



Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER : 2016/0177
APPLICANT : Dome Coffees Australia Pty Ltd
APPLICANT'S ADDRESS : Attn: Nigel Oakey
Managing Director
219-221 Railway Parade
MAYLANDS WA 6050
LANDOWNER : Swan River Trust
LAND DESCRIPTION : Lot 300 on Plan 47450 (Crown Reserve 48325, river), East Fremantle
DEVELOPMENT : Modification and refurbishment of the Dome café
VALID FORM 1 RECEIVED : 18 January 2016
DETERMINATION : **APPROVAL WITH CONDITIONS**

The application for modification and refurbishment of the Dome café, as described in the application received on 7 January 2016, and the supplementary information received on 23 February and 2 March 2016, at Lot 300 on Plan 47450 (Crown Reserve 48325), East Fremantle, 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 Parks and Wildlife in writing not less than seven (7) days prior to the commencement of works (see **Advice Note 1**).
3. At least 30 days prior to the commencement of works, a Construction Environmental Management Plan shall be submitted for approval by the Department of Parks and Wildlife, on advice from the Town of East Fremantle (see **Advice Note 2**).
4. At least 30 days prior to the commencement of works, a Landscape Plan shall be submitted for approval by the Department of Parks and Wildlife, on advice from the Town of East Fremantle (see **Advice Note 3**).
5. At least 30 days prior to the commencement of works, a Lighting Plan for the development shall be submitted for approval by the Department of Parks and Wildlife, on advice from the Town of East Fremantle (see **Advice Note 4**).
6. At least 30 days prior to the commencement of works, final design plans/drawings for the proposed works, including the configuration of the floating pontoons, shall be submitted for approval by the Department of Parks and Wildlife, on advice of the Department of Transport and the Town of East Fremantle (see **Advice Notes 5 and 6**).
7. At least 30 days prior to the commencement of works, a Stormwater Management Plan is to be submitted for approval by the Department of Parks and Wildlife.

8. Prior to commencement of works, an amendment to the River reserve lease is required (see **Advice Note 7**).
9. All infrastructure associated with the proposal is to be located wholly within the River reserve lease area. In addition, all new piped and wired services (such as fire hydrants and booster cabinets), all new service areas (such as bin stores), and all new service related hardware (such as exhaust systems and air-conditioning units) shall be concealed from public view and located to minimise the impact on any public road or public space. The details are to be provided with the final design plans/drawings and approved by the Department of Parks and Wildlife, on advice of the Town of East Fremantle (see **Advice Note 8**).
10. At least 30 days prior to commencement of works, a Car Parking Plan is to be submitted for approval by the Department of Parks and Wildlife, on advice of the Town of East Fremantle (see **Advice Note 9**).

During works

11. All works shall be implemented in accordance with the Construction Environmental Management Plan, Landscape Plan, Lighting Plan, final design plans/drawings, Stormwater Management Plan and Car Parking Plan approved under **Conditions 3, 4, 5, 6, 7 and 10**.
12. The proposed works shall not prevent public access along the foreshore or across the River reserve unless closure is necessary for safety purposes and has been approved by the Department of Parks and Wildlife, and an alternative route has been provided.
13. The construction works shall not impinge on the East Side Angling Club's activities. During construction, works shall not prevent the movement of vessels from the Club's jetty or normal boating activities.
14. The applicant shall rectify at its expense any damage to the foreshore, riverbank, or waterway (including infrastructure) that occurs as a result of the works. The applicant shall take all precautions to ensure no damage occurs but should any damage occur, the applicant is required to notify the Department of Parks and Wildlife within 48 hours.
15. All incidents of pollution or spills within the Development Control Area shall be reported immediately to the Department of Parks and Wildlife, contacted on 9278 0900 or a/h 0419 192 845.

On completion of works

16. Upon completion of the works, all waste materials, equipment and machinery shall be removed and the site cleaned-up to the satisfaction of the Department of Parks and Wildlife, on advice from the Town of East Fremantle.

Ongoing

17. The applicant is responsible for the ongoing maintenance of all infrastructure and facilities within the River reserve lease area (including the river access ramp, and the adjacent outdoor shower and tap).
18. All public areas (for example floating pontoons, berths and swimming baths) are not to be utilised for any commercial enterprise without prior approval from the Department of Parks and Wildlife, on advice from the Town of East Fremantle (except for the leased berths). The use and management of the public areas will be addressed through future leasing provisions.

ADVICE TO APPLICANT

1. Notification of commencement of work and plans can be emailed to rivers.planning@dpaw.wa.gov.au.

2. The Construction Environmental Management Plan required under **Condition 3** shall describe how the proposed works will be managed to minimise environmental impacts, safety risks and nuisances and should address, but not be limited to:
- scope of works;
 - schedule of works;
 - site access;
 - machinery, equipment and materials to be used, and refuelling;
 - on-site storage and bunding of materials, equipment, chemicals and fuel (including aerial photograph with locations marked);
 - sediment and turbidity management (see below);
 - inspection and reporting schedule on sedimentation and turbidity (see below);
 - waste management;
 - dust management;
 - protection of the river from inputs of debris, litter, fill, rubbish or other deleterious material;
 - public access and safety;
 - provision of signage onsite, prior to commencement of works, to inform the public of the start and duration of works;
 - hours of operation, timeframes and responsibility for tasks identified; and
 - complaints and incidents.

The plan should address the most appropriate means of sediment and turbidity management for the proposed works as determined by the applicant. This may include the use of a silt curtain. All reasonable efforts should be taken by the applicant to control plumes but where they occur, the applicant must stop work whilst the plume is addressed and should only recommence work once the integrity of the silt curtain (or equivalent) is restored.

Where a plume occurs, this should be reported to the Department of Parks and Wildlife within one (1) hour of occurrence and addressed immediately or as soon as reasonably possible during a high risk event (e.g. during storms or strong tides). The Department of Parks and Wildlife can be contacted on 9278 0900.

To minimise underwater noise, it is preferred that a vibration hammer with a soft start-up, rather than a drop hammer, be used to install the piles. This should reduce noise impacts, including to dolphins which are often observed in this part of the estuary. For further protection of fauna, an independent experienced marine mammal observer (or similar) shall be engaged prior to and at all times during piling operations.

3. In regard to **Condition 4**, a Landscape Plan, which is to include the river access ramp and other public areas, shall be prepared on advice from the Town of East Fremantle. The Landscape Plan is to include all features such as street furniture, taps and bins. All works are to be undertaken at the applicant's expense. The Landscape Plan is to also include the provision of bicycle parking facilities as advised by the Town of East Fremantle.
4. In regard to **Condition 5**, lighting should be low level and designed to illuminate the deck and other public areas with minimal light spill on the water or upward to the sky to ensure no adverse ecological consequences.
5. In relation to **Condition 6**, final design plans/drawings for the jetty (floating pontoons) and deck are to be signed and certified by a qualified and experienced practising engineer and designed in accordance with AS 3962-2001 *Guidelines for the design of marinas* and AS 4997-2005 *Guidelines for the design of maritime structures*. The drawings are to also specify the maximum design vessel lengths for this structure.

6. In relation to **Condition 6**, final design plans/drawings for other infrastructure (for example the deck, river access ramp, two outdoor showers and tap, and swimming baths) are to be prepared on advice from the Town of East Fremantle. The design plans/drawings shall address:
- The deck and accommodation units are to be constructed of materials that match or harmonise with the existing building.
 - The deck and other infrastructure associated with public areas (for example swimming baths, ramp and floating pontoons) are to be constructed with appropriate materials that suit the purpose and environmental conditions of the site.
 - The use of materials for infrastructure associated with public areas that will ensure public safety and will not easily deteriorate on long-term exposure to sun and salt water (for the longevity of the structure).
 - Details of window finishes are also to be provided in the plans/drawings. Windows are not to be finished with reflective tinting.

7. In regard to **Condition 8**, an amendment of the River reserve lease is required to:
- Change the specified purpose of the lease.
 - Extend the lease boundary to include the outdoor shower and tap, and public berths on the outside (western side) of the floating pontoons.
 - Address the use and management of the jetty (floating pontoons) to ensure a mix of berths for both public and private use.
 - Address the leaseholders responsibility for managing the river access ramp ensuring it is kept free from obstructions.
 - Address the hours that the public facilities, including the jetty (floating pontoons) to the public berths and the swimming baths, the public berths, and river access ramp are to remain open to the general public.
 - Outline the arrangements to address public safety measures for the swimming baths.

The leaseholder shall be responsible for all legal costs associated with the amendment of the lease, and shall also be required to prepare and implement an Environmental Management System (EMS) to the satisfaction of the Department of Parks and Wildlife.

8. In relation to **Condition 9**, all service related hardware, including fire booster cabinets, are required to be located internally within the building or designed and integrated as an integral element of the development so as to minimise any visual impact on the architectural quality of the building and its relationship with public spaces.
9. In relation to **Condition 10**, at the applicant's expense, the applicant is to undertake the following to the Town of East Fremantle's specifications:
- Designate an additional disabled bay in the Town of East Fremantle car park No.4.
 - Designate a bay with the Town of East Fremantle car park No. 4 as 'set down/ pick up 15 min' to enable guests at the proposed accommodation to drop and pick up luggage.
10. This approval does not authorise the applicant to carry out any other works besides the scope of the approved works, whether within or outside the lease area. If any other work, such as dredging, is necessary then an additional approval from the Department of Parks and Wildlife shall be required.

11. This approval does not include any signage. A separate permit application and approval for signage will be required from the Department of Parks and Wildlife, on advice from the Town of East Fremantle.
12. The applicant is advised that the proposal has the potential to be affected by sea level rise. It is recommended applicant understand the implications of potential sea level rise on the site. The onus rests with the applicant to undertake a risk assessment and exercise their judgment in determining the level of risk they are prepared to accept. The Swan River Trust's *Climate Change Risk Assessment Project (2010)* models impacts of potential sea level rise in the Swan and Canning rivers, and sets out a methodology to assess the vulnerability of foreshore areas. It is recommended that applicant undertakes their own research and obtain appropriate independent professional advice relevant to the particular circumstances.
13. The applicant is advised to contact the Department of Transport, Coastal Facilities Management to obtain a jetty modification licence.
14. The applicant shall contact the Department of Aboriginal Affairs to ensure that the proposed works do not breach any section of Part IV (Protection of Aboriginal Sites) of the *Aboriginal Heritage Act 1972* (the Act) as an approval under section 18 of the Act is likely to be required.
15. The applicant is advised that sediments must not be discharged into the Development Control Area and/or the Swan River, in accordance with the Environmental Protection (Unauthorised Discharge) Regulations 2004. The Department of Environment Regulation may be contacted on (08) 6467 5000 or www.der.wa.gov.au.
16. The Department of Transport advises that a Temporary Notice to Mariners must be issued prior to construction works commencing, with funding from the applicant and that there is to be no interference with the Starboard Lateral Marker located adjacent to the existing jetty.
17. Water Corporation advises that an upgrade to the existing sewer connection is required.
18. The applicant is advised to contact the Town of East Fremantle in regard to its requirements relating to the landscaping plan, car parking plan, a site and traffic management plan, a rubbish collection strategy/management plan, and a legal agreement/notification.
19. The Town of East Fremantle advises that proposed 'accommodation' is not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.
20. The Town of East Fremantle advises that the applicant acknowledge that the development and the site may in the future be subject to the environmental consequences of sea level rise and contaminants associated with past activities and agrees to indemnify the Town of East Fremantle from any liability arising from these consequences now and in the future.
21. The Town of East Fremantle advises that the application for a Building Permit is to conform to the approved plans unless otherwise approved by Council. The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
22. With regard to the plans submitted to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
23. If development requires any street verge facilities (for example street trees, footpath, crossover, light pole, drainage point or similar) to be removed, modified or relocated then such works must be approved by the Town of East Fremantle and if approved,

the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.

24. The Town of East Fremantle advises that this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.
25. All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).
26. Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The *Environmental Protection Act 1986* sets penalties for non-compliance with the Regulations and the installer of noisy air-conditioner can face penalties of up to \$5000 under Section 80 of the Act. Refer to the then Department of Environmental Protection's document – 'An installers Guide to Air Conditioner Noise'.



Albert Jacob MLA
MINISTER FOR ENVIRONMENT; HERITAGE

Date: 20/10/16

DEPARTMENT OF PARKS AND WILDLIFE REPORT

PROPOSAL	:	Modification and refurbishment of Dome café
LOCATION	:	Lot 300 on Plan 47450 (Reserve 48325), East Fremantle
APPLICANT	:	Dome Coffees Australia Pty Ltd
LANDOWNER	:	Department of Parks and Wildlife
LOCAL GOVERNMENT	:	Town of East Fremantle
MRS CLASSIFICATION	:	Waterways
LG CLASSIFICATION	:	Waterways
DECISION TYPE	:	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> – Ministerial Determination
ATTACHMENTS	:	1. Location map 2. Aerial photo of subject land 3. Site plan with overlay 4. Plans for proposed building structures 5. Town of East Fremantle submission
RECOMMENDATION	:	APPROVAL WITH CONDITIONS

REPORT

1.0 INTRODUCTION

1.1 The Department of Parks and Wildlife (Parks and Wildlife) has received an application from Dome Coffees Australia Pty Ltd, to modify and refurbish the existing Dome café in East Fremantle, which is within the Swan Canning Development Control Area (DCA) (**Attachments 1 and 2**). The subject land is reserved for Waterways.

1.2 The applicant proposes a number of elements to extend and modify the existing site. The proposed inclusions, other than an outdoor shower and tap, are within the existing River reserve lease area, as depicted in **Attachment 3**. The proposal includes the following:

- 16 short-stay accommodation units, which requires construction of a second level (**Attachment 4**);
- construction of a 60 square metre fixed deck;
- swimming baths of 21 metres by 8 metres with guide-rope and floats;
- removal of existing fixed jetty and the wooden piles, to be replaced with a floating system of pontoons and bays for casual and leased berthing;
- installation of nine piles for the deck and 19 piles for the jetty/floating pontoons;

- access ladders attached to a floating pontoon for access to the swimming baths;
 - freshwater shower on the floating pontoon near the access ladders;
 - a river access ramp (natural stone paving path) leading down to the swimming baths;
 - outdoor shower and tap next to the river access ramp; a ramp, eight metres long, from the deck to floating pontoons;
 - first bay - casual berthing for personal watercraft such as kayaks;
 - second bay - casual berthing for small crafts;
 - third bay - casual berthing of larger crafts;
 - five pens for leased berthing for vessels;
 - three metre wide floating pontoon with public casual berthing on the outside; and
 - bicycle racks, possibly next to the new public entrance and deck.
- 1.3 The proposed development is to occur on a lot located completely within the DCA and therefore the proposed works require an approval under Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).
- 1.4 The Director General of Parks and Wildlife has prepared this report in accordance with Section 76 of the SCRM Act.

2.0 CONSULTATIONS

Town of East Fremantle

- 2.1 The Town of East Fremantle (the Town) considered the application at a Town Planning and Building Committee meeting on 1 March 2016 and resolved to advise Parks and Wildlife that it supports the application by Dome Coffees Australia Pty Ltd for proposed additions and alterations, including additional partial change of use for 16 accommodation rooms and all associated decking, jetties and swimming pool and services/ facilities, subject to conditions.
- 2.2 The Town's full comments are outlined at **Attachment 5**.

Department of Transport, Maritime Planning

- 2.3 The Department of Transport (DoT), Maritime Planning has assessed the referral and has no in-principle objection to the proposal proceeding subject to the following:
- All Engineering design drawings/plans of the jetty modification shall be certified and signed by an experienced practising engineer that they are designed in accordance with Design Guidelines AS3962 and AS4997.
 - The drawings are to specify the maximum design vessel lengths for this structure.
 - The proximity of the proposed visiting/public jetty structure to the seabed lease line would result in boats (berthed) being located outside the seabed lease area (in general navigable waters). The applicant will need to obtain approval for a seabed lease extension from Parks and Wildlife.
 - The applicant shall apply for and obtain a jetty modification licence from the Department of Transport, Coastal Facilities Management once all necessary approvals and information have been obtained.

- No construction should commence until all approvals relating to this application are obtained.
- 2.4 The applicant should also be aware of the following:
- It is highly recommended to confirm the depth levels at the location of the proposed pens and jetty structures to accommodate the specified design vessels.
 - The interaction between the berthing of a vessel up to 30 metres at the public jetty and the Navigation Marker that is located in close proximity.

Department of Transport, Marine Safety

- 2.5 DoT, Marine Safety has assessed the referral from a navigational safety perspective and has no objection provided that:
- The vessel pen modifications do not interfere with the current Starboard Lateral Marker (located adjacent to the existing jetty).
 - A Temporary Notice to Mariners must be issued prior to construction works commencing, with funding from the applicant.
- 2.6 Parks and Wildlife informally consulted with DoT, Marine Safety in regard to the swimming baths and the proposed public casual berthing on the outside of the floating pontoon. A Marine Safety officer advised that from a navigational safety perspective there are no issues with the swimming baths and no objections to the casual berthing area as long as there is no damage to the nearby navigation aid.

Department of Aboriginal Affairs

- 2.7 The Department of Aboriginal Affairs (DAA) has reviewed the proposal and advises the area of the proposed works is within the boundaries of an Aboriginal site (Swan River), which is on the Register of Aboriginal Sites. It is understood up to 28 pylons could be inserted into the river bed to support a floating pontoon extension and boat berthing facility to replace the existing jetty. It is understood a combination of existing pylon locations will be used along with a number of new locations.
- 2.8 As the proposed works may impact upon the Aboriginal site an approval under section 18 of the *Aboriginal Heritage Act 1972* (Aboriginal Heritage Act) is likely to be required. It is noted that consent was provided for a similar development in 2006 by the then Minister for Indigenous Affairs for the expansion and upgrade of the former Red Herring Restaurant.
- 2.9 It is advisable that the developer provides notification and details of the proposal to the South West Aboriginal Land and Sea Council for the opportunity to comment. The developer is also advised to contact DAA seeking advice regarding the requirements under the Aboriginal Heritage Act and the proposed works.

Department of Health

- 2.10 Parks and Wildlife informally consulted the Department of Health in regard to the proposed swimming baths. A Department of Health officer advised that this proposal may require a new water sampling monitoring point within the proposed swimming area, which may be undertaken by the Town of East Fremantle once the development/refurbishment is complete.

Water Corporation

- 2.11 Parks and Wildlife informally consulted the Water Corporation in regard to the site's current sewer capacity and requirements for upgrade if the proposed 16 short-stay accommodation units are approved. A Water Corporation, Building

Services officer advised that there is an existing meter and based on the proposed number of 16 units an upgrade to a larger size would be necessary. Headwork contributions generally will apply because an upgrade of meter size means also increasing flow rate. The upgrade (size and flow rate) should be discussed with a Hydraulic Consultant.

