

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL	Proposed café/restaurant and kiosk at Millers Pool
LOCATION	5 Mill Point Road (Lot 502 on Deposited Plan 424378), South Perth
COST	\$3,000,000
APPLICANT	Giorgi on behalf of Christian Tinelli
LANDOWNER	Department of Planning, Lands and Heritage (leased to the City of South Perth)
LOCAL GOVERNMENT	City of South Perth
MRS CLASSIFICATION	Regional Open Space
DECISION TYPE	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	1. Application and supporting documents (149 pages) 2. External referral responses a) City of South Perth (18 pages) b) Department of Planning, Lands and Heritage – Property Services (2 pages) c) Department of Planning, Lands and Heritage – Land Use Management (2 pages) d) Department of Planning, Lands and Heritage – Heritage Council (3 pages) e) Department of Transport and Major Infrastructure – Maritime (3 pages) f) Department of Water and Environmental Regulation – Swan Avon Region (4 pages) g) Department of Water and Environmental Regulation – Environmental Noise (4 pages) h) Water Corporation (5 pages) 3. Summary of public submissions (5 pages)
RECOMMENDATION	APPROVAL WITH CONDITIONS

1. INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from Giorgi on behalf of Christian Tinelli for the construction of a café/restaurant and kiosk on the Swan River foreshore at 5 Mill Point Road (Lot 502 on Deposited Plan 424378), South Perth (**Figure 1**).
- 1.2 A café/restaurant at the site has been under consideration since May 2015 when the City of South Perth (the City) adopted the *South Perth Foreshore Strategy and Management Plan* (City of South Perth, 2015), which prioritised the development of a café at Millers Pool. The City conducted a competitive Expression of Interest process to select an operator. The Tinelli Family Trust was selected as the preferred applicant.

- 1.3 Lot 502 was formerly part of the larger Mill Point Reserve (Crown Reserve 33804) which is reserved for Regional Open Space (ROS) under the Metropolitan Region Scheme and under the care, control and management of the City.



Figure 1: Millers Pool (red arrow) and Swan Canning Development Control Area (outlined in blue)

- 1.4 In 2025, Lot 502 was excised from Reserve 33804 and created as a separate lot of approximately 791m². The land is currently leased to the City for the purposes of a café/restaurant. The City has subsequently entered into a sublease with the Tinelli Family Trust over Lot 502 (**Figure 2**).
- 1.5 The proposed development is to occur on land entirely within the Swan Canning development control area (DCA) and therefore requires approval from the Minister for the Environment in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).



Figure 2: The 791m² lease area at Lot 502 Mill Point Road, South Perth (highlighted in orange hatching)

1.6 An architectural render of the proposal is shown in **Figure 3**.



Figure 3: Image of the proposed built form

1.7 The proposed works comprise:

- A single storey building (café/restaurant and kiosk), including:
 - indoor dining area
 - alfresco dining area enclosed by a glass fence
 - lightweight construction with rammed earth walls, including a feature rammed earth spine wall
 - concrete roof to the northern portion and a metal roof to the southern (rear) portion
 - a combination of concrete slab flooring and lightweight flooring on stumps.
- A takeaway kiosk with shade and amphitheatre-style seating (yarning circle).
- Signage and lighting.
- Landscaping with native vegetation.

1.8 Architectural finishes aim to reflect natural materials and tones that complement the surrounding environment. Features of the building include:

- concrete roof with feature art in epoxy fleck finish and metal deck roof to the rear,
- limestone rammed earth wall across the restaurant, dividing the front and back of house zones,
- external walls incorporating painted vertical timber battening, acrylic render, glazing and glass sliding doors and a glass balustrade enclosing the alfresco area,
- powder-coated folded aluminium feature screen at the front,
- external artwork screen structure concealing the back of house area and services, including air-conditioning units – requires submission of detailed drawings of the screen, which is recommended as a condition of approval,
- a combination of concrete slab on ground and lightweight flooring on stumps, and
- a timber circular bench and rammed earth seating in the yarning circle, planter with built-in timber bench seat, feature trees and limestone boulders.

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

2. CONSULTATION

- 2.1 The application was received on 17 October 2025. In accordance with section 73 of the SCRM Act, the application including supporting information and specialist reports was referred to relevant stakeholders being the City, the Department of Planning, Lands and Heritage (DPLH), Department of Transport and Major Infrastructure (DTMI), Department of Water and Environmental Regulation (DWER) and Water Corporation for a period of 42 days commencing on 4 November 2025 with an invitation to make a submission.
- 2.2 The following submissions were received.

City of South Perth

- 2.3 The City recommended that the development application may be supported subject to the submission of updated plans and additional information, as well as appropriate conditions (**Attachment 2a**).
- 2.4 Specifically, the City recommended the following matters be addressed prior to determination of the application:
- Amendment of technical information to address inconsistencies across the proposal documentation.
 - Establishment of access and management responsibilities relating to the proposed minor works (landscaping, bicycle parking and small portions of hardstand) that sit across the boundary of the lease area.
 - An updated Acoustic Report to include details of noise emissions from mechanical plant and equipment to demonstrate that the facility can operate in compliance with assigned noise levels at nearby sensitive receptors, as well as details of noise associated with waste collection services.
 - An updated Traffic Impact Statement that includes arrangements for the collection and management of waste (solid and liquid).
 - An updated Waste Management Plan
- 2.5 The applicant subsequently submitted amended plans and reports on 11 May 2025.
- 2.6 On 13 May 2026 the City recommended that the proposal be supported, subject to conditions (**Attachment 2a**). As appropriate, the matters identified in the City's advice have been incorporated into the recommended conditions (refer Section 9).

Department of Planning, Lands and Heritage – Property Services

- 2.7 DPLH advise the land is owned by the State of Western Australia and the proposed development is consistent with the Regional Open Space reservation.
- 2.8 DPLH's response is provided in **Attachment 2b**.

Department of Planning, Lands and Heritage – Land Use Management

- 2.9 DPLH advised the State has granted the City a lease pursuant to section 79 of the *Land Administration Act 1997* over Lot 502 on Deposited Plan 424378 to facilitate the use of the land for café/restaurant purposes. It is understood the City has entered into a sublease over this site for a proponent to develop and run the proposed restaurant. DPLH noted that the application shows the proposed building is within the boundaries of the lease.
- 2.10 DPLH's response is provided in **Attachment 2c**.

Department of Planning, Lands and Heritage – Heritage Council

2.11 DPLH advised that the proposal, in accordance with the plans submitted, is supported subject to the following condition:

- The design of the proposed south elevation is to be amended to improve views of the building from the State heritage listed Old Mill site, and from Mill Point Close, and to better address Millers Pool and the parkland setting of the site.

2.12 DPLH's response is provided in **Attachment 2d**.

2.13 The proposal was subsequently amended to provide screening to plant (e.g. air conditioning and cooking exhaust) to ensure that views from the Old Mill site, and from Mill Point Close are not adversely affected by the proposal.

Department of Transport and Major Infrastructure - Maritime

2.14 DTMI advises that it has no objection to the proposal subject to provision of appropriate advisory information to the applicant.

2.15 DTMI's response is provided in **Attachment 2e**.

Department of Water and Environmental Regulation – Swan Avon Region

2.16 DWER advised that the proposed finished floor level of 2.2m AHD currently provides 1 in 100 (1%) AEP flood protection with over 0.5m freeboard allowance to account for local variations such as surface waves generated by wind, boats, vehicles, etc. Should sea level rise as expected, this freeboard reduces to zero by the year 2104, after which the proposed café/restaurant will no longer have 1 in 100 AEP flood protection.

2.17 DWER also recommend all electrical installations be located above 2.76m AHD and suitably insulated to increase resilience to potential flooding. This matter is discussed in Section 6 below.

2.18 DWER's response is provided in **Attachment 2f**.

Department of Water and Environmental Regulation – Environmental Noise

2.19 DWER reviewed the acoustic report provided with the application and advised that the report has not demonstrated that all aspects of the proposed development are able to comply with the Environmental Protection (Noise) Regulations 1997.

2.20 An amended acoustic report should include:

- Noise emissions from mechanical plant which may be a significant noise source.
- Consideration of music noise as well as subsequent impact on patron noise.
- Other sources of noise emissions including car doors being slammed, deliveries or bins being filled.

2.21 DWER's response is provided in **Attachment 2g**.

Water Corporation

2.22 Water Corporation provided the following advice regarding wastewater servicing:

- Wastewater servicing would likely require a private pump station and private pressure main.
- To service the restaurant and kiosk, an approximately 290m DN150 water main extension is required from the existing DN205CI main on Mill Point Road.
- Any costs associated with required upgrades or connections to reticulation services, will be borne by the proponent.

2.23 Water Corporation's response is provided in **Attachment 2h**.

Public consultation – submissions on application

- 2.24 In accordance with the requirements of Section 74 of the SCRM Act, the application was publicised on the DBCA website for 30 days commencing on 5 November 2025 and closing on 5 December 2025 inviting submissions. The proposal was also shared on DBCA's social media channels (Facebook and Instagram) and signage installed on-site to increase public awareness.
- 2.25 DBCA received 30 submissions during the public notification period and one late submission. Nineteen submissions generally supported the proposal and 12 submissions objected to the proposal.
- 2.26 The dominant concerns relate to environmental protection, impacts on wildlife and wetlands, inconsistency with strategic planning objectives, traffic and parking pressures, noise and amenity impacts, heritage conservation, and the use of public land for private commercial purposes. While some submissions expressed conditional support, this was generally dependent upon strong environmental safeguards, substantial landscaping, improved transport planning, strict operational controls, and a design that remains low-scale and integrated with the natural setting.
- 2.27 A summary of the submissions and DBCA's responses is provided in **Attachment 3**. The issues raised in public submissions are also addressed in Section 6 below.

