



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 | Old Salt Perth Pty Ltd | | |
| Position (if applicable) | | | |
| Organisation (if applicable) | | | |
| Contact person | Daniel Chrystal | | |
| Postal address | PO BOX 389 | | |
| Town/Suburb | Guildford | State | WA Postcode 6935 |
| Telephone | Work | Mobile 08 6278 2788 | |
| Email | dan@gphg.com.au | | |

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

04/11/2025

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 | Department of Biodiversity, COnservation and Attractions - Glen McLeod-Thorp | | |
| Position (if applicable) | Manager, Swan Canning Waterways Branch | | |
| Organisation (if applicable) | Department of Biodiversity, Conservation and Attractions | | |
| Contact person | | | |
| Postal address | 17 Dick Perry Avenue | | |
| Town/Suburb | Kensington | State | WA Postcode 6151 |

I consent to this application being made.

First landowner signature

Date

2/12/2025

Details of second landowner (if applicable)

| | | | |
|------------------------------|---------------------------------------|-------|------------------|
| Name | Matthew Scott | | |
| Position (if applicable) | CEO | | |
| Organisation (if applicable) | City of South Perth | | |
| Contact person | | | |
| Postal address | Cnr Sandgate Street and South Terrace | | |
| Town/Suburb | South Perth | State | WA Postcode 6152 |

I consent to this application being made.

Second landowner signature

Date

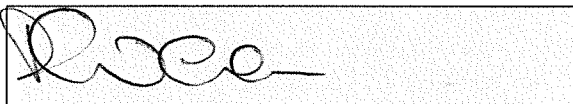
14/11/2025



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 | Phil Cockman | | |
| Position (if applicable) | Director | | |
| Company/agency (if applicable) | Canford Hospitality Consultants | | |
| ACN/ABN (if applicable) | 28 120 623 449 | | |
| Postal address | PO BOX 389 | | |
| Town/Suburb | Guildford | State | WA Postcode 6935 |
| Telephone | Work 08 6278 2788 | Mobile | 0417 976 009 |
| Email | phil@canford.com.au | | |
| Authorised Agent signature |  | Date | 4/11/25 |

4. Location of proposed development

| | | |
|----------------------------------|--|-------|
| Certificate of title information | Volume | Folio |
| Diagram/plan/deposit plan no. | | |
| Lot No.(s) | 301 + 840 | |
| Location | | |
| Reserve No.(s) (if applicable) | R48325 + R28779 | |
| Street No.(s) and name | Mends Street and South Perth Esplanade | |
| Town/Suburb | South Perth | |
| 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 | \$2 million |
| Current use of land | |
| Proposed development | See attached Development Application |

South Perth Wharf DEVELOPMENT APPLICATION

On behalf of
Old Salt Perth Pty Ltd



PHIL@CANFORD.COM.AU | 08 6278 2788

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Proposal **South Perth Wharf floating F&B Precinct**

Proposed use of premises Tavern land use

Cost \$2,000,000

Location South Perth Foreshore - proximity to Mends St Jetty

Applicant Old Salt Perth Pty Ltd

Landowner Swan River Reserve vested in The Conservation and Land Management Executive Body acting on behalf of the Chief Executive Officer of the Department of Biodiversity, Conservation and Attractions

Local Government City of South Perth / Department of Biodiversity, Conservation and Attractions

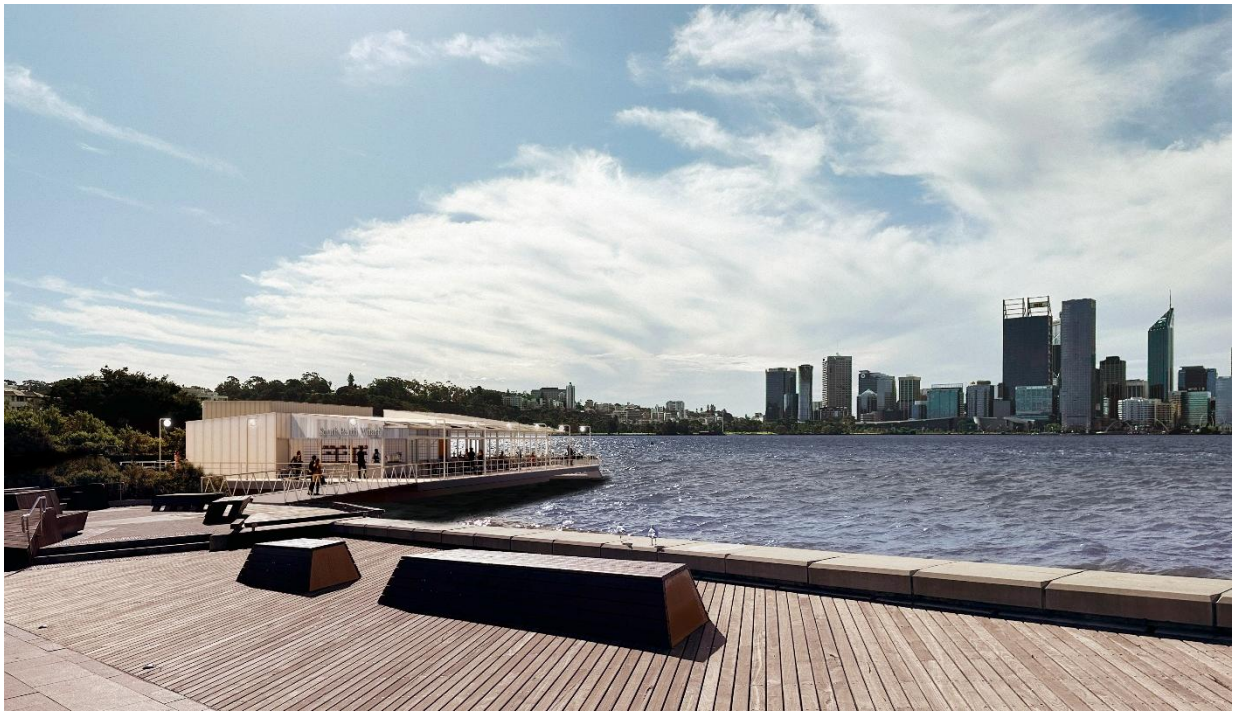
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1. INTRODUCTION

1.1. Venue Concept

- 1.1.1. We work for Old Salt Perth Pty Ltd , the Applicant in this matter. On their behalf we submit this document in support of their development application for the South Perth Wharf Floating F&B Precinct on the South Perth foreshore.
- 1.1.2. South Perth Wharf is a unique and exciting new hospitality precinct, set to become a landmark destination in South Perth, Western Australia. After relocating, rebranding and redesigning Perth's first floating food and beverage venue, South Perth Wharf is now home to a curated collection of independent but connected offerings, including dining, takeaway, early morning coffee, a public jetty for fishing and boating, seasonal wellness experiences (not part of this application), and even the potential for seaplane connectivity in the future (not part of this application). These elements are tied together by a shared identity, a consistent architectural approach, and a commitment to open space, access, and everyday usability.



- 1.1.3. South Perth Wharf will be a multidiscipline food and beverage precinct with a restaurant, coffee shop and take-away fish and chips offering.
- 1.1.4. It has been designed to appeal to both locals and tourists, providing a vibrant atmosphere for social gatherings, celebrations, and casual outings. We anticipate strong demand from residents seeking a distinctive waterfront venue, as well as visitors drawn to this novel concept.

- 1.1.5. The Wharfs prime location, on the Swan River, positions it as a key player in the local tourism industry. The operator will actively collaborate with tour companies, hotels, and other stakeholders to promote the venue as a must-visit attraction, further driving South Perth foot traffic and revenue.
- 1.1.6. With its unique appeal and strategic location, South Perth Wharf has exceptional potential to become a thriving hub of activity, contributing significantly to the vibrancy of South Perth's hospitality scene and attracting visitors from near and far.

1.2. Benefit to South Perth / Tourism

- 1.2.1. Being the first of its kind on water floating venue directly connected to land, the unique and exciting venture will draw locals and tourists alike.
- 1.2.2. With the clever design of the cantilever gangway, the operation allows for other operators to, in time and with approvals from the Department of Biodiversity, Conservation and Attractions, take part in the proposal.
- 1.2.3. The small, local coffee shop will provide morning revellers with an on-water unique coffee shop.
- 1.2.4. The takeaway fish and chip shop attached to the venue will draw locals and tourists who want to enjoy the South Perth Foreshore.
- 1.2.5. Through supporting local suppliers and staff, the venue will contribute to the Western Australian economy, both the local South Perth economy and the tourist economy.
- 1.2.6. The venue will show and broadcast to the State how hospitality and sustainability can align on The Swan River.

2. Site Details

2.1. Legal description

2.1.1. The subject site is comprised of two lots - one for the river, and one for the land.

| River | Land |
|-----------------------------------|-----------------------------------|
| Lot 301 - Mends St South Perth | Lot 840, South Perth Esplanade |
| Reserve No: R48325 | Reserve No: R28779 |

2.1.2. The area of South Perth Wharf, inclusive of the Jetty / Gangway is 752sqm. This comprises of;

2.1.2.1. The Vessel - 432sqm

2.1.2.2. Cantilever Boardwalk - 224sqm

2.1.2.3. Services area - 48sqm

2.1.2.4. Gangway - 38sqm

2.1.3. The size ensures that all guests are well catered for with different offerings and the public has access to the jetty.

2.2. Locational and Land use context

2.2.1. The subject site is located just off the border of the City of South Perth, on the Swan River. It is approximately 1.5km - 2km from the Perth CBD.

2.2.2. The subject site will form part of the South Perth foreshore entertainment precinct and will be in proximity to other popular hospitality venues such as;

2.2.2.1. Mister Walker,

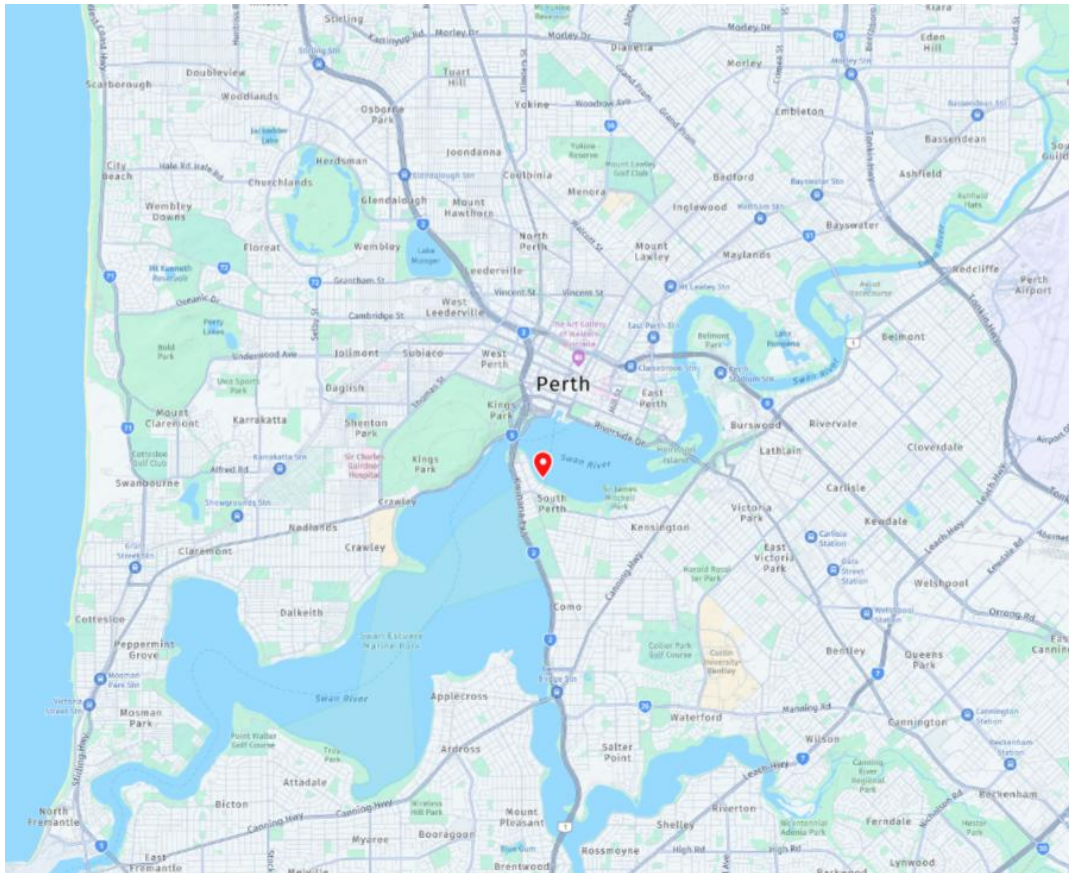
2.2.2.2. Miss Chow's South Perth,

2.2.2.3. Rambla on Swan,

2.2.2.4. The Italian on Mends St,

2.2.2.5. The Windsor Hotel.

2.2.3. Below are aerial map images that show its location within the Perth Region, and within the South Perth Locality.



3. Planning Framework

3.1. Zoning and land use

- 3.1.1. Given the unique location of the proposed premises on the water off a proposed new jetty at Mends Street confirmation of zoning and approved land use of the premises is not possible.
- 3.1.2. However, the applicant has worked closely with the Department of Biodiversity, Conservation and Attractions (DBCA) to put this development application together, and has referred to the following planning texts as needed;
 - 3.1.2.1. Metropolitan Region Scheme (MRS)
 - 3.1.2.2. City of South Perth Local Planning Scheme No. 7
 - 3.1.2.3. Swan Canning development control area
 - 3.1.2.4. State Planning Policy 2.10

4. Proposal / development details / vision

4.1. Style of operation / liquor licence

- 4.1.1. South Perth Wharf will have three distinct food and beverage outlets, utilising a shared kitchen and services area.
- 4.1.2. The premises flagship venue will be a sophisticated and contemporary hybrid bar/restaurant boasting local good quality food.
- 4.1.3. Contained within the Wharf will also be a small and modern café and take-away fish and chip window.
- 4.1.4. The dining environment will be modern and discerning, with a mix of high and low tables.
- 4.1.5. The level of service, the calibre of the fit out and the expertise of the staff will be excellent.
- 4.1.6. The pillars of South Perth Wharf's operating philosophy are;
 - 4.1.6.1. High quality contemporary food in a relaxed but professional environment.
 - 4.1.6.2. Food is the hero and instrumental to attracting guests.
 - 4.1.6.3. A unique and price attractive a la carte offering which promotes the water.
 - 4.1.6.4. Great wines and cocktails, suitable for all dining occasions.
 - 4.1.6.5. Commitment to attentive service, sustainable food & beverage practices, and engaging with the community.
- 4.1.7. For food, the focus will be on shared plates, for a social dining experience. There will be an option for Chefs choice feed me menu.
- 4.1.8. The beverage list will compliment culinary offerings and will feature a curated selection of local and international wines, craft beers and premium spirits.
- 4.1.9. From an operations perspective.
 - 4.1.9.1. There will be permanent seating in the main dining venue for 135 people.
 - 4.1.9.1.1. Additionally, the alfresco / jetty dining area will have 52 seats and the Café takeaway will have 16 seats.
 - 4.1.9.1.2. There will be speakers internally and externally, playing background ambient music.
 - 4.1.9.1.3. There will be no live music at the venue.
 - 4.1.9.1.4. Alfresco closure at 9pm.
 - 4.1.9.2. Speakers outside playing background ambient music.
 - 4.1.9.3. All A/C Units, cool room condensers and toilet fans located on the roof.
 - 4.1.9.4. Power will be sourced from the land
 - 4.1.9.5. South Perth Wharf will trade the following hours.
 - 4.1.9.5.1. Sun - Thurs - 7am - 11pm
 - 4.1.9.5.2. Fri & Sat - 7am - midnight

