



*Swan and Canning Rivers Management Act 2006*

**PART 5**

**DETERMINATION OF DEVELOPMENT APPLICATION**

FILE NUMBER	:	2022/2369
APPLICANT	:	Swan Canoe Club
LANDOWNER	:	Town of Mosman Park
LAND DESCRIPTION	:	Lot 672 on Deposited Plan 219932 (Reserve 1634) Johnson Parade, Mosman Park
DEVELOPMENT	:	Extension to the Swan Canoe Club Canoe Storage Facilities
VALID FORM 1 RECEIVED	:	27 October 2022
DETERMINATION	:	<b>APPROVAL WITH CONDITIONS</b>

The application to commence development in accordance with the information received on 27 October 2022, followed by amended plans received on 24 November 2022, is APPROVED subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of this approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. 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 (see **Advice Notes 1, 2 and 4**).
4. All works are to be undertaken in accordance with a stormwater management plan as approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Notes 1, 3 and 4**).
5. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated.
6. 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.
7. All colours, finishes and materials used in the development are to be in accordance with the information provided to the Department of Biodiversity, Conservation and Attractions as per ground floor plan Project No. 2201/0849 Drawing No. A04 (revision C), eastern elevation B Project No. 2201/0849 Drawing No. A09 (revision B) and first floor plan Project No. 2201/0849 Drawing No. A05 (revision B).


8. 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 NOTES**

1. Notifications 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:
  - a. Timeframes and responsibilities for tasks identified.
  - b. Contact details of essential site personnel, construction period and operating hours.
  - c. Management of any potential acid sulphate soils (PASS) that may be exposed during the works.
  - d. Proposed contingency actions if environmental controls are inadequate.
  - e. Detail of machinery and associated refuelling (refuelling should take place outside of the Swan Canning Development Control Area if possible, or within an appropriate impervious bund).
  - f. Waste management.
  - g. Protection of the river from inputs of debris, run-off, soil, fill, or other deleterious material.
  - h. Public safety and amenity.
  - i. Traffic, machinery and pedestrian access and parking management for contractors and the public.
  - j. Complaints and environmental incident management plan.
  - k. Containment of stockpiles of materials.
  - l. Location of emergency spill kits that are to be on-site at all times
  - m. A detailed site map showing the location of:
    - i. Signage, including the contact details of essential site personnel
    - ii. Perimeter fencing and hoarding
    - iii. The laydown area and vehicle entry/exit points
    - iv. Protected vegetation
    - v. Areas of excavation and stockpiling of soil
    - vi. On-site storage and bunding of materials and equipment
    - vii. Proposed redirection of pedestrian traffic
  - n. Incident response procedures such as measures to document and respond to incidents of damage, sediment plumes, pollution or spills within the Swan Canning Development Control Area noting also that incidents are to be reported immediately to the Department of Biodiversity, Conservation and Attractions' Duty Officer (Riverpark) on 9278 0981 (24 hrs) or Pollution Response Officer (Marine) on 9480 9924 (24 hrs)
  - o. Any other matters considered relevant to the proposal not identified above
3. Regarding **Condition 4**, the stormwater management plan is to demonstrate that stormwater is able to be appropriately managed on site and should demonstrate that the

proposed soak well is capable of capturing and infiltrating the first 15 millimetres of stormwater.

4. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans and details required under **Conditions 3 and 4**, the documents must be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
5. The applicant is advised to communicate with the Whadjuk Aboriginal Corporation via the South West Aboriginal Land and Sea Council should the applicant wish to better understand the Aboriginal cultural heritage of the wider area. (Department of Planning, Lands and Heritage)
6. The applicant is advised that further approval under section 18 of the *Land Administration Act 1997* is required once the new lease is arranged and requires the Town as the Management Body of Class A Reserve 1634 to seek approval from DPLH. (Department of Planning, Lands and Heritage)
7. All development must comply with the provisions of Council's Local Planning Scheme No. 3, Health Regulations, Building Code of Australia, and all other relevant Acts, Regulations and Local Laws. (Town of Mosman Park)
8. The applicant is reminded of its obligations to comply with the "Land development sites and impacts on air quality: a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia", prepared by the Department of Water and Environmental Regulation.



Hon Reece Whitby MLA  
**MINISTER FOR ENVIRONMENT**

Date: 01/08/2023

## DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL	Extension to the Swan Canoe Club Canoe Storage Facilities
LOCATION	Swan Canoe Club - Lot 672 Deposited Plan 219932 (Reserve 1634) Johnson Parade, Mosman Park
COST	\$180,000
APPLICANT	Scribe Design Group on behalf of the Swan Canoe Club (Inc)
LANDOWNER	Town of Mosman Park
LOCAL GOVERNMENT	Town of Mosman Park
MRS CLASSIFICATION	Parks and Recreation Reserve
DECISION TYPE	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	<ol style="list-style-type: none"> <li>1. Building plans (4 pages)</li> <li>2. External referral responses: <ol style="list-style-type: none"> <li>a) Town of Mosman Park (2 pages)</li> <li>b) Department of Planning, Lands and Heritage – Aboriginal Heritage Division (1 page)</li> <li>c) Department of Planning, Lands and Heritage – Land Use Management Division (1 page)</li> <li>d) Department of Water and Environmental Regulation (2 pages)</li> </ol> </li> <li>3. Context plan (1 page)</li> </ol>
RECOMMENDATION	<b>APPROVAL WITH CONDITIONS</b>

## 1. INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from the Swan Canoe Club (the Club), proposing an extension to the Club's existing canoe storage facilities (the facilities) at Lot 672 on Plan 219932 (Reserve 1634), Johnson Parade, Mosman Park (refer to **Attachment 1**).
- 1.2 The proposed development is to occur on land entirely 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).
- 1.3 The Director General of DBCA has prepared this report in accordance with section 76 of the SCRM Act.

## 2. CONSULTATION

### Town of Mosman Park

- 2.1 The Town of Mosman Park (the Town) advises that it supports the proposal subject to standard construction and development conditions.
- 2.2 The Town's comments are provided in **Attachment 2(a)**.