Public consultation – submissions on draft report

- 2.28 In accordance with section 75 of the SCRM Act, a copy of the draft report will be provided to the applicant and the relevant stakeholders being the City, DPLH, DTMI, DWER and the Water Corporation, as well as anyone who made a submission under section 74 of the SCRM Act.
- 2.29 This draft report will 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)
- Draft River Protection Strategy for Derbal Yirragan Djarlgarro (Swan Canning river system) 2026-2036 (Draft River Protection Strategy)
- 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. 46: Planning for Commercial Operations in the Swan Canning Development Control Area (Policy 46)
- Corporate Policy Statement No. 48: Planning for Development Setback Requirements (Policy 48)
- Corporate Policy Statement No. 49: Planning for Stormwater Management Affecting the Swan Canning Development Control Area (Policy 49)
- Corporate Policy Statement No. 51: Planning for Wastewater Management Affecting the Swan Canning Development Control Area (Policy 51)
- Corporate Policy Statement No. 52: Planning for Localities along the Swan Canning Development Control Area
- Perth Water (Buneenboro) Locality Plan (2020)
- South Perth Foreshore Strategy and Management Plan (2015)

- Australian/New Zealand standard AS/NZS 4282 – Control of the Obtrusive Effects of Outdoor Lighting
- National Light Pollution Guidelines for Wildlife (DCCEW, DBCA) (2023)

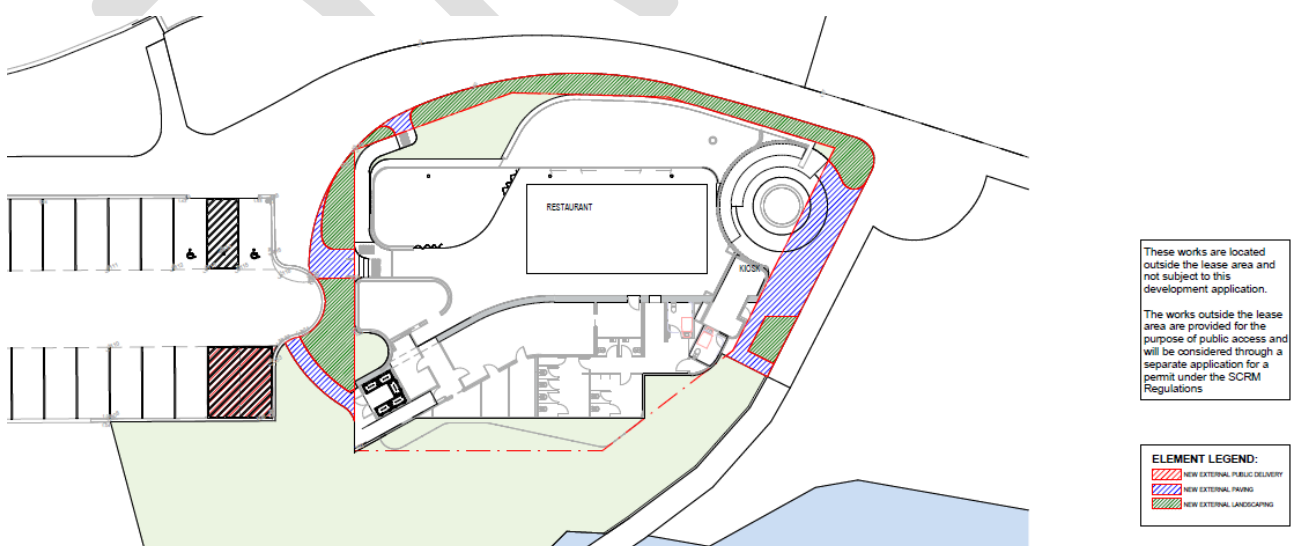
4. ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- Planning intent for the locality
- Ecological health and vegetation protection
- Anti-social behaviour
- Landscape character and visual amenity
- Sustainability and waste
- Noise
- Lighting and signage
- Community benefit
- Public access
- Parking and traffic
- Flood risk
- Stormwater and wastewater management
- Construction management
- Heritage

5. BACKGROUND

- 5.1 The subject land (Lot 502) is associated with the broader Mill Point Reserve, a popular public foreshore area in South Perth. Lot 502 currently comprises a level grassed area, with an adjoining paved car parking area to the west, a boardwalk area and Millers Pool to the south-east, and Point Belchers and the Swan River to the north.
- 5.2 Significant improvement works have been undertaken in the area by the City since 2016, with works including new picnic and seating areas, a boardwalk, a small viewing jetty and the planting of native vegetation around Millers Pool.
- 5.3 A café/restaurant at the location has been under consideration since May 2015 when the City adopted the *South Perth Foreshore Strategy and Management Plan* (City of South Perth, 2015), which prioritised the development of a café at Millers Pool. The proposed café/restaurant was intended to complement the improvements and provide casual dining options for visitors to the Old Mill Precinct and Millers Pool as well as servicing cyclists and pedestrians passing through the area.
- 5.4 In 2016, the City initiated a competitive Expression of Interest process to select an operator. The Tinelli Family Trust was selected as the preferred applicant. In 2018, the City initiated the excision of 791m² of land (Lot 502) from Reserve 33804 to facilitate the establishment of the café. Following completion of the excision, the land was formally leased to the City, after which the City resolved to enter into a sublease with the Tinelli Family Trust.
- 5.5 Preparation of draft designs commenced in 2022. The applicant engaged with DBCA regarding a number of design iterations and made substantial amendments in response to DBCA comments and advice. On advice of DBCA, the applicant presented the plans to the City of South Perth Design Review Panel at meetings in November 2024 and May 2025.
- 5.6 The proposal involves the construction of a new café/restaurant (including indoor and alfresco dining areas) and kiosk (**Figure 4**). The building is single storey with a flat roof reaching 6.51m AHD and a rammed earth spine wall extending to 7.20m AHD. The proposed finished floor level is 2.2m AHD, with an internal ceiling height of 5.70m AHD.

5.7 The proposal relates to works within the Lot 502 lease boundary only. Works associated with the interface between the development and the foreshore will be assessed separately as a permit under the Swan and Canning Rivers Management Regulations 2007. This includes the landscaping areas to the north and west, crossovers from the dual-use public pathway, paving works at the yarning circle, and works within the car parking area to support delivery vehicles, front entrance and kiosk forecourt (**Figure 5**).



5.8 The restaurant/café and kiosk are proposed to operate in accordance with the *Operational Report* (10 May 2026), which includes:

- Operating hours: kiosk - Tuesday to Sunday 6am-8pm and restaurant - Tuesday to Sunday 11am-midnight.
- Customer service areas including internal dining floor approximately 180m² (132.75m² usable seating area), alfresco floor area approximately 80m² (25m² useable seating area) and kiosk seating area approximately 8.75m².
- The number of proposed exclusive functions is up to 15 per year.
- Waste collection to be undertaken after 7am and before the restaurant trade starts, in accordance with the Waste Report (i.e. Waste management plan).

6. DISCUSSION

Planning intent for the locality

- 6.1 The *Perth Water Buneenboro Locality Plan* (2021) (the Locality Plan) provides guidance on land use, tourism, recreation and foreshore activation within the Perth Water area, which extends from the Narrows Bridge in the west to the Windan Bridge to the east. The Locality Plan was developed and released by DBCA in cooperation with key State government agencies and local governments and is to be given due regard in decision-making including the consideration of this development proposal.
- 6.2 The Locality Plan identifies the Millers Pool site as a 'local activity node', intended primarily for passive recreation with opportunities for small-scale permanent commercial uses such as a café or kiosk. Development in this location is expected to be modest in scale, sensitively designed and compatible with the natural foreshore setting, while maintaining public access, protecting views and minimising environmental impacts.
- 6.3 Having regard to the Locality Plan, the proposed café/restaurant is considered to be consistent with the strategic vision and intended land-use outcomes for the locality.
- 6.4 In addition, the mass, form and materials of the building are generally small scale and do not detract from the historical context of Mill Point and millers and is in keeping with the natural riverine environment.
- 6.5 Overall, the proposal aligns with the strategy for greater visitation and activation of Node 5 (the Old Mill, Millers Cottage and Millers Pool) identified in the *South Perth Foreshore Management Strategy and Management Plan* (City of South Perth, 2015).

Ecological health and vegetation protection

- 6.6 Policy 42 aims to ensure that land use and development in or affecting the DCA maintains and enhances the ecological health and amenity of the Swan Canning river system. The policy states that native vegetation should be retained and restored to protect linkages and natural vegetation corridors. Proposals should avoid the removal or fragmentation of native vegetation, where possible.
- 6.7 While DBCA attempts to avoid the loss of vegetation within the DCA, any vegetation removed will require replacement planting at a minimum ratio of 3 to 1 with appropriate local native species.
- 6.8 The lease area is predominantly level turf, but extends into a vegetated area associated with Millers Pool (**Figure 6**). The proposal will result in the disturbance of approximately 100m² of native vegetation, consisting of mostly sedges, at the southern (rear) section of the lease boundary, at the interface with Millers Pool. This area was revegetated as

part of the 2016 improvement works by the City. The southern section of the building is proposed to be cantilevered, sitting approximately 710mm above the revegetated area.



