

**DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT**

PROPOSAL	Construction of additional canoe storage facility – Swan Canoe Club
LOCATION	Swan Canoe Club - Lot 672 Deposited Plan 219932 (Reserve 1634) Johnson Parade, Mosman Park
COST	\$270,000
APPLICANT	Scribe Design Group, on behalf of the Swan Canoe Club (Inc)
LANDOWNER	Town of Mosman Park
LOCAL GOVERNMENT	Town of Mosman Park
MRS CLASSIFICATION	Regional Open Space
DECISION TYPE	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	<ol style="list-style-type: none"> <li>1. Locality map (1 page)</li> <li>2. Amended proposal: <ol style="list-style-type: none"> <li>a) Amended building plan (9 pages)</li> <li>b) Access platform plan (2 pages)</li> </ol> </li> <li>3. Initial building plans (10 pages)</li> <li>4. External referral responses: <ol style="list-style-type: none"> <li>a) Town of Mosman Park (2 pages)</li> <li>b) Department of Planning, Lands and Heritage (2 pages)</li> <li>c) Department of Water and Environmental Regulation (1 page)</li> </ol> </li> </ol>
RECOMMENDATION	<b>APPROVAL WITH CONDITIONS</b>

**1. INTRODUCTION**

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from the Swan Canoe Club (the Club), proposing the construction of an additional canoe storage facility (the facility), at Lot 672 on Plan 219932 Johnson Parade, Mosman Park (**Figure 1** and **Attachment 1**).



**Figure 1.** Swan Canoe Club - approximate position of the new storage facility (black hashing). Swan Canning development control area (outlined in blue)

- 1.2 The proposal involves the construction of a separate building for additional canoe storage (**Attachment 2**). The new building is positioned parallel to the existing Club building and is of similar a style and finish.
- 1.3 On 1 August 2023, the Club was granted approval under Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act) for development application 2022/2369 to construct an extension to the existing canoe club building. On 1 August 2025, a section 84 approval under the SCRM Act, for a 12 month extension was granted. However, the approved works were later found to be non-compliant with Part E1 (Fire Fighting Equipment) of the National Construction Code (NCC) for a facility of its proposed size, as it was not feasible to install a compliant fire hydrant system.
- 1.4 A new Part 5 development application was received on 12 September 2025 (**Attachment 3**). The new application proposed a separate building running north-south (perpendicular to the existing building). DBCA and the Town of Mosman Park (the Town) considered the potential visual impact of the new design and building colour on the foreshore and the river, and suggested the design be amended to be similar to the style and design of the existing building in order be more in keeping with the foreshore at the location.
- 1.5 Accordingly, the applicant prepared amended plans reorienting the facility to sit parallel to the existing club building and redesigned the roof to match the existing roof pitch and colour. Amended plans were received on 16 January 2026 (**Figure 1** and **Attachment 2**) along with additional information to support the proposal. DBCA has been advised that the amended plans are compliant with the requirements of the NCC.
- 1.6 The subject land is zoned for Regional Open Space (ROS) under the Metropolitan Region Scheme (MRS) and is under the care, control and management of the Town of Mosman Park.
- 1.7 The proposed development is to occur on land entirely within the Swan Canning development control area (DCA) and therefore requires an approval from the Minister for the Environment in accordance with Part 5 of SCRM Act.

1.8 This report has been prepared in accordance with section 75(2) of the SCRM Act.

## **2. CONSULTATION**

2.1 The initial plans were received on 12 September 2025. In accordance with section 73 of the SCRM Act, the application was referred to relevant stakeholders for a period of 42 days commencing on 27 September 2025 with an invitation to make a submission.

2.2 The following submissions were received:

### **Town of Mosman Park**

2.3 The Town recommends the proposal is approved subject to conditions that require the proposed building to be constructed of similar and/or sympathetic colour to the existing building.

2.4 The Town's comments are provided in **Attachment 4(a)**.

### **Department of Planning, Lands and Heritage – Aboriginal Heritage Division**

2.5 The Department of Planning, Lands and Heritage (DPLH), Aboriginal Heritage Division, has provided the following recommendations/advice:

- The location of the proposed access platform intersects with the actual boundary of Aboriginal site Swan River (ID 3536). The remainder of the proposed development does not intersect with any known Aboriginal heritage places or Registered sites.
- Based on the information provided to DPLH, approvals under the *Aboriginal Heritage Act 1972* are required for the proposed access platform. DPLH recommends the applicant contacts the Whadjuk Aboriginal Corporation to provide any comments or recommendations.

2.6 DPLH Aboriginal Heritage Division's comments are provided in **Attachment 4(b)**.

### **Department of Water and Environmental Regulation**

2.7 The Department of Water and Environmental Regulation (DWER) reviewed the development application and advised it has no comments to provide.

2.8 DWER's comments are provided in **Attachment 4(c)**.

### **Public consultation – submissions on application**

2.9 In accordance with section 74 of the SCRM Act, the Club's initial application was advertised on the DBCA website commencing 27 September 2025 until 7 November 2025 with an invitation to make a submission.

2.10 No submissions were received.

### **Submissions on draft report**

2.11 In accordance with section 75 of the SCRM Act, this draft report and recommendation will be provided to the applicant and the relevant stakeholders being the Town, DPLH and DWER.

2.12 This draft report and recommendation will also be published on the DBCA website for a minimum period of 14 days with an invitation for public submissions.

### 3. RELEVANT POLICIES AND PLANS

- State Planning Policy 2.9 – Water (SPP 2.9)
- Corporate Policy Statement No. 42 – Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area (Policy 42)
- Corporate Policy Statement No. 45 – Planning for miscellaneous structures and facilities in the Swan Canning development control area (Policy 45)
- Corporate Policy Statement No. 49 – Planning for Stormwater Management Affecting the Swan Canning Development Control Area (Policy 49)

### 4. ENVIRONMENTAL AND PLANNING CONSIDERATION

- Environmental protection
- Amenity
- Public access and safety
- Stormwater management
- Use of plastics in the Riverpark

### 5. BACKGROUND

- 5.1 The Club is one of the oldest canoe and kayak clubs in Australia, with an active membership of approximately 450 people. The Club facilitates recreational paddling, competitive paddling, elite paddling and training for juniors for slalom paddling and international competition. The current club building footprint is approximately 400m<sup>2</sup> (**Attachment 3**).
- 5.2 The application initially proposed a separate building running north-south (perpendicular to the existing building). In response to advice from DBCA and the Town, the applicant prepared amended plans (received on 16 January 2026) more in keeping with the existing building and the foreshore. The changes made include:
- Reorientating the facility to be parallel with the existing building;
  - Modifications to the design including door locations, roof pitching and colour scheme;
  - Maintaining the existing staircase and retaining walls in situ;
  - Detailed designs of the access platform to connect the path to the east of the existing facility with the launching platform.
- 5.3 The proposed storage facility is 12.3m long and 6.3m wide (77.5m<sup>2</sup>) and can house up to seventy-two canoes and/or kayaks. The additional storage will assist the Club meet current and future membership demand.
- 5.4 The amended application proposes the following associated works:
- Realignment of an existing pathway around the west of the new facility;
  - Installation of a small, cantilevered platform attached to the southern end of the concrete foundation of the existing building, to provide safer access to the launching platform;
  - Installation of a soakwell to the north of the facility for infiltration of stormwater;
  - Relocation of power and communications connection pole and box; and
  - Leveling of site through minor regrading of the grassed area to provide a safer transition for entering and exiting the new facility.

- 5.5 The proposal will require renegotiation of the lease area with the Town, as the management body of Reserve 1634, with approval from the Department of Planning, Lands and Heritage, under section 18 of the *Land Administration Act 1997*.

## 6. DISCUSSION

### Environmental protection

- 6.1 Policy 42 aims to ensure that land use and development on and adjacent to the river system maintains and enhances the quality and amenity of the river environment. The proposed development should be carefully undertaken to prevent detrimental impacts to the foreshore area.
- 6.2 The construction works may involve minor, short-term impact on the foreshore, including wildlife (noise) impacts and disruption to public access and safety if not managed appropriately.
- 6.3 To ensure that all potential environmental and amenity impacts are identified and managed appropriately during the work, it is recommended that a construction environmental management plan (CEMP) be included as a condition of approval. The CEMP will be required to include details of demolition and construction methodology, protection of water quality, machinery and equipment management (including refuelling), site access and management, public access and safety, waste management, spill response, foreshore and vegetation protection.

### Visual amenity

- 6.4 Policy 45 and SPP 2.9 require that characteristics of a development, including building height, bulk, scale, form, orientation and location, maintain a sense of place and minimise impacts on views of the river.
- 6.5 Policy 42 states that the design, materials and colour scheme of developments adjacent to the river and foreshores should complement and protect the character and landscape setting of the river.
- 6.6 The initial design drawings and indicative choice of finishes and materials provided with the application were not considered to complement the locality's character, particularly when viewed from the river or the staircase leading from Johnson Parade to the foreshore. DBCA advised the applicant of the visual impact concerns of the initial design.
- 6.7 Following advice from DBCA, amended plans were prepared to align with the design of the existing facility, creating continuity of the built form and protecting the locality's landscape character, while also minimising the visual impact of the proposed facility when viewed from the river and staircase. A condition is recommended to require the planting of locally native vegetation on the northern side of the proposed facility, to help further minimise its visual impact.
- 6.8 The proposed development will require the excavation of 9.8m<sup>3</sup> of material and placement of 11.1m<sup>3</sup> of fill to address minor changes in level across the site. The material that is cut will be utilised for the fill, and approximately 1.3m<sup>3</sup> of clean fill will be imported to site. The leveling will align the height of the walls and eaves of the proposed facility with the existing building.
- 6.9 Overall, the amended proposal is considered to be more in keeping with the landscape character of the location and is not expected to have a negative impact on the visual amenity of the foreshore or the river.

**Public access and safety**

- 6.10 Policy 42 and SPP 2.9 require proposed developments enhance public access and enjoyment of the river.
- 6.11 The proposed storage facility will occupy an existing open grassed space which is used by Club members for access to the existing building. An existing footpath will require realignment around the western side of the proposed facility. To the east of the existing building is a rock revetment and steep cliff face, which currently hinders direct public access to the Swan River. Therefore, public access to the foreshore or the river will not be impeded by the proposed development.
- 6.12 Members will continue to launch their canoes and kayaks from the platform to the south of the existing building. The Club has conducted a movement exercise that indicates stored canoes can be manoeuvred from the new facility, around the existing pathway to the west of the existing building, to the launching platform. Further, the club has advised the proposed facility will only store canoes of a size and weight conducive with single person handling.
- 6.13 In order to provide a safe alternative and emergency access to the launching dock, the Club proposes to install a 1.79m by 1.2m fibre-reinforced polymer (FRP) access platform over the rock revetment to connect the existing path along the east of the existing facility with the launching platform.
- 6.14 The access platform is proposed to be fixed in place with steel supports, and will be cantilevered from the concrete pad of the existing Club building. The access platform will require three rocks to be removed from the top of the revetment to achieve a similar level to the existing path, launching platform and proposed access platform.
- 6.15 This will allow for safe access between the path and launching platform. The Club has advised it will liaise further with DBCA and the Town regarding the necessary modification to the rock revetment. A condition is recommended that plans for any modification to the rock revetment are approved by DBCA, prior to the commencement of works.