### Department of Planning, Lands and Heritage – Aboriginal Heritage Division

- 2.3 The Department of Planning, Lands and Heritage (DPLH), Aboriginal Heritage Division, advises that it has no objections to the proposal, and has provided the following recommendations/advice:
  - It is noted that the works will take place in the vicinity of registered Aboriginal Heritage site ID 3536 (Swan River), which includes the bed and banks of the waterway. As there is no intersection with any known Aboriginal heritage, DPLH have no comment to make on the proposed storage development relevant to the *Aboriginal Heritage Act 1972*. However, DPLH encourages the proponent to be mindful of the nearby registered site.
- 2.4 DPLH Aboriginal Heritage Division's comments are provided in **Attachment 2(b)**.

### Department of Planning, Lands and Heritage – Land Use Management Division

- 2.5 The Department of Planning, Lands and Heritage, Land Use Management Division, has no objections to the proposal as it is considered to be ancillary to the reserve purpose. The Land Use Management Division advises the applicant that further approval under section 18 of the *Land Administration Act 1997* is required once the new lease is arranged and requires the Town as the Management Body of Class A Reserve 1634 to seek approval from DPLH.
- 2.6 DPLH Land Use Management Division's comments are provided in **Attachment 2(c)**.

### Department of Water and Environmental Regulation

- 2.7 The Department of Water and Environmental Regulation (DWER), after considering the Club's proximity to the river, the 1 in 100 year annual exceedance probability (1% AEP) flood risk and that the proposal does not involve habitable space, does not have any objections to the proposal.
- 2.8 DWER's comments are provided in **Attachment 2(d)**.

## 3. PUBLIC CONSULTATION – SUBMISSIONS ON DRAFT REPORT

- 3.1 In accordance with the requirements of Part 5 of the SCRM Act, a copy of the draft report and proposed recommendations was provided to the applicant and the relevant stakeholders being the Town of Mosman Park, DPLH (Aboriginal Heritage Division and Land Use Management Division) and DWER. A copy was also published on the DBCA website for a period of 14 days between 21 April 2023 and 4 May 2023, with an invitation for public submissions.
- 3.2 No submissions were received.

#### 4. RELEVANT POLICIES AND PLANS

- State Planning Policy 2.10 – Swan-Canning River System (SPP 2.10)
- Corporate Policy Statement No. 42 – Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area (Policy 42)
- Corporate Policy Statement No. 49 – Planning for Stormwater Management Affecting the Swan Canning Development Control Area (Policy 49)

#### 5. ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- Environmental protection
- Amenity and public access
- Stormwater management

#### 6. BACKGROUND

- 6.1 The Club is one of the oldest canoe and kayak clubs in Australia, with an active membership of approximately 450 members. The Club facilitates recreational paddling, competitive paddling, elite paddling and training for juniors for slalom paddling and international competition. The current club facility footprint covers approximately 400 square metres (**Attachment 3**).
- 6.2 The current application proposes to extend the Club's existing canoe storage facilities. It is proposed the new facilities will house approximately seventy-two canoes and/or kayaks. The proposed facilities are required to meet the current and future membership demand. The new facilities will be physically connected to the existing building, will be 12 metres in length and 6.3 metres wide.
- 6.3 The current application proposes the following works:
- Minor internal and external modifications to services and the existing building to accommodate the new facilities;
  - Realignment of existing pathway around new facilities;
  - Relocation of existing gas and water services, and sewer pump unit to the new facilities;
  - Minor realignment of existing public stairwell immediately adjacent to the new facilities;
  - Extension of existing retaining wall by approximately 9.4 metres, located behind the new facilities;
  - Excavation of the footings by 800 millimetres to ensure flush transition between existing store and proposed facilities; and
  - Pruning of one limb of one existing tree behind the facilities to allow clearance space for the roofline.
- 6.4 The proposed development will improve the Club's ability to expand its member base, without greatly affecting the visual amenity of the site for both land-based and river users.

6.5 Amended plans were received on 24 November 2022 showing:

- addition of a soak well; and
- extension of weatherboard cladding over the concrete upstand of the proposed facilities.

## **7. DISCUSSION**

### **Environmental protection**

- 7.1 Policy 42 aims to ensure that land use and development on and adjacent to the river system maintains and enhances the quality and amenity of the river environment. The proposed development should be carefully undertaken to prevent detrimental impacts to the foreshore area.
- 7.2 The construction works may involve minor, short-term impact on the foreshore, including wildlife (noise) impacts and disruption to public access and safety if not managed appropriately.
- 7.3 To ensure that all potential environmental impacts are identified and managed appropriately, it is recommended that a Construction Environmental Management Plan (CEMP) be included as a condition of approval. The CEMP will be required to include details of demolition and construction methodology, protection of water quality, machinery and equipment management (including refuelling), site access and management, public access and safety, waste management, spill response and foreshore protection.
- 7.4 As noted in section 2.4 above, DWER advises the proposed development will not contribute to, or pose any, flood risk.

### **Visual amenity and public access**

- 7.5 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.
- 7.6 Policy 45 and SPP2.10 require that proposed developments enhance the public's access to, and enjoyment of, the river.
- 7.7 The preliminary design drawings provided with the application indicate the low-profile building and indicative choice of finishes and materials will complement the site, particularly when viewed from the river. Excavating the new facilities to 800 millimetres below the natural ground level will assist in providing a low-profile building elevation that will complement the existing landscape character of the site.
- 7.8 The external cladding and roofing materials are to match the existing building, creating continuity of the built form and protecting the locality's landscape character. The slab will require a concrete upstand to deal with minor changes in level across the site. This will allow for a smooth transition from the existing building to the pavement levels at the bottom of the public staircase.
- 7.9 The proposed storage facility will occupy an existing grassed space which is already used by the Club members for access to the Club rooms. An existing footpath in the vicinity of the proposed facility will be realigned around the proposed facility.

Furthermore, the space directly east of the proposed facility is bounded by a rock revetment and steep cliff face, which inhibits direct public access to the Swan River. Public access to the foreshore, therefore, will not be impeded by the proposed development.