4.2. The Venue
4.2.1.Look & feel imagery



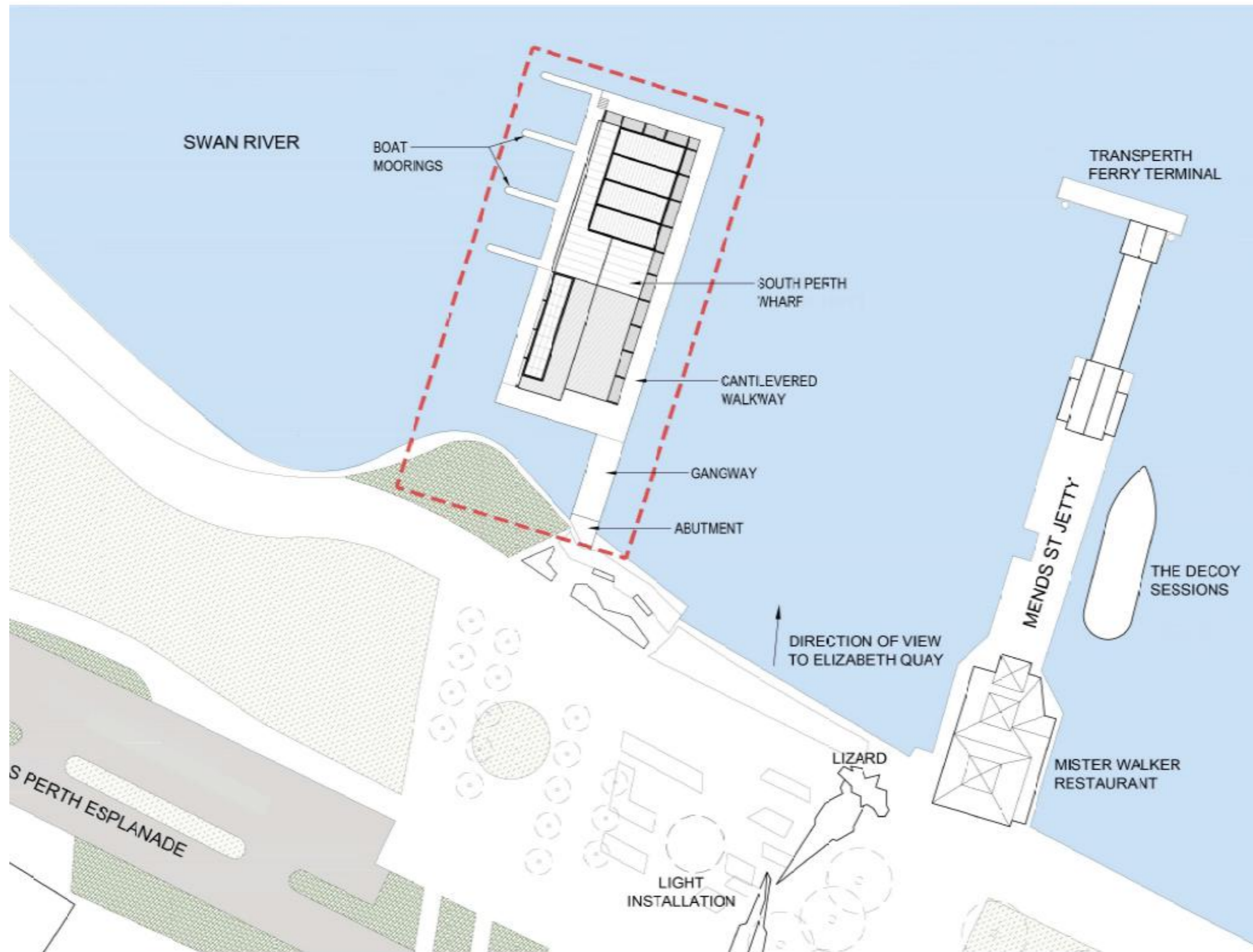








4.2.2. Site plan



4.2.3. The entire suite of drawings and prospective plans / renders by Rezen Architecture can be viewed in attachment SPW01

4.2.4. 3D Volumetric Images

4.2.4.1. The entire suite of drawings and prospective plans / renders by Rezen Architecture can be viewed in attachment SPW01

4.2.5. Venue Layout / Suite of Plans

4.2.6. Old Salt Perth have engaged Rezen Architects for this project. As part of these submissions, the following plans / premises details can be found in attachment SPW01 as part of the drawings pack issued by Rezen;

4.2.6.1. Site plans,

4.2.6.2. Sections,

4.2.6.3. Restaurant plans,

4.2.6.4. Floor plan,

4.2.6.5. Lighting plan.

4.2.7. Rezen have also submitted a number of other plans and slides that deal with;

4.2.7.1. **Context;**

4.2.7.1.1. Public Transport Links

4.2.7.1.2. Public and private circulation

4.2.7.1.3. Active and Inactive façade

4.2.7.1.4. Servicing Strategy

4.2.7.1.5. Zoning

4.2.7.1.6. Alignment views

4.2.7.1.7. Future Use

4.2.7.1.8. Notable places

4.2.7.1.9. Existing View Corridor

4.2.7.2. Amenity and Community

4.2.7.3. Landscape Quality (Hardscaping)

4.2.7.4. Build Quality (i.e. material selection)

4.2.7.5. Sustainability

4.2.7.6. Legibility & Aesthetics

4.2.7.7. Visuals (Façade treatment)

4.2.7.8. Sustainability

4.3. Food & Beverage

4.3.1. Food

- 4.3.1.1. South Perth Wharf is all about showcasing the amazing produce and seafood WA has to offer.
- 4.3.1.2. The à la carte menu will be packed with fresh, local ingredients, and we'll be teaming up with some local suppliers to keep things seasonal and sustainable.
- 4.3.1.3. Think share plates bursting with flavour - perfect for a social dining experience.



4.3.2. Beverage

- 4.3.2.1. South Perth Wharf's beverage menu will complement our high-quality food and stunning waterfront views by offering a curated selection of local and international wines, craft beers, and top-shelf spirits at a slightly premium price point. We will be prioritizing & showcasing local beverages whenever possible.
- 4.3.2.2. Our extensive wine list will feature at least 10 wines by the glass and over 50 bottles in total.
- 4.3.2.3. Our signature cocktails, inspired by local flavours and the waterfront setting, are made to order, and include both classic and unique creations. We also offer artisanal sodas, mocktails, and other non-alcoholic options.

4.3.3. Operating Philosophy

4.3.3.1. Staff

- 4.3.3.1.1. Our staff will be the biggest asset of South Perth Wharf. They will be the foundation of genuine hospitality and be critical in creating memorable experiences for every guest.
- 4.3.3.1.2. We believe in empowering our team to anticipate needs, personalize interactions, and go the extra mile to exceed expectations. Through fostering a supportive and collaborative work environment where all staff feel valued and motivated to contribute their best. To achieve this we will be prioritizing ongoing training and development, encouraging continuous learning and growth within the team.
- 4.3.3.1.3. Ultimately, our goal is to cultivate a passionate and knowledgeable staff who are not only skilled in their roles but also genuinely invested in the success of the venue and the satisfaction of our guests.

4.4. Venue Layout

4.4.1. Plan layout for interiors

- 4.4.1.1. The entire suite of drawings and prospective plans / renders by Rezen Architecture can be viewed in Attachment SPW01

4.4.2. Floor plan

- 4.4.2.1. The entire suite of drawings and prospective plans / renders by Rezen Architecture can be viewed in Attachment SPW01

4.4.3. Cross Section Drawings

- 4.4.3.1. The entire suite of drawings and prospective plans / renders by Rezen Architecture can be viewed in Attachment SPW01

4.4.4. Foliage Selection

- 4.4.4.1. Old Salt Perth Pty Ltd engaged David Smith of Plan E Architects to provide commentary on foliage selection. Mr. Smith's comments are below;

- 4.4.4.1.1. *"In explanation, this is a harsh environment. We are not trying to recreate the swan river here, but provide a high-quality dining and tourism experience that responds to the challenging conditions while adding visual and functional amenity."*

- 4.4.4.1.2. *The landscape strategy was to "create a green oasis through extensive on deck planters containing a mixture of hardy Australian native, exotic and culinary plants species that*

provide amenity, complement and enhance the dining experience and respond to the Swan River and its surrounds in general”.

4.4.4.2. Below is a sketched mock-up of plants / foliage envisioned for Same Boat. Further details and selections of plants can be found in attachment SPW02

4.5. Target Audience

- 4.5.1. Our target audience is threefold, encompassing a range of demographics united by a desire for a memorable experience.
- 4.5.2. Firstly, we're focusing on South Perth locals - residents who appreciate quality and convenience, seeking a regular spot to unwind and enjoy the best their neighbourhood has to offer. We envision them popping in for after-work drinks, weekend celebrations, or a casual bite with friends.
- 4.5.3. Secondly, we aim to attract a wider WA audience, drawing people from across the state who are looking for an unparalleled dining and drinking destination, and providing them with yet another great hospitality venue in South Perth. They'll be seeking out the "must-do" experience, a place that showcases Perth's beauty and vibrant hospitality scene.
- 4.5.4. Finally, we'll welcome tourists and visitors to Perth, offering them an unforgettable introduction to the city. They'll be looking for iconic views, delicious food and drink, and exceptional service - a truly Instagrammable and shareable experience that captures the essence of Perth.
- 4.5.5. Across all these groups, we're targeting individuals and groups who appreciate quality and value in a relaxed yet sophisticated atmosphere. They are social, enjoy good company, and are looking for a venue that offers something special.

5. Environmental and Planning Considerations / Consultation

5.1. Environmental Protection (EMS)

- 5.1.1. In October of 2025, MScience produced an updated Environmental Management System manual (EMS) for Same Boat. This EMS provides updated environmental management policy and procedures for Same Boat, at the new proposed permanent mooring location, and forms an attachment to this DA. See attachment SPW03
- 5.1.2. Further, MScience were also commissioned to carry out a Benthic Communities and Habitats Site Investigation (BCH) to characterise the BCH present within and adjacent to the new proposed lease area at South Perth. The report can be viewed in attachment SPW04
- 5.1.3. In summary, MScience found, “The benthic habitats of the [proposed] relocation footprint present a highly disturbed area of the Swan River with little conservation value in its present state” and “No seagrass, or potential seagrass habitat was observed within the [proposed] location”.

5.2. Acoustic Issues

- 5.2.1. An acoustic report was prepared by Herring Storer Acoustics to assess the site against noise sensitive premises nearby. The key findings of the report are below.
 - 5.2.1.1. Patron noise was found to comply with the Environmental Protection (Noise) Regulations 1997 on the condition that the alfresco area is closed during the night period 22:00 to 0700 (0900 on Sundays and public holidays).
 - 5.2.1.2. Music played at the venue should be limited to ambient background music levels.
- 5.2.2. The report can be read in attachment SPW05

5.3. Visual Amenity

- 5.3.1. Dan Chrystal (of the Applicant) has worked closely with Rezen Architecture on developing the footprint design of South Perth Wharf, per the renders pictured above in Section 4, and further found in attachment SPW01

5.4. Contamination

5.5. Car Parking / Traffic management

- 5.5.1. In April 2025 (updated in October 2025), KCTT was commissions to produce a traffic impact statement for Same Boat. The report considers the overall traffic impact of relocating the floating restaurant to be low.

- 5.5.2. The report also confirmed that existing parking and pick-up / drop-off zones can cater to the requirements of this proposed development.
- 5.5.3. KCTT believe this project will not result in any negative impact on the road network in terms of traffic volumes and parking demand.
- 5.5.4. Their statement can be viewed in full at attachment SPW06

5.6. Stormwater Management

5.7. Waste Management

- 5.7.1. The DBCA have advised the Applicant that they will accept this application with a draft waste management plan on the proviso that it is finalised and completed, to the satisfaction of the City of South Perth, prior to the issue of a building licence.
- 5.7.2. Encycle has prepared a conceptual waste management plan for South Perth Wharf (attachment SPW07). The plan contemplates 5 stages.
 - 5.7.2.1. Waste / recycling volumes
 - 5.7.2.2. Bin store location & amenity
 - 5.7.2.3. Internal transfer
 - 5.7.2.4. Collection & Vehicle Access
 - 5.7.2.5. Communication & management
- 5.7.3. The plan considers suitable servicing (collection) times, due to noise impacts, to be between 7am - 12pm (Monday to Saturday) and 9am - 12pm (Sunday and Public Holidays).
- 5.7.4. All waste servicing will take place outside of operational hours to prevent congestion on the gangway during bin transfers.
- 5.7.5. Venue staff and the private waste service operatives will transfer bins from the bin store to the verge at the right-hand corner of the City of South Perth SPE3 Car Park.
- 5.7.6. Rear-lift vehicles for general waste and commingled recycling, and a small tanker for used cooking oil, will enter the car park from South Perth Esplanade eastern car park entrance, driving in a forwards motion. The vehicles will exit the car park via the western access point, driving in a forwards motion.

5.8. Public Access, Safety and Amenity

- 5.8.1. The first issue to address here is the public's safe passage from the South Perth Foreshore to the venue itself. Importantly the Applicant has extensive and unblemished experience of this from its operations at The Raft.
- 5.8.2. Old Salt Perth Pty Ltd have engaged Galt Geotech to present a desktop study with the following objectives.
 - 5.8.2.1. Confirm that piles are a feasible method to provide positional stability to the proposed floating restaurant, and
 - 5.8.2.2. Confirm that a jetty structure can be built to connect to the floating boardwalk/access way (at the shore end) from a geotechnical perspective)

5.8.3. The study can be seen in attachment SPW08. Importantly, Galt Geotechnics conclude by judging the site “geotechnically capable to support the proposed development”.

5.9. General Services

- 5.9.1. The applicant commits to having services connected to the land, i.e. water, sewer, electricity etc.
- 5.9.2. The applicant has engaged Peter Bennett Consulting to project manage the services connection of South Perth Wharf to the mainland. Attached to this DA is a letter from Mr. Bennett confirming that the applicants commitment to the services connections is possible and is underway - see attachment SPW09

6. Community Interest

6.1. PUBLIC JETTY ACCESS

- 6.1.1. South Perth Wharf integrates a new public jetty surrounding the existing Midneerup location enhancing both recreation and river-based transport.
- 6.1.2. The jetty will provide a seamless connection between the hospitality operations at South Perth Wharf and the South Perth Foreshore.
- 6.1.3. Public berthing facilities will provide private vessel users with an exceptional destination on the Swan River to visit.
- 6.1.4. The design greatly encourages public use of the jetty with clear 360 degree walkways and viewing areas to celebrate the Swan River and incredible views of Perth City.

6.2. TOURISM

- 6.2.1. South Perth Wharf will establish a landmark floating hospitality precinct at the South Perth shoreline, where it will enhance the extensive civic works already undertaken by the City of South Perth.
- 6.2.2. The panoramic City and river views will become a signature drawcard for tourists to South Perth.
- 6.2.3. South Perth Wharf will act as a driver of business to the locality, drawing more tourists and day trippers to the South Perth foreshore.
- 6.2.4. Further, it will compliment nearby attractions such as Perth Zoo and Mends St Jetty.
- 6.2.5. South Perth Wharf is perfectly positioned to support Tourism WA's objective for "additional activation of the Swan River".
- 6.2.6. Lastly, the applicant submits a letter of support from Tourism WA, which shows this proposal's alignment with Tourism WA's vision for *"additional activation of the Swan River"*, as it will *"further enhance the South Perth Foreshore as an appealing hospitality precinct."*. This attachment can be viewed at attachment SPW10.

6.3. ABORIGINAL HERITAGE ACT

- 6.3.1. The applicant has attempted to contact the relevant Indigenous bodies, but has not heard back (most recently making contact on 2nd October).
- 6.3.2. The applicant will continue to try and get in touch and will update the City of South Perth and the DBCA with their efforts.
- 6.3.3. The applicant submits two emails as proof of their efforts to make contact with the Whadjuk Aboriginal Corporation and the South West Settlement Heritage Team (see attachment SPW11)

6.4. LETTERS OF ENDORSEMENT

- 6.4.1. Minister Paul Papalia (attachment SPW14)

7. Conclusion

- 7.1. On proper consideration of the submissions above and the attached expert reports the proposed development on the subject site is considered appropriate for this location.
- 7.2. It is the Applicant's view that this application is justified and should be supported because;
 - 7.2.1. The proposed use is consistent with the City of South Perth's vision for the South Perth foreshore area.
 - 7.2.2. The proposed development is complimentary to the existing mix of land uses nearby.
 - 7.2.3. The proposed development is being put forward by a very experienced hospitality operator.
 - 7.2.4. The proposed development, on the evidence, will slip seamlessly into the local hospitality scene and is set to become an iconic and very welcome addition to the area.
- 7.3. The Applicant therefore commends this application to the City for approval.

Submitted by Canford Hospitality Consultants Pty Ltd.

