



*Swan and Canning Rivers Management Act 2006*

**PART 5**

**DETERMINATION OF DEVELOPMENT APPLICATION**

FILE NUMBER	:	2020/0984
APPLICANT	:	Swan River Rowing Club
LANDOWNER	:	Department of Planning, Lands and Heritage
LAND DESCRIPTION	:	Lot 1854 on Plan 208889 (2) The Esplanade, Mount Pleasant (Crown Reserve 26811)
DEVELOPMENT	:	Renovations to change rooms, creation of an athletes' lounge area and minor external building modifications.
VALID FORM 1 RECEIVED	:	25 March 2020
DETERMINATION	:	<b>APPROVAL WITH CONDITIONS</b>

The application to commence development in accordance with the information received on 25 March 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 (**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 (**Advice Notes 2 and 3**).
4. The materials and finishes of the development are to complement the existing building, to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of Melville. Details of the materials and finishes are to be submitted for approval prior to the commencement of works (**Advice Note 3**).
5. Prior to the commencement of works, the applicant shall provide a copy of its amended lease agreement to the Department of Biodiversity, Conservation and Attractions to ensure the extension of the building footprint is within the lease area (**Advice Note 4**).

### During works

6. All works shall be implemented in accordance with the plans approved under **Conditions 3 and 4**.
7. 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.
8. The applicant shall ensure that the Site Management Plan for the area (AECOM, 8 November 2016) is available for reference, and that all the contractors and personnel involved in the development are familiar with the management provisions (**Advice Note 6**).
9. 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 (**Advice Note 7**).
10. Prior to occupation, the refurbished clubhouse shall be connected to reticulated sewer.

### On completion of works

11. 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 work and plans can be emailed to [rivers.planning@dbca.wa.gov.au](mailto: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;
  - the location of any temporary structures;
  - on-site storage and bunding of materials (sediment control), equipment, chemicals and fuel (no storage of material on the verge will be permitted);
  - protection of the river (and nearby stormwater drains) from inputs of debris, rubbish or other deleterious material;
  - waste and material disposal;
  - protection of vegetation;
  - noise and vibration controls;
  - air and dust management;
  - traffic management, including parking arrangements for work contractors;
  - site security;
  - 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 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 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 (**Advice Note 5**), 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. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions and the City of Melville to consider and approve the plans and details required under **Conditions 3 and 4**, the documents shall be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
4. In regard to **Condition 5**, the applicant is advised that the proposed extension of the building footprint is located outside of the current lease area and therefore an amendment to the lease agreement is required. The applicant is advised to discuss this matter further with the City of Melville.
5. The City of Melville advises that temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of City of Melville and are to be removed prior to initial occupation of the development.
6. In regard to Condition 8, 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.
7. In regard to **Condition 9**, in case of damage or pollution events, the Department of Biodiversity, Conservation and Attractions can be contacted on 9278 0981 (Riverpark Duty Officer) or 9480 9924 (Marine Pollution Response).

8. 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 own judgment in determining the level of risk it is prepared to accept. It is recommended that the applicant undertake its own research and obtain appropriate independent professional advice relevant to the particular circumstances.
9. The applicant is advised that the proposed works are located within a moderate to low acid sulphate soil risk area. The *Acid Sulphate Soils Guideline Series for guidance on the identification, assessment and management of acid sulphate soils in Western Australia* is available from the Department of Water and Environmental Regulation website at [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au). If any acid sulphate 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: 4/6/20

**DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT**

PROPOSAL	: Renovations to change rooms, creation of an athletes' lounge area and minor external building modifications.
LOCATION	: Swan River Rowing Club, Lot 1854 on Plan 208889 (2) The Esplanade, Mount Pleasant (Crown Reserve 26811)
COST	: \$300,000
APPLICANT	: Alan Stewart, Clubhouse Management Committee Member, Swan River Rowing Club
LANDOWNER	: Department of Planning, Lands and Heritage – Vested to City of Melville
LOCAL GOVERNMENT	: City of Melville
MRS CLASSIFICATION	: Parks and Recreation
DECISION TYPE	: Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	: 1. Locations map (1 page) 2. External referral responses – a. City of Melville comments (2 pages) b. Department of Water and Environmental Regulation comments (2 pages) c. Department of Planning, Lands and Heritage comments (3 pages) 3. Existing site plans (2 pages) 4. Proposed site plans (2 pages) 5. Lease agreement area (1 page)
RECOMMENDATION	: <b>APPROVAL WITH CONDITIONS</b>

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**REPORT**

**1.0 INTRODUCTION**

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from Mr Alan Stewart, Clubhouse Management Committee Member, on behalf of the Swan River Rowing Club proposing to renovate the change rooms, create an athletes' lounge area and make minor external building modifications to the Swan River Rowing Club clubhouse at Lot 1854 on Plan 208889 (2) The

Esplanade, Mount Pleasant (Crown Reserve 26811) (**Attachment 1**). The subject land is reserved for Parks and Recreation under the Metropolitan Region Scheme.