- 7.10 The day-to-day activities of Club members won't be impacted by the new facility location or design. In addition, there will be no impediment upon the public accessing other sections of the foreshore particularly the public jetty situated 12 metres north of the development.
- 7.11 There will be no external Club member access to the proposed new storage facility. This will aid in creating a defined separation of spaces and uses within the Parks and Recreation reserve. Instead, access will be gained from the clubhouse's existing southern access point.

### **Stormwater management**

- 7.12 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.
- 7.13 The design of the proposed facility will manage stormwater runoff through the installation of a soak well to which captured roof water will be directed to for eventual natural infiltration.
- 7.14 The existing adjacent grassed area will also be utilised to capture excess stormwater runoff providing an increased capability for infiltration. Improvements to the stormwater management system as proposed will afford additional protection to the river from inputs of nutrients from the detritus captured on the roof and gutters of the new facility.

### **Ecological health and landscape protection**

- 7.15 Policy 42 states that natural vegetation should be promoted, maintained, and restored, and existing native vegetation should be retained as a means of protecting linkages and natural vegetation corridors. Proposals should avoid the removal or fragmentation of native vegetation, where possible.
- 7.16 Additionally, Policy 42 states that proposals should enhance and protect the character and landscape setting of the Swan Canning River system. Typically, proposals should protect tree lines and not dominate or overshadow public areas and views. Consideration should also be made, where appropriate, to enhance significant landmarks, views, and vistas.
- 7.17 The proposed facility is situated on a significantly altered and disturbed environment comprising of grass and an existing footpath. The proposal requires that one limb of one tree situated behind the new facility be removed to allow clearance space for the roofline. The proposed works, therefore, require minimal disturbance to existing native vegetation.

## **8. SWAN RIVER TRUST**

- 8.1 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust (the Trust) considered DBCA's draft report at its meeting on 28 February 2023, where the Trust resolved to advise the Director General of DBCA that it supports the draft report and recommendations.



## 9. CONCLUSION

- 9.1 The proposed works are not considered to be excessive in scale or bulk and will complement the existing visual amenity of the foreshore. It is anticipated that the proposal will not have any adverse impact on the foreshore area. The proposal is therefore considered acceptable.
- 9.2 Potential environmental impacts from the works can be addressed through the implementation of an approved Construction Environmental Management Plan.
- 9.3 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

## 10. RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of DBCA advises the Minister for Environment that the proposal at Swan Canoe Club - Lot 672 Deposited Plan 219932 (Reserve 1634) Johnson Parade, Mosman Park (**Attachment 1**), as described in the application received on 27 October 2022, followed by amended plans received on 24 November 2022, be approved, subject to the following:

### CONDITIONS

1. Approval to implement this decision is valid for two (2) years from the date of this approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. 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 (see **Advice Notes 1, 2 and 4**).
4. All works are to be undertaken in accordance with a stormwater management plan as approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Notes 1, 3 and 4**).
5. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated.
6. 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.
7. All colours, finishes and materials used in the development are to be in accordance with the information provided to the Department of Biodiversity, Conservation and Attractions as per ground floor plan Project No. 2201/0849 Drawing No. A04 (revision C), eastern elevation B Project No. 2201/0849 Drawing No. A09 (revision B) and first floor plan Project No. 2201/0849 Drawing No. A05 (revision B).
8. 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 NOTES

1. Notifications 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:
  - a. Timeframes and responsibilities for tasks identified.
  - b. Contact details of essential site personnel, construction period and operating hours.
  - c. Management of any potential acid sulphate soils (PASS) that may be exposed during the works.
  - d. Proposed contingency actions if environmental controls are inadequate.
  - e. Detail of machinery and associated refuelling (refuelling should take place outside of the Swan Canning Development Control Area if possible, or within an appropriate impervious bund).
  - f. Waste management.
  - g. Protection of the river from inputs of debris, run-off, soil, fill, or other deleterious material.
  - h. Public safety and amenity.
  - i. Traffic, machinery and pedestrian access and parking management for contractors and the public.
  - j. Complaints and environmental incident management plan.
  - k. Containment of stockpiles of materials.
  - l. Location of emergency spill kits that are to be on-site at all times
  - m. A detailed site map showing the location of:
    - i. Signage, including the contact details of essential site personnel
    - ii. Perimeter fencing and hoarding
    - iii. The laydown area and vehicle entry/exit points
    - iv. Protected vegetation
    - v. Areas of excavation and stockpiling of soil
    - vi. On-site storage and bunding of materials and equipment
    - vii. Proposed redirection of pedestrian traffic
  - n. Incident response procedures such as measures to document and respond to incidents of damage, sediment plumes, pollution or spills within the Swan Canning Development Control Area noting also that incidents are to be reported immediately to the Department of Biodiversity, Conservation and Attractions' Duty Officer (Riverpark) on 9278 0981 (24 hrs) or Pollution Response Officer (Marine) on 9480 9924 (24 hrs)
  - o. Any other matters considered relevant to the proposal not identified above
3. Regarding **Condition 4**, the stormwater management plan is to demonstrate that stormwater is able to be appropriately managed on site and should demonstrate that the proposed soak well is capable of capturing and infiltrating the first 15 millimetres of stormwater.

4. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans and details required under **Conditions 3 and 4**, the documents must be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
5. The applicant is advised to communicate with the Whadjuk Aboriginal Corporation via the South West Aboriginal Land and Sea Council should the applicant wish to better understand the Aboriginal cultural heritage of the wider area. (Department of Planning, Lands and Heritage)
6. The applicant is advised that further approval under section 18 of the *Land Administration Act 1997* is required once the new lease is arranged and requires the Town as the Management Body of Class A Reserve 1634 to seek approval from DPLH. (Department of Planning, Lands and Heritage)
7. All development must comply with the provisions of Council's Local Planning Scheme No. 3, Health Regulations, Building Code of Australia, and all other relevant Acts, Regulations and Local Laws. (Town of Mosman Park)
8. The applicant is reminded of its obligations to comply with the "Land development sites and impacts on air quality: a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia", prepared by the Department of Water and Environmental Regulation.