Attachments / Appendices

- SPW01. SUITE OF PLANS - REZEN ARCHITECTURE
- SPW02. PLAN E ARCHITECTURE FOLIAGE
- SPW03. MSCIENCE EMS MANUAL
- SPW04. MSCIENCE BCH REPORT
- SPW05. HSA ACOUSTIC REPORT
- SPW06. KCTT TRAFFIC REPORT
- SPW07. ENCYCLE WASTE MANAGEMENT PLAN
- SPW08. GALT GEOTECH REPORT
- SPW09. LETTER OF PETER BENNETT
- SPW10. TOURISM WA SUPPORT LETTER
- SPW11. DAN CHRYSTAL EMAILS TO INDIGENOUS COMMUNITIES
- SPW12. PAUL PAPALIA SUPPORT LETTER

South Perth Wharf

Application for Development Approval

Attachment SPW01

Suite of Plans - Rezen Architecture

November 2025

South Perth Wharf DA Report

Rev B.
02.12.25

Context & Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

South Perth SPP 2.10

Swan-Canning River System

| SPP Policies (8.3.1 Perth Water) | Response | |
|---|--|-----|
| <ul style="list-style-type: none"> Recognise the importance of the river for transport, commerce, tourism and leisure as well as its conservation values; | The proposed venue will provide a unique vantage point of the Perth City skyline from the water, attracting locals and tourists to the area. The venue operators intend to collaborate with local tour operators and hotels to promote the venue as a must-visit attraction, further driving foot traffic and revenue to the local area. | ☑ |
| <ul style="list-style-type: none"> Protect views across and from the water, both north and south of the river between the Narrows Bridge and the causeway and east and west between Kings Park and Heirisson Island; | The proposed siting offers patrons an improved vantage point of the Perth City skyline, free from interruption by tree canopies and street furniture. | ☑ |
| <ul style="list-style-type: none"> Protect views of the Kings Park escarpment from both the north and south shores and from craft on the river; | The Kings Park escarpment is not currently visible from the site. | N/A |
| <ul style="list-style-type: none"> Maintain and enhance views of the river from city streets and public places; | The proposed siting will mean the venue is largely concealed from street views behind dense landscaping and street furniture. Therefore it will not detract from the existing street views of the river. | ☑ |
| <ul style="list-style-type: none"> Maximise opportunities for public access to the river so that it becomes an intrinsic part of living and working in the city; | The proposed venue is designed to appeal to both locals and tourists, providing a vibrant atmosphere for social gatherings, celebrations, and casual outings. The venue operators anticipate strong demand from residents seeking a distinctive waterfront venue, as well as visitors drawn to this novel concept. | ☑ |
| <ul style="list-style-type: none"> Enhance the appearance and function of existing recreation, tourism and commercial nodes and proposed nodes identified in an adopted Swan-Canning precinct plan; | Mends Street has been identified as an Active Street with a focus on hospitality and retail business offerings. The proposed venue adds to the existing offerings, and extends the active centre into the river. | ☑ |
| <ul style="list-style-type: none"> Protect places of cultural significance, in particular places on the State Heritage register and the Department of Indigenous Affairs register of significant places; | <p>The Mends Street Jetty structure is included in the City of South Perth Local Heritage Inventory - Management Category A. The proposed South Perth Wharf siting does not adversely impact the jetty structure, as it is separated from the jetty.</p> <p>The Swan River is listed on the Aboriginal Cultural Heritage Register.</p> | ☑ |
| <ul style="list-style-type: none"> Promote new riverside development appropriate to its surroundings and respectful of the unique river setting; and | The proposed venue is in keeping with the existing built scale of the setting. | ☑ |
| <ul style="list-style-type: none"> Protect and enhance river views in redevelopment projects and ensure that development complements the natural landforms and provides opportunities for public access to and enjoyment of the river. | The new venue is smaller than existing buildings and structures around the site. Views across the river will not be impacted. | ☑ |



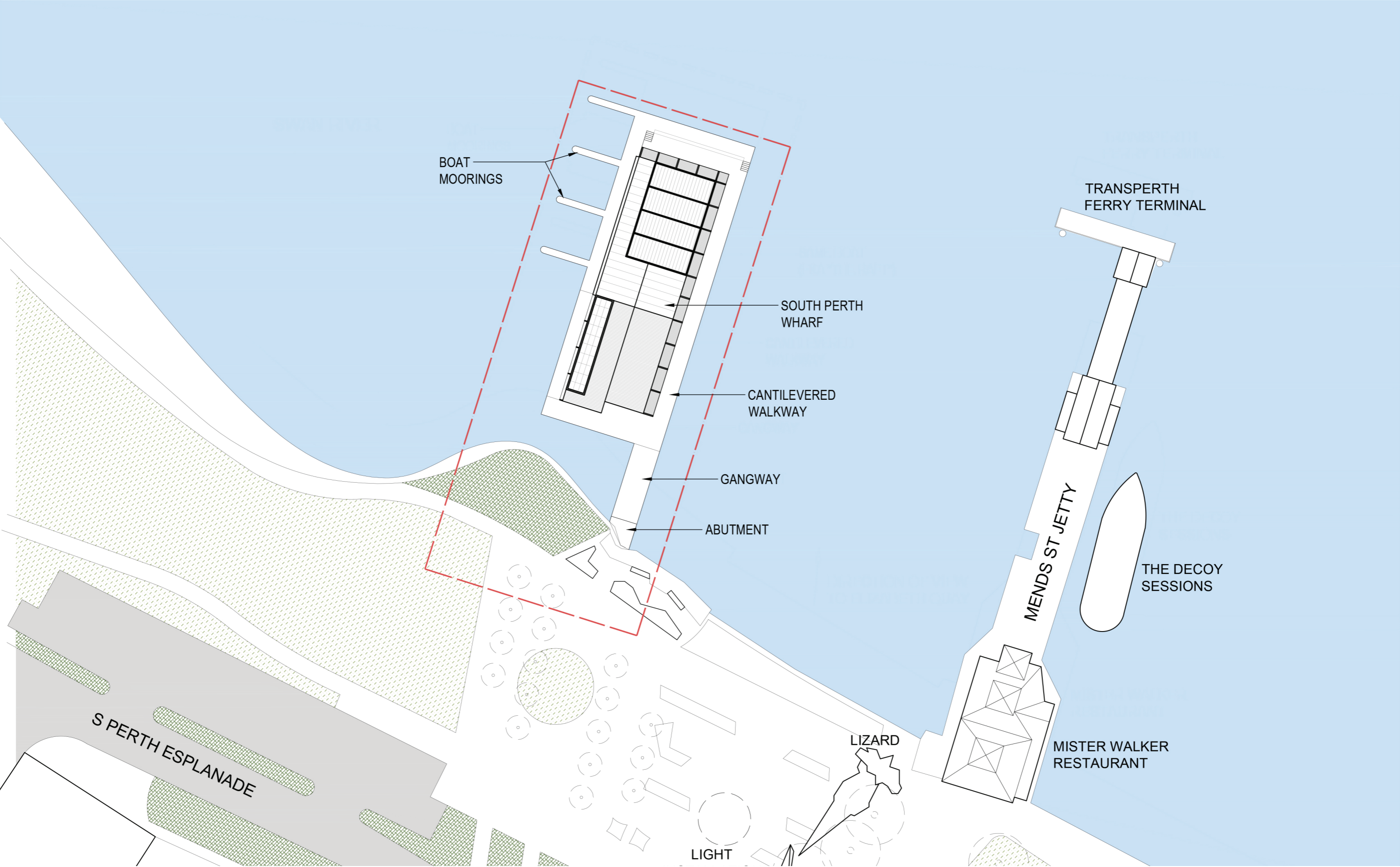
Mends St Jetty

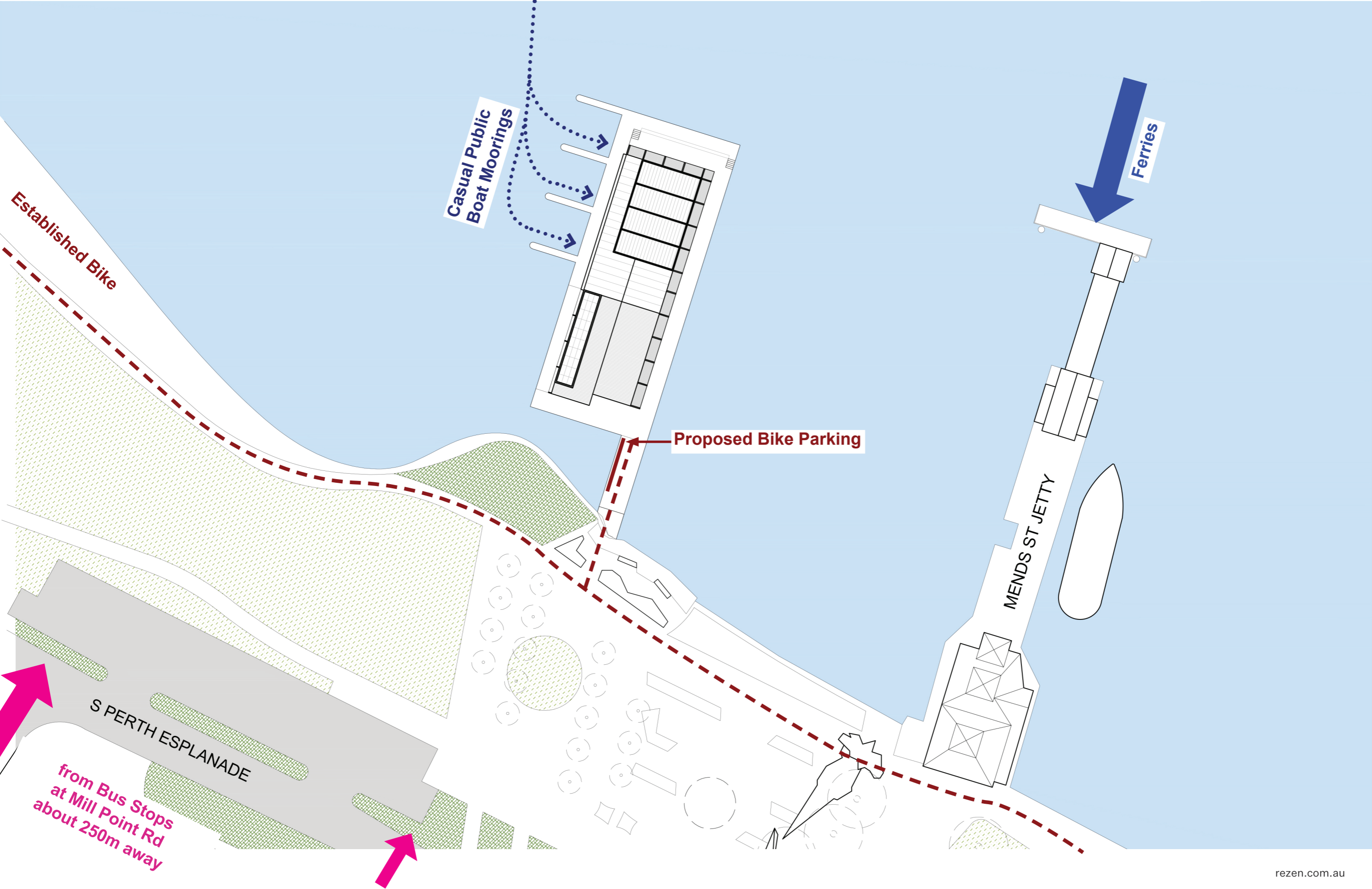


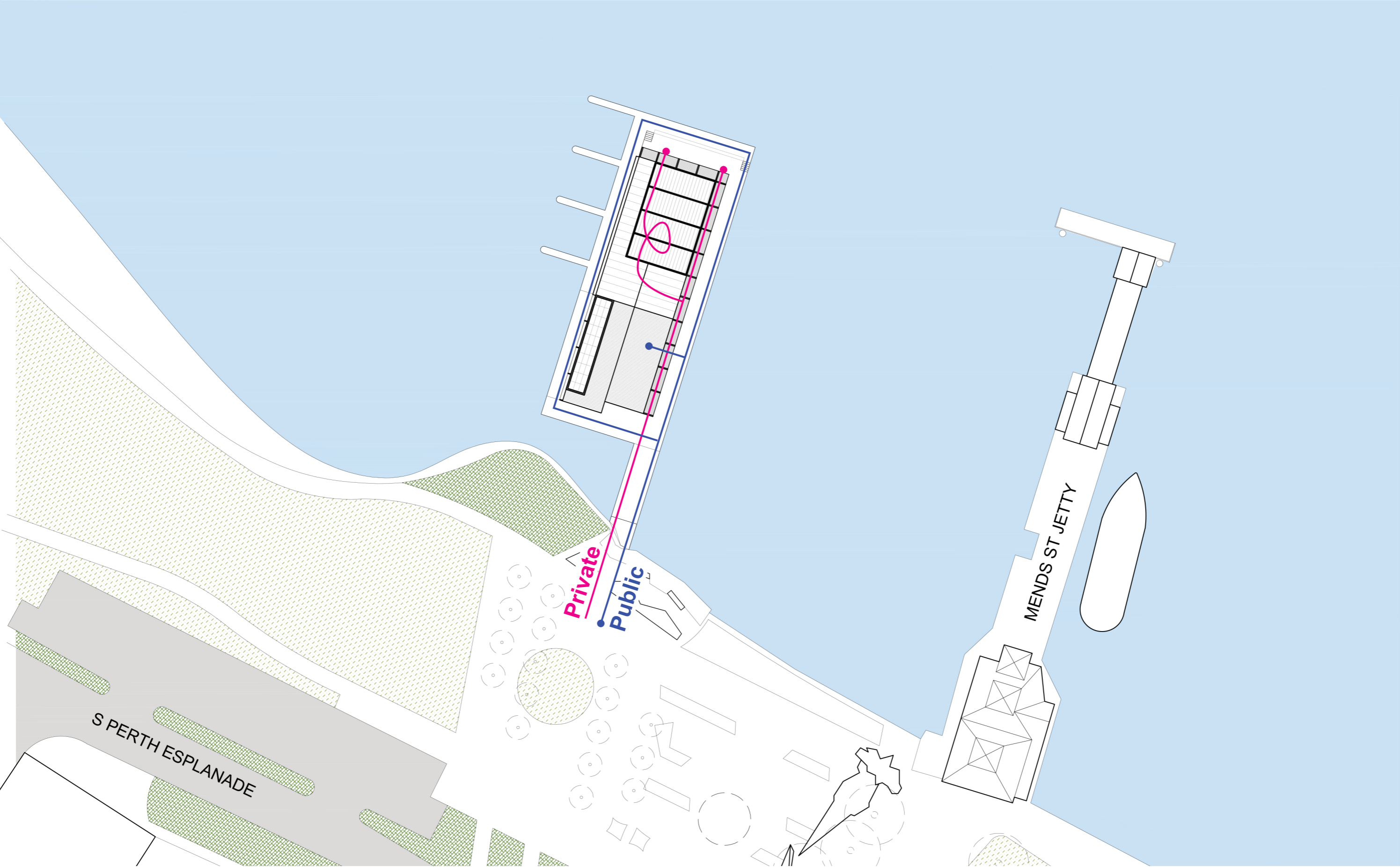
Proposed South Perth Wharf

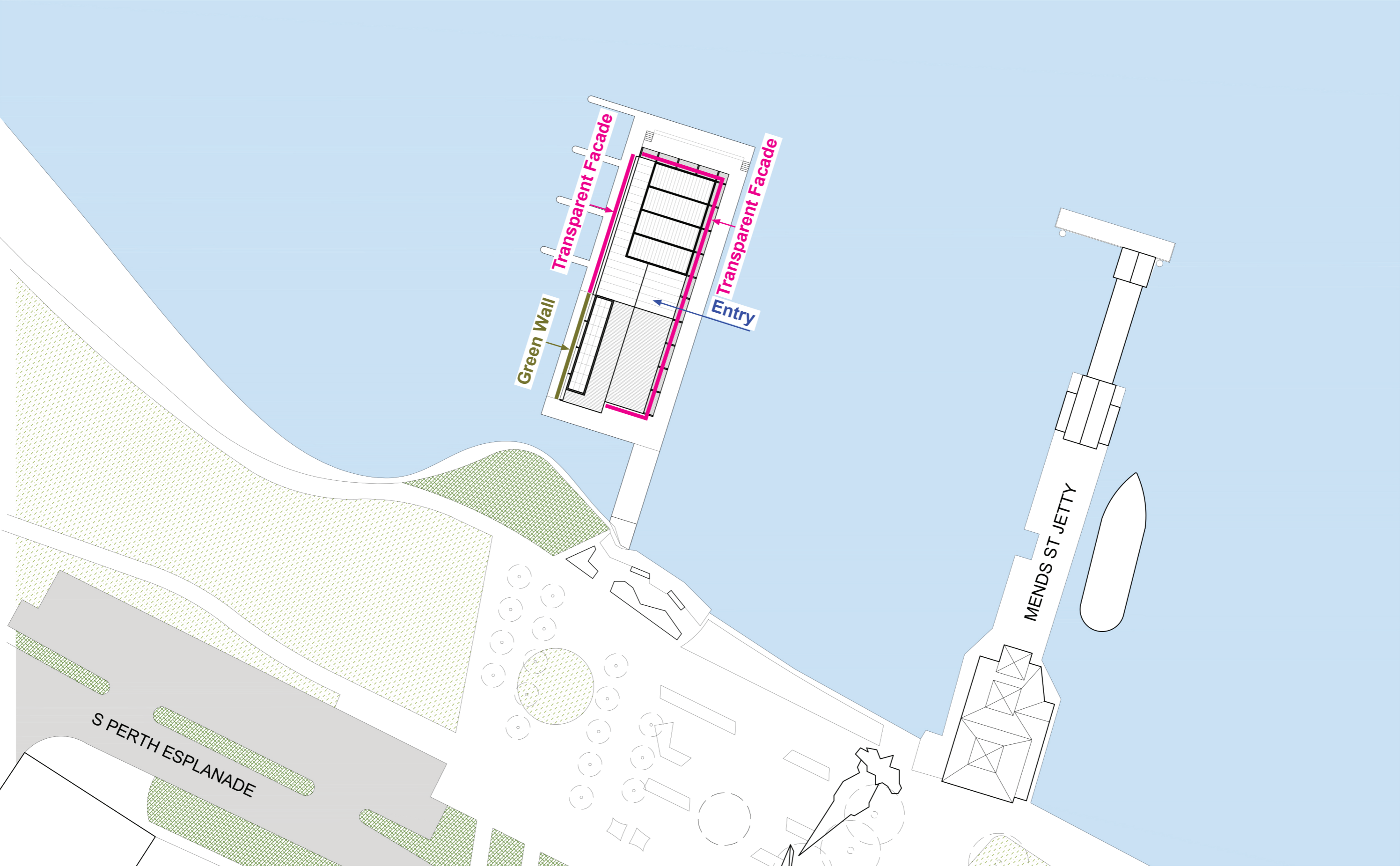
The proposed site, with its close proximity to the Mends Street Ferry terminal, is very much at the “river gateway” to the City of South Perth.

