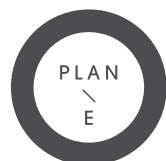




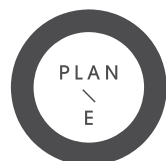
SOUTH PERTH RESTAURANT

landscape concept | APRIL 2026 [E]



LEGEND

- 01 NATIVE SHADE TREES TO CARPARK WITH UNDER PLANTING OF LOW SHRUBS & GROUNDCOVERS
- 02 EXISTING BIKE RACKS
- 03 EXPOSED AGGREGATE INSITU CONCRETE PAVEMENT TO ENTRY STEPS & RAMP
- 04 EXPOSED AGGREGATE INSITU CONCRETE PAVEMENT TO SERVICE ACCESS
- 05 FEATURE ENTRY GARDEN WITH LOW SHRUB, GRASS/SEDGE PLANTING & FEATURE LIMESTONE BOULDERS
- 06 FEATURE ENTRY TREE (BIBOOL/FRESHWATER PAPERBARK)
- 07 LOW SHRUB, GROUND COVER & REED SEDGE PLANTING REFLECTING RIVERINE PLANTING
- 08 FEATURE TREE PLANTING
- 09 LOW PLANTER WITH BUILT IN TIMBER BENCH SEAT. PLANTED WITH LOW GROUND COVERS AND CASCADING PLANTS.
- 10 STEPPED SEMI CIRCULAR RAMMED EARTH AND TIMBER SEATING/AMPHITHEATRE/GATHERING SPACE WITH EXPOSED AGGREGATE PAVEMENT, CELEBRATING AND EMBEDDING DERBAL YERRIGAN (SWAN RIVER) STORIES
- 11 TIMBER LOOK PAVEMENT INLAY AT GROUND LEVEL
- 12 FEATURE KIOSK TREE (KONDIL / COMMON SHE OAK)
- 13 TIMBER CIRCULAR BENCH YARNING SEAT ON COMPACTED GRAVEL
- 14 COLOURED CONCRETE PAVEMENT (TO MATCH AND TIE INTO EXISTING LANDSCAPE)
- 15 REVEGETATION OF DISTURBED VEGETATION TO MILLERS POOL WETLAND (ALL PLANT SPECIES TO BE LOCAL)
- 16 EXISTING VEGETATION TO MILLERS POOL WETLAND TO BE RETAINED



LANDSCAPE ARCHITECTS

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

SOUTH PERTH RESTAURANT
5 MILL POINT ROAD, SOUTH PERTH

PREPARED FOR GIORGI
APRIL 2026

REV E
1:250 @ A3





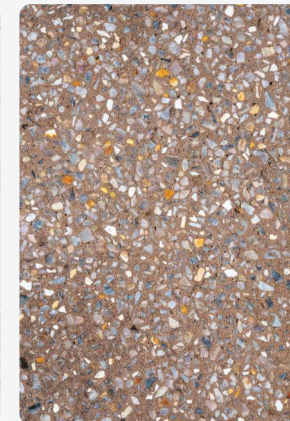
Rammed earth wall & concrete stairs



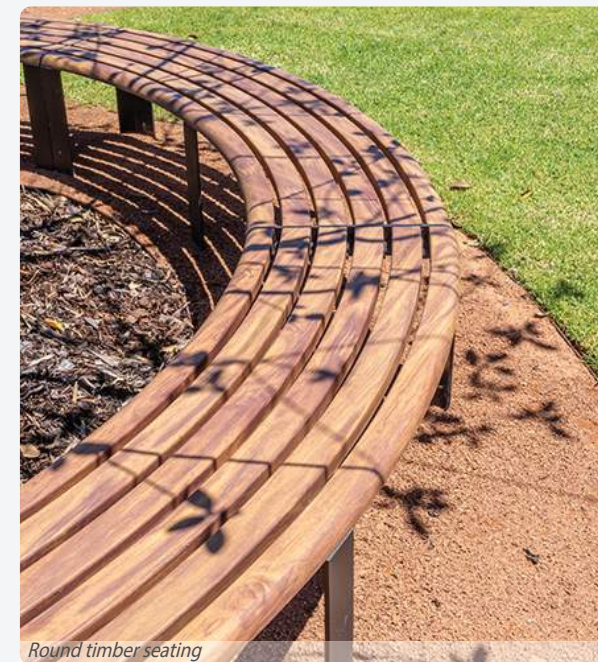
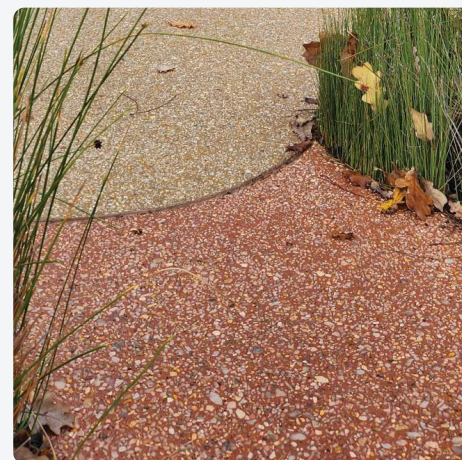
Rammed earth seating



Exposed aggregate concrete



Compacted gravel



Round timber seating

*Baumea juncea**Ficinia nodosa**Juncus kraussii**Juncus pallidus**Dianella revoluta**Orthrosanthus laxus**Conostylis candicans**Patersonia occidentalis**Hypocalymma robustum**Calothamnus quadrifidus prostrate**Hemiandra pungens**Eremophila glabra prostrate**Grevillea crithmifolia**Bossiaea eriocarpa**Anigozanthos manglesii**Banksia ashbyi 'dwarf'**Melaleuca raphiophylla**Allocasuarina fraseriana*



LANDSCAPE ARCHITECTS

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LANDSCAPE CONCEPT

PREPARED FOR GIORGI
APRIL 2026

GENERAL NOTES:

1. ALL LEVELS, DIMENSIONS, POSITIONS & HEIGHTS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY BUILDING WORK. DATUM AHD
2. FIGURED DIMENSIONS ARE TO BE TAKEN AND NO SCALING OF DRAWINGS WILL BE ALLOWED.
3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ALL OTHER RELEVANT DRAWINGS FROM ARCHITECTURAL, STRUCTURAL, ELECTRICAL, HYDRAULICS & MECHANICAL ENGINEERS.
4. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR OF THE PLANS IMMEDIATELY.
5. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL WORKS.
6. LARGE SCALE DRAWINGS WILL SUPERCEDE SMALL SCALE DRAWINGS.
7. CONTRACTOR TO CONFIRM LOCATION, DEPTH, AND EXTENT OF ALL OTHER SERVICES, AS SHOWN ON SERVICES LAYOUT PLAN, PRIOR TO THE COMMENCEMENT OF ANY WORK. ENGINEER TO BE NOTIFIED UPON DISCREPANCIES.
8. CONTRACTOR TO CONFIRM GROUND WATER TABLE LEVEL PRIOR TO THE COMMENCEMENT OF ANY WORK AND IF ANY DE-WATERING IS REQUIRED.
9. EXISTING GROUND LEVELS AND LOCATION AND INVERT LEVEL OF EXISTING SEWER SHALL BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
10. ALL GRAVITY PIPES SHALL BE PVC SN8 UNLESS OTHERWISE SPECIFIED. ALL PIPES TO BE LAID AT MINIMUM GRADE TO FACILITATE SELF CLEANSING
11. ALL BACK FILL TO BE COMPACTED TO A DRY DENSITY NOT LESS THAN THAT OF THE SURROUNDING UNDISTURBED SOIL. BACKFILL OF SEWERS IN ROAD RESERVES SHALL BE COMPACTED TO GIVE A MINIMUM RESISTANCE OF 8 BLOWS PER 300mm USING A STANDARD FALLING WEIGHT PENETROMETER FOR THE FULL DEPTH OF FILL.
12. CONTRACTOR TO MAKE GOOD ALL FENCING, KERBING, ROADS, DRIVEWAYS, ETC IN THE AREA OF EXCAVATION, ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.