- 1.2 The proposed development is to occur on land entirely within the Swan Canning Development Control Area 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).
- 1.3 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) advises that it supports the proposal, and has recommended the following conditions:
  - Temporary structures are permitted to be installed within the property boundaries of the subject site for the duration of the construction. These structures are to be located so not to obstruct sight lines, the adjacent road network or adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development;
  - All stormwater run-off generated from impervious surfaces shall be retained onsite; and
  - The materials and finishes of the development are to complement the existing building, to the satisfaction of the City. Details of the materials and finishes are to be submitted for the approval of the City prior to the commencement of the development.
- 2.2 The City's full comments are provided in **Attachment 2a**.
- 2.3 In relation to the City's comments on stormwater management, it should be noted that the proposed development will not result in any change to the impervious surfaces of the site – all external building modifications will be contained under the eaves of the existing building with no additions or alterations proposed to the roof. The City's remaining advice has been incorporated into the recommended conditions of this report.
- 2.4 The City has advised that there are no foreseeable issues in relation to the Swan River Rowing Club's lease area being amended to accommodate the proposed extension (see section 6.6 below).

### Department of Water and Environmental Regulation

- 2.5 The Department of Water and Environmental Regulation (DWER) has assessed the application with respect to floodplain management.
- 2.6 DWER notes that the current 1 in 10 (10%) Average Recurrence Interval (AEP) is 1.13m with an expected increase due to sea level rise to 2.0m AHD by 2110.
- 2.7 DWER further notes that the current 1 in 100 (1%) AEP flood level for the general area is estimated to be 1.35m AHD with an expected increase due to sea level rise to 2.22m AHD by 2110.

- 2.8 DWER advises that the proposed development is considered acceptable and that there are no objections, however, recommends that there should be a minimum habitable floor level of 2.72m AHD (i.e. 0.5m above the 2110 estimated 1% AEP flood level) to ensure adequate flood protection for the future.
- 2.9 The natural ground level around the Swan River Rowing Club is understood to be approximately 1.3m AHD, generally equivalent to the current 1% AEP flood level. The finished floor level of the clubhouse is unknown, however is expected to be built-up above 1.3m AHD with the proposed minor extensions tying into the existing finished floor levels.
- 2.10 Whilst the clubhouse is not anticipated to be subject to flooding in the short term, it may be subject to flooding in the future. The Swan River Rowing Club has been advised of the above and has accepted the anticipated flood risk.
- 2.11 DWER's full comments are provided in **Attachment 2b**. Advice regarding flood risk and sea level rise have been incorporated into the advice notes of this approval.

#### **Department of Planning, Lands and Heritage**

- 2.12 The Department of Planning, Lands and Heritage (DPLH) has reviewed the application and advises that it has no objections to the proposed alterations of the clubhouse.
- 2.13 DPLH's full comments are provided in **Attachment 2c**.

### **3.0 PUBLIC CONSULTATION – SUBMISSIONS ON DRAFT REPORT**

- 3.1 In accordance with the requirements of Part 5 of the SCRM Act, a copy of the draft report and proposed recommendation was provided to the applicant and relevant stakeholders being the City, DWER, and DPLH. A copy was also published on the DBCA website for a period of two (2) weeks between 19 August 2020 and 2 September 2020 with an invitation for public submissions.
- 3.2 No submissions were received.

### **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 Sulphate Soils
- ◆ Contamination

- ◆ Stormwater Management
- ◆ Wastewater Management
- ◆ Public Access and Safety

## 6.0 BACKGROUND

- 6.1 The Swan River Rowing Club is located within the Canning River foreshore at Apex Park, Mount Pleasant. A car parking facility and Rowing Western Australia facilities are also located within Apex Park, to the south of the Swan River Rowing Club (**Attachment 1**). A narrow area of unallocated Crown land is located to the east of the Swan River Rowing Club clubhouse, directly abutting the Canning River.
- 6.2 The existing Swan River Rowing Club consists of boat storage bays and change rooms on the ground floor, and toilets, a kitchen and function space on the first floor (**Attachment 3**).
- 6.3 The current application proposes the following (**Attachment 4**):
- Expand two sections of the northern side of the building by 1.5m;
  - Install internal seating in the female changing room along the proposed extended wall;
  - Brick up an internal doorway leading into the male changing room and install a new shower stall in that location; and
  - Establish an internal athletes' lounge that includes a servery, kitchenette, and a new internal wall.
- 6.4 The athletes' lounge will be for members of the Swan River Clubhouse and used as an area for coaching and socialising.
- 6.5 The Swan River Rowing Club was granted a lease in 2016 by the Minister for Lands to use a portion of the land and the structure located on Crown Reserve 26811 for the purpose of recreation (i.e. rowing, storage of boats and equipment, and provision of a clubhouse). The lease is for an initial term of ten (10) years with a first further term and second further term of five (5) years each.
- 6.6 It has been identified that the proposed extensions will extend the clubhouse footprint 1.5m outside of the current lease area (**Attachment 5**). It is anticipated that this issue can be managed through the placement of a condition to obtain an updated lease prior to works commencing onsite.