- LEGEND
- 1. Transperth Ferry Terminal
 - 2. The Decoy events boat
 - 3. Mister Walker restaurant
 - 4. Mindeerup Piazza
 - 5. The Windsor Hotel

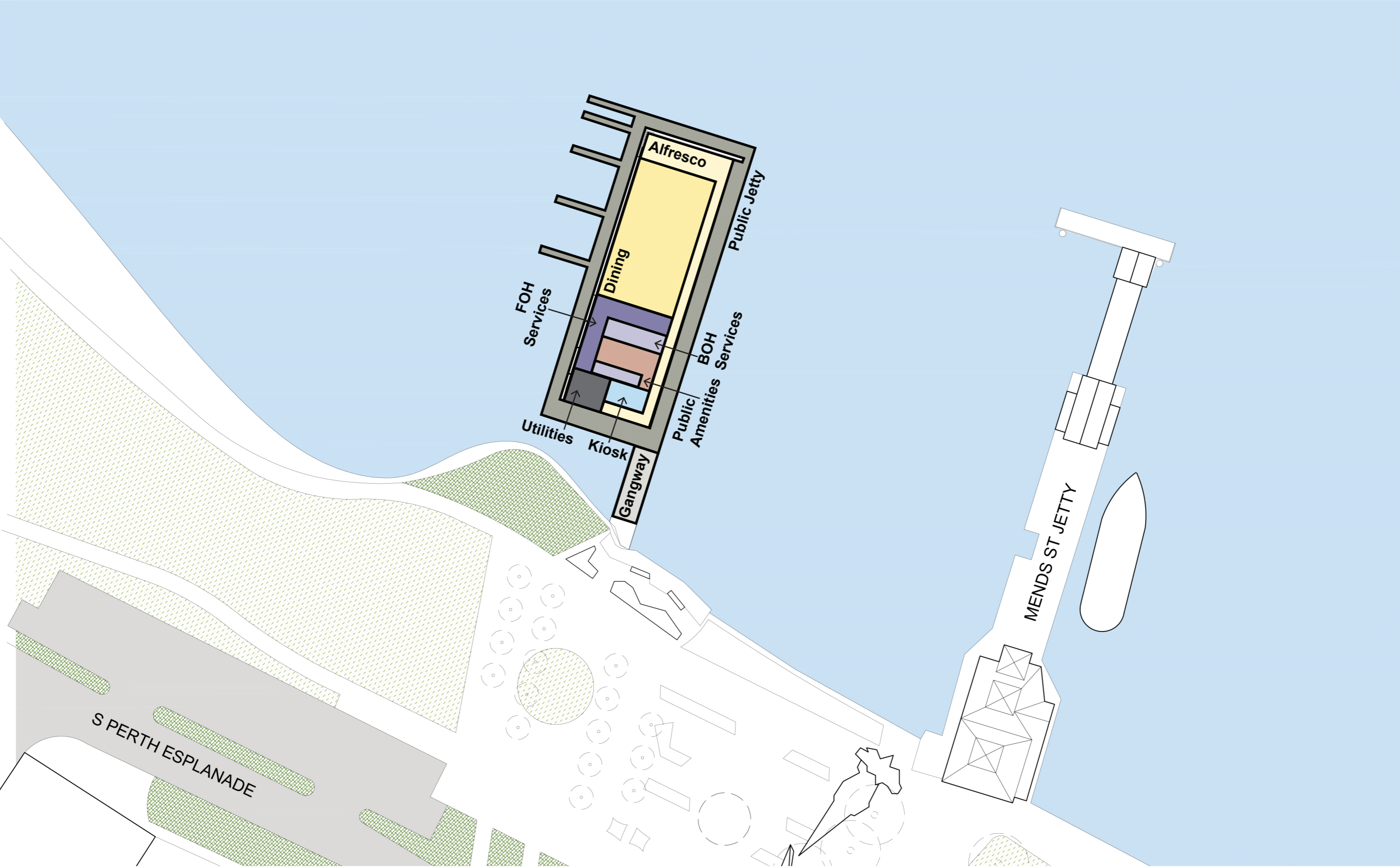


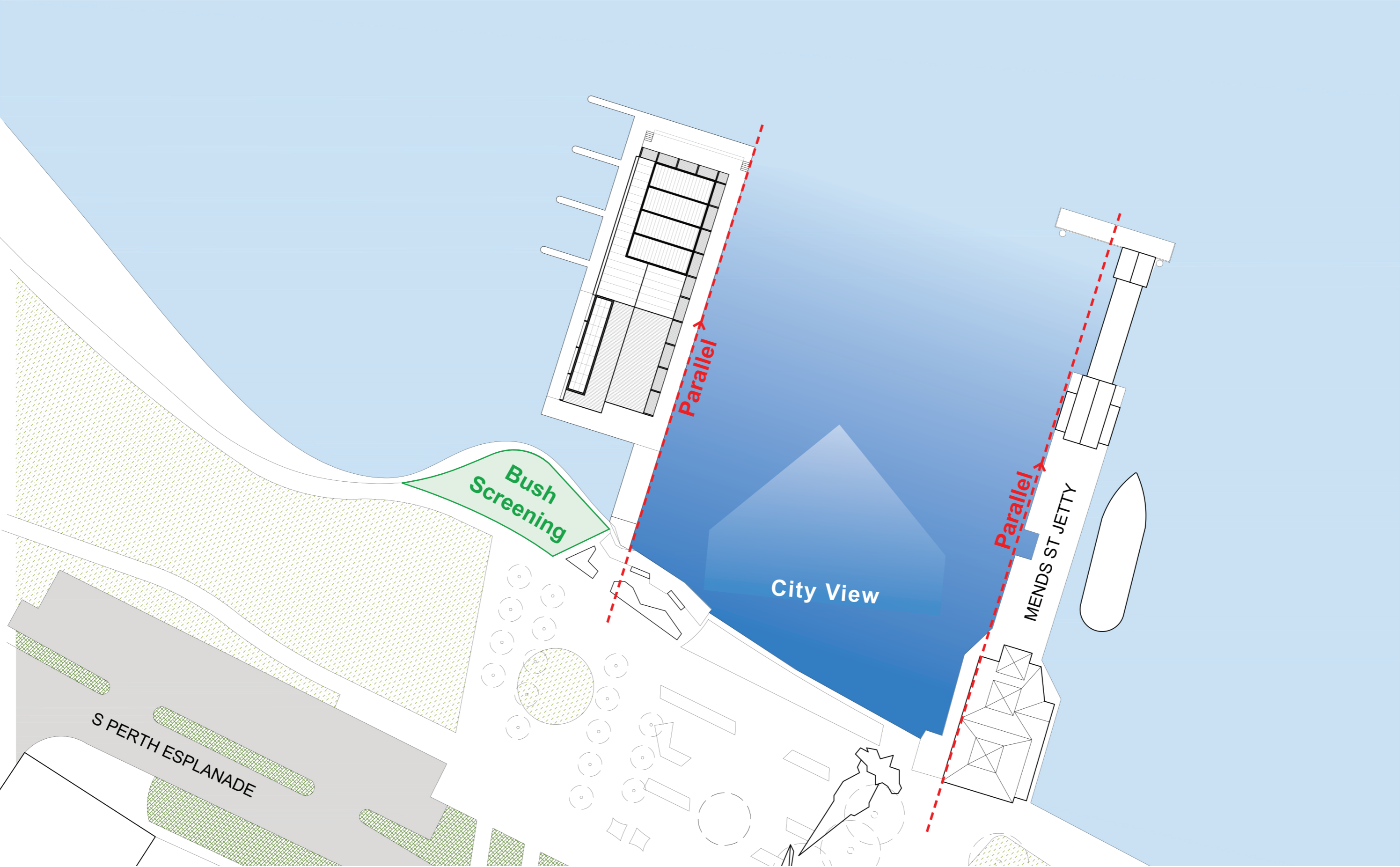


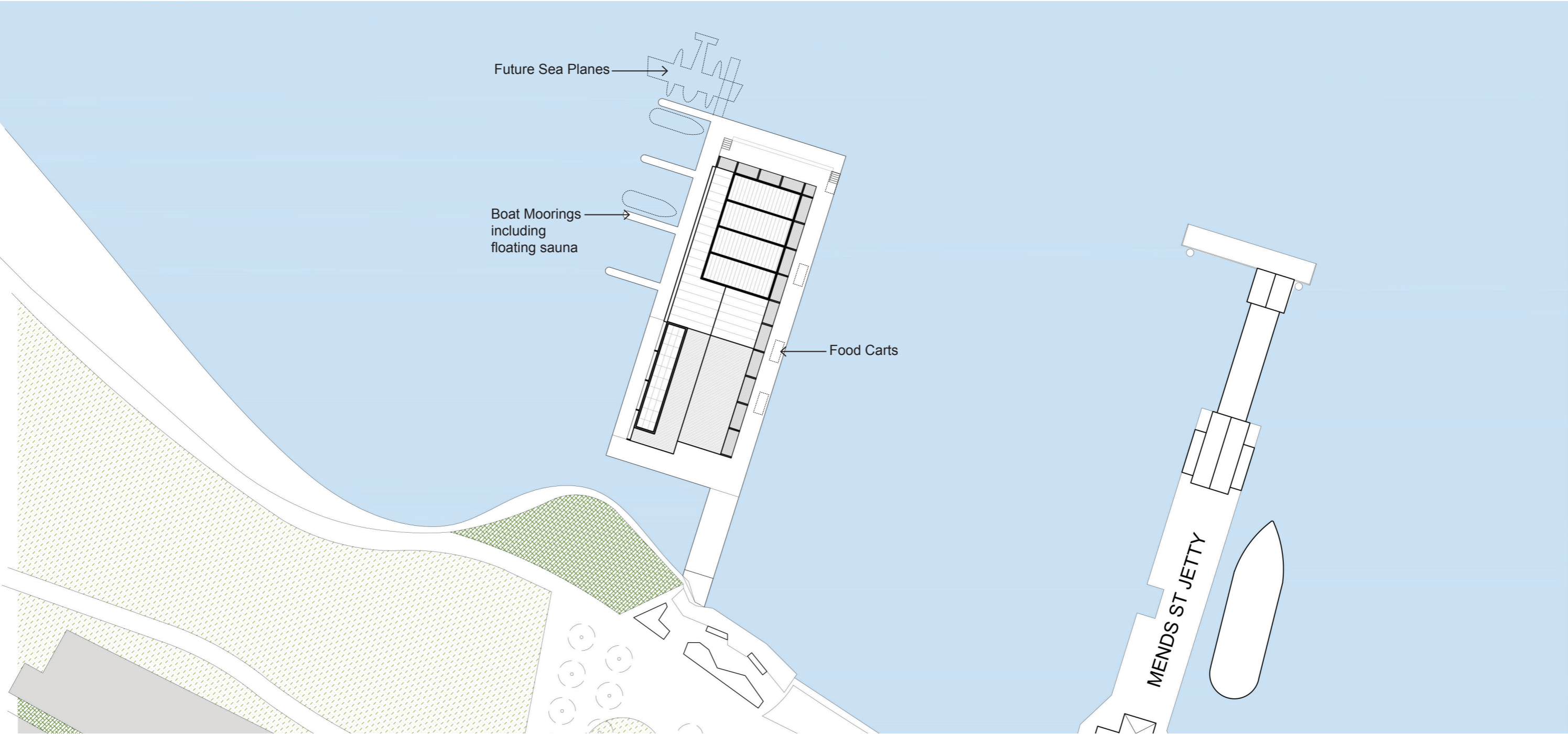












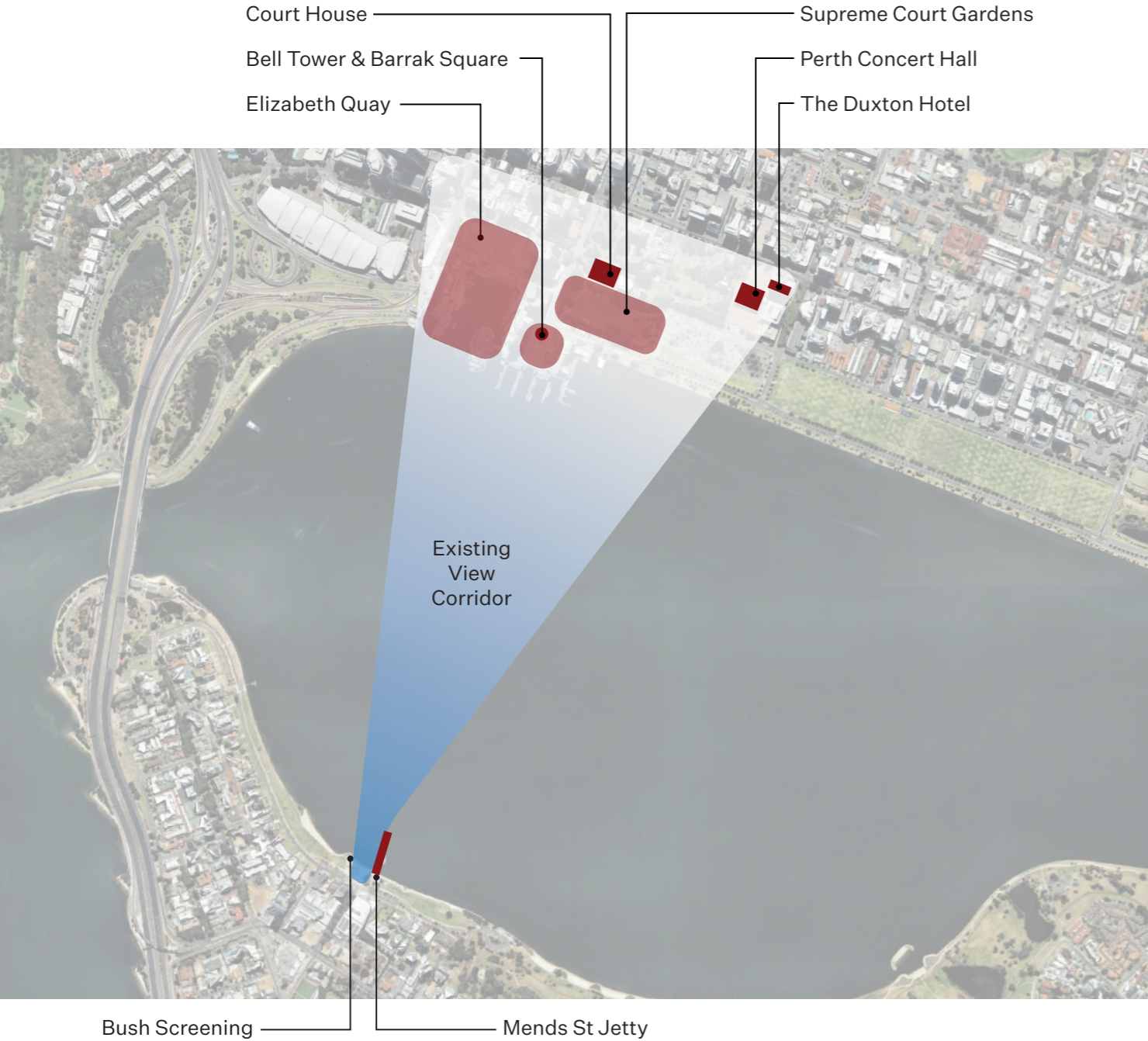
Floating Sauna



Food & Drink Carts



Sea Planes



Context / Existing View Corridor

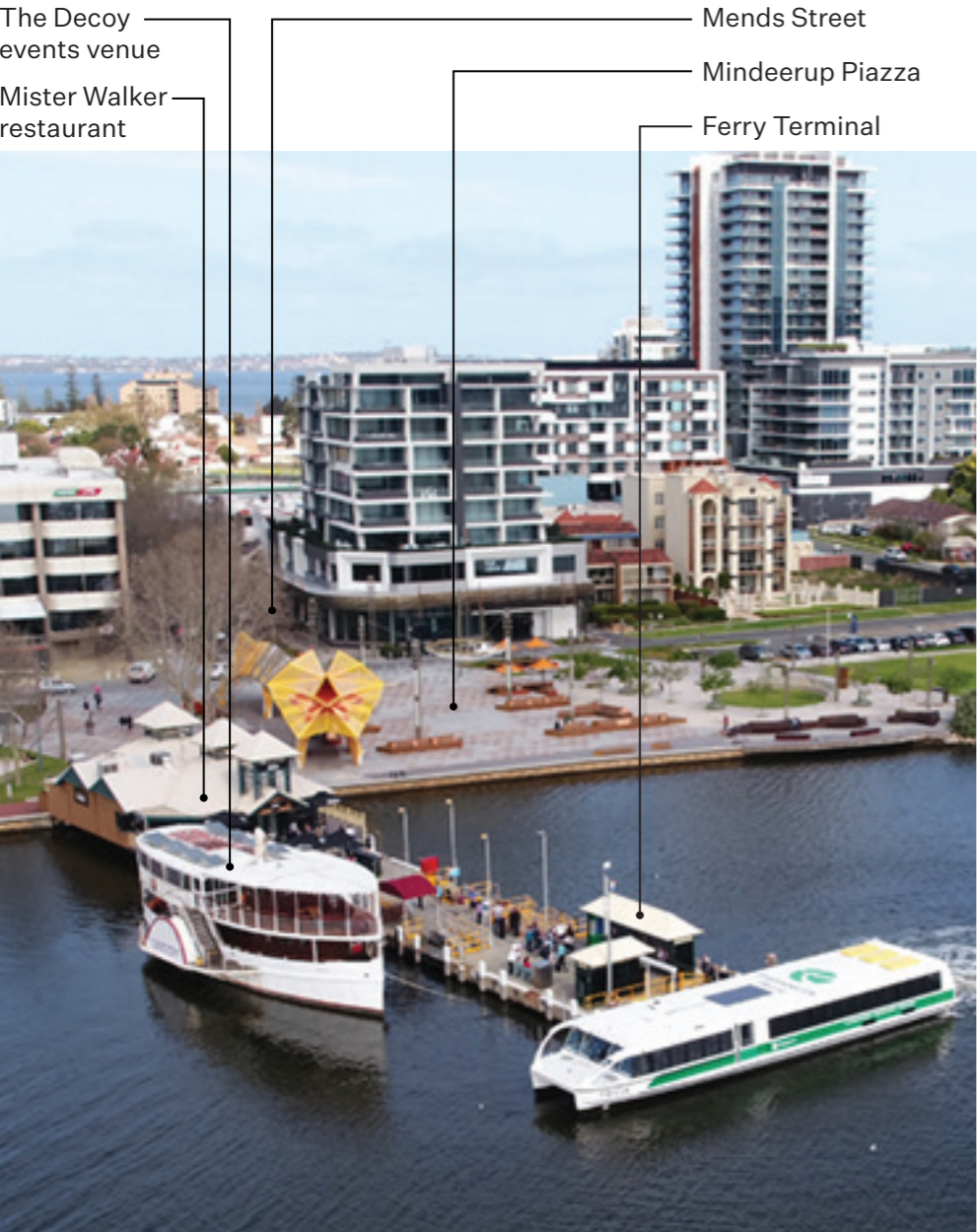


View from South Perth Esplanade





Context & Character / Existing built & natural features



Mends Street Jetty



Mister Walker & The Decoy



Mindeerup Piazza - a collection of public artworks

Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.



The idea behind a floating restaurant stems from a desire to improve accessibility to one of Perth city’s greatest amenities - the Swan River.

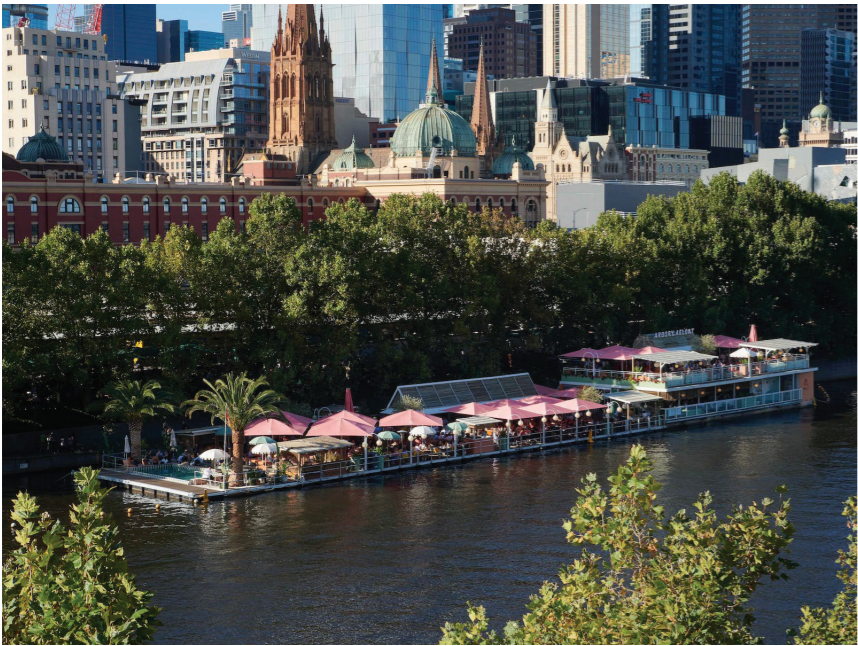
South Perth Wharf will offer a sophisticated and contemporary hybrid bar/restaurant boasting local good quality food in a modern and discerning dining environment with a mix of high and low tables.

While the view will be a large part of the attraction, the food and drink offering, along with the high caliber fit out and expertise of the staff will ensure an unforgettable experience for all guests.

Mends Street has been identified as an “Active Street” in the South Perth Activity Centre Plan, with a focus on retail and hospitality spaces to activate the street. The South Perth Wharf siting extends activity to the river.