DRAINAGE

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND LOCAL AUTHORITY DRAINAGE CONSTRUCTION DRAWINGS.
2. ALL SOAKWELLS IN PAVED AREAS SHALL HAVE HEAVY DUTY REINFORCED CONCRETE TRAFFICABLE LIDS.
3. SUBGRADE AT BASE OF PRECAST LINER TO BE COMPACTED TO 8 BLOWS PER 300mm WITH A STANDARD PERTH PENETROMETER OR 95% OF MMDD AS PER AS1289.
4. BACKFILL TO PIT TO BE COMPACTED TO 8 BLOWS PER 300mm WITH A STANDARD PERTH PENETROMETER.
5. GULLY DRAINS SHALL BE SUPPLIED AND FITTED TO ALL EXTERNAL DOWNPIPES TO AS3500.
6. GUTTERS AND DOWNPIPES TO BE DIRECTLY CONNECTED TO STORMWATER SYSTEM INTERNALLY BY DRAINAGE CONTRACTOR TO AS3500
7. GROUT (MORTAR) TO BE 4 SAND : 1 CEMENT
8. WHERE MANHOLE LINER DEPTH EXCEEDS 2.0m, BOLT ON GALVANISED DOUBLE STEP IRONS AT 350mm CENTRES. LINER TO BE MADE GOOD EXTERNALLY USING CEMENT MORTAR FOLLOWING STEP IRON INSTALLATION. NOT APPLICABLE FOR SOAKWELLS.
9. STEP IRONS TO BE LOCATED ON SIDE WITH LEAST INTERFERENCE FROM PIPES ON ALL MANHOLES, GULLEYS, SIDE ENTRY AND COMBINATION SIDE ENTRY PITS WHERE DEPTH EXCEEDS 2.0m.
10. DRAINAGE SWALE TO BE LINED WITH JUTE MATTING INSTALLED TO MANUFACTURERS SPECIFICATIONS AND DETAILS.

WARNING

ALL SERVICES ARE SHOWN DIAGRAMMATICALLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS.

NOTE

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS.



No.	DATE	AMENDMENT	ISSUED BY
B	08/10/25	REISSUE FOR APPROVAL	IRMcC
C	21/04/26	DETENTION SYSTEM AMENDMENT	IRMcC
D	21/04/26	MINOR TEXT AMENDMENT	IRMcC
E	23/04/26	PATH ADDED	IRMcC
F	07/05/26	AMENDED CARPARK KERB	IRMcC
G	08/05/26	INDICATIVE SEWER SERVICE ADDED	IRMcC

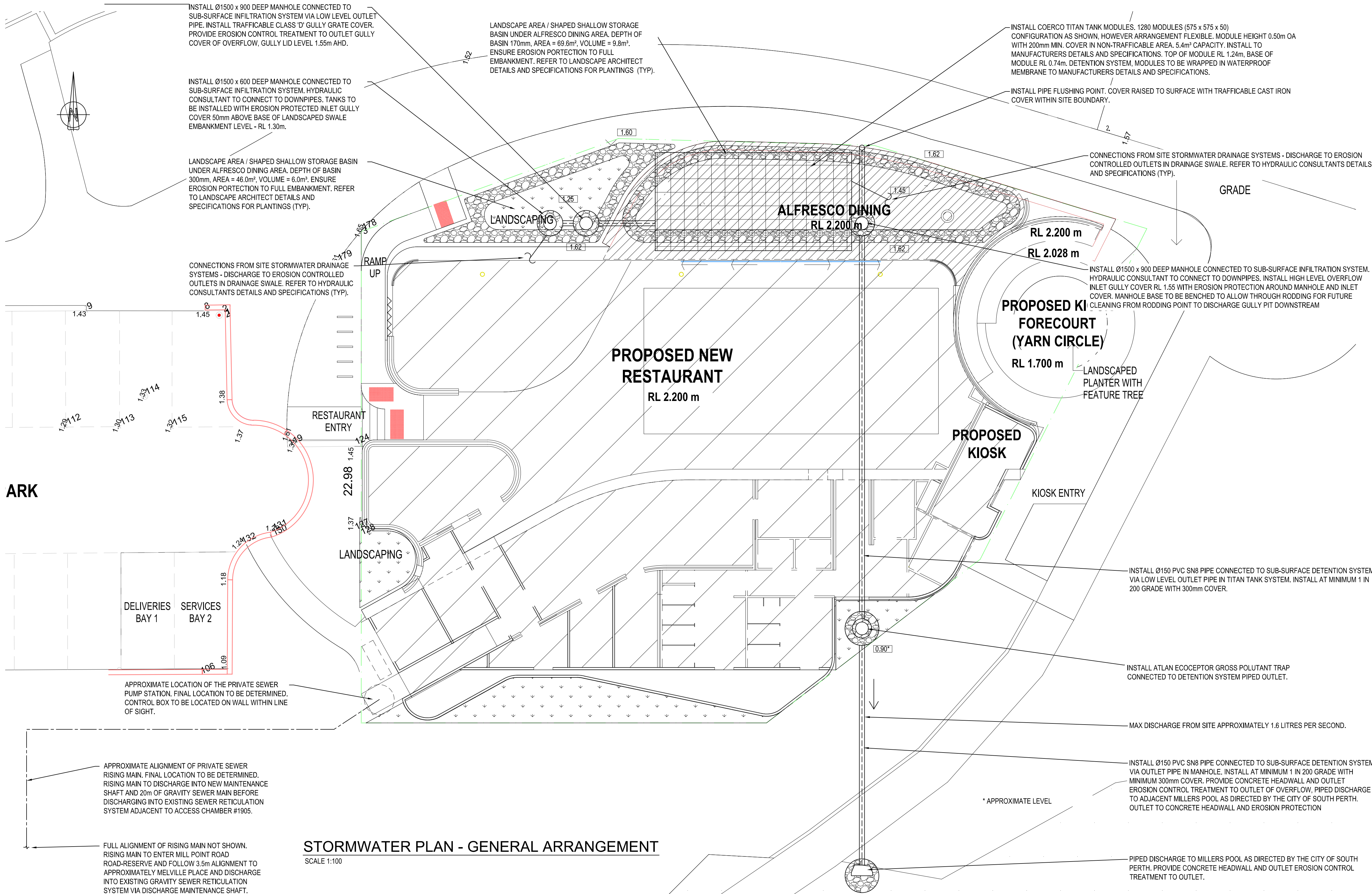
ISSUED FOR
BUILDING LICENCE



COMMERCIAL DEVELOPMENT
#5 MILL POINT ROAD SOUTH PERTH
GIORGI

CIVIL - STORMWATER
GENERAL ARRANGEMENT

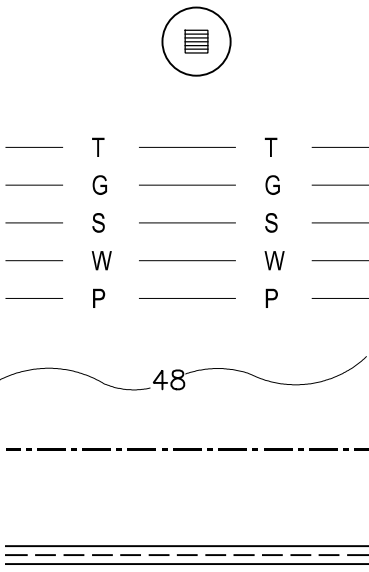
DRAWN	IRMcC	DESIGNED	IRMcC	TCC JOB No.	
CHECKED	IRMcC	APPROVED	IRMcC	25-014	
SCALE: A1	1:100	DATE	SEPT 2025	DRAWING No.	
CAD FILE No.	25-014-C200			C200	G



STORMWATER PLAN - GENERAL ARRANGEMENT

SCALE 1:100

LEGEND



PROPOSED DRAINAGE SOAKWELL MANHOLE
Ø1500 X 600 WITH 450 X 450 TRAFFICABLE CAST IRON GULLY GRATE
ICON SEPTTECH BICYCLE SAFE WAVE GRATE OR APPROVED SIMILAR

EXISTING TELECOMMUNICATIONS SERVICE

EXISTING GAS SERVICE

EXISTING SEWER SERVICE

EXISTING WATER SERVICE

EXISTING POWER SERVICE

CONTOUR

PROPOSED STORMWATER DRAINAGE INLET PIPE
MINIMUM Ø100 PVC SN8 MINIMUM GRADE 1 IN 200

PROPOSED STORMWATER DRAINAGE DISCHARGE PIPE
MINIMUM Ø150 PVC SN8 MINIMUM GRADE 1 IN 200

GENERAL PAVEMENT / DRAINAGE STRUCTURE SURFACE LEVEL

LANDSCAPE AREA. REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS.