## 7.0 DISCUSSION

### Environmental Protection

- 7.1 Policy 42 aims to ensure that land use and development on and adjacent to the river system maintains and enhances the quality and amenity of the river environment. The proposed development should be carefully undertaken to prevent detrimental impacts to the foreshore area.
- 7.2 The foreshore area surrounding the Swan River Rowing Club is open parkland with a number of trees and large shrubs. The proposed extension of the building footprint does not encompass any existing vegetation and therefore no vegetation removal is proposed. However, the extension of the eastern section of the northern building



wall presents a risk of damage to a *Brachychiton acerifolius* (Illawarra flame tree) that is located approximately 5m away.

- 7.3 To ensure that all potential environmental impacts are identified and managed appropriately, 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**

- 7.4 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.
- 7.5 The plans provided with the application indicate that two sections of the northern building wall that are being extended 1.5m outwards will align with an existing extended building wall (**Attachment 4**). It can be ensured through a condition of approval that the colours and finishes of the wall modifications match the existing building. Through the application of this condition, the modifications are not expected to alter the visual amenity of the building.

### **Acid Sulphate Soils**

- 7.6 The proposed works are to be undertaken within a moderate to low acid sulphate soils (ASS) disturbance risk area within 3m of the natural surface. The proposed works are likely to require only minor ground excavation during alterations to the building's northern wall.
- 7.7 The potential for disturbance of ASS during the construction works is considered to be minor and can be addressed through an advice note of the approval.

### **Contamination**

- 7.8 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.
- 7.9 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 south of the Swan River Rowing Club'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 the environment under the current land use (road reserve and recreation).

### **Stormwater Management**

- 7.10 Policy 49 generally requires stormwater runoff from constructed impervious services 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.

- 7.11 No details regarding stormwater management for the proposed building alterations have been provided, however this is not expected to be an issue as the extended walls will be located under the existing roof footprint and not result in an increase of impervious surfaces.

### **Wastewater Management**

- 7.12 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 connect.
- 7.13 Based on the current spatial mapping data, it is understood that the site is connected to reticulated sewer.
- 7.14 The proposal includes the construction of a kitchenette for the athletes' lounge and an additional shower in the male changing rooms. It is recommended that a condition be included to ensure that the clubhouse is connected to reticulated sewer, prior to occupation.

### **Public Access and Safety**

- 7.15 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.
- 7.16 Public access along the foreshore pathway during the construction works should be maintained wherever possible and prevented only for safety reasons. This can be addressed as part of the CEMP.
- 7.17 The proposed additions will be sufficiently setback to not impact on continuous public access along the adjacent principal shared pathway.

## **8.0 SWAN RIVER TRUST**

- 8.1 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust considered DBCA's draft report at its meeting of 21 July 2020 and 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.

## **9.0 CONCLUSION**

- 9.1 The proposed renovations and external alterations to the Swan River Rowing Club building are minor and are not expected to impact on the visual amenity of, and public access around, the clubhouse.
- 9.2 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

## 10.0 RECOMMENDATION

That the Director General of DBCA advises the Minister for Environment that the Swan River Rowing Club's proposal to renovate the change rooms, create an athletes' lounge area and make minor external building modifications at the Swan River Rowing Club clubhouse, within Lot 1854 on Plan 208889 (2) The Esplanade, Mount Pleasant (Crown Reserve 26811), as described in the application received 25 March 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 (**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 (**Advice Notes 2 and 3**).
4. The materials and finishes of the development are to complement the existing building, to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of Melville. Details of the materials and finishes are to be submitted for approval prior to the commencement of works (**Advice Note 3**).
5. Prior to the commencement of works, the applicant shall provide a copy of its amended lease agreement to the Department of Biodiversity, Conservation and Attractions to ensure the extension of the building footprint is within the lease area (**Advice Note 4**).

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8. The applicant shall ensure that the Site Management Plan for the area (AECOM, 8 November 2016) is available for reference, and that all the contractors and personnel involved in the development are familiar with the management provisions (**Advice Note 6**).
9. 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 (**Advice Note 7**).
10. Prior to occupation, the refurbished clubhouse shall be connected to reticulated sewer.