Figure 6: View from Narrows Bridge across the carpark and the adjacent lease area, showing existing vegetation within the lease area (grass, sedges and shrubs) and surrounding area.

- 6.9 A Landscape Concept Plan (refer to **Attachment 1**) was submitted with the application and proposes additional planting around the building, including along the northern and western sides and along the interface with Millers Pool. The plan incorporates local plant species and commits to the revegetation of any disturbed areas. All landscaping is to be consistent with DBCA's *Perth Water Buneenboro Landscape and Planting Guidelines*.
- 6.10 Although the proposal does not seek to remove any vegetation, any disturbance to existing vegetation can be adequately addressed through a condition of approval requiring the implementation of a Landscape Plan which will include requirements for ongoing maintenance.
- 6.11 In addition, any impacts on adjacent vegetation during construction can be appropriately managed and minimised through a condition requiring the preparation and implementation of a Construction Environmental Management Plan (CEMP), which will include measures to protect vegetation during construction.

Anti-social behaviour

- 6.12 A number of submissions on the application raised concerns about the potential increase in anti-social behaviour associated with the café/restaurant, particularly in context of increased activity, extended operating hours and existing behaviour in the area.
- 6.13 To ensure these issues are managed appropriately, the applicant will be required to prepare an Operations Plan that outlines measures to prevent, manage and respond to anti-social behaviour (including graffiti management) associated with the premises. The plan would extend to all areas of the foreshore affected by the proposal including the use of the adjacent carpark.

Landscape character and visual amenity

- 6.14 SPP 2.9 and the Locality Plan require development proposals to maintain and enhance views of the river from public places. The Locality Plan also emphasises the protection of key view corridors and public outlooks to the river, particularly from foreshore paths, open space areas and adjacent activity nodes. Development should be sited and designed to avoid visual obstruction and maintain a strong visual connection between the foreshore and the river.

- 6.15 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. The policy also requires due regard for the provisions of *Visual Landscape Planning in Western Australia: A manual for evaluation, assessment, siting and design* (WAPC, 2007) and consider the proposal's impact on the landscape.
- 6.16 The design was supported by the City of South Perth Design Review Panel. The proposed structure is presents a high-quality, refined and well-considered design that is partially visually permeable from the east and west due to the positioning of the open sided alfresco area and yarning circle.
- 6.17 The development is not expected to have an adverse impact on the visual amenity of the area. Final design drawings will be required as a condition of approval.
- 6.18 Policy 48 seeks to protect and enhance the community's use and enjoyment of the river system, particularly its foreshores, through the implementation of appropriate setbacks.
- 6.19 DBCA seeks appropriate setbacks for foreshore development, considering site-specific conditions, to maintain opportunities for public access along the foreshore, support public use and enjoyment of the river, and allow for landscaping to enhance the ecological quality of the river system. Setbacks also help to reduce a building's visual dominance, overshadowing or overlooking public places.
- 6.20 The proposed development will be setback approximately 10m from the Swan River. Public access between the river and the development will be maintained along the existing formal pathway and the proposal will not alter existing public access to the foreshore.
- 6.21 The foreshore between the proposed development and the river comprises turf, three mature paperbark trees, a footpath and a few picnic benches. To enhance the visual amenity, a landscape plan is recommended as a condition of approval, including the planting of locally native vegetation to soften the built form and integrate the development with the foreshore environment.
- 6.22 Having regard to landscape character and visual amenity, the proposed single-storey built form, setbacks and use of lightweight and visually unobtrusive elements ensure that views to the river from the foreshore and adjacent public areas are largely maintained. The development is not expected to significantly interrupt key sightlines or diminish the overall river outlook. The proposal is therefore consistent with the objectives of SPP 2.9 the Locality Plan, and DBCA policies.

Sustainability and waste management

- 6.23 The proposal incorporates sustainability initiatives outlined in the *Sustainable Design Assessment Report* submitted with the application, including:
- Energy reduction measures, such as a solar photovoltaic system, roof and external wall insulation, and glazing.
 - Water efficiency measures, such as water-efficient fixtures (e.g. taps and toilets) and limited areas of irrigated plantings.
 - Material efficiency measures, including prioritising the use of sustainably sourced and locally available materials, and materials with a long lifespan.
- 6.24 A *Waste Management Plan* was prepared and submitted with the application, which included the following waste management measures:

- Use of 660L bins for general waste and recycling generated by the facility.
- The use of a private contractor for waste removal.
- Collection of general waste four times per week and recycling material twice per week.
- The potential to reduce the number of general waste collections to three per week, if an additional waste bin is permitted to be stacked within the store.

6.25 The City recommended an amended Waste Management Plan be required as a condition of approval to allow for further consideration of the frequency of collection. Excessive number of waste service collections has the potential to increase amenity and operational impacts on surrounding areas.

Noise

- 6.26 An *Acoustic Assessment Report* was submitted as a preliminary assessment of potential noise emissions associated with the proposed development. Noise level emissions from mechanical plant (e.g. kitchen exhaust fans, air-conditioning) are not included as they have not been selected at this stage. This noise will be assessed during the detailed design stage.
- 6.27 Although the report concludes that noise emissions from the development are capable of complying with the Environmental Protection (Noise) Regulations 1997 (Noise Regulations), subject to operational controls, DWER advises that the assessment does not fully address a number of potential noise sources, including mechanical plant (e.g. air-conditioning, kitchen exhaust and refrigeration equipment), servicing and delivery activities (e.g. reversing alarms and truck idling), waste collection activities (e.g. disposal of noisy items such as glass bottles), noise levels associated with private functions (e.g. increased patron and music noise levels) or cumulative noise impacts.
- 6.28 DWER also identified a number of limitations with the assessment methodology and modelling which provides limited detail on the assumptions underpinning patron noise and has not assessed music noise separately, or account for factors such as the “Lombard effect”, where patrons raise their voices in response to background noise.
- 6.29 Therefore, although the preliminary assessment indicates that the proposal may be capable of achieving compliance with the Noise Regulations (subject to detailed design and appropriate operational controls), the assessment does not currently adequately demonstrate that all aspects of the development are capable of complying with the regulations.
- 6.30 It is therefore considered appropriate that an amended acoustic assessment and a noise management plan be required as conditions of approval.

Lighting and signage

- 6.31 Artificial lighting is recognised as a potential environmental impact that requires careful assessment and management. Policy 45 recognises that lighting can support and enhance use of the foreshore but may also impact wildlife if light spill, glare and upward light are not adequately controlled.
- 6.32 The applicant is required to demonstrate that proposed lighting has been designed to minimise light spill to areas within the DCA so that fauna, community enjoyment and visual amenity are not unacceptably affected.

- 6.33 The electrical drawings provided with the application include a ground floor plan showing the lighting design, including external lighting and two illuminated signs. The design incorporates measures such as fully shielded, downward-directed luminaires, warmer colour temperatures (<3000K), low light intensity, time-switch controls and internally illuminated signage.
- 6.34 The applicant has advised that the lighting has been designed to minimise light spill and glare and reduce impacts on the foreshore and river environment and that the lighting will comply with the *National Light Pollution Guidelines for Wildlife* (2023) and AS 4282 *Control of the obtrusive effects of outdoor lighting*.
- 6.35 A Lighting and Signage Plan is recommended as a condition of approval. The plan should include modelling to demonstrate the extent of light spill into the river and details of the proposed signage.
- 6.36 To confirm that the lighting is installed in accordance with approved plans, a post-construction lighting audit is recommended as a condition of approval. The audit shall be undertaken within three months of installation. If the audit identifies that the predicted lux levels are exceeded, the lighting will need to be adjusted accordingly.

Community benefit

- 6.37 SPP 2.9 requires that development on public land demonstrates a community benefit and a functional need to be located within the river and/or foreshore reserve. This is supported by the Locality Plan, which supports low-impact, publicly accessible uses that enhance foreshore activation, amenity and community enjoyment.
- 6.38 The proposal is considered to provide a community benefit through the activation of the Millers Pool foreshore node. The inclusion of a kiosk and associated terraced seating within the yarning circle will encourage visitation, support passive recreation, and improve the overall amenity and vibrancy of the foreshore. This is consistent with the *South Perth Foreshore Management Strategy and Management Plan* and the Locality Plan, which promote increased activity, improved amenity and passive surveillance of foreshore areas.
- 6.39 The development also incorporates publicly accessible amenities, including a toilet adjacent to the kiosk, available during operating hours. This will improve the useability and convenience of the foreshore for visitors. The development's riverfront location enables it to serve foreshore users and integrate with the surrounding passive recreation setting.

Public access

- 6.40 Policy 42 and SPP 2.9 require that proposed developments maintain and enhance public access to and along the river and its foreshores.
- 6.41 The foreshore in this location is under the care, control and management of the City, and public access is provided along an existing dual-use pathway that runs between the café/restaurant lease area and the waters of the Swan River. The pathway is well-used by locals, cyclists and dog walkers. No changes to this pathway are proposed and public access along the foreshore will be maintained. A boardwalk extends along the edge of Millers Pool, connecting to the path near the proposed kiosk and yarning circle. No changes to the boardwalk are proposed.
- 6.42 The site is accessible via public transport and ride-share services. This is consistent with the objectives of SPP 2.9 and the Locality Plan which promote accessible foreshore environments and encourage active transport and connectivity.