SUB-SURFACE DETENTION SYSTEM.

PROPOSED STRUCTURE.

STORMWATER CALCULATIONS

DEVELOPMENT SITE AREA
TOTAL DEVELOPMENT SITE AREA (m²) = 791.5m²
SOIL TYPE - PERTH GROUNDWATER ATLAS - TAMALA LIMESTONE
GROUNDWATER - HISTORIC MAXIMUM RL 0.5m
NOMINAL SITE LEVELS - APPROX. 2m
DEPTH TO GROUNDWATER - 1.5m APPROX.
BASED ON SITE GEOLOGY / MATERIAL TYPE, SITE PERMEABILITY IS NOT CONSIDERED ON THIS PROJECT.
ALLOWABLE DISCHARGE FROM SITE 1 LITRE PER SECOND PER 500m².
THEREFORE 1.6 LITRE PER SECOND ALLOWED TO POINT OF DISCHARGE.
POINT OF DISCHARGE = MILLERS POOL

PROPOSED ON-SITE DRAINAGE SYSTEM:
1 x GROSS POLLUTANT TRAP - ATLAN ECOCEPTOR ECO 240 / 151515 PVC
3 x Ø1500 x 900 MANHOLES - STORAGE CAPACITY (EACH 1.59m³) = 4.77m³
1 x Ø1500 x 600 MANHOLE - STORAGE CAPACITY (EACH 1.06m³) = 1.06m³
LANDSCAPED DRAINAGE TOTAL AREA = 27.2m², VOLUME = 14.7m³
COERCO TITAN TANK MODULAR INFILTRATION CELLS, 1280 UNITS AREA 37.1m², VOLUME 5.4m³ (NOMINAL DEPTH 0.50m, WITH 200mm COVER)
TOTAL SYSTEM CAPACITY = 25.0m³

STORMWATER REQUIREMENTS:

1 IN 10 YEAR - 6 MINUTE EVENT.
8.13m³ OF TOTAL STORAGE REQUIRED.
TOTAL SYSTEM CAPACITY = 25.0m³ - SATISFIES REQUIREMENTS

1 IN 100 YEAR - 6 MINUTE EVENT.
14.28m³ OF TOTAL STORAGE REQUIRED.
TOTAL SYSTEM CAPACITY = 25.0m³ - SATISFIES REQUIREMENTS

WASTE MANAGEMENT PLAN



Project Type:

Restaurant and Kiosk

Client:

Giorgi Group

Project Address:

5 Mill Point Road, South Perth

Date:

September 2025

Prepared by Gordon Houston
(in association with Dallywater Consulting)



REPORT COMMISSIONED BY:

Giorgi Group

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GIORGI

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Principal - Nahrel Dallywater



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This Version 5 – 11 May 2026

Previous Version 4 – 24 April 2026

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1 EXECUTIVE SUMMARY

Giorgi Group is applying to the City of South Perth (the “City”) to develop a property known as 5 Mill Point Road, South Perth. The development consists of a restaurant, kiosk and associated alfresco area.

As part of the Development Approval process, the proponent is required to submit a Waste Management Plan (WMP) for the development to the City. Giorgi Group employed the services of waste specialists to investigate the City’s requirements in this regard and to develop this WMP.

Based on the use of contemporary waste generation rates, it is proposed that the following initiatives will be implemented for the solid waste servicing at 5 Mill Point Road, South Perth:

- Use of 660 litre bins for the general waste and recycling material generated by the facility;
- Using a private contractor for the bin servicing;
- With four services per week of the general waste and twice-weekly collections of the recycling material, three waste 660s and two recycling 660s would be required.
- If an additional waste bin is permitted to be “stacked” within the store, then the number of waste collections could be reduced to three per week.

This will result in the following requirements:

- General Waste – three 660 litre bins serviced four times per week (or four 660 litre bins serviced three times per week); and
- Recycling – two 660 litre bins serviced two times per week.

An area has therefore been provided to accommodate five or six 660 litre bins within the bin store at the rear of the premises.

Review

It should be noted that the waste generation rates used here-in are considered to be reasonably conservative and the amount of material in the bins before servicing, the bin sizes and their servicing frequencies should be reassessed on a regular basis to ensure the most efficient arrangements are in place.

DEFINITIONS

660/1100: A 660 or 1100 litre garbage or recycling receptacle used by domestic residences and commercial premises within a local government municipality to deposit materials to be removed by the local government or a collection contractor.

General Waste: Any recyclable and non-recyclable discarded solid, semi-solid, liquid or contained gaseous materials not accepted by a materials recovery facility or recycling or re-use opportunity.

Owner/Business Management: The selected or nominated legal entity responsible for managing the soft services of the built structure (i.e. waste management, cleaning, landscaping, security and other similar human-sourced services) on behalf of the owners and tenant of the facility.

Recycling: Any material accepted by a materials recovery facility or recycling or re-use opportunity.

Waste Minimisation: A process to minimise the amount of waste requiring disposal via hierarchical activities such as behaviour and product modification, waste avoidance, reduction, reuse and recycling.

2 INTRODUCTION

2.1 The Development

Giorgi Group is applying to the City of South Perth (the “City”) to develop a property known as 5 Mill Point Road, South Perth, on behalf of the operator. The development consists of a restaurant, kiosk and associated alfresco area.

As part of the Development Approval process, the proponent is required to submit a Waste Management Plan (WMP) for the development to the City. Giorgi Group employed the services of waste specialists to investigate the City’s requirements in this regard and to develop this WMP.

Figure 1: Location Plan



Source: PlanWA 2024

Table 1: Type and Size of Activities

Commercial Activity	Area (m ²)
Restaurant Dining Areas	133.75
Al Fresco Dining Area	25.00
Kiosk	8.75
Total Public Spaces	167.50

A site plan of the development is included on the following page.

- **Operating Hours/Patrons**

The facility’s operating hours are proposed to be Tuesday to Sunday, 6.00am - midnight (hours may reduce depending on demand);

- Kiosk: 6.00am – 8.00pm with breaks
- Restaurant: 11.00am – 12.00pm with breaks.

Waste and recycling will be collected after 7.00am and before 7.00pm.