**Stormwater management**

- 6.16 Policy 49 generally requires stormwater runoff from constructed impervious surfaces generated by minor rainfall events (i.e. first 15mm) to be managed on site, or if the local government consents, connected to the local drainage system.
- 6.17 The proposed facility has been designed to manage stormwater runoff through the installation of a soakwell to which captured roof water will be directed to for infiltration. The existing adjacent grassed area will provide additional infiltration for stormwater runoff.
- 6.18 The Club has advised that a 2013 installation of sewer infrastructure at the site, to a depth of 2m, encountered minimal groundwater and it is therefore considered highly unlikely that dewatering will be required for the current proposal. The applicant can be advised through an advice note, that if dewatering is required, further approvals must be obtained from DBCA and other relevant stakeholders.

## **Ecological health and landscape protection**

- 6.19 Policy 42 states that natural vegetation should be promoted, maintained, and restored, and existing native vegetation should be retained as a means of protecting linkages and natural vegetation corridors. Proposals should avoid the removal or fragmentation of native vegetation, where possible.
- 6.20 The Town advised that the Brazilian Pepper Tree within the grassed area to the north of the proposed development, will require a tree protection zone (TPZ). The protection of the tree will be managed through the CEMP, which should include diagrams showing the TPZs of all trees surrounding the proposed development.

## **Use of plastics in the Riverpark**

- 6.21 Policy 42 states that applications need to demonstrate they are protecting the ecological health of the Swan Canning River system. DBCA is considering the potential long-term and cumulative environmental impacts of using plastic materials on the ecological health of the Riverpark. All plastic products are known to break down over time and can release microplastic particles into the environment.
- 6.22 The applicant has advised the proposed access platform will be constructed of a steel cantilever, supporting a fibre-reinforced polymer (FRP) grated platform. The existing launching platforms are also constructed of FRP grating. The applicant is proposing FRP grating as it provides the highest level of safety and slip resistance, of the available materials to construct the platform. This is important for the Club, as the platform could potentially be used by children and members of varying ability, that have wet feet or boots from watercraft activities.
- 6.23 The use of FRP or other plastic composite products can present a risk of release of plastic products into the waterway. The Club states that the FRP grated access platform will not rust or rot when exposed to saltwater, unlike timber or steel. The Club also notes that with epoxy-coated or hot-dip-galvanized steel grating, foot traffic eventually wears through the protective coating. This leads to safety issues and reduced accessibility, as the platform becomes unusable while epoxy is being reapplied.
- 6.24 To reduce the risk of release of microplastics into the river system and manage the degradation of the materials, a condition is recommended that requires the applicant to regularly maintain and monitor the structure for degradation and to ensure removal of the product at the time that it shows signs of serious deterioration. An annual maintenance and inspection plan will also be required to include ongoing repair or replacement if and as required.

## **7. SWAN RIVER TRUST**

- 7.1 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust considered DBCA's draft report at its meeting on 10 February 2026 and resolved to advise the Director General of DBCA that it recommends the application be approved subject to the conditions outlined in this draft report. The Trust recommended amending Condition 6 and associated Advice Note 5, by replacing the requirement for a formal landscaping plan with a requirement to plant locally native vegetation to provide screening and soften the appearance of the new structure.

## 8. CONCLUSION

- 8.1 The proposed development is not considered to be excessive in scale or bulk and is expected to complement the existing visual amenity of the foreshore. The proposed facility will increase the Club's membership capacity, enabling more people to access the river for low-impact watercraft activities. It is anticipated that the proposal will not have any adverse environmental impact on the foreshore area or the river. The proposal is therefore considered acceptable.
- 8.2 Potential environmental impacts from the works can be addressed through the implementation of an approved Construction Environmental Management Plan.
- 8.3 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

## 9. RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of DBCA advises the Minister for the Environment that the proposed storage facility at Swan Canoe Club - Lot 672 Deposited Plan 219932 (Reserve 1634) Johnson Parade, Mosman Park (**Attachment 1**), as described in the application received on 12 September 2025 and amended plans and additional information received on 16 January 2026 be approved, subject to the following:

### CONDITIONS

1. Approval to implement this decision is valid for three (3) years from the date of this approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works (**Advice Note 1**).
3. Prior to the commencement of works, a construction environmental management plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the Town of Mosman Park (**Advice Notes 1, 2 and 6**).
4. Prior to the commencement of works, final design plans/engineering drawings and technical specifications, including details of the finishes and materials shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on advice from the Town of Mosman Park (**Advice Notes 1, 3 and 6**).
5. Monitoring and maintenance of the approved structure shall be undertaken in accordance with a maintenance and inspection plan, which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions prior to commencement of use (**Advice Notes 1, 4 and 6**).
6. Locally native vegetation shall be planted along the northern side of the storage facility, to the satisfaction of the Department of Biodiversity, Conservation and Attractions on advice from the Town of Mosman Park (**Advice Note 5**).
7. Prior to the commencement of works, a plan for the relocation or removal of any of the existing rock revetment shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions, on advice from the Town of Mosman Park (**Advice Note 7**).
8. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated.

9. The applicant shall ensure that no damage to the foreshore, riverbank, or waterway (including vegetation and infrastructure) occurs beyond the scope of the approved works. If any inadvertent damage occurs, the applicant is required to notify the Department of Biodiversity, Conservation and Attractions within 48 hours of the damage occurring and rectify the damage at its expense.
10. Upon completion of the works, all waste materials, equipment and machinery shall be removed, and the site cleaned up to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

### ADVICE NOTES

1. Notifications can be emailed to [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au).
2. Regarding **Condition 3**, the construction environmental management plan (CEMP) should describe how the authorised works will be managed to minimise potential environmental impacts. Guidance for preparation of a CEMP is provided in [DBCA Guidance Note – Construction Environmental Management Plans](#) (the PDF will download automatically) and [Policies, plans and guidelines | Department of Biodiversity, Conservation and Attractions](#).
3. Regarding **Condition 4**, the use of plastic products in the Riverpark at this location is not supported and alternative products for construction should be considered.

The Department of Biodiversity, Conservation and Attractions's [Preliminary assessment of plastic infrastructure in the Swan Canning Riverpark](#) (Borne et al. 2024) documented the degradation of plastic infrastructure in the Riverpark. Plastic infrastructure is to be avoided to mitigate the release of microplastics into the environment.

In the event that there is no viable alternative product and plastic products are approved by the Department of Biodiversity, Conservation and Attractions in this location, evidence is to be provided that the proposed plastic products (e.g. fibre-reinforced plastic) satisfy the following minimum requirements:

- a. evidence that the product is specified for use within the subject environment (e.g. alkaline, estuarine, or wetland) including certification and/or material specifications to ensure material longevity and reduce the risk of plastic deterioration over time
  - b. a manufacturers' warranty, applicable to the intended use of the plastic in this instance, of exceeding 15 years or greater
  - c. the product is non-flammable and has fire-retardant properties
  - d. the product contains UV treatments, (to be integrally moulded)
  - e. does not contain materials or byproducts (eg non-slip grit) which are easily shed or lost into the environment
4. Regarding **Condition 5**, the maintenance and inspection plan shall:
    - a. commit to corrective action when the plastic product needs repair and replacement
    - b. commit to examination of any plastic product used within the approved works
    - c. be undertaken (at a minimum) annually.
  5. Regarding **Condition 6**, vegetation shall aid in screening the facility when viewed from the adjacent lawn area. The Department of Biodiversity, Conservation and Attractions can be contacted to assist with species selection.
  6. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans and details required under **Conditions 3, 4 and 6** the

documents must be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.

7. Regarding **Condition 7**, the applicant is advised that engineering advice may be required to demonstrate that the proposed revetment modifications will not compromise the integrity of any surrounding infrastructure
8. The applicant is advised that prior to the commencement of works, a 'Permit for Activity on Thoroughfare (PAT)' shall be obtained from the Town of Mosman Park where construction related materials, equipment, fencing, toilets, storage, activities (e.g. cranes, deliveries) etc. will be stored or works undertaken on/over a verge, reserve or road area. The Permit for Activity on Thoroughfare application form is available on the Town's website.
9. The applicant is advised that prior to the commencement of works a Building Permit is required to be obtained from the Town of Mosman Park.
10. The applicant is advised that the location of the new facility is outside of the area covered by the existing lease agreement, which necessitates the re-negotiation of the agreement. Upon completion of the development the lease agreement for the land shall be re-negotiated with the Town of Mosman Park, with all legal costs to be borne by the Swan Canoe Club.
11. The applicant is advised that prior to the use of the facility the premises will require inspection by the Town of Mosman Park's Environmental Health Officer.
12. The applicant is advised that the Brazilian Pepper tree (*Schinus terebinthifolius*) in the lawn area adjacent the development will require a Tree Protection Zone (TPZ) to be installed and maintained around its entire canopy radius for the duration of works. The TPZ is to be a minimum of 3.0 metres extending from the base of the tree. No tree roots are to be cut or damaged within or outside of the TPZ without authorisation of the Town of Mosman Park's arborist. Where there is any work including excavation, compaction or machine trenching, a Town officer must be on site. Any required pruning to access the site must be done by Town organised staff or contractors.
13. During the development works, the contractor/developer shall protect the Town's street trees from any damage that may be caused by the scope of works, and all work carried out will comply with the Town's Street Tree Management policy, Verge Treatment Policy and the Australian Standard relating to the protection of the trees on or adjacent to development sites (AS 4970-2009). If pruning is required of any tree the contractor/developer must contact the Town, which will organise any works.
14. In the event it is proposed to dispose of extracted water either directly or indirectly (e.g. via the stormwater system) to the river, a dewatering management plan, demonstrating that the default guideline values contained within the Department of Biodiversity, Conservation and Attractions' Policy 50: *Planning for dewatering affecting the Swan Canning Development Control Area* will be met, is to be approved by the Department of Biodiversity, Conservation and Attractions.
15. The applicant is advised that the proposed access platform intersects the actual boundary of Aboriginal site Swan River (ID 3536). The Department Planning, Lands and Heritage advises that approvals under the *Aboriginal Heritage Act 1972* are required for the proposed steel platform. DPLH recommends the applicant contact the Whadjuk Aboriginal Corporation to provide comments or recommendations.