Public Notice

- 2.12 In accordance with section 74 of the SCRM Act, the Director General considered the proposal to be of significant public interest and therefore the applicant was required to formally advertise the proposal with a public notice in the local and state newspapers. A copy was also published on the Parks and Wildlife website. The submission period was from 2 March to 23 March 2016.
- 2.13 At the close of the public comment period two submissions were received. These submissions were concerned with lack of consultation with the community and government agencies; the proposed partial change of use; the protection of the river, public access and public amenities; and the potential impacts including environmental impacts. These issues are discussed in Sections 3, 6 and 7 of the report.

Swan River Trust

- 2.14 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust (the Trust) considered the draft report at its meeting on 5 April 2016. The Trust resolved to recommend its approval of the report to the Director General of Parks and Wildlife.

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 has been provided to the applicant, the local government, DAA, DoT and the submitters of the public submissions outlined above (Section 2.13). A copy was also published on the Parks and Wildlife website for a period of three (3) weeks between 11 May 2016 and 1 June 2016 with an invitation for public submissions.
- 3.2 Three (3) submissions were received, being from DAA and two members of the public.
- 3.3 Parks and Wildlife has considered the submissions and recommends that Advice Note 2, which relates to Condition 3, requiring the preparation and implementation of a Construction Environmental Management Plan, be modified. The relevant advice note has been updated to include the use of signage during works, as recommended. The issues raised in the submissions are discussed in Sections 3.5 and 3.6 below.

Department of Aboriginal Affairs

- 3.4 DAA advised that its earlier correspondence on 25 February 2016 is still relevant to the application. The application area is within one Registered Aboriginal heritage site. As such it is recommended that the project is discussed with the South West Aboriginal Land and Sea Council. Furthermore, it is recommended that the applicant meet with a DAA officer prior to any survey work being undertaken or a section 18 Notice being prepared to discuss the most appropriate approach to this work.

Member of the public (1)

- 3.5 The submission outlines concerns with:

- effects to the natural flow of the river when developing a swimming pool and installation of more pylons;
 - This issue is addressed by Condition 3, requiring the preparation and implementation of a Construction Environmental Management Plan.
- encouraging jet skis into the area as the area is already busy from other crafts;
 - It is noted that the site plans depicts an area for casual berthing of jet skis; however the bays are for any public use including kayaks and other water craft.
- the lack of additional parking bays with the development of 16 short stay apartments;
 - The previous use of the site was restaurant and function centre with the function centre having a 240 patron capacity and no additional parking provided at the site. The current café has capacity for 143 patrons and the additional 16 short stay apartments are unlikely to significantly increase the parking requirements of the area. Car parking is addressed by Condition 10 and Advice Note 9, which requires an additional disabled bay and a 'set down/pick up 15 minute' bay.
- there being no advertising to the residents of Riverside Drive;
 - The proposal was not directly communicated to the local residents; however as outlined under section 2.12, the proposal was formally advertised in the local and state newspapers.
- the provision of short stay accommodation being more invasive and environmentally unsound;
 - The potential impacts from construction of the accommodation will be addressed through the Construction Environmental Management Plan, required under Condition 3. The ongoing issues such as stormwater and wastewater management will be addressed under Condition 7 (Stormwater Management Plan) and an upgrade to the existing connection to the reticulated sewerage system.
- how a private developer, who has a lease but doesn't have ownership, can be allowed to build residential development; and
 - An application has been submitted and progressed in accordance with Part 5 of the SCRM Act and an amendment to the River reserve lease will be required.
- building another story on top of the existing building that will cause undue environmental issues in the future.
 - As outlined above, issues during and post construction will be addressed through the conditions of the approval.

Member of the public (2)

3.6 The submission is from the adjacent leaseholder and outlines concerns with:

- not being consulted by the Swan River Trust/Department of Parks and Wildlife, or the proponent during the application process in relation to the potential impacts by the application on its lease area, and the use of its existing boat pen facilities, boat access and car parking;
 - The proposal was not directly communicated to the local residents; however as outlined under section 2.12, the proposal was formally

advertised in the local and state newspapers and there was a three week public submission period. Subsequently the draft report was also published on the Parks and Wildlife website for a period of three weeks.

- the proposal being at odds with the intent/inference of Swan River Trust Policy SRT/DE15 Yacht Club with Slipways, Boat Pens, Water Lease and Jetty Licence, under 15.1-Existing Yacht Clubs/Marinas;
 - The proposed site is for a café with a jetty licence rather than Yacht Club. In regard to the proposed jetty, the final designs are to be provided as required under Condition 6 (to be approval by the Department of Parks and Wildlife, on advice of the Department of Transport) and Advice Note 5.
- the proposal being for quite significant site modifications involving substantial river works involving demolition and construction of new boat pen facilities that directly impinge on use of the lease occupied by East Side Angling Club;
 - As outlined above, the final designs for the proposed jetty will be addressed with Condition 6 and Advice Note 5, and also Condition 13 for managing impacts during construction works.
- the proposed boat pen facilities and boat movements within the Dome lease area impinging on the existing boat pen facilities occupied by the East Side Angling Club;
 - As outlined above, the final designs for the proposed jetty will be addressed with Condition 6 and Advice Note 5, and also Condition 13 for managing impacts during construction works.
- the development will significantly impinge upon the East Side Angling Club's ability in the future to develop within its own lease area and Dome pen users will have to enter the East Side Anglers Club lease area; and
 - The Dome café has an existing jetty licence and the future works are mostly contained within the current River reserve lease. Any future proposals for the East Side Angling Club will be considered on its merits by Parks and Wildlife and DoT.
- the calculation of car parking requirements ignores the existing parking requirements of the East Side Angling Club and the pen leases administered by the Town of East Fremantle south of the Dome café.
 - The previous use of the site was restaurant and function centre with the function centre having a 240 patron capacity and no additional parking provided at the site. The current café has capacity for 143 patrons and the additional 16 short stay apartments are unlikely to significantly increase the parking requirements of the area. Car parking is addressed by Condition 10 and Advice Note 9, which requires an additional disabled bay and a 'set down/pick up 15 minute' bay.

If the application is approved then the leaseholder requests:

- the inclusion of a 'prior to commencement of works' condition that includes the establishment of a formal communication process whereby the applicant contacts the club in advance to ensure works proposed and underway are known to the club and ensure that the applicant complies with Condition 13 in a manner that is satisfactory to the club, to minimise any conflict; and
 - To address this issue, Parks and Wildlife will include under Advice Note 2 that relates to Condition 3 (Construction Environmental Management Plan),

the requirement for providing signage onsite, prior to commencement of works, to inform the public of the start and duration of works.

- the plan for the new boat pens be amended to eliminate the potential for conflict between boats and users of the river bed lease areas occupied by the proponent and the East Side Angling Club.
 - As outlined above, the final designs for the proposed jetty are required under Condition 6 and are to be approved by the Department of Parks and Wildlife, on advice of the Department of Transport. The designs will have due regard to the potential conflict between other users of the river.

4.0 RELEVANT POLICIES AND PLANS

- ◆ State Planning Policy 2.10 - *Swan-Canning River System*
- ◆ State Planning Policy 2.6 - *State Coastal Planning*
- ◆ SRT/D18 - *Signage*
- ◆ SRT/D21 - *Jetty Structures*
- ◆ SRT/DE5 - *On-Site Wastewater Management Systems and Industrial Wastewater*
- ◆ SRT/E5 - *Heritage*
- ◆ SRT/EA1 - *Conservation, Land Use and Landscape Preservation*

5.0 ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- ◆ Land Use
- ◆ Environmental Protection
- ◆ Heritage Protection
- ◆ Visual Amenity
- ◆ Wastewater Management
- ◆ Stormwater Management
- ◆ Lighting
- ◆ Signage
- ◆ Car Parking
- ◆ Public Access
- ◆ Sea Level Rise

6.0 BACKGROUND

- 6.1 The applicant previously received approval from the Minister for Environment in 2007 to build a small portion of the deck (an area of approximately 70 square metres immediately adjacent to the south-western portion of the restaurant) as part of proposed alterations and additions to the Red Herring Restaurant.
- 6.2 Oldfield Knott Architects Pty Ltd on behalf of Dome Coffees Australia Pty Ltd submitted an application to the Trust in 2014 for a proposed new overwater deck extension of approximately 295 square metres to provide for open-air dining. In 2015, the application was cancelled at the request of the applicant.
- 6.3 The existing buildings and jetties are within a River reserve lease area held by Dome Coffees Australia Pty Ltd. The specified purpose of the lease is for 'Restaurant and function centre (maximum number of 240 patrons)'. Therefore if approved, the lease will need to be amended to include 'hotel and short-stay

accommodation'. DoT has advised that the proximity of the proposed public jetty structure to the River reserve lease boundary would result in berthed boats being located outside the lease area. Therefore the River reserve lease area may need to be extended to include this area of public berthing.

- 6.4 To ensure consistency with other leases, the River reserve leaseholder will be required to develop an Environmental Management System (EMS) using departmental guidelines to ensure it achieves acceptable standards as required under Clause 50.2 of the River reserve lease. EMS audits/inspections will then occur to ensure both the restaurant and hotel component are complying with environmental standards.
- 6.5 This current proposal is mostly within the existing River reserve lease boundary (that is, except for the proposed outdoor shower and tap, and the public berths on the western side of the floating pontoon) and will provide public facilities such as swimming baths, a river access ramp to the swimming baths, an outdoor shower, a 24-hour accessible deck and casual public berths. State Planning Policy 2.10 Swan-Canning River System (SPP 2.10) states that the river is a public resource that should be available to the community in perpetuity; therefore any proposal for development within the public realm that may affect the river and its settings should demonstrate a benefit to the community.
- 6.6 Parks and Wildlife considers that as the outdoor shower and tap are for public use, will complement the swimming baths and provide a public benefit, they are supported but should be located within the River reserve lease area. The Town has also recommended that all facilities are to be located wholly within the lease area. Therefore a condition is recommended to ensure that all infrastructure is located within the River reserve lease area, which may necessitate an amendment to the boundaries of the lease area. In addition, a condition shall require the final design plans and drawings are prepared, to the satisfaction of the department, on advice from the Town of East Fremantle.

7.0 DISCUSSION

Land Use

- 7.1 The proposal includes 16 short-stay accommodation units (boutique style accommodation), which will occupy the current vacant ground floor area and a new floor level in the same part of the building. The rooms are to be designed in a style that is reflective of the local story (that is Swan River and oyster farming). Public facilities will also be provided, such as river access ramp, swimming baths and public bays for berthing of small and large vessels, and personal watercraft. Parks and Wildlife considers that the accommodation and other facilities will complement the surrounding area and therefore are an acceptable use for the site.

Environmental Protection

- 7.2 *Policy Conservation, Land Use and Landscape Preservation* (SRT/EA1) 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 river or the foreshore area.
- 7.3 The proposed works include the removal of the existing jetty and pilings, and construction of a deck, a new jetty, river access ramp, outdoor shower and tap, and a new second level for accommodation units.

- 7.4 The proposed deck extension is to be supported by nine steel piles and the new jetty is to be supported by 19 steel piles. Installing the piles has the potential to disturb the riverbed sediments and create turbidity. The applicant has advised that experience of installing piles in the same geo-technical conditions as the subject site has demonstrated no sedimentation or turbidity issues. At this stage the construction methodology for the piles and the management of any resulting turbidity, has not been provided.
- 7.5 There is a number of potential impacts to the foreshore and waterway. To ensure that all potential impacts are identified and managed, a Construction Environmental Management Plan (CEMP) shall be required as a condition of approval.
- 7.6 The CEMP shall be required to include details of sediment management, management of machinery and equipment (including refuelling), public access and safety, demolition and construction methodology, waste management and spill response.
- 7.7 A Landscape Plan shall also be required as a condition of approval, to provide details of any features in the public areas, such as the river access ramp, street furniture and bins. The Town has requested bicycle parking bays be provided and so this will also be included in the Landscape Plan.

Heritage Protection

- 7.8 Policy *Heritage* (SRT/E5) states that places of cultural and heritage significance, both Aboriginal and European, and of natural heritage are to be conserved.
- 7.9 The proposal is within the boundaries of an Aboriginal site DAA 3536 (Swan River).
- 7.10 The Department of Aboriginal Affairs advised that as the proposed works may impact upon DAA 3536 an approval under section 18 of the *Aboriginal Heritage Act 1972* is likely to be required.

Visual Amenity

- 7.11 Policy SRT/EA1 indicates that development should seek to enhance and protect the character and landscape setting of the river through the avoidance of stark and discordant colours, forms and bulk.
- 7.12 SPP 2.10 further indicates that development should maintain and enhance the quality and setting of the river and external finishes and materials should generally be based on materials and hues naturally occurring or predominantly used in the local area.
- 7.13 The proposed fixed deck is to be of natural timber construction with steel piles and frameless glass balustrading, which will be of the same style as the existing deck.
- 7.14 The ramp and floating pontoons will all be comprised of fibreglass reinforced plastic grated decks (or possibly natural timbers for decking), aluminium frames, rotor moulded poly-ethylene floats and will be held in place by G350 grade steel piles. The fending system will be with white PVC rubber composite materials. All materials used will be to Australian Standards and with design compliance to all applicable regulations and standards in connection with marine jetty structures.
- 7.15 The outside of the proposed accommodation units will be the same 'boat-house/nautical' architectural style that has been typical of the site, as such the building will be a simple post and beam structural framing system with the exterior clad in weatherboard style materials. The same natural 'colorbond' roof as the existing structure and the same natural white colours as that of the existing roof

gable structures will also be maintained. The applicant has submitted plans to provide an indication of form and bulk of the new accommodation (see **Attachment 4**).

- 7.16 The building is considered to be in keeping with the riverine environment and is not excessive in scale or bulk. It is expected that the structures will be compatible with the existing character of the facility. The additional second level for the accommodation is higher than the surrounding facilities; however it is considered acceptable as the style will be consistent with the existing building and therefore will protect the character of the river in the local setting.
- 7.17 A Landscape Plan and final design drawings shall outline the final features and finishes of the development.

Wastewater Management

- 7.18 Policy *On-Site Wastewater Management Systems and Industrial Wastewater* (SRT/DE5) states 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 possible, all development in the vicinity of the river system should be connected to the reticulated sewerage system.
- 7.19 Waste management and discharge (including rubbish and sewage) will need to be adequately discharged.
- 7.20 The wastewater from the current facilities is managed through connection to the reticulated sewerage system.
- 7.21 Water Corporation has advised that based on the proposed number of additional 16 units, it is likely the system will have to be upgraded.

Stormwater Management

- 7.22 No information was provided on stormwater management. The impervious area of the site will increase and as such stormwater management should be addressed through a Stormwater Management Plan to be submitted and approved by Parks and Wildlife.

Lighting

- 7.23 Excessive or artificial lighting of facilities can detract from the amenity of an area at night and disturb wildlife. Intense illumination or inappropriate coloured lighting schemes have the potential to detrimentally impact upon the riverine environment and associated view scapes. It is therefore recommended that the applicant be required to prepare and implement a lighting plan and be advised that the lighting should be of low level with minimal light spill into the river.
- 7.24 Limited details have been submitted on the proposed lighting scheme. The public deck is to feature public lighting in a style typical of wharf/dock-side thus providing 24-hour passive surveillance onto the ramp, swimming baths and floating pontoons. It is appropriate that further details of lighting be submitted and approved by Parks and Wildlife on advice from the Town, prior to installation.

Signage

- 7.25 Parks and Wildlife supports the use of signage within the DCA, provided it is consistent with Policy *Signage* (SRT/D18). This approval does not include details of signage, which if proposed, will require future permit approval under the Swan and Canning Rivers Management Regulations 2007.

Car Parking

- 7.26 The applicant has not made provision for any additional car parking to service the additional floor area for the public facilities and the additional short-stay accommodation units.
- 7.27 For previous applications for development and for this current proposal, the Town has raised concerns regarding the possible implications on car parking demands in the area.
- 7.28 The Town has advised that the applicant is to submit a full car parking plan indicating requirements and specifications for an additional disabled bay and a 'set down/pick up 15min' bay to enable guests at the proposed accommodation to drop off and pick up luggage. The car parking plan will be submitted and approved by Parks and Wildlife on advice from the Town.
- 7.29 The Town has also advised that the applicant will be required to enter into a legal agreement/notification with the Town of East Fremantle at the applicant's expense indicating:
- *"The subject lot is located within a reserved area within proximity of the Swan River Foreshore in a recreational zone. From time to time the location may experience traffic, car parking issues, noise, odour, light spill and other factors that arise from the normal operations of a public reserve. The applicant/owner acknowledges Council cannot ensure/provide for appropriate car parking for the proposed uses (restaurant and accommodation) as the development lot/leased area has no dedicated on-site car parking. There is a car parking shortfall of (19) car parking bays to the development. The applicant/owner of the lot acknowledges the car parking shortfall of the lot and the use of Council public parking for their approved use. The applicant/owner acknowledges and agrees that Council may from time to time without notice amend/modify or change the operations/layout of the car parking areas.*

The applicant also acknowledges the subject lot is located within proximity to the Swan River and Fremantle Port. From time to time the location may experience noise, odour, light spill and other factors that arise from the normal operations of a 24 hour working River and Port."

Public Access

- 7.30 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.
- 7.31 The entrance to the existing building is on the river's edge, and the proposed new deck and jetty will extend over the Swan River. There is a foreshore pathway in front of the entrance for public access.
- 7.32 Public access along the foreshore pathway during the proposed works should be maintained wherever possible and prevented only for safety reasons. The applicant can be advised to outline proposed public access closures within the CEMP.
- 7.33 Once completed, the development will enhance and facilitate public access to the river through the provision of paths/ramps, ladders and swimming baths.

Sea Level Rise

- 7.34 The proposed development has the potential to be affected by sea level rise. State Planning Policy 2.6 provides guidance for development setbacks to reduce risks associated with the effects of coastal processes (e.g. storm surge, tidal movement

and sea level change). In addition, the Swan River Trust's *Climate Change Risk Assessment Project* (2010) also provides guidance on foreshore vulnerability and this will be included as advice to the applicant.

- 7.35 The Town has requested a condition be included for the applicant to indemnify it from liability arising from environmental consequences such as sea level rise and contaminants associated with past activities.

Conclusion

- 7.36 The proposed refurbishment and modification to the current buildings, including the additional second level for accommodation, are not considered to be excessive in scale or bulk and have been designed to be in keeping with the nature of the site and surrounding area. The proposal also seeks to improve the amenity of the site through the provision of public facilities such as the public berthing bays and swimming baths.
- 7.37 Potential environmental impacts during construction from the proposed works can be addressed through the preparation and implementation of a Construction Environmental Management Plan required as a condition of approval. Other potential adverse impacts relating to public access and lighting can also be managed appropriately.
- 7.38 Future community use and management of the public facilities such as the swimming baths, decks, pontoons and berths proposed to be developed shall be addressed through future leasing provisions.
- 7.39 For these reasons, the proposal can be recommended for approval subject to conditions and advice.

