

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL	Redevelopment of Existing Boatshed for Wesley College and Penrhos College
LOCATION	Portion of Lot 11835 on Plan 240379 (Reserve 34565) and Lots 778 on Plan 163503 and 780 on Plan 91394 Coode Street, South Perth
COST	\$2,400,000
APPLICANT	Rowe Group on behalf of Wesley College and Penrhos College
LANDOWNER	Land under the care, control and management of the City of South Perth
LOCAL GOVERNMENT	City of South Perth
MRS CLASSIFICATION	Parks and Recreation Reserve
DECISION TYPE	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	<ol style="list-style-type: none"> 1. Development Proposal <ol style="list-style-type: none"> 1.1 Initial Development Proposal – Plans, Visual Representation and Landscape Concept 1.2 Amended Development Proposal 2. External referral responses: <ol style="list-style-type: none"> 2.1 – 2.3 City of South Perth 2.4 Department of Water and Environment Regulation 2.5 Department of Planning Lands and Heritage – Land Management 2.6 Department of Planning Lands and Heritage – Heritage Services 2.7 Department of Planning Lands and Heritage – Aboriginal Heritage 2.8 Department of Transport 3. Summary of Public Submissions 4. Arborist Report 5. Wesley and Penrhos Colleges' Correspondence 6. City of South Perth Foreshore Concept
RECOMMENDATION	APPROVAL

1. INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from Rowe Group on behalf of Wesley College and Penrhos College, proposing the redevelopment of the existing Wesley College Boatshed to co-locate both Wesley and Penrhos colleges rowing facilities at Lots 778, 780 and portion of Lot 11835 (Reserve 34565) Coode Street, South Perth (**Figure 1**).



Figure 1: Location plan – Coode Street, South Perth Foreshore – proposed works extent delineated in red. Swan Canning DCA delineated in blue.

- 1.2 The proposal (refer **Attachment 1**) includes:
- The demolition of the existing Wesley Boatshed and removal of retaining walls, pedestrian paths and trees (eight mature trees and planting of 24 locally native trees at a rate of 3 new trees for each tree removed).
 - The construction of a 982m² boatshed (roof cover 1,103m²) consisting of five (5) roller door boat storage bays, 66m² rowing gym, kitchen, storage, toilet and changeroom facilities.
 - A new sewer pump station.
 - Improved vehicular access from the existing car park.
 - Landscaping and new pedestrian pathways.
- 1.3 The subject land is contained within the Parks and Recreation Reserve under the Metropolitan Region Scheme.
- 1.4 The proposed development is to occur on land entirely within the Swan Canning Development Control Area and therefore requires an approval from the Minister for

Environment in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).

- 1.5 Under delegation from the Director General, DBCA has prepared this draft report in accordance with section 75(2) of the SCRM Act.

2. CONSULTATION

- 2.1 In accordance with section 73 of the SCRM Act, the application was advertised on DBCA's website for 42 days commencing on 23 October 2023.
- 2.2 In accordance with section 74 of the SCRM Act, the proposal was considered a 'matter of significant public interest' and the application was publicly notified in the West Australian and Perth Now newspapers, along with a sign placed on site and notices displayed on DBCA's and City of South Perth's (the City) websites for 28 days commencing on 4 November 2023.
- 2.3 Additional consultation was then undertaken with the City on 8 January 2024 and with the Applicant on 23 January 2024.
- 2.4 As a result of additional consultation, amended plans were received from the Applicant and DBCA requested the City consider an amended proposal.
- 2.5 Further engagement between the Applicant, colleges, City and DBCA occurred on 14 March 2024, whereby a modified proposal was discussed for the Coode Street location. As a result of this meeting, and a subsequent meeting held between the City and the colleges, an increased setback from the foreshore to the proposed boatshed and the provision of community benefit through a financial contribution was proposed.

City of South Perth

- 2.6 The City initially advised (refer **Attachment 2.1 and 2.2**) that it did not support the proposal, and recommended the application be refused based on the following:
 - The proposed development is inconsistent with South Perth Foreshore Strategy and Management Plan (SPFSMP) as it does not align with the Node N2 strategies or provide upgrades or additions to public facilities.
 - The proposed development is wholly inconsistent with the guiding principles of State Planning Policy 2.10 – Swan-Canning River System (SPP2.10).
 - The proposed development does not satisfy the background requirements or implementation procedures of Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation (DCP 5.3).
 - The proposed development is inconsistent with Policy Outcome 7.7 of draft State Planning Policy 2.9 – Planning for Water (SPP2.9).
 - The proposed development is more than twice the footprint of the existing building. In early pre-lodgement discussions between the City and the applicant, the proposed development was more modest in size. The proposals increased significantly in scale and the City provided comment that the scale was not consistent with the SPFSMP and that Node N10 (Ellam Street) would be more a suitable location for the proposed development.
 - One of the key findings of the *Perth Water Locality Plan* (August 2021) is that 'Softer foreshore treatments – plantings, beaches etc. should be used instead of river walls and revetments where possible'. The existing river wall in the vicinity of the proposed

Wesley / Penrhos boat shed is approaching end of life and consistent with Perth Water Buneenboro Locality Plan the existing wall is unlikely to be replaced like for like. A design consistent with more recent treatments along the riverbank such as beaches with intermittent groynes is preferred. A minimum of 15m offset from the existing river wall would be required to accommodate the replacement treatment.

- Community benefit has not been demonstrated in accordance with SPP2.10 and DCP5.3. The City does not consider the proposed contributions to the public realm (public art, upgraded lighting, CCTV and initially verandah) are proportionate in offsetting the scale of the development proposed and the privatisation of the current public space.
- It is further noted that reference is made in the report to a financial contribution made by Wesley College towards a 'Super Playground' within the reserve. The City advises that is not aware of any agreement nor does it support a financial contribution towards public infrastructure in lieu of providing public services/facilities on site as part of the development proposal.

- 2.7 The City also advised that the South Perth Foreshore Strategy and Management Plan identifies Foreshore Node N10 (Ellam Street) as an area for expanded sport and recreation facilities and that consideration should be given to relocating the boatshed to this location.
- 2.8 The City considered the amended plans received on 9 February 2024 and provided a response to DBCA on 23 February 2024 confirming its recommendation for refusal. The City's comments are provided in **Attachment 2.3**.
- 2.9 The City has informally advised that it supports the amended proposal dated 28 March 2024 as it addresses its concerns regarding foreshore setback and community benefit.

Department of Water and Environment Regulation

- 2.10 The Department of Water and Environment Regulation (DWER) advises that it has no objections to the proposal and provides the following advice:
- The available contour information shows that the surface elevation of the Lot is approximately 1.0m AHD and would currently be flooded in 1 in 10 AEP events.
 - The new shed is not considered an additional obstruction to major flows.
 - The proposal is considered a non-habitable development and may not require a high level of flood protection. DWER does not provide advice on the appropriate level of flood protection (floor level) for non-habitable developments and the local government should be contacted for advice on any minimum floor levels requirements for this type of development.

- 2.11 DWER's comments are provided in **Attachment 2.4**.

Department of Planning, Lands and Heritage – Land Management

- 2.12 The Department of Planning, Lands and Heritage (DPLH) – Land Management advises that it has no comments to provide but provides the following information:
- Lot 778 on Deposited Plan 163503 and Lot 780 on Deposited Plan 91394 being Reserve 24112 held in management by the City for the purpose of "Recreation Boat Shed".

- Lot 11835 on Deposited Plan 240379 being Reserve 34565 held in management by the City for the purpose of “Recreation and Temporary Food and Beverage and other Entertainment Events”.
- Confirm that the identified parcels of land are within Reserves 24112 and 34565 and are both managed by the City. As such DPLH has no comments to provide.

2.13 DPLH – Land Management’s comments are provided in **Attachment 2.5**.

Department of Planning, Lands and Heritage – Heritage Property Services

2.14 DPLH – Heritage Property Services advises that it has no objections to the proposal and provides the following advice:

- Sir James Mitchell Park has been considered as a place warranting assessment for possible entry in the State Register of Heritage Places; however, a full assessment of its cultural heritage significance has not yet been undertaken.

2.15 DPLH – Heritage Property Service’s comments are provided in **Attachment 2.6**.

Department of Planning, Lands and Heritage – Aboriginal Heritage

2.16 DPLH – Aboriginal Heritage advises that it has no objections to the proposal and provides the following advice:

- The proposed project area does not intersect with any recorded Aboriginal Cultural Heritage (ACH) however it is noted as being adjacent to ACH 00003536 (Swan River). This also does not preclude the possibility that previously unrecorded or unknown ACH exists at this location.
- In regard to the proposed boat house extension, if the ground disturbance is within a previously disturbed area and will not result in disturbance that is greater in height, depth or surface area to that which has already been disturbed, then this can be considered as an exempt activity within the proponent’s DDA.
- If the proposed ground disturbance is within an area that has previously not been disturbed, then it is recommended that the proponent contact the Department of Planning, Lands and Heritage directly to discuss the appropriate way forward.

2.17 DPLH – Aboriginal Heritage’s comments are provided in **Attachment 2.7**.

Department of Transport

2.18 The Department of Transport advises that it has no objection to the proposal as noted in **Attachment 2.8**.

Public Submissions

2.19 DBCA received 608 submissions during the public notification period, with 548 submissions supporting the proposal, 56 submissions objecting to the proposal and 4 submissions undetermined.

2.20 Of the 548 submissions in support of the proposal, 276 (approximately 50%) of submissions were submitted in the same format, consisting of one line stating their support for the Wesley and Penrhos Boatshed development with no additional comments.

2.21 A summary of the comment themes raised in the submissions and DBCA's response are provided in **Attachment 3**.

3. RELEVANT POLICIES AND PLANS

- State Planning Policy 2.10 – Swan-Canning River System (SPP 2.10)
- Draft State Planning Policy 2.9 – Planning for Water (SPP2.9)
- Corporate Policy Statement No. 42 – Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area (Policy 42)
- Corporate Policy Statement No. 43 – Planning for marinas, yacht clubs and aquatic clubs in the Swan Canning Development Control Area (Policy 43)
- Corporate Policy Statement No. 49 – Planning for Stormwater Management Affecting the Swan Canning Development Control Area (Policy 49)
- Corporate Policy Statement No. 51 – Planning for Wastewater Management Affecting the Swan Canning Development Control Area (Policy 51)
- Perth Water (Buneenboro) Locality Plan (2021)
- South Perth Foreshore Strategy and Management Plan (2015)
- Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation (DCP5.3)
- Coode Street Foreshore – Engagement Outcomes Report (2022)

4. ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- Environmental protection and ecological health
- Landscape character and visual amenity
- Public access and community benefit
- Stormwater management
- River wall and foreshore interface
- Future planning – Urban Rivers Catchment Program - Coode Street Node 2

5. BACKGROUND

- 5.1 The existing Wesley College Boatshed is located within the South Perth foreshore, adjacent to the Coode Street boat ramp and car park (**Figure 2**).
- 5.2 The existing boatshed has a floor area of approximately 450m² which includes three (3) roller doors for boat access, one (1) storage shed and a concrete ramp. The existing boatshed has a maximum wall height of 3.2m and a maximum overall height of 5m. The surrounding foreshore is comprised of limestone retaining walls, pedestrian pathways and mature vegetation.

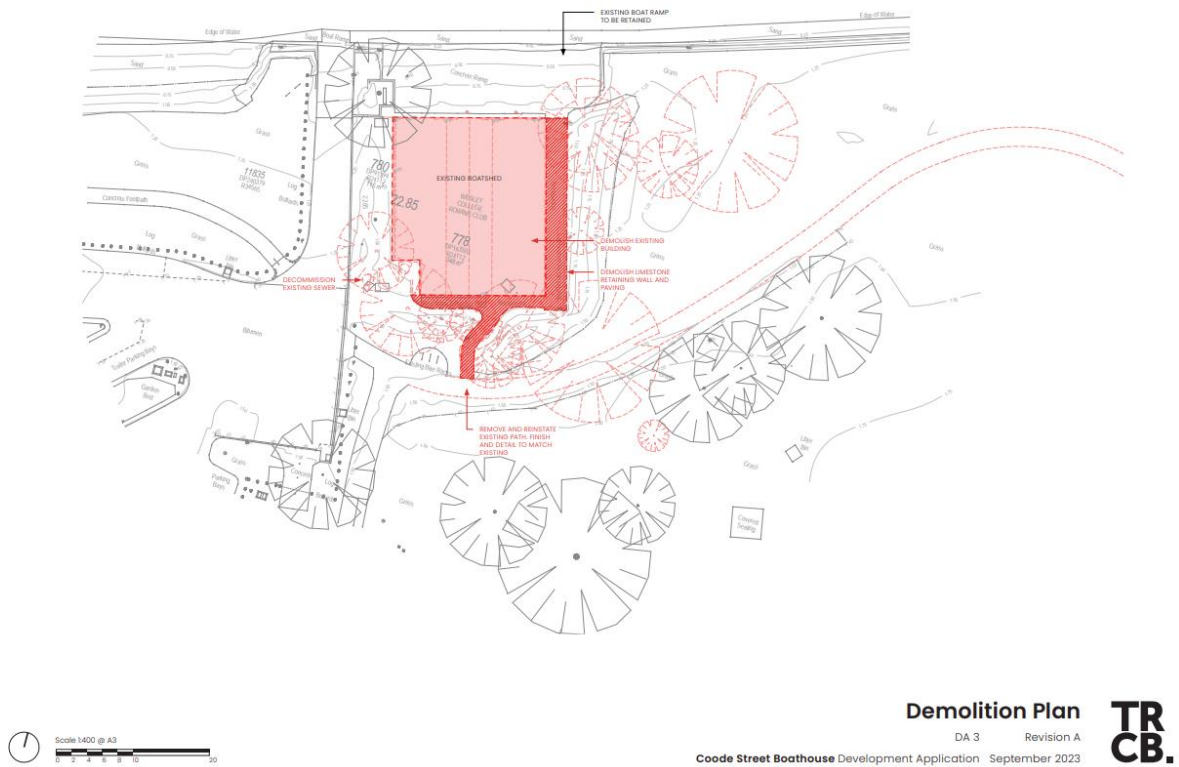


Figure 2: Demolition plan showing existing boatshed size and location

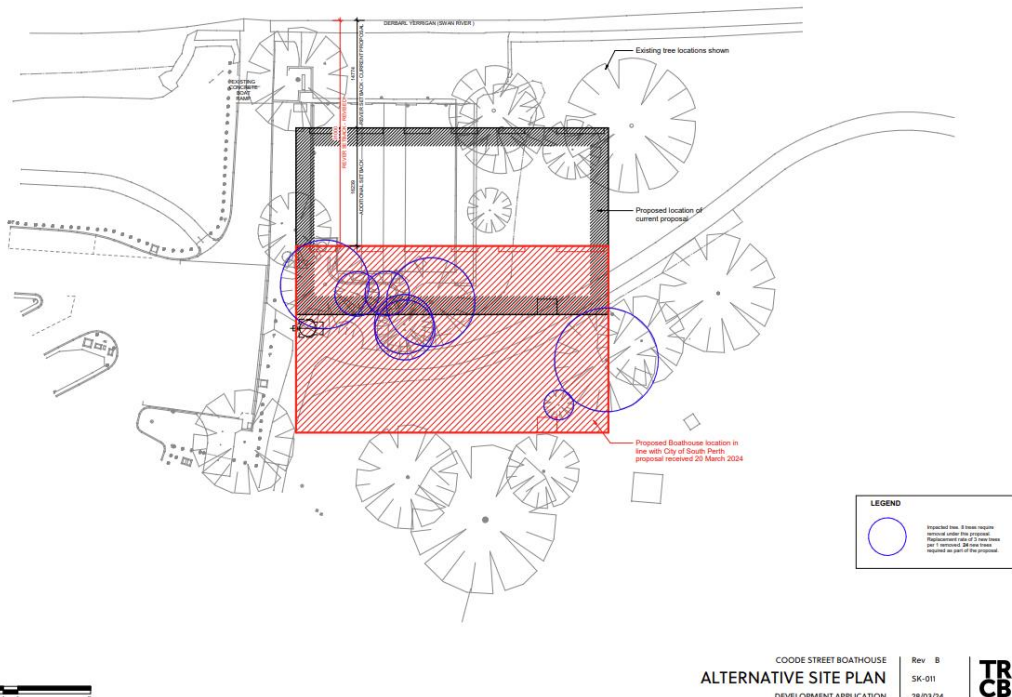
- 5.3 The lease area for the existing boatshed incorporates two (2) lots, Lot 778 (115m²) and Lot 780 (348m²) and has a length of 20.25m along the foreshore.
- 5.4 The proposed development extends beyond the boundary of the existing lease area. Wesley College, as the lessee, will seek to update the existing lease with the City and DPLH as part of a separate process.
- 5.5 The proposed development includes the demolition of the existing Wesley Boatshed, retaining walls, pedestrian paths and removal of eight mature trees.
- 5.6 The proposed development (refer **Figure 3**) includes the construction of:
 - a boatshed, consisting of five (5) roller door boat storage bays, 66m² rowing gym, kitchen, storage, toilet and changeroom facilities
 - removal of the concrete ramp, stabilisation with sand and retention of the existing river wall for an interim period
 - a new sewer pump station
 - improved vehicular access from the existing car park and
 - new landscaping, pedestrian pathways and the planting of 24 mature endemic trees.
- 5.7 The proposed boatshed increases the floor area of the building to 982m² (roof cover 1,103m²) and has a length of 42.97m.
- 5.8 The proposed boatshed will have a wall height of 5.51m and an overall height of 8.58m. The existing boatshed has an overall height of 5m. This represents an increase in the total height of the building of 3.58m.



Floor Plan
DA 3 Revision B
Coode Street Boathouse Development Application February 2024
**TR
CB.**

Figure 3: Floor plan showing internal layout of proposed boatshed (9 February 2024)

5.9 As part of later negotiations between DBCA, the colleges and the City regarding the consideration of amended plans, the setback of the proposed boatshed has been increased from 12.75m to 31m (refer Figure 4). The amended design includes relocation of the pedestrian access along the foreshore between the river and the proposed boatshed as well as planting around the site to soften the visual impact of the boatshed.



COODE STREET BOATHOUSE
ALTERNATIVE SITE PLAN
DEVELOPMENT APPLICATION
Rev B
SK-011
28/03/24
**TR
CB.**

Figure 4: Amended site plan detailing foreshore setbacks (28 March 2024)

- 5.10 The boatshed is proposed to be constructed of blackened hardwood cladding and metal roller doors for the walls, corrugated polycarbonate sheeting and colorbond metal roofing (shale grey) for the roof structure (refer **Figure 5**).

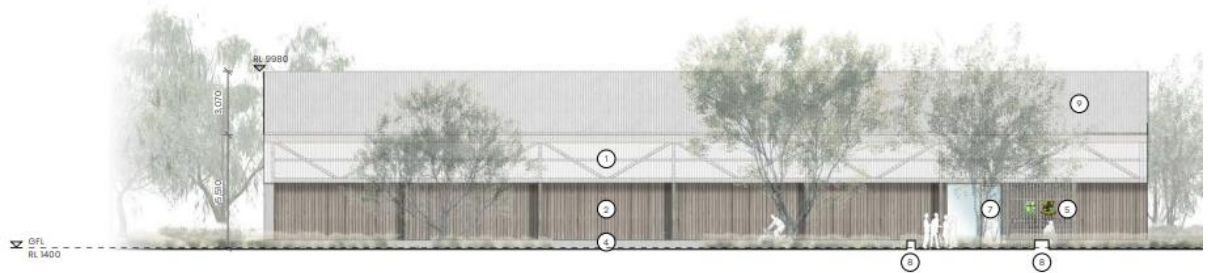


Figure 5: South elevation detailing proposed building materials (view from playground/family picnic area)

- 5.11 The purpose of the new boatshed is to enable the co-location of rowing facilities for both Wesley and Penrhos colleges.
- 5.12 The proposed boatshed will enable Wesley College to accommodate 120 students and 16 teachers on site at any one time and Penrhos College to accommodate 60 students and eight teachers.

City of South Perth Planning Framework

- 5.13 The proposed development is located within Foreshore Node N2 Coode Street (Node N2) of the *South Perth Foreshore Strategy and Management Plan* (SPFSMP). Node N2 is currently identified as a well utilised area with a family focus. The strategy for N2 is to develop the node as a better serviced family recreational space, with improved facilities, a choice of food and beverage outlets and a diversity of activities including all abilities playground, rowing, sailing, boat mooring and water play.
- 5.14 Relevant key strategies include upgrade of family recreation facilities (toilet, barbeques, shade), upgrade of playground facilities (water play, all ages and abilities), increased opportunities for water-based activities (rowing, sailing, boat mooring, water play), and upgrade of boat ramp and boating facilities.
- 5.15 The City has more recently undertaken engagement activities for the Coode Street Foreshore with the Outcomes Report produced in November 2022.
- 5.16 The purpose of the *Coode Street Foreshore Engagement Outcomes Report* was to validate, update and further explore the *South Perth Foreshore Strategy and Management Plan Node 2: Coode Street*. Stakeholder and community engagement identified several key priorities including:
- maintaining the open feel of the parkland with its expansive grass areas, city vista and natural habitat
 - creation of accessible spaces for unstructured games, along with new play and exercise areas for all ages and abilities
 - improvement of waterfront access so visitors can enjoy, play and cool down by the river
 - improving amenity for visitors to eat, play and gather at the foreshore
 - integrate cultural interpretation in the natural environment
 - provide for more non-permanent food and beverage options

- improve public transport connections and
- redesign car park to provide more accessible parking and free up more of the riverfront area for recreation.

5.17 Node N10 (Ellam Street) in the SPFSMP includes the strategy N10.3 – Improve exercise, sport and recreation facilities, including fitness facilities, outdoor sporting infrastructure and water-based activities such as rowing.

5.18 The City has also applied for a grant as part of the Commonwealth's Urban Rivers and Catchments Program Round 2 to facilitate works to the value of approximately \$4.4 million. The concept plan prepared by the City is shown in **Attachment 6**. The works implemented as part of the grant application will be directly impacted by the development application. The initial proposal submitted included a minimal setback to the river edge. This has since been increased to 31m. The greater setback ensures that the location of the proposed boatshed will not prejudice the future planning of the locality.

6. DISCUSSION

Environmental protection and ecological health

- 6.1 Policy 42 aims to ensure that land use and development on and adjacent to the river system maintains and enhances the quality and amenity of the river environment. The proposed development should be carefully undertaken to prevent detrimental impacts to the foreshore area.
- 6.2 Additionally, Policy 42 states that proposals should enhance and protect the character and landscape setting of the Swan Canning River system. Typically, proposals should protect tree lines and not dominate or overshadow public areas and views. Consideration should also be made, where appropriate, to enhance significant landmarks, views and vistas.
- 6.3 The proposed development includes the removal of existing mature vegetation, including eight mature trees. This has been substantially reduced from the initial proposal to remove 13 existing mature trees.
- 6.4 The increased setback of the proposed boatshed to 31m will result in the retention of fringing foreshore vegetation, in particular a mature *Corymbia citriodora* in fair condition.
- 6.5 As part of the submission of amended plans the Applicant has provided an Arborist Report. A copy of the Arborist Report is included in **Attachment 4**. This report supported the removal of nine trees. However, the number of trees to be removed has been revised down to eight trees with the increased setback to the proposed boatshed.
- 6.6 The City has advised that the amended plans received on 28 March 2024 should seek to minimise tree loss and consider the retention of an existing mature tree that has significant amenity value. Should this tree be retained the total number of trees to be removed would be seven.
- 6.7 While DBCA attempts to avoid the loss of significant vegetation, particularly trees of significant landscape, habitat or amenity value, any vegetation removed within the DCA is to be offset by planting at a minimum ratio of 3 to 1 with appropriate local native species. The proposed development includes the planting of 24 locally native trees to offset the removal of eight mature trees.

- 6.8 The trees proposed to be removed provide shade, cooling and habitat and enhance the quality and amenity of the river environment. However, the amended design has allowed for the retention of five trees within the foreshore area, three of which offer significant amenity value within the application area.
- 6.9 The City has also undertaken an assessment of the amenity value of the trees proposed to be removed using industry standard methodology with the estimated amenity value being \$1,067,744 (relative to the removal of 13 trees). This has been readjusted based on the removal of only eight trees, which has an estimated amenity value of \$534,293.
- 6.10 The proposed development includes landscaping and introduces 24 new trees, which will utilise 45L and 100L trees. New landscaping will include tree protection fences and, should new trees fail, replacement stock will be installed for a period of two planting seasons.
- 6.11 The Perth Water Buneenboro Locality Plan highlights the importance of the landscape responding to the natural landforms and vegetation complexes within the locality and creating a natural interface with the river as well as protecting and restoring the natural ecology of the river and the foreshore.
- 6.12 The proposed development includes a significant expansion of the existing rowing facility however, by increasing the setback to the foreshore and retaining existing mature fringing vegetation, the opportunity to enhance the natural attributes of the site and create a natural interface with the river is achievable.
- 6.13 SPP2.10 states that fringing vegetation serves an important biological function and adds value to the river ecosystem. There is also a general presumption against the clearing of native and other vegetation within the river area unless otherwise determined by a precinct plan or if there is a demonstrated problem such as weed invasion. The protection and re-establishment of fringing riparian vegetation should be promoted as a means of stabilising riverbanks, providing wildlife habitat, intercepting nutrients, providing shade and improving river water quality.
- 6.14 Draft SPP2.9 also requires that proposals protect vegetation coverage.
- 6.15 The proposed development removes less mature fringing vegetation than originally proposed. Typically, proposals should protect tree lines and enhance the character and landscape setting of the Swan Canning River System. The retained vegetation adds value to the river ecosystem and amenity of the river environment. Replacement planting (with 24 trees) provides an opportunity to re-establish endemic vegetation and enhance the character and landscape setting of the location.
- 6.16 The increased setback will also enable the City, in the future, to remove the existing river wall and install a softer foreshore interface. This will provide an opportunity to re-establish fringing riparian vegetation in this location and add value to the river ecosystem.

Landscape character and visual amenity

- 6.17 Policy 42 states that the design, materials and colour scheme of developments adjacent to the river and foreshores should complement and protect the character and landscape setting of the river.
- 6.18 SPP 2.10 requires that development proposals do not restrict or negatively impact on public views to or from the river, particularly from vantage points and ensure that the

essential qualities that give the area its distinctive character are protected and enhanced.

- 6.19 With respect to landscape character and visual amenity, Policy 43 requires applications to demonstrate that landscape character and amenity values are protected and managed.
- 6.20 The increased setback of 31m from the river edge affords an opportunity for the boatshed to respect the landscape character of the location through the retention of views along the river's edge.
- 6.21 The retention of fringing vegetation and the siting of the building behind existing vegetation also assists in demonstrating how landscape character and amenity values will be maintained.
- 6.22 The proposed boatshed has been designed to facilitate the co-location of Wesley and Penrhos colleges rowing programs. The building size has been reduced by 7% through the removal of the verandah, however, the height of the proposed building remains at 8.48m to accommodate the stacking of rowing boats.
- 6.23 The proposed building will have some visual amenity impact due to its design. This can be reduced through the careful selection of materials and colour schemes to complement and protect the character and landscape setting of the river. A condition of approval will be required to address this matter.

Public access and community benefit

- 6.24 Policy 42 and SPP2.10 – Swan-Canning River System require the proposed development to enhance the public's access to and enjoyment of the river.
- 6.25 Policy 43 requires applications to demonstrate that the application provides a public benefit and public access to the foreshore is not restricted.
- 6.26 Prior to lodgement of the Development Application, the City attempted to address the issue of public benefit with the applicant through the provision of facilities within the proposed building, including public toilets, changerooms and café. Given the nature of the building and its use by an educational group, which includes children, some facilities were not considered to be appropriate by the schools.
- 6.27 The Applicant states that the proposed development would continue to support the Coode Street activity node by improving facilities for both colleges, which in turn can lead to the viability of the node through increased patronage and use of the facility and that it would improve activation of the immediate area and provide usable and enjoyable public spaces that encourage active living.
- 6.28 The initial plans submitted by the Applicant included a verandah on eastern side of the building as a public benefit. It was also noted that public benefit included the provision of CCTV, lighting, landscaping (including replacement planting) and public art.
- 6.29 The City does not support the notion that the inclusion of landscaping which replaces existing established vegetation on site is a public benefit neither does it consider the inclusion of public art as an appropriate public benefit for the scale of the expansion of the existing building envelope and use of the reserve.