### On completion of works

11. 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

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3. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions and the City of Melville to consider and approve the plans and details required under **Conditions 3 and 4**, the documents shall be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
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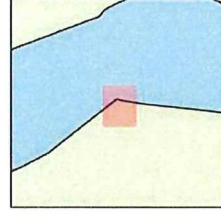
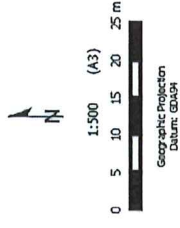
FINAL REPORT ENDORSED

Signed: Mark Webb Date: 23/9/20  
Mark Webb  
Director General

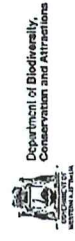
# Attachment 1: Location Map

**Legend**

- Swan River - Development Control Area (DCDA) C405/2016
- Perth Central



Produced by MF,  
Department of Biodiversity,  
Conservation and Attractions



Job Ref: 2020/0984  
Produced at 11:07 AM on June 22, 2020



The Department of Biodiversity, Conservation and Attractions does not guarantee the accuracy of any information provided in this map. The map is provided as a guide only. Users should verify the information on the ground. The Department of Biodiversity, Conservation and Attractions is not responsible for any loss or damage arising from the use of this map. 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.

29 May 2020

Enquiries: Mr Gavin Davey – 08 9364 0205  
Our Ref: DA-2020-453

Department of Biodiversity, Conservation and Attractions  
Swan River Trust  
PO Box 6829  
EAST PERTH WA 6892

Dear Sir/Madam

**MRS Referral – Minor Renovations to the Swan River Rowing Club**  
**2 The Esplanade, MOUNT PLEASANT WA 6153**  
**(Parcel Lot 1854 P 208889)**

I refer to the Part 5 application forwarded to the DBCA on the 1 May 2020 for minor renovations to the Swan River Rowing Club change rooms and lounge.

Zoning: Parks and Recreation  
Land Area: 3946.80m<sup>2</sup>

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

*Conditions*

1. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.
2. All stormwater generated on site is to be retained on site.
3. The materials and finishes of the development are to complement the existing building, to the satisfaction of the City. Details of the materials and finishes are to be submitted for the approval of the City prior to the commencement of the development.

If you require any further information or clarification regarding this matter, please do not hesitate to contact Mr Gavin Davey, on 08 9364 0205 or by email [gavin.davey@melville.wa.gov.au](mailto:gavin.davey@melville.wa.gov.au).



City of  
**Melville**

Yours sincerely

**Ben Ashwood**  
**Senior Planning Officer**

Enc



Your ref: 2020/00984  
Our ref: RF2719-02 PA 033631  
Enquiries: Corey Boivin  
Tel: 6250 8027

Marshall Farrell  
Rivers and Estuaries Branch  
Department of Biodiversity, Conservation and Attractions  
Locked Bag 104  
Bentley Delivery Centre WA 6983

Via email: [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)

Dear Marshall,

***PART 5 – APEX RESERVE, 2 THE ESPLANADE, MOUNT PLEASANT –  
RENOVATION OF CHANGE ROOMS AND AMENITIES – SWAN RIVER ROWING  
CLUB***

Thank you for providing the development application for the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the proposed renovations have the potential to impact on water resource values and/or management. While the Department does not object to the proposal key issues and recommendations are provided below, and these matters should be addressed:

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.

Based on the results of the Canning River Flood Study and the Assessment of Swan and Canning Tidal and Storm Surge Water Levels Study, the 1 in 100 (1%) AEP flood level for the general area is estimated to be 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.

The Department has no objections to the proposed renovations to the existing rowing club building.

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

Should you require any further information on the comments please contact Corey Boivin at [corey.boivin@dwer.wa.gov.au](mailto:corey.boivin@dwer.wa.gov.au) or at 6250 8027

Yours sincerely

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

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

28 / 05 / 2020

## Marshall Farrell

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**From:** Jamie Townend <Jamie.Townend@dplh.wa.gov.au>  
**Sent:** Wednesday, 17 June 2020 8:03 AM  
**To:** Rivers Planning  
**Subject:** FW: Referral for Comment - Part 5 - 2020/000984 - Renovation of change rooms and amenities - Apex Reserve, 2 The Esplanade, Mount Pleasant - Swan River Rowing Club

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

Good afternoon

I can advise that the subject lot 1855 No 2 The Esplanade, Mount Pleasant is zoned Parks and Recreation under the Metropolitan Region Scheme.

The proposal does not suggest any change in land use. The changes involve general maintenance and upgrading of the existing building only, and do not result in an increased footprint or change to the general appearance of the existing building.

Land Use Planning raise no objection to the proposal sent by the Department of Biodiversity, Conservation and Attraction on 21 April 2020.

Please do not hesitate to contact me with any further questions.