**FINAL REPORT ENDORSED**

Signed:

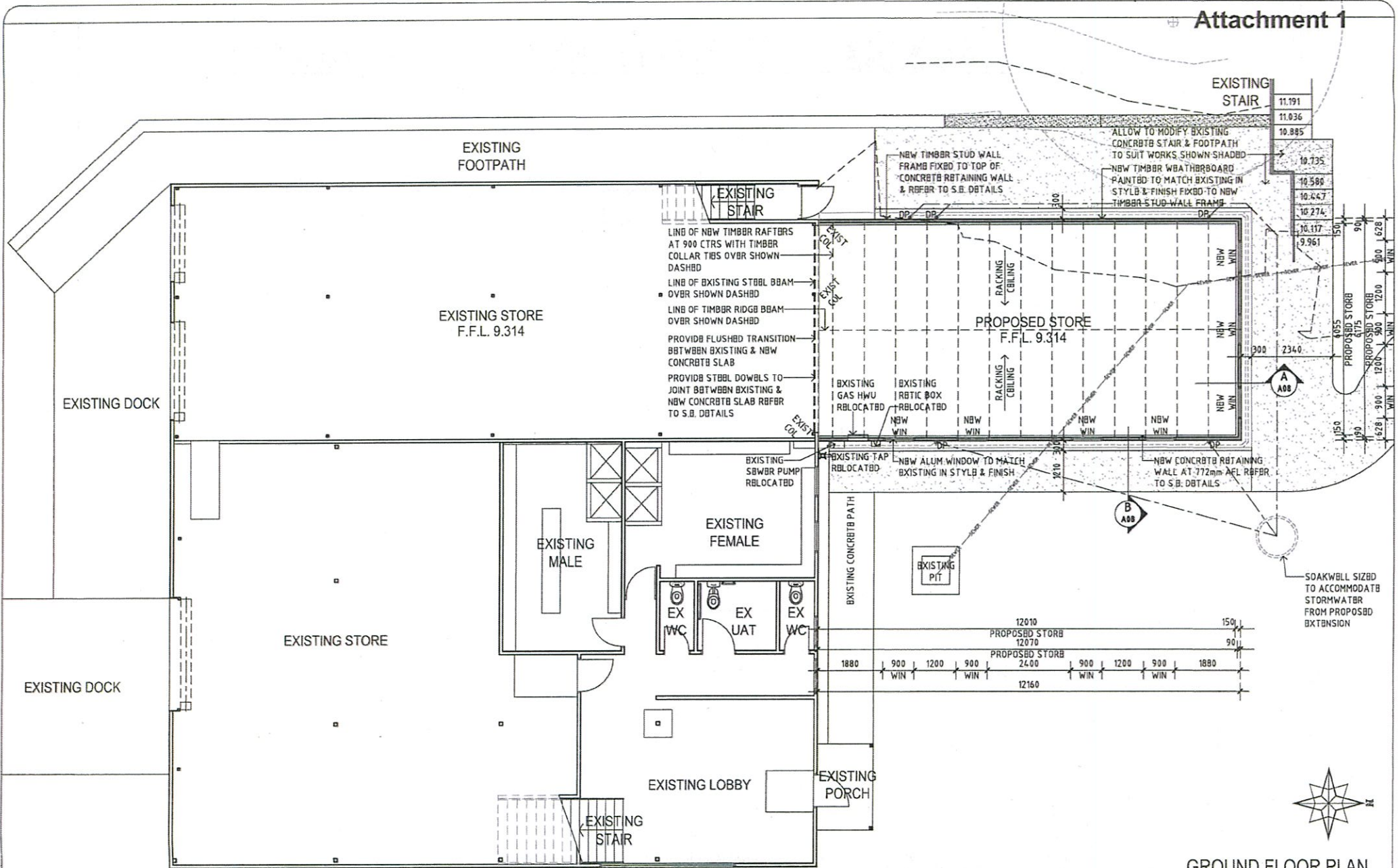


Date:

28-6-23

Peter Dans

Acting Director General



GROUND FLOOR PLAN  
SCALB 1:100



C	24.11.22	SOAKWELLS ENDORSBD, RB-ISSUBD FOR DA
B	17.10.22	ISSUBD FOR DA
A	26.08.22	ISSUBD FOR CLIENT REVIEW AND COMMENT

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF SCORNE DESIGN GROUP PTY LTD. THE DRAWING MUST NOT BE COPIED, REPRODUCED OR FORWARDED, IN PART OR WHOLE, WITHOUT WRITTEN AUTHORIZATION FROM SCORNE DESIGN GROUP PTY LTD. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE TO THE UNLESS OTHERWISE STATED AND ANY DISCREPANCIES RESOLVE TO THE FAVOR OF THE CLIENT. ANY WORK OR SHOP DRAWINGS ARE UNLESS OTHERWISE STATED.