**DRAFT REPORT ENDORSED**

Signed: *FStanley*

Date: 24 March 2026

Dr Fran Stanley  
Executive Director, Conservation and Ecosystem Management

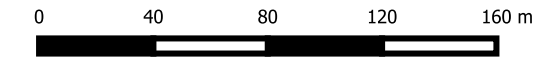
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## Locality Plan - Swan Canoe Club, Mosman Park



1:2,000 (A3)



Geographic Projection  
Datum: GDA94

### Legend

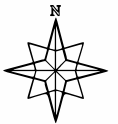
- Swan Canning Development Control Area
- State Cadastre
- Metropolitan Region Scheme**
- Regional open space
- Urban
- Waterways



Produced by [Redacted]  
Department of Biodiversity,  
Conservation and Attractions



Job Ref: 2025/2587  
Produced at 11:30 AM on October 08, 2025



**SITE LOCATION PLAN**  
SCALE 1:1000

C	11.09.25	ISSUED FOR DA
B	17.10.22	ISSUED FOR DA
A	26.08.22	ISSUED FOR CLIENT REVIEW AND COMMENT

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF SCRIBE DESIGN GROUP PTY LTD. THIS DRAWING MUST NOT BE USED, REPRODUCED OR AMENDED, IN PART OR WHOLE, WITHOUT WRITTEN AUTHORIZATION FROM SCRIBE DESIGN GROUP PTY LTD. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED BEFORE ANY WORK OR SHOP DRAWINGS ARE UNDERTAKEN



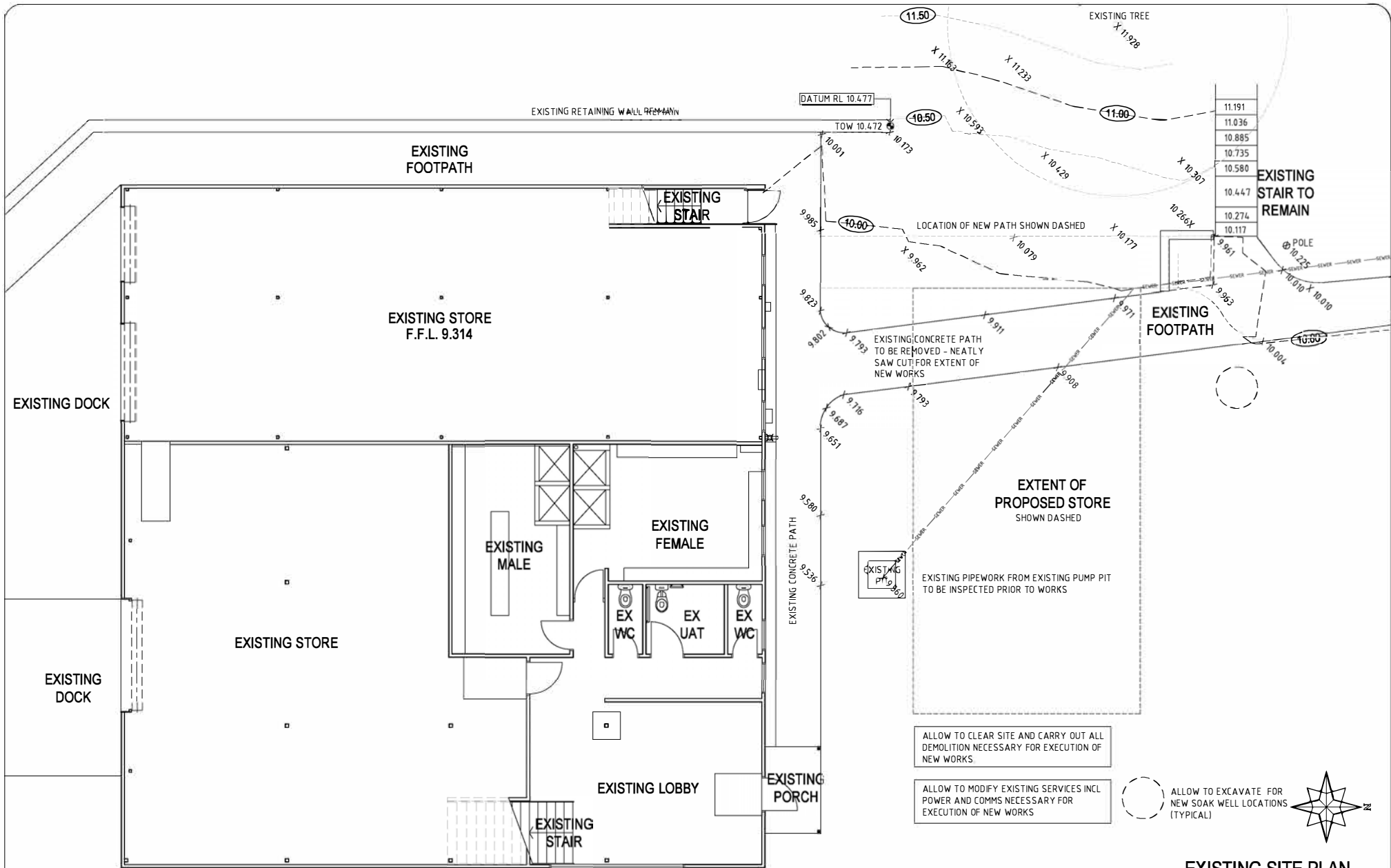
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**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



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PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

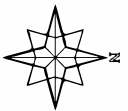
ISSUE DEVELOPMENT APPROVAL		
DRAWING TITLE		
SITE LOCATION PLAN		
PROJECT No	DRAWING No	REV
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ALLOW TO CLEAR SITE AND CARRY OUT ALL DEMOLITION NECESSARY FOR EXECUTION OF NEW WORKS

ALLOW TO MODIFY EXISTING SERVICES INCL POWER AND COMMS NECESSARY FOR EXECUTION OF NEW WORKS

ALLOW TO EXCAVATE FOR NEW SOAK WELL LOCATIONS (TYPICAL)



**EXISTING SITE PLAN**  
SCALE 1:100

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**PRELIMINARY**  
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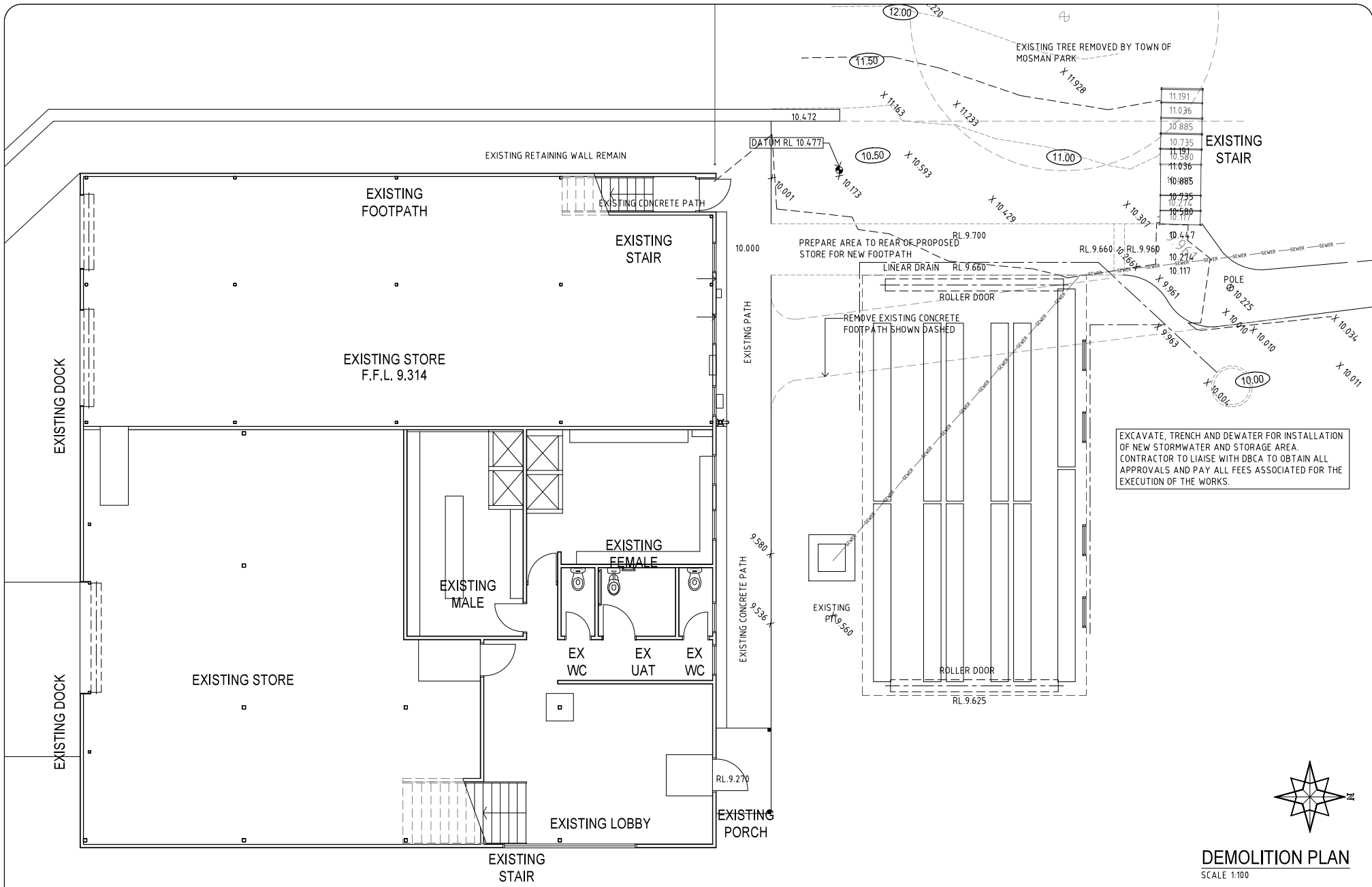


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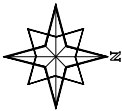
PROJECT  
**SWAN CANOE CLUB**  
**17 JOHNSON PARADE**  
**MOSMAN PARK**

ISSUE DEVELOPMENT APPROVAL		
EXISTING SITE PLAN		
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EXCAVATE, TRENCH AND DEWATER FOR INSTALLATION OF NEW STORMWATER AND STORAGE AREA. CONTRACTOR TO LIAISE WITH DBCA TO OBTAIN ALL APPROVALS AND PAY ALL FEES ASSOCIATED FOR THE EXECUTION OF THE WORKS.



**DEMOLITION PLAN**  
SCALE 1:100

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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL

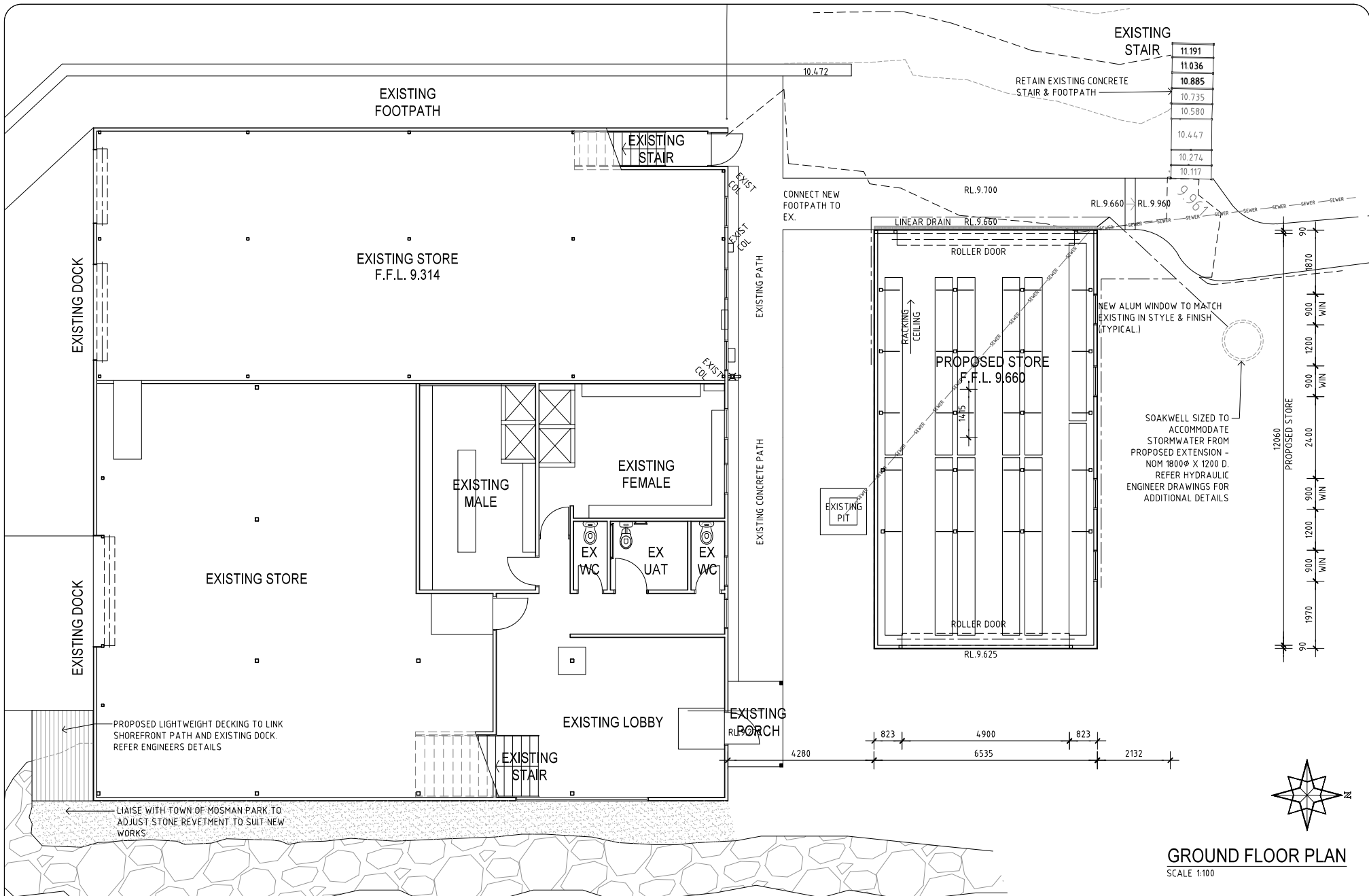


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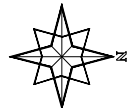
PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE		
PROJECT No	DRAWING No	REV
2201/0849	A03	F

F 11.09.25 ISSUED FOR DA



**GROUND FLOOR PLAN**  
SCALE 1:100



I	19.12.25	ISSUED TO DBCA FOR COMMENT
H	16.12.25	STORE LAYOUT AMENDED FURTHER TO DBCA COMMENT
G	22.09.25	RIISING MAIN REALIGNMENT INDICATED
F	11.09.25	ISSUED FOR DA

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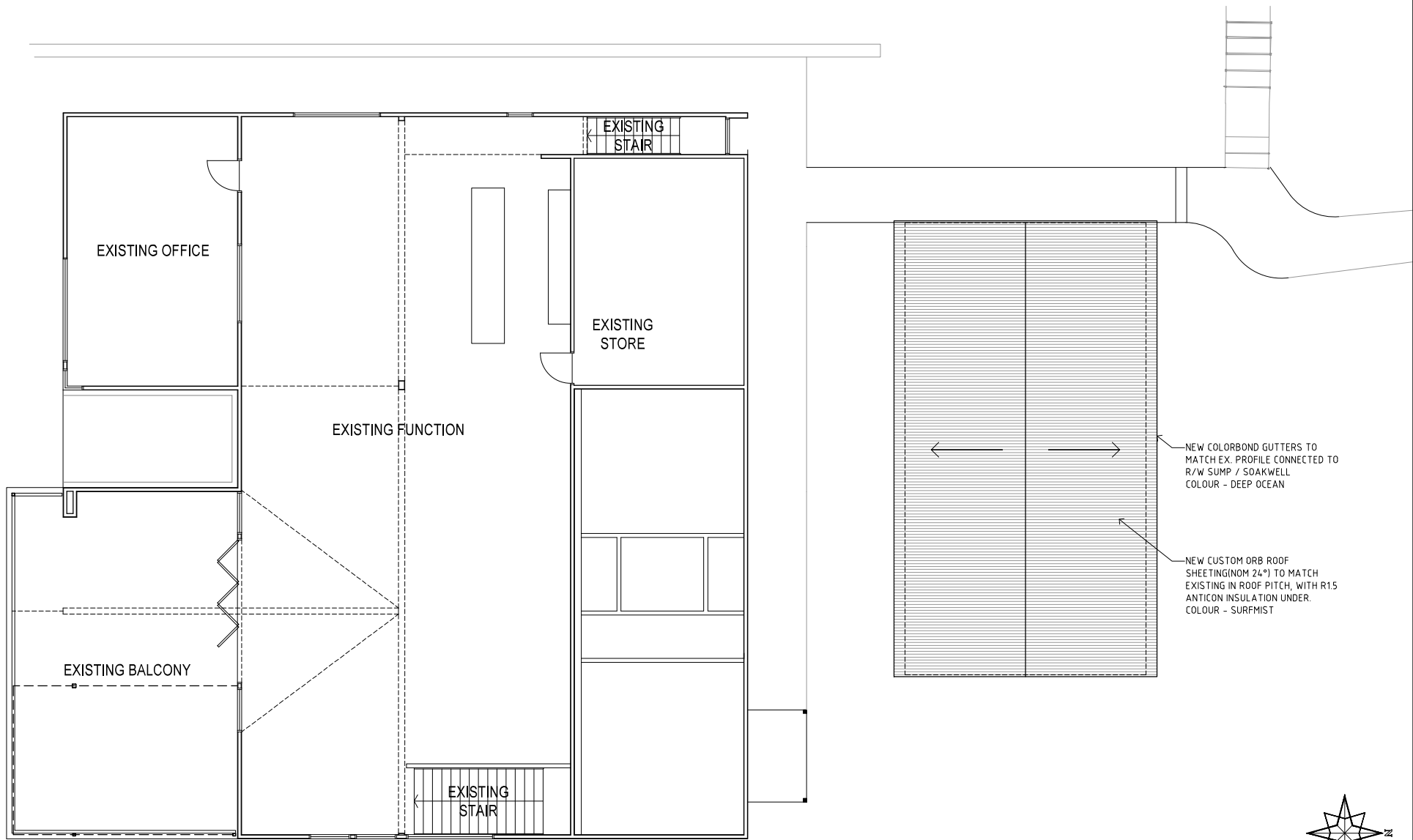


**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



DATE	AUG 2022
SCALE	1:100 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT			ISSUE		
SWAN CANOE CLUB			DEVELOPMENT APPROVAL		
17 JOHNSON PARADE			DWG TITLE		
MOSMAN PARK			GROUND FLOOR PLAN		
PROJECT No	DRAWING No	REV			
2201/0849	A04	1			



**FIRST FLOOR PLAN**  
SCALE 1:100

F	11.09.25	ISSUED FOR DA
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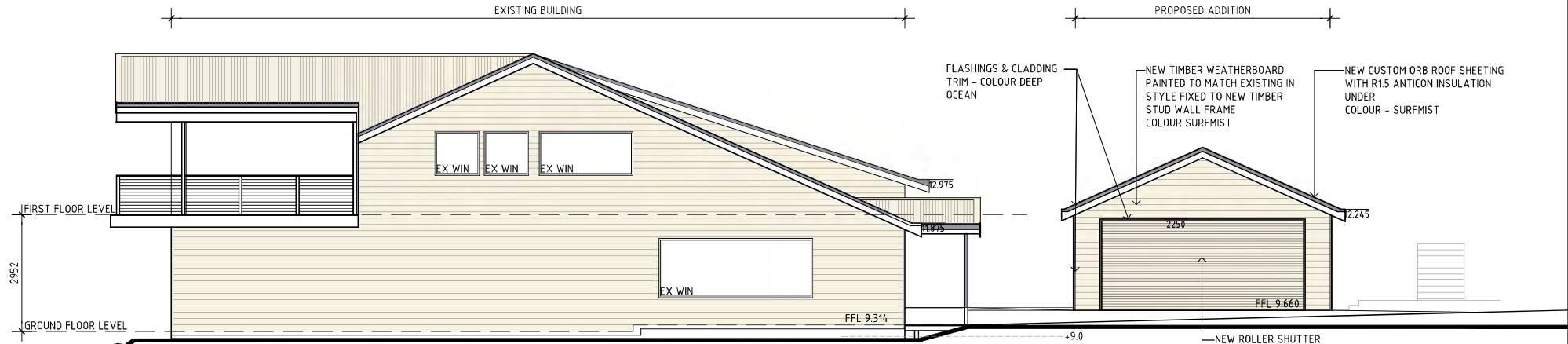
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**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



DATE	AUG 2022
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DRAWN	LL
CHECKED	SFM

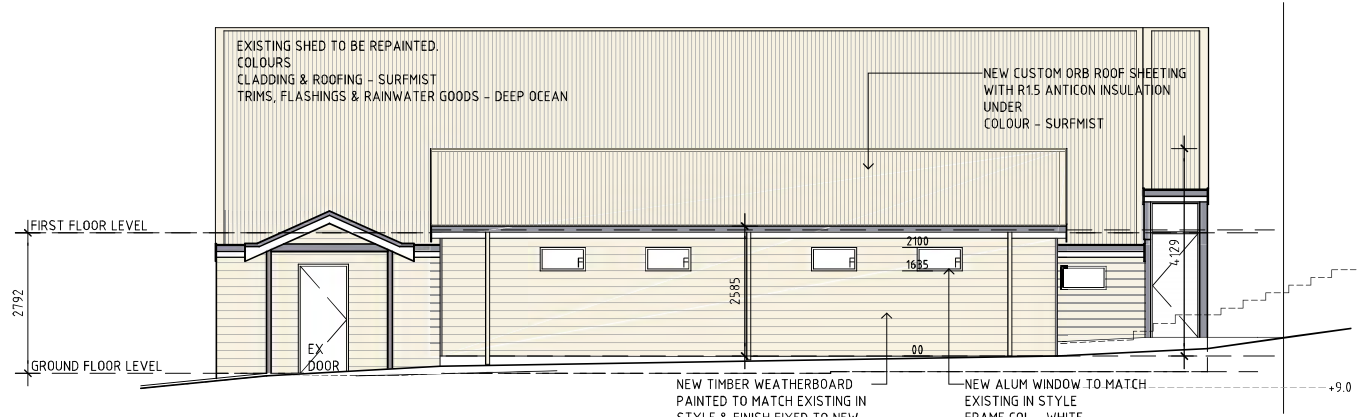
PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
DWG TITLE FIRST FLOOR PLAN		
PROJECT No	DRAWING No	REV
2201/0849	A05	F



**EAST ELEVATION**  
SCALE 1:100

EXISTING SHED TO BE REPAINTED.  
COLOURS  
CLADDING & ROOFING - SURFMIST  
TRIMS, FLASHINGS & RAINWATER GOODS - DEEP OCEAN



