



Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER	:	2018/2260
APPLICANT	:	John Flower Architect Pty Ltd on behalf of the Royal Perth Yacht Club
APPLICANT'S ADDRESS	:	31 Broadway, Nedlands
LANDOWNER	:	Department of Biodiversity, Conservation and Attractions (Conservation Commission of Western Australia)
LAND DESCRIPTION	:	Royal Perth Yacht Club, Lot 7568 on Plan 169295 and Lot 14555 on Plan 32409 (Reserve 17375), 6 Australia II Drive, Crawley
DEVELOPMENT	:	Refurbishment of Clubhouse, resurfacing of car park and landscaping
VALID FORM 1 RECEIVED	:	19 April 2018
DETERMINATION	:	APPROVAL WITH CONDITIONS

The application to commence development in accordance with the information received on 19 April 2018, and additional information received on 23 July 2018, is APPROVED subject to the following conditions:

1. Approval to implement this decision is valid for three (3) 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, the applicant is to prepare and have approved a Construction Environmental Management Plan, to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

The Construction Environmental Management Plan shall describe how the proposed works will be managed to minimise environmental impacts and shall include, unless otherwise agreed in writing:

- a detailed work method statement that describes the manner in which the contractor proposes to undertake each stage of the works;
- timeframes and responsibilities for tasks identified;
- contact details of essential site personnel, construction period and operating hours;
- details of earthworks, excavation, and the containment of stockpiled materials;

- the management of any potential acid sulfate soils (PASS) that are exposed during the works; (NB the site is in a Med-low risk area)
 - address the ongoing management of controls used to reduce the risk of erosion, sediment and stormwater runoff;
 - identification and protection of established vegetation;
 - detail of machinery and associated refuelling, noting that no refuelling shall take place within the Swan Canning Development Control Area;
 - asbestos removal management (if required);
 - waste management;
 - vibration and dust management;
 - the protection of the river from inputs of debris, litter, fill, rubbish or other deleterious material;
 - public safety and amenity;
 - traffic, access and parking management for contractors and members;
 - complaints and environmental incident management plan;
 - that emergency spill kits are to be onsite at all times; and
 - a detailed site map showing the location of:
 - perimeter fencing and hoarding;
 - laydown areas and vehicle entry/exit points;
 - protected vegetation;
 - areas of excavation and any stockpiling of soil;
 - on-site storage and bunding of materials and equipment;
 - traffic access and parking; and
 - proposed redirection of pedestrian traffic.
4. Prior to the commencement of works, the applicant is to prepare and have approved a Stormwater Management Plan, to the satisfaction of the Department of Biodiversity, Conservation and Attractions (Advice Note 2).
 5. Prior to the commencement of works, the applicant is to prepare and have approved a Landscape Plan, to the satisfaction of the Department of Biodiversity, Conservation and Attractions (Advice Note 3).
 6. Prior to the commencement of works, the applicant shall provide a plan detailing the colours, building materials and finishes for all proposed renovations, to the satisfaction of the Department of Biodiversity, Conservation and Attractions (Advice Note 4).

During works

7. The works shall be undertaken in accordance with the details approved under **Conditions 3-6**.

On completion of works

8. The development shall be connected to the reticulated sewer system.
9. On the completion of the works, the applicant shall remove all waste materials, equipment and machinery and ensure that the site is 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.
2. Regarding **Condition 4**, the applicant is advised the stormwater management system shall be designed to prevent mobilisation of sediment, nutrients and contaminants from the site to the river. Stormwater from the proposed development should be managed in accordance with Department of Biodiversity, Conservation and Attractions Policy 49 - *Planning for stormwater management affecting the Swan Canning Development Control Area*, the Department of Water and Environmental Regulation's *Stormwater Management Manual for Western Australia* and *Decision Process for Stormwater Management in WA*, and water sensitive urban design principles.
Water sensitive urban design measures for car parks may include:
 - porous/permeable paving;
 - bio-retention landscaped verge areas;
 - open or flush kerb design to allow flow into bio-retention areas;
 - street tree bio-retention pits;
 - vegetated swale systems in road reserves; and
 - grass paver systems.

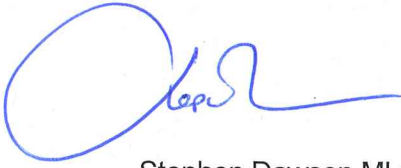
Stormwater runoff from constructed impervious surfaces generated by small rainfall events (i.e. the first 15 mm of rainfall) must be retained and/or detained at-source as much as practical and will not be permitted to enter the river untreated.

The applicant is to ensure that the stormwater from the proposed car park is kept separate from the runoff generated by the slipway and hardstand where boat cleaning takes place.

3. The Landscape Plan required under **Condition 5** should aim to complement the reserve, and include a species list and planting densities. All plant species are to be locally native and suited to the soil type of the area, due to their low fertiliser and water requirements and to sustain local biodiversity. The Department of Biodiversity, Conservation and Attractions can provide advice on appropriate species and densities. The applicant is encouraged to include an ongoing monitoring and maintenance plan to ensure the success of the landscaping works.
4. With regard to **Condition 6**, the applicant is advised that the selected building materials and colour scheme for the development should be of a low reflective standard, and complement the character and landscape setting of the Swan River and surrounding foreshore.
5. The applicant is advised that this approval does not negate the need to obtain any other approval from relevant agencies.
6. The applicant is advised that all incidents of pollution or spills within the Swan Canning Development Control Area shall be reported immediately to the Department of Biodiversity, Conservation and Attractions on 9219 9000 or a/h on 0419 192 845.
7. The City of Perth advises the following:
 - The dimensions of all car parking bays, aisle widths and circulation areas are to comply with Australian Standard AS2890.1;
 - The landscaping as approved is to be maintained to a high standard to the satisfaction of the City of Perth;
 - The development is to comply with the provisions of the *Public Works Act 1902* and the *Disability Discrimination Act 1992*;
 - No building works should proceed prior to the City of Perth issuing a building permit. The City requires any building permit application to be accompanied by

written confirmation that the conditions of the planning approval and the building permit plans have been cleared to the satisfaction of the Department of Biodiversity, Conservation and Attractions;