- 6.30 The initial items put forward by the Applicant as 'public benefit' are considered to be a minimum requirement under the planning framework and standard expected practice.
- 6.31 The amended plans removed the verandah as this was not considered to be a sufficient public benefit. The City also did not support the inclusion of a verandah as a public benefit as originally proposed in any instance and has no objection to the verandah being removed.
- 6.32 Discussions between DBCA, the colleges and the City in March 2024 resulted in the submission of a concept plan on 28 March 2024 that propose an increased setback of 31m to the proposed boatshed.
- 6.33 The increased setback will enhance the public's access to and enjoyment of the river in the Coode Street location. The location of a pedestrian path between the river and the boatshed will ensure that the broader community has direct access to the river and immediate foreshore. This is considered to be an improvement from the current situation where the existing boatshed restricts direct public access.
- 6.34 SPP2.10 requires that any proposal for use or development within the public realm that may affect the river and its setting should demonstrate a benefit to the community that offsets any detrimental impacts on the environment.
- 6.35 SPP2.10 also states that club facilities for water-based sports should only be permitted adjacent to the river where there is a demonstrated public benefit, public access to the river and its foreshore is not restricted, and membership of the club is open to all members of the community.
- 6.36 Development Control Policy 5.3 – Use of Reserve for Parks and Recreation (DCP5.3) and Regional Open Space specifies that there will be occasions when it may be appropriate to permit incorporated clubs, community groups and in some circumstances private business to locate on land reserved for Parks and Recreation. This may be appropriate provided the applicant demonstrates that:
- a) the nature and scale of the proposal is compatible with the use and zoning of surrounding land, the nature and purpose of the reserved land, and the environmental character of the location
 - b) there is a community need for the proposed facility in the proposed location
 - c) the community and the local government support the proposal
 - d) the proposal can be integrated with other planned facilities and sharing of facilities by more than one incorporated club, community group or private business and
 - e) the proposal is consistent with existing and/or proposed land use and management plans.
- 6.37 A policy measure of DCP5.3 states that the use and development of land reserved for Parks and Recreation or regional space which would result in restrictions to public access, notwithstanding the possible benefit which could be derived from the use and development to the general community or to a specific educational or religious group within the community, will not be supported.
- 6.38 Policy Outcome 7.7 of draft SPP2.9 – Planning for Water also states that proposals should, in accordance with the guidelines, maintain and enhance public access to and along the rivers and its foreshores. The amended plans are considered to enhance public access to and along the foreshore.

- 6.39 The facility will be used by a specific educational group and is not available for use by the general community. Based upon the policy framework this is a restriction to public access. However, considering both the increased river setback of the proposed boatshed; the removal of the poor condition existing boatshed; and provision of formal public access along the riverside of the proposed boatshed, it is evident that the proposed development can enhance the public's access to, and enjoyment of, the river.
- 6.40 The proposal offers a benefit to some members of the community by providing the opportunity to students of Wesley College and Penrhos College. Ongoing access to the River for recreational and sporting activities is actively encouraged subject to considerations of appropriateness of location, environmental impact and broader public access and enjoyment.
- 6.41 The limited public benefit provided by the proposed boatshed is intended to be offset by an offer by Wesley and Penrhos colleges to make a community benefit contribution of \$300,000 to be held in trust by the City and utilised in the future to undertake upgrades to Coode Street Node N2, as outlined within the SPFSMP (refer **Attachment 5**).
- 6.42 It is considered that the financial contribution (to be spent within the immediate area of the site), in combination with the improved community access achieved by setting the proposal further from the river edge and the recreational benefits provided to the school communities combine to provide an adequate public benefit in this instance.

River wall and foreshore interface

- 6.43 The existing boatshed is located adjacent to a concrete ramp and sections of river wall that are in poor condition and at end of life. The existing concrete ramp is likely to have a significant role in stabilising the foreshore and adjacent structures.
- 6.44 The original application and amended plans included a reduced setback to the river edge which was considered to restrict future opportunities for the City to remove the aging river wall and install a softer foreshore interface.
- 6.45 The amended plans received on 9 February 2024 also propose significant changes to the foreshore. While the changes are appropriate from a conceptual perspective, detailed design by a coastal engineer will be required.
- 6.46 The City has also progressed plans for the South Perth foreshore including lodging an application for the Commonwealth's Urban Rivers and Catchments Program Round 2. This includes the Coode Street Node N2 area as Stage 1. This plan proposes to remove the river wall in this location and install a softer foreshore interface with sandy beach areas and revegetated headlands.
- 6.47 The Applicant submitted an amended concept plan on 28 March 2024 that illustrated an increased setback of 31m to the proposed boatshed.
- 6.48 The increased setback will enable the future foreshore enhancement works to respond to the principles and objectives of Perth Water Buneenboro Locality Plan, SPP2.10 and Policy 42. The City's aspirations to provide a softer foreshore interface that facilitates community access to the river along with providing greater environmental benefits can also be achieved with this design modification.

Wastewater management

- 6.49 Policy 51 indicates that the safe disposal of wastewater is necessary for the protection of public health and to minimise contributions of high nutrient loads in the Swan and

Canning rivers. Where a reticulated sewerage scheme is provided, all development in the vicinity of the river system should be connected to the reticulated sewerage system.

- 6.50 The existing boatshed is currently serviced by a reticulated sewer connection which is proposed to be upgraded as part of the proposed development.

Stormwater management

- 6.51 Policy 49 generally requires stormwater runoff from constructed impervious surfaces generated by minor rainfall events (i.e. first 15mm) to be managed on site, or if the local government consents, connected to the local drainage system.
- 6.52 No details regarding stormwater management for the proposed building works have been provided, however the applicant has advised the building will incorporate rainwater harvesting to support new landscaping.
- 6.53 Additional impervious surfaces will be constructed for the proposed boatshed. It is recommended that the applicant submit final designs and drawings with detail of stormwater management demonstrating how stormwater run-off from impervious surfaces generated by small rainfall events (i.e. the first 15mm of rainfall) is being retained and/or detained at-source.

7. CONCLUSION

- 7.1 Policy 43 states that the development of aquatic clubs in the DCA should protect the ecological health, maintain and enhance long-term community use and enjoyment, and preserve the amenity of the Swan Canning river system.
- 7.2 The amended proposal, including the increased setback of 31m is sympathetic to the landscape character of the location and retains existing mature vegetation where possible. Although the proposed boatshed is significantly larger in floor area and height than the existing boatshed, impacts to visual amenity can be addressed through landscaping (including replacement tree planting), along with building materials and a colour scheme that complements the character and landscape setting of the river.
- 7.3 The applicant will be required to connect the site to the reticulated sewer system in accordance with Policy 51 and demonstrate appropriate stormwater management in accordance with Policy 49 before proceeding with any development.
- 7.4 Provided the works are carried out carefully to avoid impacts to the river and vegetation to be retained, and the final colours and finishes are of a high-quality architectural standard, the proposal is considered acceptable.
- 7.5 Although the proposed boatshed provides limited public benefit to the broader community, the community benefit contribution proposed by Wesley and Penrhos colleges will be able to deliver a positive community benefit within the immediate location of the development. Further, the increased setback of 31m to the proposed boatshed will enable greater direct public access and enjoyment of the river.
- 7.6 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

8. RECOMMENDATION – APPROVAL

That the Director General of DBCA advises the Minister for Environment that the proposed boatshed for Wesley and Penrhos colleges on the South Perth Foreshore at Portion of

Lot 11835 (Reserve 34565) and Lots 778 and 780 Coode Street, South Perth (Lot 778 on Plan 163503, Lot 780 on Plan 91394 & Lot 11835 on Plan 240379), as described in the application received on 27 September 2023, with amended plans dated 28 March 2024 following consultation between the Applicant, DBCA and the City be approved, subject to the following:

CONDITIONS

1. Approval to implement this decision is valid for two (2) years from the date of this approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works (see **Advice Note 1**).
3. All works are to be carried out in accordance with a Construction Environmental Management Plan as approved, prior to the commencement of works, on advice of the City of South Perth, by the Department of Biodiversity, Conservation and Attractions (see **Advice Notes 1 - 3**).
4. Prior to the commencement of works, the applicant shall submit the final design drawings on advice of the City of South Perth to the satisfaction of the Department of Biodiversity, Conservation and Attractions (see **Advice Note 4**).
5. Prior to the commencement of works, the applicant shall submit and obtain approval for a schedule of colours, building materials and finishes for the development on advice of the City of South Perth to the satisfaction of the Department of Biodiversity, Conservation and Attractions (see **Advice Note 5**).
6. All works are to be undertaken in accordance with a Landscape Plan which is to be submitted to and approved on advice of the City of South Perth to the satisfaction of the Department of Biodiversity, Conservation and Attractions prior to commencement of works (see **Advice Note 6**).
7. Replacement trees are to be planted at a rate of no less than three (3) for each tree removed and maintained on advice of the City of South Perth, to the requirements and satisfaction of the Department of Biodiversity, Conservation and Attractions (see **Advice Note 7**).
8. All lighting is to be installed in accordance with a Lighting Plan which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions prior to commencement of works (see **Advice Note 8**).
9. The development shall be connected to the reticulated sewerage system to the requirements and specifications of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth (see **Advice Note 9**).
10. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (i.e. the first 15 mm of rainfall) shall be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated.
11. Prior to the approval of a building permit, the applicant shall provide a community benefit contribution of \$300,000 to be paid to the City of South Perth. This contribution is to be

held in trust and utilised for the upgrading of Coode Street Node N2 Area in accordance with the South Perth Foreshore Strategy and Management Plan (2015).

ADVICE NOTES

1. Notifications can be emailed to rivers.planning@dbca.wa.gov.au.
2. Regarding **Condition 3**, the Construction Environmental Management Plan shall describe how the authorised works will be managed to minimise potential environmental impacts and should include:
 - a. a detailed work method statement that describes how the contractor proposes to undertake the works
 - b. timeframes and responsibilities for tasks identified
 - c. contact details of essential site personnel, construction period and operating hours
 - d. management of any potential acid sulfate soils (PASS) that may be exposed during the works
 - e. proposed contingency actions should environmental controls be inadequate
 - f. identification and protection of established vegetation
 - g. detail of machinery and associated refuelling (noting that refuelling should take place outside of the Swan Canning Development Control Area if possible, or within an appropriate impervious bund)
 - h. waste management
 - i. protection of the river from inputs of debris, run-off, soil, fill, or other deleterious material
 - j. public safety and amenity
 - k. traffic, access and parking management for contractors and the public
 - l. complaints and environmental incident management plan
 - m. containment of stockpiles of materials
 - n. location of emergency spill kits that are to be onsite at all times
 - o. a detailed site map showing the location of any:
 - i. signage, including the contact details of essential site personnel
 - ii. perimeter fencing and hoarding
 - iii. the laydown area and vehicle entry/exit points
 - iv. protected vegetation
 - v. areas of excavation and stockpiling of soil
 - vi. on-site storage and bunding of materials and equipment
 - vii. traffic access and parking
 - viii. proposed redirection of pedestrian traffic
 - ix. the authorised works shall not prevent public access along the foreshore reserve unless temporary closure is necessary for safety purposes. In the event the path is closed, a clearly signed, safe alternative route shall be provided.
 - x. all signage shall be consistent with the City of South Perth local laws and Local Planning Scheme. Signage should be in place for the duration of the works, in a location easily visible to oncoming pedestrians and cyclists.
 - p. any other matters considered relevant to the proposal not identified above.
3. Regarding **Condition 3**, the Construction Environmental Management Plan shall include commitments that:
 - a. all contractors and personnel involved in the works, activities, operations and/or development approved by the Department of Biodiversity, Conservation and Attractions are familiar with the conditions and requirements of this approval at all times
 - b. in case of damage or pollution events, including sediment plumes, contact the Department of Biodiversity, Conservation and Attractions on 9278 0981 (Riverpark

Duty Officer) or the Department of Transport on 9480 9924 (Marine Pollution Response).

4. Regarding **Condition 4**, the final drawings shall include:
 - a. site plan that details the proposed boatshed in a location that seeks to minimise tree loss
 - b. floor plan
 - c. elevation plans
 - d. visual render of the proposed building within the existing landscape setting, illustrating the retention of trees and the screening they provide
 - e. details of any proposed modification to the car parking area resulting from the proposed provision of vehicle access to boatshed
 - f. detailed engineering drawing showing the full extent of all foreshore works, for example regraded river edge treatment.

5. Regarding **Condition 5**, the selected colour scheme and finishes for the development should reflect the character and landscape setting naturally occurring in the locality of the Swan River and surrounding foreshore. The schedule should address:
 - a. details of external colours, building materials and finishes for the proposed buildings and structures
 - b. demonstrate that the selected materials and colour schemes are of low reflective standard and are sympathetic to the landscape setting, with minimal impact on the amenity of the area.

6. Regarding **Condition 6**, the Landscape Plan should include:
 - a. provision of a footpath on the river side of the building
 - b. the number of plants (and species) to be removed (noting that any native plants should be relocated where possible)
 - c. the location, planting densities and species composition (noting that appropriate local native species should be planted in riparian zones at a ratio of 500:50:5 herbs/sedges:shrubs:trees for each 100m²)
 - d. weed control, including target species and any chemicals to be used, and its management within a water sensitive environment
 - e. stabilisation measures (e.g. matting type and extent of bioengineering solutions)
 - f. a reticulation plan, indicating type and location of sprinkler, bubbler, drippers and if bore or scheme water will be utilised
 - g. ongoing monitoring and maintenance program with a required maintenance period of 2 years.

7. Regarding **Condition 7**, the replacement trees must be:
 - a. locally native and suited to the soil type of the area
 - b. at least 1.5m tall at the time of planting
 - c. located within the vicinity of the plant to be removed
 - d. maintained for 3 years and any trees that do not survive within this period shall be replaced no later than the next winter/spring planting season.

8. Regarding **Condition 8**, lighting should be designed to minimise light spill so that fauna, community enjoyment and visual amenity are not unacceptably affected. All lighting is to be consistent with the *National Light Pollution Guidelines for Wildlife* (Department of Climate Change, Energy, the Environment and Water, 2023).

Further, light spill to the river and within habitat areas should be no more than 0.01-0.03 lux (moonlight), where possible, to ensure no adverse ecological consequences.

The Lighting Plan should address the following design principles:

- start with natural darkness and only add artificial light for specific and defined purposes
 - use adaptive controls (e.g. dimmers, timers, motion sensors etc.)
 - light only the intended object or area – keep lights close to the ground, directed and shielded
 - use non-reflective surfaces
 - use lights with reduced or filtered-out blue, violet and ultraviolet wavelengths.
9. Regarding **Condition 9**, the sewer pump station and supporting infrastructure required to connect the development to the reticulated sewer system is sized so that it is to be capable of accommodating connection of the proposed additional change room and toilet which is to be constructed in the local area by the City of South Perth.
10. Note that it is an offence under the Swan and Canning Rivers Management Regulations 2007 to destroy, pull up, cut back or injure any tree, shrub or perennial plant that is on land within the Swan Canning Development Control Area, except with the prior approval of the Department of Biodiversity, Conservation and Attractions.

DRAFT REPORT ENDORSED

Signed: *FStanley*

Date: 18 June 2024

Fran Stanley

Executive Director (As delegate of the CEO)



Attachment 2

Architectural Plans

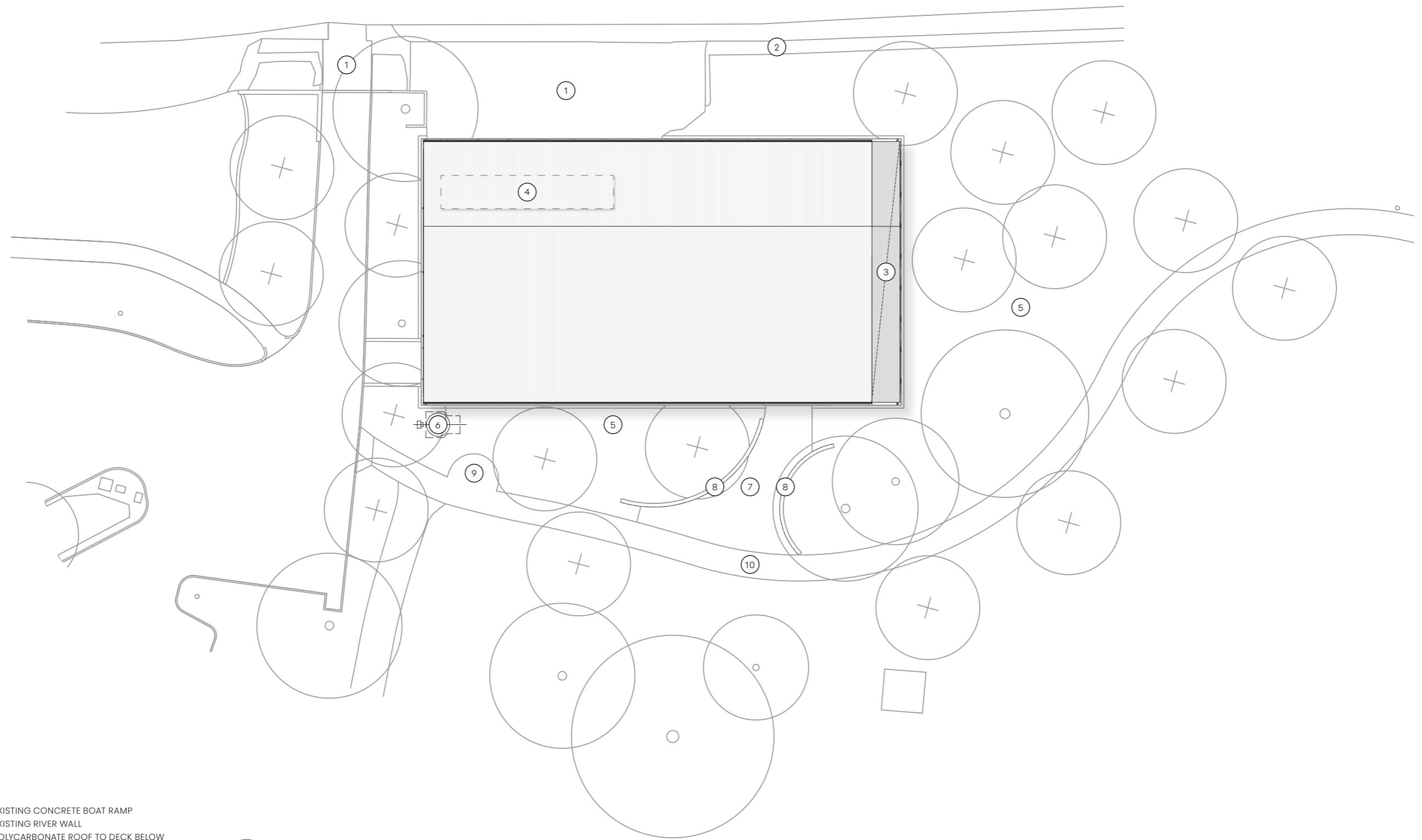


Coode Street Boathouse

Development Application
Revision A

September 2023
Whadjuk Noongar Country

**TR
CB.**



- 1. EXISTING CONCRETE BOAT RAMP
- 2. EXISTING RIVER WALL
- 3. POLYCARBONATE ROOF TO DECK BELOW
- 4. PV SOLAR ARRAY
- 5. NEW LANDSCAPING
- 6. NEW SEWER PUMP STATION
- 7. PAVED ENTRY
- 8. LOW HEIGHT LANDSCAPE SEATING WALL
- 9. 3 BIKE RACKS (PER EXISTING)
- 10. NEW FOOTPATH TO MATCH EXISTING



EXISTING TREE



NEW TREE



Scale 1:400 @ A3

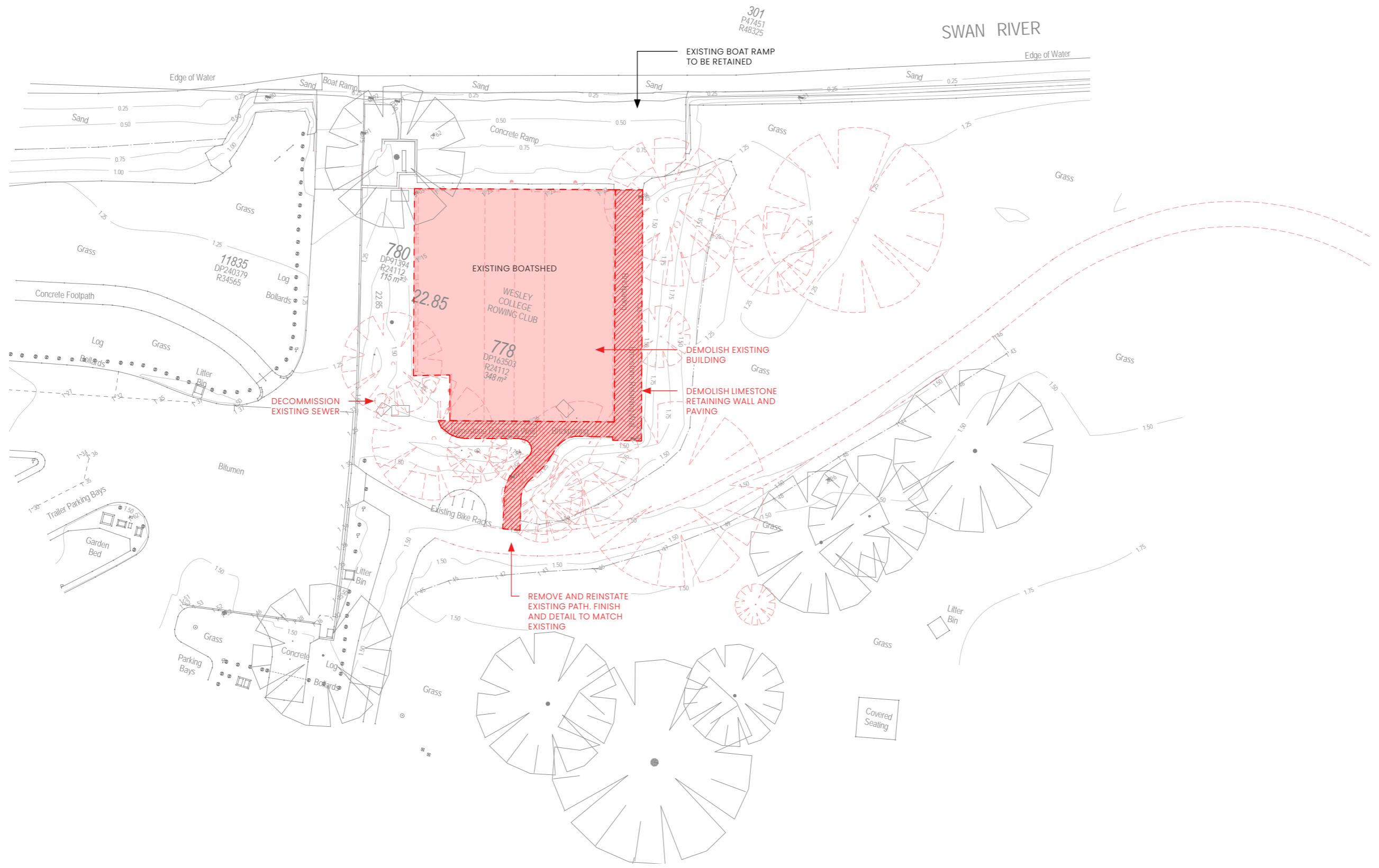


Site Plan

DA 2 Revision A

Coode Street Boathouse Development Application September 2023



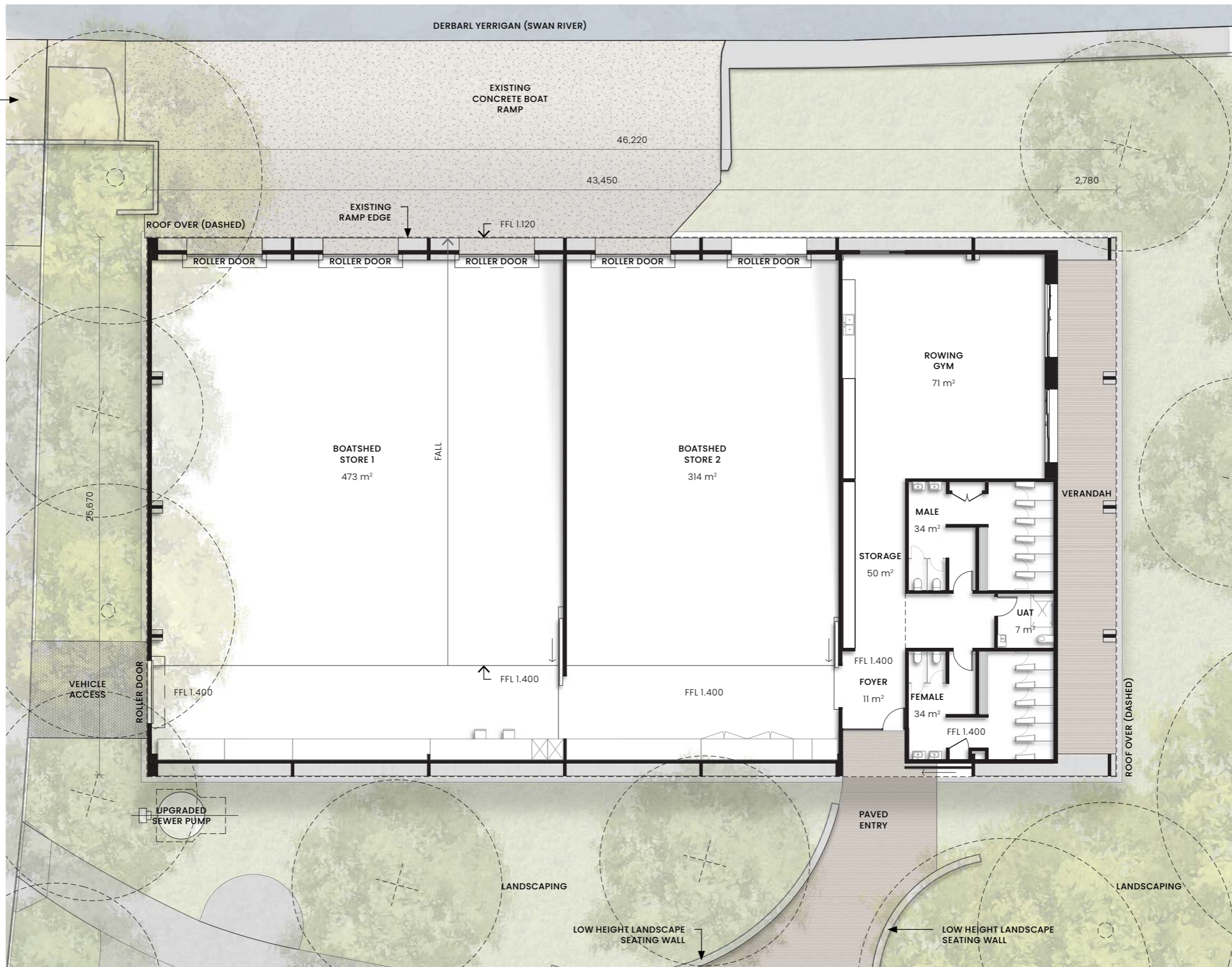


Demolition Plan

DA 3 Revision A

Coode Street Boathouse Development Application September 2023





Floor Plan

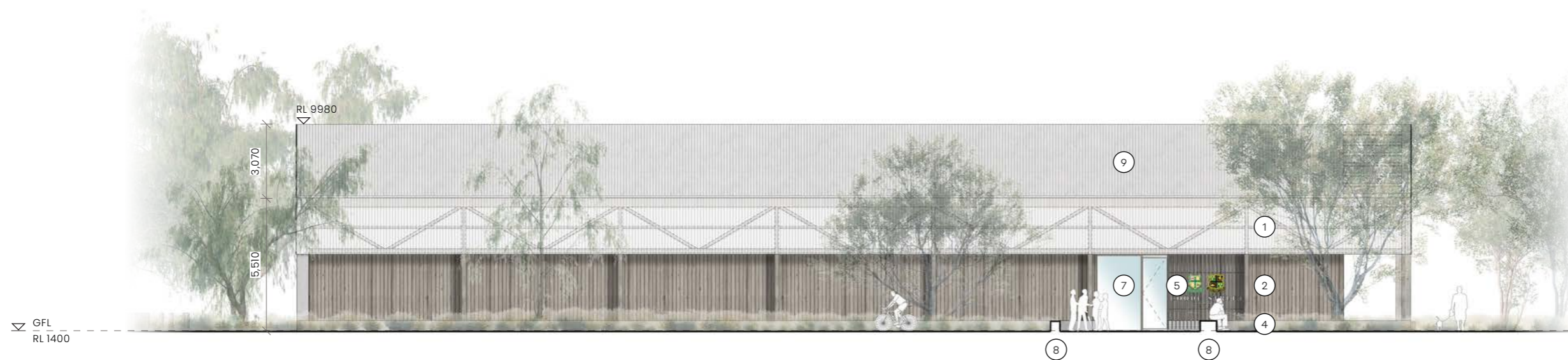
DA 4 Revision A

Coode Street Boathouse Development Application September 2023





North Elevation

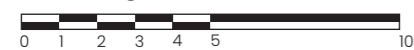


South Elevation

- | | |
|--|---|
| 1. CORRUGATED POLYCARBONATE SHEETING | 6. EXISTING CONCRETE BOATRAMP |
| 2. HARDWOOD CLADDING | 7. TIMBER FRAMED GLAZING |
| 3. METAL ROLLER DOORS | 8. LOW HEIGHT SEATING WALL |
| 4. CONCRETE | 9. COLORBOND METAL ROOF SHEETING (SHALE GREY) |
| 5. BESPOKE SLIDING SECURITY SCREEN WITH COLLEGE LOGO'S | 10. PV SOLAR ARRAY |