**NORTH ELEVATION**  
SCALE 1:100

H	19.12.25	ISSUED TO DBCA FOR COMMENT
G	16.12.25	STORE LAYOUT AMENDED FURTHER TO DBCA COMMENT
F	11.09.25	ISSUED FOR DA

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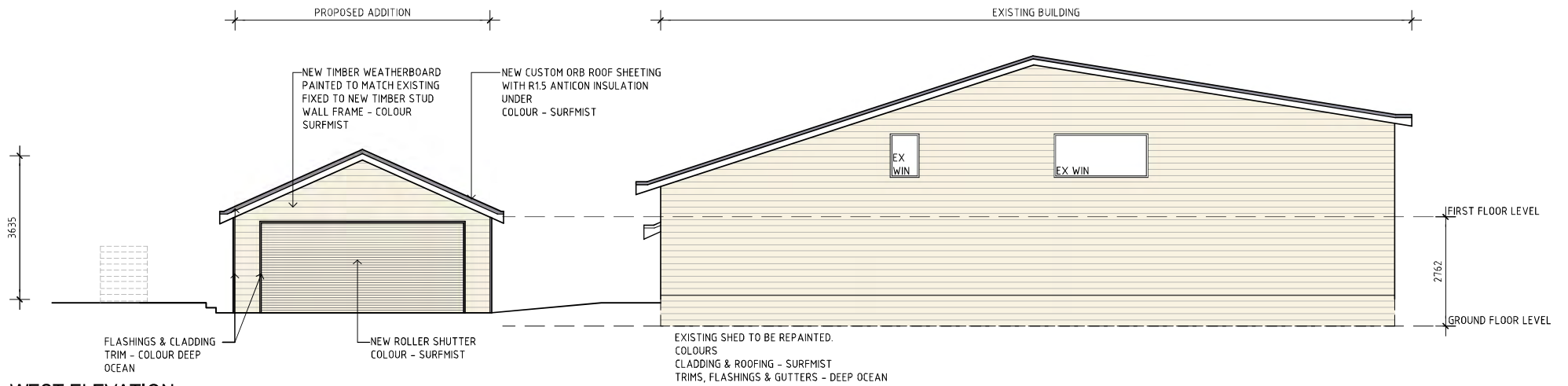
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



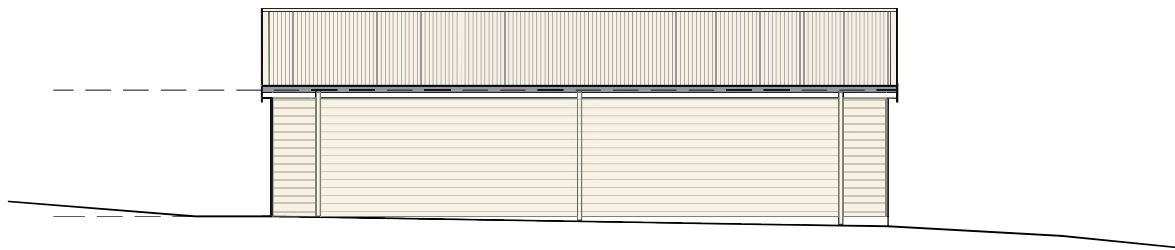
DATE	AUG 2022
SCALE	1:100 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
DWC TITLE ELEVATIONS		
PROJECT No	DRAWING No	REV
2201/0849	A06	H



**WEST ELEVATION**  
SCALE 1:100



H	19.12.25	ISSUED TO DBCA FOR COMMENT
G	16.12.25	STORE LAYOUT AMENDED FURTHER TO DBCA COMMENT
F	11.09.25	ISSUED FOR DA

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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



DATE	AUG 2022
SCALE	1:100 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
DWC TITLE ELEVATIONS		
PROJECT No	DRAWING No	REV
2201/0849	A07	H



**3D PERSPECTIVE FROM RIVER**

SCALE not to scale

F	11.09.25	ISSUED FOR DA

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**PRELIMINARY  
NOT FOR CONSTRUCTION  
ISSUED FOR DA**



DATE	MAY 2022
SCALE	nfs
DRAWN	WL
CHECKED	SFM

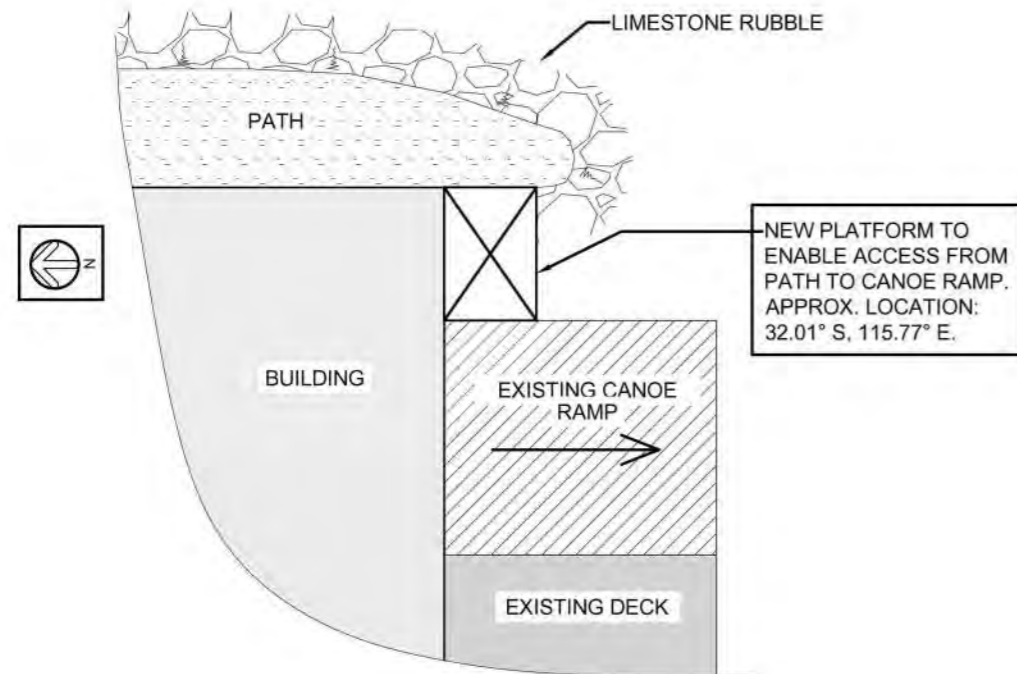
PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE		
DEVELOPMENT APPROVAL		
DWG TITLE		
3D PERSPECTIVE		
PROJECT No	DRAWING No	REV
2201/0849	A10	F

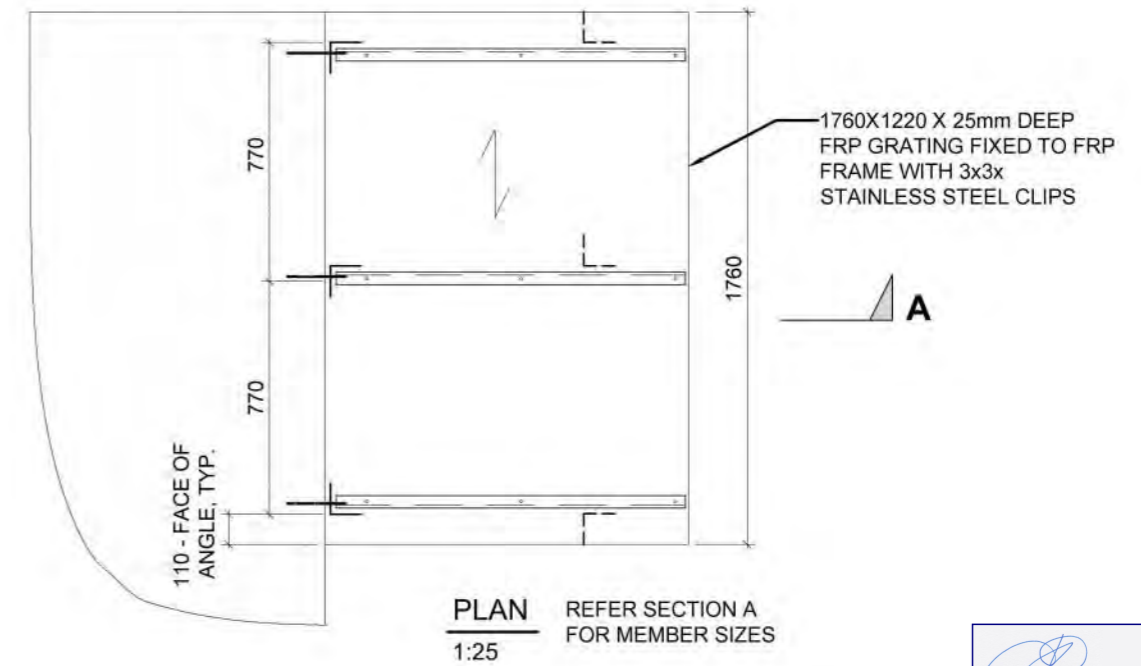
**SPECIFICATION:**

**GENERAL:**

1. DESIGN CRITERIA TO AS1657: MAXIMUM LOADS: 1.1kN POINT LOAD OR 2.5kN/m UDL
2. ALL WORK IS TO COMPLY WITH THE LATEST AUSTRALIAN STANDARDS AND RELEVANT STATUTORY CODES.
3. ALL THIRD PARTY PRODUCTS ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
4. THE SUBSTITUTION OF PROPRIETARY ITEMS SHALL BE PERMITTED WITH THE MANUFACTURERS APPROVAL IN WRITING. SUBSTITUTE TO BE OF EQUAL OR GREATER PERFORMANCE.
5. ALL WORKS DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. SITE AND CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE BUILDER. THE BUILDER SHALL IDENTIFY ANY HAZARDS RELATING TO THE CONSTRUCTION OF THE BUILDING AND PUT SUFFICIENT MEASURES IN PLACE TO CONTROL THESE RISKS, INCLUDING COMPLETING ALL NECESSARY JOB SAFETY ANALYSIS SHEETS. THE BUILDER SHALL ENSURE THAT ALL METHODS OF CONSTRUCTION MEET THE REQUIREMENTS OF WORK SAFE AND OCCUPATIONAL HEALTH AND SAFETY LEGISLATION.
7. MAINTENANCE WILL BE REQUIRED TO STAINLESS STEEL ELEMENTS. IT IS RECOMMENDED THAT INSPECTIONS BE PERFORMED ON A TWO YEARLY BASIS.



**GENERAL ARRANGEMENT PLAN**  
1:100



**PLAN** REFER SECTION A FOR MEMBER SIZES  
1:25

*Richard Earl*  
Dr Richard Earl  
Engineer  
BE (hons) PhD MIEAust CPE NER  
ENGINEERS AUSTRALIA Reg 2730023