Kind Regards

**Jamie Townend** | Senior Planning Officer | Land Use Planning  
140 William Street, Perth WA 6000  
6551 9096 |  
[www.dplh.wa.gov.au](http://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:** Rivers Planning [mailto:rivers.planning@dbca.wa.gov.au]  
**Sent:** Monday, 15 June 2020 2:00 PM  
**To:** info <info@dplh.wa.gov.au>  
**Cc:** Marshall Farrell <marshall.farrell@dbca.wa.gov.au>  
**Subject:** Referral for Comment - Part 5 - 2020/000984 - Renovation of change rooms and amenities - Apex Reserve, 2 The Esplanade, Mount Pleasant - Swan River Rowing Club

Good afternoon

Can you please advise if your department would like to make any comments or recommendations in regard to the Part 5 Swan River Rowing Club.

We would appreciate if you could please forward to our office urgently on the above email address.

Kind Regards

**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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**From:** Rivers Planning  
**Sent:** Tuesday, 21 April 2020 4:36 PM  
**To:** 'info@dplh.wa.gov.au' <[info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)>  
**Cc:** 'contaminated.sites@dwer.wa.gov.au' <[contaminated.sites@dwer.wa.gov.au](mailto:contaminated.sites@dwer.wa.gov.au)>; Marshall Farrell <[marshall.farrell@dbca.wa.gov.au](mailto:marshall.farrell@dbca.wa.gov.au)>  
**Subject:** Referral for Comment - Part 5 - 2020/000984 - Renovation of change rooms and amenities - Apex Reserve, 2 The Esplanade, Mount Pleasant - Swan River Rowing Club

Good afternoon,

**PART 5 – APEX RESERVE, 2 THE ESPLANADE, MOUNT PLEASANT – RENOVATION OF CHANGE ROOMS AND AMENITIES – SWAN RIVER ROWING CLUB**

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can also be downloaded from our website here <https://www.dpaw.wa.gov.au/management/swan-canning-riverpark/planning-development-and-permits/applications/item/3747-part-5-apex-reserve-2-the-esplanade-mount-pleasant>. 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](mailto:rivers.planning@dbca.wa.gov.au). Should there be any queries regarding this matter, please contact **Marshall Farrell, Planning Officer**, on 9278 0900. In all correspondence please quote the reference number **2020/000984**.

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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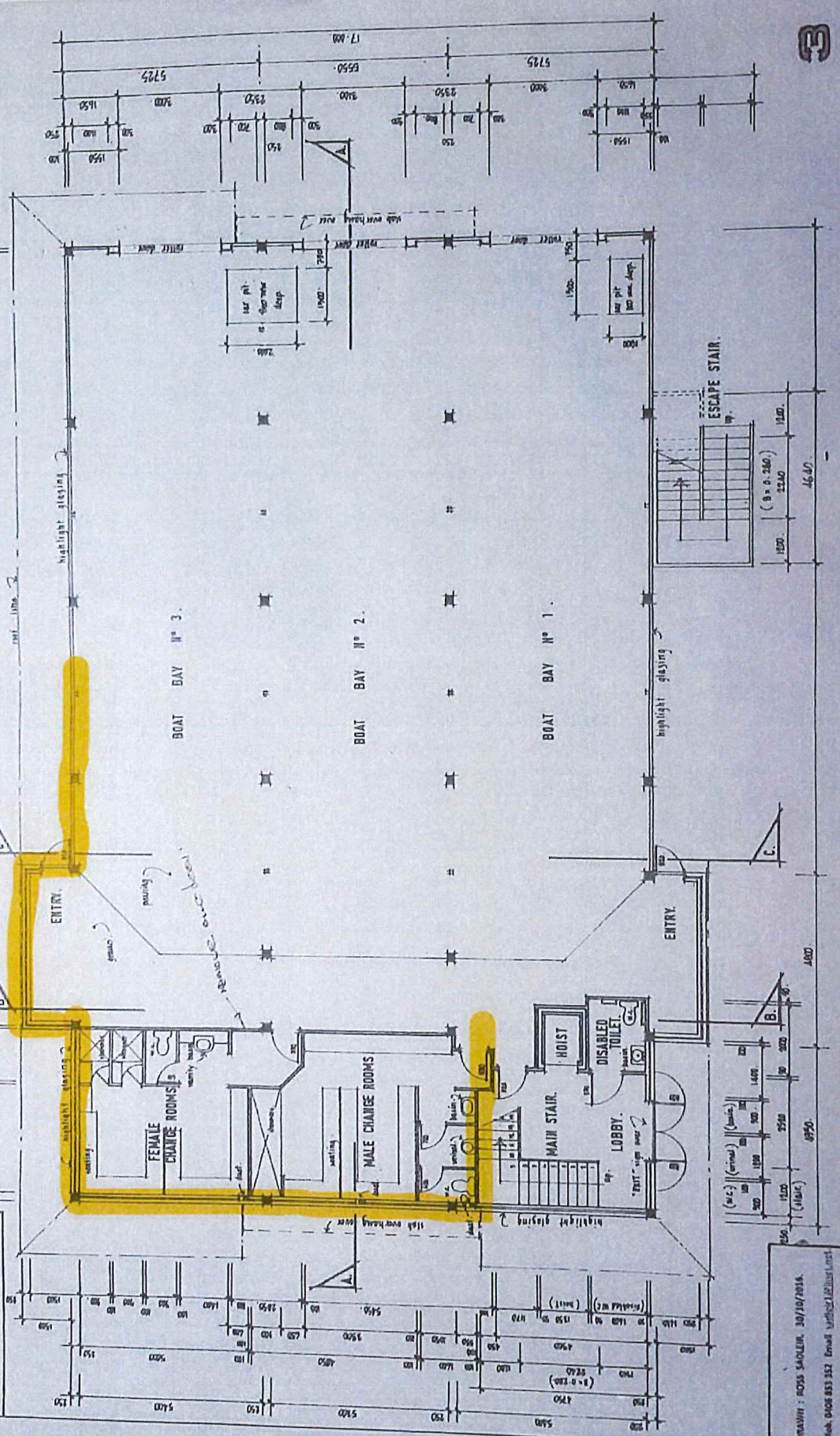
# PLAN GROUND FLOOR