- The applicant is advised to contact the City of Perth's Health and Activity Approvals Unit regarding requirements for the food preparation and related areas; and
- Preliminary advice from the City of Perth, regarding building, health and engineering requirements, is attached for the applicant's information.



Stephen Dawson MLC
MINISTER FOR ENVIRONMENT

Date: 11/10/18

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL : Refurbishment of Clubhouse, resurfacing of car park and landscaping

LOCATION : Royal Perth Yacht Club, Lot 7568 on Plan 169295 and Lot 14555 on Plan 32409 (Reserve 17375), 6 Australia II Drive, Crawley

APPLICANT : John Flower Architect Pty Ltd on behalf of the Royal Perth Yacht Club

LANDOWNER : Department of Biodiversity, Conservation and Attractions (Conservation Commission of Western Australia)

LOCAL GOVERNMENT : City of Perth

MRS CLASSIFICATION : Parks and Recreation Reserve

LG CLASSIFICATION : Parks and Recreation Reserve

DECISION TYPE : Part 5, *Swan and Canning Rivers Management Act 2006*

ATTACHMENTS : 1. Location plan
2. Site plan
3. Design plans
4. Extent of approved works from 2012

RECOMMENDATION : **APPROVAL WITH CONDITIONS**

REPORT

1.0 INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from John Flower Architect Pty Ltd, on behalf of the Royal Perth Yacht Club (RPYC), for the refurbishment of the clubhouse including small additions, resurfacing and landscaping of the southern car park, and new landscaping to the northern courtyard on land at the RPYC at Lot 7568 on Plan 169295 and Lot 14555 on Plan 32409 (Reserve 17375), 6 Australia II Drive, Crawley (**Attachment 1**).
- 1.2 The applicant has advised that there is no change of use, or change to the hours of operation proposed.
- 1.3 As the works are located entirely within a lot that is in the Swan Canning Development Control Area (DCA), the application is being processed pursuant to Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act) (**Attachment 2**).

2.0 CONSULTATION

City of Perth

- 2.1 The City of Perth (the City) had no objection to the proposal and requested the following conditions if approved:
- The dimensions of all car parking bays, aisle widths and circulation areas are to comply with Australian Standard AS2890.1; and
 - The landscaping as shown on the plans being maintained to a high standard to the satisfaction of the City of Perth.
- 2.2 The City also requested that applicant be advised that:
- The development is to comply with the provisions of the *Public Works Act 1902* and the *Disability Discrimination Act 1992*;
 - No building works should proceed prior to the City issuing a building permit. The City requires any building permit application to be accompanied by written confirmation that the conditions of the planning approval and the building permit plans have been cleared to DBCA's satisfaction; and
 - The City's Health and Activity Approvals Unit should be contacted regarding requirements for the food preparation and related areas.
- 2.3 The City has requested that the preliminary advice included in the City's submission related to building, health and engineering requirements, be passed on to the applicant.
- 2.4 The City has advised DBCA that while a large area of the site is deemed to be a bushfire prone area, it determined that a BAL assessment was not required as the works do not result in an increase in the intensification of the land use, an increase in residents or employees, involve the occupation of employees for a considerable amount of time, or result in an increase in the overall bushfire threat.

3.0 PUBLIC COMMENT - SUBMISSIONS ON DRAFT REPORT

- 3.1 In accordance with the requirements of Part 5 of the SCRM Act, a copy of the draft report and proposed recommendation was provided to the applicant and the City of Perth. A copy was also published on the DBCA website for a period of two (2) weeks between 3 September 2018 and 19 September 2018 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)
- ◆ Policy 42 – *Planning for land use, development and permitting affecting the Swan Canning Development Control Area* (Policy 42)
- ◆ Policy 43 – *Planning for marinas, yacht clubs and aquatic clubs in the Swan Canning Development Control Area* (Policy 43)
- ◆ Policy 45 – *Planning for miscellaneous structures and facilities in the Swan Canning Development Control Area* (Policy 45)
- ◆ Policy 49 – *Planning for stormwater management affecting the Swan Canning Development Control Area* (Policy 49)

5.0 ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- ◆ Environmental protection
- ◆ Stormwater management
- ◆ Bushfire management

6.0 BACKGROUND

6.1 The RPYC is proposing to refurbish its clubhouse, landscape the northern courtyard and resurface the south eastern car parking areas (**Attachment 3**). The upgrades are proposed to be staged over two years during the sailing off-seasons of 2018 and 2019.

6.2 Works to the building include:

- Extension of the existing north-western balcony, creating a new covered walkway;
- Construction of a new northern façade;
- Demolition and replacement of the northern dual staircase;
- Construction of new entry and staircase, and installation of external screening along the southern façade;
- Refurbishment of the foyer area;
- Refurbishment of the reception area and Pro Shop;
- Refurbishment of the existing bar, and relocation and refit of the kitchen; and
- Refurbishment of the existing toilet and shower facilities.