ABN 70787260286  
Hillarys WA  
earlengineering@bigpond.com  
0434678897

PROJECT  
**SWAN CANOE CLUB**  
CANOE-RAMP ACCESS  
PLATFORM

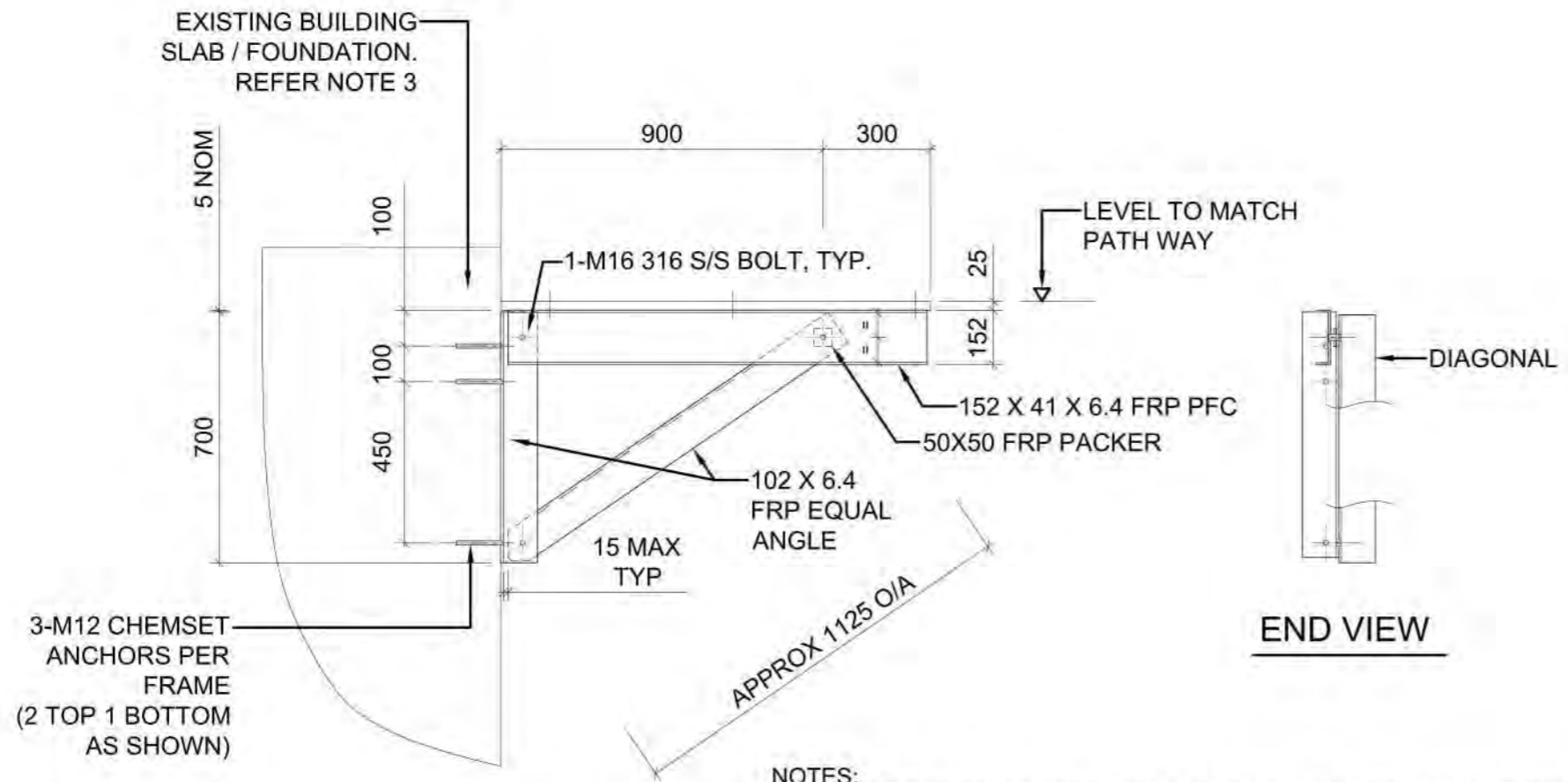
CLIENT  
**SWAN CANOE CLUB**

ENGINEER / REVIEWER  
**MH / RE**  
PROJECT NUMBER  
**2502-M-01**

DRAWING NUMBER  
**S01**  
DRAWING TITLE  
**LOCATION / SPEC. / PLAN**


THIS REVISION  
**A**

REVISION	DATE	PURPOSE
A	31/12/2025	CONSTRUCTION ISSUE



**SECTION A**  
1:25

- NOTES:
1. REMOVE LIMESTONE RUBBLE BELOW FRAME AND STRUTS TO SUIT.
  2. CHEMSET ANCHORS TO BE: 316 STAINLESS STEEL RAMSET CHEMSET ANCHOR STUDS OR EQUIVALENT; EMBEDMENT DEPTH 120mm.
  3. THE BUILDING SLAB / FOUNDATION BEING ANCHORED INTO IS ASSUMED TO BE CONCRETE OF THICKNESS AT LEAST 200mm WITH ANY VERTICAL OR HORIZONTAL CONCRETE JOINTS AT LEAST 200mm AWAY FROM ANCHOR LOCATIONS. CONCRETE IS ASSUMED TO BE IN GOOD CONDITION. REVIEW CONCRETE PRIOR TO INSTALLING ANCHORS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

  
 Dr Richard Earl  
 Engineer  
 BE (hons) PhD MIEAust CPE NER  
 ENGINEERS AUSTRALIA Reg 2730023



ABN 70787260286  
 Hillarys WA  
 earlengineering@bigpond.com  
 0434678897

PROJECT  
**SWAN CANOE CLUB**  
 CANOE-RAMP ACCESS  
 PLATFORM

CLIENT  
**SWAN CANOE CLUB**

ENGINEER / REVIEWER  
**MH / RE**

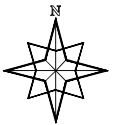
DRAWING NUMBER  
**S02**

THIS REVISION  
**A**

REVISION	DATE	PURPOSE
A	31/12/2025	CONSTRUCTION ISSUE

PROJECT NUMBER  
**2502-M-01**

DRAWING TITLE  
**ACCESS PLATFORM DETAILS**



**SITE LOCATION PLAN**  
SCALE 1:1000

C	11.09.25	ISSUED FOR DA
B	17.10.22	ISSUED FOR DA
A	26.08.22	ISSUED FOR CLIENT REVIEW AND COMMENT

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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL

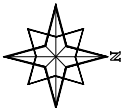
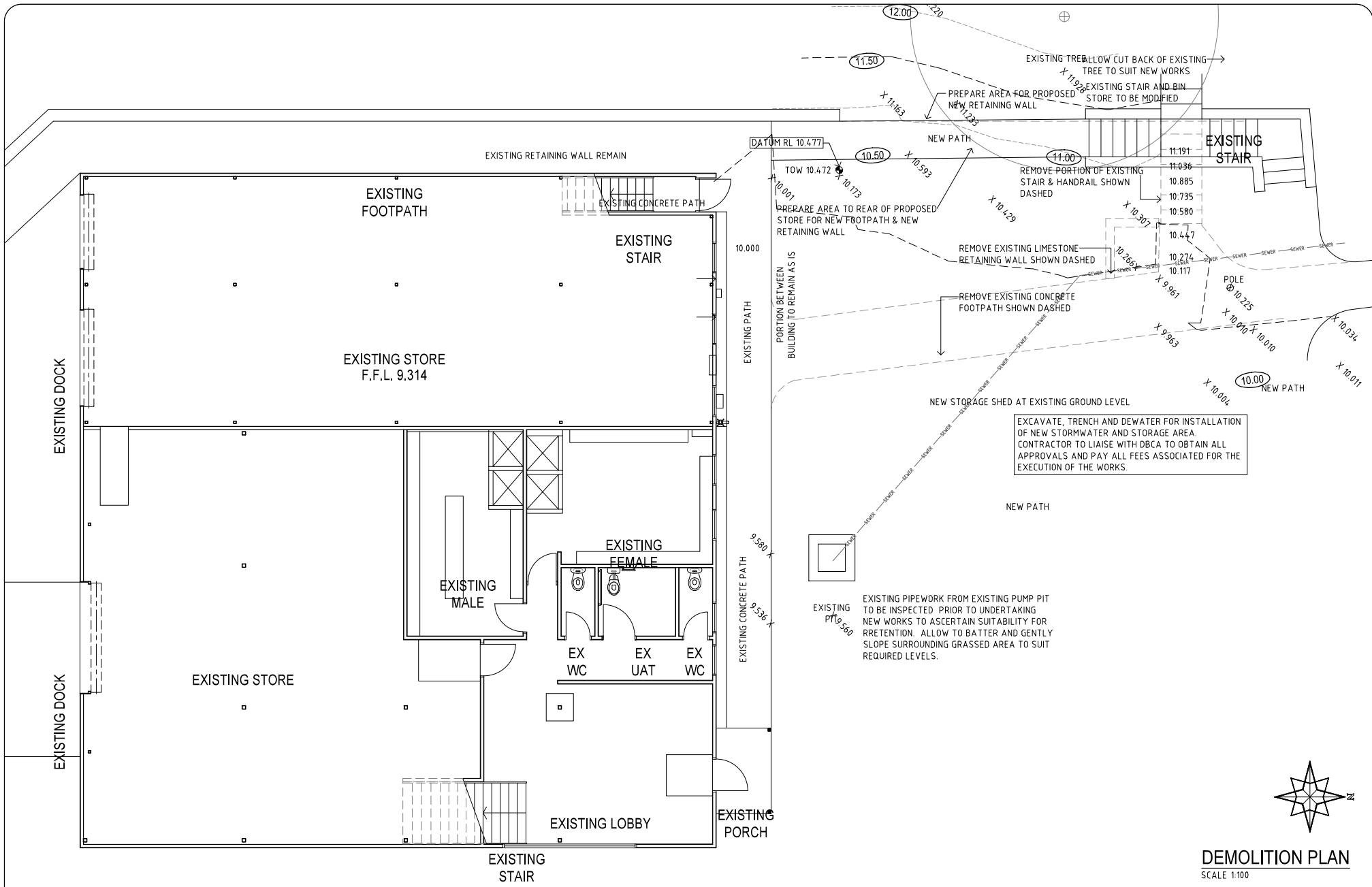


DATE	AUG 2022
SCALE	1:1000 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
DWG TITLE SITE LOCATION PLAN		
PROJECT No	DRAWING No	REV
2201/0849	A00	C





**DEMOLITION PLAN**  
SCALE 1:100

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F 11.09.25 ISSUED FOR DA



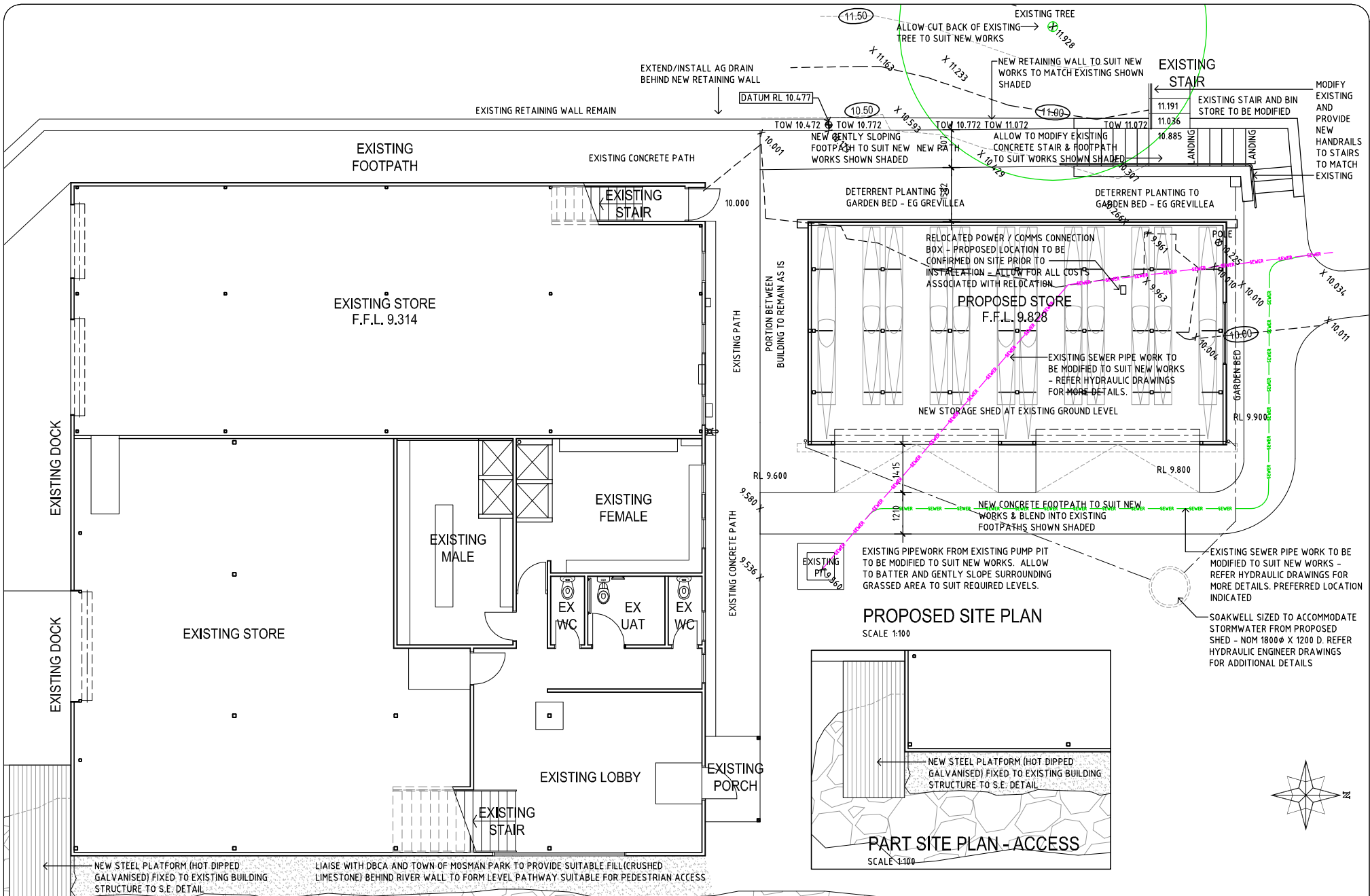
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