SCALE 1:100 6-6-91.

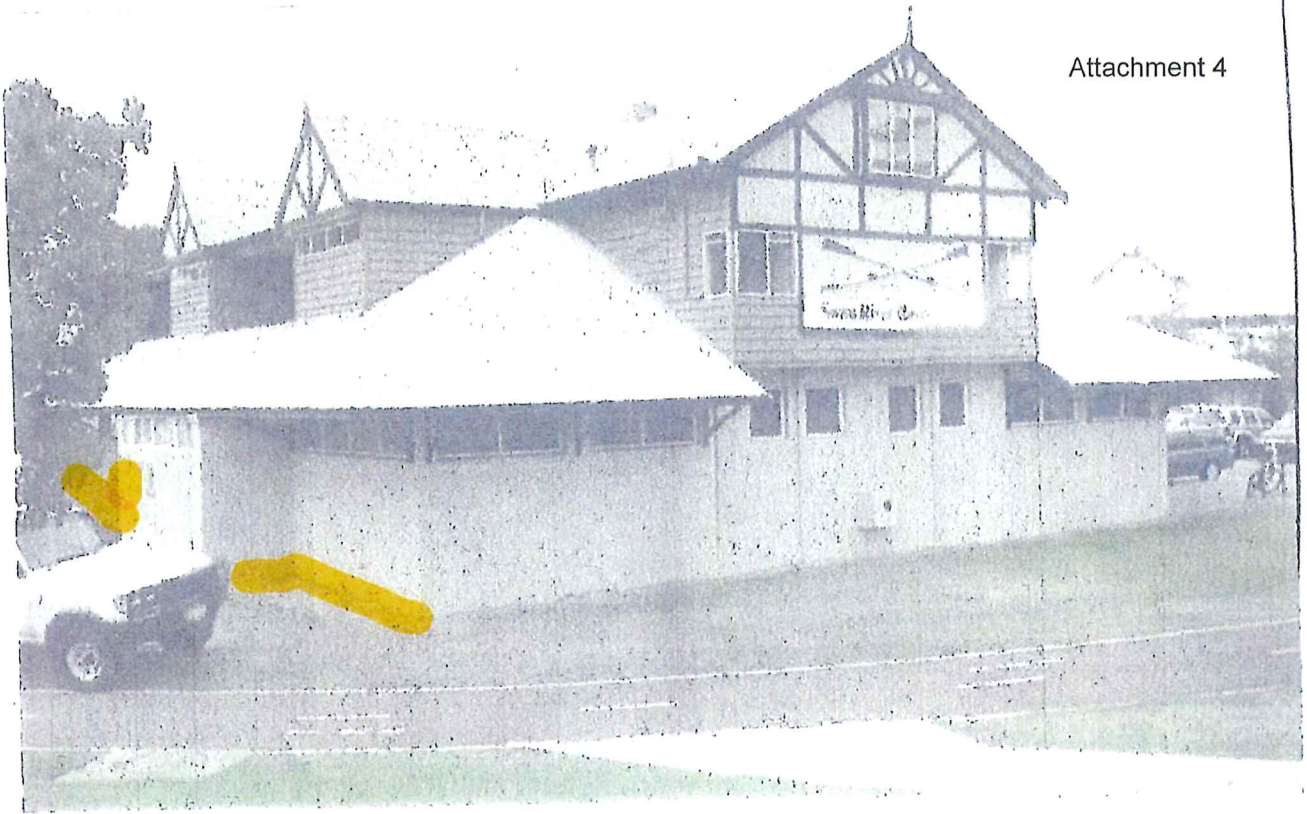
OPTION 1. - SWANS - NO TENANTS.