Scale 1:200 @ A3

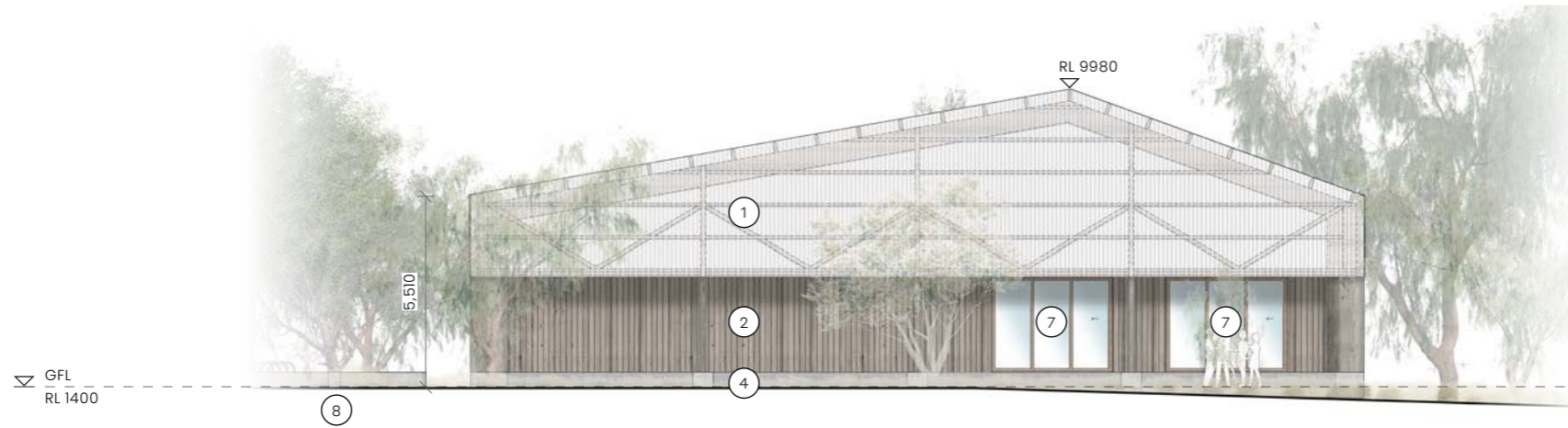


Elevations

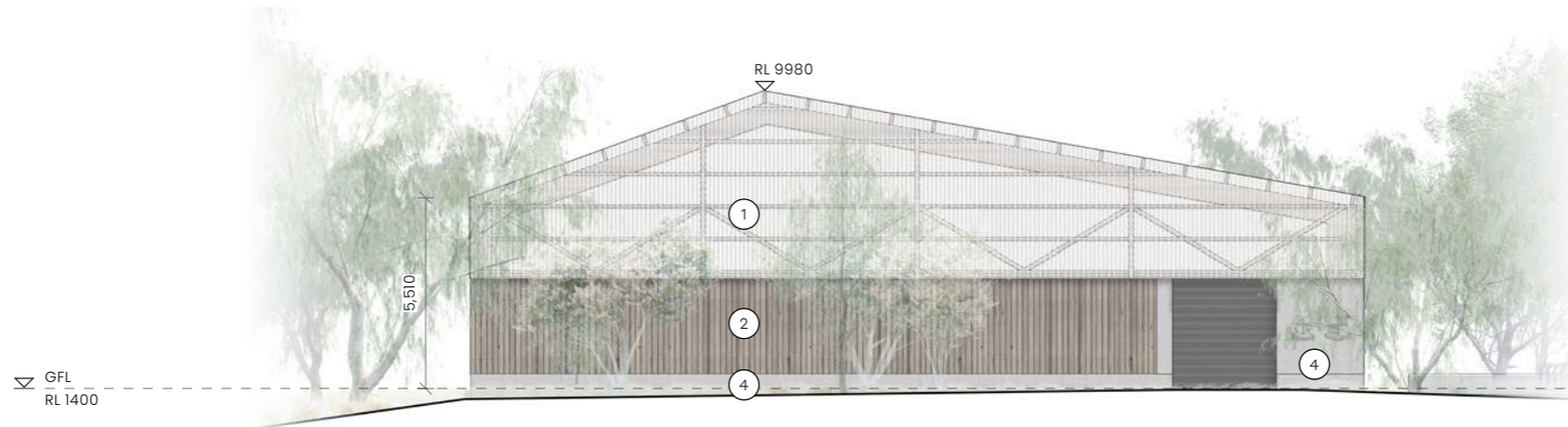
DA 5 Revision A

Coode Street Boathouse Development Application September 2023





East Elevation



West Elevation

- | | |
|--|---|
| 1. CORRUGATED POLYCARBONATE SHEETING | 6. EXISTING CONCRETE BOATRAMP |
| 2. HARDWOOD CLADDING | 7. TIMBER FRAMED GLAZING |
| 3. METAL ROLLER DOORS | 8. LOW HEIGHT SEATING WALL |
| 4. CONCRETE | 9. COLORBOND METAL ROOF SHEETING (SHALE GREY) |
| 5. BESPOKE SLIDING SECURITY SCREEN WITH COLLEGE LOGO'S | 10. PV SOLAR ARRAY |



Scale 1:200 @ A3



Elevations

DA 6 Revision A

Coode Street Boathouse Development Application September 2023





For illustrative purposes only

View from Sir James Mitchell Park

DA 7 Revision A

Coode Street Boathouse Development Application September 2023





For illustrative purposes only

View from Swan River

DA 8 Revision A

Coode Street Boathouse Development Application September 2023





Location A – Existing view from Mill Point Road

DA 9 Revision A

Coode Street Boathouse Development Application September 2023





For illustrative purposes only

Location A – Proposed view from Mill Point Road

DA 10 Revision A

Coode Street Boathouse Development Application September 2023





Location B – Existing view East along the shoreline

DA 11 Revision A

Coode Street Boathouse Development Application September 2023





For illustrative purposes only

Location B – Proposed view East along the shoreline

DA 12 Revision A

Coode Street Boathouse Development Application September 2023





Location C – Existing view from Witcomb Place

DA 13 Revision A

Coode Street Boathouse Development Application September 2023





For illustrative purposes only

Location C – Proposed view from Witcomb Place

DA 14 Revision A

Coode Street Boathouse Development Application September 2023





Location D - Existing view West along the shoreline

DA 15 Revision A

Coode Street Boathouse Development Application September 2023





For illustrative purposes only

Location D – Proposed view West along the shoreline

DA 16 Revision A

Coode Street Boathouse Development Application September 2023





Attachment 3

Landscape Concept





Wesley College and Penrhos College

Coode Street Boathouse

LANDSCAPE CONCEPT PLAN

JULY 2023



PROPOSED RIPARIAN PLANTING



CASUARINA OBESA



MELALEUCA PREISSIANA

PROPOSED TREE SPECIES

LEGEND

- ① EXISTING CAR PARK AND BOAT RAMP
- ② BOAT SHED TRAILER ACCESS
- ③ RE-ALIGNED DUAL USE PATH
- ④ EXISTING BIKE RACK
- ⑤ LOW HEIGHT LANDSCAPE WALLS TO ENTRY
- ⑥ EXISTING BOAT RAMP TO REMAIN AND BE PROTECTED
- ⑦ EXISTING TREES TO BE RETAINED
- ⑧ EXISTING SEA WALL
- ⑨ PROPOSED RIPARIAN ZONE ESTUARINE PLANTING
- ⑩ CONNECTION TO EXISTING PATH
- ⑪ PROPOSED HARDSTAND ADJACENT TO GYM
- ⑫ EXISTING COVERED SEAT TO REMAIN
- EXTENT OF WORK
- PROPOSED TREE PLANTING

COODE STREET BOATHOUSE
 LANDSCAPE CONCEPT PLAN
 SCALE 1:1000 @ A2
 REV E, JULY 2023

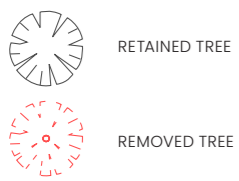
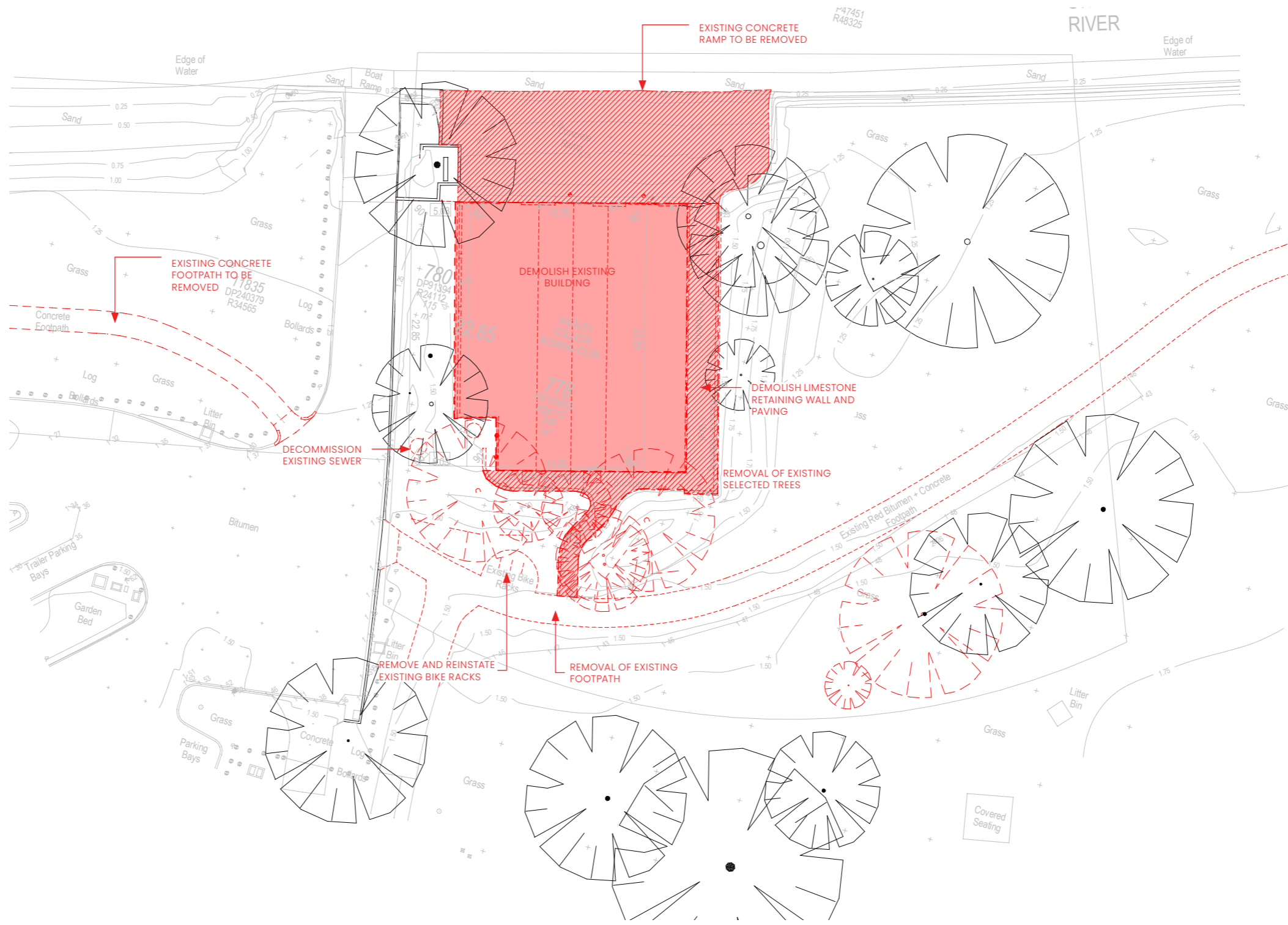


Coode Street Boathouse

Development Application
Revision D

June 2024
Whadjuk Noongar Country





LANDSCAPING NOTE: Landscaping, including footpath realignment, new trees, shrubs and grasses, to be provided in accordance with the specifications and requirements of the City of South Perth and DBCA.



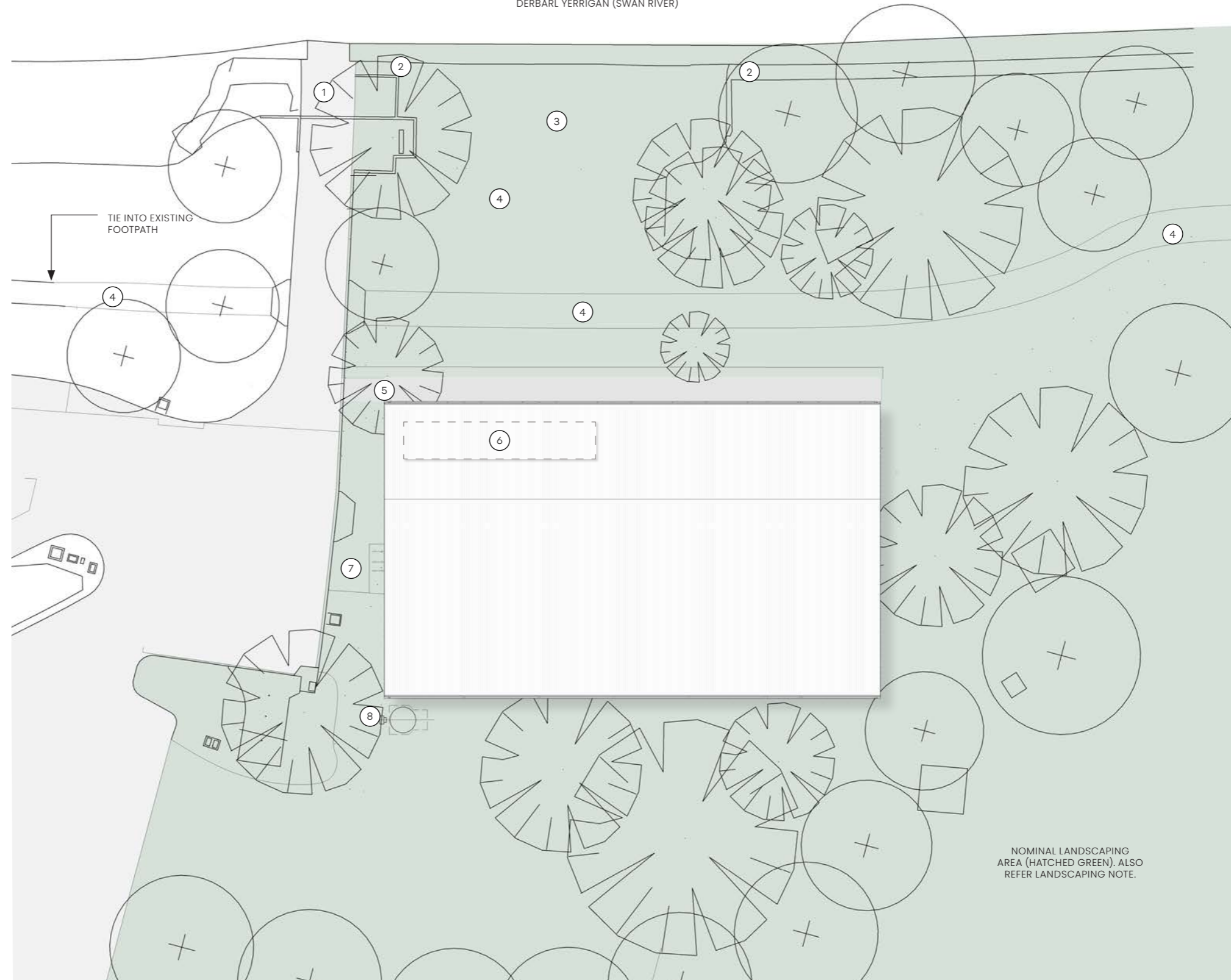
Demolition Plan

DA 01 Revision D



Coode Street Boathouse Development Application

June 2024





LANDSCAPING NOTE: Landscaping, including footpath realignment, new trees, shrubs and grasses, to be provided in accordance with the specifications and requirements of the City of South Perth and DBCA. Nominal area for Landscaping design hatched green on this plan.

-  EXISTING TREE
-  NOMINAL NEW TREE - REFER NOTE 1

1. EXISTING PUBLIC CONCRETE BOAT RAMP.
2. EXISTING RIVER WALL - TO BE SUBJECT TO NEW FORESHORE DESIGN BY THE CITY OF SOUTH PERTH AND DBCA.
3. EXISTING CONCRETE BOAT RAMP - TO BE REMOVED. NEW BEACH RAMP SUBJECT TO FORESHORE DESIGN BY THE CITY OF SOUTH PERTH AND DBCA.
4. NOMINAL NEW FOOTPATH - TO BE SUBJECT TO NEW FORESHORE DESIGN BY THE CITY OF SOUTH PERTH AND DBCA.
5. NOMINAL NEW CONCRETE APRON TO ENTRY (REF. NOTE ABOVE).
6. PV SOLAR ARRAY.
7. BIKE RACKS.
8. NEW SEWER PUMP STATION.

NOMINAL LANDSCAPING AREA (HATCHED GREEN). ALSO REFER LANDSCAPING NOTE.



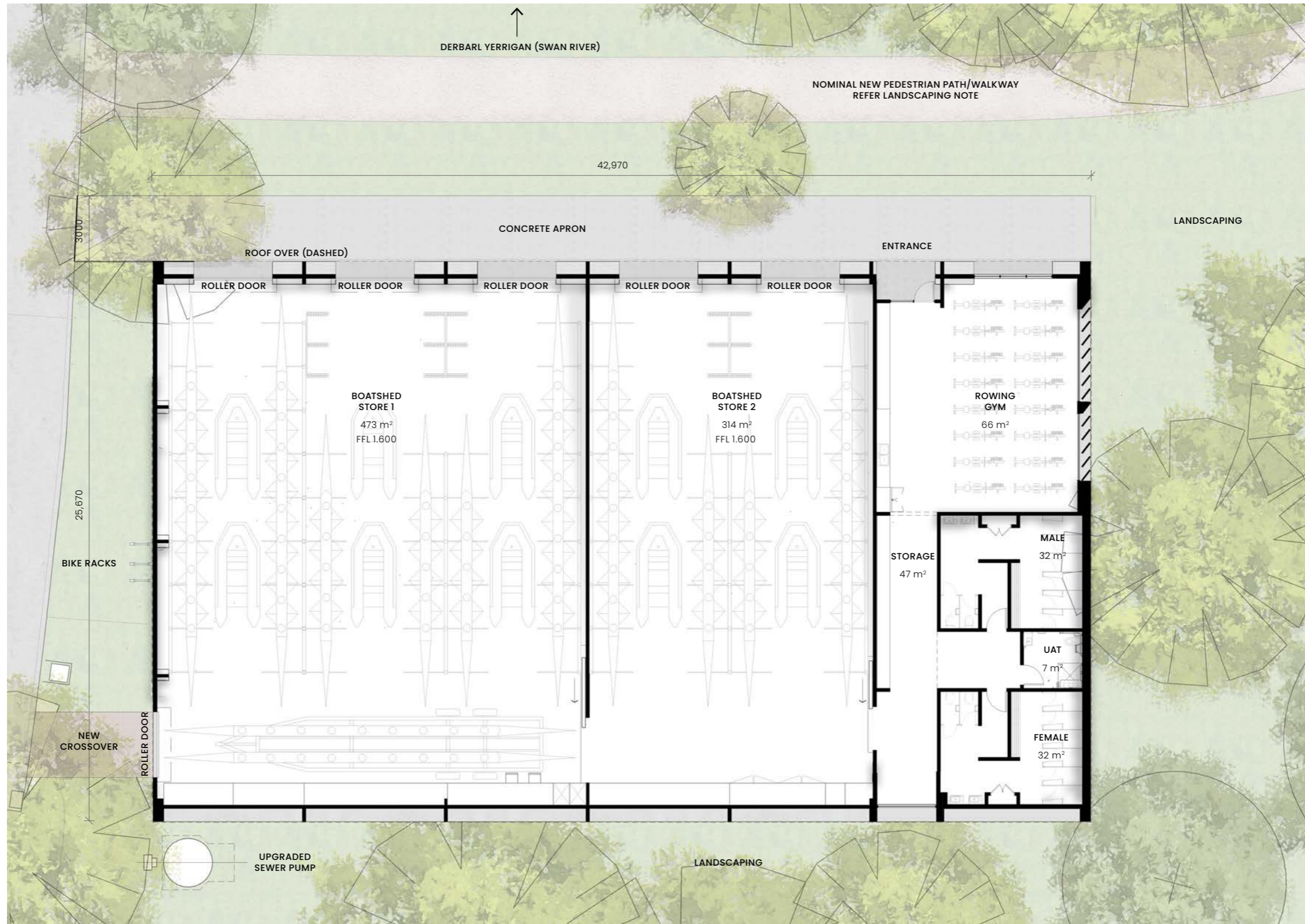
Site Plan

DA 02 Revision D

Coode Street Boathouse Development Application

June 2024





LANDSCAPING NOTE: Landscaping, including footpath realignment, new trees, shrubs and grasses, to be provided in accordance with the specifications and requirements of the City of South Perth and DBCA.



Floor Plan

DA 03

Revision D

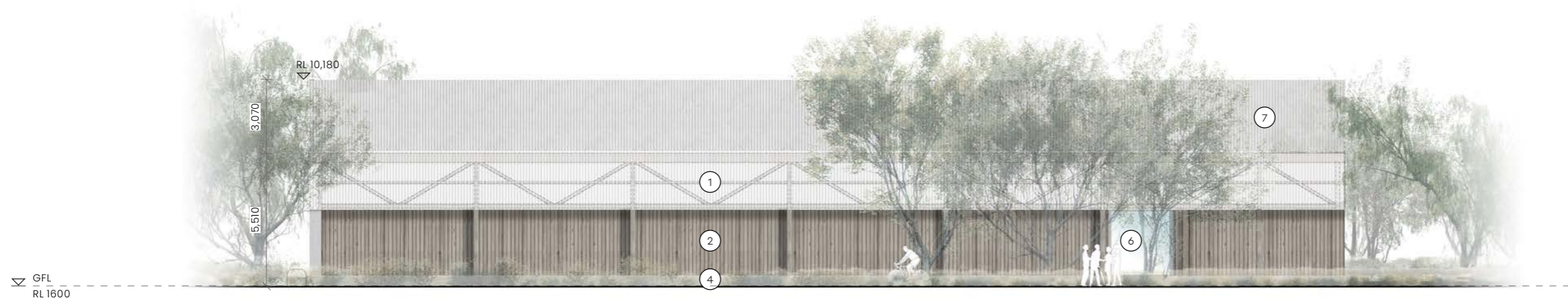
Coode Street Boathouse Development Application

June 2024





North Elevation



South Elevation

- 1. CORRUGATED POLYCARBONATE SHEETING
- 2. HARDWOOD CLADDING
- 3. METAL ROLLER DOORS
- 4. CONCRETE
- 5. BIKE RACKS
- 6. TIMBER FRAMED GLAZING
- 7. COLORBOND METAL ROOF SHEETING (SHALE GREY)
- 8. PV SOLAR ARRAY

Scale 1:200 @ A3



Elevations

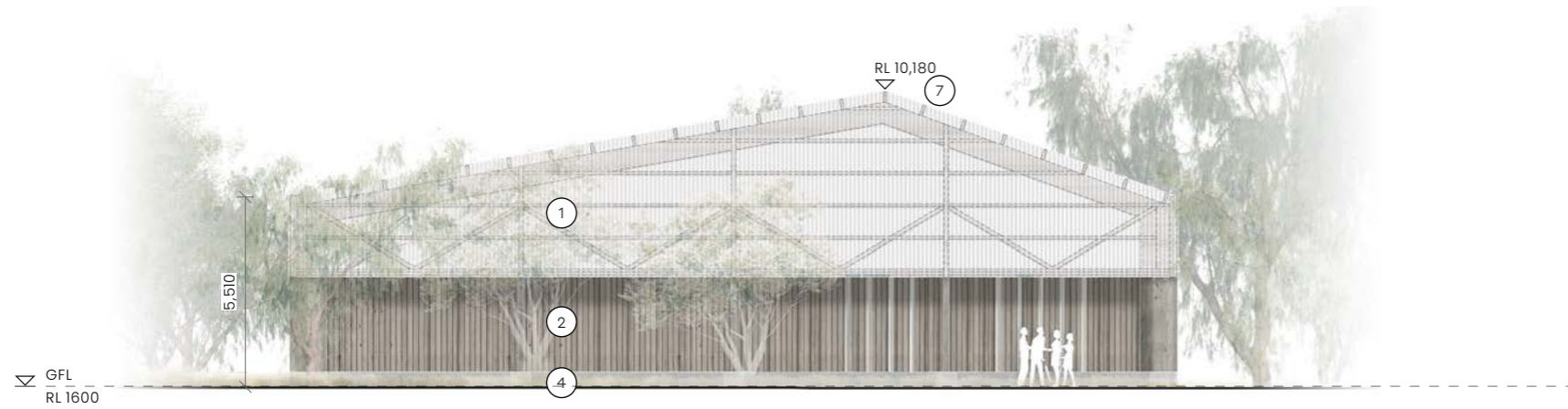
DA 04

Revision D

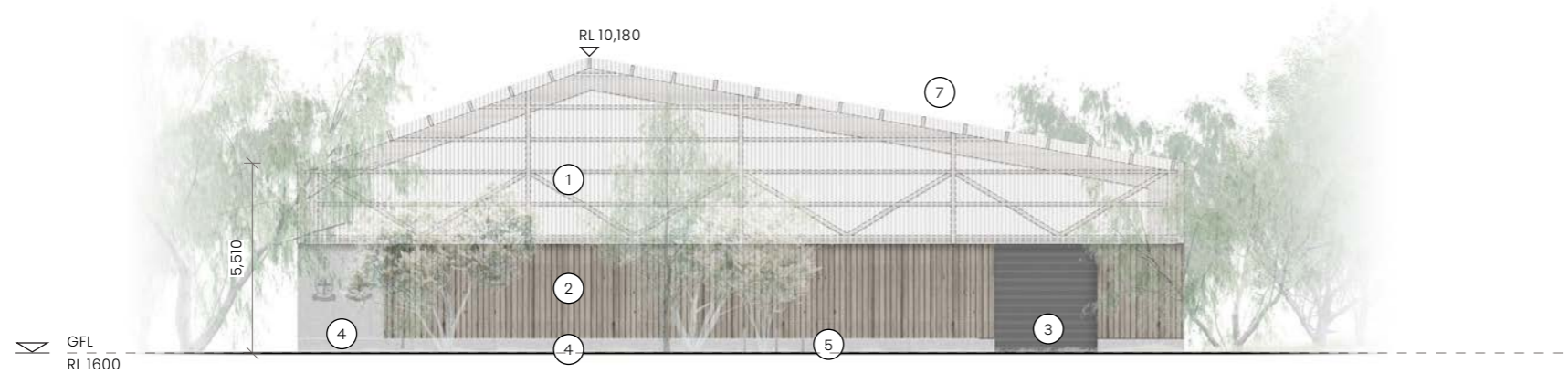
Coode Street Boathouse Development Application

June 2024

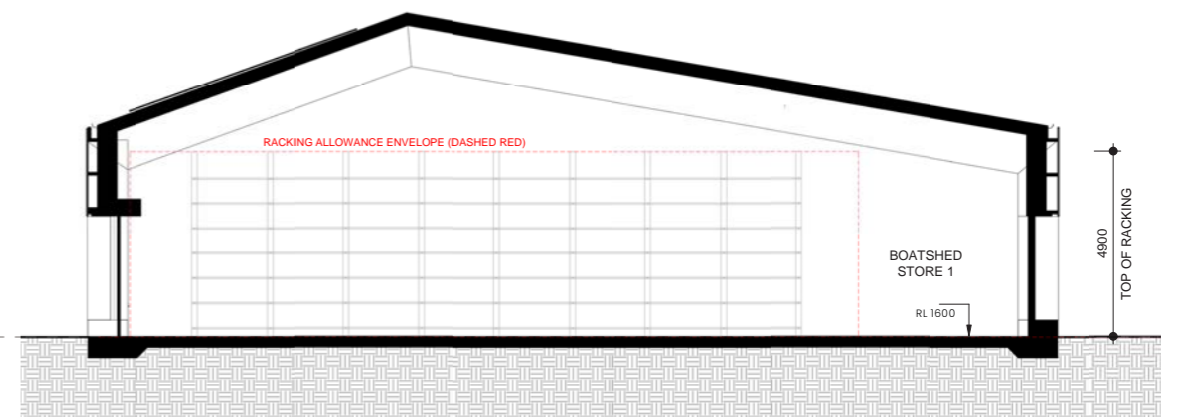




East Elevation



West Elevation



Section

- 1. CORRUGATED POLYCARBONATE SHEETING
- 2. HARDWOOD CLADDING
- 3. METAL ROLLER DOORS
- 4. CONCRETE
- 5. BIKE RACKS
- 6. TIMBER FRAMED GLAZING
- 7. COLORBOND METAL ROOF SHEETING (SHALE GREY)
- 8. PV SOLAR ARRAY

Scale 1:200 @ A3



Elevations and Section

DA 05

Revision D

Coode Street Boathouse Development Application

June 2024





For illustrative purposes only

View from Sir James Mitchell Park

DA 06
Coode Street Boathouse Development Application

Revision D
June 2024





For illustrative purposes only

View from Swan River

DA 07

Revision D

Coode Street Boathouse Development Application

June 2024



DBCA Ref: 2023-5095

Our Ref: PDDA-2023/1303

17 November 2023

The Secretary
Department of Biodiversity Conservation and Attractions
17 Dick Perry Avenue
Technology Park, Western Precinct
Kensington WA 6151

Dear Sir/ Madam,

**PROPOSED BOAT SHED - LOTS 778 AND 780 AND A PORTION OF LOT 11835 (RESERVE 34565)
COODE STREET, SOUTH PERTH- (DBCA NO. 2023-5095) APPLICATION NO. PDDA-2023/1505**

I refer to the Department's email dated 23 October 2023 providing referral of the above application in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006*.