DATE: AUG 2022  
SCALE: 1:100 AT A3  
DRAWN: LL  
CHECKED: SFM

PROJECT: SWAN CANOE CLUB  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL  
DWG TITLE: DEMOLITION PLAN  
PROJECT No: 2201/0849  
DRAWING No: A03  
REV: F



G	22.09.25	RIISING MAIN REALIGNMENT INDICATED
F	11.09.25	ISSUED FOR DA

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**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL

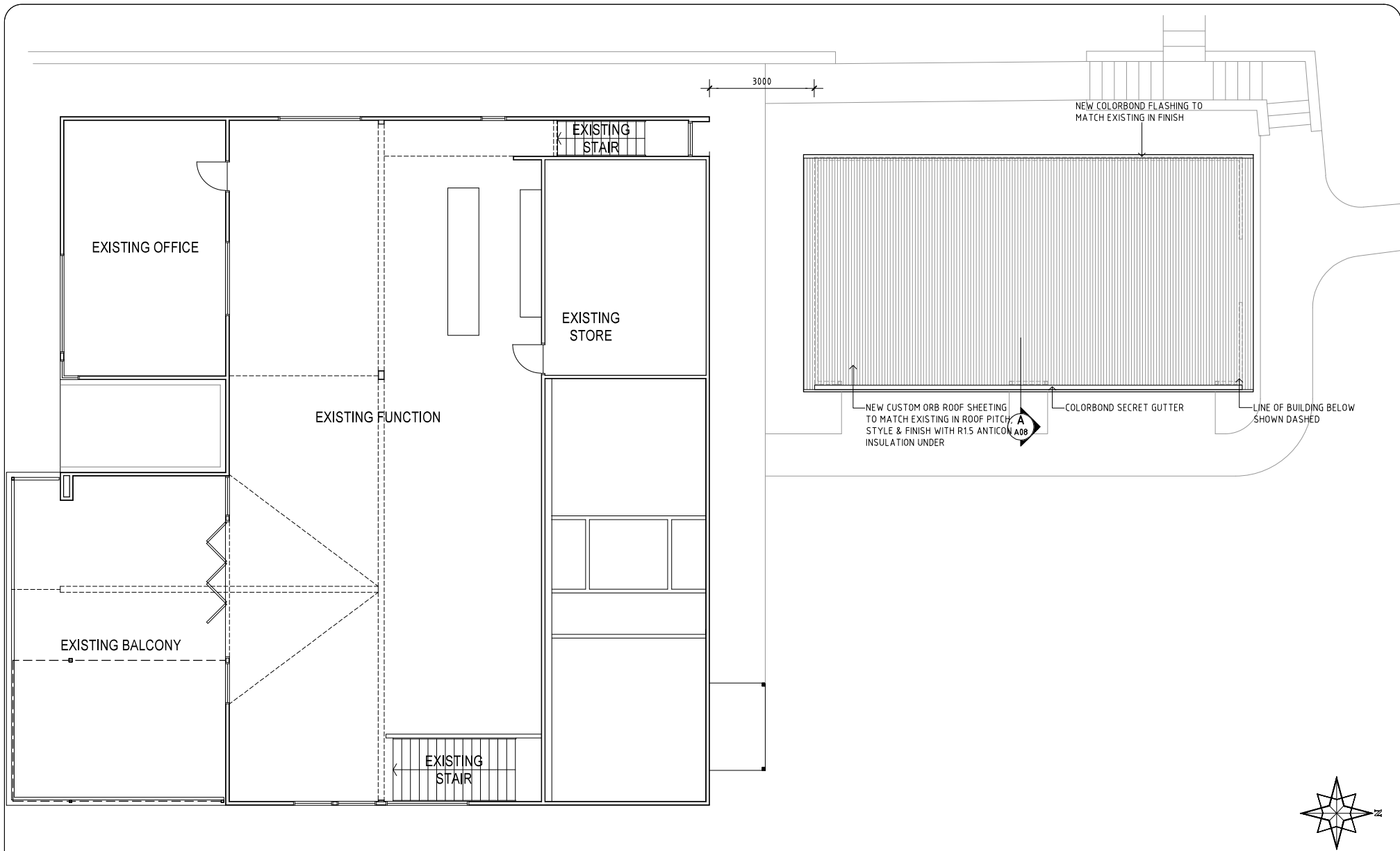


DATE	AUG 2022
SCALE	1:100 AT A3
DRAWN	LL
CHECKED	SFM

**PROJECT**  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE	DEVELOPMENT APPROVAL
DWG TITLE	PROPOSED SITE PLAN
PROJECT No	2201/0849
DRAWING No	A02
REV	G





**FIRST FLOOR PLAN**  
SCALE 1:100

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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL

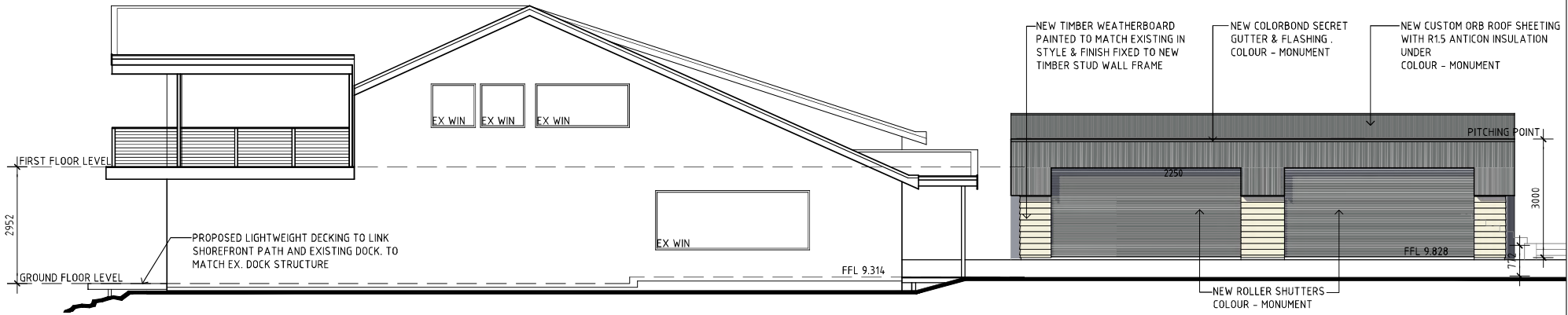


DATE AUG 2022  
SCALE 1:100 AT A3  
DRAWN LL  
CHECKED SFM

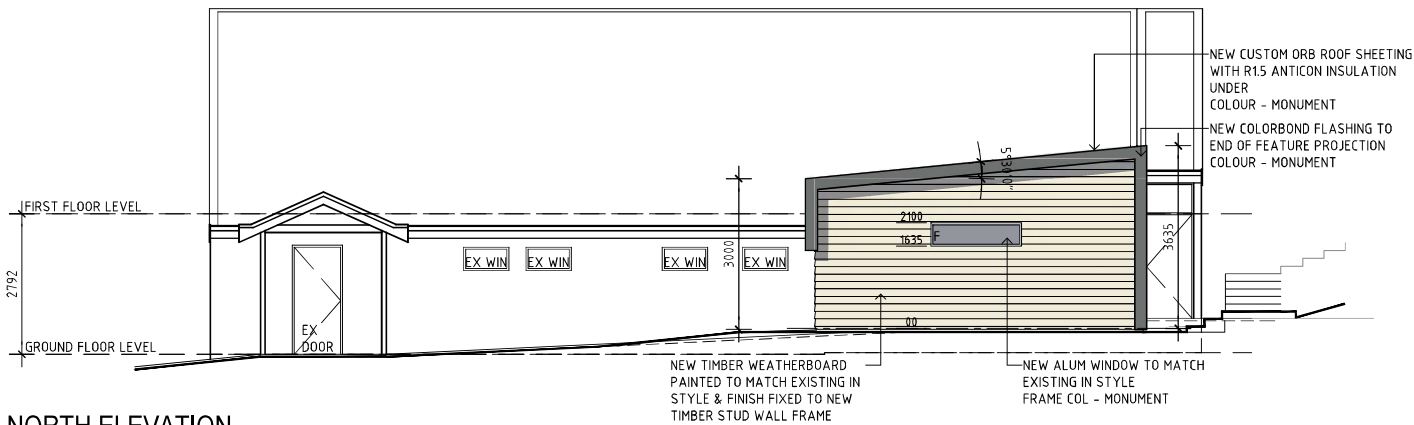
PROJECT  
SWAN CANOE CLUB  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL  
DWG TITLE FIRST FLOOR PLAN  
PROJECT No 2201/0849  
DRAWING No A05  
REV F

F 11.09.25 ISSUED FOR DA



**EAST ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100

F	11.09.25	ISSUED FOR DA
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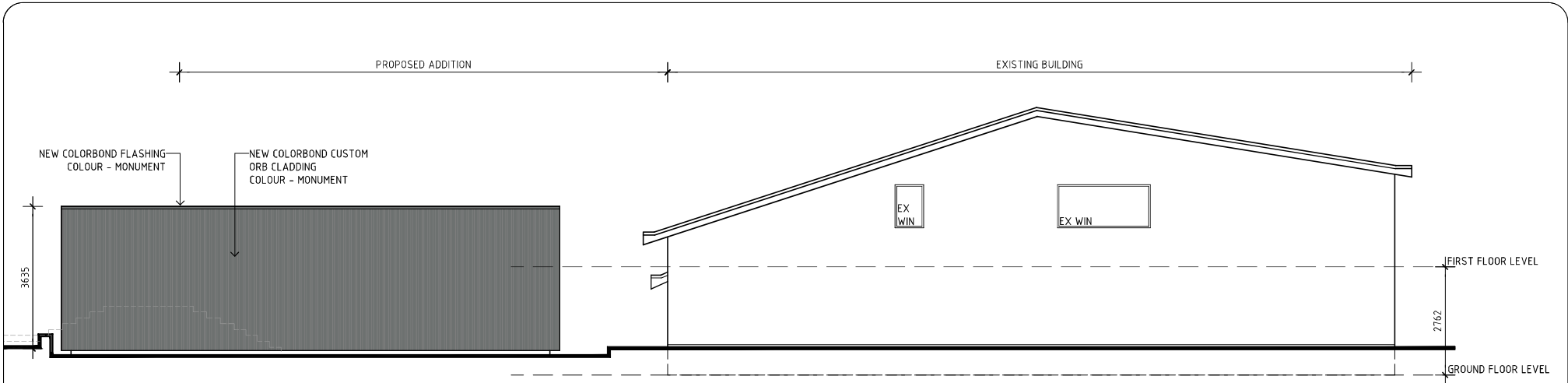
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