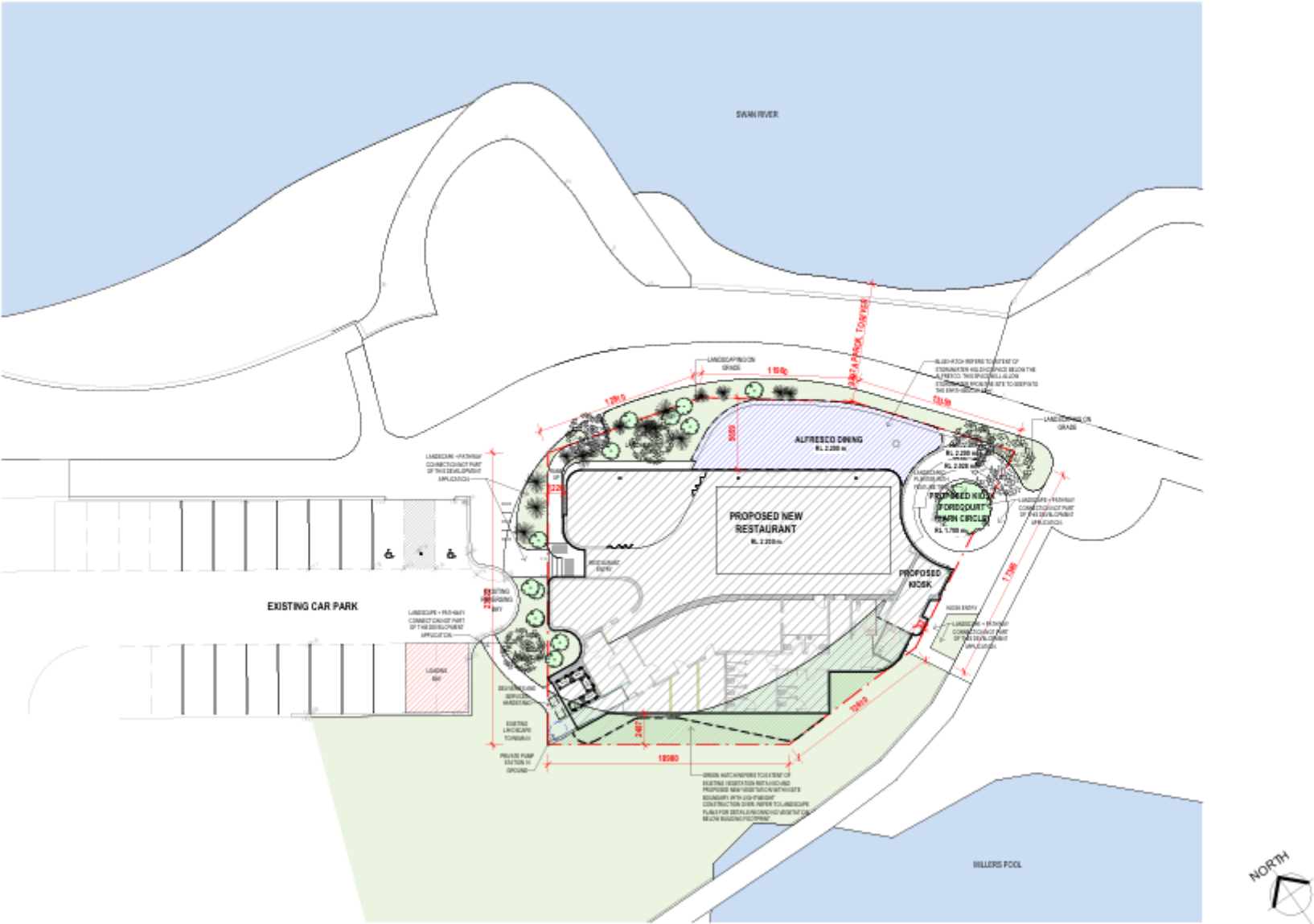
The usable patron areas are in the vicinity of 200m², however after deductions for exit and pathway clearances and tables, this plan has been based on 132.75m² of internal usable area for dining, 25 m² of usable area for customer seating and 8.75 m² for kiosk customer seating.

2.2 Onsite Waste Management

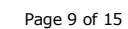
The following provisions have been made for waste and recycling on the site:

- **Restaurant, Al Fresco and Kiosk**
 - Patrons will have access to waste and recycling bins in the al fresco and kiosk area of the facility.
 - Waste and recycling will be collected by table staff in the restaurant, al fresco and kiosk areas.
 - Waste and recycling material will be taken to Back of House (BOH) bins and then to larger bins stored at the rear of the facility.
- **Bin Storage**
 - A bin store for the storage of the larger bins has been provided at the rear of the facility, with direct access to a collection point in the adjacent carpark.
- **Diversion**
 - Sufficient space exists within the BOH and bin store to separate cardboard and other recyclables (such as CDS containers) from the main comingled recycling.
- **Waste Collection**
 - The facility operators will use private collection contractors to service the bins.
 - The service will be provided by a small rear-load SRV.
 - Provision is available in the public carpark area for a rear-load collection vehicle to be able to service the bins in proximity to the facility.

Figure 2: Site Plan



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Waste Management Plan (South Perth Restaurant); Giorgi Group



3 LOCAL GOVERNMENT WASTE MANAGEMENT REQUIREMENTS

3.1 Waste Management Guidelines

The waste generation rates for the development are to be as per the City's *Guidelines for Waste Management Plans- New Multi-residential Developments*.

3.2 Waste Generation

The requirements for the provision of waste storage for this development are as follows:

- Waste and recycling should be collected in 660 or 1100 litre bins.
- Waste and recycling bins are to be provided in sufficient numbers to cater for the waste generation requirements detailed in the following tables.

Based on the Guidelines, the waste generation rates for the activities are detailed below. For the al fresco areas, where the patronage is less concentrated than within the restaurant areas, the generation rates have been halved.

Table 2: Waste Generation Rates

Commercial Activity	Area (m ²)	Waste/100m ² /day	Recycling /100m ² /day
		m ³	m ³
Restaurant Dining Areas	133.75	0.66	0.20
Al Fresco Dining Area	25.00	0.33	0.10
Kiosk	8.75	0.15	0.15
TOTAL	167.50		

3.3 Bin Storage Requirements

The City's requirements for bin storage are as follows:

- Should be adequate to house all bins.
- Be provided with a permanent water supply and drainage to sewer with washdown facilities.
- Be out of sight and well screened from public areas.
- Designed to be consistent with the development.
- Be easily accessible to allow for the removal of the receptacles.

3.4 Bin Presentation

- All bins are to be serviced directly from the bin store;
- Bins are to be retrieved from and returned to the bin store by collection operators as soon as they have been serviced; and
- Bins are to be accessible such that there is unobstructed access for the collection vehicle and the vehicles' operators at the time of servicing.

3.5 Waste Capacity

Based on the above requirements, the weekly storage capacities required for waste and recycling from the proposed development are detailed in the following table. Note that the generation has been based on a 7-day operation.

Table 3: Estimated Weekly Material Volumes

Commercial Activity	Area	Waste	Recycling	Waste/week	Recycling/week
	(m ²)	m ³ /100m ² /day	m ³ /100m ² /day	m ³	m ³
Restaurant	132.75	0.66	0.20	6.13	1.86
Restaurant al fresco	25.00	0.33	0.10	0.58	0.18
Kiosk	8.75	0.15	0.15	0.09	0.09
TOTAL	167.5			6.80	2.13

3.6 Number of Bins

Based on the estimated volumes of materials, the number of waste and recycling receptacles required to cater for the weekly volumes for this development are detailed in the following table. Note that the bin figures have been rounded up.

Table 4: Required Bin Capacity

	Waste	Recycling
Weekly Generation	6.80 m ³ /week	2.13 m ³ /week
Bins/Week		
No. of 660 litre receptacles/week	10.30 (11)	3.23 (4)
No. of 1100 litre receptacles/week	6.18 (7)	1.94 (2)

Based on the calculated generation rates, with weekly waste and recycling collections and using 660 litre bins, eleven waste bins and four recycling bins would be required. If 1100 litre bins are used, seven waste bins and two recycling bins would be required.

3.7 Increased Servicing/Bin Numbers

Using a private contractor for the bin servicing enables up to daily servicing of the bins. Increased servicing would result in the following requirements for bins:

- With four services per week of the waste bins and two services per week of the recycling, three waste 660s and two recycling 660s would be required.
- If an additional waste bin is permitted to be “stacked” within the store, then the number of waste collections could be reduced to three per week. It is noted this is accepted common practice where facility staff are tasked to rotate the bins to prevent overfilling and ensuring correct separation of materials.