7.0 RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of the Department of Parks and Wildlife advises the Minister for Environment that the Dome Coffees Australia Pty Ltd proposal to modify and refurbish the Dome café on Lot 300 on Plan 47450 (Crown Reserve 48325), East Fremantle, as described in the application received on 7 January 2016, and the supplementary information received on 23 February and 2 March 2016, 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 Parks and Wildlife in writing not less than seven (7) days prior to the commencement of works (see **Advice Note 1**).
3. At least 30 days prior to the commencement of works, a Construction Environmental Management Plan shall be submitted for approval by the Department of Parks and Wildlife, on advice from the Town of East Fremantle (see **Advice Note 2**).
4. At least 30 days prior to the commencement of works, a Landscape Plan shall be submitted for approval by the Department of Parks and Wildlife, on advice from the Town of East Fremantle (see **Advice Note 3**).
5. At least 30 days prior to the commencement of works, a Lighting Plan for the development shall be submitted for approval by the Department of Parks and Wildlife, on advice from the Town of East Fremantle (see **Advice Note 4**).

6. At least 30 days prior to the commencement of works, final design plans/drawings for the proposed works, including the configuration of the floating pontoons, shall be submitted for approval by the Department of Parks and Wildlife, on advice of the Department of Transport and the Town of East Fremantle (see **Advice Notes 5 and 6**).
7. At least 30 days prior to the commencement of works, a Stormwater Management Plan is to be submitted for approval by the Department of Parks and Wildlife.
8. Prior to commencement of works, an amendment to the River reserve lease is required (see **Advice Note 7**).
9. All infrastructure associated with the proposal is to be located wholly within the River reserve lease area. In addition, all new piped and wired services (such as fire hydrants and booster cabinets), all new service areas (such as bin stores), and all new service related hardware (such as exhaust systems and air-conditioning units) shall be concealed from public view and located to minimise the impact on any public road or public space. The details are to be provided with the final design plans/drawings and approved by the Department of Parks and Wildlife, on advice of the Town of East Fremantle (see **Advice Note 8**).
10. At least 30 days prior to commencement of works, a Car Parking Plan is to be submitted for approval by the Department of Parks and Wildlife, on advice of the Town of East Fremantle (see **Advice Note 9**).

During works

11. All works shall be implemented in accordance with the Construction Environmental Management Plan, Landscape Plan, Lighting Plan, final design plans/drawings, Stormwater Management Plan and Car Parking Plan approved under **Conditions 3, 4, 5, 6, 7 and 10**.
12. The proposed works shall not prevent public access along the foreshore or across the River reserve unless closure is necessary for safety purposes and has been approved by the Department of Parks and Wildlife, and an alternative route has been provided.
13. The construction works shall not impinge on the East Side Angling Club's activities. During construction, works shall not prevent the movement of vessels from the Club's jetty or normal boating activities.
14. The applicant shall rectify at its expense any damage to the foreshore, riverbank, or waterway (including infrastructure) that occurs as a result of the works. The applicant shall take all precautions to ensure no damage occurs but should any damage occur, the applicant is required to notify the Department of Parks and Wildlife within 48 hours.
15. All incidents of pollution or spills within the Development Control Area shall be reported immediately to the Department of Parks and Wildlife, contacted on 9278 0900 or a/h 0419 192 845.

On completion of works

16. Upon completion of the works, all waste materials, equipment and machinery shall be removed and the site cleaned-up to the satisfaction of the Department of Parks and Wildlife, on advice from the Town of East Fremantle.

Ongoing

17. The applicant is responsible for the ongoing maintenance of all infrastructure and facilities within the River reserve lease area (including the river access ramp, and the adjacent outdoor shower and tap).
18. All public areas (for example floating pontoons, berths and swimming baths) are not to be utilised for any commercial enterprise without prior approval from the Department of

Parks and Wildlife, on advice from the Town of East Fremantle (except for the leased berths). The use and management of the public areas will be addressed through future leasing provisions.

ADVICE TO APPLICANT

1. Notification of commencement of work and plans can be emailed to rivers.planning@dpaw.wa.gov.au.
2. The Construction Environmental Management Plan required under **Condition 3** shall describe how the proposed works will be managed to minimise environmental impacts, safety risks and nuisances and should address, but not be limited to:
 - a. scope of works;
 - b. schedule of works;
 - c. site access;
 - d. machinery, equipment and materials to be used, and refuelling;
 - e. on-site storage and bunding of materials, equipment, chemicals and fuel (including aerial photograph with locations marked);
 - f. sediment and turbidity management (see below);
 - g. inspection and reporting schedule on sedimentation and turbidity (see below);
 - h. waste management;
 - i. dust management;
 - j. protection of the river from inputs of debris, litter, fill, rubbish or other deleterious material;
 - k. public access and safety;
 - l. provision of signage onsite, prior to commencement of works, to inform the public of the start and duration of works;
 - m. hours of operation, timeframes and responsibility for tasks identified; and
 - n. complaints and incidents.

The plan should address the most appropriate means of sediment and turbidity management for the proposed works as determined by the applicant. This may include the use of a silt curtain. All reasonable efforts should be taken by the applicant to control plumes but where they occur, the applicant must stop work whilst the plume is addressed and should only recommence work once the integrity of the silt curtain (or equivalent) is restored.

Where a plume occurs, this should be reported to the Department of Parks and Wildlife within one (1) hour of occurrence and addressed immediately or as soon as reasonably possible during a high risk event (e.g. during storms or strong tides). The Department of Parks and Wildlife can be contacted on 9278 0900.

To minimise underwater noise, it is preferred that a vibration hammer with a soft start-up, rather than a drop hammer, be used to install the piles. This should reduce noise impacts, including to dolphins which are often observed in this part of the estuary. For further protection of fauna, an independent experienced marine mammal observer (or similar) shall be engaged prior to and at all times during piling operations.

3. In regard to **Condition 4**, a Landscape Plan, which is to include the river access ramp and other public areas, shall be prepared on advice from the Town of East Fremantle. The Landscape Plan is to include all features such as street furniture, taps and bins. All works are to be undertaken at the applicant's expense. The Landscape Plan is to also include the provision of bicycle parking facilities as advised by the Town of East Fremantle.

4. In regard to **Condition 5**, lighting should be low level and designed to illuminate the deck and other public areas with minimal light spill on the water or upward to the sky to ensure no adverse ecological consequences.
5. In relation to **Condition 6**, final design plans/drawings for the jetty (floating pontoons) and deck are to be signed and certified by a qualified and experienced practising engineer and designed in accordance with AS 3962-2001 *Guidelines for the design of marinas* and AS 4997-2005 *Guidelines for the design of maritime structures*. The drawings are to also specify the maximum design vessel lengths for this structure.
6. In relation to **Condition 6**, final design plans/drawings for other infrastructure (for example the deck, river access ramp, two outdoor showers and tap, and swimming baths) are to be prepared on advice from the Town of East Fremantle. The design plans/drawings shall address:
 - a. The deck and accommodation units are to be constructed of materials that match or harmonise with the existing building.
 - b. The deck and other infrastructure associated with public areas (for example swimming baths, ramp and floating pontoons) are to be constructed with appropriate materials that suit the purpose and environmental conditions of the site.
 - c. The use of materials for infrastructure associated with public areas that will ensure public safety and will not easily deteriorate on long-term exposure to sun and salt water (for the longevity of the structure).
 - d. Details of window finishes are also to be provided in the plans/drawings. Windows are not to be finished with reflective tinting.
7. In regard to **Condition 8**, an amendment of the River reserve lease is required to:
 - a. Change the specified purpose of the lease.
 - b. Extend the lease boundary to include the outdoor shower and tap, and public berths on the outside (western side) of the floating pontoons.
 - c. Address the use and management of the jetty (floating pontoons) to ensure a mix of berths for both public and private use.
 - d. Address the leaseholders responsibility for managing the river access ramp ensuring it is kept free from obstructions.
 - e. Address the hours that the public facilities, including the jetty (floating pontoons) to the public berths and the swimming baths, the public berths, and river access ramp are to remain open to the general public.
 - f. Outline the arrangements to address public safety measures for the swimming baths.


The leaseholder shall be responsible for all legal costs associated with the amendment of the lease, and shall also be required to prepare and implement an Environmental Management System (EMS) to the satisfaction of the Department of Parks and Wildlife.

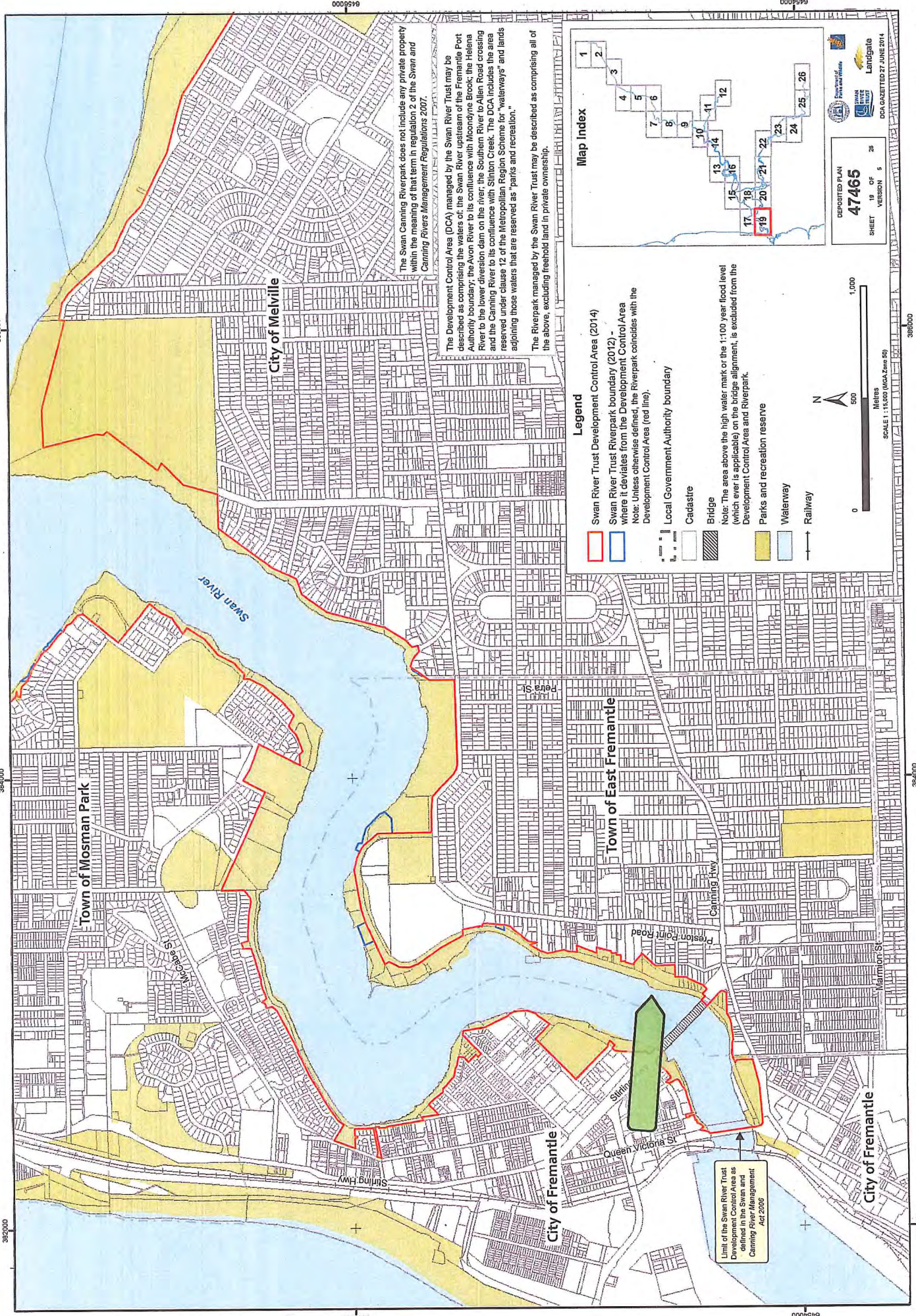
8. In relation to **Condition 9**, all service related hardware, including fire booster cabinets, are required to be located internally within the building or designed and integrated as an integral element of the development so as to minimise any visual impact on the architectural quality of the building and its relationship with public spaces.
9. In relation to **Condition 10**, at the applicant's expense, the applicant is to undertake the following to the Town of East Fremantle's specifications:

- a. Designate an additional disabled bay in the Town of East Fremantle car park No.4.
 - b. Designate a bay with the Town of East Fremantle car park No. 4 as 'set down/pick up 15 min' to enable guests at the proposed accommodation to drop and pick up luggage.
10. This approval does not authorise the applicant to carry out any other works besides the scope of the approved works, whether within or outside the lease area. If any other work, such as dredging, is necessary then an additional approval from the Department of Parks and Wildlife shall be required.
11. This approval does not include any signage. A separate permit application and approval for signage will be required from the Department of Parks and Wildlife, on advice from the Town of East Fremantle.
12. The applicant is advised that the proposal has the potential to be affected by sea level rise. It is recommended applicant understand the implications of potential sea level rise on the site. The onus rests with the applicant to undertake a risk assessment and exercise their judgment in determining the level of risk they are prepared to accept. The Swan River Trust's *Climate Change Risk Assessment Project (2010)* models impacts of potential sea level rise in the Swan and Canning rivers, and sets out a methodology to assess the vulnerability of foreshore areas. It is recommended that applicant undertakes their own research and obtain appropriate independent professional advice relevant to the particular circumstances.
13. The applicant is advised to contact the Department of Transport, Coastal Facilities Management to obtain a jetty modification licence.
14. The applicant shall contact the Department of Aboriginal Affairs to ensure that the proposed works do not breach any section of Part IV (Protection of Aboriginal Sites) of the *Aboriginal Heritage Act 1972* (the Act) and as an approval under section 18 of the Act is likely to be required.
15. The applicant is advised that sediments must not be discharged into the Development Control Area and/or the Swan River, in accordance with the Environmental Protection (Unauthorised Discharge) Regulations 2004. The Department of Environment Regulation may be contacted on (08) 6467 5000 or www.der.wa.gov.au.
16. The Department of Transport advises that a Temporary Notice to Mariners must be issued prior to construction works commencing, with funding from the applicant and that there is to be no interference with the Starboard Lateral Marker located adjacent to the existing jetty.
17. Water Corporation advises that an upgrade to the existing sewer connection is required.
18. The applicant is advised to contact the Town of East Fremantle in regard to the requirements outlined in the Town's letter dated 9 March 2016, such as landscaping plan, car parking plan, a site and traffic management plan, a rubbish collection strategy/management plan, and a legal agreement/notification (**Attachment 5**).
19. The Town of East Fremantle advises that proposed 'accommodation' is not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.
20. The Town of East Fremantle advises that the applicant acknowledge that the development and the site may in the future be subject to the environmental consequences of sea level rise and contaminates associated with past activities and agrees to indemnify the Town of East Fremantle from any liability arising from these consequences now and in the future.

21. The Town of East Fremantle advises that the application for a Building Permit is to conform to the approved plans unless otherwise approved by Council. The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
22. With regard to the plans submitted to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
23. If development requires any street verge facilities (for example street trees, footpath, crossover, light pole, drainage point or similar) to be removed, modified or relocated then such works must be approved by the Town of East Fremantle and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
24. The Town of East Fremantle advises that this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.
25. All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).
26. Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The *Environmental Protection Act 1986* sets penalties for non-compliance with the Regulations and the installer of noisy air-conditioner can face penalties of up to \$5000 under Section 80 of the Act. Refer to the then Department of Environmental Protection's document – 'An installers Guide to Air Conditioner Noise'.

FINAL REPORT ENDORSED

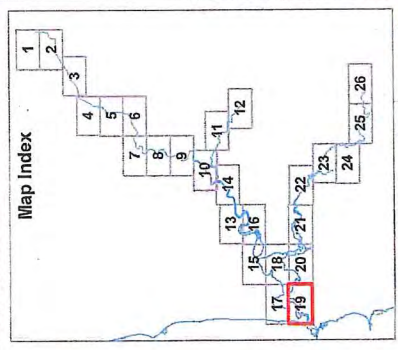
Signed:  Date: 11.10.16.
Jim Sharp
Director General



The Swan Canning Riverpark does not include any private property within the meaning of that term in regulation 2 of the Swan and Canning Rivers Management Regulations 2007.

The Development Control Area (DCA) managed by the Swan River Trust may be described as comprising the waters of: the Swan River upstream of the Fremantle Port Authority boundary; the Avon River to its confluence with Moonshine Brook; the Helena River to the lower diversion dam on the river; the Southern River to Allen Road crossing and the Canning River to its confluence with Slinbon Creek. The DCA includes the area reserved under clause 12 of the Metropolitan Region Scheme for "waterways" and lands adjoining these waters that are reserved as "parks and recreation."

The Riverpark managed by the Swan River Trust may be described as comprising all of the above, excluding freehold land in private ownership.



DEPOSITED PLAN
47465

SHEET 19 OF 26
VERSION 5

DCA GAZETTED 27 JUNE 2014

Logos: Swan River Trust, Landgate, DCA

Legend

- Swan River Trust Development Control Area (2014)
- Swan River Trust Riverpark boundary (2012) - where it deviates from the Development Control Area
- Note: Unless otherwise defined, the Riverpark coincides with the Development Control Area (red line).
- Local Government Authority boundary
- Cadastral
- Bridge
- Note: The area above the high water mark or the 1:100 year flood level (which ever is applicable) on the bridge alignment, is excluded from the Development Control Area and Riverpark.
- Parks and recreation reserve
- Waterway
- Railway

Scale: 1:1000 (MGA Zone 50)
0 500 1000 Metres

North Arrow

Limit of the Swan River Trust Development Control Area as defined in the Swan and Canning River Management Act 2006



Dome cafe

LEGEND

- Cadastre
- Swan River Trust Development Control Area

Perth Metropolitan Area
Central 15cm Orthomosaic -
Landgate 2014



0 ————— 25 m

Scale 1:936

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by:
Prepared for:
Date: 8/03/2016 4:44:14 PM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.