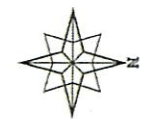
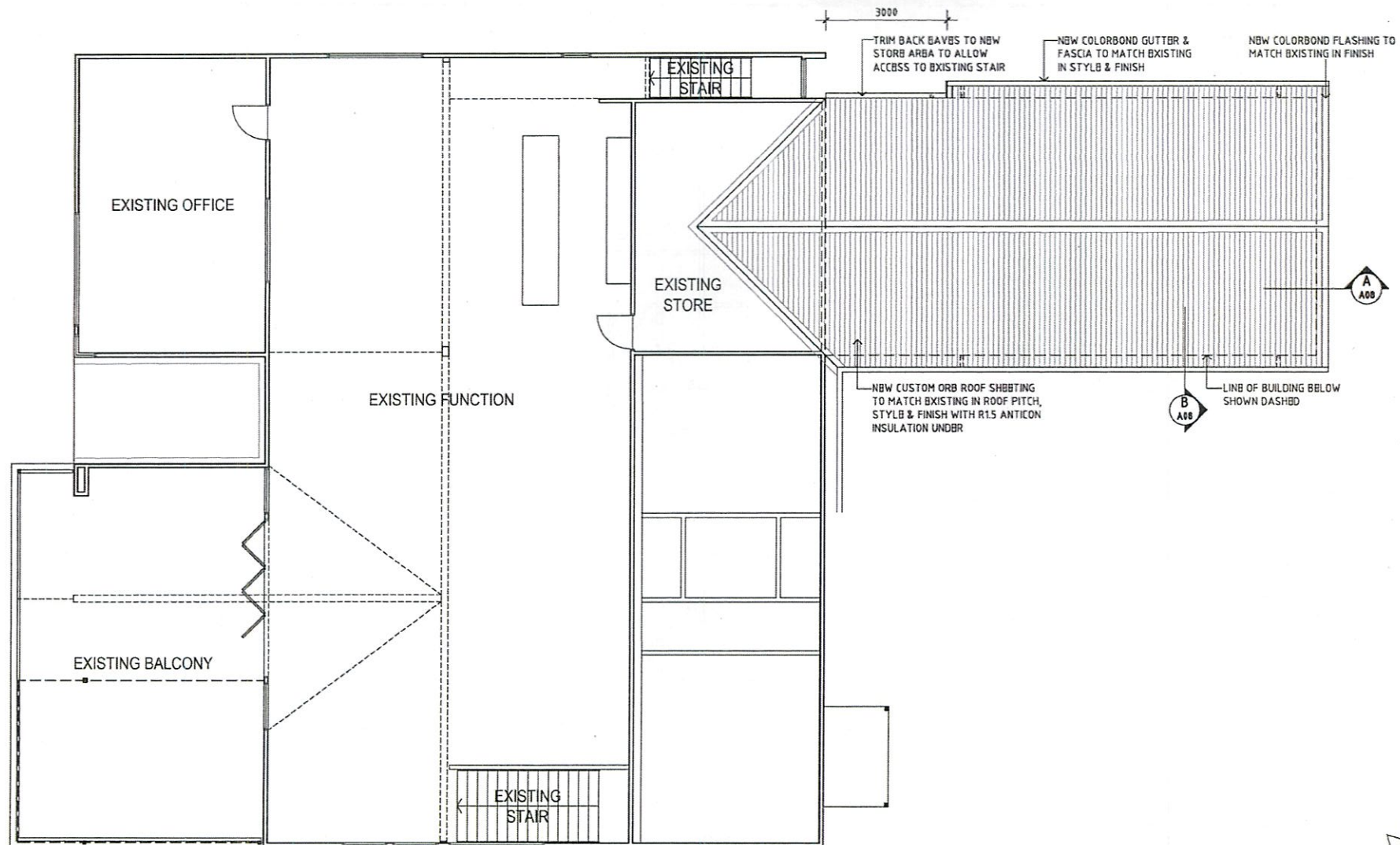
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
ISSUED FOR DEVELOPMENT APPROVAL

scribe



DATE	AUG 2022	PROJECT	SWAN CANOE CLUB
SCALE	1:100 AT A3	17 JOHNSON PARADE MOSMAN PARK	
DRAWN	LL		
CHECKED	SFH		

ISSUE DEVELOPMENT APPROVAL		
DWG FILE GROUND FLOOR PLAN		
PROJECT No	DRAWING No	REV
2201/0849	A04	C



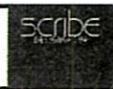
**FIRST FLOOR PLAN**  
 SCALB 1:100

B	17.10.22	ISSUED FOR DA
A	26.08.22	ISSUED FOR CLIENT REVIEW AND COMMENT

THIS DRAWING IS THE PROPERTY OF SCRIBE DESIGN GROUP PTY LTD. THIS DRAWING MUST BE USED, REPRODUCED OR AMENDED, IN PART OR WHOLE, WITHOUT WRITTEN AUTHORIZATION FROM SCRIBE DESIGN GROUP PTY LTD. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED IMMEDIATELY. ANY WORK ON SHOP DRAWINGS ARE UNDERSTANDING.



**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 ISSUED FOR DEVELOPMENT APPROVAL



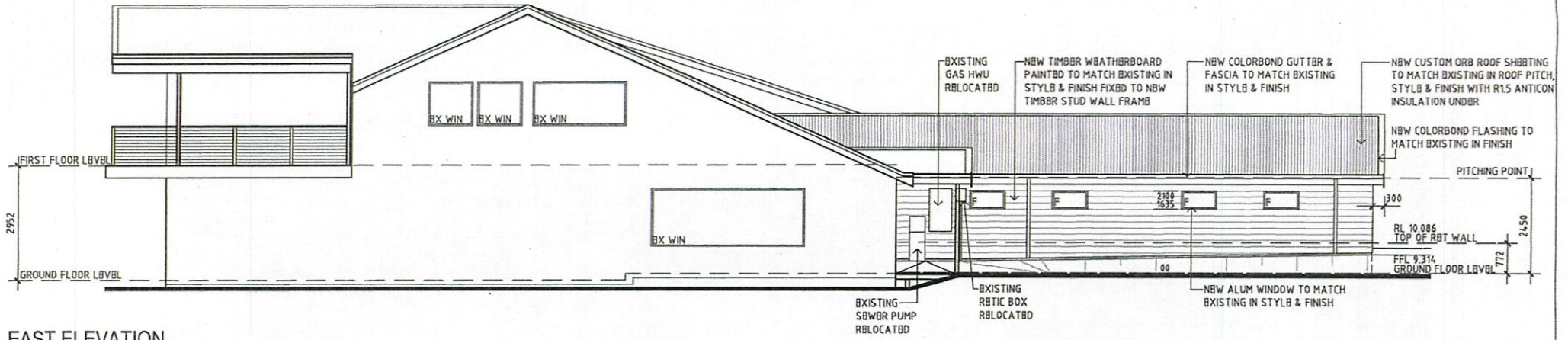
DATE	AUG 2022
SCALB	1:100 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
 17 JOHNSON PARADE  
 MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
SWS TITLE FIRST FLOOR PLAN		
PROJECT No	DRAWING No	REV
2201/0849	A05	B

