

Form 1 – Application for Approval of Development

Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

1. Applicant details

The applicant is the person with whom the department, on behalf of the Chief Executive Officer, will correspond, unless an authorised agent has been appointed to act on behalf of the applicant, in which case correspondence will be sent direct to the agent.

Name			
Position (if applicable)			
Organisation (if applicable)			
Contact person			
Postal address			
Town/Suburb		State	Postcode
Telephone	Work	Mobile	
Email			

I give authority for an agent (as identified at item No. 3) to act on my behalf during the assessment of the application ☐ YES ☐ NO

If 'YES', please provide Agent's details at item No. 3

Applicant signature		Date	
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2. Landowner details

All owner(s) of the land **must sign this application**. Where land is owned by the Crown or has a management order granted to a local government or other agency, this application must be signed by the relevant landowner or management body as required under section 72(5)(a) of the Act. If there are more than two landowners, please provide the additional information and signature(s) on a separate page.

Details of first landowner

Name			
Position (if applicable)			
Organisation (if applicable)			
Contact person			
Postal address			
Town/Suburb		State	Postcode

I consent to this application being made.

First landowner signature		Date	
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Details of second landowner (if applicable)

Name			
Position (if applicable)			
Organisation (if applicable)			
Contact person			
Postal address			
Town/Suburb		State	Postcode

I consent to this application being made.

Second landowner signature		Date	
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3. Authorised agent details (if applicable)

The applicant must sign the form and tick the authorisation under item No. 1 to provide authority for an appointed authorised agent to act on their behalf.

Details of authorised agent

Name			
Position (if applicable)			
Company/agency (if applicable)			
ACN/ABN (if applicable)			
Postal address			
Town/Suburb		State	Postcode
Telephone	Work	Mobile	
Email			
Authorised Agent signature		Date	

4. Location of proposed development

Certificate of title information	Volume		Folio	
	Diagram/plan/deposit plan no.			
Lot No.(s)				
Location				
Reserve No.(s) (if applicable)				
Street No.(s) and name				
Town/Suburb				
Nearest road intersection				

5. Details of proposed development

Please provide a written description of the proposed development (refer to the Development Application Guidelines for further details on what information to include in this section).


Estimated cost of development	
Current use of land	
Proposed development	



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Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

8. Signatures

Signed by Applicant

Applicant signature		
Date	12/07/2023	
Print name and position (if signing on behalf of a company or agency)	Name	Glen Deublé
	Position	General Manager

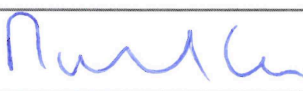
Signed by Landowner/s (if the landowner is not the applicant)

I consent to this application being made.		
Landowner signature		
Landowner signature		
Date	25/7/2023	
Print name and position (if signing on behalf of a company or agency)	Name	Michael Cole
	Position	Director Corporate Services

Signed by Authorised Agent (if you are acting for the applicant)

I have attached a copy of the written authorisation for me to act on behalf of the applicant to this application.		
Authorised Agent signature		
Date		
Print name and position (if signing on behalf of a company or agency)	Name:	
	Position:	



Property details			
Lot No: 254		Unit No:	Street No:
Street name: Esplanade		Suburb: Dalkeith	
Proposed development			
Nature of Proposed Development	<input checked="" type="checkbox"/> Works	<input type="checkbox"/> Use	<input type="checkbox"/> Works and Use
<input type="checkbox"/> Extension of Time (Insert Duration)			
Description of proposed works and/or land use: Resurfacing of hardstand			
Existing land use (if change of use proposed):			
Cost of development (excluding GST): \$ 500,000		Estimated time of completion: 12 MONTHS	
Applicant Details			
Name: Perth Flying Squadron Yacht Club			
Postal Address: PO Box 3181 Broadway, Nedlands, WA 6009			
Phone: 9386 6437			
Email: gm@pfsyc.com.au			
Method of correspondence:		Electronically <input checked="" type="checkbox"/>	Paper Hardcopy <input type="checkbox"/>
Contact person for correspondence: Glen Deublé			
Owner details (If different from applicant)			
Name: City of Nedlands		Name:	
Signature: 		Signature:	
Date: 25/7/2023		Date:	
Postal Address: PO BOX 9 NEDLANDS WA 6909			
Phone: 92733500			
Email: council@nedlands.wa.gov.au			
Contact person for correspondence: Michael Cole			
This application will not proceed without the signature of all the landowners. For the purposes of signing this application an owner(s) includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).			
If the development application is required to be advertised, the advertising shall be conducted in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 64(5) and the City's Local Planning Policy – Consultation of Planning Proposals with additional fees applicable as per the City of Nedlands fees and charges.			
Please note that the information and plans provided with this development application will be made available on the City's website if required to be advertised for comment			
Please note: In addition to the Development Application Form and Checklist, an electronic or hardcopy of all plans (to scale) are required to be submitted. For New Residential Houses and Commercial Buildings an electronic copy is required.			
OFFICE USE ONLY			
Planning Fees		Date:	Amount: \$
Reference		File No.:	Receipt No.:



Perth Flying Squadron Yacht Club Inc.