6.3 External works include:

- New landscaping to the northern courtyard;
- Levelling and returfing the existing grassed area adjacent to the northern courtyard;
- Soft landscaping along the southern façade; and
- Upgrade of the southern car park including the removal of all drainage and hard stand areas and the installation of a new drainage system, resurfacing and landscaping.

6.4 Investigations undertaken by the applicant revealed that the current drainage of the car park relied on a system of soakwells which contained a high level of standing water and floating debris, compromising the functionality of the system. The applicant advised that construction of the car park pre-dated requirements for water quality treatment.

6.5 The RPYC received an approval in 2012 from the Minister for the construction of workshops and storage areas, and the replacement of the hardstand area and boat ramp (**Attachment 4**).

6.6 At the time of the above approval, the site (including the RPYC land lease area) was classified as *possibly contaminated – investigation* required under the *Contaminated Sites Act 2003* as contamination in the form of tributyltin (TBT) had been found in river sediments in the vicinity of the slipway and boat ramp and around mooring areas of the club.

6.7 The then Department of Environment and Conservation – Contaminated Sites Branch, required sampling and characterisation of river sediments be undertaken to inform the management of physical turbidity during the proposed works and to assess the potential impacts of disturbance and dispersal of contaminated

sediments. There was no requirement to undertake any investigations relating to the works located on the land.

- 6.8 The current proposed works are located on land away from the slipway and boat ramp, and do not present any risk of encountering or disturbing contamination. Therefore no further investigation is required.

7.0 DISCUSSION

Environmental protection

- 7.1 SPP 2.10 requires development proposals to maintain and enhance the quality and setting of the river.
- 7.2 In support of SPP 2.10, Policy 42 promotes the protection of the river environment and states that development on and adjacent to the river system should maintain and enhance the ecological health of the river system, including the maintenance of tributary and stream habitat.
- 7.3 Policy 43 requires applications for yacht clubs to demonstrate that they are minimising and managing their effects on the ecological health of the river system including fauna and the ecosystem.
- 7.4 Implementation of the proposal has the potential to impact the river environment via waste materials entering the waterway.
- 7.5 As the application did not include a construction environmental management plan (CEMP), it is recommended that one be required to be submitted and approved prior to the commencement of works, if the proposal is approved.

Stormwater management

- 7.6 Policy 45 requires proposals which include car parking areas, to address specific design criteria or requirements relating to the use of:
- Native landscaping to minimise the visual impact of the car park, provide shade and contribute to ecological and habitat values; and
 - Water sensitive urban design so that stormwater runoff containing hydrocarbons and other pollutants are not directly discharged into the river system without water quality management. Water sensitive urban design measures for car parks may include:
 - porous/permeable paving;
 - bio-retention landscaped verge areas;
 - open or flush kerb design to allow flow into bio-retention areas;
 - street tree bio-retention pits;
 - vegetated swale systems in road reserves;
 - grass paver systems; and
 - gross pollutant traps (for space-constrained sites only).
- 7.7 Policy 49 sets out DBCA's stormwater management requirements for the construction of car parks within the DCA. Of particular importance is how the hydrocarbons and other nutrients will be treated prior to the stormwater being discharged into the local system and ultimately to the river.
- 7.8 DBCA recommends that all stormwater from the proposed car park is separated from runoff from the slipway and hardstand area where boat cleaning takes place.
- 7.9 It is recommended that a landscape plan and a stormwater management plan be prepared and approved prior to the commencement of works, if the application is to be approved.

Bushfire management

- 7.10 DBCA has recently received advice from the Department of Planning, Lands and Heritage that bushfire management requirements as set out in State Planning Policy 3.7 – *Planning in Bushfire Prone Areas* only apply to new developments and not minor additions.

Conclusion

- 7.11 It is considered that the proposed works will improve the visual amenity of the existing building by the inclusion of modern façade treatments and landscaping, and the reconfiguration of the car park and associated landscaping will improve the overall appearance of the site.
- 7.12 Potential impacts on the river and foreshore reserve from construction activities can be managed through the preparation and implementation of a CEMP.
- 7.13 Improvements to stormwater treatment systems will protect the river from inputs of hydrocarbons and other pollutants.
- 7.14 For these reasons, the proposal can be recommended for approval subject to appropriate conditions and advice.

8.0 SWAN RIVER TRUST ADVICE

- 8.1 In accordance with section 75(3A) of the SCRM Act, the Trust considered DBCA's draft report at its meeting on 14 August 2018, where the Trust resolved to support the report and recommendation.

9.0 RECOMMENDATION

That the Director General of the Department of Conservation, Biodiversity and Attractions advises the Minister for Environment that the proposal to refurbish the clubhouse, resurface the car park, and landscape the car park and northern courtyard at the Royal Perth Yacht Club on Lot 7568 on Plan 169295 and Lot 14555 on Plan 32409 (Reserve 17375), 6 Australia II Drive, Crawley, as described in the application received on 19 April 2018, and additional information received on 23 July 2018, be approved subject to the following conditions:

1. Approval to implement this decision is valid for three (3) 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**).
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The Construction Environmental Management Plan shall describe how the proposed works will be managed to minimise environmental impacts and shall include, unless otherwise agreed in writing:

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 - a detailed site map showing the location of:
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During works

7. The works shall be undertaken in accordance with the details approved under **Conditions 3-6**.

On completion of works

8. The development shall be connected to the reticulated sewer system.

9. On the completion of the works, the applicant shall remove all waste materials, equipment and machinery and ensure that the site is cleaned-up to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

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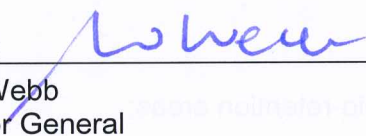
The applicant is to ensure that the stormwater from the proposed car park is kept separate from the runoff generated by the slipway and hardstand where boat cleaning takes place.

