



Swan and Canning Rivers Management Act 2006

SECTION 84

DETERMINATION OF REQUEST FOR VARIATION TO DEVELOPMENT APPROVAL

APPROVAL NUMBER : 2018/2260
SECTION 84 FILE NUMBER : 2019/1884
APPLICANT : John Fowler Architect Pty Ltd on behalf of the Royal Perth Yacht Club
LANDOWNER : Department of Biodiversity, Conservation and Attractions (Conservation Commission of Western Australia)
LAND DESCRIPTION : Royal Perth Yacht Club, Lot 7568 on Plan 169295 and Lot 14555 on Plan 32409 (Reserve 17375), 6 Australia II Drive, Crawley
DEVELOPMENT : Refurbishment of clubhouse including small additions, resurfacing and landscaping of the southern car park, and new landscaping to the northern courtyard
DESCRIPTION OF CHANGES : Addition of a porte-cochère drive-through to the clubhouse's southern entrance and the addition of fibre cement panelling to clubhouses' western façade
SECTION 84 DETERMINATION : **APPROVAL WITH NO CHANGE TO CONDITIONS**

DETERMINATION

In accordance with Section 84(1)(a) of the *Swan and Canning Rivers Management Act 2006*, I hereby:

1. Authorise the addition of a porte-cochère drive through to the Clubhouse's southern entrance and fibre cement panelling to the Clubhouse's western façade.

ADVICE TO APPLICANT

1. This Section 84 approval is granted subject to all conditions and advice notes applicable to development approval 2018/2260.

Hon Stephen Dawson MLC
MINISTER FOR ENVIRONMENT

Date: 11/4/19



Department of Biodiversity,
Conservation and Attractions



**SWAN CANNING
RIVERPARK**

Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

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

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

1. Approval to implement this decision is valid for three (3) years from the date of the approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.

Prior to the commencement of works

2. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works (Advice Note 1).
3. Prior to the commencement of works, the applicant is to prepare and have approved a Construction Environmental Management Plan, to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

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

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

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

During works

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

On completion of works

8. The development shall be connected to the reticulated sewer system.
9. On the completion of the works, the applicant shall remove all waste materials, equipment and machinery and ensure that the site is cleaned-up to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

ADVICE TO APPLICANT

1. Notification of commencement of work and plans can be emailed to rivers.planning@dbca.wa.gov.au.
2. Regarding **Condition 4**, the applicant is advised the stormwater management system shall be designed to prevent mobilisation of sediment, nutrients and contaminants from the site to the river. Stormwater from the proposed development should be managed in accordance with Department of Biodiversity, Conservation and Attractions Policy 49 - *Planning for stormwater management affecting the Swan Canning Development Control Area*, the Department of Water and Environmental Regulation's *Stormwater Management Manual for Western Australia* and *Decision Process for Stormwater Management in WA*, and water sensitive urban design principles.
Water sensitive urban design measures for car parks may include:
 - porous/permeable paving;
 - bio-retention landscaped verge areas;
 - open or flush kerb design to allow flow into bio-retention areas;
 - street tree bio-retention pits;
 - vegetated swale systems in road reserves; and
 - grass paver systems.

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

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

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

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



Stephen Dawson MLC
MINISTER FOR ENVIRONMENT

Date: 11/10/18