Esplanade, Dalkeith 6009
Telephone: 08 9386 6437 Fax: 08 9389 8600



DEVELOPMENT PLAN

Due to the current flooding issues that the Club is experiencing, its ageing infrastructure and the increased awareness and focus on Work Health and Safety practices, the Club is committed to undertaking a complete redevelopment of the on-land and on-water infrastructure within its Leased Premises.

The framework of this Development Plan, with proposed scope of works, budget and timelines, is as follows:

➤ Stage 1

Design, landscape and implement an improved storm water drainage solution to the Club's on-land leased Premises whilst separating industrial activities from social activities.

Removal of all existing asphalt from 12,137m² of leased premises on the western side of the Clubhouse. This area is currently used for boat hardstanding and car parking. This area will then be regraded using road profiling supplied by the City of Nedlands and then covered with geofabric for surface stability and permeability.

Once complete the area will be covered using UV stabilised permeable pavers and then filled with gravel for load bearing capacity.

Permeable pavers are a simple new green technology that is easily actionable. The implementation of permeable pavers leads to less flooding, cleaner air and water, less heat, less thermal pollution, less waste in the landfill, fewer toxins from runoff pollutants as well as coal tar & asphalt. A more natural landscape.

The permeable paver system is designed to infiltrate storm water runoff instead of shedding it off the surface. It will reduce the amount of runoff by allowing water to pass through surfaces that would otherwise be impervious. The storm water passes through the load bearing surface and is stored in the gravel layer and allowed to infiltrate into the surrounding soil (functioning like an infiltration basin).

The permeable paver is 47.7mm high and filled with gravel leaving a 40% void space to allow for storm water storage. With an area of 12,137m² this equates to more than 230,000 litres of storm water being stored within the pavers allowing infiltration into the soil before natural overland runoff occurs.

However, in order to complete this step, the existing boats in this area will need to be relocated, which means additional area is required to relocate the boats in preparation for the works. To achieve this, all sheds and containers from the area on the northern side of the Clubhouse will

be removed and this area will be used for temporary boat storage until the works are complete.

Once complete, the sheds will be relocated to the very western end of the leased premises and a garrison fence will be installed from the western edge of the Clubhouse to the western edge of the existing pedestrian access gate. This will prevent the occurrence of any unsafe work practices and possible incidents by isolating the industrial (boating) activities from the social activities. The storage sheds, tractor and Bosuns will be relocated to the industrial area of the premises.

The area north of the Clubhouse will be asphalt car parking with the installation of rain gardens, landscaped gardens and twelve 1,800mm x 1,800mm soak wells which will store 54,960 litres of storm water before natural overland runoff occurs.

Construction and installation time proposed to be completed within 11 months of receiving development approval (3 months to complete the tender process; 8 months construction and installation).

Plans attached as Attachment 1.

Budget – \$567,000

➤ **Stage 2**

Replacement of four end-of-life Jetties;

Four of the Club's seven existing timber jetties are now at the end of their life and are costing more than \$100,00 each year in repairs and maintenance. They need to be replaced with more environmentally friendly jetties with less obtrusive and longer lasting infrastructure.

B, C, D & E Jetties are to be removed and replaced with UV stabilised floating jetties. All works are within the Club's existing Lease Area.

The environmental benefit of floating jetties is the vast reduction in piles required to secure the jetties, leading to less impact on the river and less ongoing repairs and maintenance.

All piles used will be steel piles, sleeved and capped to prevent corrosion. All designs are in accordance with AS 3962:2020.

Deconstruction of existing jetties and construction and installation time proposed to be completed within 24 months from the completion of Stage 1 (3 months to complete the tender process; 8 months deconstruction and 13 months installation).

Plans attached as Attachment 2.