Thank you for providing the above referral to the City of South Perth to consider. The City has reviewed the proposed development and recommends the application be **REFUSED** for the following reasons:

1. The proposed development is inconsistent with the South Perth Foreshore Strategy and Management Plan (SPFSMP). The development is located within the Foreshore Node N2: Coode Street (Node N2) of the SPFSMP area, which is designated as having a family focus, with the ability to host large scale public events. The Node N2 strategies identify a need for upgrades and additions to existing public facilities, such as public toilets, playground facilities, transport connections and provision for food and beverage outlets. The development does not align with the Node N2 strategy or provide upgrades or additions to public facilities.
2. The development is considered inconsistent with the guiding principles of State Planning Policy 2.10 – Swan - Canning River System (SPP 2.10) as:
 - i. The development does not satisfy the provisions of Social Benefits 7.1.1, as the development would restrict public access to portions of the river system and does not demonstrate a benefit to the community.
 - ii. The development does not satisfy the provisions of Securing Public Access to the River 7.1.3 as the development does not maintain and enhance public access to the river.
 - iii. The development is inconsistent with Securing Public Access to the River 7.1.4 as the proposal has the potential to restrict or negatively impact on public views to or from the river.

Civic Centre

Cnr Sandgate St & South Tce, South Perth WA 6151

9474 0777 | enquiries@southperth.wa.gov.au

southperth.wa.gov.au

ABN 65 533 218 403



-
- iv. The development does not satisfy the provisions of Securing Public Access to the River 7.1.8 as the proposal relates to private club facilities which have not demonstrated a public benefit and are not open to the public for membership.
 - v. The development does not satisfy the provisions of Protecting Fringing Vegetation 7.2.4 and 7.2.5, as the development proposes the removal of established trees and vegetation to facilitate the proposed works. The development proposes the removal of 13 existing trees. Any removal of trees will require replacement at a ratio of seven new native trees for each tree removed as per DBCA statutory planning requirements. This would result in the requirement of 91 mature trees to be planted. This has not been proposed as part of the application.
 - vi. The development does not satisfy the provisions of Encouraging Appropriate Development 7.4.5, as the location of the proposed facilities is inconsistent with the SPFSMP. The development is proposed to be located within Node N2 of the SPFSMP which is envisioned to provide family orientated public facilities and recreation. The proposed development does not align with the strategic intent of Foreshore Node N2.
 - vii. The development does not satisfy the provisions of Creating and Maintaining Foreshore Reserves 7.4.8, as the development would restrict public access to the river and opportunities for public recreation.
3. The development does not align with the SPP 2.10 policy statement for the Perth Water Section (para 8.3) as the development:
- i. Would restrict public views of the river, including the northern Perth foreshore;
 - ii. Would restrict public access to the river; and
 - iii. Does not enhance the appearance or function of public recreation and would privatise public space.
4. The development does not satisfy the Background Requirements of Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation (DCP 5.3) as the development:
- i. Is incompatible with the established South Perth foreshore in terms of size and scale. In particular, the bulk and scale of the proposed building, which has an overall length of 45.5m, height of 8.6m and façade to be clad in blackened hardwood will result in significant adverse visual impact on the open aspect of the foreshore, resulting in the loss of the open visual aspect at this point and introducing additional built form into the area which was neither planned nor anticipated as part of the SPFSMP. In addition, the proposal will result in the loss of several mature trees and the relocation of the existing footpath.
 - ii. Is incompatible with the intended purpose of the reserve as a public recreational space for informal recreation and unrestricted enjoyment of the Swan River.
 - iii. Is not supported by the City of South Perth as the local authority.
 - iv. Is not capable of being integrated with other potential planned facilities based on the private purpose of the building.
 - v. Is inconsistent with the strategic direction and intended use of the reserve as outlined within the SPFSMP.

5. The development does not satisfy the Implementation Procedures of DCP 5.3 as:
 - i. The proposal is inconsistent with the planning framework.
 - ii. The proposal provides facilities to a private institution/s which restricts membership and does not provide public access.
 - iii. The development is not proposed to be open to the public when not in use by the school and does not provide public services or public benefit.
6. The development is inconsistent with Policy Outcome 7.7 of draft State Planning Policy 2.9 – Planning for Water as:
 - i. Community benefit has not been demonstrated;
 - ii. Public access to the river and its foreshore has not been maintained or enhanced;
 - iii. Maintenance and enhancement of views to or from the Swan river system from public places has not been achieved;
 - iv. The proposal does not protect vegetation coverage; and
 - v. Maintenance of public open space linkages to the Swan river system has not been achieved.

Advice:

The City provides the following advice with respect to the application:

- Foreshore Node N10 of the SPFSMP (Ellam Street) has been identified as an area for sports and recreation. Consideration should be given to relocating the boatshed to this location.
- The City notes that the proposal seeks to remove 13 established trees on the foreshore. Whilst these trees are not endemic, they contribute significantly to the amenity of the reserve, providing opportunities for shade and actively provide screening for the existing boat shed. The proposed remedial landscaping and maturity of trees proposed to be reinstated are of a significantly lower scale and would take many years to provide an equal amenity value to the existing trees on site. It is also noted that the reserve is sparsely populated with remedial vegetation, as a result, the removal of any established vegetation would have a tangible and noticeable impact on the amenity of the reserve. Any removal of trees would require replacement at a ratio of seven new native trees for each tree removed as per the Department Biodiversity Conservation and Attractions (DBCA) statutory planning requirements. This would result in the need for the planting of 91 new mature trees, which is not proposed as part of the development.
- The City does not consider the proposed contributions to the public realm (public art, upgraded lighting, CCTV and verandah) are proportionate in offsetting the scale of the development proposed and the privatisation of the current public space.
- The report references a financial contribution made by Wesley College towards a future ‘Super Playground’ within the reserve. The City advises that it is not aware of any agreement for the construction or financial contribution towards a future playground, nor does it support a financial contribution towards public infrastructure in lieu of providing public services/facilities on site as part of the development proposal. Any future playground is not a relevant consideration in the assessment of this proposal and not considered as part of this application. Should

the Department support the application subject to a condition requiring the provision or financial contribution for this purpose, the City would require provision to be to its satisfaction (including having regard to appropriate ongoing asset management considerations).

- The report references the removal of the western boat ramp which is currently a public facility. The City does not support the removal of the boat ramp, nor has it been provided with detailed details or specifications as to the environmental impact on the Swan river in this respect.
- The report states rainwater harvesting is proposed. No rainwater collection devices are depicted on the submitted plans. The use of rainwater harvesting and diversion through the garden beds is a more desirable outcome as it moderates the high intensity of flow from impermeable surfaces, such as the roof. In the event the application is approved, a condition requiring the screening of rainwater collection tanks/devices is requested.
- DBCA Policy 42 seeks to ensure that provisions are made for public access and enjoyment of the Swan Canning river system including its foreshores in a manner that is consistent with the multiple use of the DCA and the preservation of the values of the land itself. Tourism and recreation facilities should provide visitors to the Swan Canning river system with a choice of recreation activities and experiences.

Furthermore, proposals should seek to ensure that the river foreshores are linked through the provision of walking and cycle trails that connect places of natural and cultural interest, as well as commercial and community facilities.

The development proposes to remove and modify the existing pedestrian/bike path to accommodate the new building. The development has not demonstrated a new layout or location for the pedestrian/bike path.

Previous Public Consultation on the SPFSMP (2022)

Public engagement in relation to the future upgrade of the Coode Street foreshore occurred early in 2022 as part of formulation of the SPFSMP. This consultation indicated a deep-rooted affection for this area, with one of the five key priorities identified being the retention of the natural habitat, open parkland, and views of the river. Respondents also valued the scattered mature trees, limited built structures and uninterrupted view corridors, with concern expressed that the foreshore may be overdeveloped with new buildings. It was noted during the public engagement that the only new building planned in the node was a new accessible toilet, to be located in the existing trees thereby limiting its visual impact.

The current proposal involves the demolition of the existing boatshed and its replacement with footprint approximately three times larger than the existing building, which is inconsistent with the SPFSMP.

Riverbank Protection

The City and the Swan River Trust jointly contribute to the rehabilitation of riverbank protection devices and methods along the South Perth Foreshore; however, the City is responsible for asset management (both from a maintenance and financial perspective).

The future intent for the riverbank protection is construction at a height of 1.35 AHD, to address issues related to sea level rise. The current height of the existing river wall abutting the proposed development site is approximately 1.12 AHD. The design of any replacement riverbank protection is likely to be consistent with protection treatments used elsewhere along the South Perth foreshore,

that increase public and wildlife access to the river and accommodate a degree of flexibility in the riverbank alignment over time.”

Should the application be approved, the City requests a condition requiring a financial contribution from the applicant toward the cost of upgrades to riverbank protection in this location.

Sewer Connection

The State Government Sewerage Policy, relevant State Planning Policies and DBCA Policies provide requirements for connection to reticulated sewerage for developments on reserved land.

The application proposes the existing private sewer pump station (owned and maintained by the City) be decommissioned and replaced with a new pump station connected into the City’s exiting private sewer. This would require the applicant to amend the lease agreement with the City to modify the sewerage system and its use. There has been no discussion between the City and the applicant with this respect. Where a sewer is proposed to be decommissioned, connected or extended, the Water Corporation requires a consulting engineer to design and make arrangements for this. In the event the application is approved, a condition of development approval requiring the design and upgrade of this infrastructure at the applicant’s expense. The City advises that it will not contribute financially towards the design, investigations or any required replacement or upgrades.

The City would not support on-site wastewater disposal given the potential impacts on the Swan River, as well as insufficient information being provided with regards to soil conditions for on-site disposal and impacts on the surrounding area.

If you have any queries or wish to discuss this matter further, please do not hesitate to contact the assessing officer, Scott van Ierland on (08) 9474 0777.

Yours faithfully,



Fiona Mullen
Manager Development Services

DBCA Ref: 2023-5095
Our Ref:

1 December 2023

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity Conservation and Attractions
17 Dick Perry Avenue
Kensington WA 6151

By e-mail to rivers.planning@dbca.wa.gov.au

Dear Sir/ Madam,

PROPOSED BOAT SHED - LOTS 778 AND 780 AND A PORTION OF LOT 11835 (RESERVE 34565)
COODE STREET, SOUTH PERTH- (DBCA NO. 2023-5095) APPLICATION NO. PDDA-2023/1505

I refer to the Department's email dated 23 October 2023 providing referral of the above application in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006*.

Thank you for providing the above referral to the City of South Perth, Infrastructure Services to consider. The City's Infrastructure Services has reviewed the proposed development and objects to the scale and location of the development for the following reasons:

1. The proposed development is inconsistent with the South Perth Foreshore Strategy and Management Plan (SPFSMP). The development is located within the Foreshore Node N2: Coode Street (Node N2) of the SPFSMP area, which is designated as having a family focus, with the ability to host large scale public events. The Node N2 strategies identify a need for upgrades and additions to existing public facilities, such as public toilets, playground facilities, transport connections and provision for food and beverage outlets. The development does not align with the Node N2 strategy or provide upgrades or additions to public facilities.
 - i. The proposed development is more than twice the footprint of the existing building. In early pre-lodgment discussions between the City and the applicant, the proposed development was more modest in size. The proposal increased significantly in scale and the City provided comment that the scale was not consistent with the SPFSMP and that Node N10 (Ellam Street) would be a more suitable location for the proposed development. The City is still of this view noting the SPFSMP Node N10 strategy states:

“N10.3 Improve exercise, sport and recreation facilities

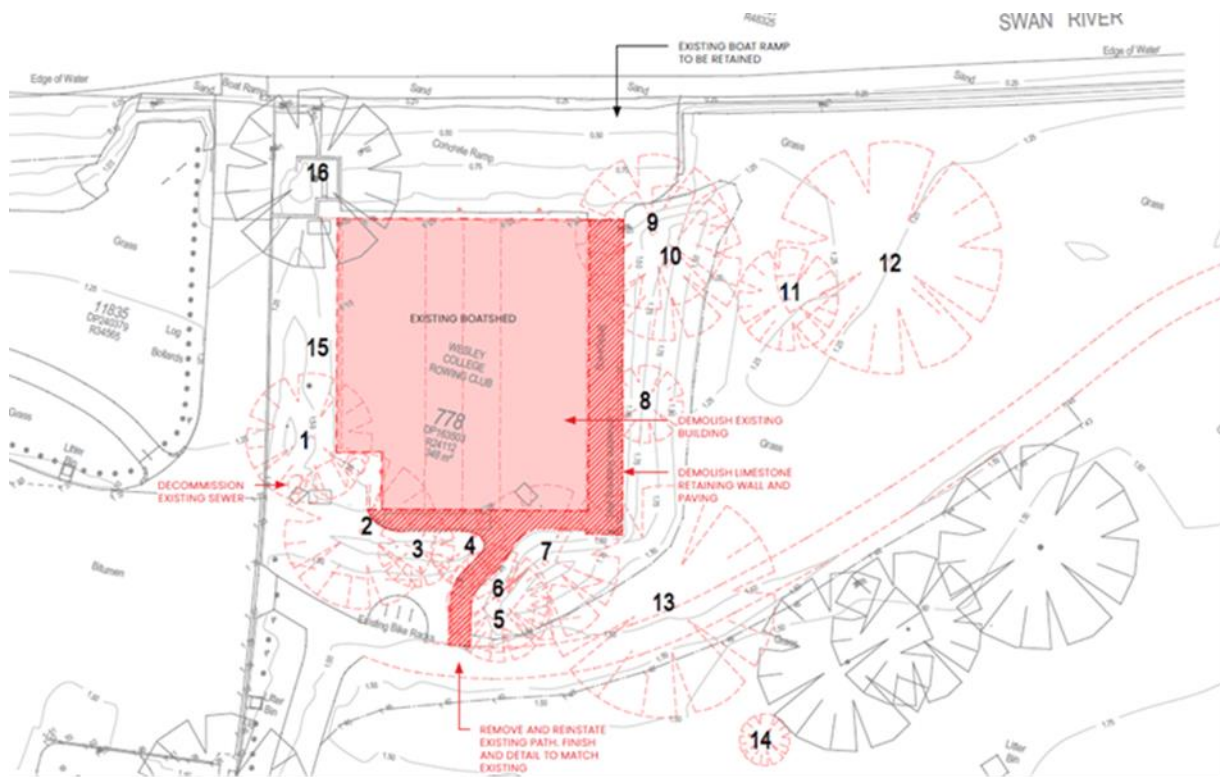
 - Fitness facilities
 - Outdoor sporting infrastructure
 - Water based activities such as rowing”.

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southperth.wa.gov.au
ABN 65 533 218 403



-
- ii. One of the key findings of the *Perth Water Locality Plan* (August 2021) is that “Softer foreshore treatments – plantings, beaches etc. should be used instead of river walls and revetments where possible.” The existing river wall in the vicinity of the proposed Wesley / Penrhos boat shed is approaching end of life and consistent with the *Perth Water Locality Plan* the existing wall is unlikely to be replaced like for like. A design consistent with more recent treatments along the riverbank such as beaches with intermittent groynes is preferred. A minimum 15 metre offset from the existing river wall would be required to accommodate the replacement treatment. The proposed development would encroach on this offset.
 - iii. The applicant was advised of the City’s development of public toilets in Node N2 and asked to consider how this might fit with their proposed development. The application provides no comment with respect to this. It is noted that the City’s 2023-2024 adopted Annual Budget contains funds to progress the public toilet development in Node N2.
 - iv. The applicant makes reference to contributing to a future improved playground facility however the City is unaware of any details of this proposal and is therefore unable to comment on any potential community benefit or the merits or costs to the community.
2. The proposed development identifies the removal of existing trees. The application states these trees are not endemic however an assessment by staff from the City’s Parks and Environment Services confirmed that ten of these trees are endemic as shown in the table below. The City has also undertaken an assessment of the amenity value of the trees proposed to be removed using industry standard methodology.
- Any removal of trees would require replacement at a ratio of seven new native trees for each tree removed as per the Department Biodiversity Conservation and Attractions (DBCA) statutory planning requirements. This would result in the need for the planting of 91 new mature trees, which is not proposed as part of the development. Planting details would need to be agreed with the City to satisfy this requirement including maintenance and protection to achieve establishment of the trees.



Tree ID	Species	Removal	Height	Endemic	Condition	Amenity Value	Comments
1	Erythrina	Yes	12m	No	Good	\$10,798.00	
2	Casuarina	Yes	12.5m	Yes	Excellent	\$47,773.00	
3	Melaleuca	Yes	6m	Yes	Poor	\$0.00	
4	Melaleuca	Yes	6m	Yes	Poor	\$0.00	
5	Melaleuca	Yes	6m	Yes	Good	\$66,484.00	
6	Casuarina	Yes	13m	Yes	Excellent	\$209,018.00	
7	Casuarina	Yes	14m	Yes	Good	\$209,018.00	
8	Erythrina	Yes	4m	No	Good	\$10,798.00	
9	Corymbia	Yes	15m	No	Good	\$15,117.00	
10	Casuarina	Yes	9m	Yes	Good	\$59,980.00	
11	Erythrina	Yes	5m	No	Good	\$13,496.00	
12	Eucalyptus	Yes	14m	Yes	Excellent	\$109,734.00	
13	Unknown	Yes	NA	NA	NA	\$0.00	Tree doesn't exist onsite yet has been marked on the map.
14	Eucalyptus	Yes	3m	Yes	Excellent	\$2,000.00	Unclear why this tree needs to be removed.
15	Melaleuca	No	2m	Yes	Poor	\$0.00	Tree exists onsite but isnt marked on the demolition Plan
					Subtotal	\$754,216.00	
16	Casuarina	No	13m	Yes	Excellent	\$313,528.00	Marked to be retained - unclear how the tree will be protected during construction works.
						\$1,067,744.00	

3. The development of an exclusive use facility of significantly greater scale than the existing facility, increases the restriction of public access to the river. Locating the public footpath to the river side of the development have not been considered in the proposed development and would result in a more desirable outcome. Details of the proposed changes to the public infrastructure are limited and have not been provided to or agreed with the City.
4. The proposed development would require a new lease to be granted to the applicant which would more than double the area of Public Reserve set aside for private use. This lease would need to be agreed with the City and the Department of Planning, Lands and Heritage.

The City of South Perth Infrastructure Services also endorses the submission from the City's Development Services.

If you have any queries or wish to discuss this matter further, please do not hesitate to contact the undersigned on (08) 9474 0777.

Yours faithfully,

A Amprimo

Anita Amprimo
Director Infrastructure Services

DBCA Ref: 2023-5095

Our Ref: PDDA-2023/1303

20 February 2024

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity Conservation and Attractions
17 Dick Perry Avenue
Kensington WA 6151

Dear Sir/ Madam,

**PROPOSED BOAT SHED - LOTS 778 AND 780 AND A PORTION OF LOT 11835 (RESERVE 34565)
COODE STREET, SOUTH PERTH – (DBCA NO. 2023-5095) APPLICATION NO. PDDA-2023/1505**

I refer to the Department's email dated 13 February 2024 providing referral of amended plans and supporting documentation for the above application in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006*.

The City has reviewed the proposed development and maintains its original recommendation dated 17 November 2023 that the application be refused. The City provides the following comments based on the amended plans and supporting documents received by the City 13 February 2024:

Applicant Report:

1. Public Art

The report submitted refers to possible future public art being provided to the east and west elevations of the proposed building, however, does not make a commitment to providing public art or show the proposed locations of the art on the submitted plans.

The City advises that whilst it has no objection to the inclusion of public art as a component of the development, it does not consider the inclusion of public art as an appropriate public benefit for the scale of the expansion of the existing building envelope and use of the reserve.

2. Landscaping

The proposed replacement tree planting ratio of 3:1 is noted; however the City notes no mention of the financial contribution required to cover the amenity value for the removal of the existing vegetation on site (approximately one million dollars) as detailed in the City's referral response from Infrastructure Services dated 1 December 2023.

The City does not support the notion that the inclusion of landscaping which replaces existing and established vegetation on site is a public benefit. This is a minimum requirement under the planning framework and standard expected practice.

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southperth.wa.gov.au

ABN 65 533 218 403

The City does not agree with the assessment of the on-site vegetation as having 'low retention value'. The protection and management of fringing vegetation is consistent with the guiding principles of State Planning Policy 2.10 – Swan - Canning River System (SPP 2.10). All measures, including a redesign of the proposal should be explored prior to the consideration of the removal of fringing vegetation.

The City does not support the removal of vegetation as proposed.

3. Removal of the Verandah

The City is supportive of the reduction of the footprint of the building envelope, however removal of the verandah would remove this item as the applicant's 'public benefit'.

The City did not support the inclusion of a verandah as a public benefit as originally proposed in any instance and has no objection to the verandah being removed.

4. Increase of Setback to the River

The City notes the increase to the setback to the river, however advises that the proposed setback of 12.7m insufficient and is not supported by the City. A minimum 15.0m offset from the existing river wall is required to accommodate the replacement river edge treatments proposed under the *Perth Water Locality Plan* (August 2021). Consideration of the river edge treatment and required upgrades is critical in the assessment of the proposed boat shed location. The development would prejudice river edge upgrades required to accommodate sea level rise and proposed remedial foreshore edge treatments.

The proposed setback to the river edge does not allow for adequate space to accommodate pedestrian access to the river or a continuous pedestrian path abutting the river edge consistent with the remainder of the foreshore.

The applicant's statement that a new footpath located between the boatshed and the river edge cannot be accepted by the College's is not relevant to the assessment of this proposal. The development is located on public land reserved for public purposes, not private property for the exclusive benefit of the College's and it is therefore appropriate that a public footpath be provided.

5. South Perth Foreshore Strategy and Management Plan

The City maintains its position that the proposed location of the boat shed is inconsistent with the South Perth Foreshore Strategy and Management Plan. The preferred location of the structure and land use is the N10 node.

Amended Plans:

1. Building Height

The City considers that the proposed building height and selected roof form is excessive for the boat storage requirements and proposed land use. The proposed roof form extends 3.7m at the ridge above the maximum proposed racking heights, presenting unnecessary building bulk and obscuring public views of the river. It is also noted that the proposed roof form could step down over the gym and toilet facilities and is not required to be as high as the boat storage areas.

The City notes that a proposed flat roof form may be more appropriate for the site's context rather than the pitched roof form proposed.

The development does not include any public benefit component, results in the removal of fringing vegetation within the foreshore reserve and is of a scale and land use which is incompatible with the proposed location. The City recommends the application is refused.

If you have any queries or wish to discuss this matter further, please do not hesitate to contact the assessing officer, Scott van Ierland on (08) 9474 0777.

Yours faithfully,



Fiona Mullen
Manager Development Services

From: [Diana Nussey](#)
To: [Rivers Planning](#)
Subject: RE: External referral - 2023-5095 -Part 5 - Proposed boatshed for Wesley College and Penrhos College within South Perth foreshore - Rowe Group on behalf of Wesley College and Penrhos College
Attachments: [image001.png](#)
[FPM_Swan_Lot_778_Coode_Street_SOUTH_PERTH_eng.pdf](#)

Good afternoon,

PART 5 – LOTS 778 AND 780 AND A PORTION OF LOT 11835 (RESERVE 34565) COODE STREET, SOUTH PETH – PROPOSED BOATSHED FOR WESLEY COLLEGE AND PENRHOS COLLEGE WITHIN SOUTH PERTH FORESHORE – ROWE GROUP ON BEHALF OF WESLEY COLLEGE AND PENRHOS COLLEGE

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

The Swan and Helena River Flood Study (2018) and Assessment of Swan and Canning River Tide and storm surge water levels report (2013) show that the current design flood levels for the Swan River are:

Event (AEP)	2023 (m AHD)	At 2110* (m AHD)
1 in 10	1.15	2.0
1 in 100	1.35	2.28
1 in 500	1.7	

**Includes allowance of 0.9m for sea level rise*

Based on our floodplain development strategy for the area, minimum habitable floor levels of 2.78 m AHD are recommended to ensure adequate flood protection into the future.

With regard to this proposal, the following comments are provided:

- The available contour information shows that the surface elevation of the Lot is approximately 1.0 m AHD and would currently be flooded in 1 in 10 AEP events.
- The new shed is not considered an additional obstruction to major flows.
- The proposal is considered a non-habitable development and may not require a high level of flood protection. DWER does not provide advice on the appropriate level of flood protection (floor level) for non-habitable developments and the local government should be contact for advice on any minimum floor levels requirements for this type of development.

It should be noted that this advice is related to major flooding only and other planning issues may also need to be addressed.

Let me know if you have any queries.

Kind regards,

[Diana Nussey](#)

A/Senior Natural Resource Management Officer

Planning Advice Section

Swan Avon Region

[Department of Water and Environmental Regulation](#)

7 Ellam St, VICTORIA PARK WA 6100

T: (08) 6250 8014

E: diana.nussey@dwer.wa.gov.au | www.dwer.wa.gov.au

From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Monday, October 23, 2023 1:32 PM

To: Swan Avon Land Use Planning <swanavon.landuse@dwer.wa.gov.au>

Subject: External referral - 2023-5095 -Part 5 - Proposed boatshed for Wesley College and Penrhos College within South Perth foreshore - Rowe Group on behalf of Wesley College and Penrhos College

Good afternoon,

Att: Floodplain Management

PART 5 – LOTS 778 AND 780 AND A PORTION OF LOT 11835 (RESERVE 34565) COODE STREET,

**SOUTH PETH – PROPOSED BOATSHED FOR WESLEY COLLEGE AND PENRHOS COLLEGE
WITHIN SOUTH PERTH FORESHORE – ROWE GROUP ON BEHALF OF WESLEY COLLEGE AND
PENRHOS COLLEGE**

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above-mentioned development. The application can also be downloaded from our website here <https://www.dbca.wa.gov.au/proposed-boatshed-wesley-college-and-penrhos-college-within-south-perth-foreshore>. Your department is invited to provide comments and recommendations considered relevant to this proposal.

Please be advised that, pursuant to section 74(2) of the Swan and Canning River Management Act 2006, the proposed development is considered a matter of significant public interest due to the scale, location, and potential visual impact on the area.

As prescribed by section 74(2), notice of the proposed development will be placed in the Western Australian newspaper and a sign place on site. The notice period will commence on the Saturday 4 November and will close on the 4 December 2023. The notice will include the following:

- The place at which particulars of the proposed development may be inspected; and
- The form and manner a submission can be made and that submissions may be made for a period of 28 days after publication of the notice.

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

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

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Hayley Williams, Senior Planner, on 9278 0900. In all correspondence, please quote the reference number **2023-5095**.

Yours sincerely

Statutory Assessments

Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Kensington WA 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

We acknowledge the Whadjuk people as the Traditional Owners of this land



From: [Lynda Martin](#)
To: [Rivers Planning](#)
Subject: FW: External referral - 2023-5095 -Part 5 - Proposed boatshed for Wesley College and Penrhos College within South Perth foreshore - Rowe Group on behalf of Wesley College and Penrhos College
Date: Thursday, 7 December 2023 2:04:57 PM
Attachments: [image003.png](#)
[image001.jpg](#)

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

OFFICIAL

Good Afternoon

Thank you for your email advising a submission on a proposed boatshed for Wesley College and Penrhos College on Lots 778 & 780 and a portion of Lot 11835.