3.8 Summary

Based on the above, it is proposed that the following initiatives will be implemented for the solid waste servicing at 5 Mill Point Road, South Perth:

- General Waste – three 660 litre bins serviced four times a week, or four 660 litre bins serviced three times a week; and
- Recycling – two 660 litre bins serviced twice a week.

This will require room in the bin store to accommodate five or six 660 litre bins and that area is of sufficient size for the storage of those bins.

It should be noted that the waste generation rates used here-in are considered to be reasonably conservative and the amount of material in the bins before servicing, the bin sizes and their servicing frequencies should be reassessed on a regular basis to ensure the most efficient arrangements are in place.

4 BIN STORAGE AND MANAGEMENT

4.1 Bin Storage

The bin store is located immediately behind the facility's back of house. The location of the bin store is depicted in Figure 5 on the following page.

4.2 Bin Storage Specifications

The bin store meets the City's specifications as follows;

- Is of sufficient size to be able accommodate the receptacles;
- The area is constructed of brick, concrete, corrugated compressed fibre cement sheet or other suitable impervious material;
- The store includes bin wash area including a tap connected to an adequate supply of water and a floor waste connected to the public sewer;
- The floor in the bin store is smooth and impervious and evenly graded to the floor waste; and
- The path of travel from the recess to the rear of the collection vehicles is of sufficient width, relatively level and without steps, allowing for easy and safe retrieval and return of the bins.

4.3 Amenity

The bin store is designed so that it;

- is well ventilated to prevent escape of smells;
- can be kept thoroughly clean and disinfected; and
- is consistent with the overall aesthetics of the development.

Staff will be required to ensure that the bin lids are closed when not being used to prevent the escape of odours and infestation by insects and rodents. Regular servicing of the general waste bins (which will contain the putrescible material) will also minimise opportunities for food to putrefy, especially during periods of hot weather.

4.4 Bin Presentation and Servicing

Servicing of bins will be as per the following arrangements:

- All servicing (emptying) of the bins will occur immediately adjacent to the facility, with bins being serviced directly from the bin store. Figure 4 on the following page shows the location of the bin store and the adjacent servicing location. Servicing (and deliveries) will occur after 7am and before 7pm.
- The collection vehicle will enter the carpark in forward gear, drive to the end of the carpark aisle immediately adjacent to the facility and swing into the loading bay as indicated in Figure 5.
- Collection vehicle operators will retrieve the bins from the store, bring them onto the carpark aisle and to the rear (northern end) of the parked vehicle for servicing and then return them to the store.
- Once servicing is complete, the vehicle will reverse into the end of the carpark aisle adjacent to the facility (curved hammerhead) as indicated in Figure 5 and then drive through and out of the carpark in forward gear.

Facility staff will ensure that bins are accessible such that they can be emptied without obstruction by the commercial collection contractors.

4.5 Collection Vehicle

Per the TIS for this development, the proponent "has indicated that the restaurant, bar and kiosk will be serviced by small service vehicles, i.e. the Small Rigid Vehicle (SRV), as described in Australian Standard AS 2890.2 (4). This vehicle is 6.4 m long and 2.3 m wide with a wheelbase of 3.8 m, turning radius of 7.1 m and clearance height of 3.50 m. The SRV represents light trucks to a maximum load capacity of 4.0 t and typically having a single rear axle and either single or dual tyres. AS 2890.2 states: The SRV is the design vehicle which should be adopted where the service area is to be used by small commercial vehicles only."

4.6 Signage

Best practice facility bin management and material separation signage will be installed to the bin store area.

Figure 4: Bin Store, Washdown and Servicing Location

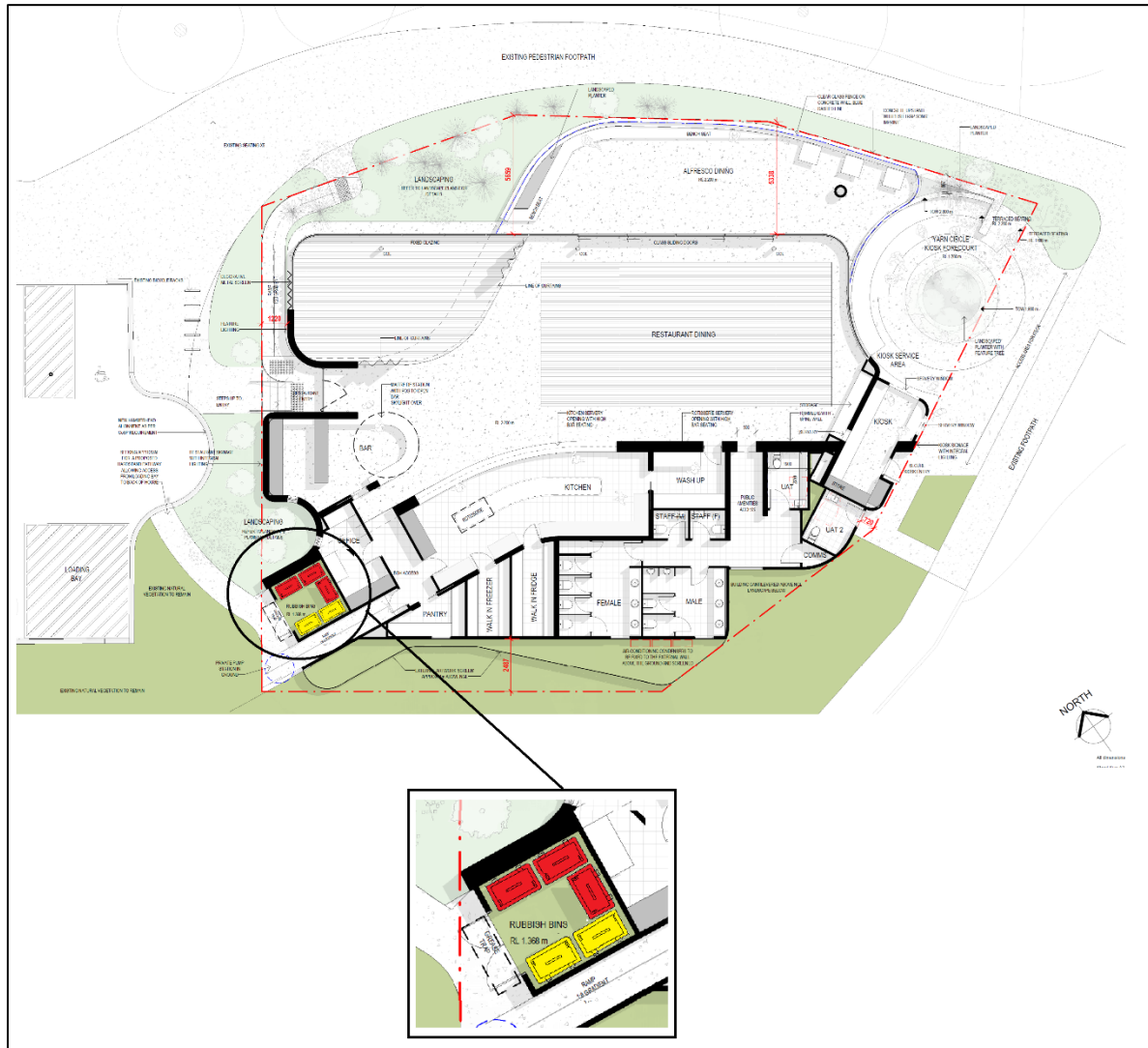


Figure 5: Swept Path – Collection Vehicle



5 WASTE MANAGEMENT RESPONSIBILITIES

5.1 Building Owners/Management

The building owner will have responsibility for ensuring that this WMP and the actions here-in are adopted and implemented by the facility's occupying entity via reference to this Plan (or an updated version of it) in a lease or other formal instrument, to ensure that the operators of the restaurant meet their waste management responsibilities.

The entity responsible for managing the facility should allocate responsibility for all waste management activities to a nominated person such as a grounds person, cleaner or, staff member. This position will be responsible for the management of waste throughout the complex (including the al fresco areas) and they should be trained in all facets of the role.