3. The Landscape Plan required under **Condition 5** should aim to complement the reserve, and include a species list and planting densities. All plant species are to be locally native and suited to the soil type of the area, due to their low fertiliser and water requirements and to sustain local biodiversity. The Department of Biodiversity, Conservation and Attractions can provide advice on appropriate species and densities. The applicant is encouraged to include an ongoing monitoring and maintenance plan to ensure the success of the landscaping works.
4. With regard to **Condition 6**, the applicant is advised that the selected building materials and colour scheme for the development should be of a low reflective standard, and complement the character and landscape setting of the Swan River and surrounding foreshore.
5. The applicant is advised that this approval does not negate the need to obtain any other approval from relevant agencies.
6. The applicant is advised that all incidents of pollution or spills within the Swan Canning Development Control Area shall be reported immediately to the Department of Biodiversity, Conservation and Attractions on 9219 9000 or a/h on 0419 192 845.
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- The development is to comply with the provisions of the *Public Works Act 1902* and the *Disability Discrimination Act 1992*;
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- The applicant is advised to contact the City of Perth's Health and Activity Approvals Unit regarding requirements for the food preparation and related areas; and
- Preliminary advice from the City of Perth, regarding building, health and engineering requirements, is attached for the applicant's information.

FINAL REPORT ENDORSED

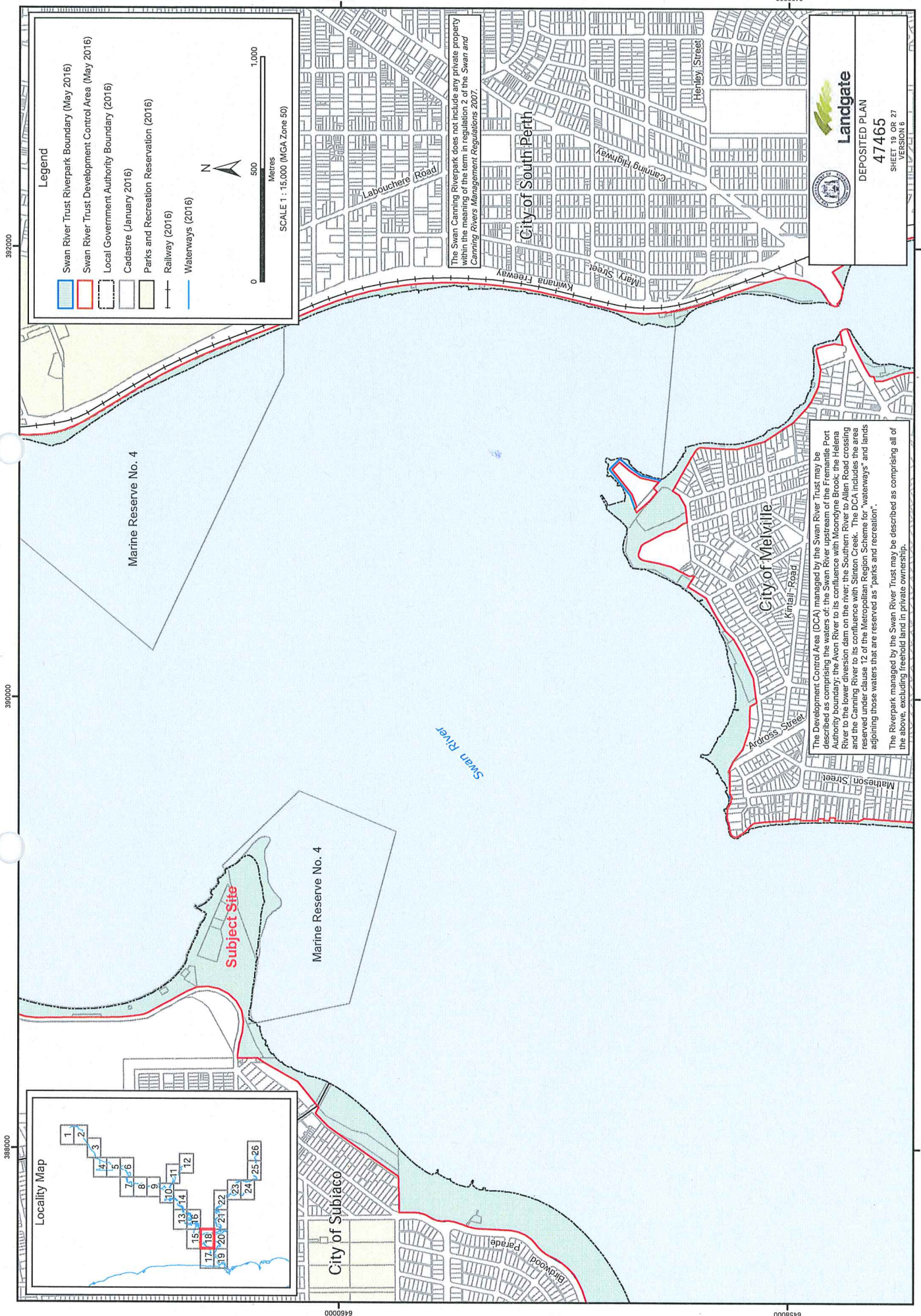
Signed: _____



Date: _____

2/10/18

Mark Webb
Director General

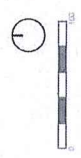


Landgate

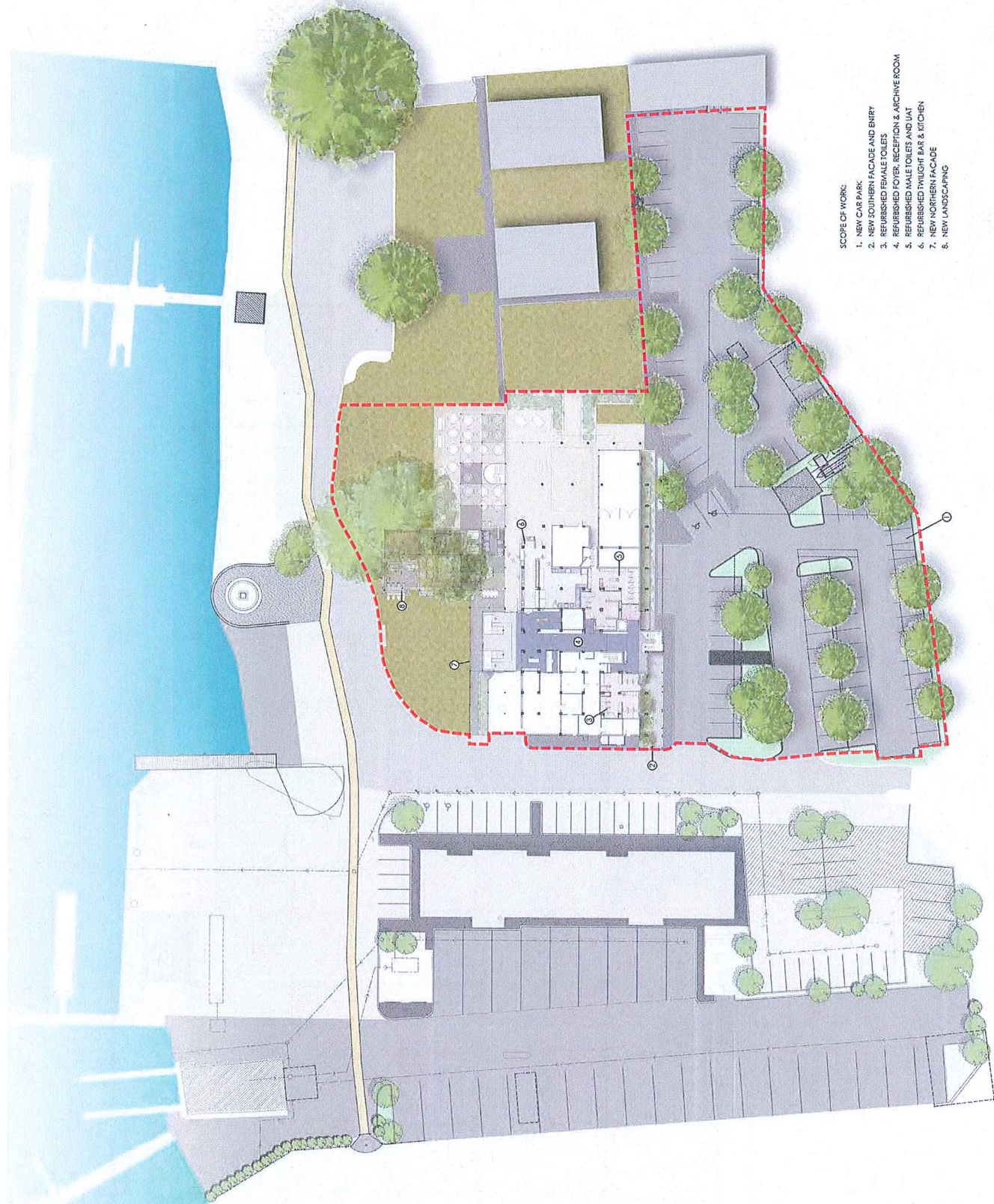
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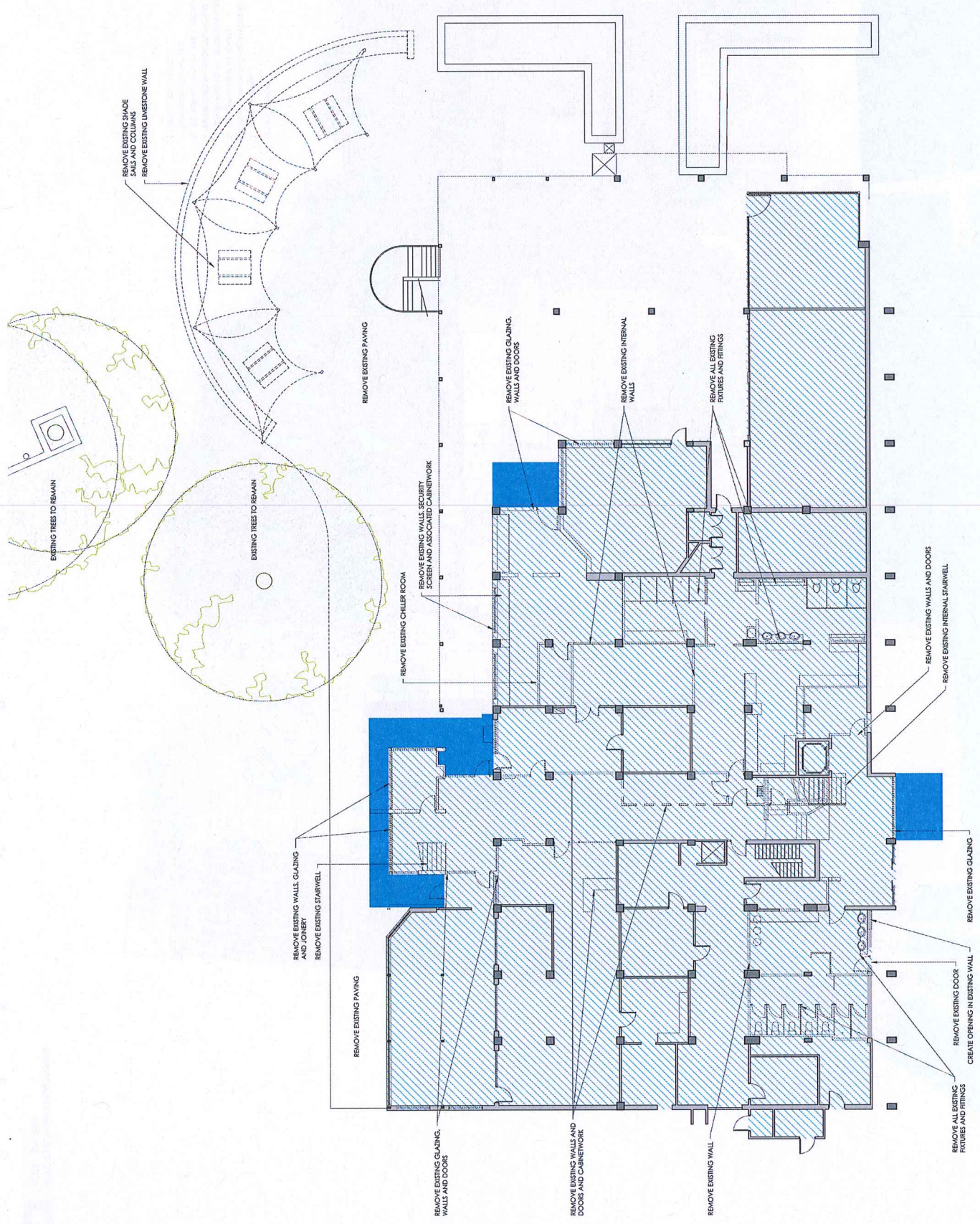
Extent of works



