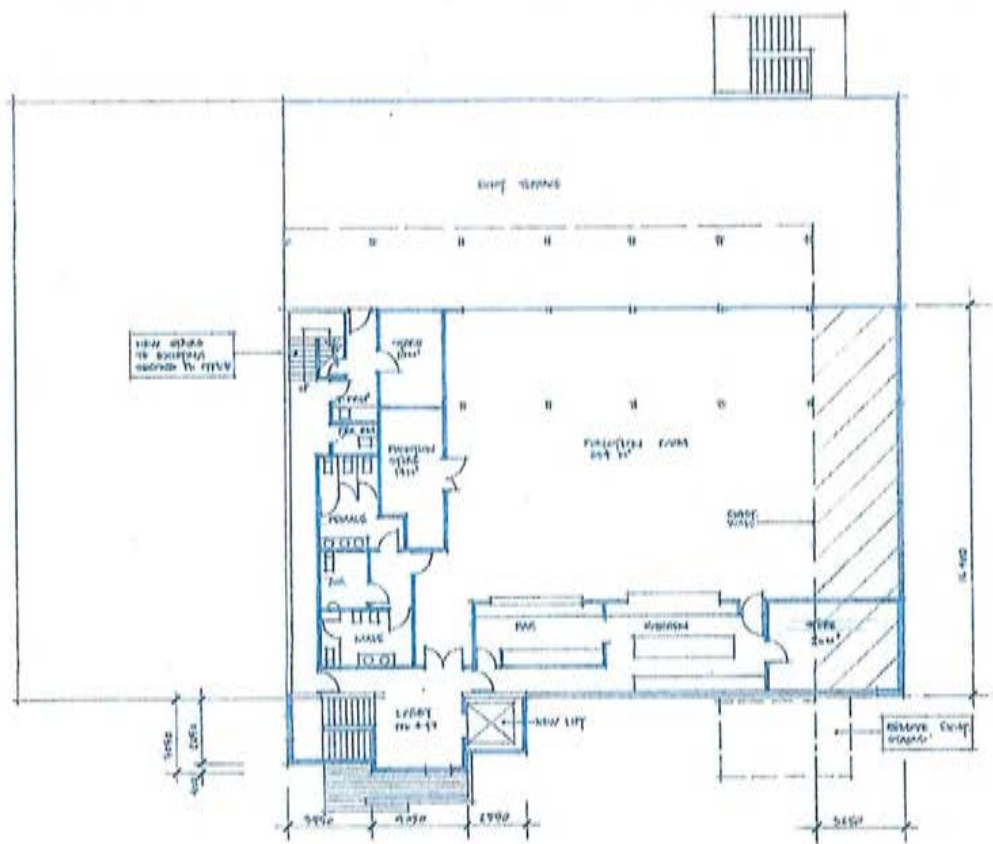
SITE PLAN Scale 1:500

SITE PLAN	
Proposed Alterations & Additions, Rowing WA	
Rta 4, Lot 1055 The Esplanade	
Sharon Lobb Architect	DA00



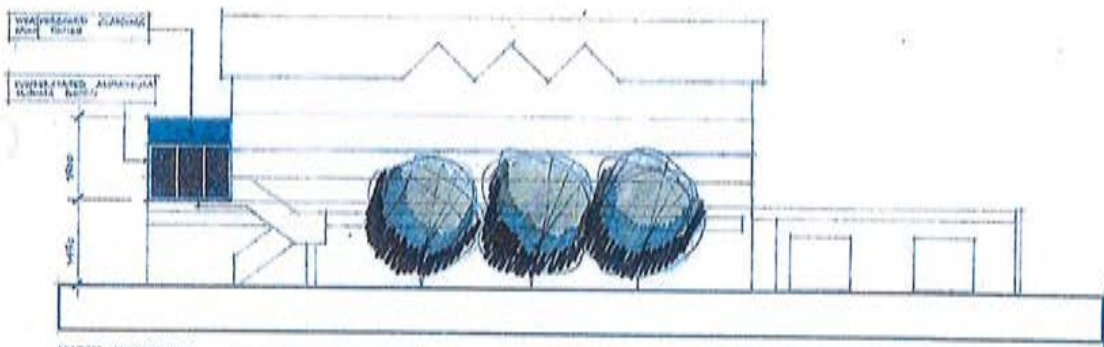
GROUND FLOOR PLAN

GROUND FLOOR PLAN	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1655 The Esplanade	
Project Name and No.	DA01