5.2 Waste Management Staff

At a minimum, the nominated waste personnel will undertake the following bin servicing and waste management functions;

- Regular inspection and servicing of all public place bins;
- Transfer of material in smaller bins to the larger 660 litre bins;
- Regular cleaning of the bins and the bin store;
- Rotating bins to prevent overfilling;
- Ensuring access to the bins on collection days; and
- Ensuring timely return of the bins to the bin store after collection.

In addition, the education of incoming restaurant staff will be a priority for these staff.

In the future, with the initial assistance of waste management experts, training of management and staff to implement waste minimisation plans for the development may be explored. The plans could provide recommendations on, and include specific actions for, improving public place recycling and disposal behaviour and the segregation of specific recycling materials from the comingled stream (e.g. CDS containers).

5.3 Facility Staff

All management and staff would be instructed by the managing entity of the various waste requirements. This would include direction on the use of the bin facilities and expectations of the managing entity with regard to any recycling or waste diversion.

It is envisaged that the development of a Waste Minimisation Plan mentioned above would include the production of educational literature suitable for staff (including for inductions) and recommendations for signage relevant to the function of the bin area.

It is suggested that the management responsibilities of the facility include specific lessee and staff responsibilities for management and separation of the waste streams across the facility (e.g. in the lease agreement or other such instrument).

6 REFERENCES

- City of South Perth – *Local Planning Policy 3.1 Waste Management*
- WALGA - *Commercial and Industrial Waste Management Plan Guidelines*;
[https://walga.asn.au/awcontent/Web/Documents/Planning/Waste_Management_Plan_Guidelines_Commercial_Industrial_2014-\(1\).pdf](https://walga.asn.au/awcontent/Web/Documents/Planning/Waste_Management_Plan_Guidelines_Commercial_Industrial_2014-(1).pdf)
- i3 Consultants - *TIS (Final 2): Proposed Millers Pool Restaurant, Bar and Kiosk (i3 Consultants)*



PROPOSED MILLERS POOL RESTAURANT, BAR AND KIOSK

LOT 502 (5) MILL POINT RD, SOUTH PERTH

LOCAL AUTHORITY: CITY OF SOUTH PERTH

TRANSPORT IMPACT STATEMENT

Final 3

Prepared by i3 consultants WA for
Giorgi

Proposed Millers Pool Restaurant, Bar and Kiosk | Lot 502 (5) Mill Point Rd, South Perth | Transport Impact Statement

Prepared by

David Wilkins | Director | Senior Traffic & Road Safety Engineer

Contact

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dwilkins@i3consultants.com

Description

A Transport Impact Statement for the proposed restaurant, bar and kiosk on Lot 502 street no 5 Mill Point Rd (eastern end of Millers Pool Carpark 11), prepared in accordance with Volume 4 of the WAPC Transport Impact Assessment Guidelines.

Client

Giorgi

Project ID 04107

Version Final 3

Publication Date 8 May 2026

Pages 28

File Name 04107-TIS-F3

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About the Author

David Wilkins is an RTA NSW Certified Level 3 Lead Auditor (RSA-08-0178) and Main Roads Western Australia (MRWA) accredited Senior Road Safety Auditor (SRSA 0101). In addition to this, David is an MRWA accredited Crash Investigation Team Leader and Roadworks Traffic Manager (MRWA-RTM-10-RTM20). David has undertaken over 750 road safety audits in Australia since 2001 across the full range of stages from feasibility through to pre-opening, including roadworks, existing roads, schools, events & mine sites.

David specialises in undertaking and preparing traffic impact assessments in accordance with either the WAPC *Transport Impact Assessment Guidelines* or Austroads *Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments* (1). David has authored over 250 of these since 2001.

David is a past member of Engineers Australia and committee member of Transport Australia society and is still guided by its Charter and Code of Ethics which states that its members act in the interest of the community, ahead of sectional or personal interests towards a sustainable future.

1 Introduction

This Transport Impact Statement (TIS) has been prepared in accordance with Volume 4 (Subdivision) of the WAPC publication Transport Impact Assessment Guidelines (2).

Table 1 of Volume 4 of the WAPC Guidelines indicates the level of TIA required by land use and size. It has been reproduced as Table 1 below.

The guidelines indicate that a Transport Impact Statement (TIS) is required for proposed restaurants, bars and kiosks that accommodate between 100 and 1,000 seats or between 200 and 2,000 m² gross floor area.

The proposed development has 180 m² of internal restaurant/ bar area with an additional 80 m² Alfresco seating. It therefore warrants a TIS.

LAND USE	MODERATE IMPACT	HIGH IMPACT
	Transport Impact Statement required	Transport Impact Assessment required
	10 – 100 vehicle trips in the peak hour	> 100 vehicle trips in the peak hour
Residential	10–100 dwellings	>100 dwellings
Schools	10–100 students	>100 students
Entertainment venues, restaurants, etc.	100–1000 persons (seats) OR 200–2000 m ² gross floor area	>1000 persons (seats) OR >2000 m ² gross floor area
Fast food restaurants	50–500 m ² gross floor area	>500 m ² gross floor area
Food retail /Shopping centres with a significant food retail content	100–1000 m ² gross floor area	>1000 m ² gross floor area
Non-food retail	250–2500 m ² gross floor area	>2500 m ² gross floor area
Offices	500–5000 m ² gross floor area	>5000 m ² gross floor area
Service Station	1–7 refuelling positions	>7 refuelling positions
Industrial/Warehouse	1000–10,000 m ² gross floor area	>10,000 m ² gross floor area
Other Uses	Discuss with approving authority	Discuss with approving authority

Table 1 – Land use warrants for Transport Impact Statements and Assessments

Volume 4 of the WAPC Guidelines states:

“A transport impact statement is a brief statement outlining the transport aspects of the proposed development. The intent of the statement is to provide the approving authority with sufficient transport information to confirm that the proponent has adequately considered the transport aspects of the development and that it would not have an adverse transport impact on the surrounding area.

It is envisaged that the transport impact statement will generally be from two to three pages up to several pages in length, but this will depend upon the number and nature of any specific issues that need to be addressed.

It is expected that most, if not all, of the information to be provided will be of a non-technical nature, that is, will not require input from a specialist in transportation planning or traffic engineering. This will, however, depend upon the nature of the specific issues to be addressed and specialist technical input may be required on occasions.”

The preparation of a TIS in accordance with the WAPC Guidelines is consistent with, and ensures compliance with, Clause 67(t) of the Planning and Development (Local Planning Schemes) Regulations 2015 (3), i.e.:

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application — (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.

Executive summary

Proposal

A proposed restaurant, bar and kiosk on Lot 501 street no 5 Mill Point Rd (eastern end of Millers Pool Carpark 11) with an internal restaurant/ bar floor area of 180 m² and alfresco area of 80 m², as shown in the Development Drawings included in [Appendix A](#).

Forecast Impact

The following diagram is based on the WAPC traffic impact definitions and shows the assessed forecast impact of the development in this context, i.e., Low.