The floating bar’s prime location on the Swan River positions it as a key player in the local tourism industry. The venue operators intent to actively collaborate with tour operators, hotels, and other stakeholders to promote the venue as a must-visit attraction, further driving foot traffic and revenue.

Amenity & Community / Precedents



Arbory Afloat - Melbourne

Pony Fish Island - Melbourne

Victorian Pleasure Piers

Amenity & Community / Precedents

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[Rev B.]
02.12.25



Howard Smith Wharves, Brisbane



Stanley Restaurant - Howard Smith Wharves, Brisbane



Yoko - Howard Smith Wharves, Brisbane



Steam boat dining cruise



Boatside dining - Montenegro

Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Landscape Quality / Hardscaping



Sculptural lighting



Sculptural lighting



Timber boardwalk



Balustrade inspiration



Green wall



Planters to screen and define space

Built Form & Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Built Form & Scale / Proposed

South Perth Wharf
DA Report

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Built Form & Scale / Proposed

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02.12.25



Built Form & Scale / Proposed

South Perth Wharf
DA Report

[Rev B.]
02.12.25



Built Form & Scale / Proposed

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02.12.25

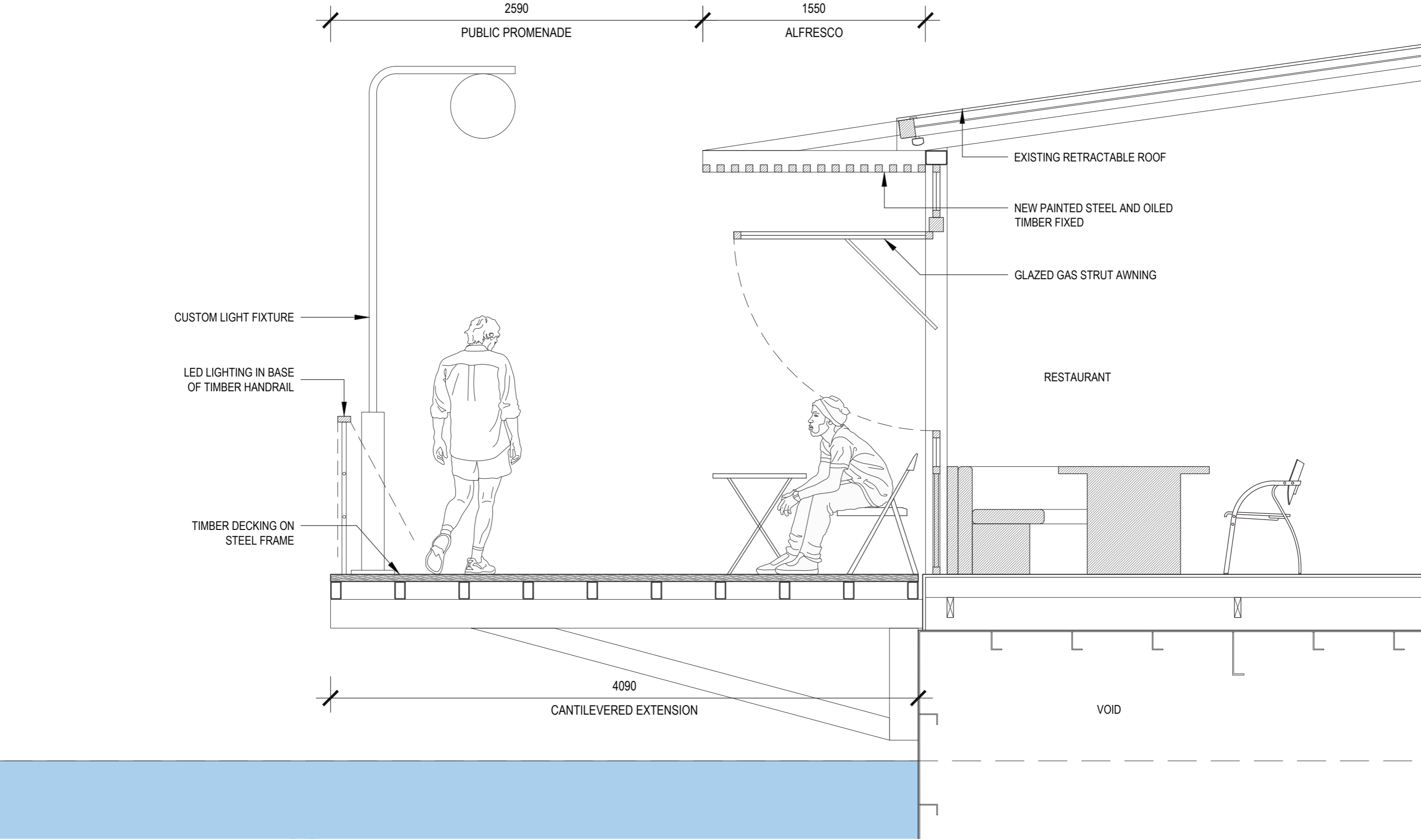


Built Form & Scale / Proposed

South Perth Wharf
DA Report

[Rev B.]
02.12.25

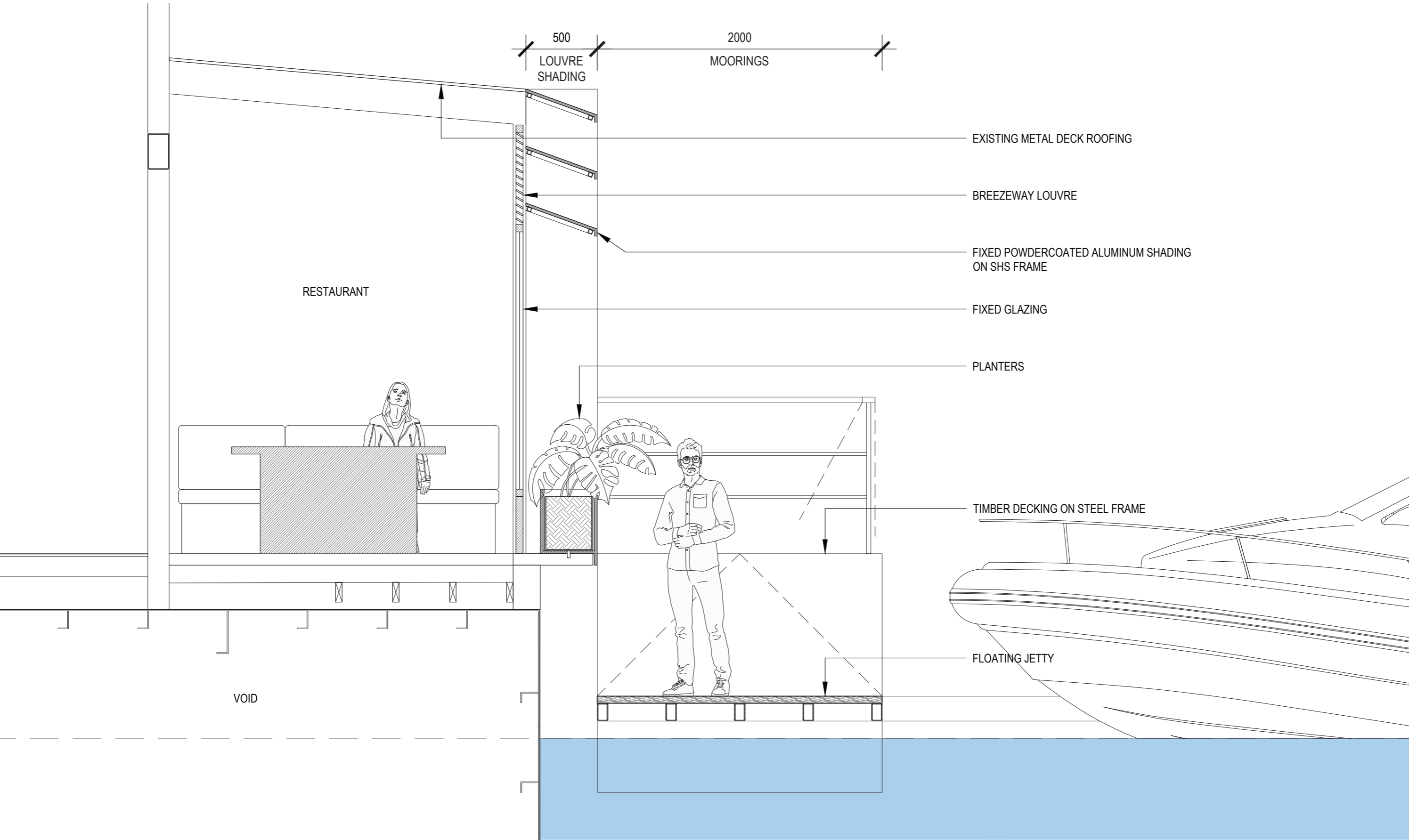




Built Form & Scale / Section Diagram - West Jetty

South Perth Wharf
DA Report

[Rev B.]
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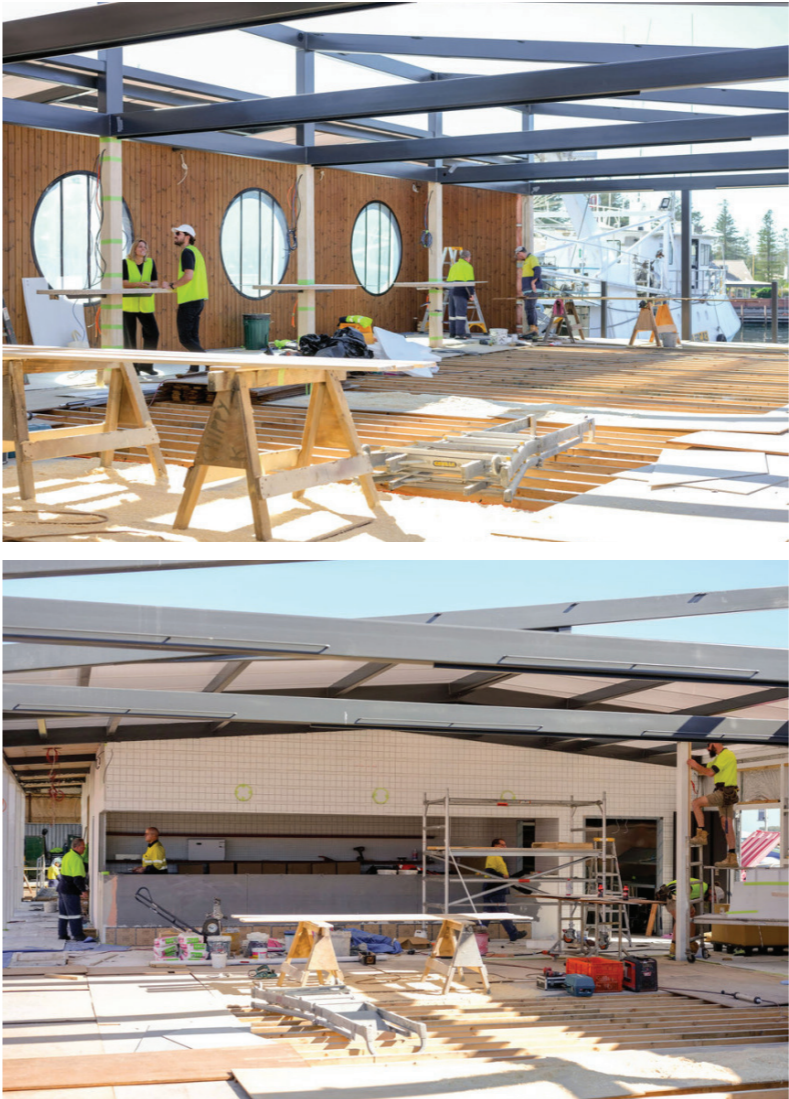