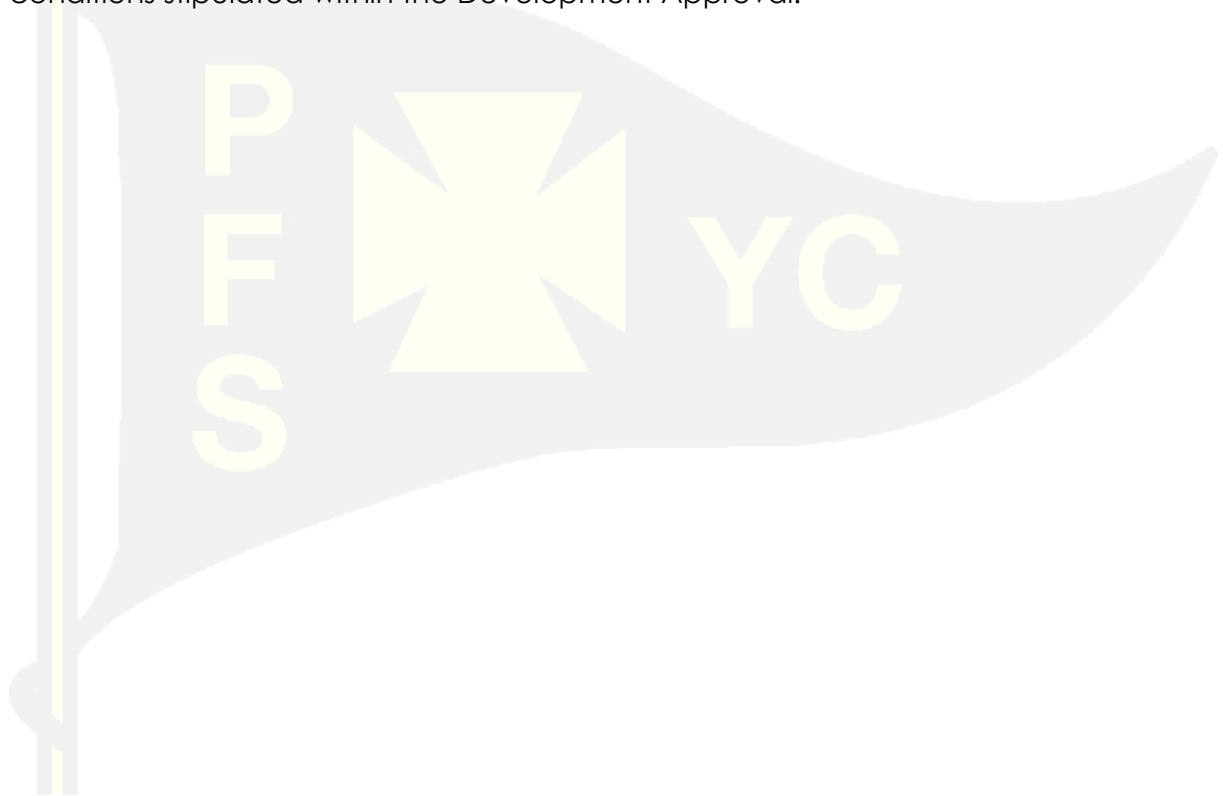
Budget – \$3,960,000

The Club is committed to working closely, collaboratively and consultatively with the City of Nedlands and the Department of Biodiversity, Conservation and Attractions in order to provide significant Community benefit as a result of this Development Plan.

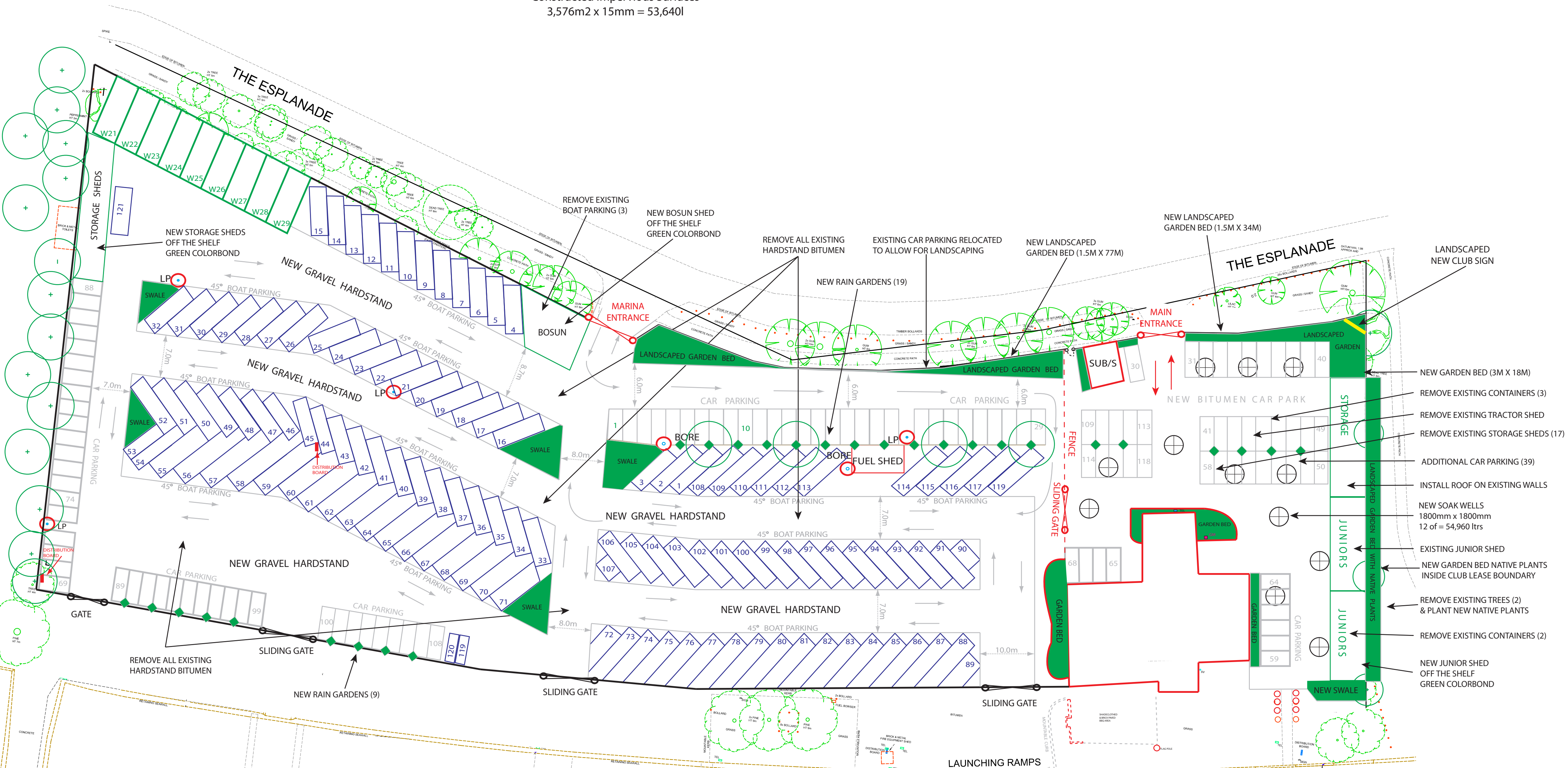
Moreover, the Club is committed to utilising state of the art design and environmentally friendly and sustainable products and equipment.