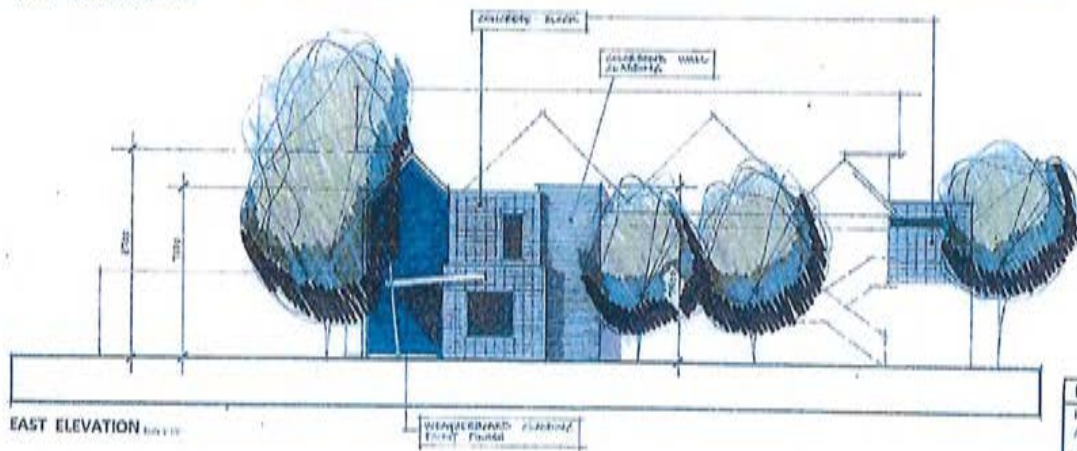


FIRST FLOOR PLAN (Scale 1:100)

FIRST FLOOR PLAN	
Proposed Alterations & Additions, Rowing WA	
No 4, Lot 1055 The Esplanade	
	DA02