- 6.43 Temporary restriction of public access along the foreshore pathway may be necessary during construction works for safety purposes. Management of public access and safety during works can be addressed through a condition of approval.
- 6.44 Overall, the proposal is not expected to adversely impact public access to the foreshore and will maintain existing pedestrian and cyclist connectivity. While the development does not significantly enhance access, it is considered consistent with the intent of Policy 42 and SPP 2.9, as it retains and supports existing access arrangements and active transport use.

Parking and traffic

- 6.45 Based on consideration of the proposal and the supporting Traffic Impact Statement (refer **Attachment 1**), the proposal is not expected to result in adverse traffic impacts on the surrounding road network due to its low projected traffic generation, strong accessibility by alternative transport modes, existing parking capacity, and the satisfactory performance and safety of the surrounding transport infrastructure.
- 6.46 The findings of the Traffic Impact Statement is summarised below:
- Low traffic generation: The development is forecast to generate a maximum of approximately 13 vehicle trips during the busiest hour, which represents a low impact under the Western Australian Planning Commission's Transport Impact Assessment Guidelines. Such traffic volumes are unlikely to materially affect the operation or capacity of Mill Point Road or the surrounding road network.
 - Existing road network capacity: Vehicle access will occur via the existing Millers Pool Carpark and its established connection to Mill Point Road. The access driveway and surrounding road infrastructure are already designed to accommodate traffic associated with the foreshore area and existing car park operations, including service and waste collection vehicles.
 - Adequate parking provision: Patrons will utilise the existing 65-bay Millers Pool Carpark and available on-street paid parking along South Perth Esplanade. No significant parking shortfall has been identified, reducing the likelihood of parking-related traffic impacts on nearby streets.
 - Strong alternative transport options: The site is highly accessible by walking, cycling, public transport and ferry services. It is located within walking distance of a bus stop, connected to the Elizabeth Quay transport hub, and serviced by extensive shared path and cycle networks. As a result, a proportion of patrons are expected to arrive without private vehicles, reducing traffic demand.
 - Limited servicing impacts: Deliveries will be undertaken by small rigid vehicles using a dedicated service bay within the existing car park. Servicing is restricted to daytime hours and can occur without disrupting general traffic or requiring significant vehicle manoeuvres on public roads.
 - High-quality pedestrian and cycling environment: The development is supported by an established network of pedestrian paths, crossings and principal shared paths connecting the site to nearby destinations, encouraging non-vehicular travel and reducing reliance on private vehicles.
- 6.47 The car park is currently closed between 10pm and 5am, which will require adjustment to align with the restaurant's proposed hours of operation.

- 6.48 The proposal relies on the availability of parking in the adjoining Millers Pool Carpark 11 (65 parking bays) or on-street parking bays on South Perth Esplanade. The City has supported the use of Carpark 11 subject to possible modification of layout of the carpark to accommodate service vehicles.
- 6.49 The City notes that the Traffic Impact Statement identifies two bays within the adjoining western public car park for service and delivery vehicles. These bays are outside the lease area and form part of a public facility intended for general public use. While the City does not support the exclusive allocation of these bays, it supports appropriate line marking for 'loading bays' and 'service/delivery vehicles' for shared public use.
- 6.50 Consistent with the City's advice, a condition is recommended requiring the submission of an amended Traffic Impact Statement to address matters including service vehicle access, universal access and operational matters such as employee use of the use of the carpark.

Flood risk

- 6.51 DWER advises the proposed finished floor level of 2.2m AHD provides over 0.5m freeboard to the 1 in 100 AEP flood event. However, this level will not maintain flood protection under projected sea level rise, with the 1 in 100 AEP level predicted to increase to 2.26m AHD by 2110.
- 6.52 The Locality Plan identifies Millers Pool as a local activity node, where buildings and infrastructure are to be designed to accommodate periodic inundation. Consistent with this intent, the proposed development is a non-habitable structure and has been designed with consideration of flood risk. In accordance with DWER advice, the electrical installations are to be located above 2.76m AHD and suitably protected to increase resilience to potential flooding. A condition is recommended requiring submission of final designs and drawings to ensure these flood mitigation measures are appropriately addressed.

Stormwater and wastewater management

- 6.53 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 where approved by the local government, discharged to the local drainage system.
- 6.54 The proposal includes a stormwater management system designed to provide detention and treatment prior to controlled discharge to Millers Pool, as shown in the *Stormwater Plan*. The system includes sub-surface detention tanks, manholes, a shallow storage basin and a gross pollutant trap connected to a piped outlet.
- 6.55 The submitted *Stormwater Plan* requires amendment. In particular, the shallow storage basin at the front of the building is not supported and should be removed. As stormwater is proposed to discharge to Millers Pool, this area should instead be designed as landscaped space, consistent with the *Landscape Concept Plan*. A condition requiring submission of an amended Stormwater Plan is recommended.
- 6.56 Policy 51 indicates that the safe disposal of wastewater is necessary for the protection of public health and to minimise contributions of high nutrient loads in the Swan and Canning rivers. Where a reticulated sewerage scheme is provided, all development in the vicinity of the river system should be connected to the reticulated sewerage system.
- 6.57 The development will be serviced by a reticulated sewer connection, as indicated in the *Landscape Concept Plan* showing the approximate location of the private sewer pump station.

- 6.58 The City recommends a condition of approval requiring the development to be connected to the reticulated sewerage system with detailed design drawings and construction methodology being submitted prior to or in conjunction with the submission of a building permit.

Construction management

- 6.59 The subject site is located approximately 10m from the Swan River, with grassed open space and a public pedestrian footpath in between. Potential environmental impacts on the river and foreshore from construction are considered to be manageable due to this setback.
- 6.60 No in-river work is proposed. However, given the proximity of the works to the river and public foreshore reserve, appropriate measures are required to minimise the risk of materials entering the waterway.
- 6.61 A CEMP will be required as a condition of approval to ensure the works are appropriately managed to prevent potential impacts on the foreshore and the river and to ensure public access and safety is maintained.

Heritage

- 6.62 Policy 42 states that places of cultural and heritage significance, both Aboriginal and non-Aboriginal, and of natural heritage are to be conserved.
- 6.63 The Locality Plan identifies the subject area as part of a broader cultural landscape of significance to Whadjuk Noongar people and seeks to ensure that development supports cultural expression and recognises and celebrates cultural values through design, interpretation and engagement.
- 6.64 The proposal is located within three Registered Aboriginal Sites as identified on the Aboriginal Cultural Heritage Register (ID 3703 Spring Street; ID 3704 Kings Park Waugal; ID 3787 Mounts Bay Road). The proposal is also located within Mill Point Reserve, which is included on the City of South Perth Municipal Heritage Register (Place Number 04799).
- 6.65 DBCA supports the recognition and protection of heritage values, noting their spiritual and cultural significance to Whadjuk Noongar people. These values should be identified and appropriately protected prior to the commencement of works and will form part of advice to the applicant.
- 6.66 The *Design Principles Assessment* (Oct 2025) submitted with the application indicates that the proponent has undertaken consultation with the Whadjuk Aboriginal Corporation Cultural Advisory Committee to inform the design and better understand the cultural significance of the area.
- 6.67 As a result of this engagement, a number of design elements reflecting cultural values and history have been incorporated into the proposal. These include:
- a yarning circle with terraced seating at the kiosk forecourt
 - a fish trap song imprinted into the restaurant's exterior concrete wall; and
 - a rammed earth spine wall.

These elements provide opportunities for cultural expression and interpretation, including a gathering space for storytelling and community engagement, and contribute to a design that is responsive to the cultural and environmental context of the site.

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 on 16 June 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, with amendments. These amendments include minor revisions to the summary of public submissions, inclusion of operating hours, clarification that functions relate to exclusive use, moving the proposed condition for graffiti to the Operations Plan, and extending the duration of the permit to four years.
- 7.2 DBCA supports these recommendations and has incorporated them into the report.

8. CONCLUSION

- 8.1 The proposal for a café/restaurant and kiosk has been assessed against relevant planning and environmental policies applicable to the DCA, including the *Perth Water Buneenboro Locality Plan*. The proposal is considered consistent with the intent of these policies, which identify Millers Pool as a suitable location for low-intensity, publicly accessible uses such as café or kiosk.
- 8.2 The scale, form and siting of the development are considered appropriate to the foreshore setting and are not excessive. The proposal is expected to complement the existing visual amenity of the area, while having minimal impact on vegetation and maintaining public access.
- 8.3 The development will support activation of the foreshore and enhance opportunities for community use and enjoyment of the Swan Canning Riverpark.
- 8.4 Potential environmental impacts can be appropriately managed through conditions of approval including the implementation of an approved CEMP.
- 8.5 For these reasons, the proposal is considered acceptable and 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 construction of a café/restaurant and kiosk at 5 Mill Point Road, South Perth, as described in the application and specialist reports provided on 11 May 2026 (**Attachment 1**), be approved, subject to the following:

CONDITIONS

1. Approval to implement this decision is valid for four (4) years from the date of this approval. If on-site works have not substantially commenced within this period, a new approval will be required before commencing or completing the development.
2. All operations are to occur in accordance with an Operations Plan, which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth, prior to commencement of works. (**Advice Note 3**)
3. 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 on the advice of the City of South Perth, prior to commencement of works. (**Advice Note 4**)
4. All lighting and signage are to be installed in accordance with a Lighting and Signage Plan, which is to be submitted to and approved by the Department of Biodiversity,

Conservation and Attractions on the advice of the City of South Perth, prior to commencement of works. (**Advice Note 5 and 6**)