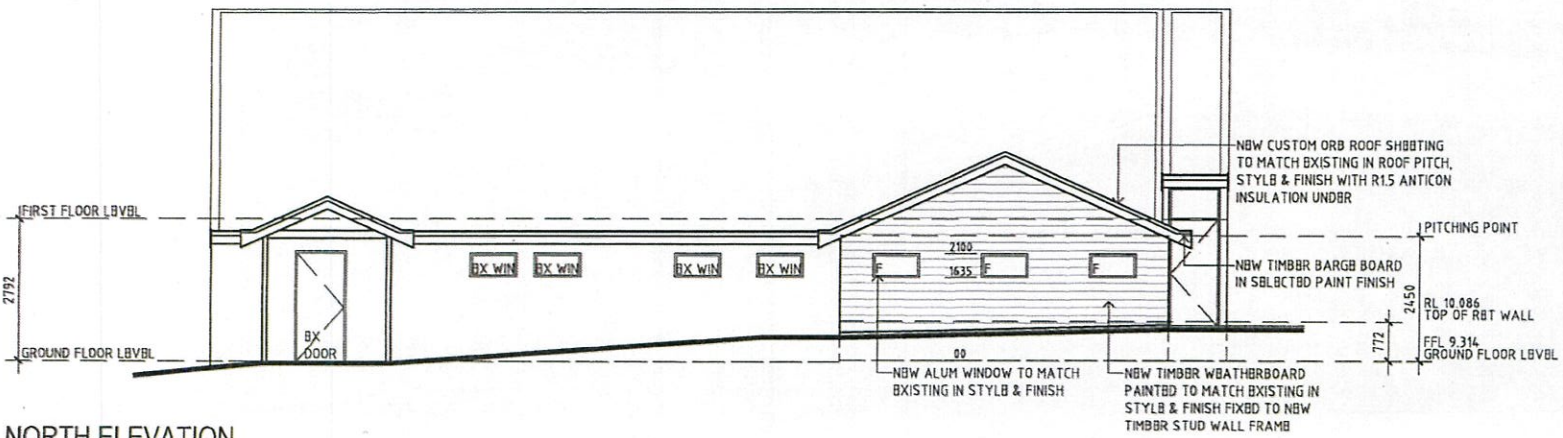
EXISTING BUILDING

PROPOSED ADDITION



EAST ELEVATION

SCALB 1:100



NORTH ELEVATION

SCALB 1:100

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF SCORIE DESIGN GROUP PTY LTD. THIS DRAWING MUST NOT BE USED, REPRODUCED OR AMENDED, IN PART OR WHOLE, WITHOUT WRITTEN AUTHORIZATION FROM SCORIE DESIGN GROUP PTY LTD. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED IMMEDIATELY. ANY WORK OR SHOP DRAWINGS ARE UNDERSTANDING.



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
ISSUED FOR DEVELOPMENT APPROVAL



DATE AUG 2022  
SCALE 1:100 AT A3  
DRAWN LL  
CHECKED SFM

PROJECT  
SWAN CANOE CLUB  
17 JOHNSON PARADE  
MOSMAN PARK

RSCM DEVELOPMENT APPROVAL		
DWG TITLE ELEVATIONS		
PROJECT No	DRAWING No	REV
2201/0849	A06	B

B	17.10.22	ISSUED FOR DA
A	26.08.22	ISSUED FOR CLIENT REVIEW AND COMMENT



**3D PERSPECTIVE FROM JETTY**

SCALEB not to scale

D	24.11.22	CLADDING AMBDDDD - RB-ISSUED FOR DA
C	17.10.22	DA ISSUE
B	10.06.22	ADDITIONAL WINDOWS ADDED
A	09.06.22	ISSUED FOR CLIENT REVIEW AND COMMENT

THIS DRAWING IS THE PROPERTY OF SCRIBE DESIGN GROUP PTY LTD. THIS DRAWING MUST NOT BE REPRODUCED, COPIED, REPRODUCED OR AMENDED, IN PART OR WHOLE, WITHOUT THE PERMISSION FROM SCRIBE DESIGN GROUP PTY LTD. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED BEFORE ANY WORK OR SHOP DRAWINGS ARE UNDERTAKEN.



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
ISSUED FOR DA

scribe



DATE	MAY 2022
SCALEB	n/s
DRAWN	WL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
DWG TITLE		
3D PERSPECTIVE		
PROJECT No	DRAWING No	REV
2201/0849	A10	D



1 Memorial Drive, Mosman Park WA 6012  
PO Box 3, Mosman Park WA 6912 T (08) 9383 6600  
admin@mosmanpark.wa.gov.au [mosmanpark.wa.gov.au](http://mosmanpark.wa.gov.au)

Our ref: SR.1755  
Your ref: 2022/2369

Enquiries to: Michaela Pilosof

23 December 2022

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS  
17 DICK PERRY AVENUE,  
KENSINGTON WA 6151

Dear Holly,

**PART 5 – LOT 1634, JOHNSON PARADE, MOSMAN PARK – EXTENSION TO SWAN CANOE CLUB – STEVE MARKHAM, SCRIBE GROUP ON BEHALF OF THE SWAN CANOE CLUB**

I refer to the application for the proposed storeroom addition to the Swan Canoe Club at the above mentioned property.

The Town understands that the storeroom is proposed on land that is wholly within the Swan Canning Development Control Area (DCA). Under part 5 of the Swan and Canning Rivers Management Act 2006, the DBCA is the determining authority and the application is exempt from the requirement to obtain development approval under the Town's Local Planning Scheme No. 3.

Please be advised that the Town recommends that the application be **APPROVED** subject to the following conditions and advice:

Conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved, and any approved plan.
2. The structure be constructed of similar and/or sympathetic colours to the existing building(s).
3. Storm water shall be disposed of onsite to the specification and satisfaction of the Town of Mosman Park.