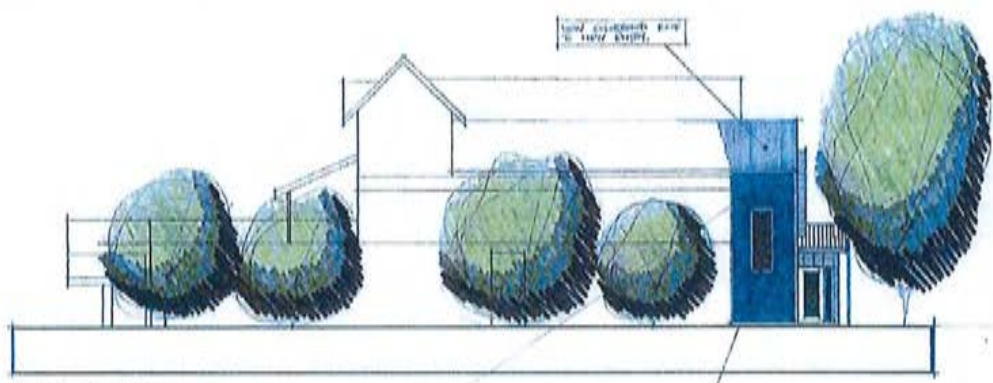


WEST ELEVATION 1:100

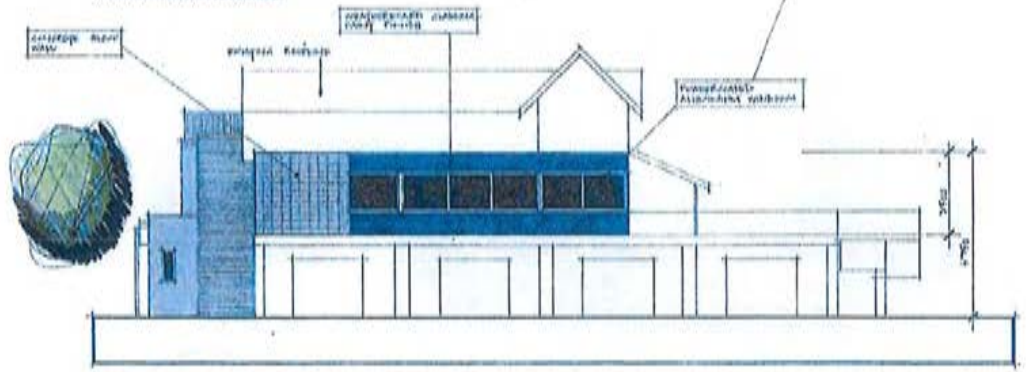


EAST ELEVATION 1:100

ELEVATIONS	
Proposed Alterations & Additions, Rowing WA	
Rd 6, Lot 1855 The Esplanade	
<div style="display: flex; align-items: center;"> Architectural <div style="background-color: #0056b3; color: white; padding: 2px 5px; margin-left: 5px; font-weight: bold; font-size: large;">DA03</div> </div>	



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS	
Proposed Alterations & Additions, Rowang WA	
No 4, Lot 1855 The Esplanade	
	DA04

Suzanna Chan

From: Darcy Corr <Darcy.Corr@dplh.wa.gov.au>
Sent: Wednesday, 20 November 2019 2:07 PM
To: Suzanna Chan
Subject: RE: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

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

Thank you for your response.

Removing the Management Order over the whole or part of Reserve 26758 to facilitate a lease pursuant to section 79 of the *Land Administration Act 1997* may also be a lengthy process in itself.

The Department of Planning, Lands and Heritage (DPLH) would be required to seek a current unimproved market rental valuation from Landgate Valuation Services and have our legal team draft a lease document for negotiation with Rowing WA. If only a portion of the Reserve is to be converted to leasehold i.e. the clubhouse, the land will be required to be excised via a Crown subdivision DP. This process could take up to six months to be finalised, whereas amending the current Management Order is a relatively shorter procedure and could potentially be finalised within 1-2 months.

Has the Part 5 Development Approval process commenced or has it been placed on hold pending further consultation?

Please don't hesitate to call if you wish to discuss further.

Kind regards,
Darcy

Darcy Corr | State Land Officer | Land Management Metropolitan & Peel
140 William Street, Perth WA 6000
6552 4430
www.dplh.wa.gov.au

The department acknowledges the Aboriginal peoples 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: Suzanna Chan <suzanna.chan@dbca.wa.gov.au>
Sent: Tuesday, 19 November 2019 5:11 PM
To: Darcy Corr <Darcy.Corr@dplh.wa.gov.au>
Subject: RE: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Hi Darcy,

Thanks for the email.

Given that the Management Order for the site will need to be amended to facilitate the establishment of a more formal event hire space, it would be Department of Biodiversity, Conservation and Attractions preference if Rowing WA is transferred over to a lease arrangement (i.e. replacing the Management Order). DBCA has no objections if the lease includes a clause to allow the site to be sub-lease to a third party (e.g. catering company).

There are some minor works (e.g. works less than \$50,000) that can be considered under a permit approvals process instead of a development approval for leaseholders under the Swan and Canning Rivers Management Regulation 2007. These exemptions don't apply if the Club does not have a lease for the site. If Rowing WA has a lease for the site (i.e. leaseholder), it can undertake future minor works at the site (up to \$50,000) through a permit process instead of requiring a Part 5 Development Approval from DBCA.

At the moment, any works proposed by Rowing WA for the site requires a Part 5 Development Approval – this is a lengthy approvals process (e.g. 6-7 months) as it requires formal referral to external agencies, a public comment period and determination by the Minister for Environment. Permits are issued directly by DBCA and can take 5-7 weeks.

Kind regards

Suzanna

From: Darcy Corr <Darcy.Corr@dplh.wa.gov.au>
Sent: Friday, 15 November 2019 3:58 PM
To: Suzanna Chan <suzanna.chan@dbca.wa.gov.au>
Subject: RE: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

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

Thanks for sending that through and apologies for the lack of response, the email doesn't seem to have made it to the Metro team yet.