5. All operations are to occur in accordance with an amended Waste Management Plan (WMP) which shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth, prior to commencement of works. (**Advice Note 7**)
6. Prior to the commencement of works, the final design and drawings are to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. (**Advice Note 8**)
7. All works are to be undertaken in accordance with a Landscaping Plan which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth, prior to commencement of works. (**Advice Note 9**)
8. All landscaping shall be maintained for the lifetime of the development. Any plant species which dies, becomes diseased or is removed shall be replaced with the same species and size, or another species approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth, within the next available planting season.
9. Prior to commencement of building works, an amended Traffic Impact Statement (TIS) prepared by a suitably qualified traffic engineer shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. (**Advice Note 10**)
10. Service and/or delivery vehicles shall service the premises between 7.00am to 7.00pm Monday to Saturday and not on Sundays unless otherwise approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.
11. Prior to commencement of building works, an amended acoustic report, prepared by a suitably qualified acoustic consultant, shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. (**Advice Note 12**)
12. All operations are to occur in accordance with a Noise Management Plan, prepared by a suitably qualified acoustic consultant, which shall be submitted to and approved in writing by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. (**Advice Note 13**).
13. Prior to commencement of building works, detailed design drawings and construction methodology for connection of the development to the reticulated sewerage system, including trade waste and grease trap infrastructure, shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth and relevant servicing authority.
14. All efforts must be made to avoid waste and to adopt reusable alternatives, including reusable serve-ware. (**Advice Note 15**)
15. Prior to commencement of works, demonstrate that all works outlined in the documents approved under conditions 5, 7 and 9 will be implemented within agreed timeframes to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.
16. The recommendations provided in the *Environmentally Sustainable Design Report* (Emergen, May 2025), are to be installed and implemented prior to occupation or use of the development and remain in operation for the lifetime of the development to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

ADVICE NOTES

1. Notification of the commencement of works and submission of plans required as a condition of this approval can be emailed to rivers.planning@dbca.wa.gov.au.
2. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve plans and details, the documents must be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
3. Regarding **Condition 2**, the Operations Plan must outline:
 - a. The operating hours for the kiosk and the restaurant.
 - b. The hours during which the public toilet will be available, which shall, at a minimum, align with the operating hours of the kiosk.
 - c. The number of exclusive functions permitted on the premises, which shall be limited to a maximum of 15 functions per calendar year. The operator shall maintain a record of all functions held on the premises, including the date and approximate number of attendees for each function and provide these to the Department of Biodiversity, Conservation and Attractions upon request.
 - d. Management practices and procedures to prevent, manage and respond to anti-social behaviours and activities.
 - e. Measures to ensure structures kept clean and free of graffiti and vandalism, including procedures for the timely remediation of any graffiti or vandalism.
4. 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](#) and [Policies, plans and guidelines | Department of Biodiversity, Conservation and Attractions](#). Final design details will be conditioned as part of approval.
 The CEMP should also address the following:
 - a. community information, consultation and complaints management plan
 - b. noise, vibration, air and dust management
 - c. dilapidation reports of adjoining public infrastructure and
 - d. removal of onsite effluent disposal system and stormwater management system.
5. Regarding **Condition 4**, lighting should be designed to minimise light spill so that fauna, community enjoyment and visual amenity are not unacceptably affected. All lighting is to be consistent with the *National Light Pollution Guidelines for Wildlife* (Department of Climate Change, Energy, the Environment and Water, 2023) and AS/NZS 4282 *Control of the Obtrusive Effects of Outdoor Lighting*.
 Further, light spill to the river and within habitat areas should be no more than 0.01-0.03 lux (moonlight), where possible, to ensure no adverse ecological consequences.
 The lighting plan should address the following:
 - a. details of external lighting
 - b. hours of operation for external lighting and illuminated signage
 - c. Light spill diagram demonstrating the extent of light spill into the river
 - d. minimises light spill and glare
 - e. protects the amenity of adjoining residential properties and
 - f. provides safe pedestrian access.
6. Regarding **Condition 4**, final signage design shall include details of the design (e.g. size height and shape), materials and colour scheme, quantity, illumination, location and maintenance requirements. Signage shall not contain flashing or moving light, audio, animation or movement in its design or structure; reflective, retro-reflective or fluorescent

materials in its design structure to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

7. Regarding **Condition 5**, the amended WMP shall:
 - a. reduce waste collection frequency
 - b. include waste generated by the kiosk operation
 - c. detail of waste collection times
 - d. provide direct access to all bins
 - e. demonstrate compliance with Local Planning Policy 3.1 Waste Management
 - f. detail public bin provision and
 - g. demonstrate no adverse impacts on the public car park or surrounding foreshore area.

The approved WMP shall be implemented for the lifetime of the development to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

8. Regarding **Condition 6**, the final design drawings shall include:
 - a. detailed engineering drawings
 - b. final design specifications of the structure(s)
 - c. certification from a qualified and practiced engineer
 - d. compliance with all necessary safety standards and requirements (including suitable dimensions, buoyancy, and separation distances to public places)
 - e. details of external colours, building materials and finishes for all proposed buildings and structures
 - f. details of the design of the 'External Artwork Screen' on the southern elevation
 - g. demonstrate that the selected materials and colour schemes are of low reflective standard and are sympathetic to the landscape setting, with minimal impact on the amenity of the area
 - h. evidence that windows, doors and adjacent areas fronting public spaces provide a minimum 75% transparency to provide an interactive relationship with the public realm, to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth and
 - i. details of electrical installations demonstrating that all electrical infrastructure is located above 2.76m AHD and suitably protected and insulated to improve resilience to potential flooding.
9. The Landscaping Plan required under **Condition 7** should include:
 - a. hard and soft landscaping areas
 - b. the location and number of plants (and species) to be removed (noting that any native plants should be relocated where possible)
 - c. the location, details of the planting densities and species composition proposed for each landscaping area
 - d. the location of any lawn areas to be established
 - e. reticulation details
 - f. a schedule of works
 - g. weed control, including target species and any chemicals to be used, and its management within a water sensitive environment
 - h. details of any proposed vertical landscaping
 - i. details of tree well systems for trees located in car parking areas
 - j. design of on structure planters
 - k. details of any proposed public landscaping and planting
 - l. fencing requirements and
 - m. ongoing monitoring and maintenance requirements.
10. Regarding **Condition 9**, the amended TIS shall address:
 - a. servicing and delivery vehicle management
 - b. swept path analysis for all service and waste vehicles

- c. impacts on ACROD bays and public parking
 - d. waste collection vehicle manoeuvring
 - e. operational staff parking
 - f. loading bay design and line marking
 - g. cumulative servicing impacts and
 - h. consistency with the approved Waste Management Plan and Operations Plan.
11. Regarding the use of the nearby public carpark,
- a. the loading and/or unloading of vehicles is to occur within the dedicated loading/service bays abutting the development in a manner that does not interfere with the parking of vehicles in the car park
 - b. loading/service bays will remain available for use by the public and will be signed accordingly
 - c. all car parking bays in the car park will be available at all times for the parking of vehicles by members of the public as well as visitors and employees of the restaurant.
12. Regarding **Condition 11**, the amended acoustic report shall address the following:
- a. waste collection activities
 - b. reversing alarms
 - c. delivery and servicing vehicle noise
 - d. patron dispersal noise
 - e. glass disposal activities
 - f. cumulative noise impacts
 - g. external amplified music
 - h. noise impact prediction based on mechanical equipment selection/specification including but not limited to ventilation and exhaust systems, mechanical plant/equipment/motors, air-conditioning, mechanical gates/doors and intercoms alarms; compared with the Environmental Protection (Noise) Regulations 1997
 - i. noise modelling for impact on a number of receivers, taking into account worst case meteorological and topographical effects
 - j. operational noise management plan which addresses operational hours and noisy activity restrictions
 - k. demonstrate compliance with the Environmental Protection (Noise) Regulations 1997 during all operational and servicing periods, including sensitive evening and early morning periods and
 - l. consultant's noise control and noise management recommendations.
13. Regarding **Condition 12**, the noise management plan is to address:
- a. operating hours
 - b. external music restrictions
 - c. patron management measures
 - d. restrictions on amplified sound
 - e. servicing and waste collection hours
 - f. complaint management procedures
 - g. glass disposal restrictions
 - h. staff closing procedures and
 - i. monitoring and review mechanisms.
14. The applicant/leaseholder is advised that works proposed external to the lease area, including but not limited to pedestrian paths, service infrastructure, loading/service bays, hardstand areas, landscaping, the Yarning Circle, and any works within public land shall:
- a. obtain relevant approvals pursuant to the requirements of the *Swan and Canning Rivers Management Act 2006*,

- b. be subject to any legal agreement(s), lease amendment(s) or other arrangement(s) required by the City of South Perth,
 - c. be designed, constructed, funded, maintained, reinstated and kept in good order by the applicant/leaseholder at no cost to the Department of Biodiversity, Conservation and Attractions or the City of South Perth, and
 - d. be covered by appropriate public liability insurance obtained at the cost of the applicant/leaseholder.
15. Regarding **Condition 14**, Western Australia's Plan for Plastics introduced regulations to ban selected single-use plastic items. Businesses can no longer supply a range of items, including but not limited to, single-use plastic cups, cutlery, plates, bowls, and expanded polystyrene takeaway food containers (a full list of the Stage 1 and Stage 2 bans is available online).
16. The proposed works are situated within Registered Aboriginal sites (ID 3703 Spring Street, ID 3704 Kings Park Waugal and ID 3787 Mounts Bay Road). It is recommended that the applicant contact the Department of Planning, Lands and Heritage for advice on the authorised activity and the area's Aboriginal heritage values, to ensure that the works do not breach the *Aboriginal Heritage Act 1972*.