PROVIDED 2016 / 2017 ALTERATIONS, FOR  
SWAN RIVER ROWING CLUB (INC.)  
AT APPEX RESERVE LESLA THE ESPERANDE,  
CIRIL CANNING HIGHWAY, MOUNT PLEASANT

DRAWN: ROSS SAGLIER, 10/10/2016.  
Mtd. 0408 853 832 Email: ross@rdsl.com





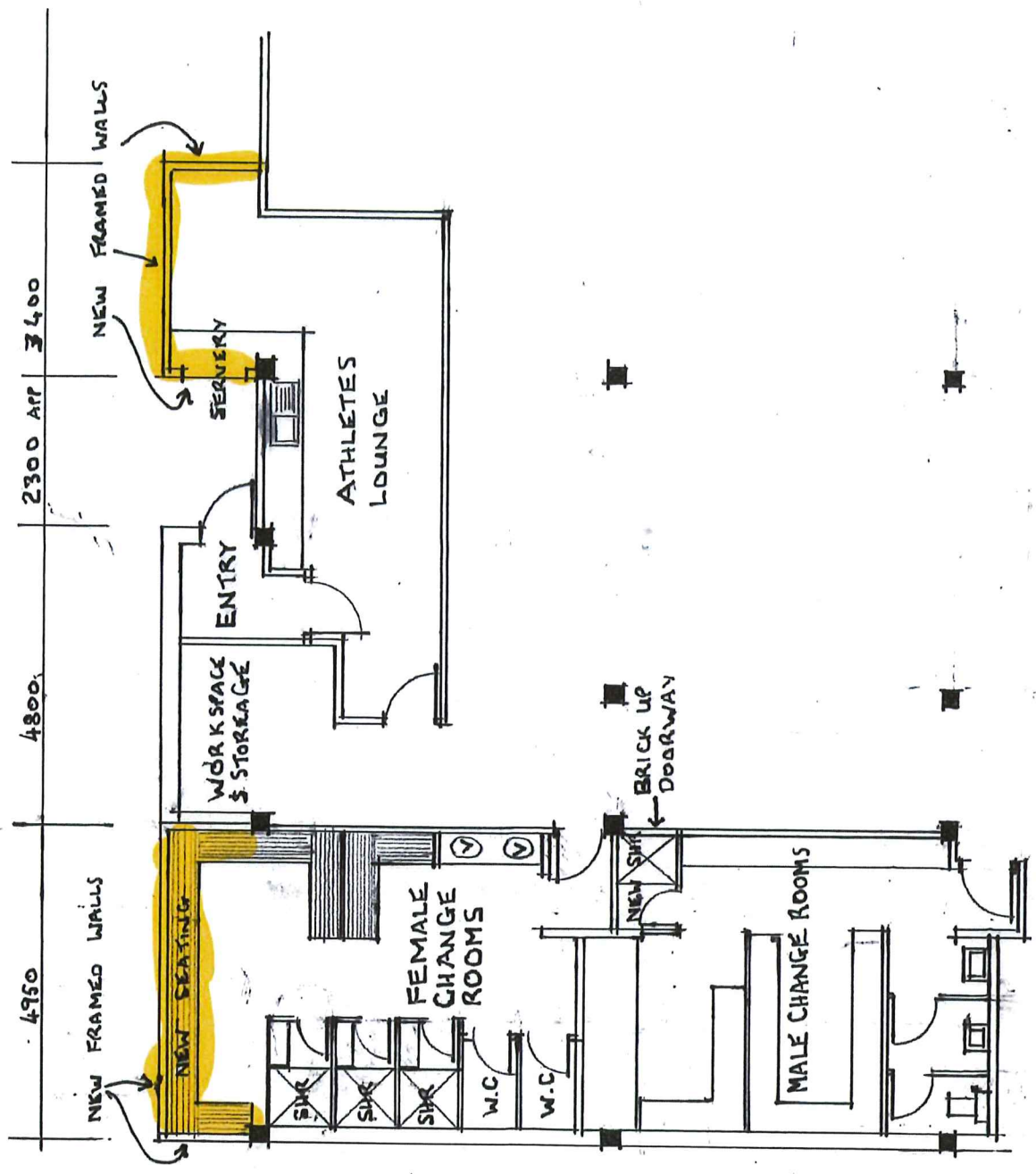


# EXISTING

AS VIEWED FROM CANNING H/WAY.



