

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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Yours sincerely

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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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This notice should not be removed.



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



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.

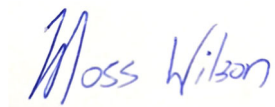
It is recommended that the proponent keep a record of all actions they have undertaken and evidence they have considered in preparing their DDA.

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 with a light blue background highlight underneath.

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

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Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

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