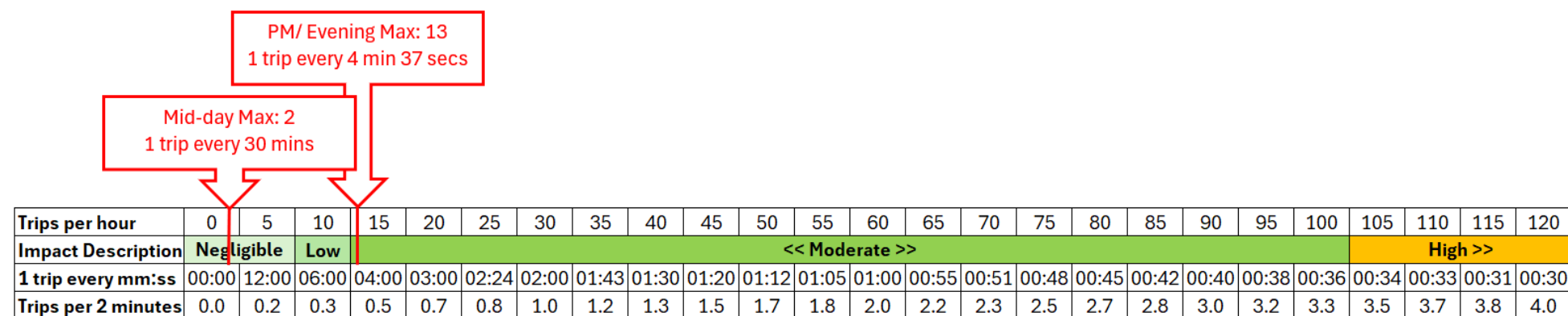


Figure 1 – Assessed Forecast Impact of proposed development in terms of additional trips in each peak hour and the WAPC definition of Low, Moderate and High Impacts

Refer [Section 6](#): Daily traffic volumes and vehicle types of this TIS report for determination of these forecast volumes.

Summary of recommended remedial measures

This TIS has not identified any warrant for remedial measures as a result of the proposed development.

2 Proposed development

- ▶ Show on a plan/ describe the proposed development land uses and their quantities (for example, retail floorspace, number of dwellings);
- ▶ Comment on any existing uses or changes of use;
- ▶ Show on a plan/ describe the development's relationship/context with the surrounding land uses.

Detailed drawings of the proposed restaurant, bar and kiosk are included in [Appendix A](#). These indicate an internal floor area of 180 m² for the restaurant and bar with an additional 80 m² of alfresco seating.

The existing site is a greenfield site that was previously part of a car park before the former parking area was removed in October 2016 as part of the redevelopment of the South Perth Foreshore. It is now located at the western end of a new car park (Miller Pool No 11), as shown in Aerial Photograph 1 below.



Aerial Photograph 1 – Lot 502 (development site) at the eastern end of Millers Pool Carpark 11

The surrounding land uses are predominantly residential to the south and recreational on the east (foreshore) side.

3 Vehicle access and parking

- ▶ Show on a plan/ describe the vehicle access arrangements to the development from the frontage road(s);
- ▶ Show the locations and indicate the number of proposed public and/or private car and disabled parking spaces and the provision for set down, pick up and taxis (if appropriate);
- ▶ Include details of parking management

Vehicle access to and from the development site is via the Millers Pool Carpark and its access to and from Mill Point Rd, as shown in Figure 2 below.

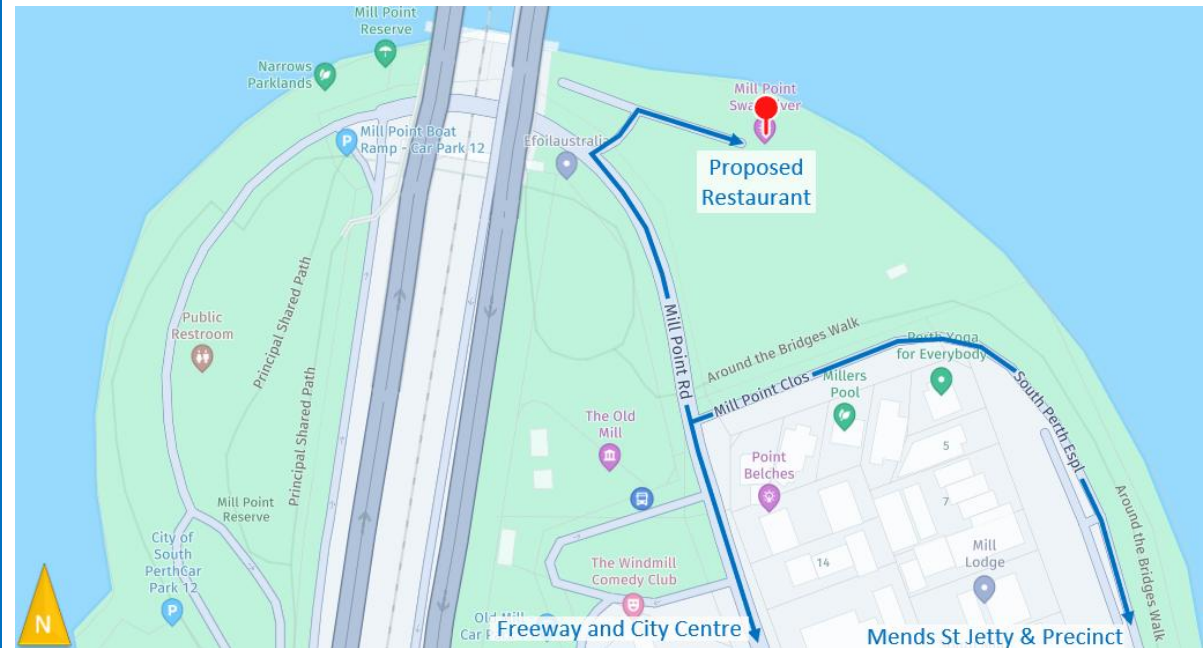


Figure 2 – Vehicular access routes to and from the proposed development

The development is intended to be visited primarily by pedestrians already in the area due to an excellent network of pedestrian paths, cycle paths and ferry services (refer [Sections 8, 9 and 10](#)).

Patrons who drive to the proposed development are expected to utilise the existing Millers Pool Carpark adjacent to the site or existing pay on-street parking bays along South Perth Esplanade. Drop-off and pick-up can occur within the car park using a service bay to turn around.

A disabled parking space within the Millers Pool Carpark 11 adjacent to the proposed development will be retained as part of the proposal. Two existing bays in the southeast corner of the Millers Pool Carpark 11 will be marked as a single wide bay for service vehicles only (refer [Section 4](#)).

The existing Millers Pool Carpark 11 is closed (locked) via a gate at its access point with Mill Point Rd between 10 PM and 5 AM. This will require adjusting to suit the proposed development's opening times (refer [Section 5](#)). The proposal will result in increased passive surveillance within the area during operating hours.

The Millers Pool Carpark 11 contains 65 parking bays in total (57 regular, 2 disabled, 2 authorised vehicles only and 5 small car bays).

4 Provision for service vehicles

- ▶ For the non-residential developments (or the non-residential components of mixed use developments), briefly describe/ show the access arrangements and on-site loading or unloading facilities for service vehicles;
- ▶ For residential developments, discuss/ show the access to the site for rubbish collection and emergency vehicles

The proponent has indicated that the proposed development will be serviced by small service vehicles, i.e. the Small Rigid Vehicle (SRV), as described in Australian Standard AS 2890.2 (4). This vehicle is 6.4 m long and 2.3 m wide with a wheelbase of 3.8 m, turning radius of 7.1 m and clearance height of 3.50 m. The SRV represents light trucks to a maximum load capacity of 4.0 t and typically having a single rear axle and either single or dual tyres. AS 2890.2 states: The SRV is the design vehicle which should be adopted where the service area is to be used by small commercial vehicles only.

A single wide SRV bay will be provided within the eastern end of the Millers Pool Carpark close to the 'Back of House', by remarking two bays as a single loading bay, as shown in Figure 3 on the following page. The Service Bay can be entered in a forward direction with servicing from the rear doors via a proposed hardstand to Back of House. The SRV will then reverse into the provided area before leaving the site in a forward direction.

The proponent has indicated that servicing will occur between 7 AM and 7 PM.

Refer separate Waste Management Plan for details regarding the collection of waste.