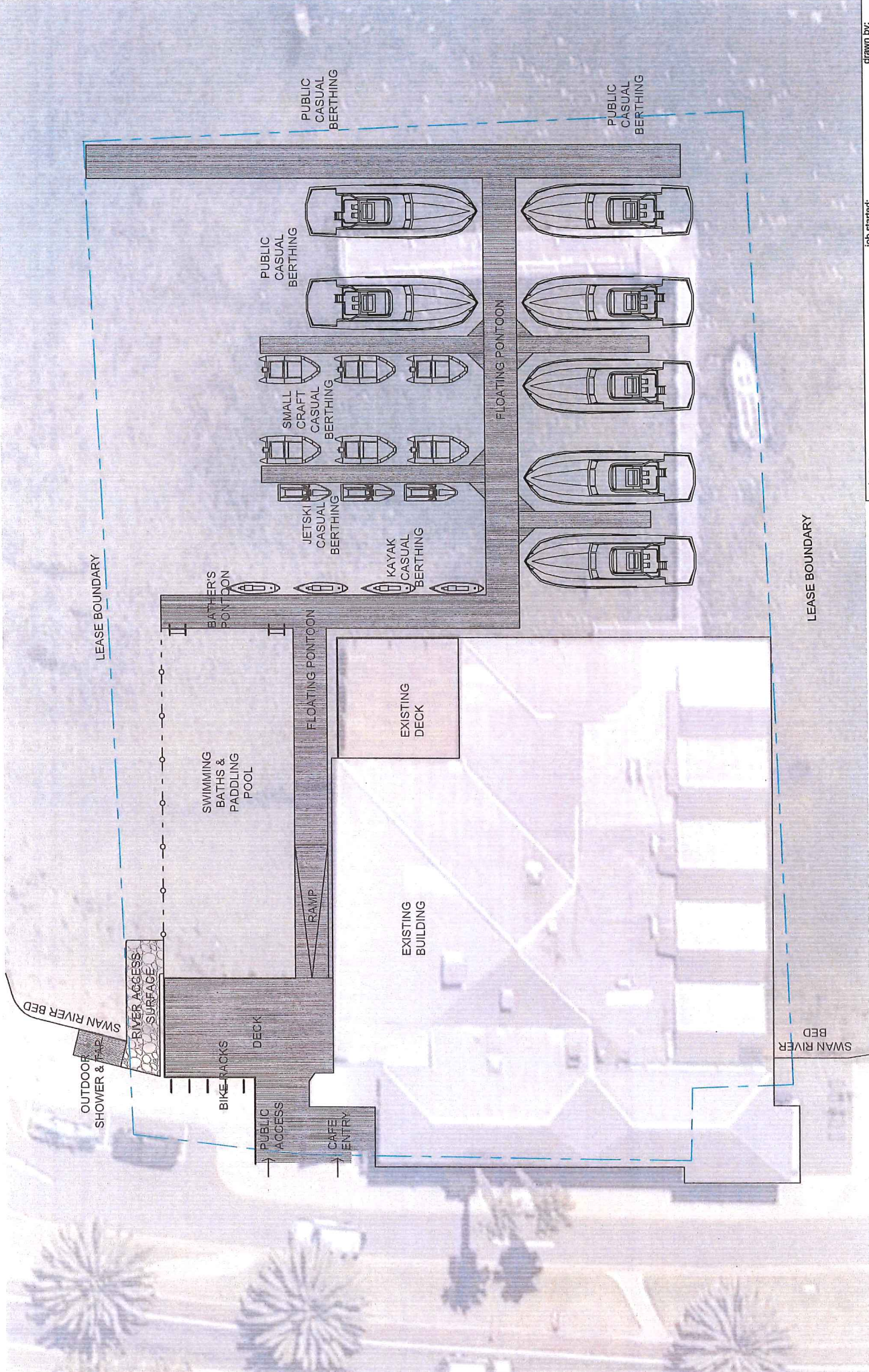


Department of
Parks and Wildlife



WA Crown Copyright 2002

* Project Data. This data has not been quality assured. Please contact map author for details.



project:	DOME EAST FREMANTLE	drawn by:	NH
job started:	06/06/14	date plotted:	08/05/15
scale:	1:200 @ A3	revision:	C
for:	PROPOSED SITE PLAN With Overlay	drawing No:	A1.02



DOME COFFEES AUSTRALIA
 P.O. BOX 895, INGLEWOOD PERTH WA 6932
 PHONE: (08) 9386 3099 FACSIMILE: (08) 9386 3263

NO.	REVISIONS	DATE	DESCRIPTION
1	Issue for Client Approval	11/12/2015	Issue for Client Approval
2	Issue for Client Approval	11/12/2015	Issue for Client Approval
3	Issue for Client Approval	11/12/2015	Issue for Client Approval
4	Issue for Client Approval	11/12/2015	Issue for Client Approval
5	Issue for Client Approval	11/12/2015	Issue for Client Approval
6	Issue for Client Approval	11/12/2015	Issue for Client Approval
7	Issue for Client Approval	11/12/2015	Issue for Client Approval
8	Issue for Client Approval	11/12/2015	Issue for Client Approval
9	Issue for Client Approval	11/12/2015	Issue for Client Approval
10	Issue for Client Approval	11/12/2015	Issue for Client Approval

DOME
Dome Offices Australia Pty Ltd
210-220, Manning Road, Mandurah WA 6050, Australia
P 08 9430 0000, F 08 9430 0000, E dome@domes.com.au

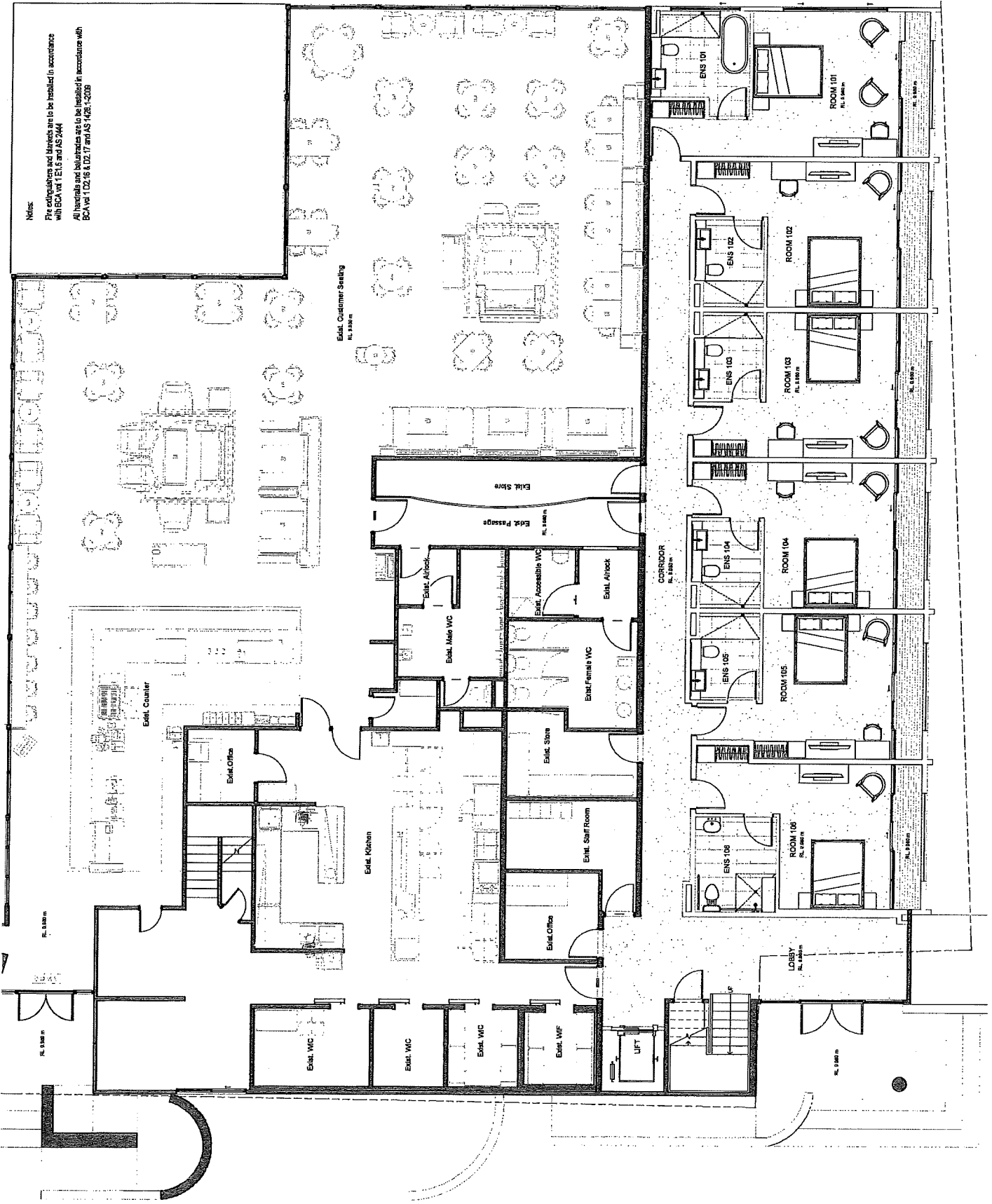
SCALE 1:50 @ A1
1:100 @ A2
0m 1m 2m 5m
North

Dome
DOME COFFEES
10001947 28 Riverston Rd, East Fremantle, WA
10/12/15

Floor Plan of

PROJECT NO. A10-005 ARCH. DOME
DATE 11/12/2015
DRAWN BY DA-06

Notes:
The dimensions and heights are to be installed in accordance with BCA v1.1 E1.8 and AS 2444
All heights and balustrades are to be installed in accordance with BCA v1.1 D2.16 & D2.17 and AS 1428.1:2009



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Client: Dome Coffees
Project: Dome Coffees
Site: 28 Bouverie Rd, East Fremantle, WA
Contract: A15-0005
Architect: RCHSERV ARCHITECTURAL SERVICES
Date: 11/11/2015

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	11/11/2015	ISSUED FOR PERMIT
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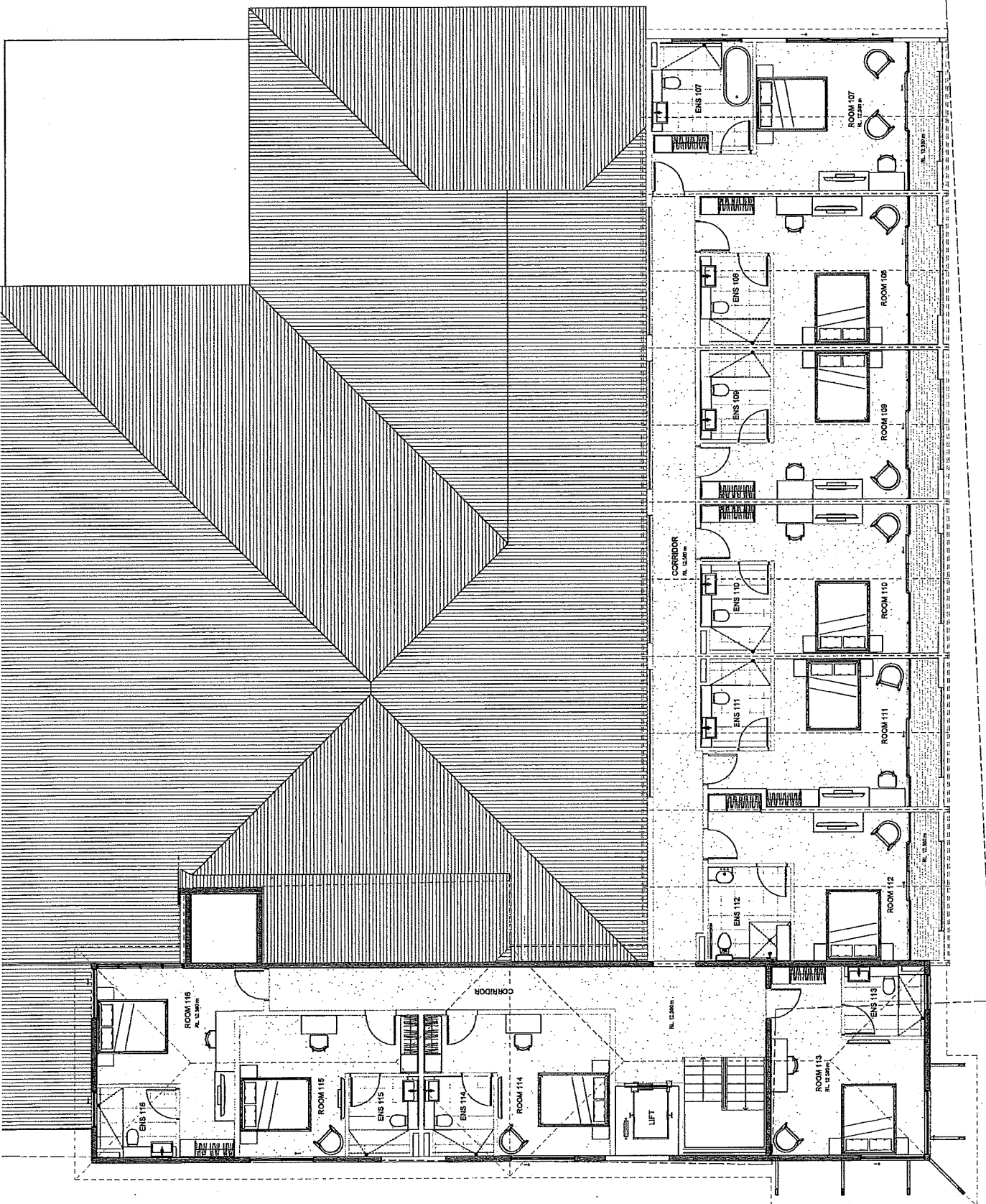
DOME
Dome Coffees Australia Pty Ltd
215/221 Railway Parade, Perth, WA 6001, Australia
P: +61 8 9488 3300 F: +61 8 9488 3300
The copyright in this document is owned by Dome Coffees Australia Pty Ltd.
This document is to be used only for the project and site specifically identified in the title block.
Any reuse or modification of this document without the written permission of Dome Coffees Australia Pty Ltd is strictly prohibited.

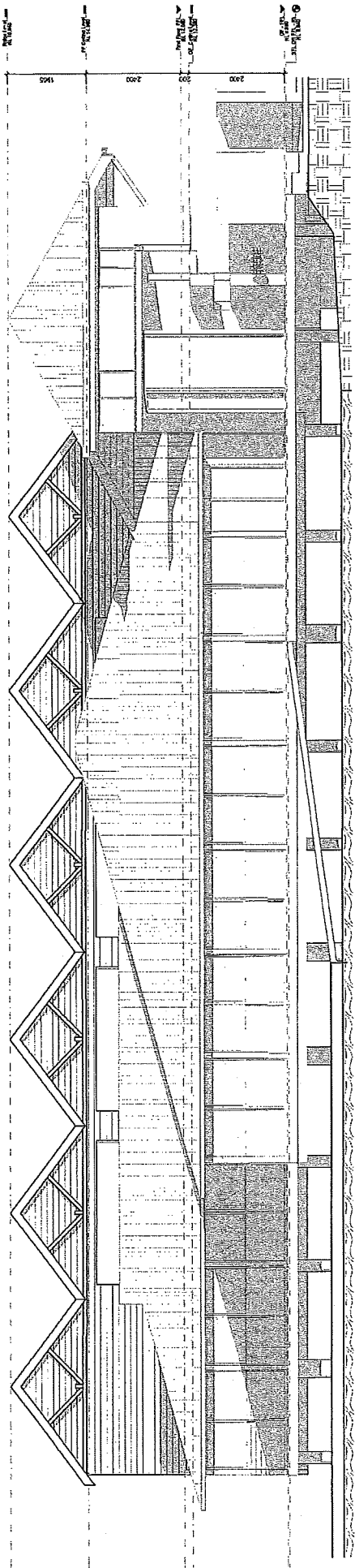
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1:200 @ A3
1:400 @ A4
1:800 @ A5

DOME
DOME COFFEES
28 Bouverie Rd, East Fremantle, WA

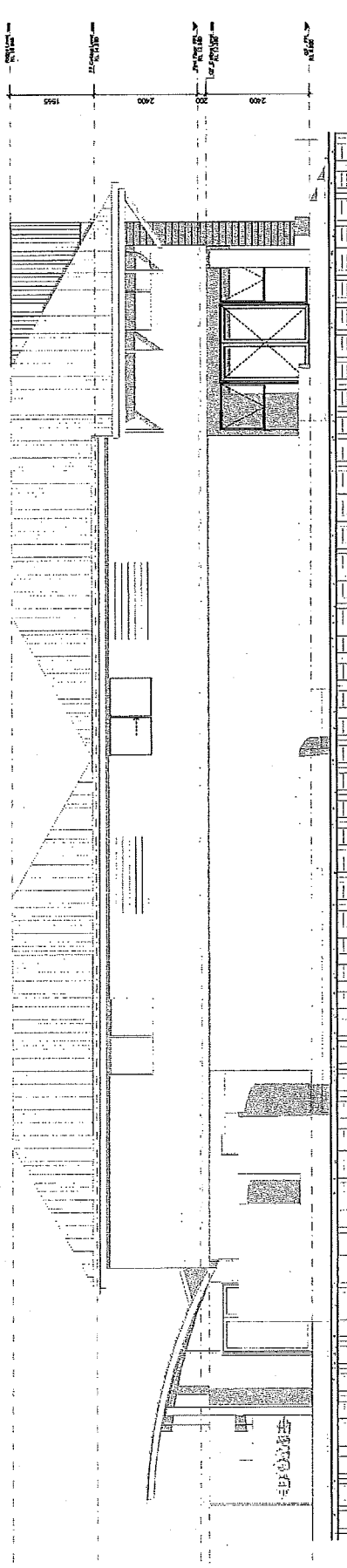
Project: Dome Coffees
Architect: RCHSERV ARCHITECTURAL SERVICES
Date: 11/11/2015

DA07





1 Elevation - North-East
1:200, 1:200



2 Elevation - North-West
1:200, 1:200

richserv
 info@richserv.com.au ABN: 96 507 512 033
 P: 41 421 551 560

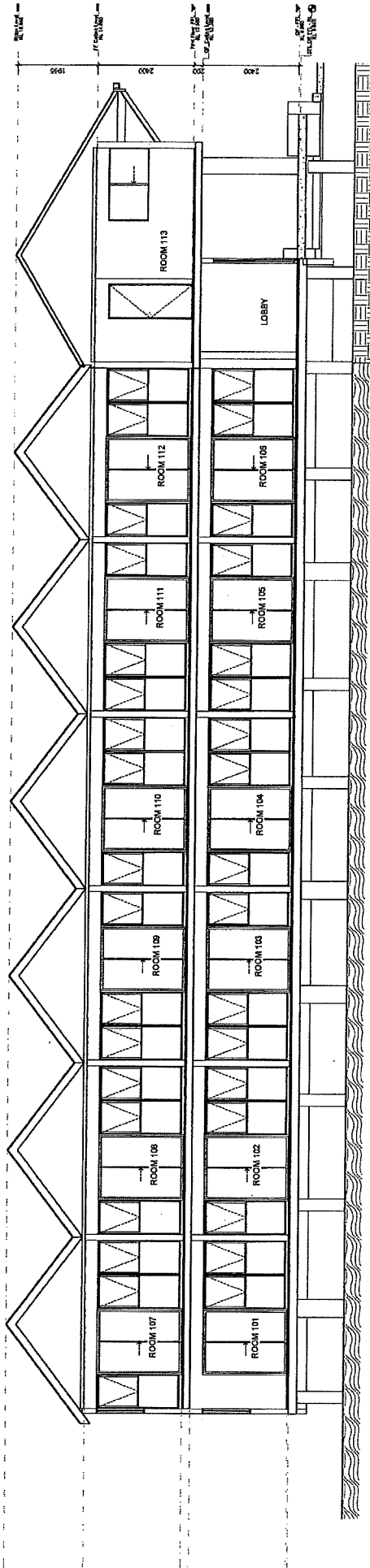
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 Phone: []
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 Architect:
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SCALE 1:50 @ A1;
 1:100 @ A2

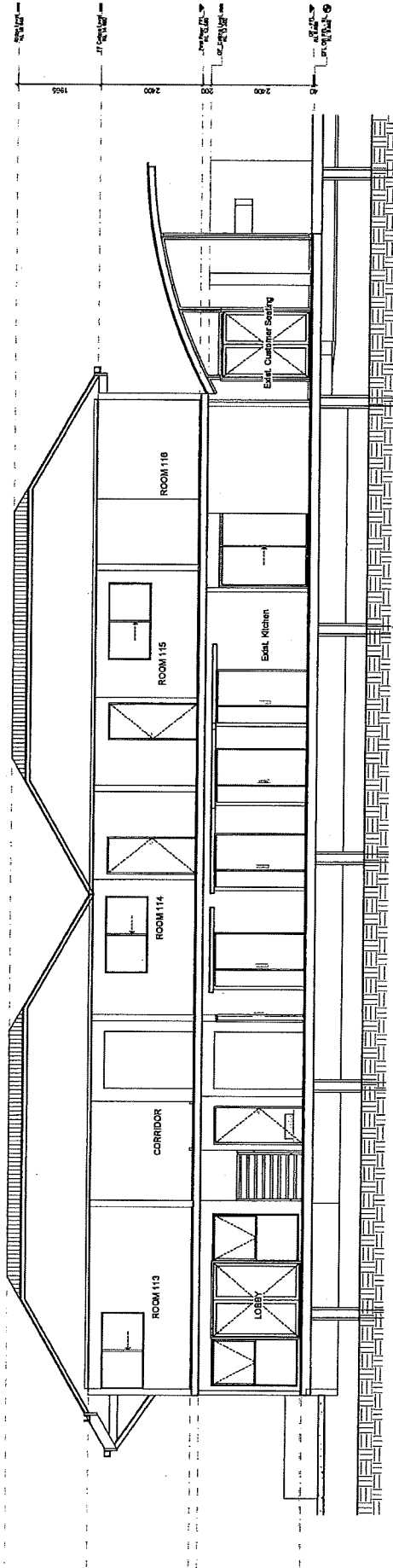
ALL WORKS SHALL BE DONE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AND REGULATORY CODES, AS REFERRED TO IN ARCHITECTURAL DRAWINGS.
 The accuracy of the drawings is the responsibility of the architect.
 If errors, omissions or discrepancies are noted, the contractor shall refer to the architect for clarification.