DATE	AUG 2022
SCALE	1:100 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
DWG TITLE ELEVATIONS		
PROJECT No	DRAWING No	REV
2201/0849	A06	F



**WEST ELEVATION**  
SCALE 1:100

F	11.09.25 ISSUED FOR DA

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**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL

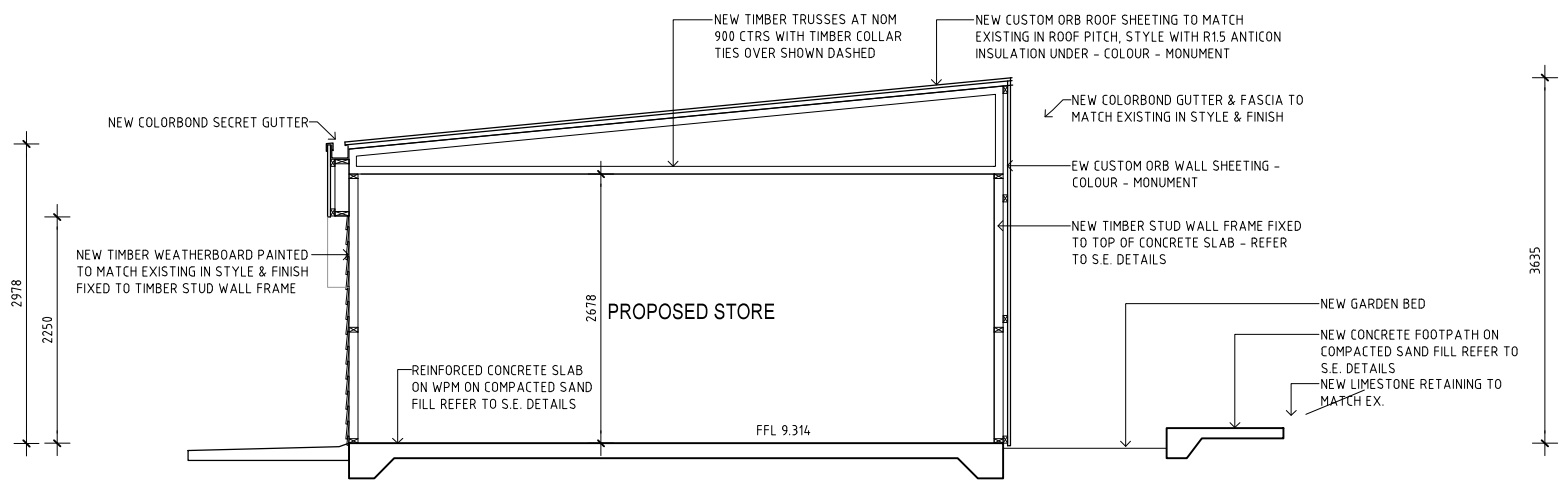


DATE	AUG 2022
SCALE	1:100 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
DWG TITLE ELEVATIONS		
PROJECT No	DRAWING No	REV
2201/0849	A07	F

**SECTION A-A**  
SCALE 1:50



F	11.09.25	ISSUED FOR DA
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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR DEVELOPMENT APPROVAL



DATE	AUG 2022
SCALE	1:50 AT A3
DRAWN	LL
CHECKED	SFM

PROJECT	SWAN CANOE CLUB
	17 JOHNSON PARADE
	MOSMAN PARK

ISSUE DEVELOPMENT APPROVAL		
Dwg TITLE SECTIONS		
PROJECT No	DRAWING No	REV
2201/0849	A08	F



**3D PERSPECTIVE FROM JETTY**  
SCALE not to scale



**3D PERSPECTIVE FROM RIVER**  
SCALE not to scale

F	11.09.25	ISSUED FOR DA

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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**ISSUED FOR DA**



DATE	MAY 2022
SCALE	nt/s
DRAWN	WL
CHECKED	SFM

PROJECT  
**SWAN CANOE CLUB**  
17 JOHNSON PARADE  
MOSMAN PARK

ISSUE		
DEVELOPMENT APPROVAL		
DWG TITLE		
3D PERSPECTIVE		
PROJECT No	DRAWING No	REV
2201/0849	A10	F



1 Memorial Drive, Mosman Park WA 6012  
PO Box 3, Mosman Park WA 6912  
(08) 9383 6600  
admin@mosmanpark.wa.gov.au  
**mosmanpark.wa.gov.au**

Our Ref: P2025-126

Enquiries to: [REDACTED]

Department of Biodiversity, Conservation and Attractions  
17 Dick Perry Avenue  
Kensington WA 6151

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

To Whom it May Concern,

**Lot 672 on DP 219932 (No. 16) Johnson Parade Mosman Park – Extension of Storage Facility to Swan Canoe Club – Town of Mosman Park Response**

Thank you for your email dated 26 September 2025 relating to the above noted proposal. The Town understands that the storage facility is proposed on land that is wholly within the Swan Canning Development Control Area. Under Part 5 of the Swan and Canning Rivers Management Act 2006 the DBCA is the determining authority, and the application is exempt from the requirement to obtain development approval under the Town's Local Planning Scheme No. 3.

Please be advised that the Town recommends that the application be **Approved** subject to the following conditions and advice notes.

Conditions

1. The development shall be carried out only in accordance with the terms of the application as approved, and any approved plan.
2. The structure be constructed of similar and/or sympathetic colours to the existing building(s).
3. Storm water shall be disposed of onsite to the specification and satisfaction of the Town of Mosman Park.
4. Upon completion of the development hereby approved the lease agreement for the land shall be re-negotiated with the Town, with all legal costs to be borne by the Swan Canoe Club.
5. Prior to the occupation of the development hereby approved the premises shall be inspected by the Town's Environmental Health Officer.

Advice





1. Prior to the commencement of works a Building Permit is required to be obtained from the Town.
2. Regarding the lease agreement condition, the applicant is advised that the location of the extension is outside of the current area covered by the existing lease agreement, which necessitates the re-negotiation of the agreement.
3. Regarding the inspection condition, the applicant is advised that the building is classified as a public building.
4. Prior to the commencement of works, a 'Permit for Activity on Thoroughfare (PAT)' shall be obtained from the Town where construction related materials, equipment, fencing, toilets, storage, activities (e.g. cranes, deliveries) etc. will be stored or works undertaken on/over a verge, reserve or road area. The Permit for Activity on Thoroughfare application form is available on the Town's website.
5. During the development works, the contractor/developer shall protect the Town's street trees from any damage that may be caused by the scope of works, and all work carried out will comply with the Town's Street Tree Management policy, Verge Treatment Policy and the Australian Standard relating to the protection of the trees on or adjacent to development sites (AS 4970-2009). If pruning is required of any tree the contractor/developer must contact the Town who will organise any the works.
6. the Brazilian Pepper tree (*Schinus terebinthifolius*) in the lawn area adjacent the development will require a Tree Protection Zone (TPZ) to be installed and maintained around its entire canopy radius for the life of the contract. The TPZ is to be a minimum on 3.0 metres extending from the base of the tree. No tree roots are to be cut or damaged within or outside of the TPZ without authorisation of the Town's arborist. Where there is any work including excavation, compaction or machine trenching, a Town officer must be on site. Any required pruning to access the site must be done by Town organised staff or contractors

Should you have any questions please do not hesitate to contact [REDACTED],  
[REDACTED] on [REDACTED].

Kind Regards,



Ross Minett

**Director Community Planning and Place**



**From:** [REDACTED] <[REDACTED]>  
**Sent:** Tuesday, 14 October 2025 4:15 PM  
**To:** [REDACTED]  
**Subject:** RE: Referral for Comment - Part 5 - 2025-2587 - Extension of storage facility - Johnson Parade - Swan Canoe Club

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

OFFICIAL

Good afternoon,

Thank you for providing the below referral for the Department of Water and Environmental Regulation (DWER) to consider. DWER has reviewed the proposed development for extension of storage facilities and has no comments to provide.

If you have any queries, please contact me.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Department of Water and Environmental Regulation  
7 Ellam St, VICTORIA PARK WA 6100  
T: (08) [REDACTED] E: [REDACTED]  
[www.dwer.wa.gov.au](http://www.dwer.wa.gov.au) | Twitter: [@DWER\\_WA](https://twitter.com/DWER_WA)



Department of Planning,  
Lands and Heritage



Your ref: 2025-2587 / CAS-110221-H2W5W7  
Our ref: ADV-10009911  
File ref: A00006-25  
Enquiries: [REDACTED], Ph: (08) [REDACTED]

Statutory Assessments  
Swan River and Canning Waterways Branch  
Department of Biodiversity, Conservation and Attractions  
Via email to: [riversplanning@dbca.wa.gov.au](mailto:riversplanning@dbca.wa.gov.au)

Dear Sir/Madam

**REQUEST FOR COMMENT – PART 5 – LOT 372 ON DEPOSITED PLAN 219932 (RESERVE 1340) JOHNSON PARADE MOSMAN PARK – EXTENSION OF STORAGE FACILITIES AND ADDITIONAL INFRASTRUCTURE – VICE PRESIDENT OF SWAN CANOE CLUB**

Thank you for your enquiry dated 26 September 2025 seeking comment from the Department of Planning, Lands and Heritage (DPLH), Aboriginal Heritage Conservation, regarding Referral for Comment - Part 5 - 2025-2587 - Extension of storage facility - Johnson Parade - Swan Canoe Club.

A review of the Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, concludes that the location of the proposed storage shed, as per the provided information, does not intersect with any known Aboriginal heritage places or Registered sites.

Therefore, based on the current information held by DPLH, no approvals under the *Aboriginal Heritage Act 1972* (AHA) are required for the proposed storage shed.

However, the location of the proposed new steel platform (with lightweight decking to link the shorefront path and existing dock), based on the provided information, intersects with the actual boundary of Aboriginal site Swan River (ID 3536), as administered by DPLH.

Therefore, based on the current information held by DPLH, approvals under the AHA are required for the proposed new steel platform (with lightweight decking to link the shorefront path and existing dock).

DPLH recommends contacting the Whadjuk Aboriginal Corporation giving them an opportunity to provide any comments or recommendations regarding any proposed works that intersect with Aboriginal site Swan River (ID 3536).

Should you have any queries in relation to the above, please contact [REDACTED], Senior Heritage Officer, Aboriginal Heritage Conservation, on (08) [REDACTED] or via email [REDACTED].

Yours sincerely



[REDACTED]

20 November 2025

Cc: [REDACTED]