Functionality & Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

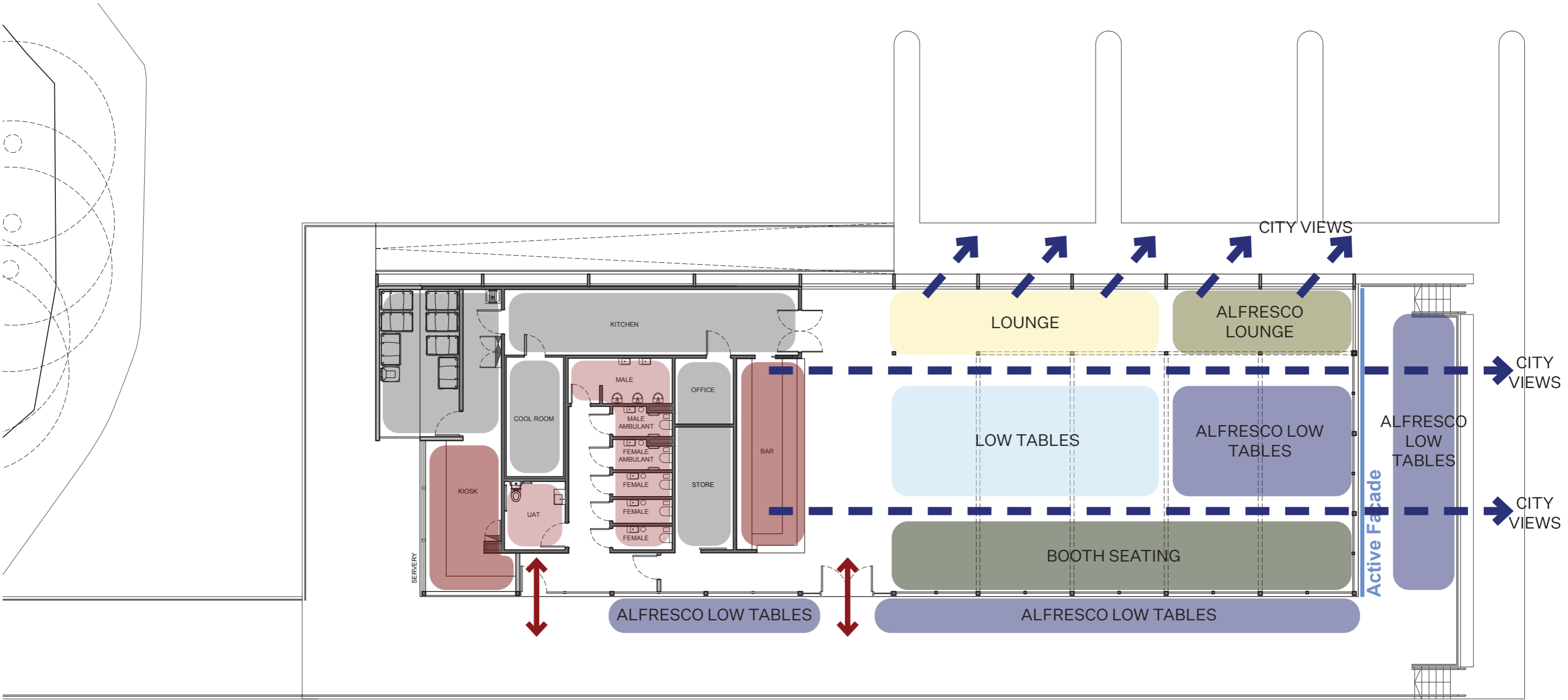


The Raft - under construction
Image credits: Emma Pegrum / Broadsheet



Constructed in 2020, The Raft venue was built to last a 50 year life span in harsh marine environments. The heavy steel structure is covered in paint on corrosion protection and has been successfully operating as a function space for 4 years.

The new venue at South Perth Wharf, located off Mindeerup Piazza in South Perth, will transform the open layout of The Raft into a more permanent bar/restaurant offering a variety of seating options.

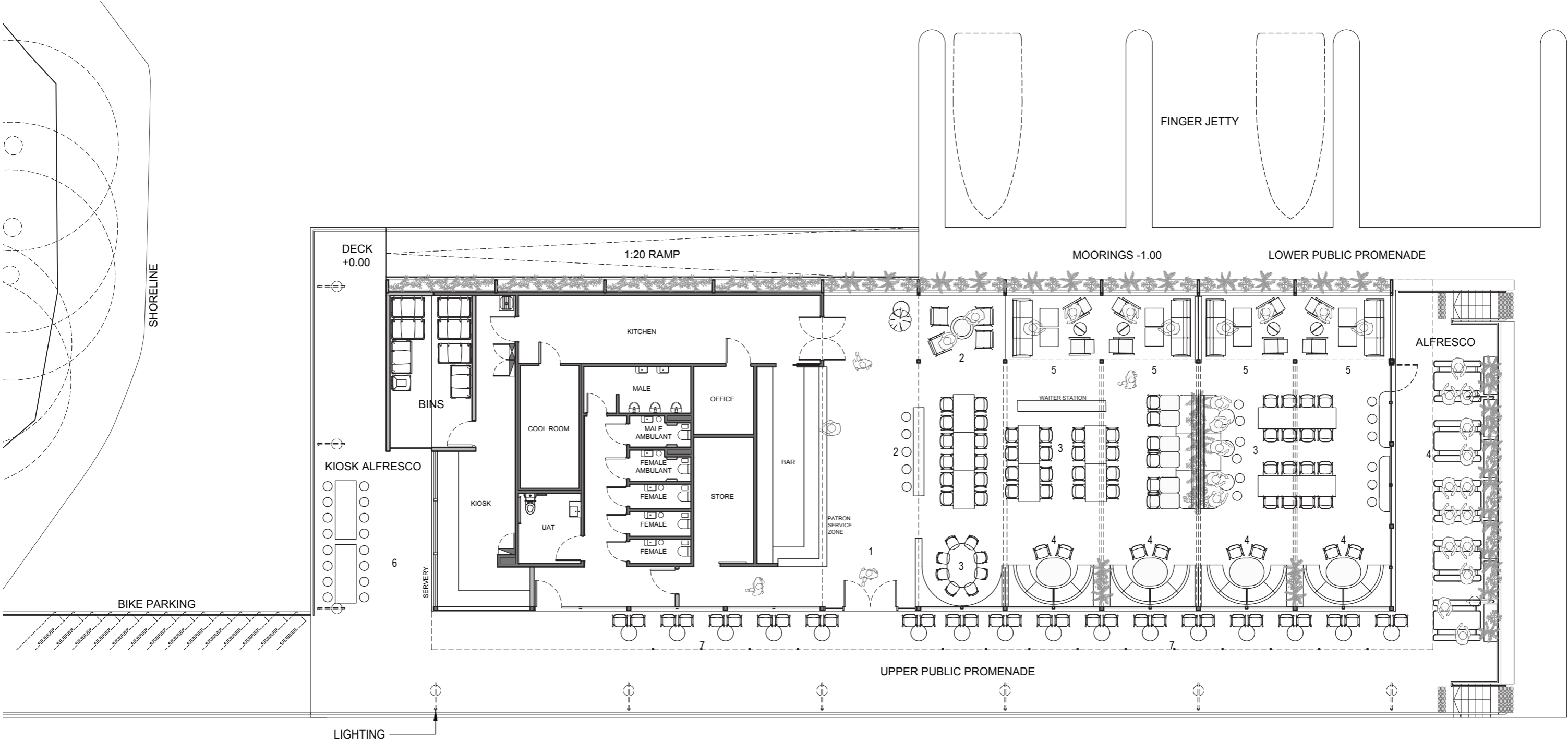


| Waste stream | Bin size (L) | Number of bins | Collection frequency |
|----------------------|--------------|----------------|----------------------|
| General waste | 660 | 4 | 2 x Weekly |
| Commingled recycling | 660 | 3 | 2 x Weekly |
| Cooking Oil | 200 | 1 | As required |

Functionality / Proposed Floor Plan

South Perth Wharf
DA Report

[Rev B.]
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| | | | |
|-----------------|-----|------------|------|
| 1 ENTRY | | 4 ALFRESCO | 20P |
| 2 BAR / WAITING | 9P | 6 SERVERY | 16P |
| 3 DINING | 82P | 7 WALKWAY | 32P |
| 4 BOOTH | 24P | | |
| 5 LOUNGE | 20P | | |
| | | TOTAL | 203P |

Build Quality / Architectural Materiality



Glass Louvres



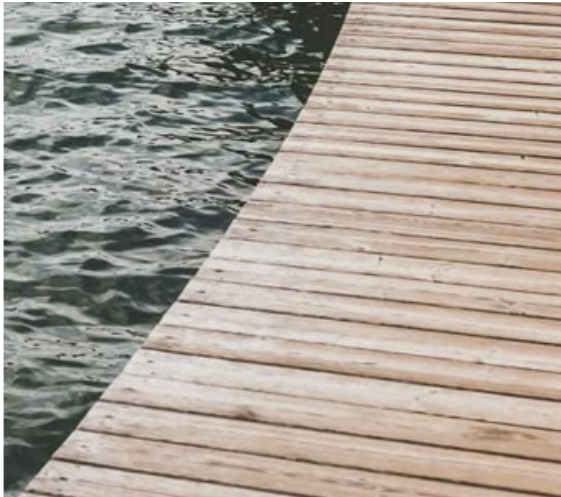
Stainless Steel Balustrades



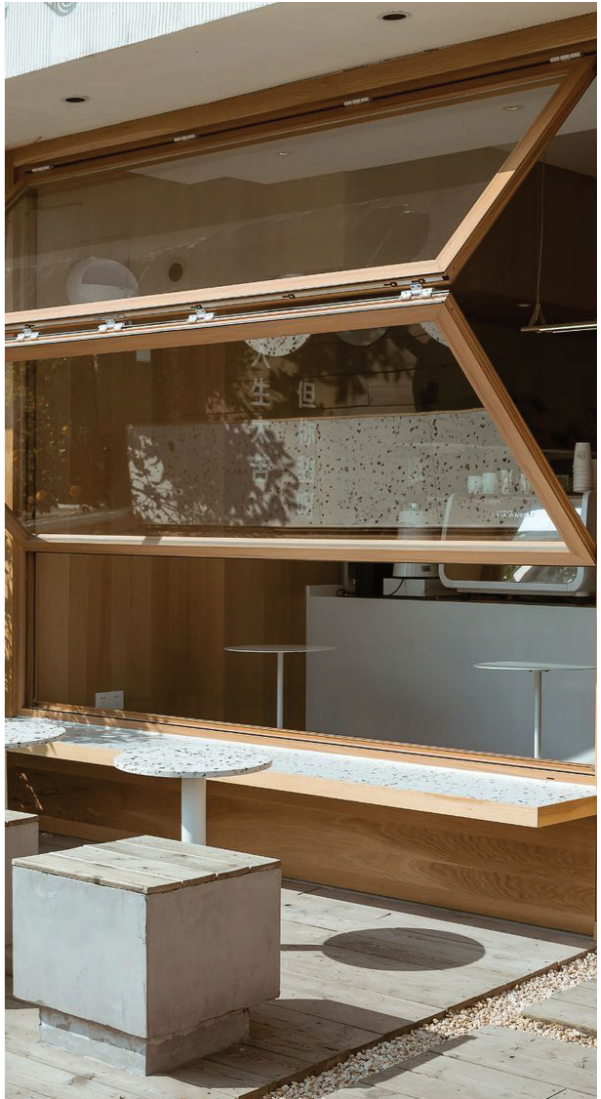
Painted metal



Timber battened canopy



Accoya timber decking



Gas strut windows

Build Quality / Interior Materiality



Colour Blocking



Playful Lighting



Ceiling Treatment



Materiality



Metal Detailing

Build Quality / Interior Materiality



Bar Treatment



Seating Moments



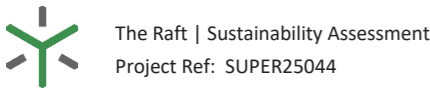
Undulating Shapes



Tubular Form

Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.



Executive Summary

This document has been prepared to outline the sustainability initiatives that are being considered for inclusion in The Raft Project located in South Perth.

This project is located within Department of Biodiversity, Conservation & Attractions (DBCA) jurisdiction, with due regard for local government (City of South Perth) planning considerations.

It is recognised that given the size and scale of the project, conventional sustainability benchmarks (i.e. Green Star or the like) are not appropriate nor practical. Instead focus has been given to minimising the environmental and sustainability footprint from the development to ensure the upfront and operational impacts are suitably mitigated.

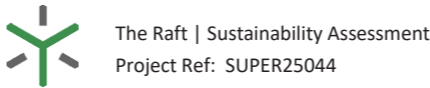
The sustainability approach for The Raft project is framed around three core themes that collectively reduce environmental impact and enhance long-term community benefit.

Summary of the key sustainability initiatives targeted for the project are outlined below:

- Upfront Carbon Reduction - >60% reduction due to reuse of existing asset as well as avoidance of demolition work
- Operational Carbon Reduction – 30kW Solar PV system, battery storage and off grid power.
- Environmental Stewardship – Extensive monitoring, management and engagement to minimise impact to natural environment.

Refer to Section 2 for further discussion of the proposed initiatives.

Summation Pty Ltd has been engaged as the sustainability consultants for the project and will be responsible for the delivery of the sustainability objectives. The sustainability team for this project will be led by Prasanna Suraweera, who is a Director with Summation and a Green Star Accredited Professional with over 21 years of experience in delivery of sustainable developments. It is confirmed that Summation has been engaged prior to planning stage and will be involved in and contribute until project completion.



2 Proposed Initiatives

2.1 Summary of Initiatives

A summary and discussion of the key initiatives proposed are outlined below:

- Upfront Carbon Reduction - >60% reduction due to reuse of existing asset as well as avoidance of demolition work
- Operational Carbon Reduction – 30kW Solar PV system, battery storage and off grid power.
- Environmental Stewardship – Extensive monitoring, management and engagement to minimise impact to natural environment.

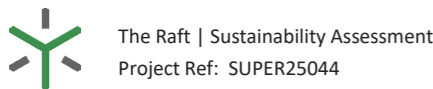
2.2 Upfront Carbon Reduction

The proposed development achieves a greater than 60% reduction in upfront carbon emissions¹ compared with a conventional new-build alternative. This outcome is driven by two key sustainability measures:

- Reuse of Existing Barge Structure
 - The project repurposes an existing 440 m² barge (Oceanlink 125) as the base building platform
 - This eliminates the need for new steel and concrete production, which are typically the largest contributors to embodied carbon in marine and hospitality infrastructure
 - By avoiding the fabrication and transport of a new vessel or floating foundation, significant emissions associated with material extraction, processing, and construction are prevented
- Avoidance of Demolition and Disposal Impacts
 - Reusing the barge prevents demolition waste generation and associated emissions from dismantling, transporting, and landfilling structural components
 - Avoiding demolition also reduces disturbance to the river environment, minimising both carbon and ecological impacts

Through adaptive reuse and a circular economy approach, the project demonstrates a >60% reduction in upfront carbon compared with a conventional build, delivering meaningful benefits while also aligning with best-practice sustainability principles.

¹ Upfront carbon refers to the greenhouse gas emissions (Global Warming Potential, GWP) released during product and construction stages (A1–A5), including raw material extraction, manufacturing, transport, and on-site construction, before the asset is operational.



2.3 Operational Carbon Reduction

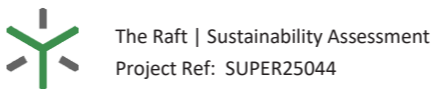
The Raft project incorporates a renewable off-grid energy system designed to substantially reduce operational carbon emissions by avoiding reliance on grid electricity and diesel generators.

Key Features include:

- 30 kW Solar PV Array
 - Solar panel mounting frames are purpose-built for the barge
 - Expected generation: ~48,000 kWh/annum, meeting a significant portion of the vessel’s load
- Battery Energy Storage System (BESS)
 - 8 × 48V GenZ lithium battery modules provide robust storage capacity
 - Battery bank designed to cover extended periods without sun, operating down to 20% depth of discharge for longer lifespan
- Electrification & Off-Grid Operation
 - The barge is designed to operate primarily on solar and batteries, with genset input only as backup.
 - All major energy services are electrified, further reducing reliance on fossil fuels
 - Automatic switching between solar, batteries, and genset ensures efficient use of renewables

The expected sustainability outcomes are as follows:

- Reduced Operational Carbon: Avoidance of grid and diesel generator use delivers large reductions in Scope 2 and Scope 1 emissions.
- Resilience & Efficiency: Energy self-sufficiency through renewables supports sustainable operations while minimising environmental footprint.
- Future-Proofing: The system is scalable, allowing for further solar and storage expansion if demand grows.