DOME
 Dome Coffees Australia Pty Ltd
 21/221 Malvern Park Way, Malvern VIC 3144, Australia
 info@domecoffee.com.au

DOME
 Location: 20 Riverside Rd, East Fremantle, WA
 Project Name: Edgewater
 Project No: AIF-005
 Arch No: B
 Date: 11/12/2015
 Drawn By: DA-09



① Section AA
1:100 A1:1000



② Section BB
1:100 A1:1000

rchserv
 E info@rchserv.com.au ABN 66 507 512 003
 P +61 416 072 577
 P +61 431 561 560

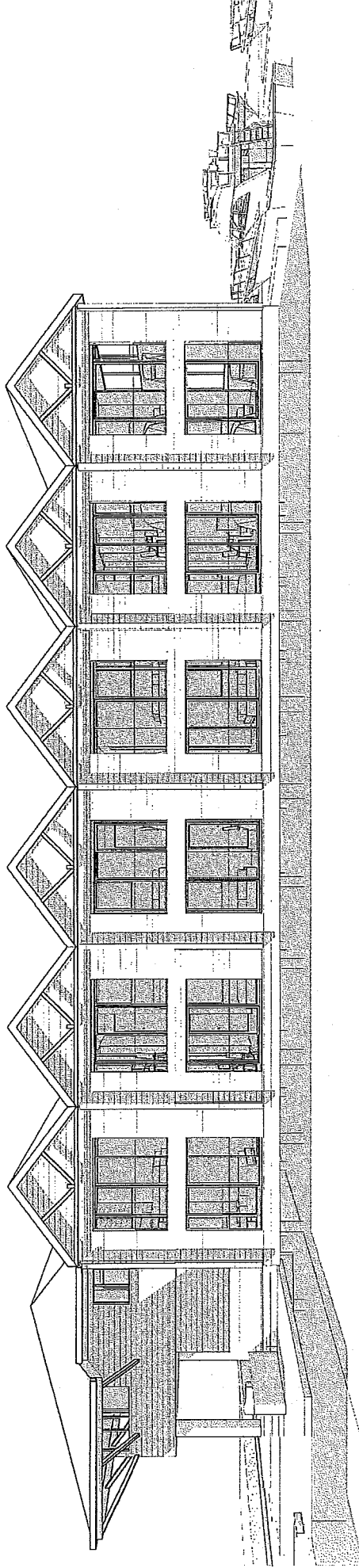
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Contract	2	Structural Engineering	50,000
Contract	3	Interior Design	20,000
Contract	4	Construction Management	150,000
Contract	5	Other	0
Total			320,000

SCALE
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 1:100 @ A3

DOME COFFEES
 Dome Coffees Australia Pty Ltd
 10/201 Sydney Avenue, Sydney NSW 1511, Australia
 Ph: 61 2 929 2028 Fax: 61 2 929 2020
 info@domecoffee.com.au

DOME
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 10/201 Sydney Avenue, Sydney NSW 1511, Australia
 Ph: 61 2 929 2028 Fax: 61 2 929 2020
 info@domecoffee.com.au

Domco
 26 Riverside Rd, East Fremantle, WA
 1/12/2015
 DA-10



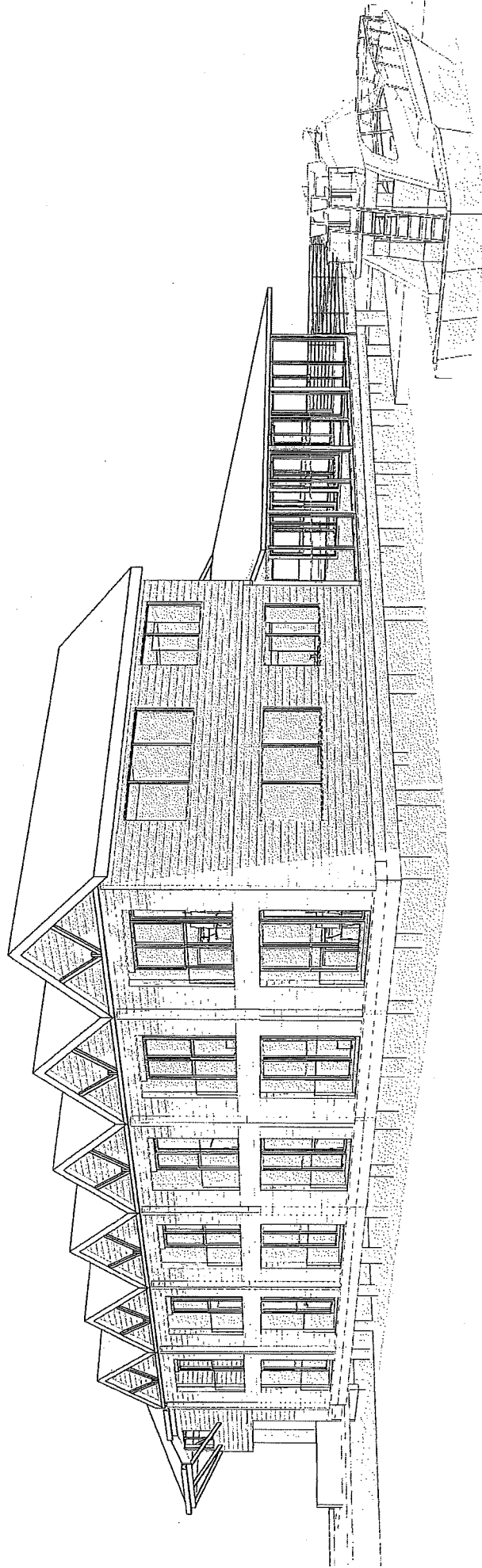
DOMÉ CAFE / ACCOMMODATION - EAST FREMANTLE WA
PROPOSED ACCOMMODATION DEVELOPMENT
FOR DEVELOPMENT APPROVAL (DRAFT) - REV B

DOME[®]

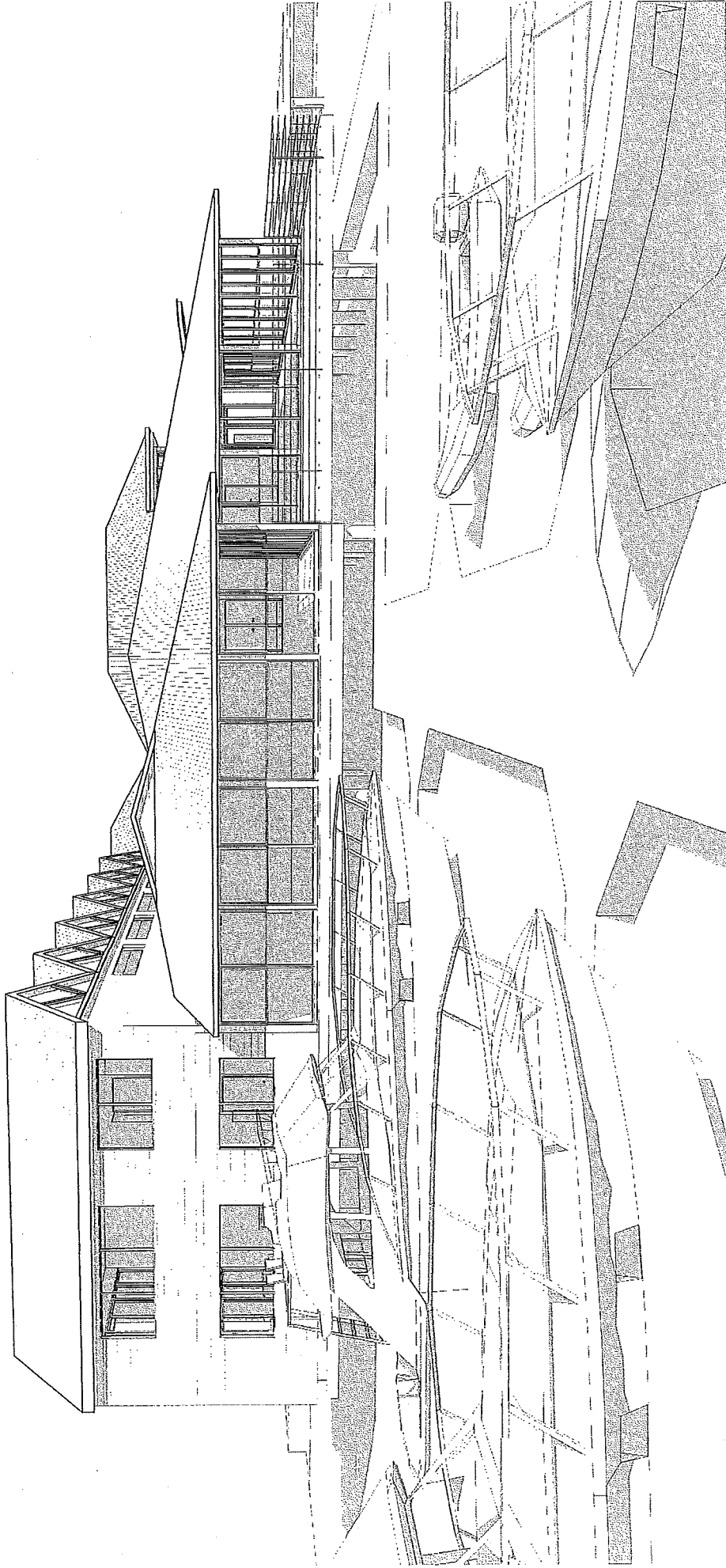
Dome Coffees Australia Pty Ltd
21/100 Stirling Street, Perth WA 6001, Australia
Tel: +61 8 9438 2000 Fax: +61 8 9438 2002
or: info@domecoffee.com.au

Archserv

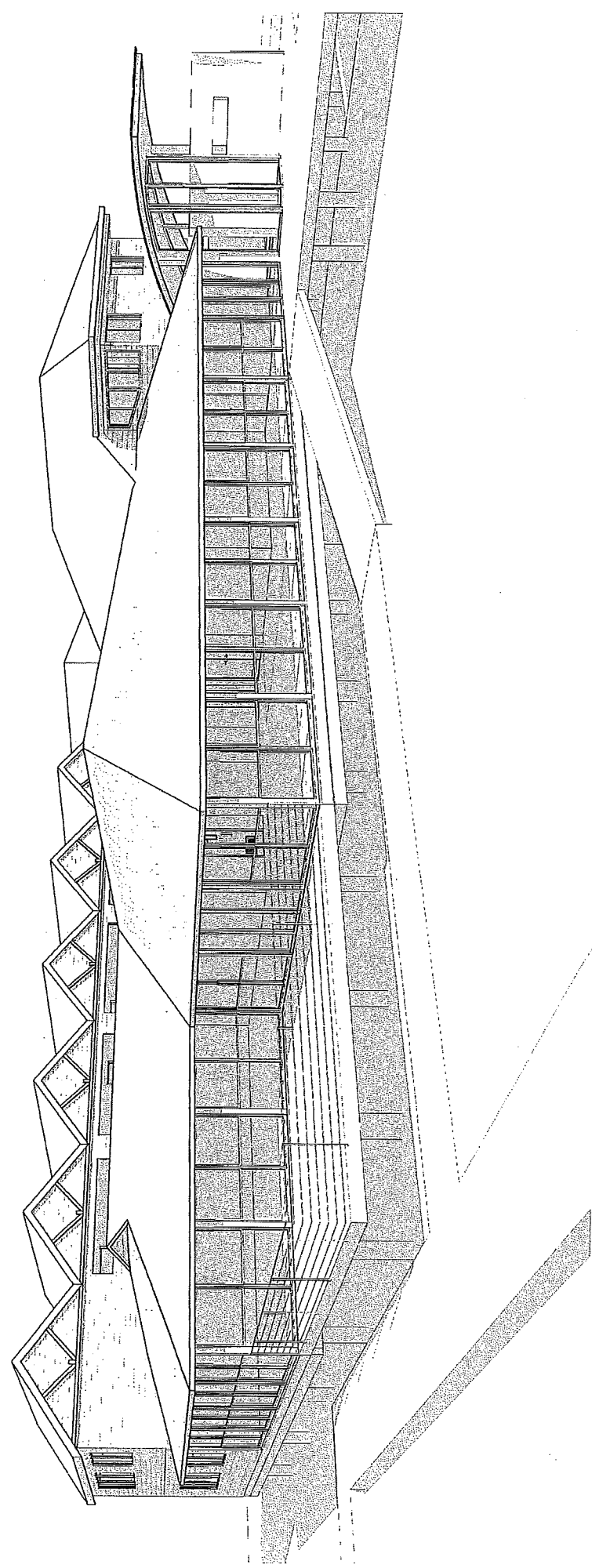
100/101 Stirling Street, Perth WA 6001, Australia
Tel: +61 8 9438 2000 Fax: +61 8 9438 2002
or: info@archserv.com.au



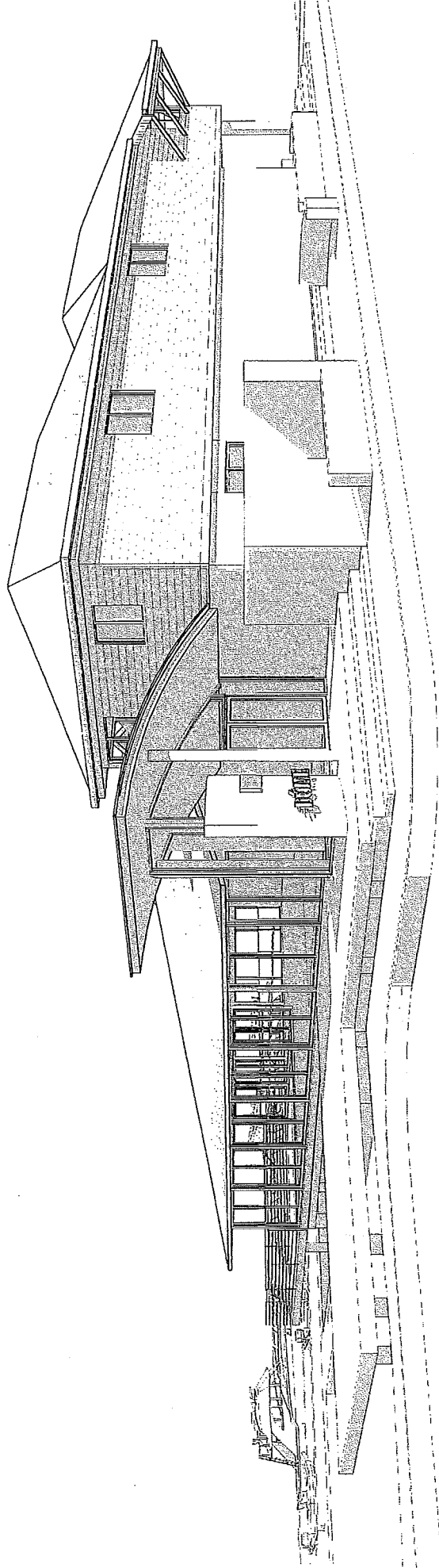
**DOMÉ CAFE / ACCOMMODATION - EAST FREMANTLE WA
PROPOSED ACCOMMODATION DEVELOPMENT
FOR DEVELOPMENT APPROVAL (DRAFT) - REV B**



DOMÉ CAFE / ACCOMMODATION - EAST FREMANTLE WA
PROPOSED ACCOMMODATION DEVELOPMENT
FOR DEVELOPMENT APPROVAL (DRAFT) - REV B



DOME CAFE / ACCOMMODATION - EAST FREMANTLE WA
PROPOSED ACCOMMODATION DEVELOPMENT
FOR DEVELOPMENT APPROVAL (DRAFT) - REV B



DOMÉ CAFE / ACCOMMODATION - EAST FREMANTLE WA
PROPOSED ACCOMMODATION DEVELOPMENT
FOR DEVELOPMENT APPROVAL (DRAFT) - REV B

OUR REF: P/RIV26, P008/16
YOUR REF: Swan River Lot 300 on Plan 47450
ENQUIRIES Tania Mlynarz : 9339 9329

TOWN OF EAST FREMANTLE



9 March 2016

Mr Glen McCleod-Thorpe
Statutory Planning
Rivers and Estuaries Division
Department of Parks & Wildlife
Locked Bag 104
BENTLEY DC WA 6983

Dear Mr McCleod-Thorpe

***Proposed Alterations & Additions including Partial Change of Use
No. 26 (H263/41519/LS1) Riverside Road, East Fremantle – Dome Café***

A development application for proposed alterations and additions including partial change of use at the abovementioned lot was submitted to Council for consideration by the applicant Dome Coffees Australia Pty Ltd.