- SCOPE OF WORK
- 1. NEW CAR PARK
 - 2. NEW SOUTHERN FACADE AND ENTRY
 - 3. REFURBISHED FEMALE TOILETS
 - 4. REFURBISHED FOYER, RECEPTION & ARCHIVE ROOM
 - 5. REFURBISHED MALE TOILETS AND JAT
 - 6. REFURBISHED TWILIGHT BAR & KITCHEN
 - 7. NEW NORTHERN FACADE
 - 8. NEW LANDSCAPING

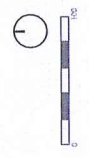


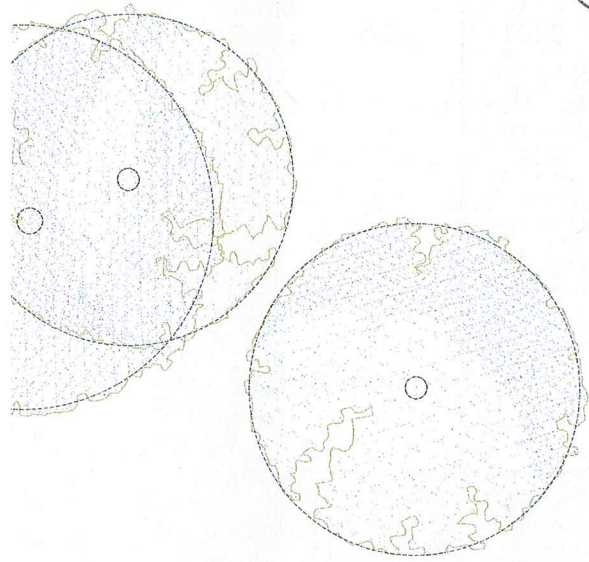
J O H N F L O W E R A R C H I T E C T S



HATCH REPRESENTS EXISTING FOOTPRINT - APPROX. 933 M²

HATCH REPRESENTS EXTENT OF NEW FOOTPRINT - APPROX. 980 M² (5% INCREASE)