DRAFT REPORT ENDORSED

Signed: 

Date: 30/07/2026

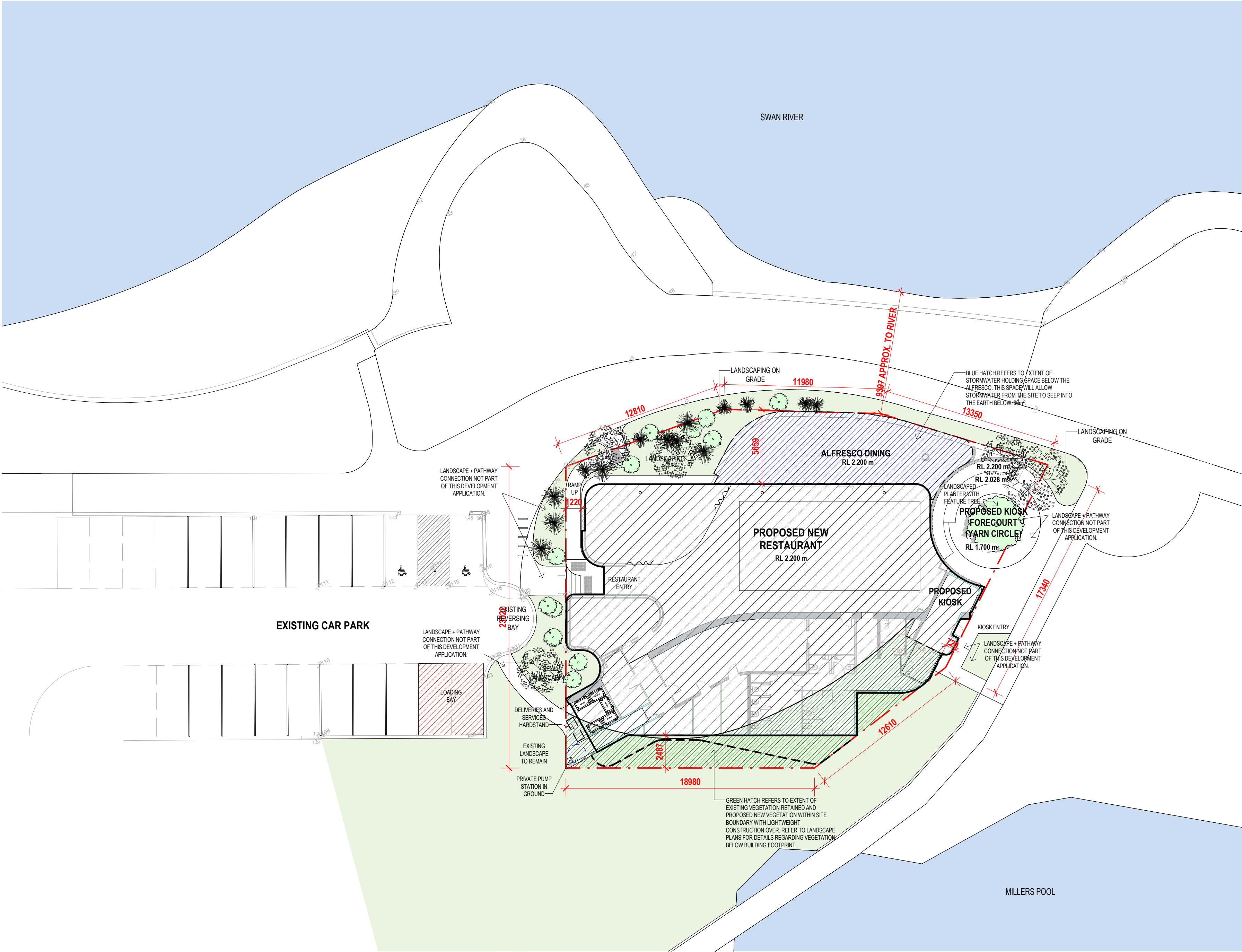
Michelle Corbellini

A/Executive Director (as Delegate of the CEO)



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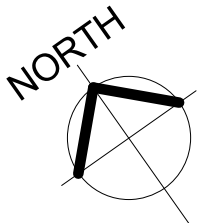




SOUTH PERTH RESTAURANT
5 MILL POINT ROAD, SOUTH PERTH

SITE PLAN

SK07 - DEVELOPMENT APPLICATION



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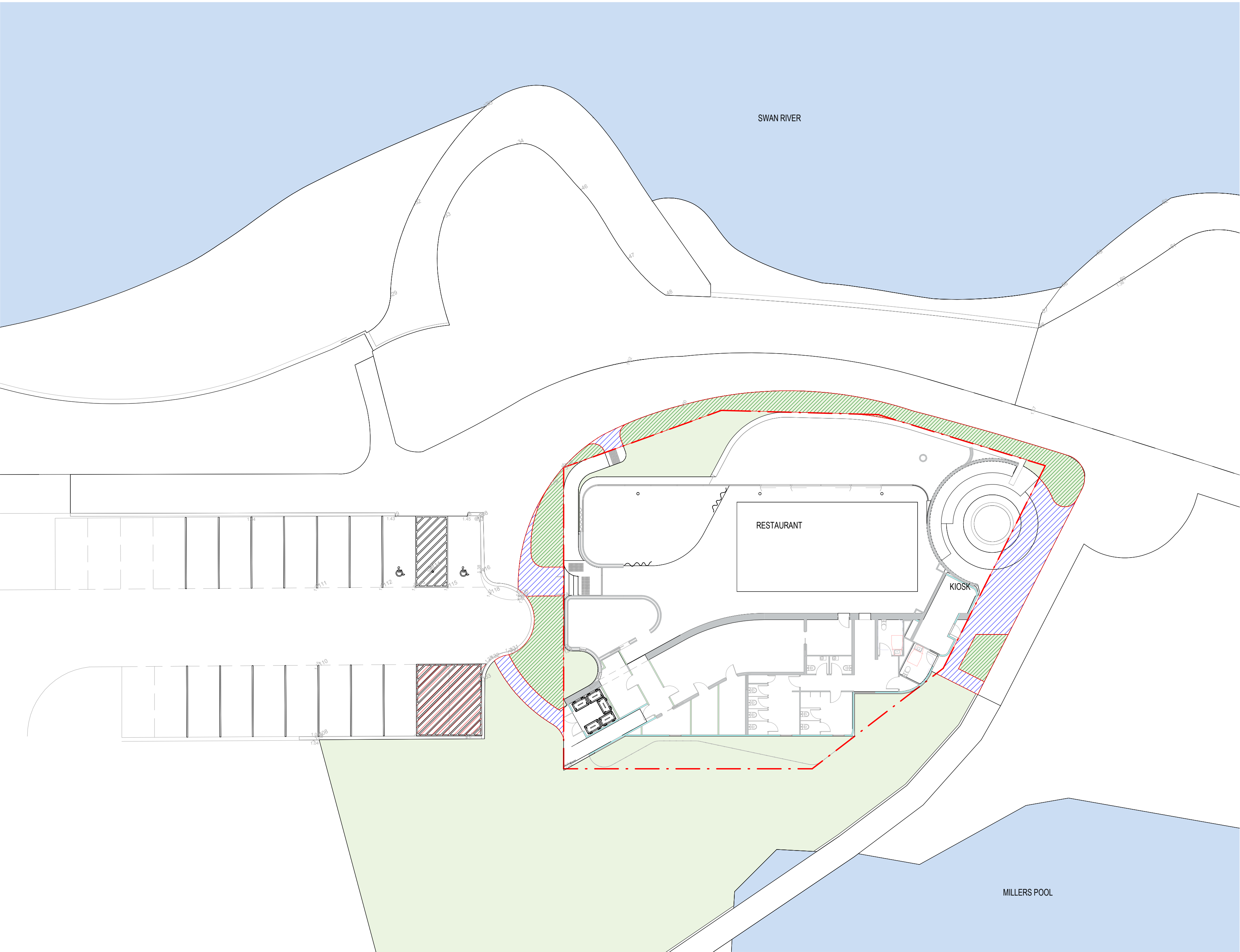
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JOB NUMBER A_101 SCALE 1 : 200
DRAWING NO. DATE OCT 2025



These works are located outside the lease area and not subject to this development application.