On the 1 March 2016 the Town Planning & Building Committee under delegated authority resolved to advise the Department of Parks and Wildlife that it supports the application by Dome Coffees Australia Pty Ltd for plans and documentation date stamp received on 8 January 2016, for proposed additions and alterations, including additional partial change of use for 16 single bed accommodation rooms and all associated decking, jetties and swimming pool and services/ facilities, located at Riverside Road No. 26 (H263/41519/LS1) (Dome Café, previously the Red Herring Restaurant) East Fremantle, to the Department of Parks and Wildlife subject to the following conditions:

1. A detailed landscaping plan including public access leg to the swimming bath, public areas and the grassed picnic area (on Council property) treatments associated with the development to be submitted to the Town and approved by the Chief Executive Officer prior to the commencement of site works. The plan to include location, species and planting details, having regard to water-wise garden practices and street furniture, taps, bins etc. All works to the public areas on the subject lot and on Council property are to be undertaken by the applicant at the applicant's expense to the satisfaction of the Chief Executive Officer. All works to be should be constructed within 12 months of determination of this applicant.
2. The public access leg (to the proposed swimming pool area) partially located on the Council's land is to be constructed at the applicant's expense to Council's specifications to the satisfaction of the Chief Executive Officer, in consultation with relevant Officers and should be constructed within 12 months of determination of the application. The public access leg is to be kept free from obstructions and remain open to public access at all times.
3. All public areas (pontoon, berths and swimming bath) are not to be utilised for any commercial enterprise without prior approval being sought from Council (except for the leased berths).

COMMUNICATIONS TO
Chief Executive
Officer
PO Box 1097
Fremantle WA 6959

OFFICE HOURS
Monday - Friday
8.30am - 5.00pm

TELEPHONE
9339 9339
FACSIMILE
9339 3399

EMAIL
admin@eastfremantle.
wa.gov.au

COUNCIL OFFICE
135 Canning
Highway
East Fremantle
WA 6158

4. At the applicant's expense, the applicant is to undertake the following:
 - a) Designate an additional disabled bay in the Town of East Fremantle Car parking No.4;
 - b) Designate a bay with the Town of East Fremantle Car park No. 4 as 'set down/pick up 15 min' to enable guests at the proposed accommodation to drop and pick up baggage;"

to the specifications of Council to the satisfaction of the Chief Executive Officer, in consultation with relevant Officers. The applicant is to submit to the Town a full car parking plan indicating the above requirements and specifications.

5. A Site and Traffic Management Plan for trades persons and delivery vehicles / site storage to be approved by the Chief Executive Officer in consultation with relevant officers, prior to a Building Permit being submitted.
6. Prior to occupation of the accommodation unit, the applicant to provide a secure external bicycle parking area with a minimum of four bicycle parking bays to be provided to the satisfaction of the Chief Executive Officer, located wholly within the lease area of the Dome Café.
7. The proposed 'accommodation' is not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant Officers.
8. All plant such as exhaust fans, air conditioners etc. shall be screened from view where it is located on balconies or the external walls of buildings adjacent to any public road or public space.
9. A Rubbish Collection Strategy / Management Plan shall be submitted to and approved by the Chief Executive Officer prior to the commencement of works. Any alterations to the approved plans required as a result of the Strategy / Plan shall be incorporated into the Building Permit plans. The approved Strategy / Plan shall be implemented to the satisfaction of the Chief Executive Officer.
10. The buildings kept clean and free of graffiti and vandalism at all times and any such graffiti or vandalism to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.
11. The applicant will further enter into a legal agreement/ notification with the Town at the applicant's expense (similar to a Section 70A notification) indicating:

"The subject lot is located within a Reserved area within proximity of the Swan River Foreshore in a recreational zone. From time to time the location may experience traffic, car parking issues, noise, odour, light spill and other factors that arise from the normal operations of a public reserve. The applicant / owner acknowledges Council cannot ensure/ provide for appropriate car parking for the proposed uses (restaurant and accommodation) as the development lot / leased area has no dedicated on-site car parking. There is a car parking shortfall of (19) car parking bays to the development. The applicant / owner of the lot acknowledges the car parking shortfall of the lot and the use of Council public parking for their approved use. The applicant / owner acknowledges and agrees

that Council may from time to time without notice amend/ modify or change the operations/ layout of the car parking areas.

The applicant also acknowledges the subject lot is located within proximity to the Swan River and Fremantle Port. From time to time the location may experience noise, odour, light spill and other factors that arise from the normal operations of a 24 hour working River and Port."

12. The swimming pool and jetties to be wholly located in the lease area of the 'Dome Café'.
13. Appropriate safety measures are to be undertaken by the applicant to ensure to continued safety of users of the swimming baths.
14. The jetties to the public berths and swimming baths are to remain open to the general public at all times.
15. All services and facilities associated with the swimming bath, berths and jetties e.g. bins, taps, etc to be located wholly within the lease area of the 'Dome Café'.
16. The applicants acknowledge the development and its site may in the future be subject to the environmental consequences of sea level rise and contaminates associated with past activities and agree to indemnify the Town of East Fremantle and the Department of Parks and Wildlife from any liability arising from these consequences now and in the future to the satisfaction of these Authorities.
17. No signage is approved under this change of use application. A separate planning application is required for any proposed signage. All signage to comply with the Town's Local Planning Policy Design Guidelines - Signage
18. The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
19. The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
20. With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
21. Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
22. If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief

Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.

23. This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (a) This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.
- (b) A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.
- (c) All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).
- (d) Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document—"An Installers Guide to Air Conditioner Noise".
- (e) That consideration be given to extending the public access boardwalk across the northern and eastern elevations of the building to reconnect with the existing foreshore pathway.

Please contact Mr Andrew Malone on 9339 9324 or amalone@eastfremantle.wa.gov.au should you have any queries relating to the above advice.

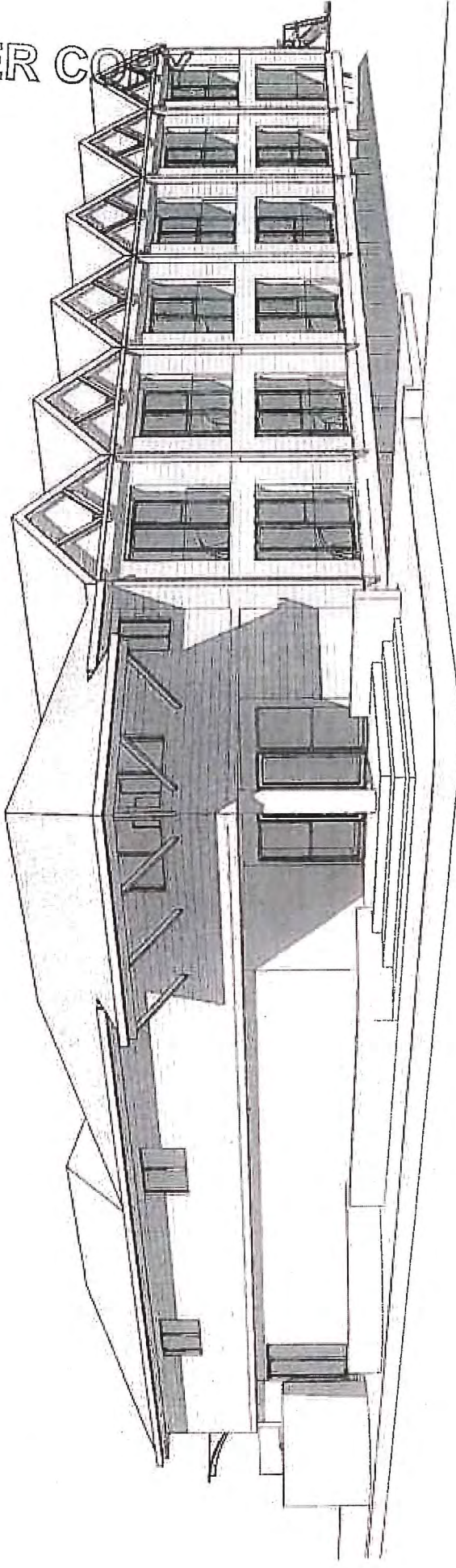
Yours sincerely



JAMIE DOUGLAS
GARY CLARK
Chief Executive Officer

Cc Dome Coffees Australia Pty Ltd, Mr N Oakey

OWNER COPY

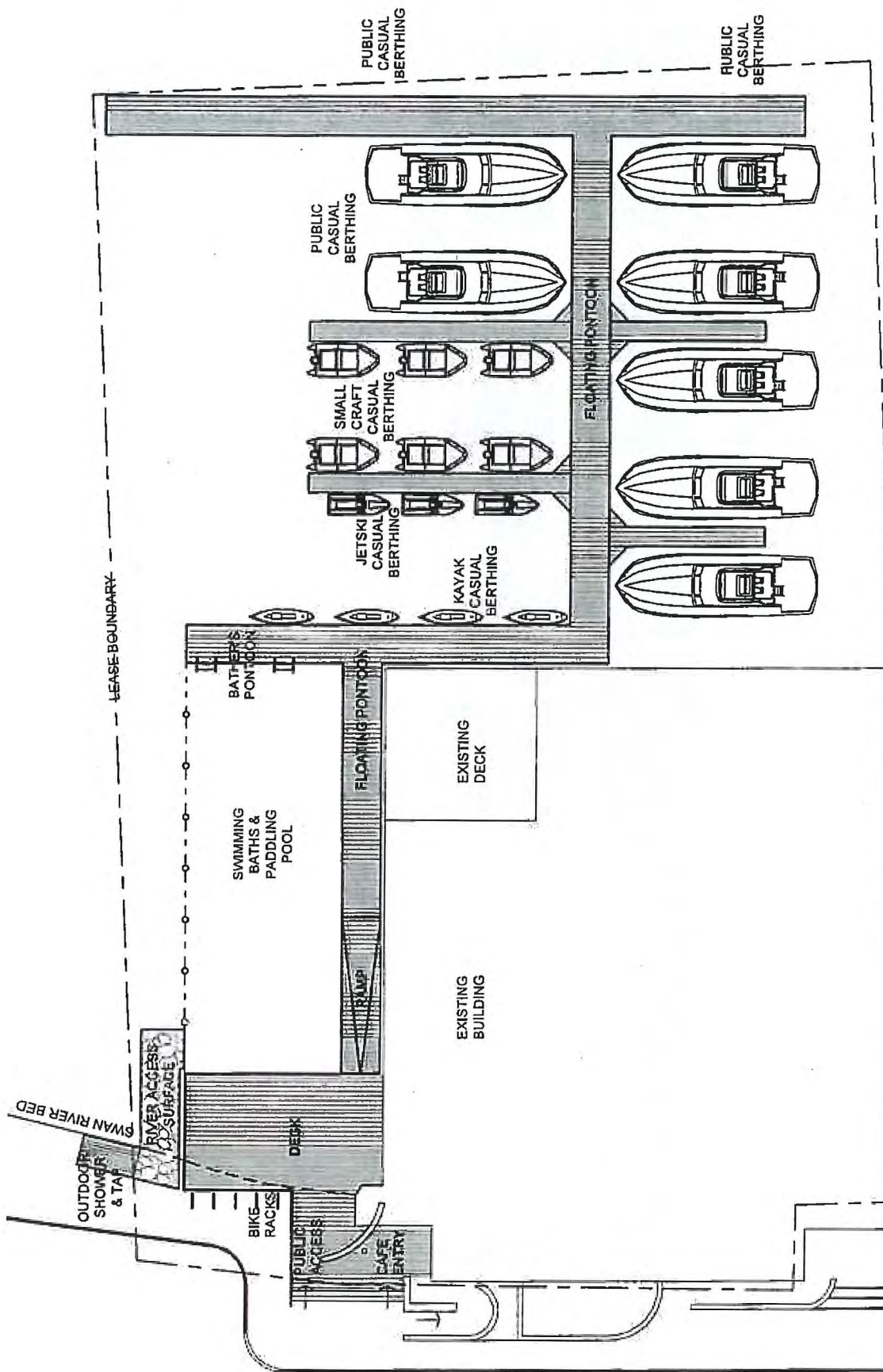


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DOME CAFE / ACCOMMODATION - EAST FREMANTLE WA
PROPOSED ACCOMMODATION DEVELOPMENT
FOR DEVELOPMENT APPROVAL (DRAFT) - REV B

DEPARTMENT OF PARKS & WILDLIFE
 08 JAN 2016
 Corporate Information Services

TOWN OF EAST FREMANTLE
APPROVED
 Application No: P008/16
 Date of Decision
 1.3.16
 Authorised: 



Project:	DOME EAST FREMANTLE	Job started:	06/06/14	Drawn by:	NH
For:	PROPOSED SITE PLAN	Scale:	1:200 @ A3	Date plotted:	08/09/15
		Drawing No.:	A1.01	Revision:	C

LEASE BOUNDARY



DOME COFFEES AUSTRALIA
 P.O. BOX 899, INGLEWOOD PERTH WA 6832
 PHONE: (08) 9386 3099 FACSIMILE (08) 9386 3263

TOWN OF EAST FREMANTLE
APPROVED
 Application No: P008/16
 Date of Decision: 1.3.16
 Authorised by:

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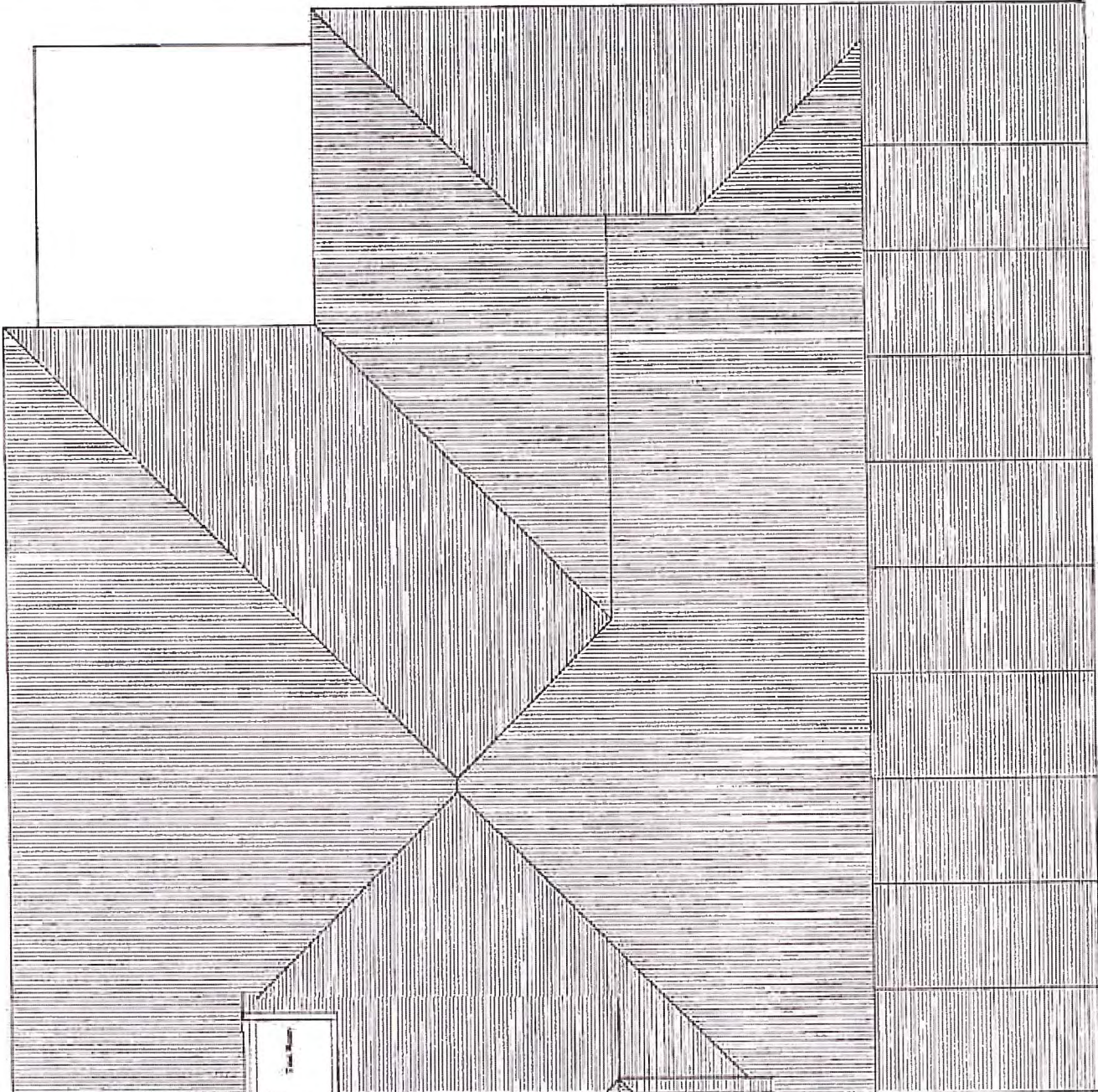
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Project: Dome Coffeees
Date: 11/03/16
Contract: 11/03/16
Drawing: 11/03/16
Scale: 1:100
Author: [Signature]

DOME
Dome Coffeees Australia Pty Ltd
21/231 Sydney Parade, Inverloch VIC 3245, Australia
P: +61 3 9388 2000 F: +61 3 9388 1500
www.domecoffeees.com.au

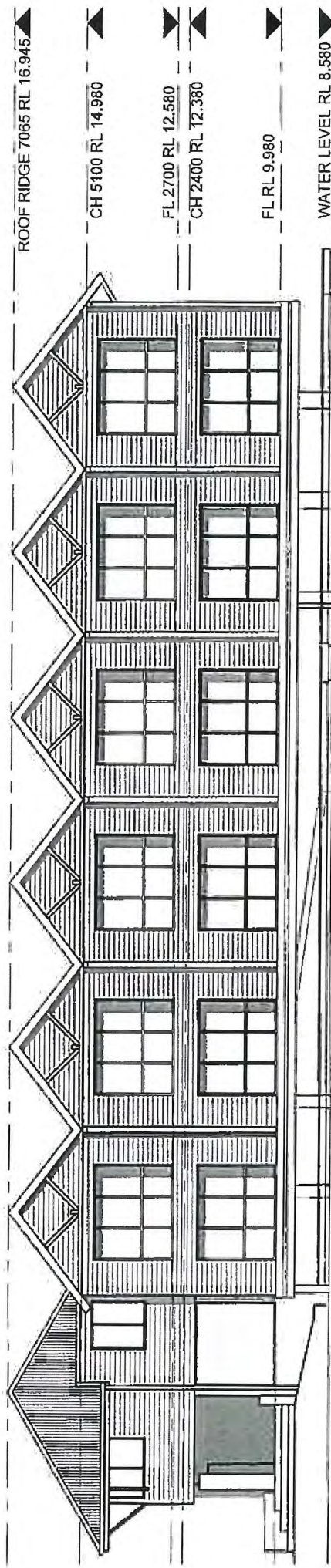
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Dome
DOME COFFEEES
Level: 28 Riverside Rd, East Fremantle, WA