DPLH is considering amending Rowing WA's Management Order over 'Recreation' Reserve 26758 to include the power to lease or licence (subject to conditions). This would enable Rowing WA to facilitate opportunities to establish a more formal event hire space as is proposed in their Development Application to DBCA and would be considered in line with the Reserve's current purpose. The conditions would ensure that all funds are put back into rowing operations (i.e. building improvements, sports training etc.). Rowing WA's constitution also states that they are a not-for-profit entity and that all funds raised are put back into the sport and its members.

Could you please clarify DBCA's position?

I will discuss further with my Assistant Manager (particularly the commerciality of the proposed leasing/licencing arrangement) and get a more formal response to you before the end of next week, please don't hesitate to contact me should you wish to discuss.

Kind regards,
Darcy

Darcy Corr | State Land Officer | Land Management Metropolitan & Peel
140 William Street, Perth WA 6000
6552 4430
www.dplh.wa.gov.au

The department acknowledges the Aboriginal peoples 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: Suzanna Chan <suzanna.chan@dbca.wa.gov.au>
Sent: Friday, 15 November 2019 2:51 PM
To: Darcy Corr <Darcy.Corr@dphl.wa.gov.au>
Subject: FW: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

From: Rivers Planning
Sent: Monday, 23 September 2019 10:31 AM
To: info@dphl.wa.gov.au
Subject: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Attention: [Trinh Nguyen](#)

Good morning

PART 5 – LOT 1855, 4 THE ESPLANADE MT PLEASANT– RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS – ROWING WA

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. Your department is invited to provide comments and recommendations considered relevant to this proposal.

Prior to the report being prepared, the application has been referred to relevant agencies for comments and advice. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Suzanna Chan, on 9278 0900. In all correspondence please quote the reference number 2019/2278.

Yours sincerely

Janette Biviano | Administration Officer

Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

P: 08 9278 0921 | janette.biviano@dbca.wa.gov.au

Web: www.dbca.wa.gov.au



Department of Biodiversity,
Conservation and Attractions



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Western Australia

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Suzanna Chan

Original Application -
City of Melville

From: Ben Ashwood <Ben.Ashwood@melville.wa.gov.au>
Sent: Tuesday, 1 October 2019 11:05 AM
To: Suzanna Chan
Subject: FW: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA
Attachments: 02883363.pdf

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Hi Suzanna,

Further to our conversation this morning I can confirm that the City is content that the referral response provided to DBCA on the 2nd August 2019 (see attached) accounts for the City's position and recommended conditions.

Any further comments please let me know.

Kind regards,

Ben Ashwood
Senior Planning Officer
Ben.Ashwood@melville.wa.gov.au
Phone: (08) 9364 0216
www.melvillecity.com.au

City of Melville, 10 Almondbury Road, Booragoon, Western Australia 6154



The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present.

From: PBAAdmin
Sent: Tuesday, 1 October 2019 10:50 AM
To: Ben Ashwood
Subject: FW: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

From: Melville Information Officer
Sent: Monday, 23 September 2019 11:28 AM
To: PBAAdmin
Subject: FW: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Peta Dennison
Customer Relations Team Leader
Peta.Dennison@melville.wa.gov.au
www.melvillecity.com.au

City of Melville, 10 Almondbury Road, Booragoon, Western Australia 6154



The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present.

From: Rivers Planning [mailto:rivers.planning@dbca.wa.gov.au]
Sent: Monday, 23 September 2019 10:32 AM
To: Melville Information Officer; contaminated.sites@dwer.wa.gov.au
Subject: Referral for Comment - Part 5 - 2019/2278 - Lot 1855, 4 The Esplanade Mt Pleasant - Renovations to existing function room including the addition of a new main entry, lift and stairs - Rowing WA

Good morning

PART 5 – LOT 1855, 4 THE ESPLANADE MT PLEASANT– RENOVATIONS TO EXISTING FUNCTION ROOM INCLUDING THE ADDITION OF A NEW MAIN ENTRY, LIFT AND STAIRS – ROWING WA

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. Your department is invited to provide comments and recommendations considered relevant to this proposal.

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In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to rivers_planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Suzanna Chan on 9278 0935. In all correspondence please quote the reference number 2019/2278.

Yours sincerely

Janette Biviano | Administration Officer

Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

P: 08 9278 0921 | janette.biviano@dbca.wa.gov.au

Web: www.dbca.wa.gov.au



**Department of Biodiversity,
Conservation and Attractions**



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