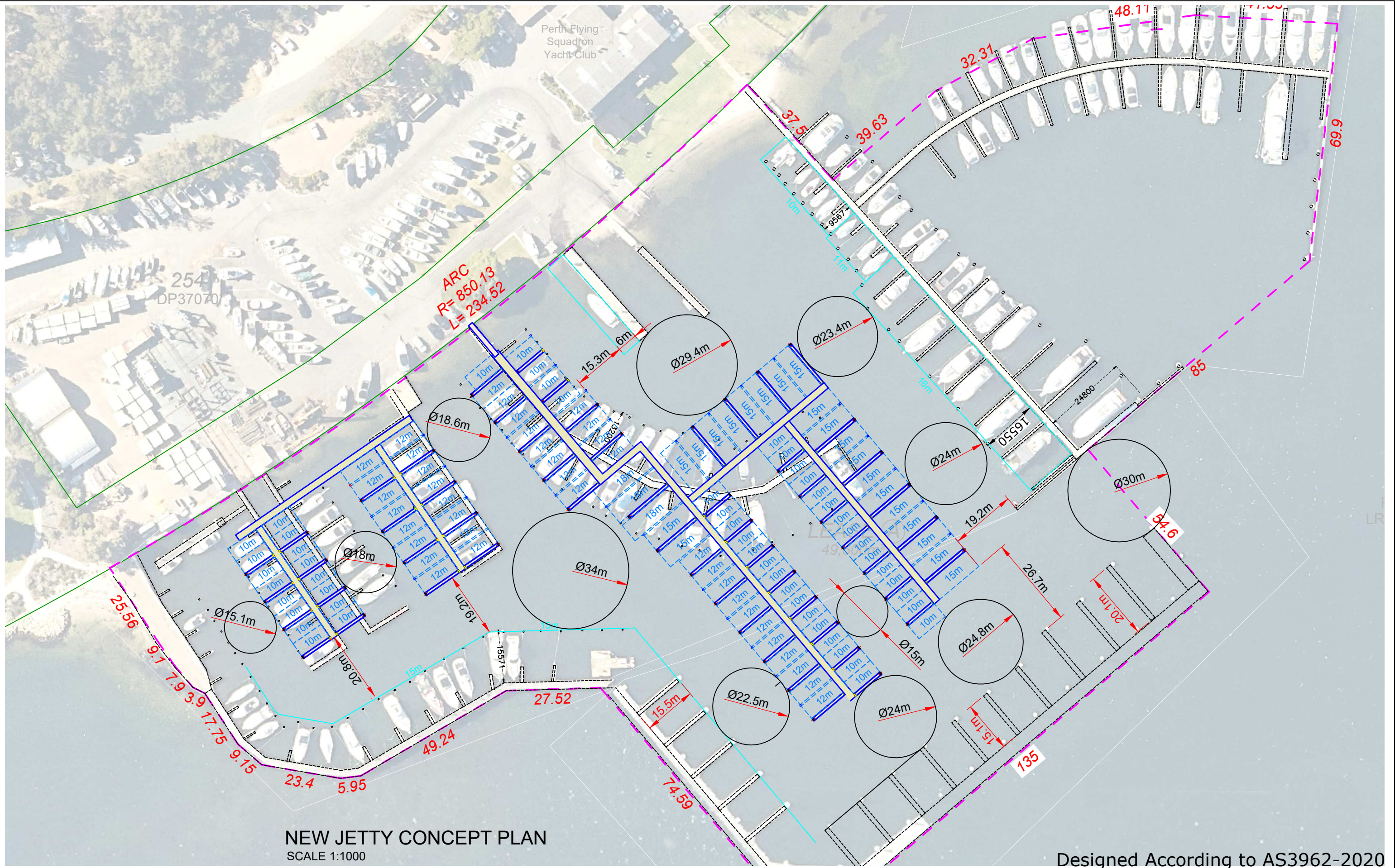
CONCLUSION

It is the intention of the Club to immediately commence the development (as stipulated in the Development Plan above) once the development approval has been received. Once the successful tenders have been selected, the successful companies will develop and submit all engineering plans, certified by a qualified and practising marine and/or civil engineer showing the design, structural and construction detail of all in-water and on-land structures for approval by the General Manager, Swan River Trust on advice from the City of Nedlands and Department of Transport. The successful companies will be bound by the relevant Australian Standards pre, during and post construction. They will also be bound by all conditions stipulated within the Development Approval.