Advice to applicant:



- a. All development must comply with the provisions of Council's Local Planning Scheme No 3, Health Regulations, Building Code of Australia, and all other relevant Acts, Regulations and Local Laws.
- b. The applicant is advised that all drainage is required to utilize and comply with water sensitive urban design principles/guidelines.
- c. The applicant is reminded of their obligations to comply with the "Land development sites and impacts on air quality: a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia", prepared by the Department of Environment & Regulation.

Any questions, please do not hesitate to contact Michaela Pilosof, Senior Statutory Urban Planner on [mpilosof@mosmanpark.wa.gov.au](mailto:mpilosof@mosmanpark.wa.gov.au) or 9383 6600.

Kind regards



Luke Harris  
**ACTING CHIEF PLANNING AND DEVELOPMENT**

**From:** Moss Wilson <[Moss.Wilson@dplh.wa.gov.au](mailto:Moss.Wilson@dplh.wa.gov.au)>  
**Sent:** Monday, 21 November 2022 11:45 AM  
**To:** Rivers Planning <[rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)>  
**Subject:** 2022/2369 Response - Swan Canoe Club, Lot 1634 Johnson Parade, Mosman Park

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

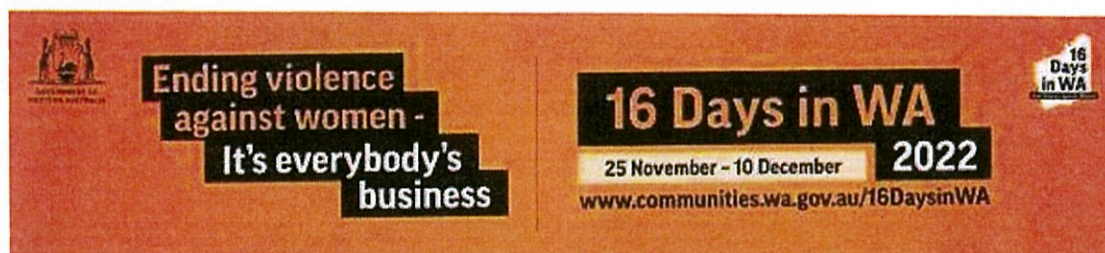
Thank you for your email dated 16 November 2022, seeking comment on the proposed extra storage shed and related works to the Swan Canoe Club, Mosman Park.

A review of the Register of Places and Objects as well as the Department of Planning, Lands and Heritage's Aboriginal Heritage Database confirms that the work area depicted in the application and plans by Scribe Group attached to your email does not intersect with any recorded Aboriginal Heritage place. However, it is noted that the works will take place in the vicinity of registered Aboriginal Heritage site ID 3536 (Swan River), which includes the bed and banks of the waterway.

As there is no intersection with any known Aboriginal heritage, we have no comment to make on the proposed storage development relevant to the *Aboriginal Heritage Act 1972*. However, I encourage the proponents to be mindful of the nearby registered site. I further encourage them to communicate with the Whadjuk Aboriginal Corporation via the South West Land and Sea Council should they wish to better understand the Aboriginal cultural heritage of the wider area.

Happy to answer any questions,

**Moss Wilson** | Senior Heritage Officer, Aboriginal Heritage Conservation | Heritage and Property Services  
140 William Street, Perth WA 6000  
6552 4056 | 0437 502 369  
[wa.gov.au/dplh](http://wa.gov.au/dplh) |



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

*Disclaimer: this email and any attachments are confidential, and may be legally privileged. If you are not the intended recipient, any use, disclosure, distribution or copying of this material is strictly prohibited. If you have received this email in error please notify the sender immediately by replying to this email, then delete both emails from your system.*

*This email and any attachments to it are also subject to copyright and any unauthorised reproduction, adaptation or transmission is prohibited.*

*There is no warranty that this email is error or virus free.*

*This notice should not be removed.*

**From:** Mahtab Nosrati <[Mahtab.Nosrati@dplh.wa.gov.au](mailto:Mahtab.Nosrati@dplh.wa.gov.au)>

**Sent:** Wednesday, May 3, 2023 10:34 AM

**To:** Rivers Planning <[rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)>

**Subject:** RE: Draft Report - Part 5 - 2022/002369 - Extensions to the Swan Canoe Club - Lot 1634, Johnson Parade, Mosman Park -Steve Markham, Scribe Group on behalf of the Swan Canoe Club

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

I refer to the email below. Thank you for providing the Lands Use Management Division (LUM) of the Department of Planning, Lands and Heritage (DPLH) the opportunity to comment on the proposed extensions to the Swan Canoe Club (the Club)/leased area situated on portion of the Class A Reserve 1634. The Club is the registered Lessee of the lease O127562 which was issued by the Town of Mosman Park (the Town).

FYI, Class A Reserve 1634 is set aside for the purpose of “Recreation, Civic Centre and War Memorial”, with a Management Order issued in favour of the Town, with power to lease for 21 years subject to the Minister for Lands approval.

As per the Draft Report, it is noted that the Aboriginal Heritage Division of the DPLH has provided comment in November 2022.

Please note that there are no issues from LUM’s perspective to the proposal as the additional storage can be considered ancillary to the reserve purpose, however given the proposed works result in change of the lease area, further approval under section 18 of the *Land Administration Act 1997* is required once the new lease is arranged. The Town in its capacity as the Management Body of the Class A Reserve 1634 is required to seek such approval from the DPLH.

Should you have any queries, please don’t hesitate to contact me.

Kind regards

**Mahtab Nosrati**

Senior State Land Officer | Land Management Metropolitan & Peel

Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

[wa.gov.au/dplh](http://wa.gov.au/dplh) | 6552 4775



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

*Disclaimer: this email and any attachments are confidential and may be legally privileged. If you are not the intended recipient, any use, disclosure, distribution or copying of this material is strictly prohibited. If you have received this email in error, please notify the sender immediately by replying to this email, then delete both emails from your system.*

**From:** Diana Nussey <[Diana.Nussey@dwer.wa.gov.au](mailto:Diana.Nussey@dwer.wa.gov.au)>  
**Sent:** Tuesday, 13 December 2022 12:17 PM  
**To:** Rivers Planning <[rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)>  
**Subject:** RE: Referral for Comment - Part 5 - 2022/002369 - Extensions to Swan Canoe Club - Lot 1634, Johnson Parade, Mosman Park - DWER response

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

Our reference: RF2719-02, PA 052907

Your reference: 2022/2369

Attention: Holly McMurray

**Re: PART 5 – LOT 1634, JOHNSON PARADE, MOSMAN PARK – EXTENSION TO SWAN CANOE CLUB – STEVE MARKHAM, SCRIBE GROUP ON BEHALF OF THE SWAN CANOE CLUB**

Dear Holly,

Thank you for providing the above referral for the Department of Water and Environmental Regulation (DWER) to consider.