- Lot 778 on Deposited Plan 163503 and Lot 780 on Deposited Plan 91394 being Reserve 24112 held in management by the City of South Perth for the purpose of “Recreation Boat Shed”
- Lot 11835 on Deposited Plan 240379 being Reserve 34565 held in management by the City of South Perth for the purpose of “Recreation and Temporary Food and Beverage and other Entertainment Events”

I can confirm that the identified parcels of land are within Reserves 24112 and 34565 and are both managed by the City of South Perth. As such the Department of Planning, Lands and Heritage has no comments to provide.

Kind regards
Lynda

Lynda Martin

Senior State Land Officer | Land Management Metropolitan and South

Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

wa.gov.au/dplh | 6552 4619



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

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From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Monday, 23 October 2023 1:34 PM

To: DOL-Proposals <proposals@dplh.wa.gov.au>

Subject: External referral - 2023-5095 -Part 5 - Proposed boatshed for Wesley College and Penrhos College within South Perth foreshore - Rowe Group on behalf of Wesley College and Penrhos College

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Good afternoon,

PART 5 – LOTS 778 AND 780 AND A PORTION OF LOT 11835 (RESERVE 34565) COODE STREET, SOUTH PETH – PROPOSED BOATSHED FOR WESLEY COLLEGE AND PENRHOS COLLEGE WITHIN SOUTH PERTH FORESHORE – ROWE GROUP ON BEHALF OF WESLEY COLLEGE AND PENRHOS COLLEGE

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above-mentioned development. The application can also be downloaded from our website here <https://www.dbca.wa.gov.au/proposed-boatshed-wesley-college-and-penrhos-college-within-south-perth-foreshore>. Your department is invited to provide comments and recommendations considered relevant to this proposal.

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

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Hayley Williams, Senior Planner, on 9278 0900. In all correspondence, please quote the reference number **2023-5095**.

Yours sincerely

Statutory Assessments

Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Kensington WA 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

We acknowledge the Whadjuk people as the Traditional Owners of this land



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Your ref: 2023-5095
Our ref: P4806-50992
Enquiries: Karen Jackson (08) 6552 4150

Ms Hayley Williams
Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
rivers.planning@dbca.wa.gov.au

Dear Ms Williams

SIR JAMES MITCHELL PARK

Thank you for your email of 24 October 2023 regarding the proposal at Lot 11835 Coode Street, South Perth. The Heritage Council previously identified Sir James Mitchell Park as a place warranting assessment for possible entry in the State Register of Heritage Places; however, a full assessment of its cultural heritage significance has not yet been undertaken.

We received the following drawings prepared by TR dated September 2023:

DA2 – Site Plan	DA11 – Location B Existing view east along shoreline
DA3 – Demolition plan	DA12 – Location B Proposed view east along shoreline
DA4 – Floor Plan	DA13 – Location C Existing view from Witcomb Place
DA5 – Elevations	DA14 – Location C Proposed view from Witcomb Place
DA6 – Elevations	DA15 – Location D Existing view west along shoreline
DA7 – View from Sir James Mitchell Park	DA16 – Location D Proposed view west along shoreline
DA8 – View from Swan River	
DA9 – Location A Existing view from Mill Point Road	
DA10 – Location A Proposed view from Mill Point Road	

We thank you for forwarding information on the proposal, which raises no concerns.

Should you have any queries regarding this advice please contact Karen Jackson at karen.jackson@dplh.wa.gov.au or on 6552 4150.

Yours sincerely

Sheree Morrison
Assistant Manager

15 November 2023



Department of **Planning,
Lands and Heritage**

Our ref: A00014-23
Enquiries: Moss Wilson Ph: (08) 6552 4056

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions

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

To the Statutory Assessments Team

ABORIGINAL CULTURAL HERITAGE – PROPOSED BOATSHED, WESLEY COLLEGE AND PENRHOS COLLEGE

Thank you for your enquiry dated 23 October 2023.

I can confirm that the proposed project area as outlined in the Development Application attachment “231006_architectual_plans” does not intersect with any recorded Aboriginal Cultural Heritage (ACH), however it is noted as being adjacent to ACH 00003536 (Swan River). This also does not preclude the possibility that previously unrecorded or unknown ACH exists at this location.

Before the proponent carries out works this this area, the *Aboriginal Cultural Heritage Act 2021* (ACH Act) requires that they determine the Activity Tier as part of a Due Diligence Assessment (DDA). Depending on the extent of activities they wish to undertake, approvals under the ACH Act may be required. However, the ACH Act allows for a number of activities that either do not require approvals (Exempt Activities) or only require the proponent to conduct a Due Diligence Assessment (Tier 1 Activity).

To assist the proponent in determining if their activities are exempt or otherwise, I have provided a copy of the ACH Management Code and Activity Tiers Guidelines with this letter.

In regard to the proposed boat house extension, if the ground disturbance is within a previously disturbed area and will not result in disturbance that is greater in height, depth or surface area to that which has already been disturbed, then this can be considered as an exempt activity within the proponent’s DDA.

If the proposed ground disturbance is within an area that has previously not been disturbed, then it is recommended that the proponent contact the Department of Planning, Lands and Heritage directly to discuss the appropriate way forward.

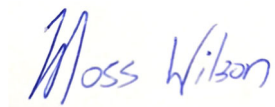
It is recommended that the proponent keep a record of all actions they have undertaken and evidence they have considered in preparing their DDA.

Finally, it is recommended that the proponent be made aware of the close proximity of the recognised ACH place, and adjust their proposed work accordingly to ensure no inadvertent impact.

If you have any specific questions regarding the ACH Act, please send enquiries to the [ACHKnowledge Portal](#).

Should you have any queries in relation to the above, please contact me on (08) 6552 4056 or email moss.wilson@dph.wa.gov.au.

Yours sincerely

A handwritten signature in blue ink that reads "Moss Wilson". The signature is written in a cursive style and is positioned above the printed name.

Moss Wilson

A/ASSISTANT MANAGER
ABORIGINAL HERITAGE CONSERVATION

1 November 2023

Rivers Planning

From: Maritime Planning <maritimeplanning@transport.wa.gov.au>
Sent: Wednesday, 25 October 2023 9:40 AM
To: Rivers Planning
Cc: Navigational Safety; Maritime Planning
Subject: FW: External referral - 2023-5095 -Part 5 - Proposed boatshed for Wesley College and Penrhos College within South Perth foreshore - Rowe Group on behalf of Wesley College and Penrhos College

[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.
 Dot Maritime has no objection to the proposal proceeding.

#

Iain Appleby

A/ Manager Program Management Office | Maritime | Department of Transport

5 Newman Court, Fremantle WA 6160

| Mob: 0457532306

Email: Iain.Appleby@transport.wa.gov.au | Web: www.transport.wa.gov.au



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past, present and future.

From: Rivers Planning <rivers.planning@dbca.wa.gov.au>
Sent: Monday, October 23, 2023 1:30 PM
To: Navigational Safety <Navigational.Safety@transport.wa.gov.au>
Subject: External referral - 2023-5095 -Part 5 - Proposed boatshed for Wesley College and Penrhos College within South Perth foreshore - Rowe Group on behalf of Wesley College and Penrhos College

CAUTION: This email originated from outside of DOT. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

PART 5 – LOTS 778 AND 780 AND A PORTION OF LOT 11835 (RESERVE 34565) COODE STREET, SOUTH PETH – PROPOSED BOATSHED FOR WESLEY COLLEGE AND PENRHOS COLLEGE WITHIN SOUTH PERTH FORESHORE – ROWE GROUP ON BEHALF OF WESLEY COLLEGE AND PENRHOS COLLEGE

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above-mentioned development. The application can also be downloaded from our website here <https://www.dbca.wa.gov.au/proposed-boatshed-wesley-college-and-penrhos-college-within-south-perth-foreshore>. Your department is invited to provide comments and recommendations considered relevant to this proposal.

Please be advised that, pursuant to section 74(2) of the Swan and Canning River Management Act 2006, the proposed development is considered a matter of significant public interest due to the scale, location, and potential visual impact on the area.

As prescribed by section 74(2), notice of the proposed development will be placed in the Western Australian newspaper and a sign place on site. The notice period will commence on the Saturday 4 November and will close on the 4 December 2023. The notice will include the following:

- The place at which particulars of the proposed development may be inspected; and
- The form and manner a submission can be made and that submissions may be made for a period of 28 days after publication of the notice.

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

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

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact Hayley Williams, Senior Planner, on 9278 0900. In all correspondence, please quote the reference number **2023-5095**.

Yours sincerely

Statutory Assessments

Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Kensington WA 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

We acknowledge the Whadjuk people as the Traditional Owners of this land



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

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Summary of public submissions – Part 5 application for Wesley and Penrhos College Boatshed (2023/5095)

Issue	DBCA response
SUPPORT	
Amenity	
In keeping with foreshore architecture and sympathetic to the surroundings	The proposed development is significantly larger in scale than existing structures in the Coode Street Node N2 and includes architectural features that are notably different, such as the colour and materials of the roof structure and its overall mass.
Height of new building in keeping with nearby buildings	The proposed development is significantly larger in scale than existing structures in the Coode Street Node N2 and includes architectural features that are notably different, such as the colour and materials of the roof structure and its overall mass.
Aesthetically pleasing and improved amenity	The visual amenity of the location is enhanced with the removal of the existing boatshed and increased set back of 31 metres to the proposed boatshed.
Improved form and function of building to cater for needs of Wesley and Penrhos College	Noted.
Rowing boats on the Swan River contribute to amenity	DBCA acknowledges that rowing is a recreational opportunity afforded by the river. The activity of rowing is supported in this location by DBCA policy and the City of South Perth's Foreshore Strategy and Management Plan, however the development of physical infrastructure to support this activity needs to be considered separately in terms of amenity impacts.
Community Benefit	
Community use – Wesley and Penrhos communities, both current and past contribute to a large proportion of the South Perth population	Wesley and Penrhos College form part of the community, however, community as it relates to the <i>Swan and Canning Rivers Management Act 2006</i> encompasses the broader community including those people that may not live within the City of South Perth. This is further underscored by the zoning of the subject land as 'Parks and Recreation' which has regional significance and therefore impacts need to be considered on a broader community scale.
Rowing program open to all enrolled students, including children with a disability	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Encouraging and maintaining participation in sport, including women, youth and Indigenous youth	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .

Attachment 3

Issue	DBCA response
Much needed facility for Penrhos to engage girls in the sport of rowing	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Wider community benefits mentioned in the proposal – public accessible verandah	The applicant submitted amended plans on 28 March 2024 that detail removal of the verandah on the eastern side to reduce the size of the building by 7%. Public benefit is addressed through a community benefit contribution of \$300,000 from Wesley and Penrhos College to be paid to and held in trust by the City. The financial contribution would be utilised for upgrading Node 2, as outlined within the South Perth Foreshore Strategy and Management Plan.
Wider community benefits - replacement of old building with new aesthetically improved facility	The replacement of the old building with a new building may enhance the amenity. However, given the proposed development will increase the size and height of the building this is not considered to provide a direct benefit to the community.
Improving facilities that support recreation and increase access in this location	Improved facilities support recreation for the colleges. Access to the river is enhanced as a result of an increased setback of 31 metres to the proposed boatshed.
Recreational node, new facility supports and assists with activation of the area	New facility will assist in activation of the area through a greater number of students utilising the facility. However, activation is considered to be limited given the time of day and number of days per year that the facility is utilised.
Not solely serving the needs of private schools but investing in young athletes, promoting a healthy lifestyle and strengthening the local community	The proposed development will only be available for use by Wesley and Penrhos College students and not for use by the broader community. Policy 43 states that aquatic clubs in the DCA should provide a public benefit and contribute to the long-term community use and enjoyment of the Swan Canning river system without limiting public access or adversely affecting its ecological health and amenity. Furthermore, DC Policy 5.3 also states that the use and development of land reserved for Parks and Recreation which would result in restrictions to public access, notwithstanding the possible benefit which could be derived from the use and development to a specific educational group within the community, will not be supported. Public benefit is addressed through a community benefit contribution of \$300,000 from Wesley and Penrhos College to be paid to and held in trust by the City. The financial contribution would be utilised for upgrading Node 2, as outlined within the South Perth Foreshore Strategy and Management Plan.
Enhance educational experience beyond the classroom and supports the development of well-rounded, team-orientated individuals who will make positive contributions to society	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
The current adjoining playground and family bbq area remain unaffected by the proposal	The increased setback of 31 metres to the proposed boatshed will result in the building being located closer to the family bbq area, however, this will also result in greater

Issue	DBCA response
	recreation opportunities on the river side of the proposed building and retention of mature vegetation.
The proposal will not change the status of an existing facility, by restricting access or introducing private membership as there is an existing facility in place.	While there is an existing rowing boatshed, the proposed development seeks to demolish this facility and expand the building, lease area and usage of the site.
A well-maintained rowing facility not only benefits the schools involved but enhances overall image of community	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Meets the expressed community request that the foreshore provide areas that can be used for junior sport (75% of respondents) from the Community Perspectives 2012 Survey (the City's CATALYSE Community Perceptions Survey)	The City of South Perth has undertaken further community engagement in 2022 to understand the community views around the Coode Street Node N2. Key priorities related to the improvement of waterfront access, creation of accessible spaces for unstructured games and maintaining the open feel of the parkland, City vista and natural habitat.
Increase visitation and use of existing commercial facilities and generally provides an economic benefit to the local community	Noted. Although limited given the time of day and number of days per year that the facility is utilised and this activity currently occurs to some extent.
Environmental	
Benefit the local ecology by enhancing the shore alongside the waterbird sanctuary	The proposed development does not include any measures that benefit the local ecology through enhancement of the shoreline. The amended plans provided by the Applicant provide an increased setback of 31 metres which will enable future foreshore works to improve the ecology of the area through softer interfaces that include revegetation.
Sympathetic focus on environmental preservation with minimal impact on the river and foreshore	The proposed development removes 8 mature trees. This has been reduced from 13 mature trees in the original proposal. The increased setback of 31 metres will enable future foreshore works to improve the ecology of the area through softer interfaces that include revegetation.
Enables river access without creating new imposts on the river foreshore	The amended plans detail an increased setback of 31 metres to the proposed boatshed. This will increase access to the river in this location and enable future foreshore works to be undertaken in a more environmentally sensitive manner.
Removal of introduced species and planting of 18 mature trees endemic to the area	The existing mature vegetation provides shade, cooling and habitat. Amended plans received on 28 March 2024 details the removal of 8 mature trees. Replacement planting of 24 trees is required in accordance with DBCA Policy.
Replacement with more trees than number of those being removed	Cl. 5.3 of Corporate Policy No. 42 states that as a guide, any vegetation removed within the DCA will likely be required to be replanted at a minimum ratio of 3 to 1 with

Issue	DBCA response
	appropriate local native species. On this basis the removal of 8 mature trees will require the replanting of 24 appropriate local native species.
Additional shaded space	The proposed development initially included a verandah for additional shade, however, the amended plans received on 28 March 2024 has removed the verandah to reduce the scale of the building.
The proposed development outlines that the colleges commitment to the removal of the western boat ramp and revegetation of the area (900m ²)	The Application notes that this is potentially a future action proposed by the development of the boatshed. However, the City of South Perth has advised that it does not support the removal of the western boat ramp. The South Perth Foreshore Strategy and Management Plan recommends upgrading of the boat ramp and boat facilities in the Coode Street Node N2 location.
Flora and fauna plan will improve the aesthetics of the area	The Application included a landscaping plan as part of their original proposal and amended plans on 28 March 2024, but not a specific flora and fauna management plan. The Applicant will be required to produce an amended landscaping plan to address the requirements of the City in the Coode Street Node 2 area, including the location of replacement planting (24 trees).
Enriches students understanding of the local environment	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Rainwater harvesting to irrigate new landscaping	Noted.
City of South Perth in its two most recent major Foreshore developments (Swan Habitat and Mends Street) removed non-endemic trees and replaced them with location specific varieties, as is consistent with their own vegetation policies	The City of South Perth has removed non-endemic trees where necessary to support redevelopment of key public areas and nature-based projects. These projects also form part of a larger rehabilitation and tree replacement program.
Planting of native trees enhance habitat for native fauna	Landscaping around the proposed building proposes to include the planting of 24 endemic trees which would enhance habitat for native fauna over the long term. However, the removal of mature vegetation is considered to have an immediate impact.
Improve surrounding ecosystem through planting of riparian vegetation	No riparian vegetation is proposed by the development however, the increased setback of 31 metres which will enable future foreshore works to improve the ecology of the area through softer interfaces that include revegetation.

Issue	DBCA response
Design	
Proposal is an extension to an existing building rather than new development	The proposed development is located on part of the existing lease area for the Wesley Boatshed, however, the proposal includes the removal of the existing building and construction of an entirely new building along with seeking an increased lease area.
Does not impact resident's views behind	The proposed boatshed will have some impact on views from behind it to the Swan River.
No evidence or justification that public views to and from the river or from vantage points will be impacted	Public views to and from the river and vantage points within the Coode Street area, will be impacted given the substantial increase in building footprint and height. The vantage point from the playground space and bbq area that is located to the southern side of the proposed boatshed will also be altered. Consideration should also be given to additional vantage points from around Perth Water and further, including Kings Park. The colour palette of the proposed building, particularly the roof will be highly visible.
Does not alter existing access	The proposed development increases the size of the boatshed from 450m ² to 982m ² (internal space) and the length of the boatshed along the foreshore from approximately 20 metres to 42.97 metres. An increased area of building on the foreshore precludes a greater area from access to the river. An increased setback of 31 metres will provide for greater public accessibility to the foreshore and will remove the perception that the beach in front of the boat shed is for exclusive use.
Preserves the existing concrete ramp / water access	The amended plans received on 28 March 2024 detail an increased setback of 31 metres to the proposed boatshed. The concrete ramp will be removed to provide a soft river interface.
The provision of public art in due course, in consultation with the Nyungah community	Noted. No details have been provided with the application.
Upgraded lighting in accordance with crime prevention through environmental design	Noted. No details have been provided with the application. Condition of approval required.
Large verandah creates additional shade and space on the waterfront for families to enjoy	The proposed development initially included a public use verandah for additional shade, however, amended plans received on 9 February and 28 March 2024 removed the verandah. The verandah as proposed in the original application did not facilitate a community benefit.

Issue	DBCA response
Sympathetic to riverscape	<p>The size and height of the building contributes to increased building bulk within the river landscape. The increased setback of 31 metres to the proposed boatshed is considered to be more sympathetic to the riverscape than the original proposal.</p> <p>The use of light, reflective roof material is not considered to be sympathetic.</p> <p>In accordance with Corporate Policy No. 42 proposals should enhance and protect the character and landscape setting of the Swan Canning river system. Typically, proposals should protect tree lines and not dominate or overshadow public areas and views.</p>
Access	
No evidence that the proposed development restricts public access.	<p>The proposed development increases the size of the boatshed from 450m² to 982m² (internal space) and the length of the boatshed along the foreshore from approximately 20 metres to 42.97 metres. While the size of the proposed building restricts access, the increased setback of 31 metres to the proposed boatshed will facilitate greater public access to the river.</p>
Public access is maintained through retention of jetty, boat ramp and nearby beaches	<p>The proposed development increases the size of the boatshed from 450m² to 982m² (internal space) and the length of the boatshed along the foreshore from approximately 20 metres to 42.97 metres. An increased area of building on the foreshore precludes a greater area from access to the river.</p> <p>While the size of the proposed building restricts access, the increased setback of 31 metres to the proposed boatshed will facilitate greater public access to the river</p>
The area between the building and the river will be open to the public and can easily be accessed from either side and by walking around the building	<p>The original proposal with a minimal setback to the river edge impeded direct public access to the river. This was further restricted by the proposed landscaping and limited pedestrian access around and in front of the proposed building.</p> <p>The amended plans provided by the Applicant on 28 March 2024 provide an increased setback of 31 metres which will facilitate greater public access to the river, and will enable the construction of a pedestrian path between the river and the proposed building.</p>
City of South Perth have previously not supported a greater setback due to user conflicts between rowing shed and pedestrians/other foreshore users	<p>Noted. However, DBCA is required to consider the application as submitted under the <i>Swan and Canning Rivers Management Act 2006</i>.</p>
Planning	
Meets the objective and strategies of South Perth Foreshore Strategy and Management Plan (SPFSMP) including being	<p>The SPFSMP identifies use of the Coode Street Node N2 for increased opportunities for water-based activities including rowing, sailing, boat mooring and water play. While the activity “rowing” is specifically mentioned the strategies and actions for the node do not</p>

Attachment 3

Issue	DBCA response
family focussed and allowing for water based activities including rowing	specifically identify the expansion of existing infrastructure such as the Wesley Boatshed.
City of South Perth's response that was publicly advertised is misleading and omits information	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
City of South Perth's refusal is not supported by factual information only assumptions	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
DCP 5.3 Section 7 allows local government to provide a lease for Wesley and Penrhos Colleges for the purpose of a private rowing facility	Noted. Section 7 of DCP 5.3 covers matters to be covered by a lease agreement but this does not negate other provisions of this policy as they relate to use of the land and a clear demonstration of public benefit.
Development and activities keep with existing permitted use	The proposed development allows for significantly expanded use of the site for rowing by Wesley and Penrhos Colleges.
Alternative Location	
Ellam Street as an alternative location is unsuitable due to access and egress for coaches being restricted, pedestrian and cycle pathways too close to the river, existing riverbank wall is too high to allow for safe carriage of boats to and from the water, trees would have to be removed there also	The City of South Perth has identified Ellam Street as a suitable alternative location for the co-location of Wesley and Penrhos boatshed. However, the application requires consideration of the merits of proposed development on Reserve 34565 within the Coode Street Node N2 area.
Ellam Street site would require more extensive civil works and connection to sewerage potentially having greater impact on the environment	Noted. Ellam Street has been put forward as an alternative location, however the subject application needs to be considered on its merits and determined in the current location.
Other	
Historical connection to location and lease over existing site	Noted.
Wesley College require space for 12 boats, when the boatshed was first constructed they only required 4 boats	Noted. The College has provided information about the rowing programs for both schools and the number of students and boats to be accommodated on site.
Allows for opportunities to extend both colleges rowing fleets	Noted. The College has provided information about the rowing programs for both schools and the number of students and boats to be accommodated on site.
Co-location of two schools rowing facilities and shared management reduces ecological impact	While ecological impact is an important consideration, the subject site has high amenity value for the broader community which also needs to be balanced against the ecological impact of two separate facilities. The amended plans received on 28 March 2024 detail an increased setback of 31 metres to the proposed boatshed. The increased setback is considered to address the amenity and public access concerns in the Coode Street Node 2 location.

Issue	DBCA response
Logistical challenges of Penrhos College disassembling and reassembling boats before and after training	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Rowing gym accommodates land-based trainings for when the weather is not safe to row	This is not considered to form part of essential infrastructure associated with the storage of boats and general facilities such as toilets/changerooms. Land based trainings can be held at existing gym facilities at both schools based upon weather being unsuitable for rowing.
Opportunity for community solar installation	Noted.
Other Councils with foreshore access have supported renovated and expanded rowing facilities including, St Hildas, Scotch College and Christ Church Grammar School	These foreshore areas have differing levels of public accessibility and use which cannot be directly applied to the merits of the proposed development on the South Perth foreshore.
Wesley and Penrhos College rowing history including Station, National and Olympic representation	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Addresses safety requirements of rowing, including supervision and boat handling	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Addresses safety concerns (syringes) regarding dark and shadowed building and improve passive surveillance	Noted. Passive Surveillance is not considered to be improved due to an upgraded building. The proposed development does not include any windows/openings except for the 5 roller doors and 1 window from the rowing gym which faces the river side.
Improved facilities, including toilets and kitchen	Noted.
May become another local icon such as the Crawley Boatshed	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Vocal minority in opposition against private school use of the facility on public owned land	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Proximity of boatshed location to both colleges	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Proposed development represents 0.0017% of the 62 hectares of South Perth foreshore	Noted. The representation of this site within the context of the entire South Perth Foreshore appears is small, however, it needs to be examined in the context of the Coode Street Node N2 area being a key site for foreshore use
City of South Perth Council have previously supported the co-location of a rowing facility in this location	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .

Issue	DBCA response
A majority of parents and grandparents are ratepayers in the City of South Peth and want the area developed for use by the residents as well as visitors	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Management of demolition and construction is manageable and impact minimal	Noted. This can be addressed via CEMP.
OBJECTION	
Public Benefit	
Facility provides no public benefit	<p>SPP2.10, Draft SPP2.9, DBCA Policy 43, DC Policy 5.3 all highlight the need for land reserved 'Parks and Recreation' reserve within the Swan Canning Development Control Area to demonstrate public benefit. The public benefit initially identified by the proposed development was: improved visual amenity through the enhancement of the physical building and the inclusion of the 'sunrise verandah' for shade; public art, lighting, CCTV, landscaping including replacement tree planting.</p> <p>On balance and considering the scale and exclusive use of the building by the Colleges it was considered that the public benefit of the proposal had not been established.</p> <p>As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore.</p>
Increased lease area of land zoned Parks and Recreation. Needs to be minimised as much as possible and balanced against the purpose of the reserve	<p>Lot 778 and Lot 780 being Reserve 24112 are held in management by the City of South Perth for the purpose of 'Recreation Boat Shed'. Lot 11835 being Reserve 34565 is held in the management by the City of South Perth for the purpose of 'Recreation and Temporary Food and Beverage and other Entertainment Events'. The subject site is also zoned 'Parks and Recreation' reserve under the Metropolitan Region Scheme which is typically land of regional significance for ecological, recreation or landscape purposes. The expanded use of the foreshore reserve for a facility that is not available for use by the public should be balanced against the purpose of the reserve.</p> <p>As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street</p>

Issue	DBCA response
	Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore. The increased setback of 31 metres to the proposed boatshed will also assist in balancing the amenity and environmental impacts of the development.
Crown land not zoned for Education but Recreation	The subject land is zoned 'Parks and Recreation' reserve and not 'Public Purpose – Education'. DBCA considers that although the proposed development provides recreation facilities, it is not entirely consistent with the reserves assigned purpose. It is further noted that the purpose of Reserve 24112 where part of the proposed development is located is "Recreation Boat Shed", which does not refer to education purposes.
Community benefit is not sufficient to justify the visual impact, obstruction of views and loss of public space	<p>The limited public benefit provided by the proposed development is not considered to provide an adequate offset against the negative impacts on the environment and community.</p> <p>As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore.</p> <p>The increased setback of 31 metres to the proposed boatshed will also assist in balancing the amenity and environmental impacts of the development.</p>
Utilisation of boatshed is quite limited and occurs mainly in the morning and during school term	The boatshed is predominantly used in the morning and during school term. The facilities contained within the proposed development are only for rowing/training purposes and as such the buildings use will be limited.
Public benefit of verandah is not direct given lack of access proposed and perception of it being a private building	The proposed development initially included a public use verandah, however, amended plans received on 9 February and 28 March 2024 removed the verandah reducing the size of the boatshed by 7%. The verandah as proposed in the original application did not facilitate a public benefit.
Storage of boats, improved safety and amenities is understood however, extension of the building to provide a rowing gym and kitchen at the exclusion of other foreshore users is at odds with the public purpose of the reserve	Modernising the current boatshed to address safety and increased amenities for students is supported, however substantially increasing the size of the boatshed, removing mature trees and limiting access to the foreshore with no direct public benefit needs to be considered in terms of impact on the foreshore. This is considered to be addressed through the increased setback of 31 metres to the proposed boatshed and a community benefit contribution of \$300,000.

Issue	DBCA response
Proposed development negatively impacts highly patronised family gathering area through reduction in vegetation, loss of views.	The original proposal removed 13 mature trees. The amended plans received on 28 March 2024 requires the removal of 8 mature trees. The increased setback of 31 metres to the proposed boatshed will impact on the family gathering area to the south. However, the increased setback will afford greater public access to the river than currently exists in the Coode Street Node N2 location.
Privatisation of public land zoned for Parks and Recreation	The proposal does not demonstrate a public benefit as it is required to do under SPP2.10, Corporate Policy 43 and DCP5.3. SPP2.10 states that club facilities for water-based sports, should only be permitted adjacent to the river where there is a demonstrated public benefit, public access to the river and its foreshore is not restricted, and membership of the club is open to all members of the community. As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore. The increased setback of 31 metres to the proposed boatshed will also assist in balancing the amenity and environmental impacts of the development.
Amenity	
Reduced visual amenity	The size and height of the building contributes to increased building bulk within the river landscape. The amended plans received on 28 March 2024 detail an increased setback of 31 metres to the proposed boatshed which is considered to be more sympathetic to the riverscape than the original proposal. In accordance with Corporate Policy No. 42 proposals should enhance and protect the character and landscape setting of the Swan Canning river system. Typically, proposals should protect tree lines and not dominate or overshadow public areas and views. The proposed development dominates the view to the river from the adjoining recreational space. However, an increased setback affords greater public accessibility and retention of mature foreshore vegetation. The visual amenity of the area will be further enhanced as a result of the City's future foreshore enhancement works associated with Coode Street Node N2 which is being supported by a \$300,000 community benefit contribution from Wesley and Penrhos Colleges.
Transfer of public amenity to the private amenity without any reciprocal public benefit	The proposal does not demonstrate a public benefit as it is required to do under SPP2.10, Corporate Policy 43 and DCP5.3. The proposal is not open to all members of the public which is considered to be inconsistent with the requirements of DCP5.3.