Constructed Impervious Surfaces
3,576m² x 15mm = 53,640l

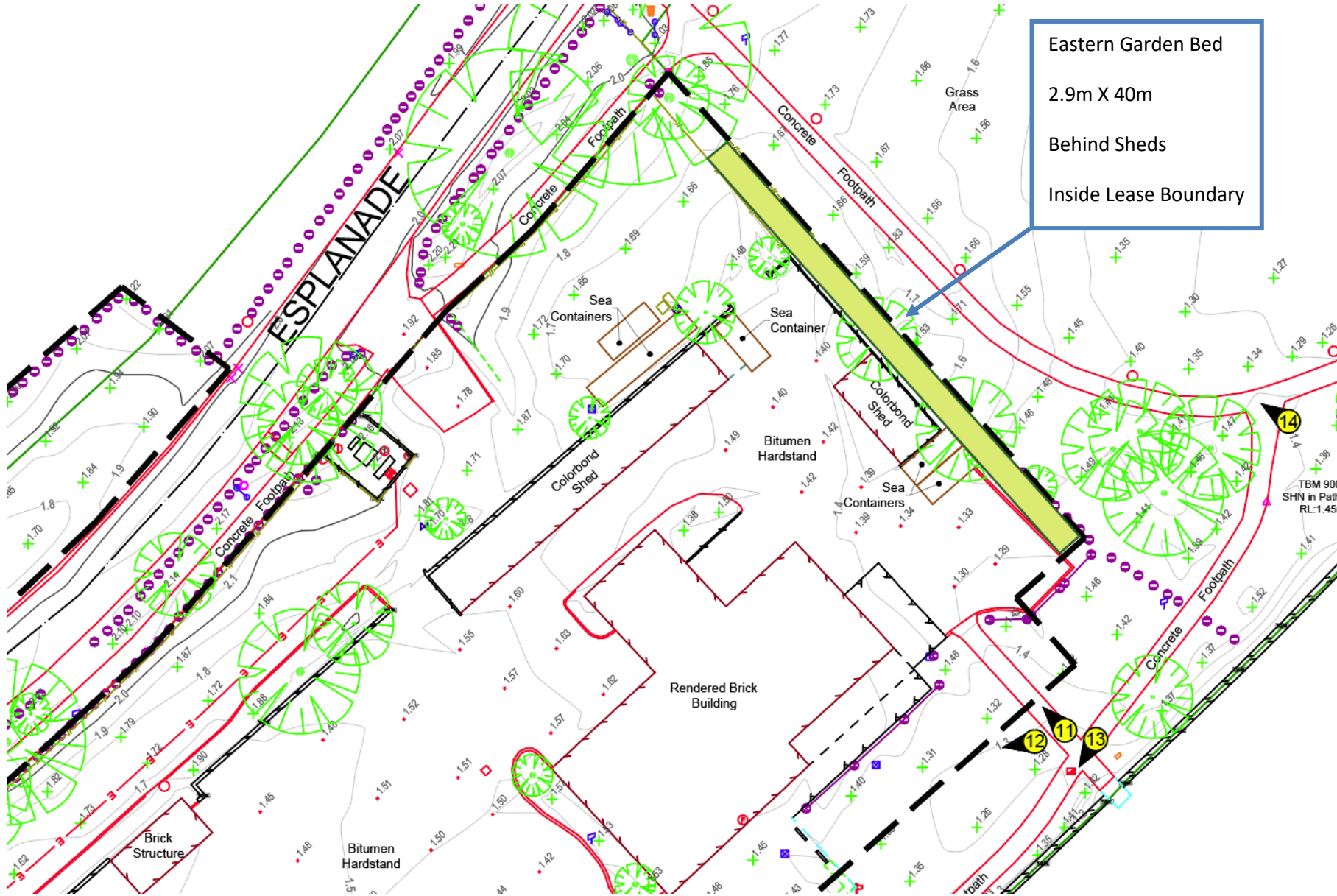




NEW JETTY CONCEPT PLAN
SCALE 1:1000

Designed According to AS3962-2020

				<div></div> <div>Global Trade Sales 6 Block Place, Ocean Reef WA 6027 T: +61 418 951 318 Designed according to AS 3962-2001 & AS 2159</div>	SCALE @ A3 1:1000		PERTH FLYING SQUADRON YACHT CLUB REDEVELOPMENT						
					U.N.O all dimensions in mm all levels in m		- FLOATING JETTY LAYOUT						