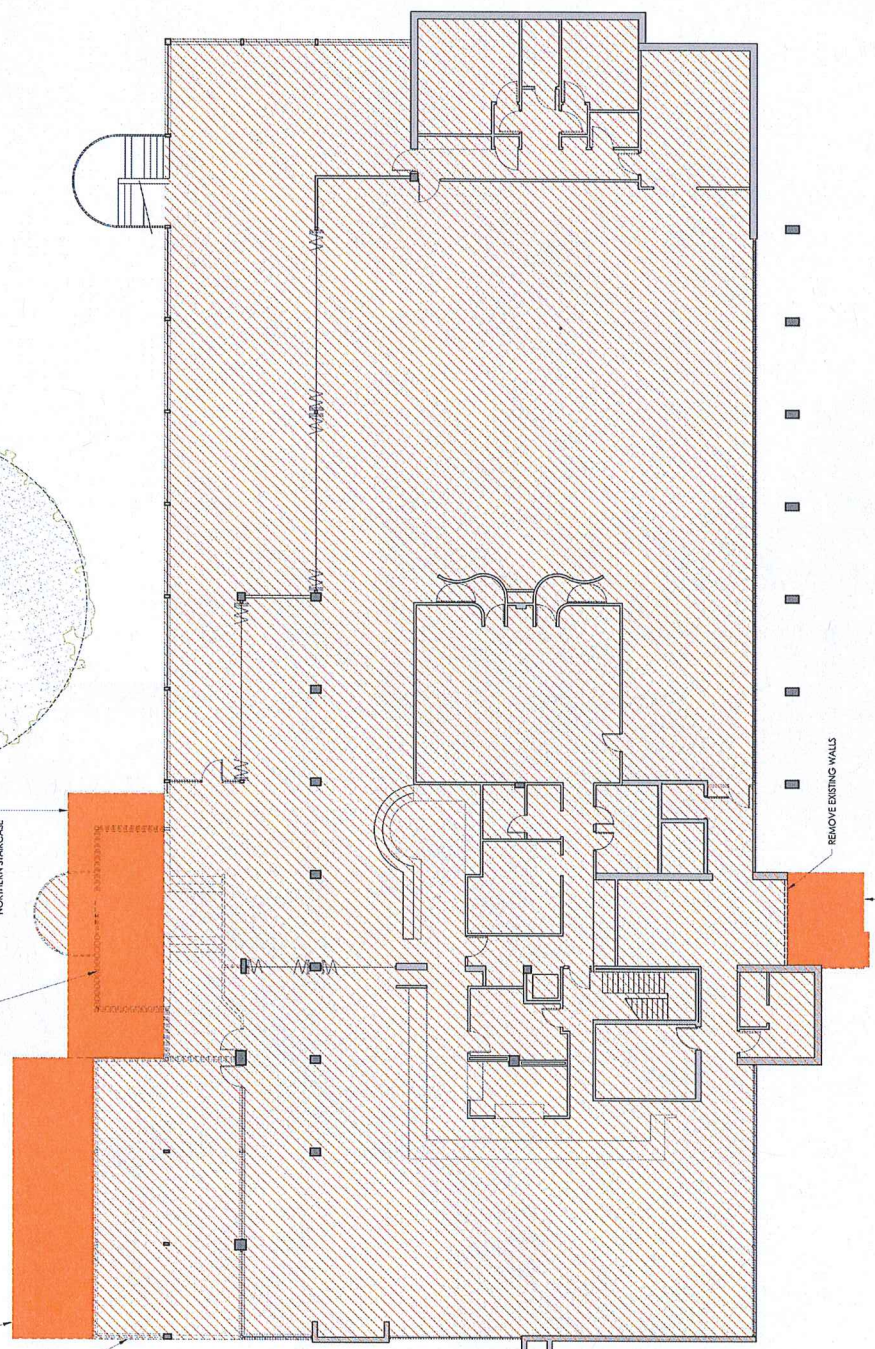




EXTENT OF NEW BALCONY

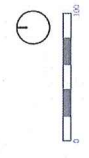
REMOVE EXISTING STAIRWELL INCLUDING WALLS, GLAZING AND ASSOCIATED CABINETWORK

EXTENT OF NEW NORTHERN STAIRCASE



HATCH REPRESENTS EXTENT OF EXISTING FIRST FLOOR FOOTPRINT - APPROX. 1233 M²

HATCH REPRESENTS EXTENT OF NEW FOOTPRINT - APPROX. 1311 M² (4.6% INCREASE)





LEGEND - PHASE 2

- ⑦ Refurbishment of Foyer area, including new built in secure display
- ⑧ Refurbishment to existing Reception and Pro Shop
- ⑨ New Archive display room
- ⑩ New Northern Facade and dual staircase covered walkway
- ⑪ Extend Existing N/W Balcony, creating new House & New Twilight Kitchen
- ⑫ Full refurbishment of existing Bar, Heart of
- ⑬ New Landscaping to Northern courtyard Level and making good of existing grassed area