DA-03
EVALUATED BY
ARCHITECT
DATE 11/03/16



TOWN OF EAST FREMANTLE
APPROVED
Application No: 9008/16
Date of Decision: 1.3.16
Author: [Signature]



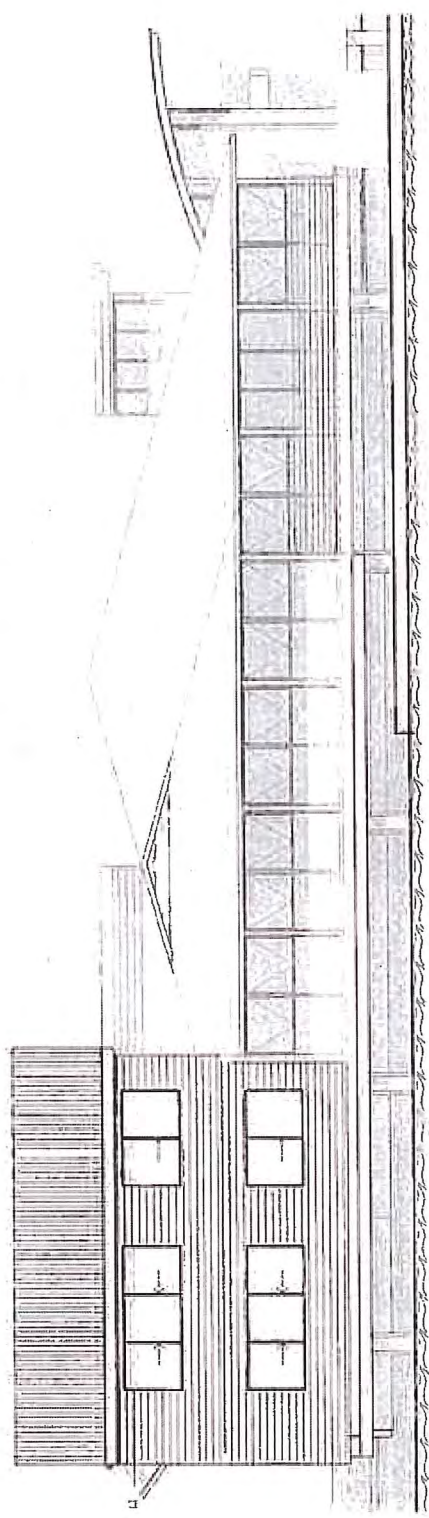
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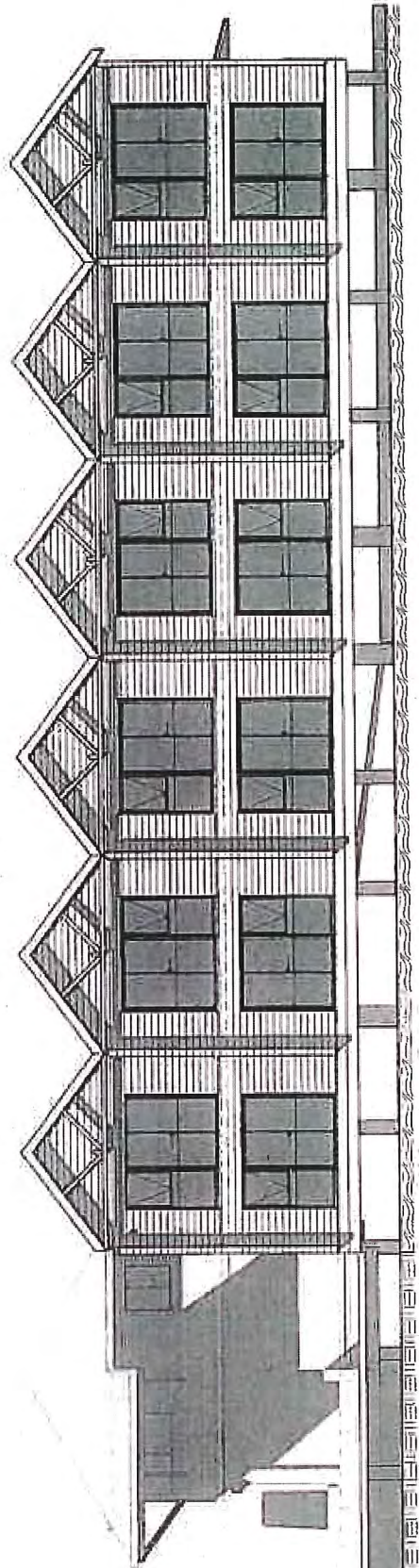
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for	PROPOSED ELEVATION 1			date plotted	08/09/2015
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			drawing No:	A4-01	C

DOME COFFEES AUSTRALIA
 P.O. BOX 804
 GLENORA SOUTH 5032
 PHONE (08) 9386 3099 FACSIMILE (08) 9356 3263

TOWN OF EAST FREMANTLE
APPROVED
 Application No: P008/16
 Date of Decision
1.3.16
 Authorised by



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DOME COFFEES
 21 Riverside Rd East Fremantle WA
 08153
 11102115
 08153

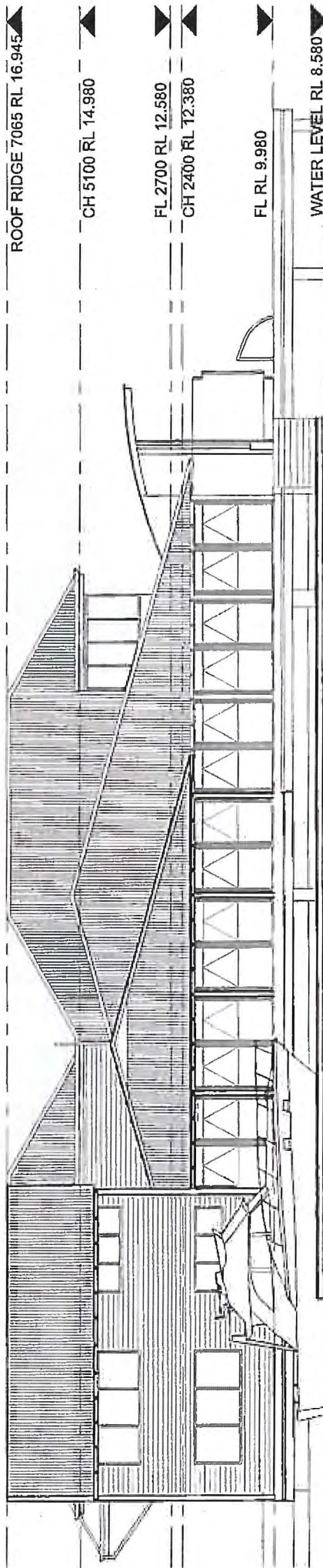
DOME
 Dome Coffees Australia Pty Ltd
 11102115
 08153

SCALE 1:50 (A1)
 1:100 (A3)



1:100
 200
 400
 600
 800
 1000
 1200
 1400
 1600
 1800
 2000
 2200
 2400
 2600
 2800
 3000
 3200
 3400
 3600
 3800
 4000
 4200
 4400
 4600
 4800
 5000
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 7000
 7200
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 8800
 9000
 9200
 9400
 9600
 9800
 10000

TOWN OF EAST FREMANTLE
APPROVED
 Application No: **1008/16**
 Date: **1. 16. 16**
 Authorised by: *[Signature]*
 Archibuty
 11102115
 08153



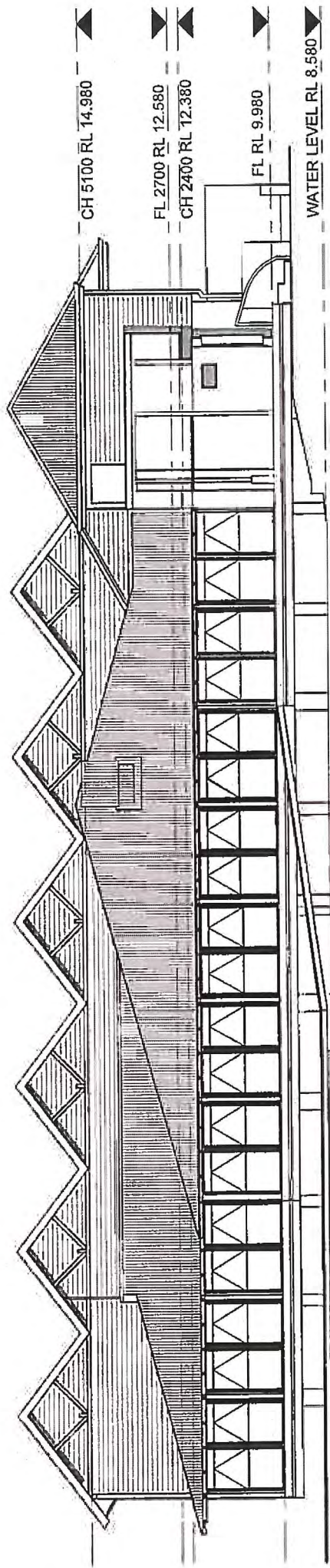
ELEVATION 2
SCALE 1:60

project:	DOMESTIC EAST FREMANTLE		job started:	06/06/14	drawn by:	NH
for:	PROPOSED ELEVATION 2		scale:	1:100 @ A3	date plotted:	05/09/2015
			drawing No.	A4.02	revision:	B



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PHONE: (08) 9386 3099 FACSIMILE: (08) 9386 3263

TOWN OF EAST FREMANTLE
APPROVED
Application No: *P008/16*
Date of Decision
1.3.16
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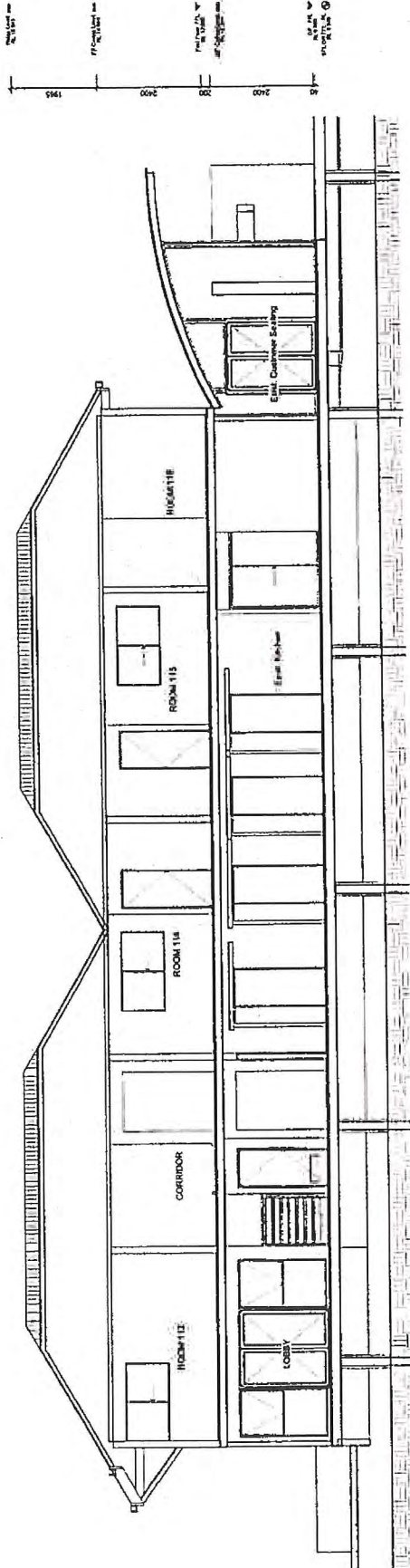
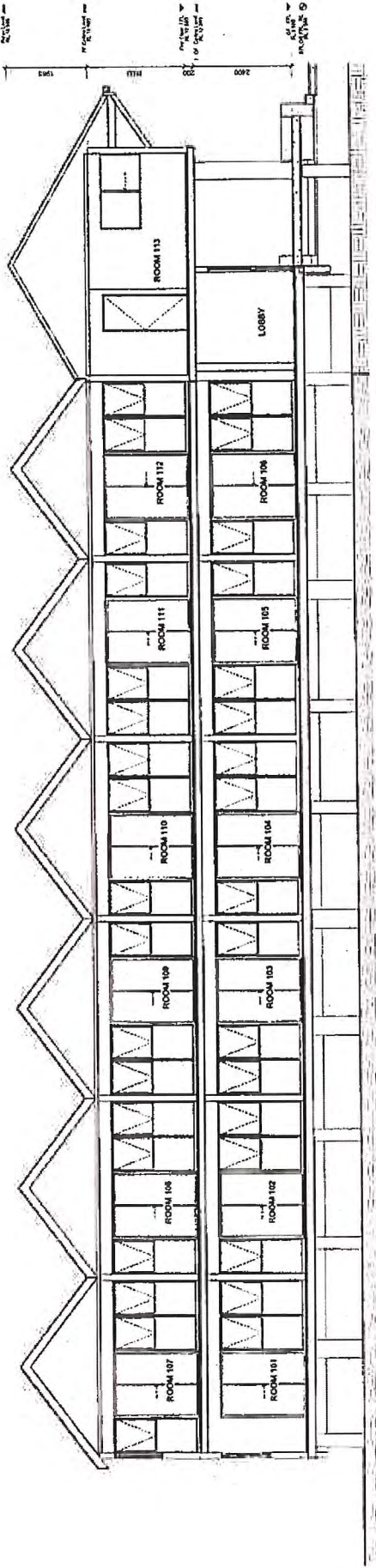
ELEVATION 3
SCALE 1:10

project:	job started:	drawn by:
DOME EAST FREMANTLE PROPOSED ELEVATION 3	06/06/14	NH
for:	scale:	date plotted:
	1:100 @ A3	03/09/2015
	drawing No:	revision
	A4.03	B



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Date of Decision
1.3.16
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1. Architectural Services

DOMIC
 24 Plympton Rd, East Fremantle WA
 Sections: ARCH, DOME
 A16-005 of 17/02/2015
 Date: 17/02/2015
 D14-10

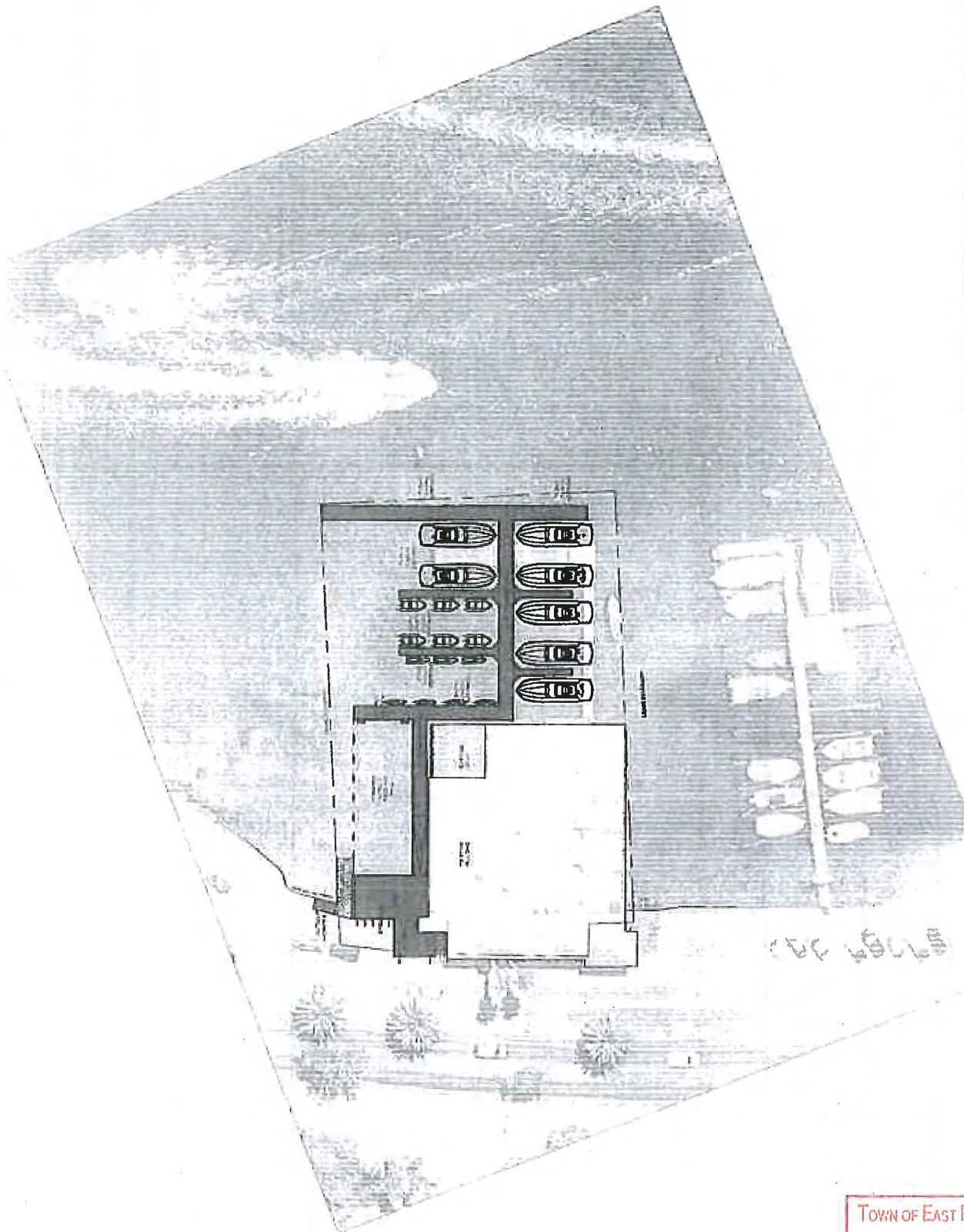


Dome Coffees Australia Pty Ltd
 1/11/111 Scarborough Road, Perth WA 6001 Australia
 Tel: +61 (0)8 9488 7441 Fax: +61 (0)8 9488 7442
 www.domecoffee.com.au