Issue	DBCA response
	As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore. The increased setback of 31 metres to the proposed boatshed will also assist in balancing the amenity and environmental impacts of the development.
Negatively impacts vistas from park and Perth City	The location of the proposed development will impact vistas from the park. However, the increased setback of 31 metres enables greater public access to the foreshore and additional opportunities to enhance vistas can be achieved. The use of appropriate building colours and materials will also assist in ameliorating any visual impacts from across the river within the City of Perth.
Obscures view from regional playground and family bbq area	The location of the proposed development will impact the existing playground and bbq area. However, the increased setback of 31 metres enables greater public access to the foreshore and additional opportunities to enhance vistas can be achieved.
Reduced shade	The removal of 8 mature trees will impact shade in the location. The Applicant will be required to produce an amended landscaping plan to address the requirements of the City in the Coode Street Node 2 area, including the location of replacement tree planting (24 trees).
Amenity value of mature vegetation needs to be considered in quantifiable means	The City of South Perth has provided a breakdown on the amenity value of the original proposal to remove 13 mature trees which was estimated at \$1,067,744. The removal of 8 mature trees has an estimated amenity value of \$534,293 (not including the additional tree unmapped to the east of the proposed development).
13 existing trees have an asset value of \$1.3 million	The amended plans propose the removal of 8 mature trees with an estimated amenity value of \$534,293 (not including the additional tree unmapped to the east of the proposed development). Significant landscaping around the proposal area will minimise the visual impact of the proposal and to provide for long term environmental benefits on the site.
Environmental	
Removal of mature vegetation and existing tree canopy that provide good canopy cover for shade, cooling, habitat and natural amenity	The proposal includes the removal of 8 trees. The increased setback of 31 metres will assist in the retention of 5 existing mature trees, including the <i>Corymbia citriodora</i> . The Coral trees are considered to be a potential host tree for the PSHB and their removal is

Issue	DBCA response
	considered acceptable. The retention of as many suitable mature trees as possible is important to retain existing tree canopy for shade, cooling, habitat and natural amenity of the area. The amended plan received on 28 March 2024 achieves a better outcome for tree retention.
Removal tree canopy and root systems, will result in less filtration of rain to ward against soil erosion	Noted. An increased setback of 31 metres will enable the retention 5 mature trees. The increased setback will also enable a softer foreshore interface to be implemented, which will have a positive impact on foreshore stability, environmental and community access outcomes.
Replacement planting is less than ideal, will take many years (20+ years for maturity) to establish and only includes maintenance for two planting seasons	Noted. A condition can be included to require additional maintenance provisions.
Planting of new trees on South Perth foreshore is often met with opposition	Noted. The Applicant will be required to submit an amended landscape plan with input from the City that details the location of replacement tree planting.
Negative impacts on fragile ecosystem, including birdlife and other wildlife	The proposal includes the removal of 8 trees. The increased setback of 31 metres will assist in the retention of 5 existing mature trees, including the <i>Corymbia citriodora</i> . The Coral trees are considered to be a potential host tree for the PSHB and their removal is considered acceptable. The retention of as many suitable mature trees as possible is important to retain existing tree canopy for shade, cooling, habitat and natural amenity of the area. The amended plan received on 28 March 2024 achieves a better outcome for tree retention. The increase setback of 31 metres will also enable the City to undertake foreshore works that remove hard infrastructure (riverwall) and install softer river interfaces and areas of revegetation that will improve the natural environment.
Existing mature trees (including non-endemic; <i>Corymbia Citriodora</i>) provide invaluable foraging and nesting habitat for endangered species such as Red tailed and Carnaby's Cockatoos. The replacement of these trees with younger species fails to consider the critical importance of the need for large tree hollows for birds who are facing critical existential threats because of loss of habitat. The area is known to be a site for black cockatoos and therefore the protection of these trees from removal is paramount	The <i>Corymbia Citriodora</i> is proposed to be retained as a result of the amended plans received on 28 March 2024 that detail an increased setback of 31 metres. In addition to this the Applicant will be required to address the removal of 8 trees with 24 endemic trees to compensate for the loss of vegetation in accordance with DBCA Policy. The Coral trees are considered to be a potential host tree for the PSHB and their removal would be considered acceptable. The retention of as many suitable mature trees as possible is important to retain existing tree canopy for shade, cooling, habitat and natural amenity of the area.
Proposed development should be further setback from river	Based upon the recommendations of Perth Water Locality Plan, South Perth Foreshore Strategy and Master Plan along with DBCA Policy framework, the Applicant has submitted amended plans on 28 March 2024 that detail an increased setback of 31

Issue	DBCA response
	metres to the proposed boatshed. This is considered to minimise the impact on the environment and increase public accessibility.
Removal of a large number of mature trees may destabilise the foreshore in this location	The increased setback of 31 metres to the proposed boatshed will enable the retention of mature trees close to the foreshore. Furthermore, the increased setback will enable future foreshore works to utilise softer treatments to stabilise the foreshore and improve the natural environment.
Water quality will be negatively impacted	The proposed development is required to comply with DBCA Policy 49 and 51 including connection to wastewater and the installation of appropriate stormwater control measures.
Non-endemic trees considered to be great value to community and environment	Noted. Amenity value has also been calculated which further reinforces the value of the existing mature vegetation in the area. The 8 mature trees proposed to be removed have an estimated amenity value of \$534,293 (not including the additional tree unmapped to the east of the proposed development).
Removal of trees affects air quality and carbon sequestration	Noted. Cl. 5.3 of Corporate Policy No. 42 states that as a guide, any vegetation removed within the DCA will likely be required to be replanted at a minimum ratio of 3 to 1 with appropriate local native species. On this basis the removal of 8 mature trees will require the replanting of 24 appropriate local native species.
Increase road and river traffic with negative impacts on wildlife – on land, in water and air.	Wesley and Penrhos Colleges are currently utilising the facility and therefore impacts are considered to be similar.
River traffic (including regular use of power boats) have a detrimental effect on island bird refuge	Noted. Wesley and Penrhos Colleges are currently utilising the facility and therefore impacts are considered to be similar.
Access	
Reduced public access along river edge. New development should incorporate greater public access not reduce it.	The initial proposal submitted did not adequately address public access along the river edge. Through further negotiation with the Applicant and the City revised plans were submitted by the Applicant on 28 March 2024 which detail a setback of 31 metres to the proposed boatshed. This amendment will facilitate a future softer foreshore interface and greater public accessibility between the boatshed and the rivers edge. This will enable the City to implement river access in their plans for Coode Street Node N2.
Report refers to removal of boat ramp and rehabilitation of western side of foreshore	The planning report refers to the removal of the boat ramp as part of further discussions with the City outside of the application. DBCA has confirmed that the City does not support the removal of the boat ramp and the Applicant has removed this proposal from their application.
Design	

Issue	DBCA response
Building bulk and height will impact upon views of nearby residents	<p>The proposed boatshed increases its roof height from 5 metres to 8.58 metres and the length of the building from 20.25 metres to 42.97 metres.</p> <p>The building design is based upon the co-location of Wesley and Penrhos's rowing programs which necessitates a larger building footprint and increased height for adequate space to stack rowing boats.</p> <p>The increased height and length of the building will impact upon views of nearby residents. Additional planting of trees around the building may assist in minimising the visual impact as well colours and materials of the building being in tones that complement the river foreshore setting.</p> <p>Should the overall height be deemed unacceptable the roof design could also be amended to reduce bulk either through a lower pitch or use of different colours and materials.</p>
Increased building footprint	The proposed development increases the size of the existing boat shed from 450m ² to 1,059m ² .
Increased building height	The proposed development increases the height of the existing boat shed from 5 metres 8.58 metres.
Building includes kitchen facilities with the possibility of hosting events	The proposed development includes a kitchenette inside the rowing gym. It is not clear exactly what facilities are proposed other than a sink, benchtops and under bench storage. Hosting events has not been put forward as part of the application. The Application is only for use of the facility for rowing boat storage and training related activities and will be conditioned for these specific uses.
Inclusion of gym and kitchen are considered to increase the bulk of building and further reduce public access	The inclusion of the gym and kitchen facility increases the size of the building by approximately 66m ² . The inclusion of the gym contributes to an additional 10 metres or approximately an additional quarter of the building. The Applicant has stated that the inclusion of the gym is critical for the function of the building so that children can undertake gym activities when injured or when the weather does not permit rowing.
Consider impact from views across river and Kings Park, the proposed boatshed will present as a large, light coloured, perfect rectangle.	The roof structure as viewed from Kings Park is likely to be visible. Consideration should be given to the use of colours and materials that complement the river foreshore location.
Building design is more reflective of warehouse/factory unit and design needs to reflect riverine environ	The building design is based upon the co-location of Wesley and Penrhos's rowing programs which necessitates a larger building footprint and increased height for

Issue	DBCA response
	adequate space to stack rowing boats. However, consideration should be given to the use of colours and materials that complement the river foreshore location.
Plans do not include a visual representation of what the proposed development will look like from the play space behind	The Applicant has included a number of visual representations that depict what the building will look like from a variety of locations including further along Coode Street. The increased setback of 31 metres to the proposed boatshed will be shown on amended plans and design renders and the Applicant will be required to provide a visual representation of the development from the play space.
Alternate Location	
Consider utilising land directly to the west of and adjacent to buildings at Ellam Street. This area is underutilised as a recreational passive/active area, there exists a large carpark to service the boatshed users, the river wall is dilapidated and therefore the building of boat ramps would serve to reduce capital costs, and due to Heirisson Island the waters are sheltered for boat users.	Noted. Ellam Street has been put forward as an alternative location, however the subject application needs to be considered on its merits and determined in the current location.
Ellam Street is underutilised and proposes to include sporting precinct of foreshore in SPFMP	Noted. Ellam Street Node N10 is identified in the SPFSMP as an area to improve exercise, sport and recreation facilities for outdoor sporting infrastructure and water based activities such as rowing. However, consideration of the proposal in the Coode Street location must be determined on its own merits.
Consider alternative location at Ellam Street Node in a treeless location with a smaller building footprint	The proposal is for the co-location of two colleges rowing programs and an increase in building footprint area is appropriate for a combined facility. Consideration of the proposal in the Coode Street location must be determined on its own merits.
Parking	
Parking has not been addressed by proposed development and increased number of staff, students and parents accessing the site.	DBCA Policy 43 Clause 5.19 requires applications for aquatic clubs to demonstrate that adequate car parking is proposed or currently exists. It is considered that adequate car parking currently exists, however, access arrangements between the proposed boatshed and the carpark need to be addressed.
Planning	
The proposal is inconsistent with the <i>Swan and Canning Rivers Management Act 2006</i> , State Planning Policy 2.10, DBCA Corporate Policies 42, 43 and 45, Draft State Planning Policy 2.9 and Development Control Policy 5.3.	Consideration of the proposal against the planning framework will be addressed in detail within the report.

Issue	DBCA response
The proposal is inconsistent with the City of South Perth Foreshore Strategy and Management Plan (SPFSMP)	Policy 43 requires that planning applications for aquatic facilities should be consistent with an endorsed precinct or foreshore management plan for the area. The SPFSMP identifies use of the Coode Street Node N2 for increased opportunities for water-based activities including rowing, sailing, boat mooring and water play. While the activity “rowing” is specifically mentioned the strategies and actions for the node do not identify the expansion of existing infrastructure such as the Wesley Boatshed. However, it is considered with a setback of 31 metres, the proposal will address concerns around public accessibility and future use of the Coode Street Node N2 area. The greater setback will allow for a softer foreshore interface, retention of mature vegetation and enhance opportunities for the City to connect the redevelopment of the playground and family bbq area to the river.
Inconsistent with SPP7.0 – Design of the Built Environment	<p>The increased setback of 31 metres to the boatshed will allow for the development to better respond to and enhance the distinctive characteristics of the local area. By increasing public accessibility to the foreshore and integrating the boatshed with the surrounding community uses, this enables the development to positively respond to the intended future character of the area for community use (increased water-based activities and family recreation space) and generally improves legibility.</p> <p>Amenity of the proposed development has only been considered by the Applicant as the amenity for the intended users. This is not considered to be the only form of amenity under assessment. Amenity as defined by SPP7.0 includes external spaces that are designed to feel welcoming and comfortable. It is considered that the increased setback of 31 metres and appropriate siting of the building provides an opportunity to increase the amenity by retaining existing mature trees and increasing public accessibility to the river.</p> <p>In regard to built form and scale, the massing and height of the development is not considered appropriate to the setting, however the use of the building for co-location purposes requires the proposed building footprint.</p>
<p>Inconsistent with SPP2.10 statement for the Perth Water Section (para 8.3) as the development:</p> <ol style="list-style-type: none"> 1. Would restrict public views of the river, including the northern Perth foreshore; 2. Would restrict public access to the river; and 3. Does not enhance the appearance or function of the public recreation and would privatise public space 	<p>The size and height of the building contributes to increased building bulk within the river landscape. The amended plans received on 28 March 2024 detail an increased setback of 31 metres to the proposed boatshed which is considered to be more sympathetic to the riverscape than the original proposal.</p> <p>In accordance with Corporate Policy No. 42 proposals should enhance and protect the character and landscape setting of the Swan Canning river system. Typically, proposals should protect tree lines and not dominate or overshadow public areas and views. The proposed development dominates the view to the river from the adjoining recreational</p>

Issue	DBCA response
	space. However, an increased setback affords greater public accessibility and retention of mature foreshore vegetation. The visual amenity of the area will be further enhanced as a result of the City's future foreshore enhancement works associated with Coode Street Node N2 which is being supported by a \$300,000 community benefit contribution from Wesley and Penrhos colleges.
Inconsistent with the intent of the MRS (benefits the membership of a private club)	<i>Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation and Regional Open Space</i> (Western Australian Planning Commission 2017) permits incorporated sporting clubs to locate on lands reserved for Parks and Recreation. Although Wesley College has been long established at this location it is not an incorporated sporting club that is open to all members of the public.
Inconsistent with Perth Water Buneenboro Locality Plan as the development does not recognise and expand the natural habitat (loss of valuable vegetation), privatises public land and is outside of identified formal recreation areas.	<i>Perth Water Locality Plan</i> notes that Coode Street and Jetty has a continued role as a space for community recreation and events with expanded opportunities for water-based recreation and environmental conservation facilitating direct interaction with and appreciation of the river. The amended plans received from the Applicant on 28 March 2024 provide an increased setback of 31 metres to the proposed boatshed which will enable future foreshore works to improve the ecology of the area through a softer foreshore interface that includes revegetation. As a result of meetings with DBCA and the City, Wesley and Penrhos colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore. The increased setback of 31 metres to the proposed boatshed will also assist in balancing the amenity and environmental impacts of the development.
Replacement planting inconsistent with DBCA policy	Cl. 5.3 of Corporate Policy No. 42 states that as a guide, any vegetation removed within the DCA will likely be required to be replanted at a minimum ratio of 3 to 1 with appropriate local native species. On this basis the removal of 8 mature trees will require the replanting of 24 appropriate local native species.
Other	
Political lobbying will influence the decision-maker	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .





8 February 2024

Attention: Josh Mangan
TRCB
Level 4, 22 Delhi Street
West Perth
WA 6005
AU

Arboricultural Impact Assessment (AIA) report, regarding thirteen (13) trees located within the vicinity of the proposed Coode Street Boathouse redevelopment, South Perth.

Dear Josh,

We are pleased to provide the following Arboricultural Impact Assessment report for thirteen (13) trees within the vicinity of the Coode Street Boathouse. This report serves as an updated revision and supersedes the previously issued AIA (4 October 2021 – JNC02515).

Complete use of this report is authorised under the conditions limiting its use as stated in Appendix A Item 7 of "*Arboricultural Reporting Assumptions and Limiting Conditions*".

Should you have any queries relating to this report, its recommendations, or the options considered please do not hesitate to contact us on 1300 272 671.

Regards,

A handwritten signature in black ink, appearing to be 'Nick Arnold', is written over a large, light grey 'DRAFT' watermark.

Nick Arnold

Consulting Arborist

Dip. Arb., BSC Biology, MSC Soil Management, NZQF (equiv. AQF) Level 5



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1 Executive Summary

- 1.1.1 The following is an Arboricultural Impact Assessment (Report) regarding thirteen (13) trees located within the vicinity of the Coode Street Boathouse. The subject site was identified by TRCB (the Client) as possessing trees that may be impacted upon by a proposed development.
- 1.1.2 In part, the project scope was to nominate subject trees that can be retained, or require removal to facilitate the proposed development, as well as identify and reduce potential conflicts between subject trees and site development. Accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction have been provided.
- 1.1.3 Tree retention values have been determined based upon a modified version of the British Standard and which have been prescribed into one of the following four (4) categories, A, B, C and U. Refer to Appendix C for further detail. Generally, relevant consent authorities will consider:
- **A** retention value trees as a site constraint and may require alterations to the proposed development design and/or specific protection measures to allow retention, unless the proposed development outweighs the retention value of the tree
 - **B** retention value trees as a site constraint consideration, lesser changes should be considered to retain such trees
 - **C** retention value trees are not considered a site constraint
 - **U** retention value trees are considered a site opportunity, as such trees are recommended for removal regardless of the proposed development.
- 1.1.4 Trees impacted by the proposed development:

Category	Description	Total	Removal		Retain	
			located within development footprint	irrespective of future development	with specific protection	with generic protection
A	High retention value trees	0				
B	Moderate retention value trees	7	2, 3, 8, 10, 11,		1, 13,	
C	Low retention value trees	6	4, 5, 9, 12,			6, 7,
U	Trees to be removed irrespective of proposed development	0				



2 Introduction

- 2.1.1 Civica ArborSafe was engaged by Mr Josh Mangan on behalf of the Client to complete an Arboricultural Impact Assessment Report on thirteen (13) trees located within or adjacent to the Wesley College/Coode Street Boathouse at South Perth.
- 2.1.2 The site was located within the South Perth foreshore area and included an existing boat shed building, pathways, boat ramp and surrounding areas of open space.
- 2.1.3 This report has been requested as part of a Development Application (DA) that involves demolition of the existing boat shed building with the construction of a new building, associated accessways and landscaping.
- 2.1.4 The report was intended to provide information on site trees and how they may be impacted upon by the proposed development. Report findings and recommendations provided are based upon guidance provided within Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.
- 2.1.5 Observations and recommendations provided within this report are based upon information provided by the Client and an arborist site visit.

3 Scope

- 3.1.1 Carry out a visual examination of the nominated trees located within the vicinity of the proposed development.
- 3.1.2 Provide an objective appraisal of the subject trees in relation to their species, estimated age, health, structural condition, useful life expectancy (ULE) and viability within the landscape.
- 3.1.3 Based on the findings of this investigation, provide independent recommendations on the retention value of the subject trees.
- 3.1.4 Nominate subject trees that can be retained or require removal to facilitate the development.
- 3.1.5 Identify and reduce potential conflicts between subject trees and site development by providing accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction.
- 3.1.6 Provide information on restricted activities within the area nominated for tree protection, as well as suitable construction methods to be adopted during demolition and/or construction.

4 Methodology

4.1 Data Collection

- 4.1.1 Nick Arnold of Civica ArborSafe carried out a site reinspection of the subject trees on 5 February 2024.
- 4.1.2 Trees that are the subject of this report (Figure 4) were identified during discussions with the Client, reviewing relevant supplied development documentation and reviewing the description of a non-exempt 'Tree' as identified within City of South Perth (CoSP) Policy P350.05 *Trees on Development Sites and Street Verges* (City of South Perth, 2016) and the CoSP *Street Tree Management Plan* (City of South Perth, 2015).
- 4.1.3 The subject trees were inspected from the ground using the initial component of Visual Tree Assessment (VTA) (Mattheck, 1994). No foliage or soil samples were taken and no aerial, underground or internal investigations were undertaken.

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- 4.1.4 Tree height and crown width were estimated and have been provided to the nearest whole metre. Trunk diameter at breast height (DBH) and trunk diameter at the root crown (DRB) were measured with a diameter tape and provided to the nearest centimetre.
- 4.1.5 Environmental and heritage information was sourced from the CoSP (IntraMap) mapping system (City of South Perth, 2024), the Environment Online Portal (Government of WA DWER, 2024) and InHerit (Government of Western Australia, 2024). The source of all information has been referenced accordingly.
- 4.1.6 Data collected on site was analysed by Nick Arnold, collated into report format, and relevant recommendations were formulated.
- 4.1.7 Tree protection zones (TPZ) and structural root zones (SRZ) were calculated in accordance with the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites* (refer to Section 7.6).
- 4.1.8 Retention values have been determined based upon a modified version of the British Standard BS 5837–2012: *Trees in Relation to Design, Demolition and Construction* (refer to Appendix C).
- 4.1.9 All photographs were taken at the time of the 2021/2024 site inspections by the author and have not been altered for brightness or contrast, nor have they been cropped.
- 4.1.10 Revised plans of the existing site and of the proposed development were provided to Civica ArborSafe in February 2024.
- 4.1.11 No proposed underground service locations have been reviewed in the preparation of this report.

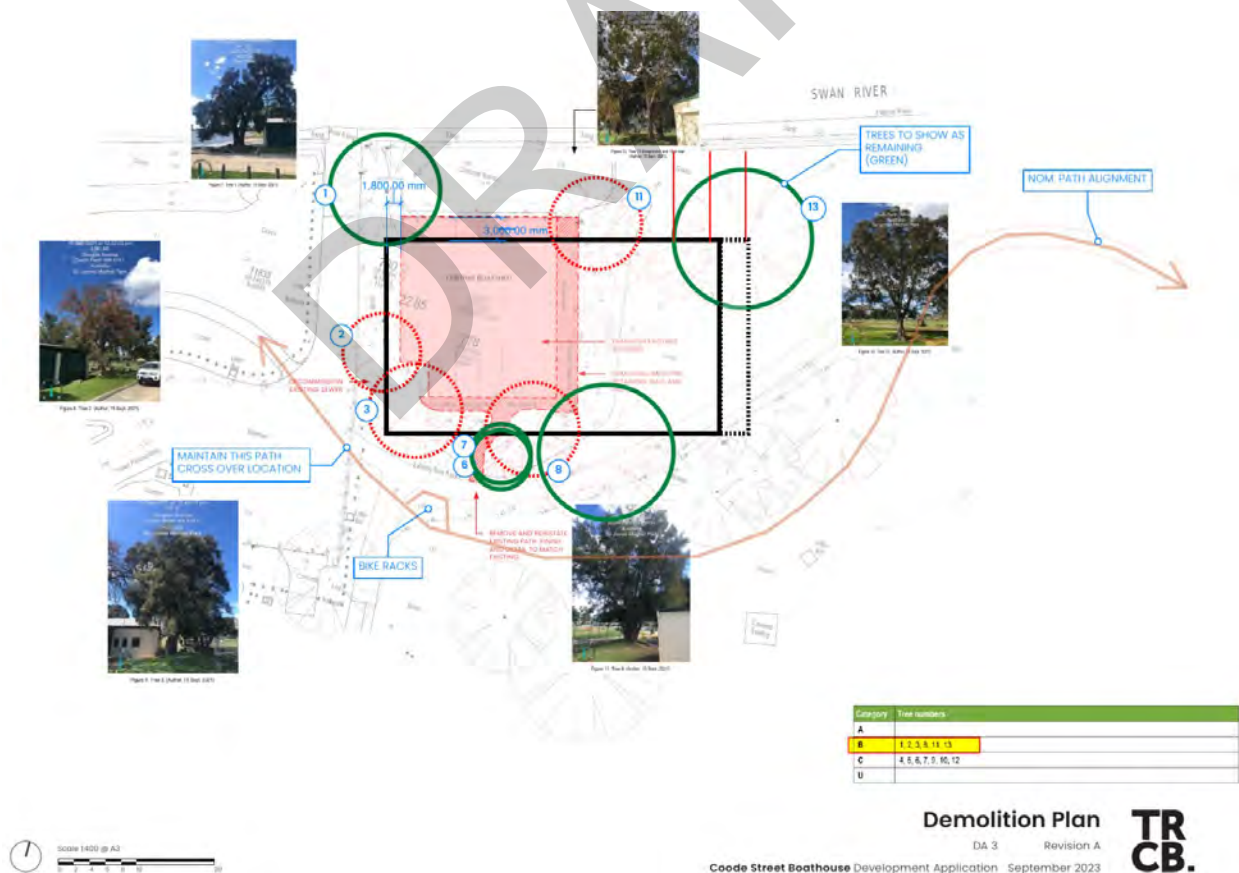
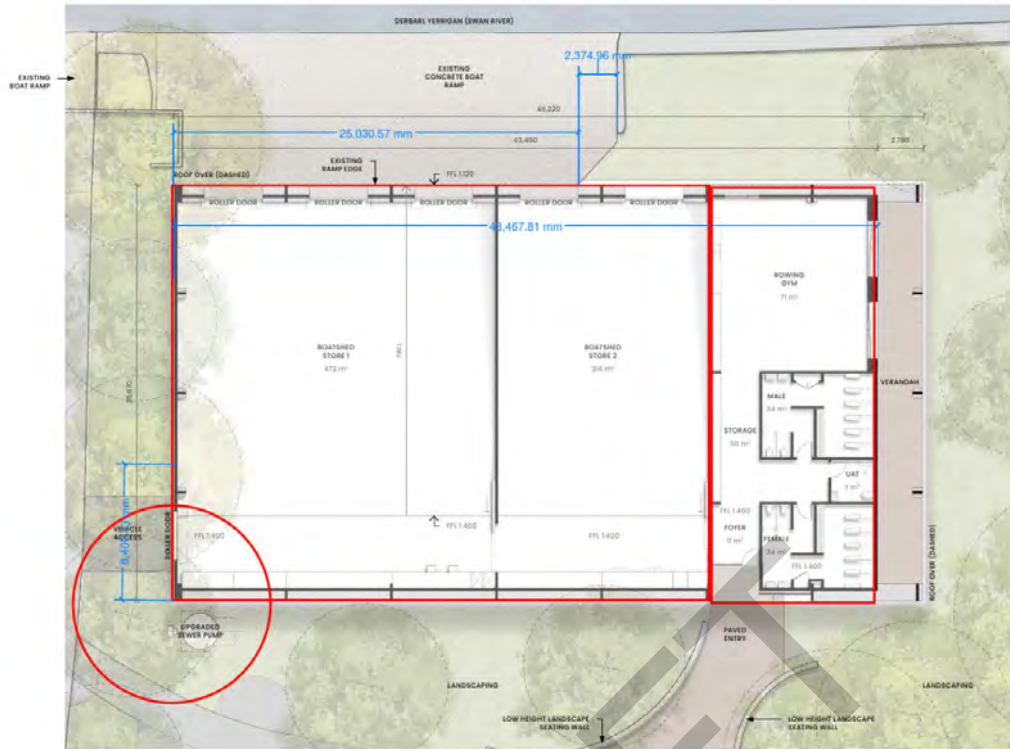


Figure 1. Excerpt from Demolition Plan (DA 3, Rev. A). TRCB, September 2023.



Floor Plan
 DA 4 Revision A
 Coode Street Boathouse Development Application September 2023



Figure 2. Excerpt from Proposed Floor Plan (DA 4, Rev. A). TRCB, September 2023.

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5 Observations

5.1 Location

- 5.1.1 The subject site was located within the grounds of the Wesley College (Coode Street) Boathouse (Figure 3). Specifically, the area designated in this report, was located within the foreshore area of Sir James Mitchell Park.
- 5.1.2 The site was located within the City of South Perth (CoSP) Local Government Area (LGA).



Figure 3. Whole site image (location). Red lines delineate the site and area containing the subject trees that may be impacted by the proposed development. CoSP IntraMaps, September 2021.

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5.2 Site Trees

- 5.2.1 The subject trees (Figure 4) had not previously been assessed as part of the Wesley College (ArborPlan) annual review, as such a nominal numbering convention was applied. Trees were not tagged as part of this report.
- 5.2.2 The subject trees were numbered between 1 and 13 and sat adjacent to/formed part of Sir James Mitchell Park.



Figure 4. Site map showing subject trees. CoSP IntraMap, September 2021 – numbering added by author.