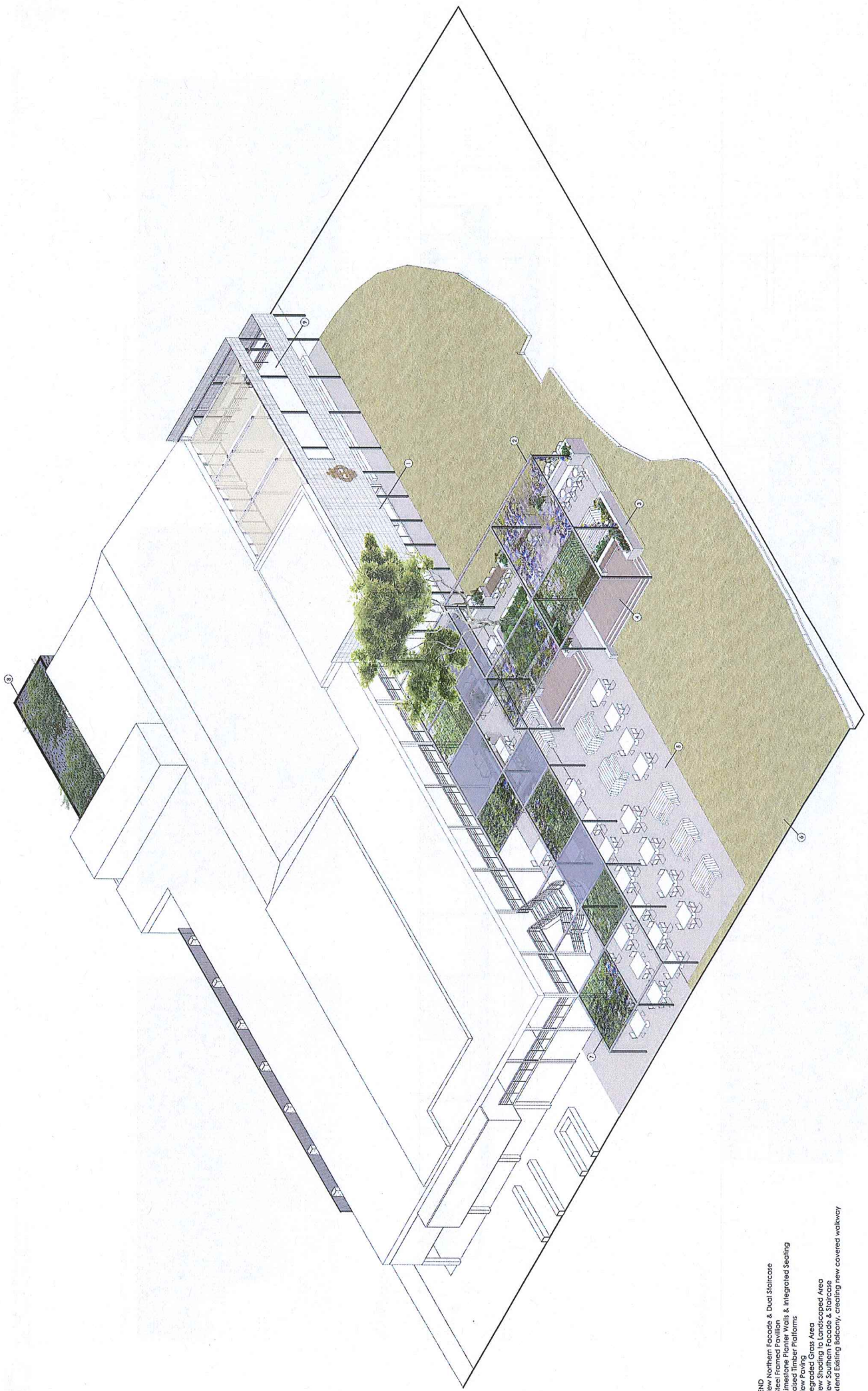
LEGEND - PHASE 1

- ① Southern Facade - New Entry, screening and soft-scaping
- ② Southern Facade - New Entry Staircase
- ③ Southern Facade - New screening and soft-scaping to Eastern end of Southern Facade
- ④ Full refurbishment of existing Female Toilets and shower facilities; includes minor refurbishment of store facility to North of Female Toilets
- ⑤ Full refurbishment of existing office into new UAT facility
- ⑥ Full refurbishment of existing Male Toilets and shower facilities

LEGEND - PHASE 3

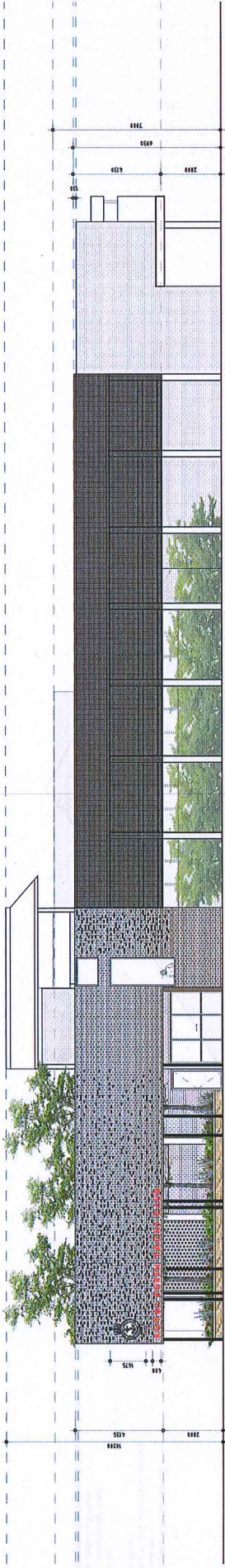
- ⑮ New Southern Car parking and associated Civil works - NOT SHOWN ON PAGE





- LEGEND**
- 1. New Northern Facade & Dual Staircase
 - 2. New Northern Terrace
 - 3. Limestone Planter Walls & Integrated Seating
 - 4. Raised Timber Platforms
 - 5. New Paving
 - 6. Regraded Grass Area
 - 7. Regraded Grass Area
 - 8. New Southern Facade & Staircase
 - 9. Extend Existing Balcony, creating new covered walkway

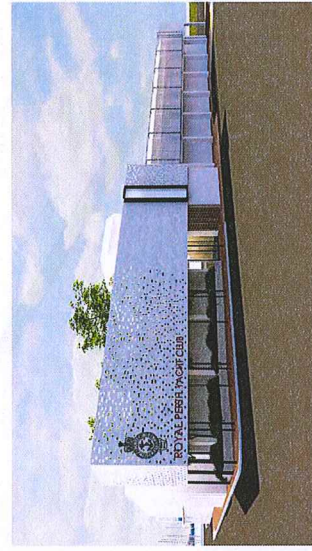




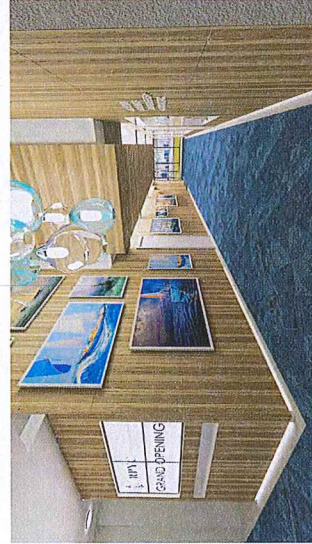
Southern Elevation
SCALE 1:100



Northern Elevation
SCALE 1:100



Southern Facade Perspective



Internal Foyer Perspective



Northern Facade Perspective