#### Flood Advice

The Swan and Helena River Flood Study shows a portion of the Lot is affected by flooding during major events with the following flood levels expected:

AEP Event	Current (m AHD)	At year 2110* (m AHD)
1 in 10 (10%)	1.13	2.0
1 in 20 (5%)	1.19	
1 in 50 (2%)	1.24	
<b>1 in 100 (1%)</b>	<b>1.35</b>	<b>2.22 (see attached map)</b>
1 in 500 (0.2%)	1.71	

*\*inc. allowance of 0.9 metre for mean sea level rise as per State Coastal planning Policy SPP2.6*

The entire proposed development envelope is within the 1% AEP floodplain. Based on our floodplain management strategy for the area:

- Proposed development (i.e. filling, building, etc) that is located outside of the floodplain is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 0.5 m above the 1% AEP flood level (inclusive of 2110 Sea Level Rise) is recommended to ensure adequate flood protection (i.e. 2.72 m AHD for this Lot).
- When development is proposed within the 1% AEP floodplain, our department assesses each proposal based on its merits and the factors examined include depth of flooding, velocity of flow, its obstructive effects on flow, possible structural and potential flood damage, difficulty in evacuation during major floods and its regional benefit.

The available contour information shows that the elevation of the Lot varies from 0 m AHD to 25 m AHD.

With regards to the proposal:

- The store-room extension has a regional benefit
- The store-room is non-habitable
- The proposed floor level is above 2.72 m AHD

Consequently, the proposed store (attached plan), with a finished floor level of 9.314 m AHD, is considered acceptable with regard to major flooding.

It should be noted that this advice is related to major flooding only and other planning issues, such as environmental and ecological considerations, may also need to be addressed.

Let me know if you have any queries.

**Diana Nussey**  
A/Senior Natural Resource Management Officer  
Planning Advice Section  
Swan Avon Region



**Department of Water and Environmental Regulation**  
7 Ellam St, VICTORIA PARK WA 6100  
T: (08) 6250 8014  
E: [diana.nussey@dwer.wa.gov.au](mailto:diana.nussey@dwer.wa.gov.au) | [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)

# Context plan - Swan Canoe Club - Part 5 proposal

Attachment 3



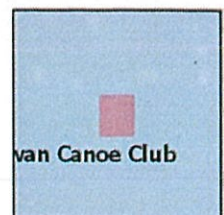
**Legend**

-  Approximate position of new storage facilities
-  Cadastre SCDB - State


1:500 (A4)

0 5 10 15 m

Geographic Projection  
Datum: GDA94



Produced by Jr,  
Department of Biodiversity,  
Conservation and Attractions

 Department of Biodiversity,  
Conservation and Attractions

Job Ref: jr  
Produced at 01:48 PM on December 30, 2022

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




Meeting No. 01/2023

Tuesday 28 February 2023

**EXTRACT**

ITEM 8.1

	Extract of Minutes Swan River Trust
Meeting No:	01/2023
Date:	07/03/2023
Time:	10:30am
Signed:	<i>C. Hambrey</i>

**8.1 Part 5 - Extension to the Swan Canoe Club Canoe Storage Facilities**

Mr Greg Comiskey, Manager, Statutory Assessments Unit and Ms Holly McMurray, Environmental Officer, Statutory Assessment Unit provided the Trust with an overview of the application from the Swan Canoe Club (Inc), proposing an extension of storage facilities at Lot 672 Deposited Plan 219932 (Reserve 1634) Johnson Parade, Mosman Park. The proposal includes extension of the Swan Canoe Club's storage facility and minor realignment of existing public stairwell and pathway. The draft report, recommending approval with conditions, was presented to the Trust in accordance with section 75 of the SCR Act.

**RESOLUTION 05/2023**

The Trust **RESOLVED** to advise the Director General of DBCA that it supports the report and recommendation of approval, with conditions.

## Julie Morley

---

**From:** Admin.Whitby <Admin.Whitby@dpc.wa.gov.au>  
**Sent:** Wednesday, 2 August 2023 3:01 PM  
**To:** MLU DBCA  
**Cc:** Quick, Joseph  
**Subject:** 79-10244 - Briefing Note Signed by the Minister  
**Attachments:** Briefing Note Signed by the Minister - 01082023.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green Category

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

Our Reference: 79-10244  
Your Reference: MIN895/23

Good Afternoon team

Please find attached a Briefing Note signed by the Minister for your records

Kind Regards



**Frederick Parkey** Administrative Assistant

Office of the **Hon. Reece Whitby MLA**  
Minister for Environment; Climate Action; Racing & Gaming  
Member for Baldvis

[+61 6552 6300](tel:+6165526300)

[2 Havelock Street WEST PERTH WA 6005 Australia](https://www.wa.gov.au)

**Website:**[www.wa.gov.au](https://www.wa.gov.au)

---

The Department of the Premier and Cabinet Legal Notice.

The contents of this email or its attachments are intended only for the use of the addressee(s). It may contain information that is private and confidential and may be privileged or otherwise protected from disclosure in the public interest. If you are not the intended recipient of this email any use, interference with, disclosure, distribution or copying of this material is unauthorised and prohibited. If you receive this in error, please notify the sender by return e-mail, delete the email and attachments from your system and destroy any copies you have taken of the email and attachments. Before taking any action based upon advice and/or information contained in this email you should carefully consider the advice and information and consider obtaining relevant independent advice.

While every care is taken, it is recommended that you scan any attachments for viruses.

Please consider the environment before printing out this email.