-	-	-	-		Checked	GTS Approved:	Customer Approved:		FORMAT A3		DRAWING NUMBER: GTS1895-01	SHEET:	REVN: A
DATE	DRN	REV.	DESCRIPTION										



LEASED PREMISES
1.5713ha

Constructed Impervious Surfaces
3,576m² x 15mm = 53,640l

PLANTING PALETTE & SPECIFICATIONS

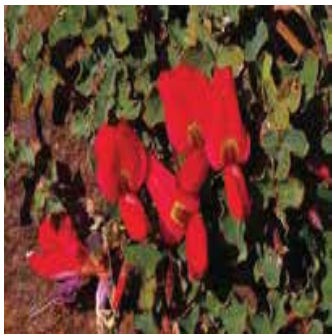


MASS PLANTING WITH ORGANIC MULCH

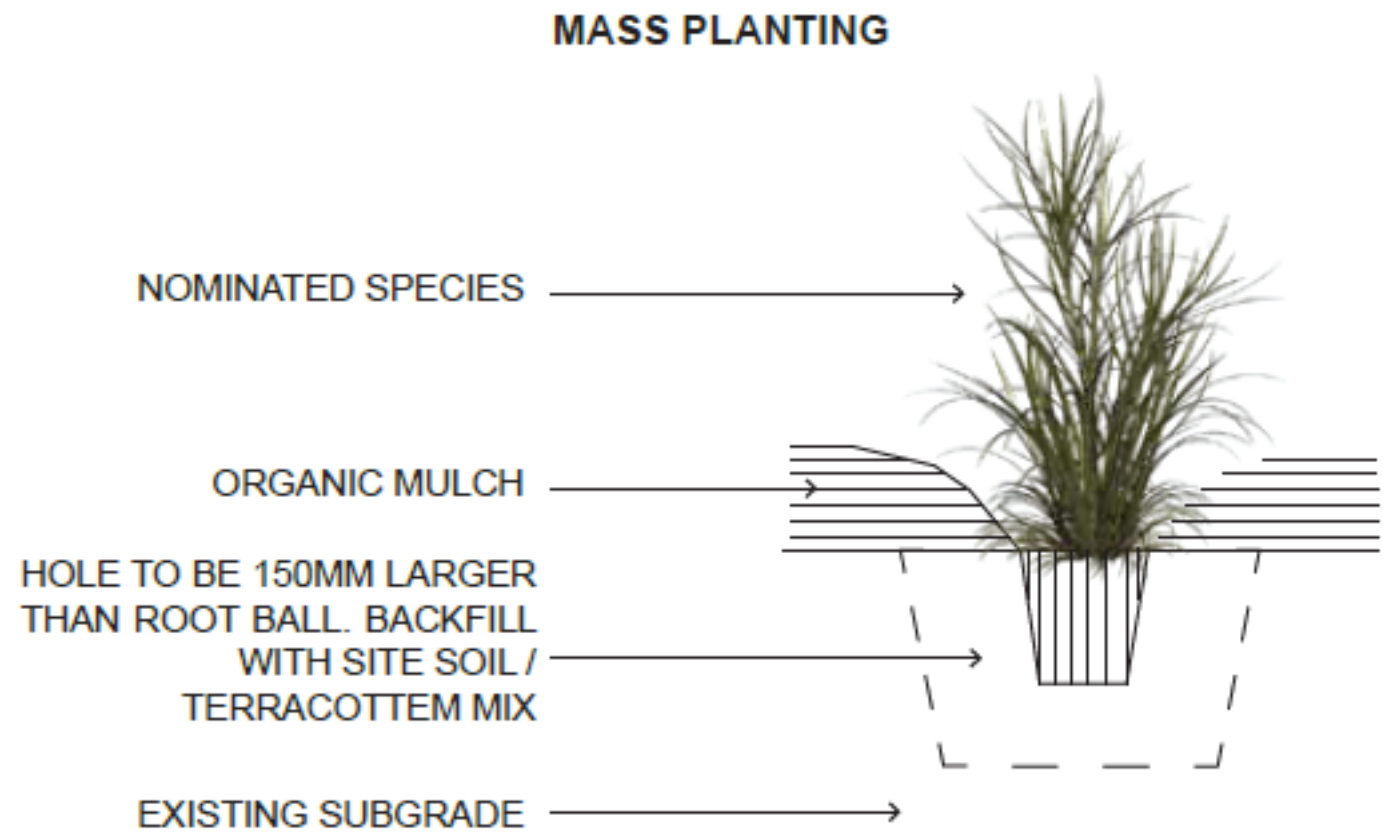
ALLOCASUARINA HUMILIS
ANIGZANTHOS MANGLESII
CONOSPERMUN TRIPLINERVIUM
CONOSTYLIS ACULEATA
EREMOPHILA GLABRA (Green form)
FICINIA NODOSA
HYPOCALYMMMA ROBUSTUM