5.3 Tree Retention Values

- 5.3.1 Retention values were determined based upon a modified version of the British Standard BS 5837–2012: *Trees in Relation to Design, Demolition and Construction*. This standard categorises tree retention value based upon assessment of the tree's quality (health and structure), and life expectancy.
- 5.3.2 Other criteria such as a tree's physical dimensions, age class, location and its amenity, heritage and environmental significance are also considered. A breakdown of attributes required for each category can be obtained from Appendix C – Tree Retention Values.

Category	Tree numbers
A	
B	1, 2, 3, 8, 10, 11, 13
C	4, 5, 6, 7, 9, 12
U	

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5.3.3 Heritage Status

5.3.4 The proposed development site was located within the area designated as Sir James Mitchell Park along the South Perth Foreshore.

5.3.5 The site is considered to hold heritage value (Figure 5), Sir James Mitchell Park is listed within the State Heritage Inventory (inHERIT) as identified below:

Heritage Listing	Listing Title	Place Number	Gazette Date
Statutory Heritage List	Sir James Mitchell Park	04806	14 Nov 2000

WA State Heritage Inventory, 2017.

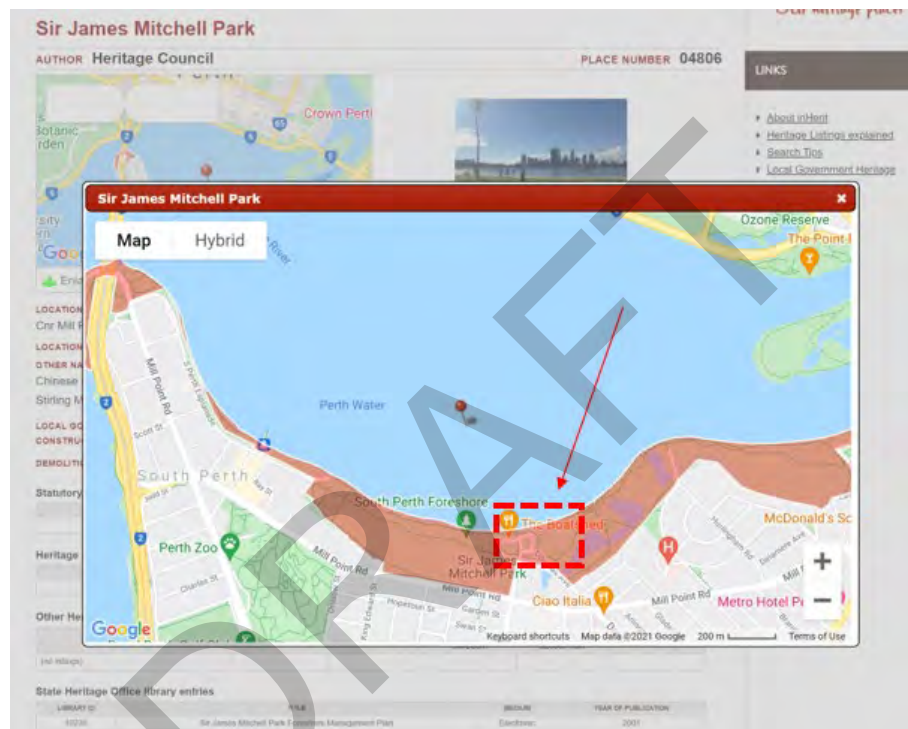


Figure 5. Heritage overlay (red square indicates subject site). inHERIT WA, 2017.

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5.4 Botanical Status

- 5.4.1 Trees 4-6 and 13 were identified as species native to Western Australia. The remaining subject trees were considered Australian natives including Trees 2 and 12 which were likely to be the Australian naturalised hybrid (*E. x sykesii*). Tree 9 was identified as the exotic coral tree species *E. crista-galli*.
- 5.4.2 The subject site was within the Quarantine Area Notice (QAN) for Polyphagous shot-hole borer (PSHB) (Government of Western Australia DPIRD, 2024). *Erythrina* species (Coral trees) are considered a potential host tree for this invasive species and as such are likely subject to a DPIRD/CoSP monitoring program.
- 5.4.3 None of the subject trees were identified as 'Significant Trees' within CoSP mapping (see Figure 6).

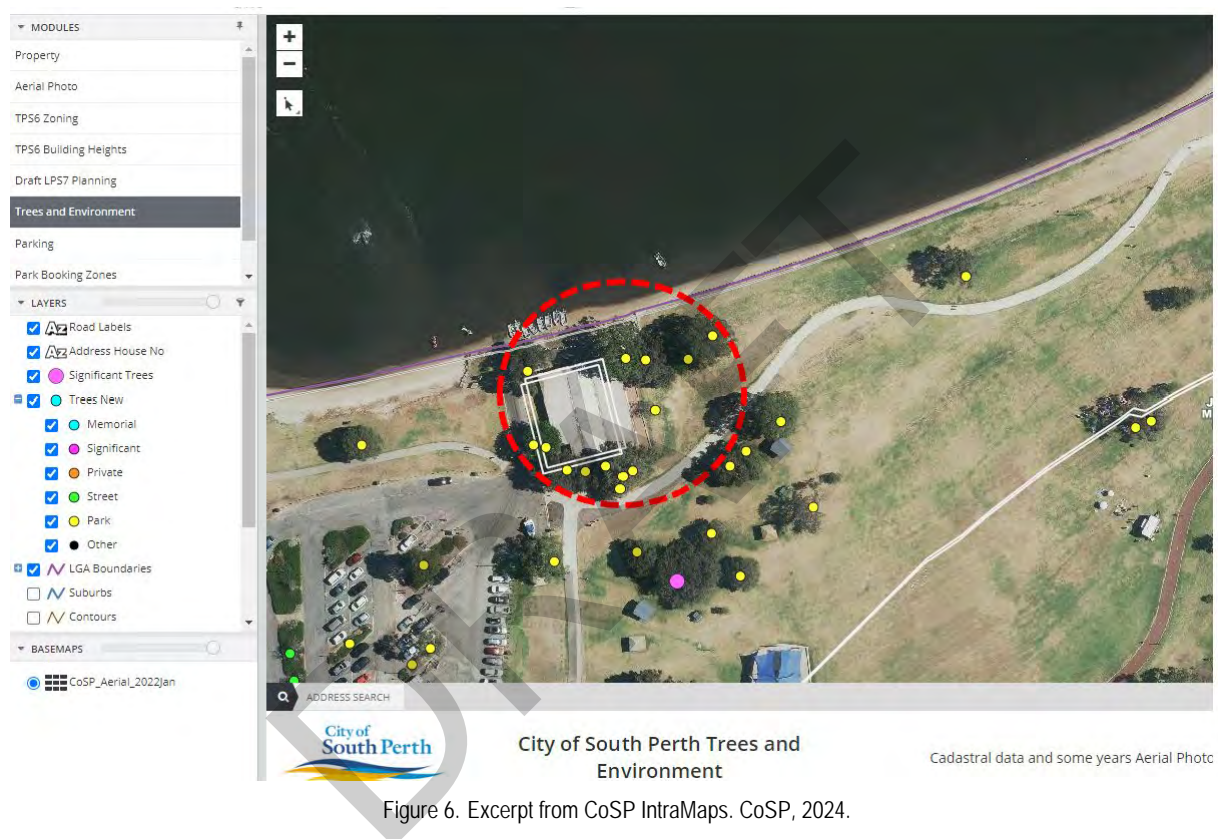


Figure 6. Excerpt from CoSP IntraMaps. CoSP, 2024.

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5.5 Environmental Status

5.5.1 The Environment Online mapping portal shows the subject site to be within a mapped *Environmentally Sensitive Area* to which Clearing Regulations apply (see Figure 7) (Government of WA DWER, 2024).

5.5.2 As per the WA Government advisory relating to ESAs:

“Environmentally sensitive areas (ESAs) are classes or areas of native vegetation where the exemptions for clearing vegetation under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (Clearing Regulations) do not apply.” WA Dept. of Water and Environmental Regulation (2023).

5.5.3 Where trees/native vegetation is proposed for removal within ESAs a **clearance permit will be required**.

5.5.4 A guide to the exemptions and regulations for clearing native vegetation can be found [here](#). The listed exemptions (Schedule 6 Clause 9) include clearing under the *Planning and Development Act 2005*.



Figure 7. Excerpt from Environment Online – indicative area of subject site in magenta (DWER, 2024).

6 Discussion

6.1 Proposed Construction

6.1.1 The proposed development has been reviewed and in summary consists of the demolition/renovation and reconfiguration of the existing boathouse building. The new building is to encompass an existing area of open space to the shed's east (see Figure 2).



6.2 Impact of Proposed Development

- 6.2.1 A review of the proposed design has been undertaken in the context of tree retention and removal across the site.
- 6.2.2 Trees affected by direct conflict with the proposed construction footprint would require removal under the current design. To retain any of these trees a redesign or relocation of the development would be required. Refer to Appendix E for full detail.
- 6.2.3 The other main development impact which affects trees, but not necessarily to the point of requiring immediate removal, is through significant root damage due to major TPZ encroachment. This type of damage can largely be placed into three (3) categories – soil compaction, level changes or direct root severance.
- 6.2.4 Negative tree impacts can manifest as either a reduction in health and/or vigour due to root loss (absorption and/or transport roots) resulting in a reduction in water and nutrient absorption capability or on tree stability if larger roots are impacted. Ultimately, the outcome for trees depends on a number of variable factors including species, age, current health, TPZ encroachment percentage, soil type, topography, previous site use and the proposed design and construction methodology.
- 6.2.5 The assumption of allowable encroachment and minimal long-term health or structural impacts to trees relies on a combination of the following being used - root sensitive construction methods being adhered to within the TPZ, minimal excavation within the TPZ to limit root severance (i.e. construction placed outside the TPZ where possible), fill rather than excavation utilised to affect level changes where possible (i.e. to minimise root severance and allow the trees root system time to adjust), no construction occurring within the SRZ, compensatory area being available around the unimpacted aspects of trees and the enhancement of the existing TPZ area (i.e. mulched, soil conditioning and irrigation when required).
- 6.2.6 The proposed development will affect eleven (11) site trees through encroachment via excavation into their respective TPZs.

6.3 Determining TPZ Encroachment

- 6.3.1 **Major encroachment.** As per the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*, a major encroachment into the TPZ of any tree is considered to occur when it is beyond 10% of the total TPZ area. Trees with major encroachment may require removal or, in certain instances, be retained with specific protection requirements throughout the construction stage.
- 6.3.2 **Minor encroachment.** Under the aforementioned standard, a minor encroachment is determined as being less than 10% of the total TPZ area. Trees with minor encroachment may be retained with specific, generic or no protection requirements throughout the construction stage.
- 6.3.3 **No encroachment.** Trees with no encroachment may be retained with generic or no protection requirements throughout the construction stage.
- 6.3.4 For the purposes of this report, trees to be removed or retained have been identified as those:
- Requiring removal due to a level of encroachment into their TPZ that would likely result in a detrimental impact upon their future health and/or stability
 - Retainable and requiring specific protection requirements throughout construction (i.e. generic requirements plus arborist supervision and careful construction methods within their TPZ)
 - Retainable and requiring generic tree protection measures only (i.e. protective fencing and restriction of activities within the TPZ).

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6.3.5 Selected subject trees (images)



Figure 8. Tree 1. Author, 15 September 2021.



Figure 9. Tree 2. Author, 15 September 2021.



Figure 10. Tree 3. Author, 15 September 2021.



Figure 11. Trees 4 and 5. Author, 15 September 2021.

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Figure 12. Tree 8. Author, 15 September 2021.



Figure 13. Tree 9. Author, 15 September 2021.



Figure 14. Tree 11 (foreground) and 10 to rear. Author, 15 September 2021.



Figure 15. Tree 13. Author, 15 September 2021.



7 Tree Protection and Management Recommendations

7.1 Tree Removal

7.1.1 Nine (9) trees would require removal, based upon the supplied design proposal.

Recommendation	Category A High retention value		Category B Moderate retention value		Category C Low Retention value		Category U No retention value	
	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers
Remove for development	0		5	2, 3, 8, 10, 11,	4	4, 5, 9, 12,	0	

7.2 Tree Retention

7.2.1 Four (4) trees were recommended for retention and require specific and/or generic protection measures during construction to ensure that they remain viable following the completion of works.

Recommendation (Refer Section 7.5–7.9)	Category A High retention value		Category B Moderate retention value		Category C Low Retention value	
	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers
Retain with specific protection requirements	0		2	1, 13		
Retain with generic protection requirements	0				2	6 7

7.3 Root Sensitive Design Measures

7.3.1 Where proposed encroachments into TPZs are unavoidable, consideration should be given to root sensitive design measures which eliminate/minimise the need for contiguous excavation and root severance e.g. pier and beam, cantilevered or suspended sections, permeable surfaces and works conducted above the existing soil grade(s).

7.4 Specific Protection Measures

7.4.1 Two (2) trees (to be retained) have proposed excavation(s) within a portion of their respective TPZs greater than 10% – this includes Trees 1 and 13.

7.4.2 In the first instance, the final design footprint should limit theoretical TPZ encroachments for Trees 1 and 13 to less than 30%.

7.4.3 Where theoretical TPZ encroachments of greater than 30% are shown by design, exploratory root investigations along proposed dig lines should be undertaken in advance of works.

7.4.4 Calculations made using the Arborist Network Root Loss (ANRL) Calculator (CC-BY-NC-ND 4.0 - 2023) should be used to indicate the percentage of total expected root mass required to facilitate the proposed plans.



- 7.4.5 Where this percentage severance of total expected root mass equates to a value greater than the 1/3 threshold proposed by the ANRL calculator, tree removal and/or plant health/further design mitigation may be required.
- 7.4.6 Excavation(s) within theoretical TPZs that represent an encroachment of greater than 30% are to be carried out under arborist supervision only. No excavation(s) should occur within the SRZs of trees to be retained.
- 7.4.7 Where required these works should be undertaken using techniques that are sensitive to tree roots to avoid unnecessary damage. Such techniques include:
- Excavation using a high-pressure water jet and vacuum truck
 - Excavation using an Air Spade with vacuum truck
 - Excavation by hand.
- 7.4.8 Machine excavation is prohibited within the TPZs of retained trees unless undertaken at the direct consent of the project arborist.
- 7.4.9 Roots discovered are to be treated with care and minor roots (<40mm diameter) pruned with sharp, sterile handsaw or secateurs. All significant roots (>40mm diameter) are to be recorded, photographed and reported to the project arborist.
- 7.4.10 Other proposed surfacing within the TPZs of trees designated for retention is to be installed above the existing grade and be of a permeable nature to allow the passage of air and moisture. If the surfacing is to be load bearing, then it is suggested that a geogrid/web or similar is incorporated to ensure the rooting area below does not become compacted.
- 7.5 Canopy Cover**
- 7.5.1 Canopy cover estimates, both current and projected, could be used as an additional tool to help understand the impacts of any proposed tree removal and demonstrate the future impacts of mitigation planting.
- 7.6 Pruning**
- 7.6.1 All pruning/tree removal is recommended to be completed in accordance with the Australian Standard AS 4373-2007: *Pruning of Amenity Trees* (Standards Australia, 2007) and undertaken by a suitably qualified arborist (minimum AQF 3 arborist).
- 7.6.2 Reduction pruning should focus on the removal of smaller diameter branches where feasible and remove no greater than 10% of the total crown. Branches no greater than 50mm diameter are to be removed unless specifically approved by the project arborist.



7.7 Generic Protection and Reporting Measures

7.7.1 All retained trees require generic protection measures. Refer to Section 7.7–7.10 for further detail.

7.7.2 All trees to be retained require protection during the construction stage. Tree protection measures include a range of:

- Activities restricted within the TPZ
- Protective fencing
- Trunk and ground protection
- Tree protection signage
- Involvement from the project arborist
- Project milestones
- Compliance reporting

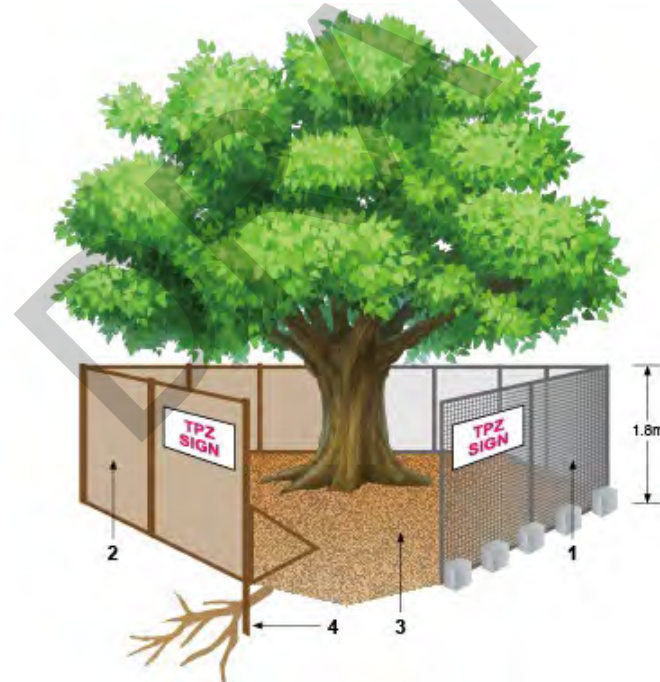
7.7.3 Activities Prohibited within the TPZ

- Machine excavation including trenching
- Storage
- Preparation of chemicals, including cement products
- Parking of vehicles and plant
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Soil level changes
- Temporary or permanent installation of utilities and signs
- Physical damage to the tree

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7.8 Protective Fencing Specification

- 7.8.1 Protective fencing is to be installed as far as practicable from the trunk of any retained trees. Fencing should be erected as per the image below before any machinery or materials are brought to site and before commencement of works (including demolition).
- 7.8.2 In some areas of the site (i.e. protection of trees on neighbouring properties) existing boundary fencing may be used as an alternative to protective fencing.
- 7.8.3 Once erected, protective fencing must not be removed or altered without approval from the project arborist. The TPZ fencing should be secured to restrict access.
- 7.8.4 TPZ fencing is to be a minimum of 1.8m high and mesh or wire between posts must be highly visible. Fence posts and supports should have a diameter greater than 20mm and should ideally be freestanding, otherwise be located clear of the roots. See image below.
- 7.8.5 Tree protection fencing must remain intact throughout all proposed construction works and must only be dismantled after their conclusion. The temporary dismantling of tree protection fencing must only be done with the authorisation of a consulting arborist and/or the responsible authority.
- 7.8.6 The subject trees themselves must also not be used as a billboard to support advertising material. Affixing nails or screws into the trunks of trees to display signs of any type is not a recommended practice in the successful retention of trees.



Legend:

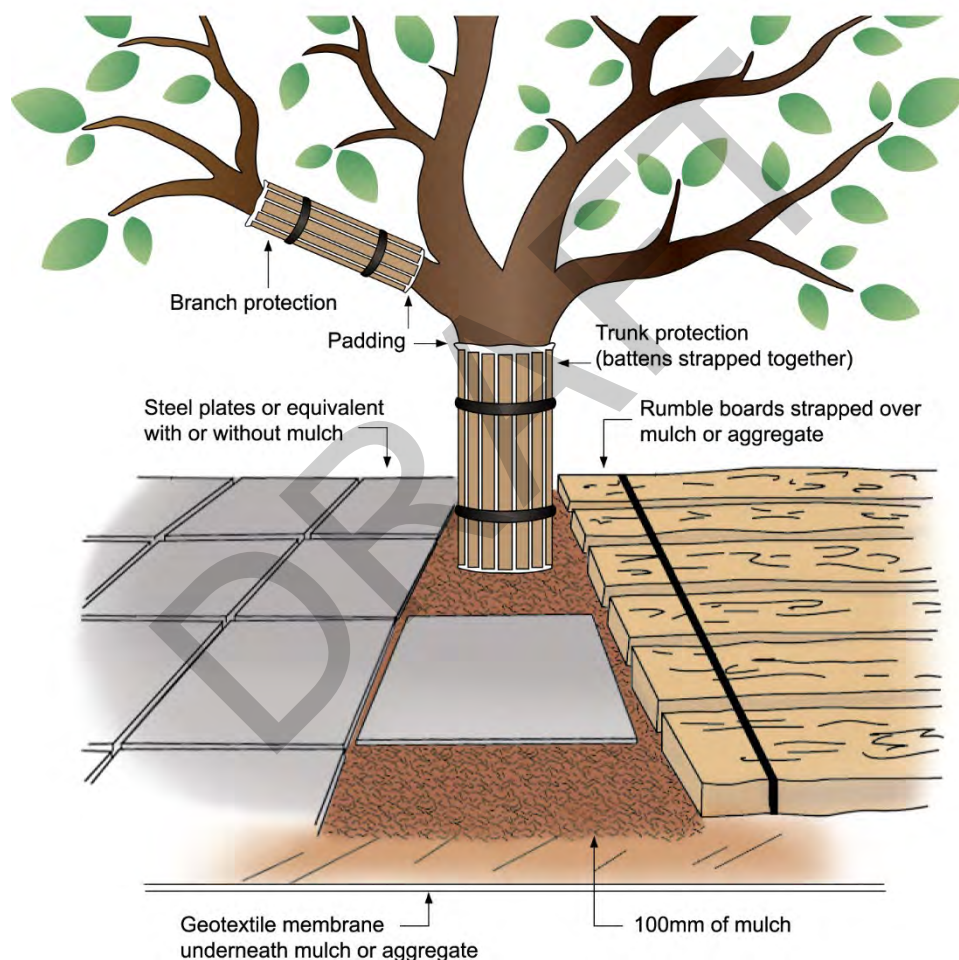
1. Chain wire mesh panels with shade cloth attached (if required), held in place with concrete feet
2. Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ
3. Mulch installation across surface of TPZ (at discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage materials of any kind are permitted within the TPZ
4. Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 16. Depicts standard fencing techniques. AS 4970–2009.

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7.9 Trunk and Ground Protection

- 7.9.1 Given that proposed works are often within the TPZs of retained trees, standard protective fencing may not always be a viable method of protection. In these areas trunk protection and ground protection should be installed prior to the commencement of works and remain in place until after construction works have been completed.
- 7.9.2 Where construction access into the TPZ of retained trees cannot be avoided, the root zone of each tree must be protected using either steel plates or rumble board strapped over mulch/aggregate until such a time as permanent above ground surfacing (cellular confinement system or similar) is to be installed.
- 7.9.3 Trunk and ground protection should be undertaken in line with the Australian Standard AS 4790–2009: *Protection of Trees on Development Sites* as per the image below:



Notes:

1. For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
2. Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 17. Depicts trunk and ground protection techniques. AS 4790–2009.

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7.10 Tree Protection Signs

- 7.10.1 Signs identifying the TPZ should be placed at 10m intervals around the edge of the TPZ and should be visible from within the development site.



Figure 18. Depicts standard fencing techniques. AS 4970–2009.

7.11 Project Arborist

- 7.11.1 An official project arborist must be commissioned to oversee the tree protection, any works within the TPZ's and complete regular monitoring compliance certification.
- 7.11.2 The project arborist must have minimum five (5) years industry experience in the field of arboriculture, horticulture with relevant demonstrated experience in tree management on construction sites, and diploma level qualifications in arboriculture – AQF Level 5.
- 7.11.3 Inspections are to be conducted by the project arborist at several key points during the construction in order to ensure that protection measures are being adhered to during construction stages and decline in tree health or additional remediation measures can be identified.



7.12 Project Milestones

7.12.1 The following visits and milestones are recommended as to when on-site tree inspection(s) by the project arborist are required:

Item	Purpose of Visit	Timing of Visit(s)	Prerequisites
1	Pre-start induction	Following sign off from Item 1. Contractor to provide a minimum of five days advance notice for this visit.	Prior to commencement of works. All parties involved in the project to attend.
2	Supervision of works in TPZ's including all regrading and excavations	Whenever there is work planned to be performed within the TPZ's. Contractor to provide a minimum of five days advance notice for such visits.	
3	Regular site inspections	Minimum frequency monthly for the duration of the project.	The checklist must be completed by the project arborist at each site inspection and signed by both parties.
4	Final sign off	Following completion of works.	Practical completion of works and prior to tree protection removal.

7.13 Compliance Reporting

- 7.13.1 Following each inspection, the project arborist shall prepare a report detailing the condition of the trees. These reports should certify whether or not the works have been completed in compliance with the consent relating to tree protection.
- 7.13.2 These reports should contain photographic evidence where required to demonstrate that the work has been carried out as specified.
- 7.13.3 Matters to be monitored and included in these reports should include tree condition, tree protection measures and impact of site works which may arise from changes to the approved plans.
- 7.13.4 The reports and compliance statements shall be submitted to the project manager (as well as the Clients' nominated representative) following each inspection.
- 7.13.5 The reports and any non-compliance statements shall be submitted to the project manager (as well as the Clients' nominated representative) if tree protection conditions have been breached. Reports should contain clear remedial action specifications to minimise any adverse impact on any subject tree.

7.14 Offset Tree Planting

- 7.14.1 Offset planting should reflect the number of trees removed and the initial loss of amenity and biomass. New trees should be of long-term potential and sourced from a reputable supplier.
- 7.14.2 Replacement tree species must suit their location on the site in terms of their potential physical size and their tolerance(s) to the surrounding environmental conditions. To avoid unethical or unprofessional tree selection and/or their placement within the landscape, replacement tree species must be selected in consultation with a consulting arborist, who can also assist in implementing successful tree establishment techniques.
- 7.14.3 Replacement tree species must have the genetic potential to reach a mature size potential of those trees removed to facilitate the development. As a guide, potential height will be a minimum of 10m (or more) and produce a spreading canopy so as they may provide amenity value to the property and contribute to the tree canopy of the surrounding area in the future.



7.15 Additional Excavation/Trenching within TPZs

7.15.1 In the event additional excavation is required within the TPZs of retained trees identified within this report, or any other site trees, arborist involvement may be required to ensure works are undertaken in accordance with the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.

7.16 Plant Health Care

7.16.1 When managing a tree affected by development incursions within its TPZ, plant tonic and growth stimulant drenching may be required. Plant tonic and growth stimulant drenching is the process of adding diluted products directly to the root area of a tree to promote and assist trees to cope with loss of roots during the development process. They also assist trees to provide better resistance to sap sucking insects and fungal attack/disease and improve the establishment of beneficial microbial populations and nutrient uptake. See Appendix D – Plant Health Care and Mulching

7.17 Irrigation

7.17.1 Regular checks are required to ensure retained trees are receiving the correct amount of water. The majority of a tree's fine water absorbing roots are located in the top 10–30cm of soil. To undertake a basic soil moisture test, dig a small hole to a depth of 40cm at the dripline of the tree. If the soil is moist at this depth, water is not needed. Slow irrigation that provides an even coverage and targets the absorbing roots is the key to successful irrigation and encourages a deeper tree root system. Irrigation near the trunk is unnecessary as for most trees there are generally fewer water absorbing roots in this area. Irrigating the soil from half-way between the trunk and the dripline as well as beyond the dripline will provide water where it will most effectively be used. Preferably, water your trees during the cooler evening and early morning period when temperatures are lower, humidity is higher, and the air is calmer thereby reducing water evaporation from the soil surface. Irrigation in the middle of the day is not harmful to most trees however it is less efficient.

7.18 Mulching

7.18.1 Mulching regulates soil moisture and temperature levels, suppresses weeds, minimises soil compaction and reduces run off during periods of heavy rain. Acquiring wood chip mulch from programmed tree works (and by purchasing it from local tree contractors) would be a proactive way to improve the growing conditions around trees that ultimately will result in improved tree health and vitality.

7.18.2 Mulch should aim to cover an area at least as large as a tree's crown projection (and preferably larger) for it to be effective. It should also be laid at a uniform thickness of 75–100mm. Mulch should also be placed over damp to wet soil and never over dry soil. Application during the cooler months of the year is ideal. In areas where grass exists where you wish to mulch, spray the grass first with a non-selective herbicide and allow it to wilt and die before placement. This practice will negate grass growing up through the mulch over time.

7.18.3 Mulching within the canopy areas of trees not only improves long term tree health but also acts to reduce tree risk by reducing targets that pass and/or congregate under their canopies. This in turn will minimise the likelihood of injury in the event of a branch failure.

8 References

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Plans of the existing site and of the proposed development were provided to ArborSafe in September 2021 and include:

- Coode Street Boathouse – DA2 Rev. A, Taylor/Robinson/Chaney/Broderick – September 2023.



Appendix A. Arboricultural Reporting Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership of any property are assumed to be good. No responsibility is assumed for matters legal in character.
2. It is assumed that any property/project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible, however, the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others.
4. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of the consultant.
7. Neither all nor any part of the contents of this report, nor any copy thereof, shall be used for any purpose by anyone but the person to whom it is addressed, without the written consent of the consultant. Nor shall it be conveyed by anyone, including the Client, to the public through advertising, public relations, news, sales or other media, without the written consent of the consultant.
8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise.
10. Information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection.
11. Inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the plants or property in question may not arise in the future.