The works outside the lease area are provided for the purpose of public access and will be considered through a separate application for a permit under the SCRM Regulations

ELEMENT LEGEND:

- NEW EXTERNAL PUBLIC DELIVERY
- NEW EXTERNAL PAVING
- NEW EXTERNAL LANDSCAPING

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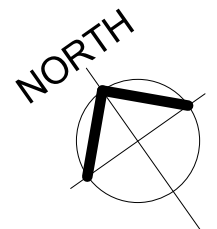
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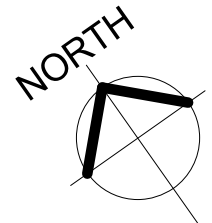
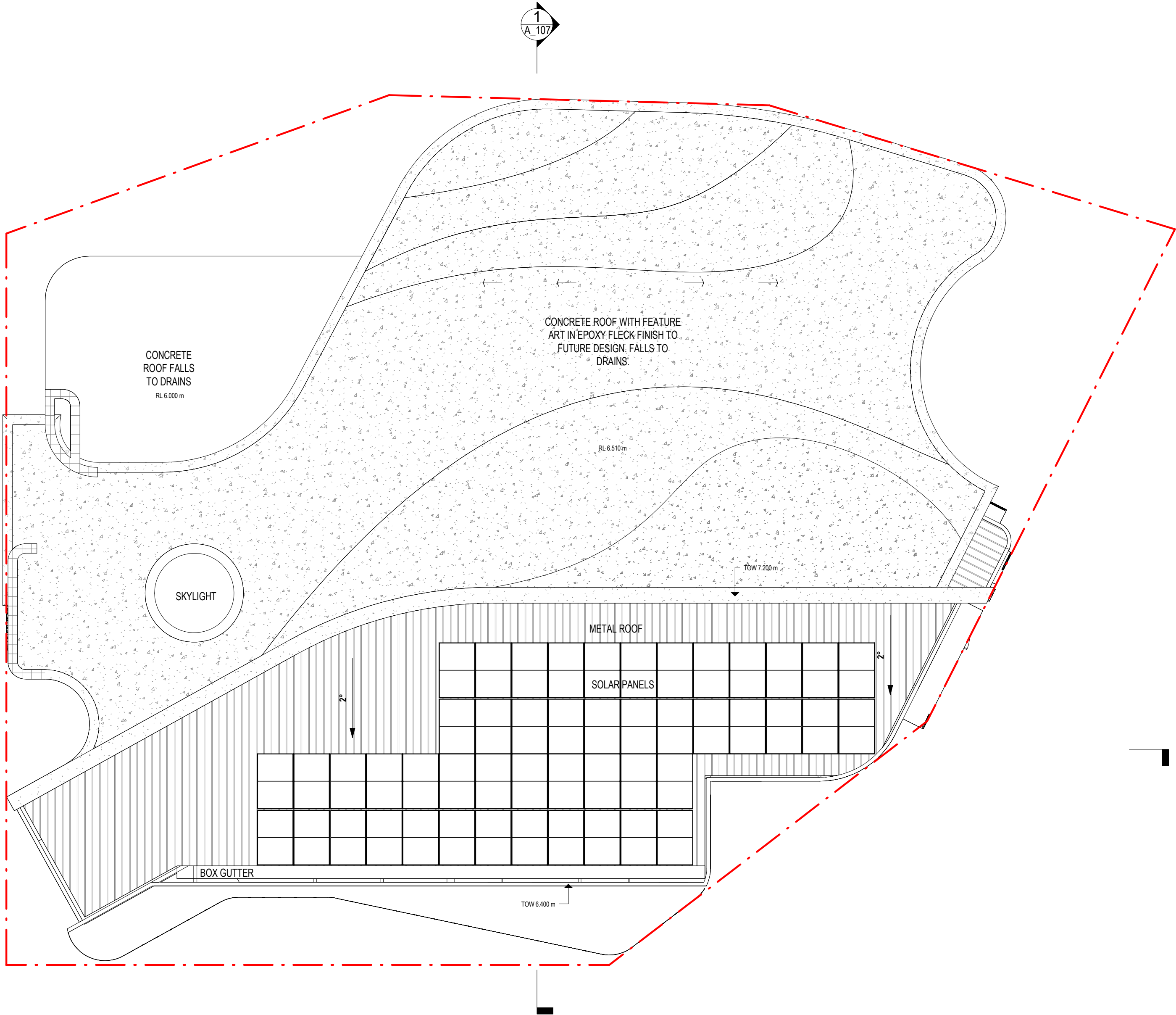
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SOUTH PERTH RESTAURANT
5 MILL POINT ROAD, SOUTH PERTH

External Lease Works

JOB NUMBER
DRAWING NO. A_101.2
SCALEs indicated
DATE OCT 2025

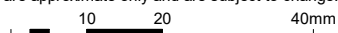




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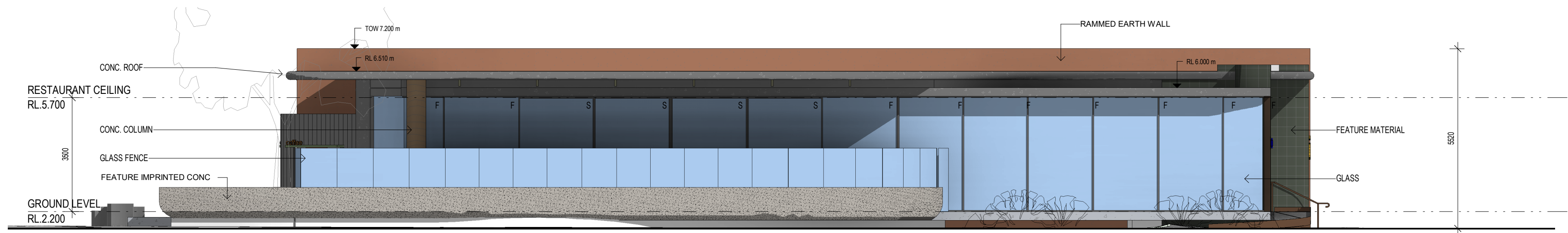


SOUTH PERTH RESTAURANT
5 MILL POINT ROAD, SOUTH PERTH

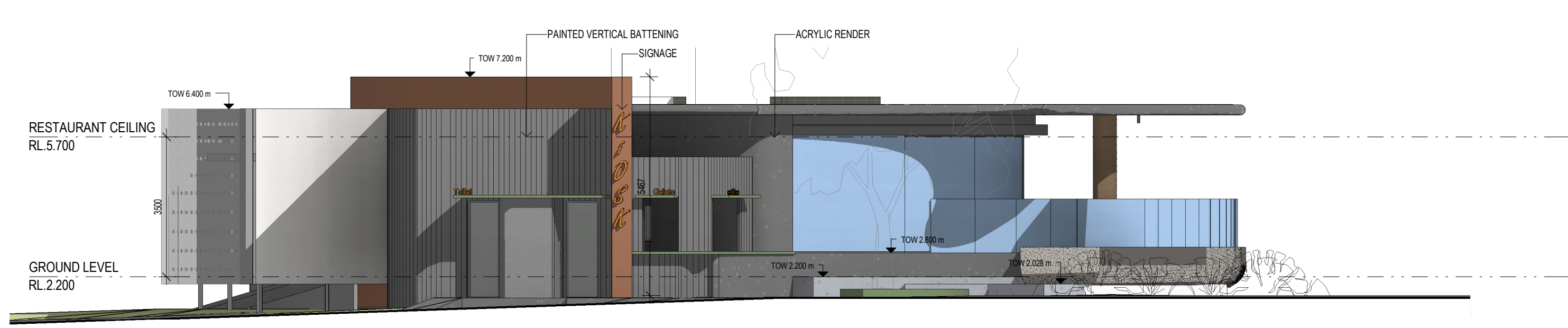
ROOF PLAN

SK07 - DEVELOPMENT APPLICATION

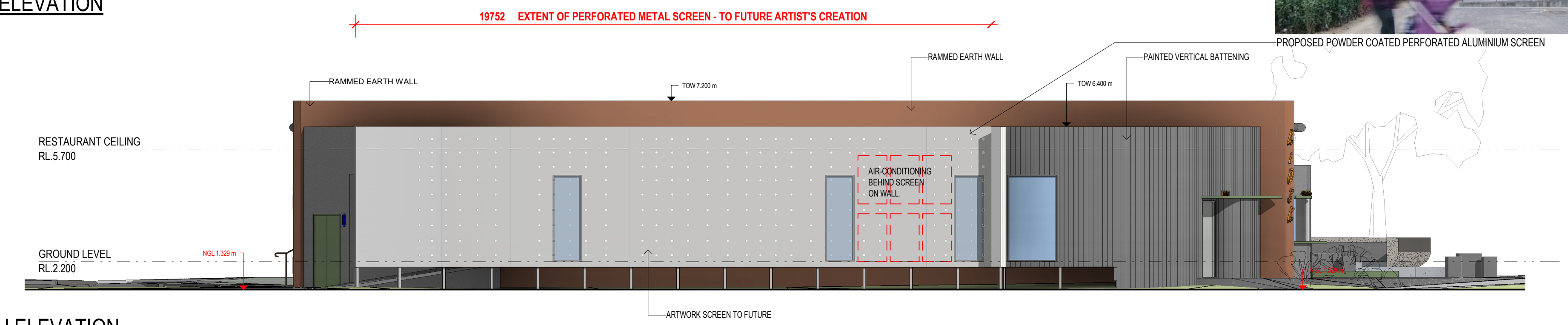
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DATE **OCT 2025** 1 : 100