SCALE 1:100 ALL DIMENSIONS IN METERS
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
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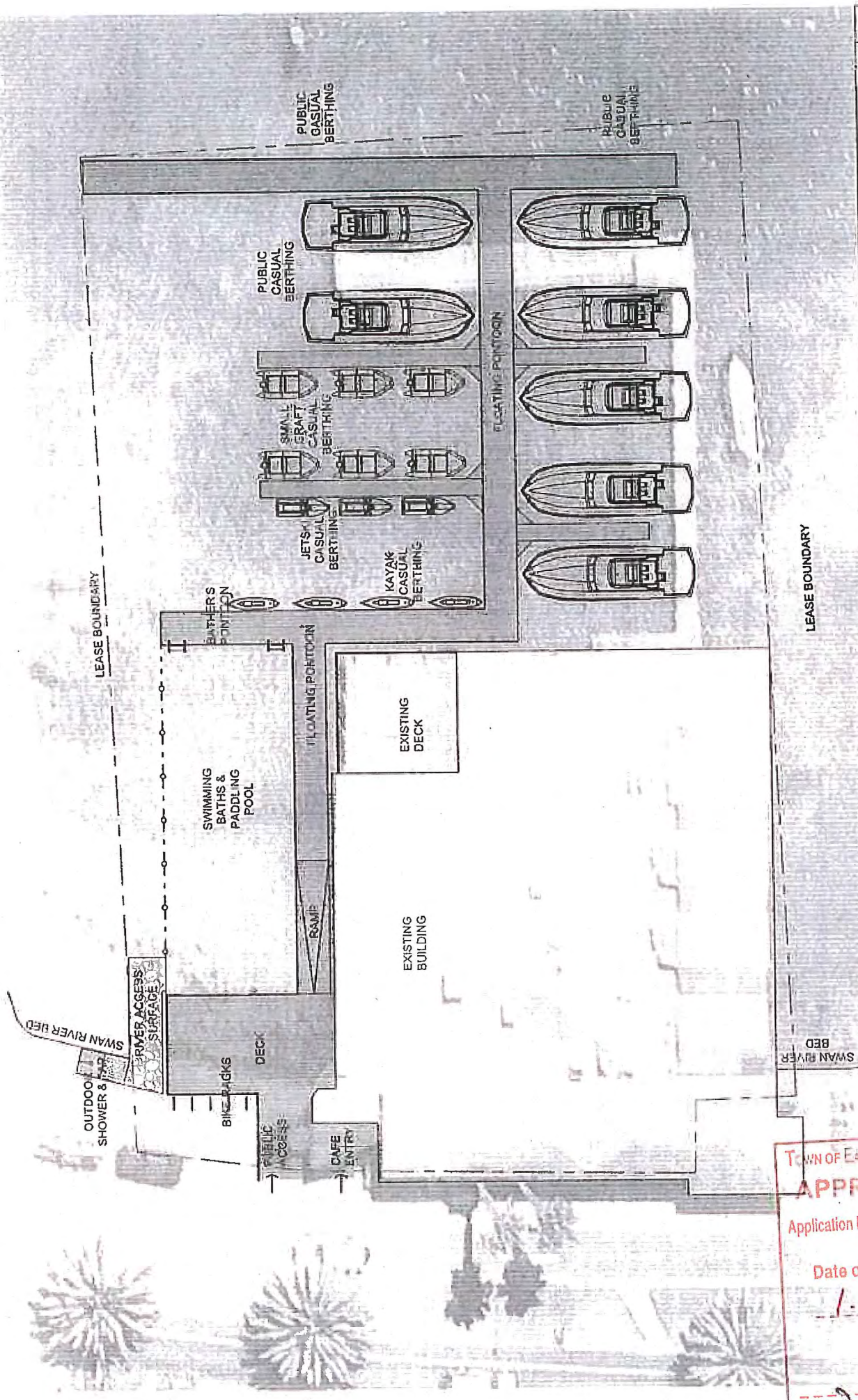
TOWN OF EAST FREMANTLE
APPROVED
 Application No: **P008/16**
 Date of Decision: **1/1/16**
 Approved by: **Archiserv**
 Architectural Services



Project:	DOMES EAST FREMANTLE	Job started:	06/06/14	Drawn by:	NH
For:	PROPOSED SITE PLAN With OVERLAY	Scale:	1:500 @ A3	Date plotted:	08/09/15
		Drawing No:	A1.03	Revision:	C

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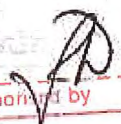
TOWN OF EAST FREMANTLE
APPROVED
 Application No: P008/16
 Date of Decision
1.3.16
 Authorized by

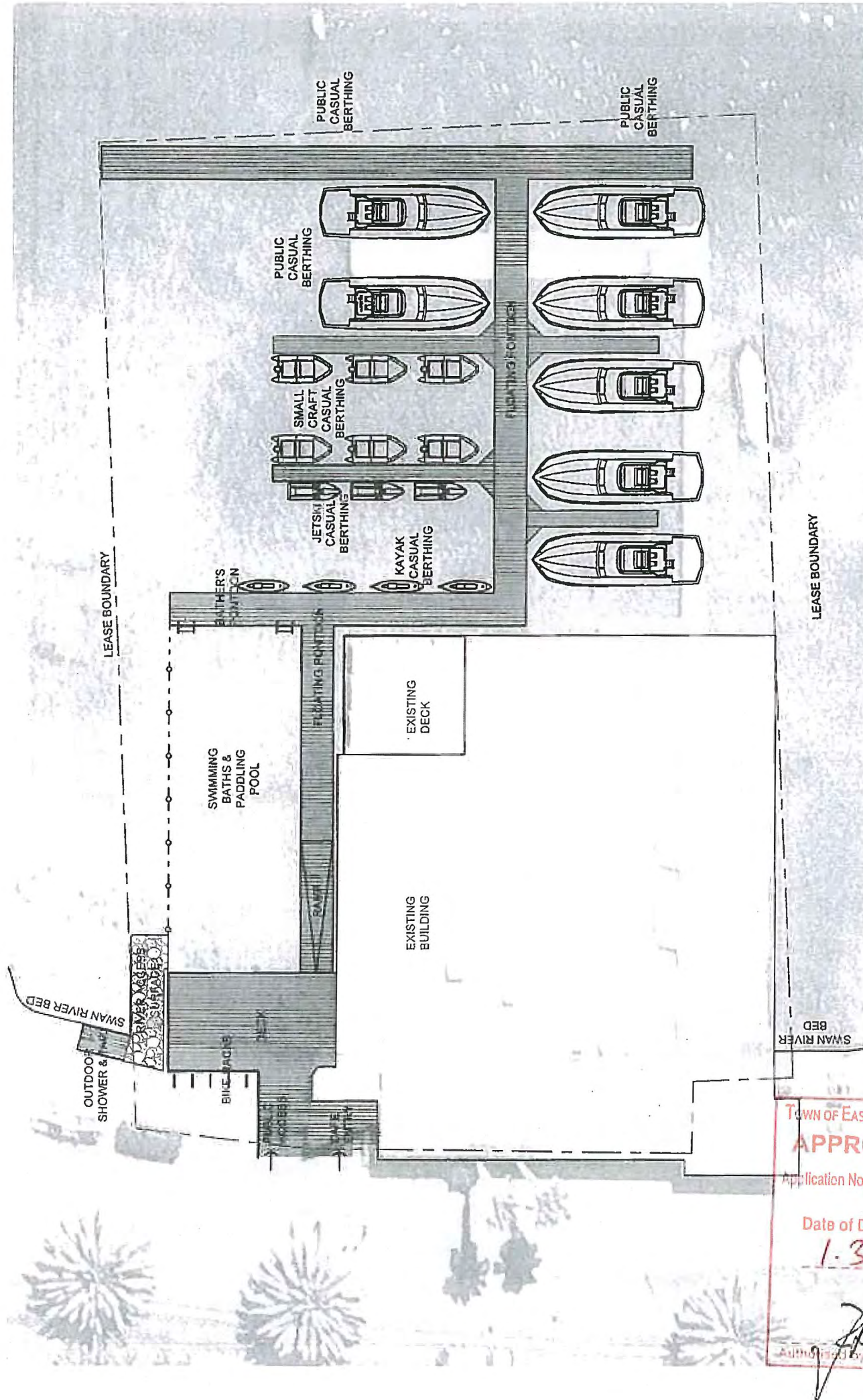


project	DOME EAST FREMANTLE		
for:	PROPOSED SITE PLAN With OVERLAY		
job started:	05/05/14	drawn by:	Net
scale:	1:200 @ A3	date plotted:	08/09/15
drawing No:	A1.02	revision:	C



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 Application No. P008116
 Date of Decision
1.3.16
 Authorised by 

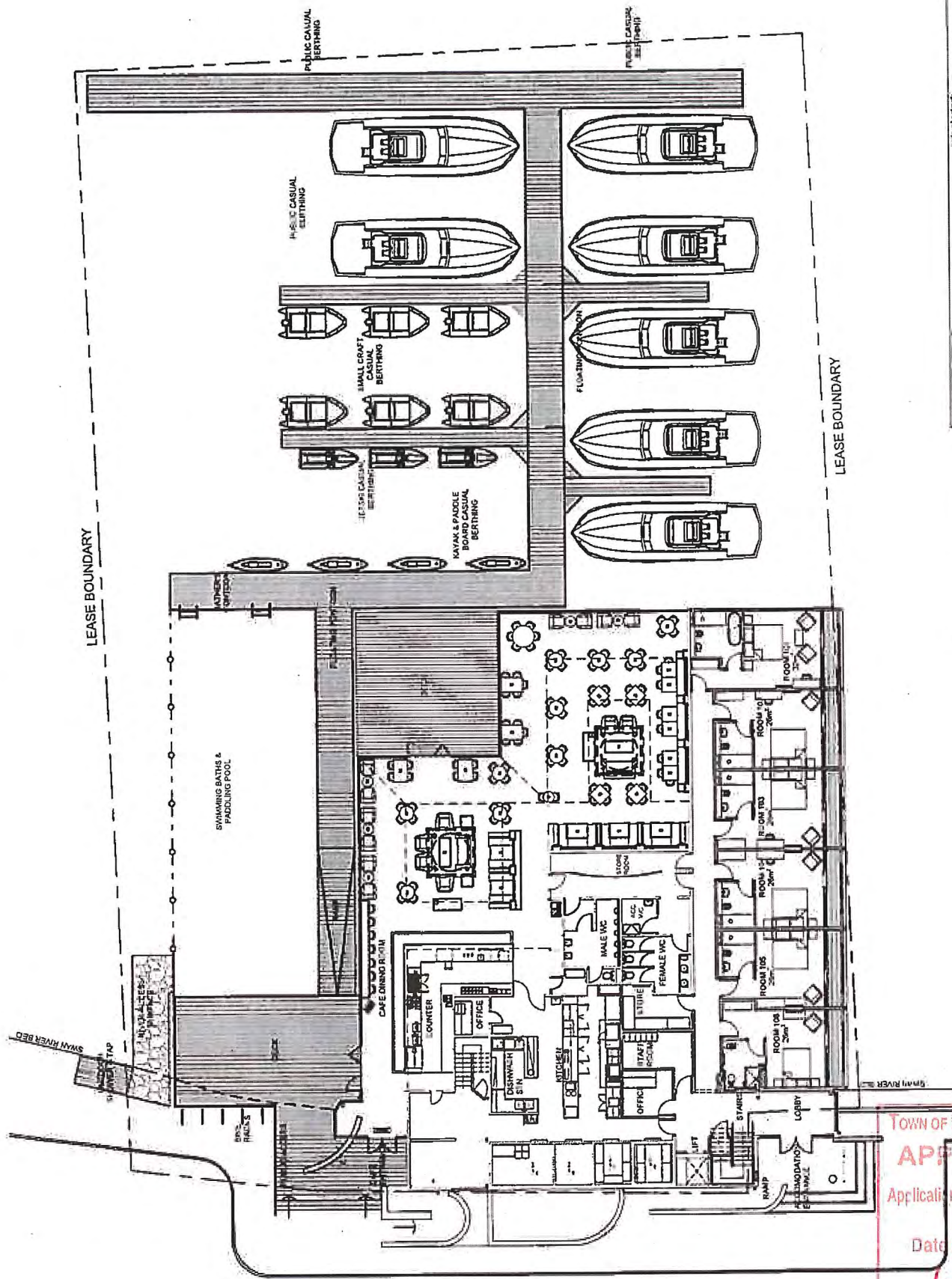


project	DOME EAST FREMANTLE		
for	PROPOSED SITE PLAN With OVERLAY		
job started	06/06/14	scale	1:200 @ A3
drawn by	NH	date plotted	09/09/15
revision		drawing No:	A1.02
			C

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APPROVED
 Application No: *P008/16*
 Date of Decision
1.3.16

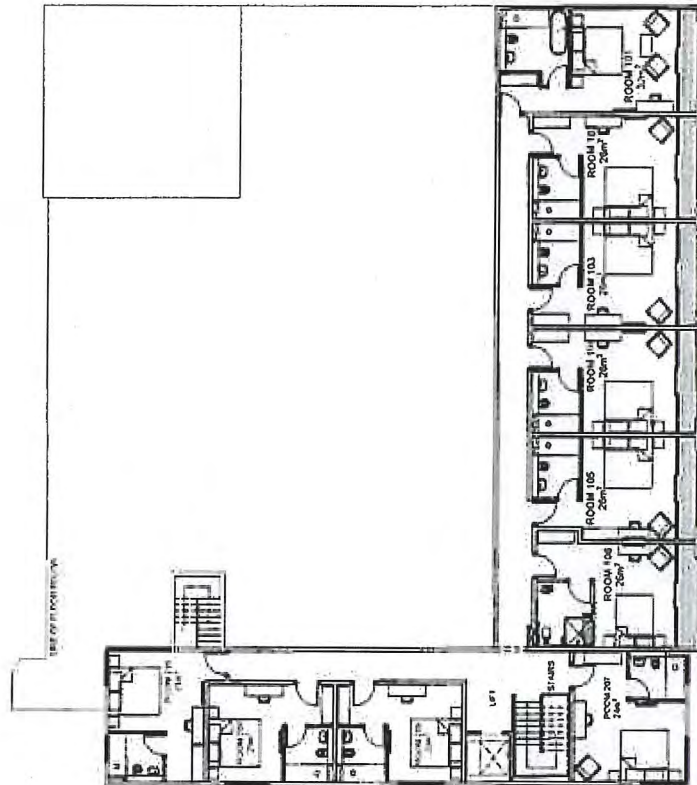
Authority *[Signature]*



project:	DOMESTIC EAST FREMANTLE	drawn by:	NH
job started:	05/06/14	date plotted:	08/08/15
scale:	1:200 @ A3	revision:	C
drawing No.:	A2.01		

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 Date of Decision
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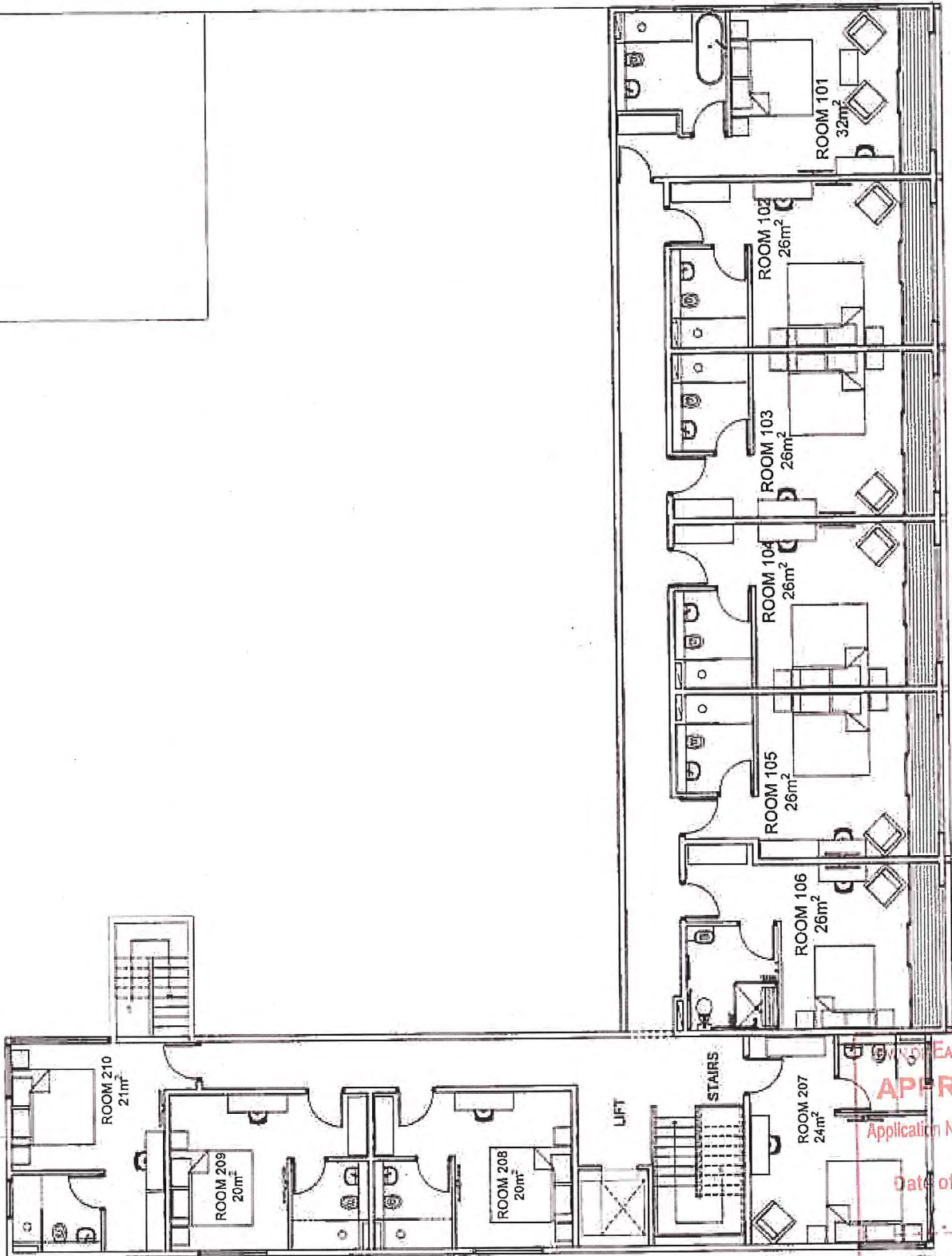


project:	DOME EAST FREMANTLE PROPOSED FIRST FLOOR PLAN	drawn by:	NH
for:		job started:	06/06/14
		scale:	1:200 @ A3
		date plotted:	08/09/15
		drawing No:	A2.02
		revision:	C



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 P.O. BOX 869, INGLEWOOD SOUTH WA 6032
 PHONE: (08) 9386 5089 FACSIMILE: (08) 9386 3263

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APPROVED
 Application No: P008/16
 Date of Decision
1.3.16
 Auth: 



project	DOME EAST FREMANTLE PROPOSED FIRST FLOOR PLAN		
for			
job started:	06/06/14	drawn by:	NH
scale:	1:100 @ A3	date plotted:	09/09/15
drawing No.	A2.02	revision	C



PHONE: (08) 9356 3099 FACSIMILE: (08) 9386 3263

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 Application No: P.008/16
 Date of Decision: 3.16
 Authorised by: [Signature]

