


Swan and Canning Rivers Management Act 2006
PART 5
DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER	:	2022-2563
APPLICANT	:	Applecross Tennis Club
LANDOWNER	:	City of Melville with lease to Applecross Tennis Club
LAND DESCRIPTION	:	Lot 264 on Plan 1751 The Strand, Applecross
DEVELOPMENT	:	Installation of lighting towers at Applecross Tennis Club
VALID FORM 1 RECEIVED	:	1 December 2022
DETERMINATION	:	APPROVAL WITH CONDITIONS

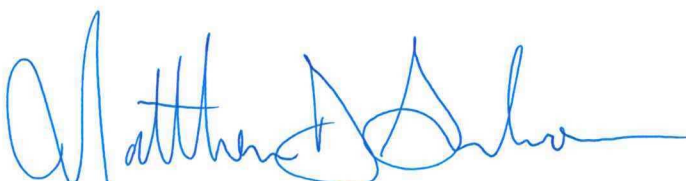
The application to commence development in accordance with the information received on 1 December 2022 and the additional information received 8 December 2023, 30 January 2024 and 21 March 2024 is APPROVED subject to the following conditions:

CONDITIONS

1. Approval to implement this decision is valid for two (2) years from the date of the approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. All works are to be undertaken in accordance with a Construction Environmental Management Plan which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions prior to commencement of works (**Advice Notes 2 and 3**).
3. Prior to commencement of use, a lighting audit is to be conducted to demonstrate that the lighting has been installed in accordance with the approval and approved by the Department of Biodiversity, Conservation and Attractions. In particular the lighting is to be in accordance with:
 - a. the lighting plan prepared by Musco dated 24 January 2024
 - b. LED lighting to a maximum of 4000K correlated colour temperature (**Advice Note 4**).
4. The approved use is to be undertaken in accordance with an Operations Plan, which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions prior to commencement of use (see **Advice Note 5**).
5. Lighting is to be installed with a timer that ensures that the lights do not operate:
 - a. from 10pm to 6am on Tuesdays to Thursdays when League/Pennants games are scheduled;
 - b. from 9pm to 6am on Mondays to Saturdays when no League/Pennants games are scheduled; and
 - c. on Sundays and when the courts are not in use.
6. Upon completion of the works, the applicant shall remove all waste materials, equipment, machinery and any temporary structures and ensure the site is cleaned up.

ADVICE NOTES

1. Notifications and documents required as a condition of this approval can be emailed to rivers.planning@dbca.wa.gov.au.
2. Regarding **Condition 2**, 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 6 – Construction Environmental Management Plans](https://bit.ly/SCRMAPolicies), (<https://bit.ly/SCRMAPolicies>).
3. Regarding **Condition 2**, in the event the site requires dewatering during construction, the Department of Biodiversity, Conservation and Attractions' Policy 50: *Planning for dewatering affecting the Swan Canning Development Control Area* has dewatering effluent discharge standards, which are required to be met if it is proposed to discharge directly or indirectly (via the stormwater system) to the river. If dewatering is required for construction, discharge to sewer will be the preferred approach.
4. Regarding **Condition 3**, the lighting audit should demonstrate that the predicted glare and lux levels are being met and that the lighting as installed is in accordance with the relevant Australian Standards being AS2560.2:2021 and AS/NZS4282:2023.
5. With regard to **Condition 4**, the Operations Plan shall address (but not be limited to):
 - a. hours of operation;
 - b. minimisation of lighting when not in use; and
 - c. minimisation of noise from additional patrons, traffic and parking.
6. This development application has been granted in accordance with the *Swan and Canning Rivers Management Act 2006* and does not negate the need for the applicant to address the requirements of other legislation, including the Environmental Protection (Noise) Regulations 1997.



Hon. Matthew Swinbourn MLC
MINISTER FOR THE ENVIRONMENT

Date: 24/3/2026