Appendix B. Explanation of Tree Assessment Terms

Tree number: Refers to the individual identification number assigned within the ArborSafe software to each assessed tree on the site and the number which appears of the tree's tag.

Tree location: Refers to the easting and northing coordinates assigned to the location of the tree as obtained from the geo-referenced aerial image within the ArborSafe software.

Tree species: Provides the botanic name (genus, species, sub-species, variety and cultivar where applicable) in accordance with the International Code of Botanical Nomenclature (ICBN), and the accepted common name.

Trees in group: The number of trees encompassing a collective assessment of more than one tree. Typically grouped trees have similar attributes that can be encompassed within one data record.

Height: The estimated range in metres attributed to the tree from its base to the highest point of the canopy. Where required height will be estimated to the nearest metre.

Diameter at Breast Height (DBH): Refers to the tree's estimated trunk diameter measured 1.4m from ground level for a single trunked tree. These estimates increase in 50mm increments. Where required DBH will be measured to give an accurate measurement for single trunked trees, trees with multiple trunks, significant root buttressing, bifurcating close to ground level or trunk defects and will be measured as per the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.

Tree Protection Zone (TPZ): A specified area above and below ground and at a given distance measured radially away from the centre of the tree's trunk and which is set aside for the protection of its roots and crown. It is the area required to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. The radius of the TPZ is calculated by multiplying its DBH by 12. TPZ radius = DBH × 12. (Note "Breast Height" is nominally measured as 1.4m from ground level). TPZ is a theoretical calculation and can be influenced by existing physical constraints such as buildings, drainage channels, retaining walls, etc. (Standards Australia, 2009).

Structural Root Zone (SRZ): The area close to the base of a tree required for the tree's anchorage and stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. SRZ radius = $(D \times 50)^{0.42 \times 0.64}$ (Standards Australia, 2009).

Canopy spread: The estimated range in metres attributed to the spread of the tree's canopy on its widest axis. Where required crown spread will be estimated to the nearest metre.

Origin: Refers to the origin of the species and its type.

Category	Description
Locally Endemic	Occurs naturally in the local area and is native to a given region or ecosystem.
State Native	Occurs naturally within State but is not indigenous.
Australian Native	Occurs naturally within Australia and its territories but is not a State native or indigenous.
Exotic Evergreen	Occurs naturally outside of Australia and its territories and typically retains its leaves throughout the year.
Exotic Deciduous	Occurs naturally outside of Australia and its territories and typically loses its leaves at least once a year.



Health: Refers to the health and vigour of the tree.

Category	Description
Excellent	Canopy full with even foliage density throughout, leaves are entire and are of an excellent size and colour for the species with no visible pathogen damage. Excellent growth indicators, e.g. seasonal extension growth. Exceptional specimen.
Good	Canopy full with minor variations in foliage density throughout, leaves are entire and are of good size and colour for the species with minimal or no visible pathogen damage. Good growth indicators, none or minimal deadwood.
Fair	Canopy with moderate variations in foliage density throughout, leaves not entire with reduced size and/or atypical in colour, moderate pathogen damage. Reduced growth indicators, visible amounts of deadwood, may contain epicormic growth.
Poor	Canopy density significantly reduced throughout, leaves are not entire, are significantly reduced in size and/or are discoloured, significant pathogen damage. Significant amounts of deadwood and/or epicormic growth, noticeable dieback of branch tips, possibly extensive.
Dead	No live plant material observed throughout the canopy, bark may be visibly delaminating from the trunk and/or branches.

Age: Refers to the life cycle of the tree.

Category	Description
Young	Newly planted small tree not fully established may be capable of being transplanted or easily replaced.
Juvenile	Tree is small in terms of its potential physical size and has not reached its full reproductive ability.
Semi-mature	Tree in active growth phase of life cycle and has not yet attained an expected maximum physical size for its species and/or its location.
Mature	Tree has reached an expected maximum physical size for the species and/or location and is showing a reduction in the rate of seasonal extension growth.
Senescent	Tree is approaching the end of its life cycle and is exhibiting a reduction in vigour often evidenced by natural deterioration in health and structure.

Structure: Refers to the structure of the tree from roots to crown.

Category	Description
Good	Sound branch attachments with no visible structural defects, e.g. included bark or acute angled unions. No visible wounds to the trunk and/or root plate. No fungal pathogens present.
Fair	Minor structural defects present, e.g. apical leaders sharing common union(s). Minor damage to structural roots. Small wounds present where decay could begin. No fungal pathogens present.
Poor	Moderate structural defects present, including bifurcations with included bark with union failure likely within 0–5 years. Wounding evident with cavities and/or decay present. Damage to structural roots.
Hazardous	Significant structural defects with failure imminent (3–6 months). Defects may include active splits and/or partial branch or root plate failures. Tree requires immediate arboricultural works to alleviate the associated risk.



Useful Life Expectancy (ULE): Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or presents a greater risk and/or more hazards to people and/or property. ULE values consider tree species, current age, health, structure and location. ULE values are based on the tree at the time of assessment and do not consider future changes within the tree's location and environment which may influence the ULE value.

Category
0 Years
<5 Years
5–10 Years
10–15 Years
15–25 Years
25–50 Years
>50 Years

Defects: Visual observations made of the presenting defects of the tree and its growing environment that are, or have the capacity to impact upon, the health, structural condition and/or the useful life expectancy of the tree. Defects may include adverse physical traits or conditions, signs of structural weaknesses, plant disease and/or pest damage, tree impacts to assets or soil related issues.

Tree Significance: Includes environmental, social or historical reasons why the tree is significant to the site. The tree may also be rare under cultivation or have a rare or localised natural distribution.

Arborist Actions: A list of arboricultural and/or plant health care works that are aimed at maintaining or improving the tree's health, structural condition or form. Actions may also directly or indirectly reduce the risk potential of the tree such as via the removal of a particular branch or the moving of infrastructure from under its canopy.

Appendix C. Tree Retention Values

Based upon a modified version of the British Standard BS 5837–2012: *Trees in relation to design, demolition and construction – recommendations*.

Category and definition	Criteria (including sub-categories where appropriate)		
Category U			
Trees in such a condition that they cannot realistically be retained as viable trees in the context of the current land use for longer than 5 years.	<ul style="list-style-type: none"> Trees that have a severe structural defect that are not remediable such that their failure is expected within 12 months. Trees that will become unviable after removal of other Category U trees (e.g. where for whatever reason the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. Trees infected with pathogens of significance to the health and or safety of other trees nearby Low quality trees suppressing adjacent trees of better quality. Noxious weeds or species categorised as weeds within the local area. <p>Note: Category U trees can have existing or potential conservation value* which might make it desirable to preserve.</p>		
	1. Arboricultural Qualities	2. Landscape qualities	3. Cultural and environmental values
Category A			
Trees of High Quality with an estimated remaining life expectancy of at least 25 years and of dimensions and prominence that it cannot be readily replaced in <20 years.	Trees that are particularly good examples of their species, especially if rare or unusual (in the wild or under cultivation); or those that are important components of groups or avenues.	Trees or groups of significant visual importance as arboricultural and/or landscape features. (e.g. feature and landmark trees).	Trees, groups or plant communities of significant conservation, historical, commemorative or other value (e.g. remnant trees, aboriginal scar trees, critically endangered plant communities, trees listed specifically within a Heritage statement of significance).
Category B			
Trees of Moderate Quality with an estimated remaining life expectancy of 15–25 years and of dimensions and prominence that cannot be readily replaced within 10 years.	Trees that might be included within Category A but are downgraded because of diminished condition such that they are unlikely to be suitable for retention beyond 25 years.	Trees that are visible from surrounding properties and/or the street but make little visual contribution to the wider locality.	Trees with conservation or other cultural value (trees within conservation areas or landscapes described within a statement of significance, locally indigenous species).
Category C			
Trees of Low Quality with an estimated remaining life expectancy of 5–15 years, or young trees that are easily replaceable.	Trees of very limited value or such impaired condition that they do not qualify in higher categories.	Trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.

*Where trees would otherwise be categorised as U, B or C but have significant identifiable conservation, heritage or landscape value even though only for the short term, they may be upgraded, although they might be suitable for retention only.



Tree Quality

		Health**			
		Excellent/ Good	Fair	Poor	Dead
Structure	Good	A	B	C	U
	Fair	B	B	C	U
	Poor	C	C	U	U
	Hazard*	U	U	U	U

* Structural hazard that cannot be remediated through mitigation works to enable safe retention.

** Trees of short term reduced health that can be remediated via basic, low cost plant health care works (e.g. mulching, irrigation etc.) may be designated in a higher health rating to ensure correct retention value nomination.

Category A	Typically trees in this category are of high quality with an estimated remaining life expectancy of at least 25 years and of dimensions and prominence that it cannot be readily replaced in <20 years. The tree may make significant amenity contributions to the landscape and may make high environmental contributions. In some cases, trees within this category may not meet the above criteria, however possess significant heritage or ecological value. Trees of this retention value warrant design consideration and amendment to ensure their viable retention.
Category B	Typically trees in this category are of moderate quality with an estimated remaining life expectancy of 15–25 years and prominence of size dimensions that cannot be readily replaced within 10 years. They may make moderate amenity contributions to the landscape and make low/moderate environmental contributions. Trees with this retention value warrant lesser design consideration in an attempt to allow for their retention.
Category C	Trees in this category are of low quality with an estimated remaining life expectancy of 5–15 years, or young trees that are easily replaceable, may have poor health and/or structure, are easily replaceable, or are of undesirable species and do not warrant design consideration.
Category U	Trees in this category are found to be in such a condition that they cannot realistically be retained as viable trees in the context of the current land use for longer than five years. These trees may be dead and/or of a species recognised as a weed that resulted in them being unretainable.



Appendix D. Plant Health Care and Mulching

Guide to plant health tonics and root growth stimulants

Considering the varying sizes of trees in common urban landscapes, it is suggested that an application volume of combined water and product solution of 80–150L for small to medium sized trees (5-10m height), 150–250L for medium to large sized trees (10-20m height) and 250–400L for large to very large sized trees (+20m height). Note: a lesser volume of total mixed product could be used if a more concentrated mix is drenched and water irrigation used to further drench the area and therefore dilute the stronger mix application.

The following product recommendations have been based on previous successful works undertaken by ArborSafe. The information provided is to be used as a general guide only, depending on your tree species, health or location. We recommend you always refer to the manufacturers label before applying any product. You may need to further consult with ArborSafe or your Project Arborist to develop a more specific program for your tree needs.

- **Soil Conditioner** concentrate such as Kelpro, Seasol or similar 600–800mL/100L of water. A concentration of beneficial nutrients stimulating plant growth and root establishment, ideal for trees under stress.
- **Nitrogen Boost** concentrate such as Nitrosol liquid plant food or similar 300mL/100L of water. A general-purpose fertilizer that contains a nitrogen boost (the most abundantly used element for tree growth). NB: Care must be taken when applying general fertilizer, particularly where plants can be affected Phosphorus toxicity.
- **Root Biostimulant** concentrate such as Auxinone or similar 400mL/100L of water. A scientific blend of hormone root growth stimulants and vitamins assisting in the regeneration of roots.
- **Microbial Formulation** concentrate such as Nocate Liquid or similar 500mL/100L of water. Generally containing strains of beneficial soil microorganisms, humic acid, kelp, essential amino acids, vitamins, biotin, folic acid and natural sugars designed to enhance the establishment of beneficial microbial populations.
- **Carbohydrate Energy Source** such as Molasses 500-800mL/100L of water. Molasses is the by-product of sugar refining. It contains all the nutrients from the raw sugarcane plant and is a carbohydrate energy source that feeds soil microorganisms and increases microbial activity.
- **Surfactant/Wetting Agent** (optional) such as Dispatch (Liquid) 200–300ml/100L of water. Improves the infiltration and penetration of applied water and irrigation.

We recommend you always refer to the manufacturers label before applying any product using the above as a guide only.

Guide to mulching and maintenance for established trees

Whether a tree is a newly planted young tree, or a well-established mature tree, the area around its base is a key factor in its long-term retention and viability. Maintaining a soil environment that is conducive to tree root development is vital for trees of all ages. This guide provides information on appropriate maintenance practices around the base of trees including mulching and the restriction of activities that may cause harm to tree roots or trunks.

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1. Why mulch?

Mulching is a plant health care action which can be undertaken to improve plant and soil health (Figure 19), as well as overall landscape aesthetics. Placing an organic (or sometimes inorganic) material on the soil surface reduces the level of direct sunlight contact. Mulching should not be confused with composting which involves incorporating organic matter such as composts or manures into the soil profile. All plants in their natural ecologies (except for some arid and coastal ecologies) are naturally mulched by the falling of leaves, bark, flowers and other organic material.

This action is of great importance in successful cultivation of plants as it:

- assists in the regulation of soil moisture and temperature levels
- helps to suppress weeds
- minimises soil compaction
- reduces run-off during periods of heavy rain
- adds organic matter to the soil, and
- improves overall structure, nutrition and water holding composition.

Mulch is best comprised of organic materials such as wood chips, leaf litter, straw or hay as these will degrade over time. Long-term mulching improves soil health and structure as it encourages the activities of earthworms, microflora and beneficial fungi. Inorganic materials such as stones and gravel can be moderately effective as mulch but will not provide the ongoing improvements to soil health.



Figure 19. An excellent example of how to mulch a young tree. (Lachlan Andrews, September 2015).

2. How to mulch

- Apply mulch to damp soil, as placing over dry soil makes it difficult to rehydrate. Applying during the cooler months of the year is an ideal time.
- If mulching on top of a pre-existing grass area, grass or weeds must first be hand weeded and/or sprayed with a non-selective herbicide and left to wilt and die before applying mulch.
- Mulch should be applied at a uniform thickness of 75–100mm and re-applied approximately every 12 months. Do not place mulch up against the trunk of a tree as the damp mulch can cause bark to decay.
- Apply over a wide area, at least as large as a tree's crown projection (preferably larger), within and outside the current root mass to encourage lateral root development and expansion.
- Wood chip mulch (such as that generated from wood chippers) is considered an ideal mulch for landscape use as it contains a wide variety of materials that are of different sizes (such as bark, foliage and timber), is relatively cheap to purchase, and can be obtained in large quantities. Stockpiling of mulch after tree contractors have conducted works at a site is a way of generating 'free' mulch and ensuring that plant material from tree pruning and/or removals is recycled on site, not imported from external suppliers, saving costs and making the site more self-sustaining.
- The use of mulch made from pine bark or red gum chips are discouraged as they seldom degrade and therefore do not add nutrition to the soil profile. The uniform particle size and resin content can provide an impervious layer to water as well as retarding gaseous exchange.
- Mulching within the canopy areas of larger trees (Figure 20) can not only improve long-term tree health but can also act to reduce tree risk by decreasing the number of targets that pass and/or congregate under their canopies. This in turn will minimise the likelihood of injury in the event of a branch failure.
- When using wood chip mulch, ensure that if it has been made from live plant material that is stored and allowed to compost for between 3 and 6 months prior to use. Never apply fresh, 'green' mulch around trees as this can induce what is called the nitrogen drawdown, which can result in the removal of nitrogen from the soil resulting in plants with nutrient deficiencies.

For further information refer to the Australian Standard AS 4454–2012: *Composts, Soil Conditioners and Mulches*.

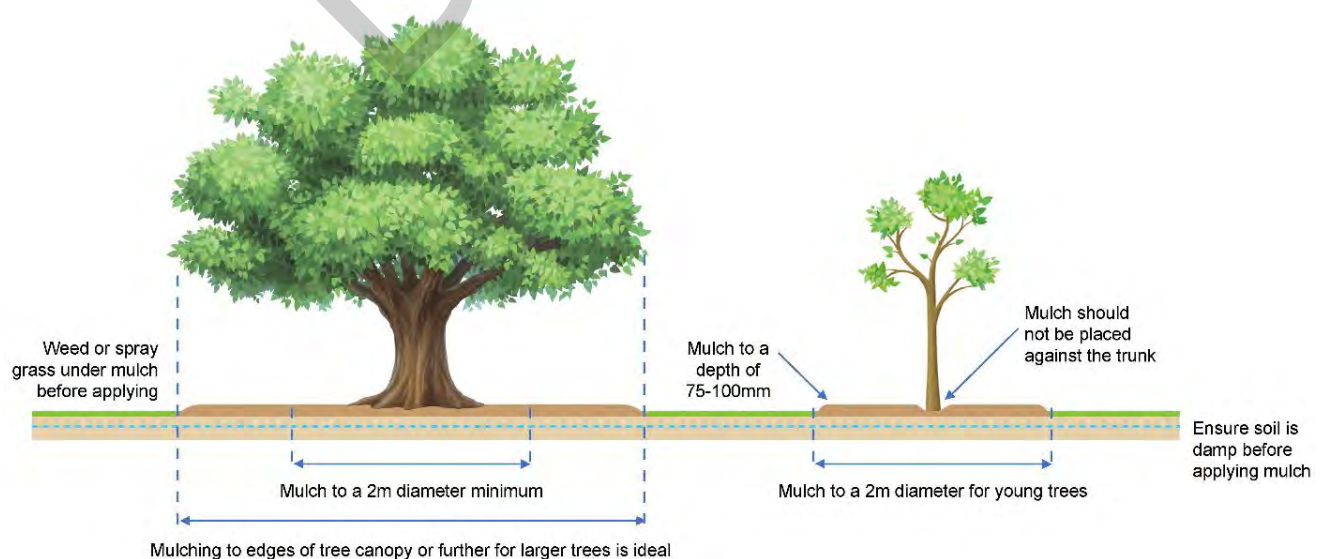


Figure 20. Mulching established and young trees (ArborSafe Australia, 2020).

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3. Root and trunk damage

The function of tree roots is primarily to provide water and nutrient uptake for the tree, provide stability through structural roots that anchor it to the ground and as a means of food and nutrient storage. Damage to tree roots can lead to a reduction to any or all of these functions.

Damage to tree roots (Figure 21 and Figure 22) and the lower portion of a tree's trunk is a common and often unnecessary occurrence that can lead to the entry of decay fungi into a tree's structural framework. Once present, decay may develop in larger structural roots and/or the base of the trunk, which can result in a reduction in tree health and in severe cases even compromise stability.

Works such as trenching and excavation are often the cause of root damage to trees. Refer to ArborSafe's Guide – Tree protection during construction or the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites* for things to consider when performing construction activities near trees.

Everyday activities such as grass cutting via mowing or brush cutters can result in serious root damage or wounding to the lower trunk. Young trees with their trunks damaged by machinery often need replacing, while damage to the trunks and/or surface roots of established trees is not only detrimental to tree health but can also result in costly repairs to machinery.

Another advantage to mulching around the trunk and root crown is that it limits damage to both parts from mowing equipment. This in turn reduces mechanical damage and compaction.



Figure 21. An example of damage to tree roots caused via mowing. (Luke Dawson, June 2017).



Figure 22. Image showing wound caused to upper portion of surface root by mower. (Luke Dawson, June 2017).



4. How to avoid root and trunk damage

The following points serve to highlight ways to avoid damage to tree roots and trunks caused via grass cutting activities:

- Mulching around young and established trees negates the need for brush cutter and/or lawn mower use around the base of a tree. Mulching therefore not only creates a barrier between tree roots and trunk that are susceptible to damage, it improves soil condition, minimises soil compaction and decreases the total area required for mowing.
- Where mulching is not feasible, raising the cutting height of mowers and maintaining grass at a greater height can avoid unnecessary 'scalping' of roots and damage to mowers/blades.
- Where surface roots are located away from the trunk and in a location where neither the application of mulch nor the raising of mower height is inappropriate, it may be possible to raise the soil grade directly around the root/s to minimise damage. It is important that the application of new material does not result in significant changes to the soil profile that may inadvertently damage roots. Material applied should be permeable and allow the development of turf which will protect the roots. Coarse sand or a planting mix with a high sand to organic matter ratio (e.g. 80/20 mix) spread at a depth of 75–100mm could suitably protect the surface root from damage, while allowing turf to redevelop within the area.
- ArborSafe is able to answer any questions regarding the material, depth and method of application to be used to ensure the tree/s remain viable for the long-term.

DRAFT

Appendix E. Tree Assessment Data

Tree no.	Botanical Name	Common Name	Trees in group	DBH Total (cm)	DRC (cm)	Radial TPZ (m)	TPZ area (m2)	Radial SRZ (m)	Tree Height (m)	Canopy (m)	Health	Structure	Age	TLE (Yrs.)	Defects	Significance	Arborist comments	Tree Quality Score	Tree Retention value subcategory	Recommendation
1	<i>Casuarina cunninghamiana</i>	River She-oak	1	113	133	13.6	577.66	3.7	5-10	10-15	Good	Fair	Mature	15-25	Co-dominant stems; Deadwood/stubs < 30mm; Exposed root(s); Previous failure(s); Wound(s);	Attractive landscape feature; Amenity value/shade; Significant due to age/size;	05-02-2024 : Nick Arnold : Roots partially restricted by retaining.	B		Retain tree with specific protection requirements (i.e. Generic measures plus supervision of works within the TPZ and/or use of root sensitive construction techniques).
2	<i>Erythrina x sykesii</i>	Common Coral Tree	1	64	70	7.7	185.30	2.8	5-10	5-10	Fair	Fair	Mature	15-25	Co-dominant stems; Deadwood/stubs < 30mm; Included bark; Previous failure(s); Wound(s);	Amenity value/shade; Attractive landscape feature;	05-02-2024 : Nick Arnold : Species susceptible to PSHB.	B		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
3	<i>Casuarina cunninghamiana</i>	River She-oak	1	79	105	9.5	282.34	3.4	5-10	10-15	Good	Fair	Mature	10-15	Cavity(s); Damaging infrastructure; Deadwood/stubs > 100mm; Decay; Previous failure(s); Wound(s);	Attractive landscape feature; Significant due to age/size; Amenity value/shade;	05-02-2024 : Nick Arnold : Retaining ~1-2m north with displaced paving. Evidence of previous limb failure(s).	B		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
4	<i>Melaleuca nesophila</i>	Western Tea Myrtle	1	42	45	5.0	79.80	2.4	5-10	5-10	Good	Poor	Mature	5-10	Co-dominant stems; Crack(s)/split(s); Previous failure(s);	Attractive landscape feature; Amenity value/shade;	05-02-2024 : Nick Arnold : Prostrate habit with partial failure at base.	C		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
5	<i>Melaleuca nesophila</i>	Western Tea Myrtle	1	35	45	4.2	55.42	2.4	5-10	<5	Good	Fair	Mature	5-10	Co-dominant stems; Epicormic growth; Exposed root(s);	Attractive landscape feature; Amenity value/shade;	05-02-2024 : Nick Arnold : Previously lopped/obstructing pathway.	C		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
6	<i>Melaleuca nesophila</i>	Western Tea Myrtle	1	40	55	4.8	72.38	2.6	5-10	5-10	Good	Fair	Mature	5-10	Co-dominant stems; Deadwood/stubs < 30mm; Suppressed; Wound(s);	Attractive landscape feature; Amenity value/shade;		C		Retain tree with generic protection requirements (i.e. protective fencing and restriction of activities within the TPZ).
7	<i>Casuarina cunninghamiana</i>	River She-oak	1	41	48	4.9	76.05	2.4	5-10	5-10	Fair	Fair	Semi-Mature	5-10	Co-dominant stems; Deadwood/stubs < 30mm; Dieback; Hanger(s); Included bark; Previous failure(s);	Amenity value/shade;	05-02-2024 : Nick Arnold : Tree showing signs of reduced health/vigour. Lodged hanger.	C		Retain tree with generic protection requirements (i.e. protective fencing and restriction of activities within the TPZ).
8	<i>Casuarina cunninghamiana</i>	River She-oak	1	96	110	11.5	416.92	3.4	10-15	10-15	Fair	Fair	Semi-Mature	10-15	Co-dominant stems; Deadwood/stubs < 30mm; Included bark;	Amenity value/shade; Attractive landscape feature;	05-02-2024 : Nick Arnold : Multi-stemmed at base.	B		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
9	<i>Erythrina crista-galli</i>	Cockspur Coral Tree	1	27	42	3.2	32.98	2.3	<5	<5	Fair	Fair	Juvenile	10-15	Deadwood/stubs < 30mm; Dieback; Epicormic growth; Wound(s);	Attractive landscape feature;		C		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
10	<i>Casuarina cunninghamiana</i>	River She-oak	1	84	82	10.1	319.21	3.0	5-10	10-15	Fair	Fair	Mature	15-25	Co-dominant stems; Crossing/rubbing branches; Deadwood/stubs > 100mm; Excessive end weight; Included bark; Previous failure(s); Wound(s);	Amenity value/shade; Attractive landscape feature;	05-02-2024 : Nick Arnold : Evidence of previous limb failure(s).	B		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
11	<i>Corymbia citriodora</i>	Lemon-scented Gum	1	61	62	7.3	168.33	2.7	10-15	10-15	Fair	Fair	Semi-Mature	15-25	Co-dominant stems; Crossing/rubbing branches; Deadwood/stubs > 30mm; Previous failure(s); Soil grade changes; Wound(s);	Attractive landscape feature; Amenity value/shade;	05-02-2024 : Nick Arnold : Decent response growth along wound margins at ~2m.	B		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
12	<i>Erythrina x sykesii</i>	Common Coral Tree	1	33	34	4.0	49.27	2.1	<5	5-10	Fair	Fair	Juvenile	10-15	Deadwood/stubs < 30mm; Dieback; Exposed root(s); Mechanical damage to root(s); Wound(s);	Attractive landscape feature;	05-02-2024 : Nick Arnold : Species susceptible to PSHB.	C		Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
13	<i>Eucalyptus rudis ssp. rudis</i>	Flooded Gum	1	71	81	8.5	228.05	3.0	10-15	10-15	Fair	Good	Semi-Mature	25-50	Deadwood/stubs < 30mm; Exposed root(s); Mechanical damage to root(s); Pests/insects; Previous failure(s);	Attractive landscape feature; Amenity value/shade;	05-02-2024 : Nick Arnold : Minor lerp infestation.	B		Retain tree with specific protection requirements (i.e. Generic measures plus supervision of works within the TPZ and/or use of root sensitive construction techniques).



For further information
Telephone 1300 272 671
www.arborsafe.com.au

CIVICA

28 March 2024

Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue
Technology Park, Western Precinct
KENSINGTON WA 6151



WESLEY COLLEGE
By daring & by doing

ATTENTION: Glen McLeod-Thorpe | Manager Rivers and Estuaries Branch

Dear Mr McLeod-Thorpe

We refer to the outcomes of a meeting held between staff from the Department of Biodiversity, Conservation and Attractions, the City of South Perth (City) and the Applicant on 14 March 2024, and a separate discussion held between staff from the City and the Applicant on Wednesday 20 March 2024 (Anita Amprimo, Director of Infrastructure Services, and Ross Barron, Head of Wesley College, respectively).

We write to confirm our collective agreement for Wesley College and Penrhos College to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future in upgrading Node 2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore.

The upgrades referred to are generally identified in the attached document supplied by the City. We make this commitment in good faith and trust that it is received favourably.

Yours sincerely

Ross Barron
Head of Wesley College


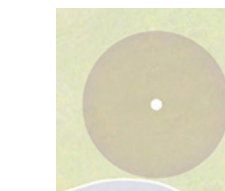
Kalea Haran
Principal of Penrhos College



PROPOSED WESLEY / PENRHOS BOAT SHED POSITION AND FORESHORE CONCEPT (REV 2)

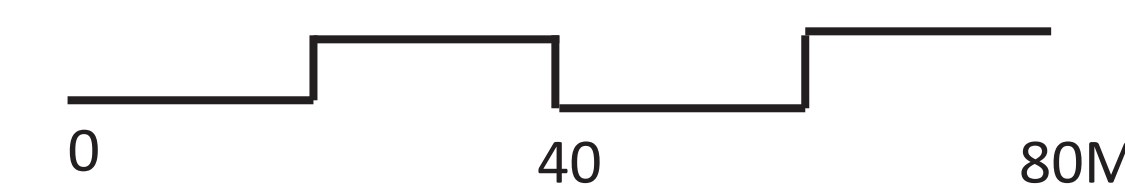


LEGEND

-  PROPOSED NEW HEADLAND WITH LANDSCAPE TREATMENT BEHIND. EXACT POSITION AND SIZE, SUBJECT TO DETAIL DESIGN.
-  PROPOSED NEW RIVER BEACH, BACKED WITH 400MM HIGH BLOCK WALL. LANDSCAPE TREATMENT PLANTING OR SAND, DEPENDING ON LOCATION PROTECTION REQUIREMENTS.
-  EXISTING TREE

CONCEPT PLAN FOR BUILDING LOCATION DISCUSSION. FORESHORE TREATMENTS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND DBCA APPROVAL

PROPOSED WESLEY / PENRHOS BOAT SHED POSITION AND FORESHORE CONCEPT
(PRINT A3 OR LARGER)



MARCH 2024