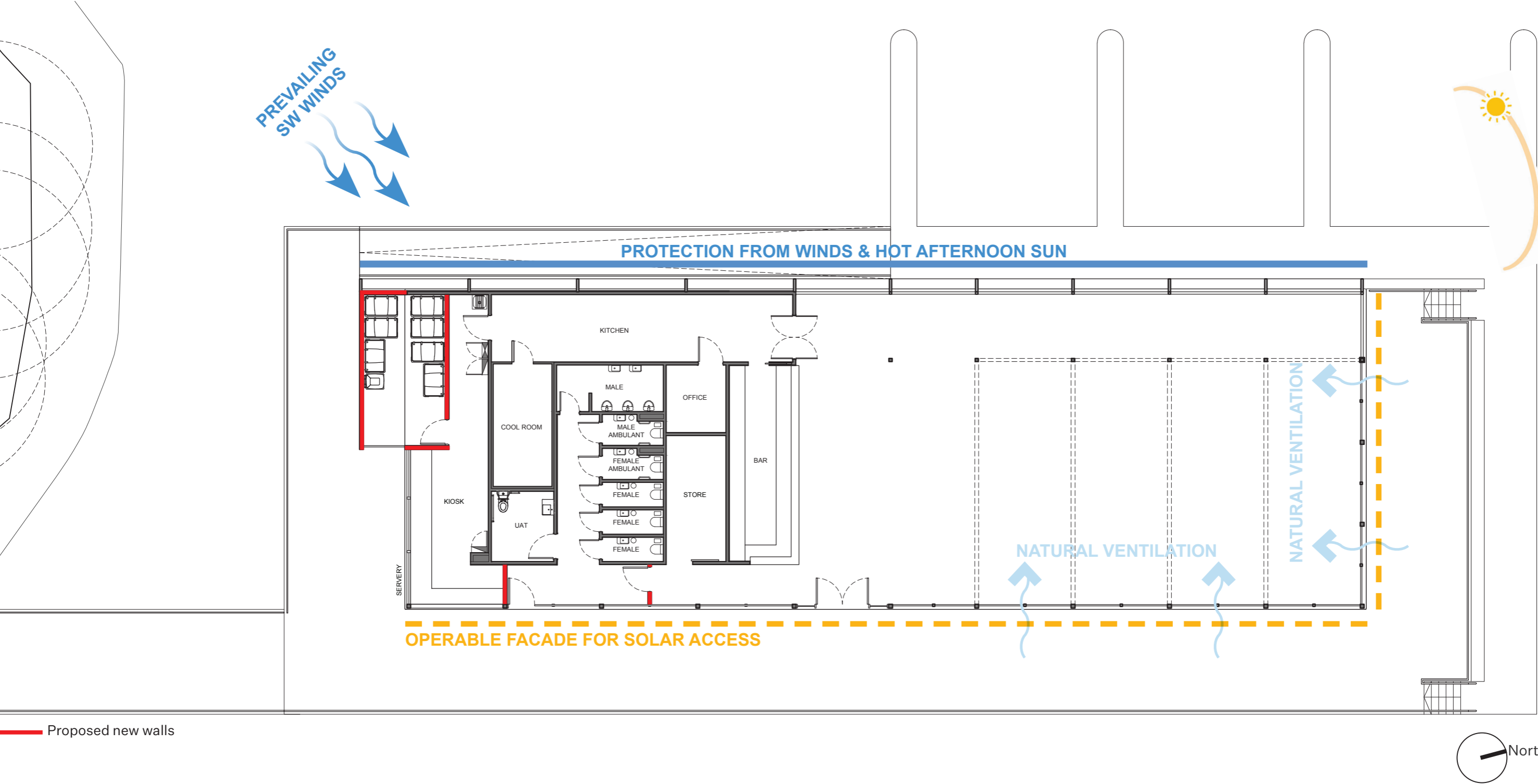
2.4 Environmental Stewardship

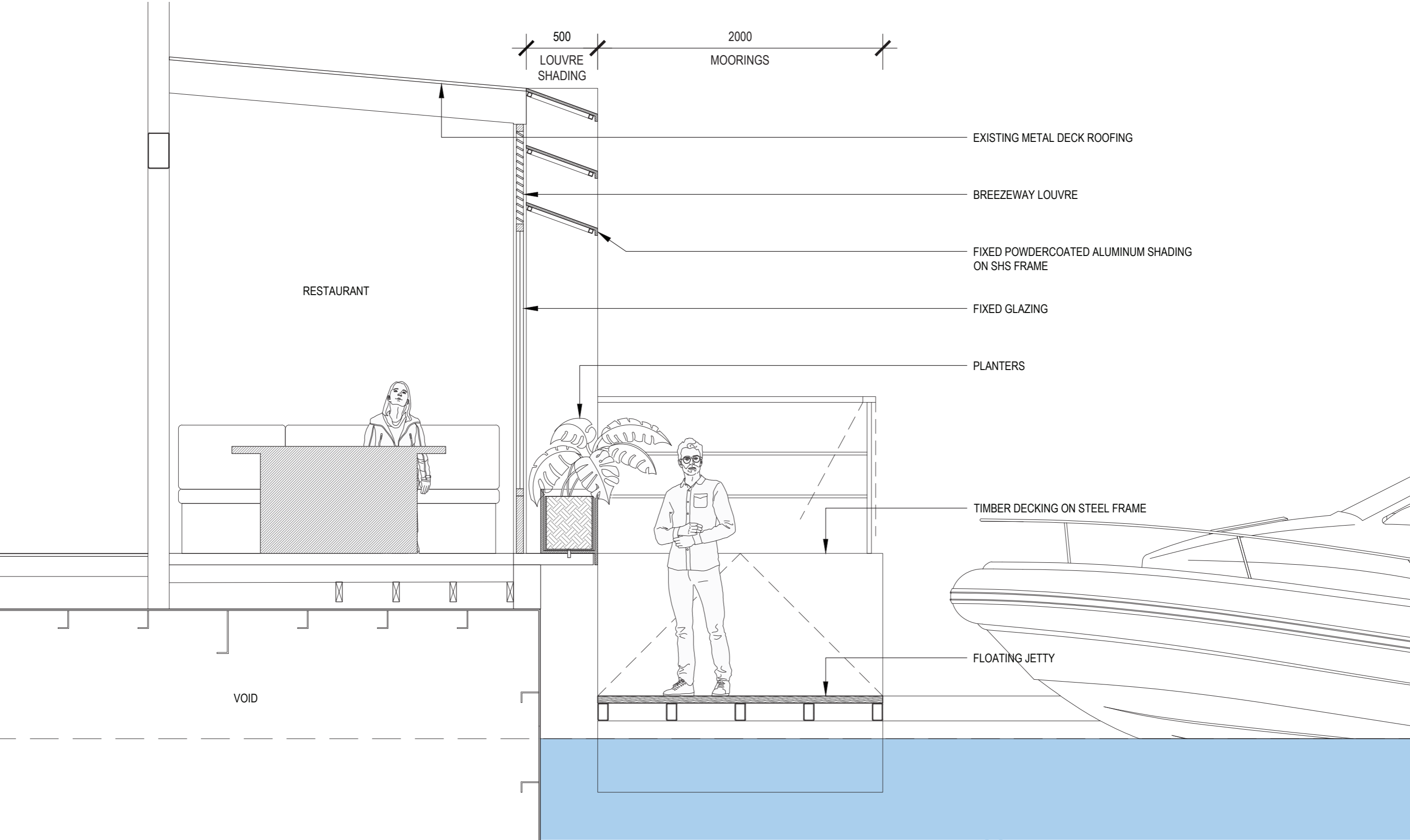
The Raft project has been designed with a strong focus on protecting the Swan River environment and ensuring operations enhance, rather than diminish, community amenity. A structured Environmental Management System (EMS), aligned with ISO 14001 principles, underpins all activities from relocation through to long-term operation.

Key Features include:

- River Protection: Baseline habitat and sediment surveys confirm the installation avoids sensitive seagrass and benthic communities, with a clear objective of ensuring no permanent riverbed damage.
- Pollution & Waste Management: Comprehensive plans address litter control, wastewater disposal, spill prevention, and the management of lighting and noise to minimise disturbance to the river environment and nearby community.
- Community Amenity: Commitments include maintaining the river as a public asset, avoiding construction noise complaints, and displaying the environmental policy on board for transparency and accountability.
- Staff Training & Awareness: All staff undergo induction and training in environmental responsibilities, covering waste handling, anti-littering practices, and patron engagement to ensure day-to-day compliance.
- ISO 14001 Alignment: The EMS follows a recognised “plan–do–check–act” cycle, embedding continual improvement, regular monitoring, internal audits, and annual reviews by the Department of Biodiversity, Conservation and Attractions (DBCA).

Through these measures, the project demonstrates a clear commitment to environmental stewardship and community benefit, ensuring that its operations on the Swan River are sustainable, well-managed, and transparent.





Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.





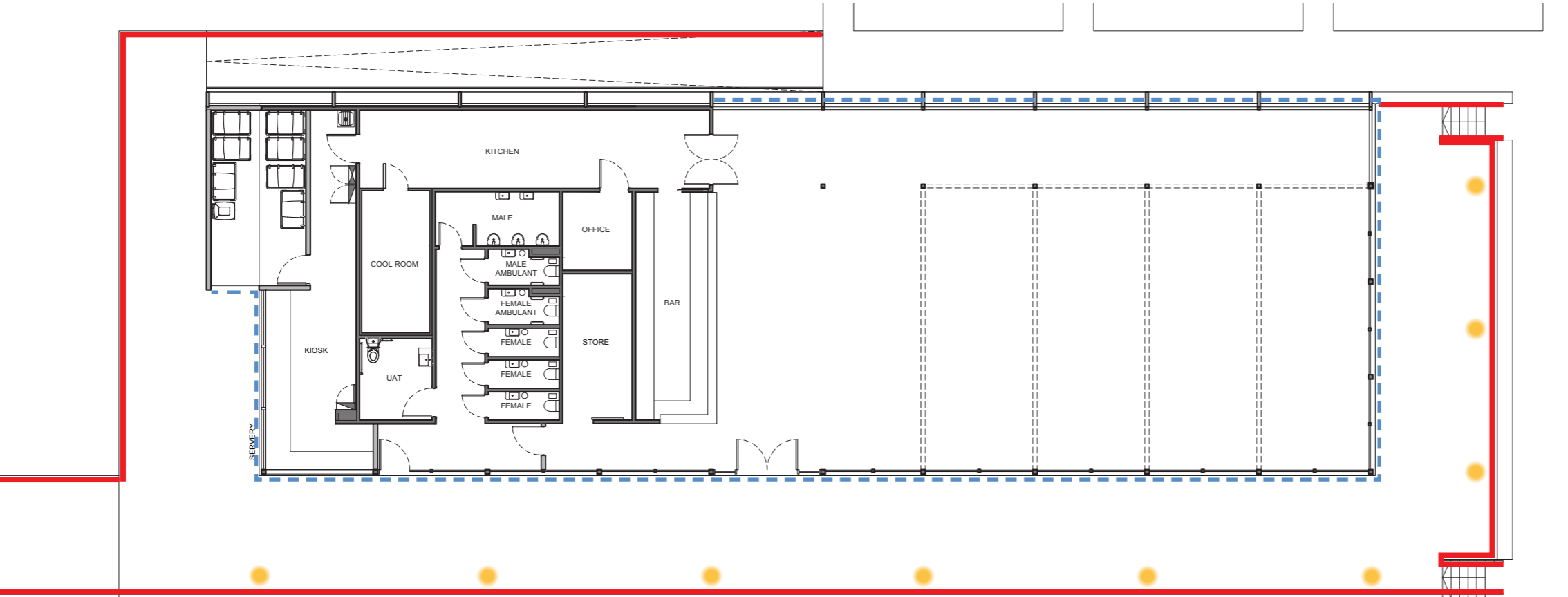




Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety / Balustrades and lighting



- Proposed balustrade
- Proposed walkway lighting
- Proposed after hours secure line

Key customer demographics include:

1. Locals: Young professionals, couples, and families residing in South Perth and surrounding areas who desire a sophisticated waterfront venue for social gatherings, celebrations, and casual outings.
2. Tourists: Domestic and international visitors seeking a distinctive and memorable experience that showcases the beauty of the Swan River and Perth skyline.
3. Special Interest Groups: Corporate clients seeking a unique venue for events and functions, and tour operators looking to include the floating bar as part of their itineraries.

Examples of existing precincts offering a similar mix of customers include Fremantle fishing boat harbor, Hillaries Boat Harbor & Mandurah Foreshore.

Hours of operation are expected to be 7-11am, 7 days a week. A sliding gate at the start of the walkway will secure the walkway outside of operating hours to improve safety.