MYOPORUM INSULARE
OLEARIA AXILLARIS
RHAGODIA BACCATA
SCAEVOLA CRASSIFOLIA
SPINIFEX LONGIFOLIUS
KENNEDIA PROSTRATA
LEPIDOSPERMA GLADIATUM



MASS PLANTING - TYPICAL DETAIL



FLYING SQUADRON YACHT CLUB – Planting per sqm

LANDSCAPING PLAN – Species numbers (mass planting areas)

RF CODE	SPECIES	QTY PER SQM	SIZE (H x W)
AHU	Allocasuarina humilis	1/sq m	1.5 -2m
ANA	Anigozanthos manglesii	2/sq m	1m H x 1.2m W
CAC	Conostylis aculeata	3/sq m	0.5m H x 0.5m W
CTR	Conospermum triplinervium	2/sq m	3-4m H x 1-2m W
EGL	Eremophila glabra (green)	3/sq m	0.3-1.5m H x 1-3m W
FNO	Ficinia nodosa	3/sq m	0.6-1.5m H x 0.6m W
HRO	Hypocalymma robustum	2/sq m	1.2m H x 1m W
KPR	Kennedia prostrata	3/sq m	0.1m H x 3m W
LGL	Lepidosperma gladium	2/sq m	1m H x 1m W
MIN	Myoporum insulare	2/sq m	3-5m H x 3-5m W
OAX	Olearia axillaris	2/sq m	1-2m H x 1-2m W
RDA	Rhagodia baccata	2/sq m	0.3-1.5m H X 2m W
SCR	Scaevola crassifolia	3/sq m	1.5m H x 1.5m W
SLO	Spinifex longifolius	3/sq m	0.3-1m H x 2m W

**MRS****Form 1****Application for Planning Approval****Owner/s details**

Registered proprietor/s (landowner/s) or the authorised agent's details **must** be provided in this section. If there are more than two landowners please provide all relevant information on a separate page. Signature/s must be provided by all registered proprietors or by an authorised agent.

Alternatively, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided.

Full name **City of Nedlands**

Company/agency (if applicable)

ACN/ABN (if applicable)

Postal address **PO Box 9**

Town/suburb **NEDLANDS**

Postcode **6009**

The landowner/s or authorised agent consents to the applicant submitting this application

Signature

Date **25/7/2023**

Print name and position

(if signing on behalf of a company or agency)

Michael Cole, Director Corporate Services

Applicant details

Name/company

Perth Flying Squadron Yacht Club

Contact person

Glen Deublé

Postal address

PO Box 3181 Broadway

Town/suburb

Nedlands

Postcode **6009**

Phone

9386 6437

Email **gm@pfsyc.com.au**

Applicant signature

Print name and position

(if signing on behalf of a company or agency)

Glen Deublé - General Manager

Date **24/07/2023**

Property details

Certificate of title description of land:

Lot No **254**

Location No **Dalkeith**

Plan or diagram **37070; "A" on 6 5818**

Vol **LR3131**

Folio **762**

Certificate of title description of land:

Lot No

Location No

Plan or diagram

Vol

Folio

Title encumbrances (e.g. easements, restrictive covenants)

Locality of development (house no., street name, suburb, etc)

Esplanade, Dalkeith

Nearest street intersection

Esplanade & Bessell Ave

Existing building/land use

Yacht Club

Description of proposed development and/or use

Resurfacing of hardstand for storm water drainage

Nature of any existing buildings and/or use

Clubhouse

Approximate cost of proposed development (excl. gst) \$

\$500,000

Estimated time of completion

12 months

Office use only

Acceptance officer's initials

Date received

Additional Information to be provided on the MRS Form 1

Is the development within a designated Bushfire Prone Area?

☐ Yes ☒ No

If 'yes', have bushfire hazard issues been identified and addressed (e.g. by providing a BAL Assessment(s) or BAL Contour Map and a Bushfire Management Plan with the application)?

☐ Yes ☐ No

☒ N/A

If NA is selected and the development is in a designated bushfire prone area then a short statement justifying why SPP 3.7 does not apply should be included.