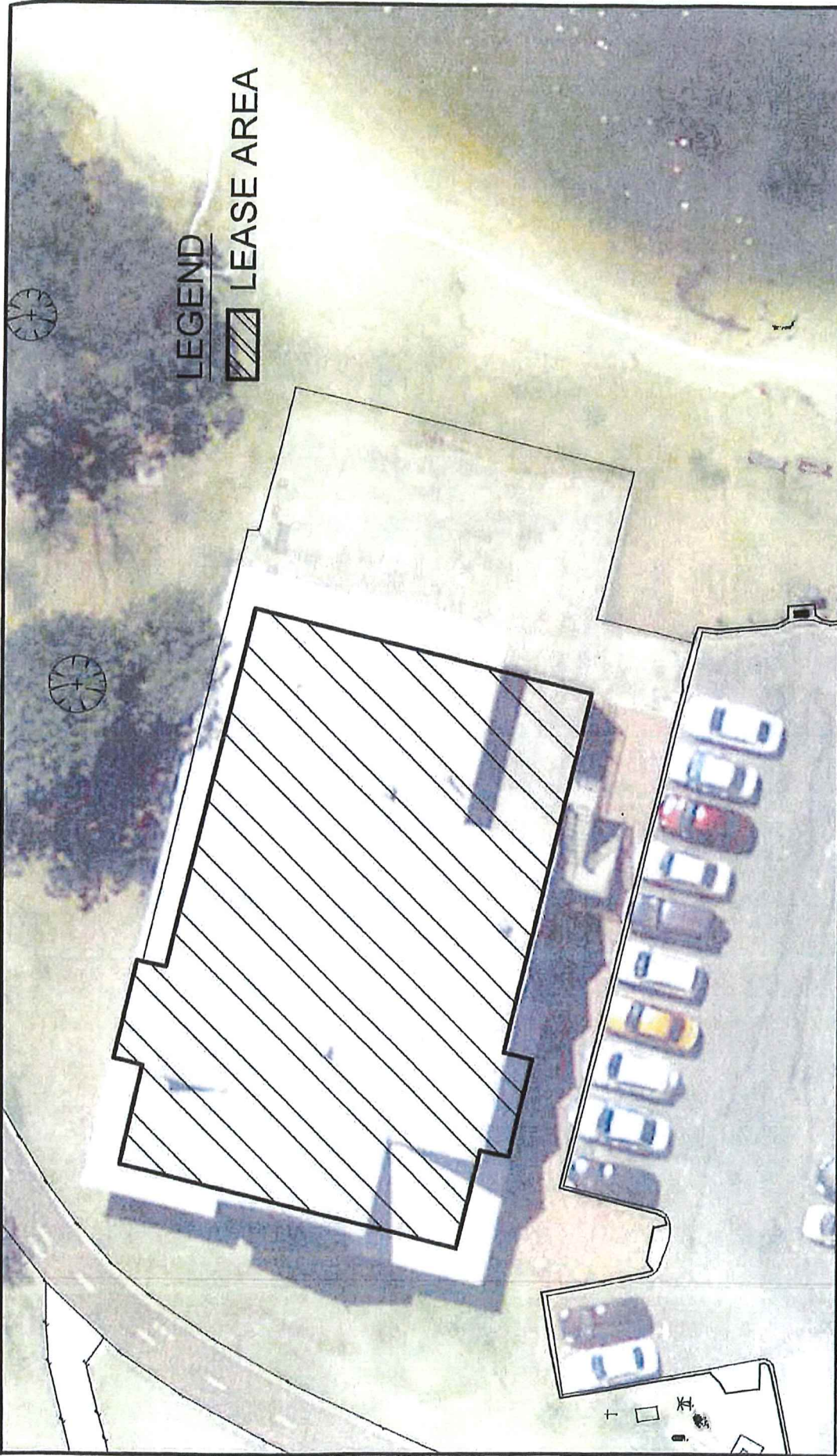




FLOOR PLAN 1:100

PROPOSED 2020 ALTERATIONS TO SWAN RIVER ROWING CLUB (INC) PREMISES  
 AT APEX PARK RESERVE 1854 THE ESPLANADE CNR CANNING HWY MT. PLEASANT

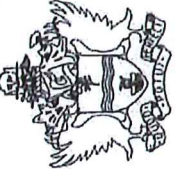
DRAWN  
 W. SIMMONS  
 Q499 447 335



**LEGEND**



**LEASE AREA**

 <p>— City of — <b>Melville</b></p>		<p><b>SURVEYED</b> S PAULOSE ARP 2015</p>		<p><b>DRAWING STATUS</b> ISSUED</p>	
		<p><b>DESIGNED</b> R BAILEY DEC 2016</p>		<p><b>CAD FILE</b> Lease Area-APEX RESERVE ROWING CLUB LEASE AREA-675A4-16A.dwg</p>	
<p><b>DRAWN</b> D WANG DEC 2016</p>		<p><b>APPEX RESERVE SWAN RIVER ROWING CLUB LEASE AREA</b></p>		<p><b>PLAN No.</b> 675A4-16A</p>	
<p><b>APPROVED</b> <i>[Signature]</i> 15/12/16</p>		<p><b>SCALE</b> NOT TO SCALE</p>			