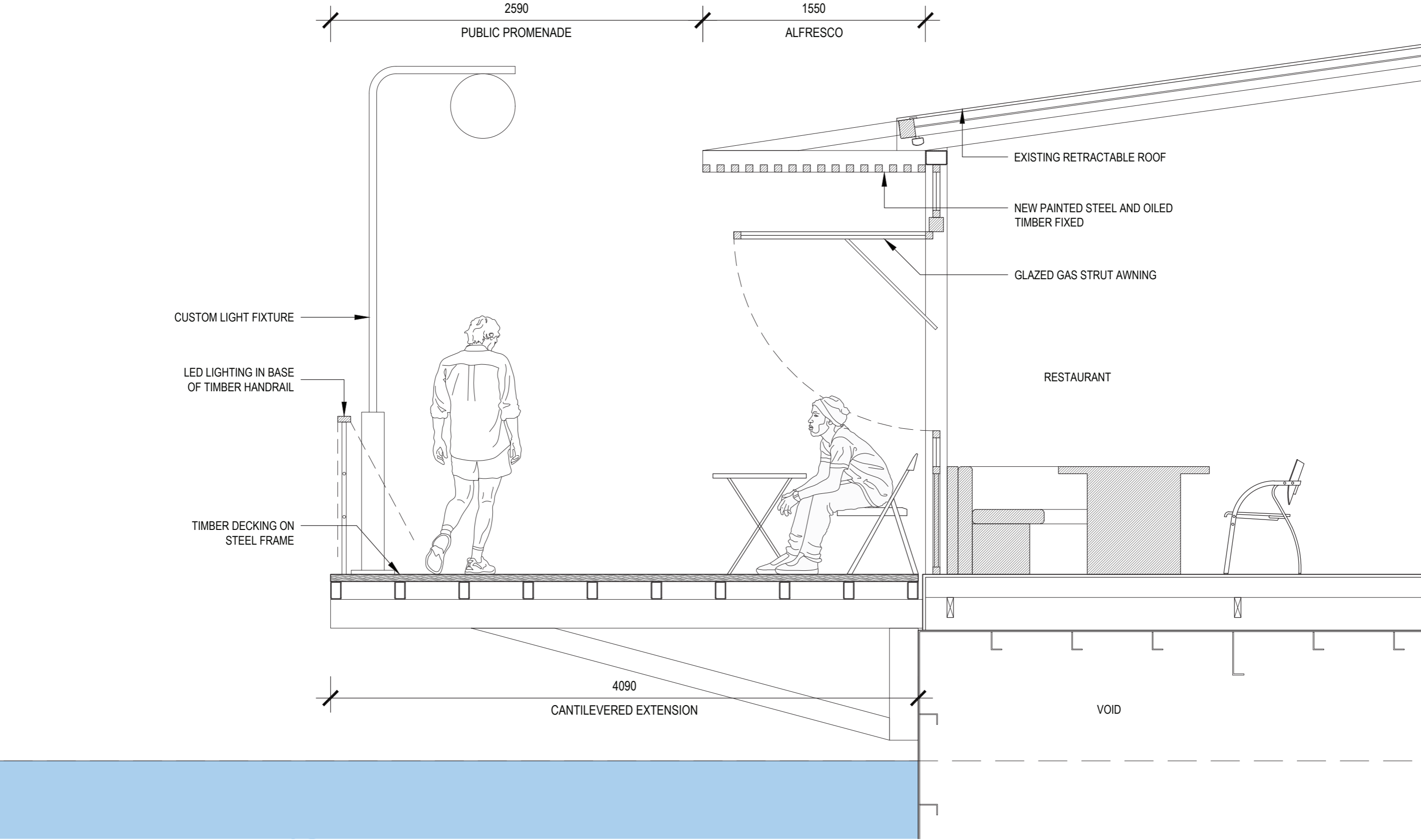


Lighting inspiration

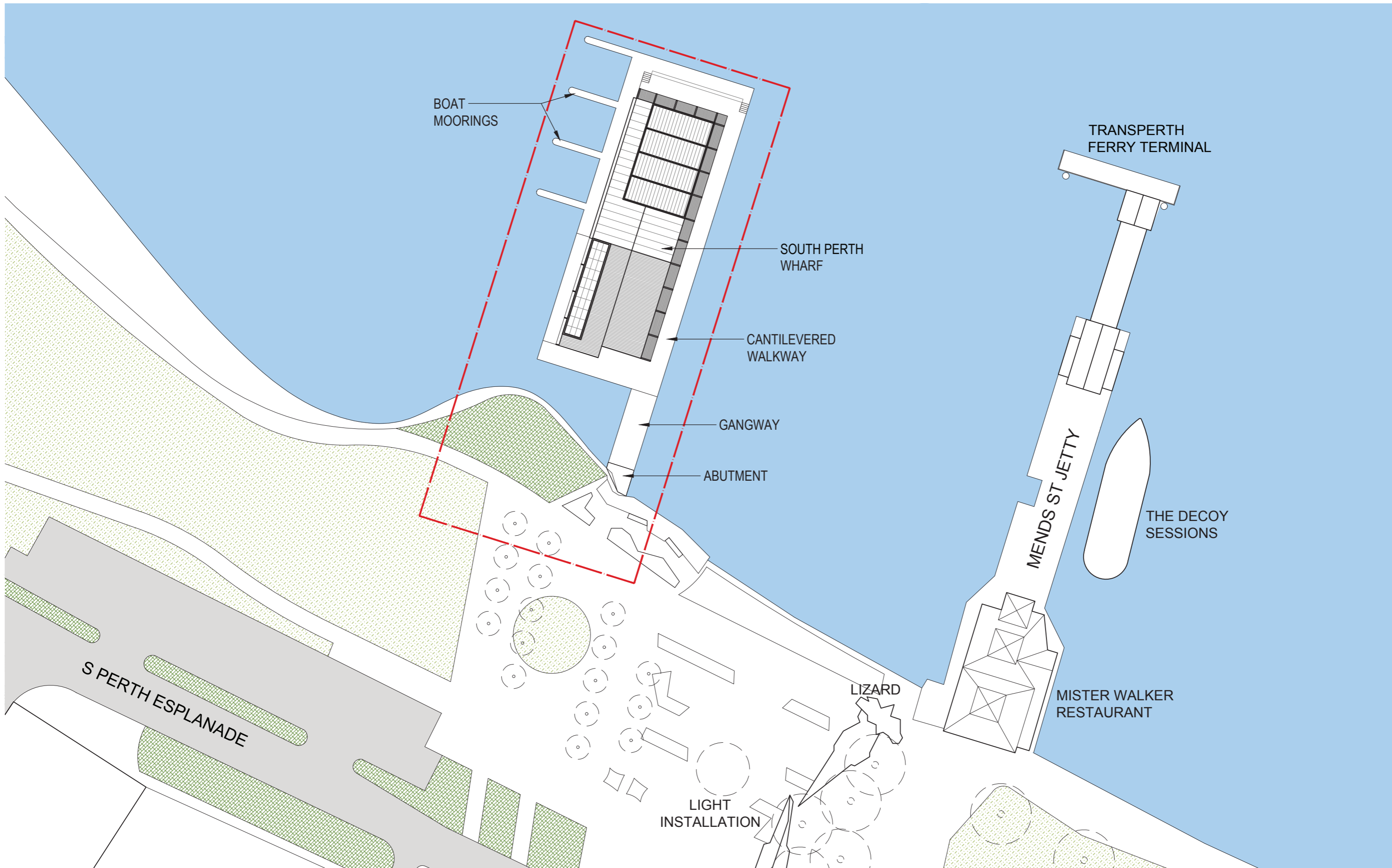


Balustrade inspiration





Architectural Drawings



SOUTH PERTH WHARF

MENDS ST JETTY

SITE PLAN

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| | | |
| B | 27.11.25 | FOR DEVELOPMENT APPLICATION |
| A | 14.03.25 | FOR REVIEW |
| ISSUE | DATE | DESCRIPTION |

CLIENT

Old Salt

REZEN Studio
85 George Street
East Fremantle WA 6158

p: 0423 808 707
e: hello@rezen.com.au
w: rezenstudio.com

APPROVED BY:

RB

DRAWN BY:

HZ

DATE:
27.11.25

PROJECT NO.:

227

DRAWING NO.:

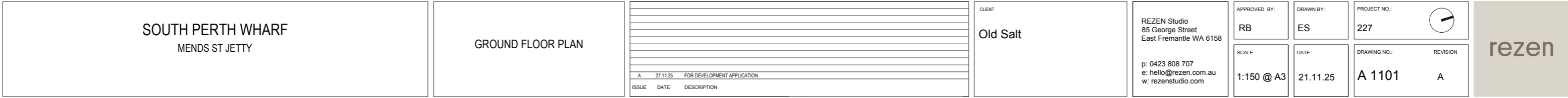
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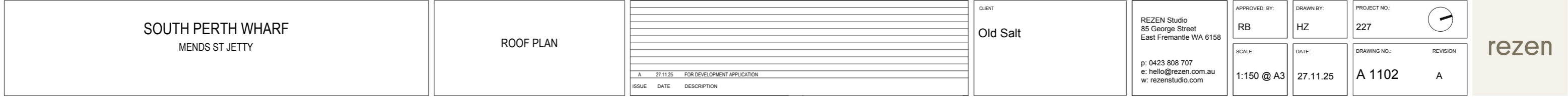


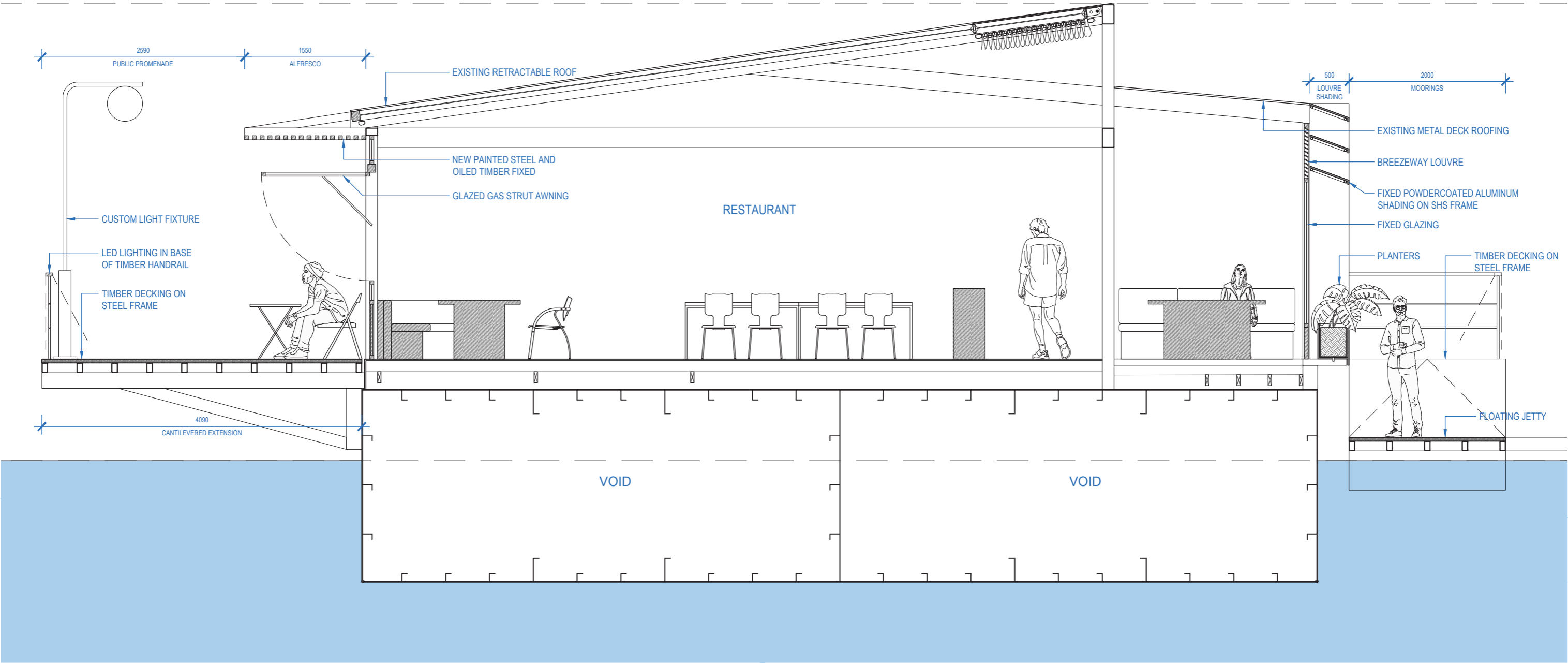
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ezen

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A CROSS SECTION
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SOUTH PERTH WHARF
MENDS ST JETTY

SECTIONS

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85 George Street
East Fremantle WA 6158

p: 0423 808 707
e: hello@rezen.com.au
w: rezenstudio.com

APPROVED BY:
RB

SCALE:
1:100 @ A3

DRAWN BY:
HZ

DATE:
27.11.25

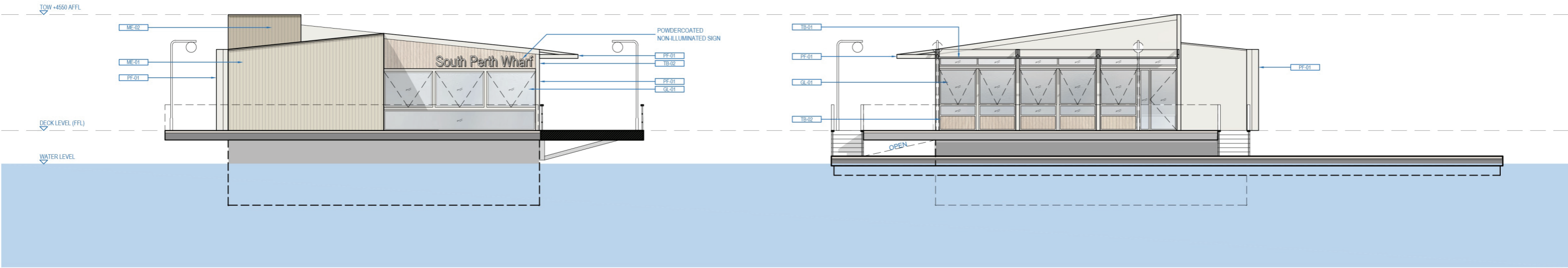
PROJECT NO.:
227

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REVISION
A

rezen



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03 ELEVATION
A1101 1:150

04 ELEVATION
A1101 1:150

MATERIALS KEY :
GL-01 - CLEAR GLASS
ME-01 - ALUMINIUM FLUSH METALLIC CLADDING
ME-02 - ALUMINIUM CASTELLATED PANEL
ME-03 - ROOF SHEETING COLORBOND ULTRA
PC-01 - POWDER COATED FINISH
PF-01 - PAINT FINISH
TB-01 - TIMBER BATTENING AWNING
TB-02 - TIMBER CLADDING
TB-03 - TIMBER DECKING BOARD

OCEANLINK 125 AKA THE RAFT
MENDS ST JETTY

ELEVATIONS

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CLIENT

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REZEN Studio
85 George Street
East Fremantle WA 6158

p: 0423 808 707
e: hello@rezen.com.au
w: rezenstudio.com

APPROVED BY:

RB

DRAWN BY:

HZ

PROJECT NO.:

227

SCALE:

1:150 @ A3

DATE:

27.11.25

DRAWING NO.:

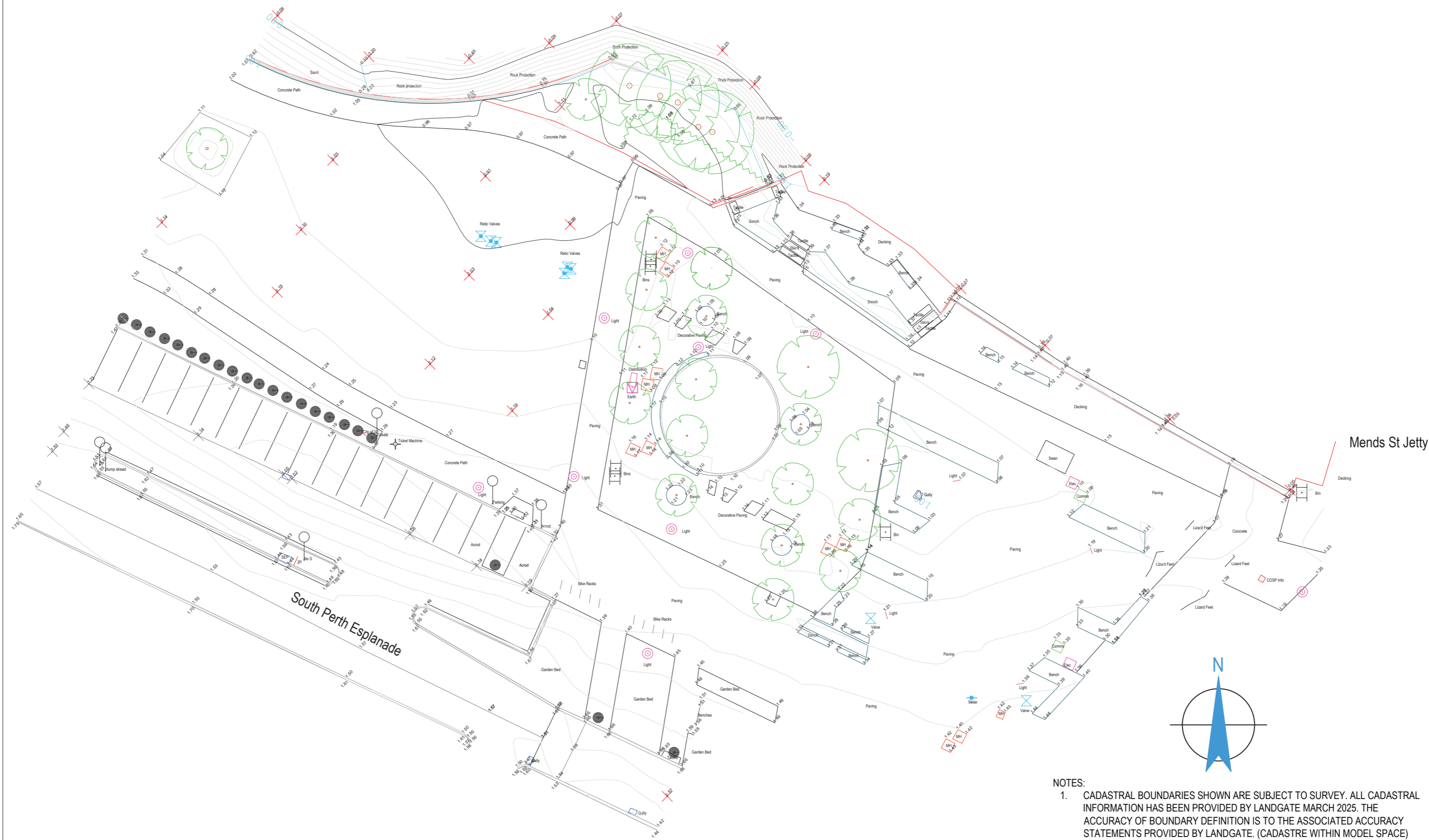
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REVISION

B

rezen

Feature Survey



- NOTES:
1. CADASTRAL BOUNDARIES SHOWN ARE SUBJECT TO SURVEY. ALL CADASTRAL INFORMATION HAS BEEN PROVIDED BY LANDGATE MARCH 2025. THE ACCURACY OF BOUNDARY DEFINITION IS TO THE ASSOCIATED ACCURACY STATEMENTS PROVIDED BY LANDGATE. (CADASTRE WITHIN MODEL SPACE)
 2. CONTOUR INTERVAL = 0.10m
 3. SURVEY IN GDA 2020 MGA ZONE 50 AND IN AUSTRALIAN HEIGHT DATUM (AHD)
 4. SURVEYED MARCH 2025 DIGITAL SURVEYING SOLUTIONS
 5. SURVEY BASED ON SSM'S CITY 16 AND CITY 124



South Perth Wharf

Application for Development Approval

Attachment SPW02

Plan E Architecture Foliage

November 2025

This project, off the South Perth foreshore, aims to offer an unparalleled dining and tourism experience, with breathtaking views of the Swan River and Perth City skyline.



RECOMMENDED PLANTING SPECIES

CULINARY



Rosmarinus officinalis Prostrata



Citrus limon Eureka



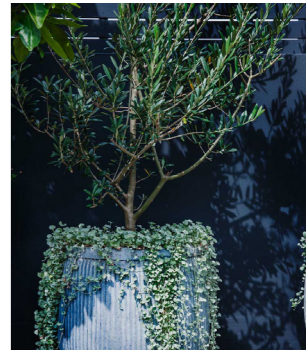
Thymus vulgaris



Laurus nobilis



Salvia officinalis



Olea Bambalina

AUSTRALIAN NATIVE



Acacia 'Fettucine'



Adenanthos 'Platinum'



Banksia ashbyi 'dwarf'



Banksia integrifolia dwarf



Casuarina 'Cousin It'



Lomandra 'Nyalla'

SHADE



Anigozanthos potted



Lomandra 'Lime Tuff'



Dracaena reflexa



Ficus alii

CLIMBER



Pandorea jasminoides 'Alba'

EXOTIC



Sedum 'Blue Spruce'



Dichondra silver falls



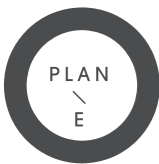
Metrosideros 'Silver Glory'



Metrosideros 'Tahiti'

LANDSCAPE STRATEGY

Create a green oasis though extensive on deck planters containing a mixture of hardy Australian native, exotic and culinary plant species that provide amenity, complement and enhance the dining experience and respond to the Swan River and its surrounds in general



LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007
T: (08) 9388 9566 E: mail@plane.com.au

FLOATING BAR & RESTAURANT

PREPARED FOR CANFORD
APRIL 2025

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