Does your application require determination by a Development Assessment Panel? (DAP)

☐ Yes ☒ No

Please refer to the following website for DAP requirements: www.dplh.wa.gov.au/daps

If yes, please complete DAP Application Form as per DAP requirements.

Checklist (supporting information)


Please complete the checklist below and ensure that all the relevant information is provided with the application.

1. Completed Metropolitan Region Scheme (MRS) Form 1
2. Plans at a scale not less than 1:500 (A3) showing:-
 - (i) the location of the site including street names, lot number(s), north point and the dimensions of the site;
 - (ii) the existing and proposed ground and floor levels over the whole of the land that is the subject of the application, including details of proposed cut and fill, and retaining walls;
 - (iii) the location, metric dimensions, materials, finishes and type of all existing and proposed structures, including services, on the land that is the subject of the application and all existing structures and vegetation proposed to be removed;
 - (iv) the existing and proposed use of the site, including proposed hours of operation and buildings to be erected on the site;
 - (v) the existing and proposed means of access and egress for pedestrians and vehicles to and from the site;
 - (vi) the location, number, dimensions and layout of all car parking spaces intended to be provided, including provision for the disabled;
 - (vii) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
 - (viii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop those areas;
 - (ix) the nature and extent of any open space and landscaping proposed for the site; and
 - (x) proposed external lighting and signage.
3. Plans, elevations and sections, as appropriate, of any building or structure proposed to be erected or altered and of any building or structure it is intended to retain;
4. Any specialist studies that the responsible authority may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies;
5. Any management plans the responsible authority may require to support or implement the application; and
6. Any other plan or information that the responsible authority may require to enable the application to be determined. This may include scale models or information in digital formats.

For additional information please refer to Development Control Policy 1.2

www.dplh.wa.gov.au/getmedia/37533b97-e0ad-4947-9d00-c4d62fa92746/DCP_1-2_general_principles

Development application checklist - lodgement requirements

	<p>The MRS Form is to be signed by the registered proprietor/s as shown on the certificate/s of title.</p> <p>Where the landowner/s cannot sign, an authorised agent can sign and attach evidence of the authority.</p> <p>If the subject land is owned by a company, you must confirm whether it is a sole proprietorship company and state the full name/s and position/s of the company signatory/ies.</p> <p>Appropriate company signatory/ies include one director and the company seal, two directors, or one director and one secretary.</p>
Application signatures	<p>Eg: _____</p> <p>John F. Smith - Director Smith Pty Ltd</p> <p>Peter S James - Director Smith Pty Ltd</p> <p>Or _____</p> <p>John F. Smith - Sole Director Smith Pty Ltd</p> <p>If the subject land is owned by a strata company, consent can be signed by the strata company secretary or by an elected person of the strata company providing proof of authority either by letter of delegated authority, signed by all strata owners or minutes showing delegated authority.</p>  <p>GLEN DEUBLE GM.</p>
Certificate of Title	Ensure the Certificate of Title/s is/are current (within 6 months) and provide copy/s.
Change of name	<p>Applications made by either private owners or companies who have changed names to that depicted on the Certificate of Title, must provide supporting documentation showing the change of name such as:</p> <ul style="list-style-type: none"> • a transfer of land document that incorporates a lodgement receipt, • a company search from the Australian Securities and Investment Commission, • a marriage certificate or • a change of name certificate.
Contacts	A contact name, phone and email address is essential, in the event more information is required and for issuing correspondence relating to the Department's decision.
Contracts of sale	<p>Where the land is subject to a contract of sale or offer and acceptance, evidence of landowner's consent must be provided. Relevant evidence may include;</p> <ul style="list-style-type: none"> • an express provision of consent by the vendor on the contract of sale or offer and acceptance, • a letter of consent from the registered proprietor/s giving prospective purchaser/s consent to lodge the application or • a copy of the transfer of land document that incorporates a lodgement receipt.
Crown land	Where the land is registered in the name of the Crown, the application form must be signed by an authorised officer of the Department of Lands, stating the name and position. Alternatively, a letter of consent from the authorised Crown land officer.
Deceased estates	Where the land is registered in joint tenants, a copy of the death certificate of the deceased landowner must be provided. Where the land is registered in tenants in common, a copy of the grant of probate or endorsed enduring power of attorney must be provided.
Designated Bushfire Prone Area	If the proposed development is located within a Bushfire Prone Area according to the Map of Bush Fire Prone Areas, then bushfire hazard issues should be identified and addressed (e.g. by providing a BAL assessment(s) or BAL Contour Map and a Bushfire Management Plan with the application). If NA is selected and the development is in a designated bushfire prone area then a short statement justifying why SPP 3.7 does not apply should be included.
Emailed documents	Emailed applications or documents are acceptable, however the application must be signed by the registered proprietor/s.
Government agencies	Where the land is registered in the name of a government authority, the application form must be signed by an authorised officer of the relevant authority, stating the name and position of the signatory/s. Alternatively, a letter of consent signed by an authorised officer.