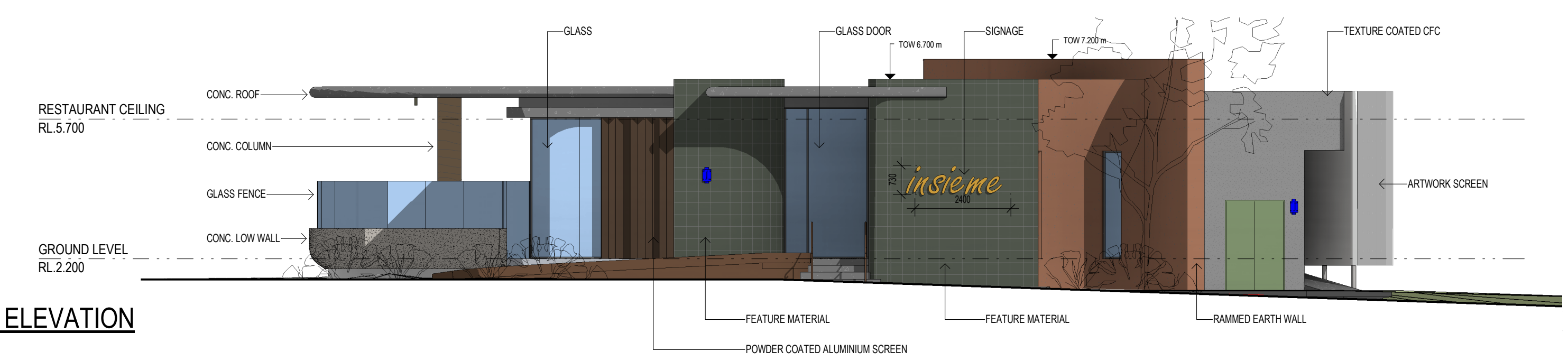
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2 **EAST ELEVATION**
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3 **SOUTH ELEVATION**
1:100



4 **WEST ELEVATION**
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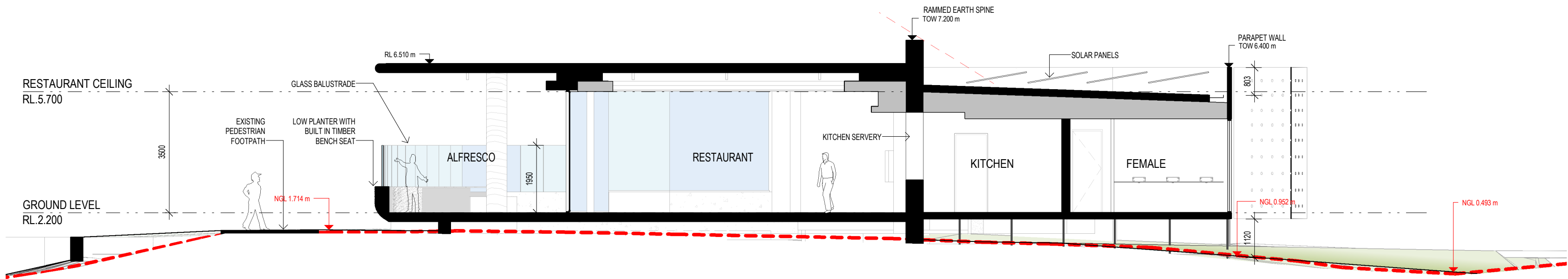
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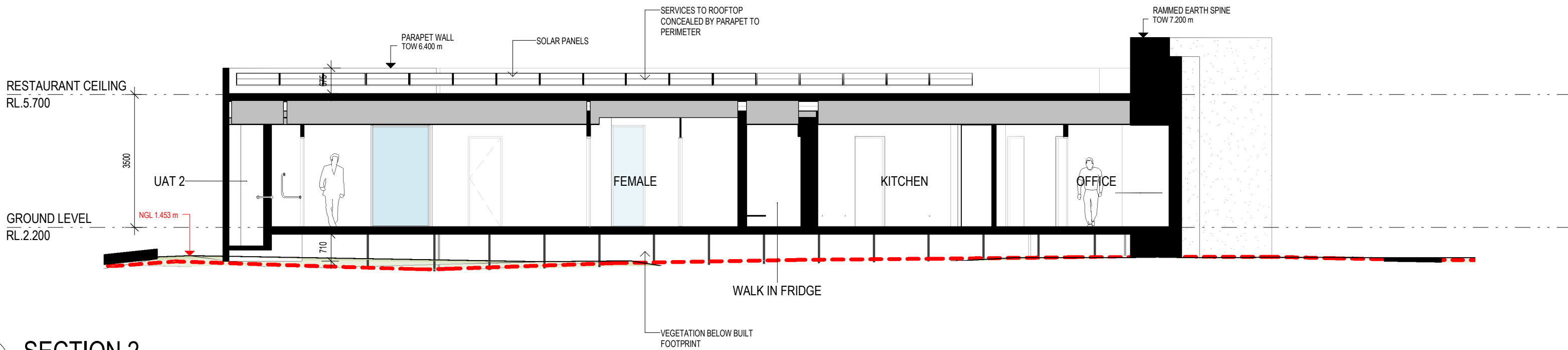
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JOB NUMBER A_106 SCALE 1:100
DRAWING NO. DATE OCT 2025



1
A_105
SECTION 1
1: 100



2
A_105
SECTION 2
1: 100

OPERATION REPORT

Restaurant Operational Report

Restaurant Name: To be announced

Address: Millers Pool, South Perth

Owner/Operator: Tinelli Family

Date: 10/5/26

1. Executive Summary

This report outlines the operational capabilities and performance of a hospitality venue to be built on the Millers Pool site, South Perth. The following is based on the preliminary projections for the factors of trade. We highlight our service model, operational structure, safety compliance, and past performance to demonstrate our readiness and capacity.

2. Company Overview

- **Plan to start operations:** Circa 2027
- **Catering Types:** Restaurant, Kiosk, Café
- **Core Services:** Dine-in, takeaway
- **Operating Hours:** Tuesday-Sunday 6am-Midnight
- **Licenses Held:** Food Service License, Health & Safety Certificate, Restaurant Liquor License

3. Operational Overview

- **Kiosk:** Tuesday- Sunday 6am-8pm, serving hot and cold drinks, gelato, panini, fish and chips
- **Restaurant:** Tuesday- Sunday 11am – midnight, serving Italian cuisine
- **Exclusive Functions:** Maximum of 15 per year, where the whole venue is open for a private function and not to the general public

4. Health, Safety & Quality Assurance

- **Food Safety Certifications:** Prior to operation and maintained during the year adhering to local authorities.
 - **Health Inspections:** Prior to operation and continuous inspections during the year from The City of South Perth
 - **Cleaning Protocols:** Daily scheduled cleaning of restaurant, including toilets, weekly deep cleaning of kitchen, monthly pest control
 - **Quality Checks:** Daily supervisor inspections with sanitation check lists, weekly RSA reporting
 - **Fire Safety:** Extinguishers up to date with regular inspections
 - **Waste Disposal:** Compliant with recycling standards and our Waste Management Plan
-

5. Waste Collection

- **General Waste, Recyclable bins and Glass bins:** To be removed as per recommended in the Waste Report. Rubbish trucks to collect in the mornings, after 7am and only when the kiosk is open (before the restaurant lunch trade starts). This will be at the time where there will be minimal public foot traffic.
 - General waste bins to be removed four times per week
 - Recyclable/glass bins to be removed twice a week
- **Sewage Waste:** To be pumped out regularly through a pumping station and the installation of a grease trap
- All waste and recyclable bins are place in a fenced area at the back of the premise, out of site for the patrons. Removal trucks have a bay near the venue to park to be able to pick up and remove rubbish.

6. Community Impact

Impact Area

- Employment generated
- Target Beneficiaries
- Safety
- Noise management

Outcome

Jobs created for local residence.

Kiosk suppling affordable meals to people utilising the river. Restaurant suppling dine in experience for locals in an area where there is little choice

Activating the area will discourage unlawful, disruptive behaviour, which the area has had in the past with hoons

Restaurant is designed to filter noise towards the river and away from residence. External music to be limited to background / conversation levels

7. Staffing & HR

Role	Number	Employed Qualifications/Certifications
Chefs	4	Culinary Diplomas, HACCP Certified
Kitchen Assistants	2	Food Handler Certified
Management	2	Approved management certificate
Service Staff	6	Customer Service Training with RSA certificate

8. Logistics & Supply Chain

- **Suppliers:** Reliable, long-term partners for produce, meat, dairy, and dry goods that we have used over the last 20 years
- **Supply Schedule:** Perishable deliveries delivered daily and dry goods Tuesday-Friday. Deliveries after 7am and before restaurant lunch trade begins.

- **Vehicle Servicing:** Service and collection trucks will drive forward into the nominated bays near the restaurant. They will then reverse into the hammerhead bay and drive forward out of the car park.
-

9. Customer Service Areas

- **Internal Floor:** Area around 180m² but with 132.75m² of usable area for customer seating.
- **Alfresco Floor:** Area around 80 m² but with 25 m² of usable area for customer seating.
- **Kiosk Floor:** Customer seating around 8.75 m²

10. Maintenance and Property Condition

- **Internal:** Regular Kitchen hood and duct cleaning.
 - AC filters replacement and units cleaned regularly
 - **External:** Shop front cleaned/swept every morning
 - Signage lighting fully functional
 - Maintenance and clean access for rubbish and waste removal
 - We will maintain the premise in accordance with the lease requirements and health regulations. We understand that the presentation of the exterior is important as it represents the City of South Perth's foreshore.
-

11. Past Experience

- With over 65 years combined experience in hospitality, Umberto and Christian Tinelli have opened and operated 14 Perth venues including kiosks, cafes and restaurants. The last venue, Jojos restaurant and Acqua Viva function centre was situated on the Swan River. Operating for 17 years, this venue has many similarities to the Millers Pool site particularly with the importance of the natural surroundings of the river, its fauna and flora.
 - Christian will be the full-time site manager and Umberto will be overseeing the operations.
-

Declaration

We certify that all information provided in this report is accurate and true to the best of our knowledge.

Christian and Umberto Tinelli