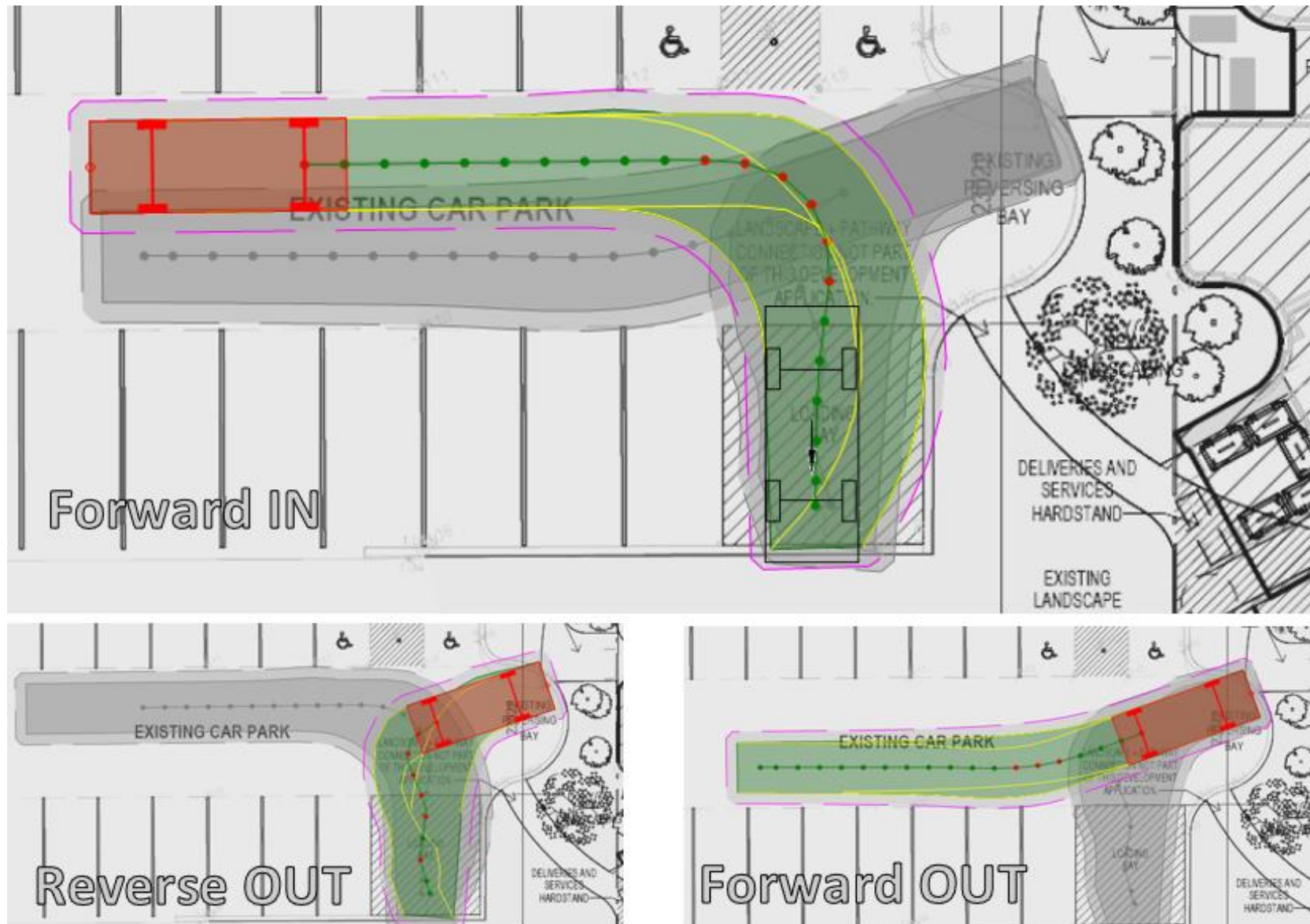


Figure 3 – Swept path of SRV driving forward into service bay for rear door service to site then reversing out into the reversing bay and forward out of the site

5 Hours of operation

For non-residential developments only, outline the proposed hours of operation.

Restaurant & Bar: Tue – Sun 11 AM – midnight with breaks.

Kiosk: Tue – Sun 6 AM – 8 PM with breaks.

6 Daily traffic volumes and vehicle types

- For non-residential developments, provide where possible a rough estimate of the likely daily, and/ or peak, traffic volumes generated by the development, split by types of vehicle, for example, car, light commercial or heavy commercial.

Note that this is not intended to be a comprehensive assessment carried out by a transport specialist but a rough guide only to the amount and type of traffic likely to be generated.

The proposed development is expected to generate up to 13 vehicle trips during its busiest hour, based on data from Gogo's Indian Restaurant (35 Mends St), The Italian on Mends St Restaurant (time and days of the week) and ITE Trip Generation database (5) . Popular times are likely to be 11 AM – 3 PM and 4 PM to 10 PM, as shown in Figure 4 below.

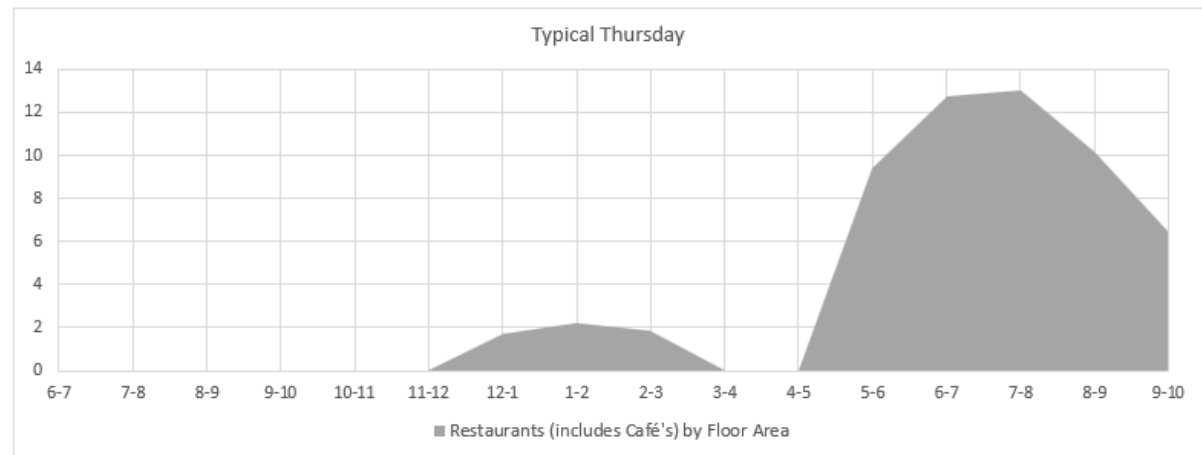


Figure 4 – Forecast trip generation and hourly volumes for the proposed development on a busy weekday

The proposed development will be attended by patrons predominantly in light vehicles, e.g. personal cars, utes, rideshares and taxis. Larger vehicles are those associated with servicing (refer [Section 4](#)).

7 Traffic management on frontage streets

- ▶ Describe/ show the existing traffic management on the roads fronting the development and for 100 metres either side of the development.
- ▶ Information to include:
 - ▶ road width/ number of lanes;
 - ▶ footpaths/ cycleways;
 - ▶ any parking provision or restrictions;
 - ▶ posted traffic speed;
 - ▶ intersections and type of control (for example, give way, roundabout
 - ▶ accesses/ driveways to properties

The Millers Pool Carpark 11 contains 65 parking bays in total (57 regular, 2 disabled, 2 authorised vehicles only and 5 small car bays). Parking Fees apply 8 AM to 10 PM Daily and it is locked between 10 PM and 5 AM Daily. The first hour is free with 'Pay by Plate' or the 'EasyPark' app (Location 30132). Fees apply for parking beyond one hour (\$2.60 per hour, maximum \$9.00).

The access driveway between the carpark and Mill Point Rd is a minimum width of 6.3 m and suitable for all anticipated vehicles, including the waste collection vehicles that currently service the car park and foreshore bins.

Mill Point Rd is an 8.5 m wide sealed and kerbed carriageway with a single marked lane in each direction and is subject to the default urban speed limit of 50 km/h. It contains several humps and plateaux to maintain lower speed, including one adjacent to the car park access.

There are no access driveways in the vicinity of Millers Pool Carpark 11.

There is an excellent network of shared paths and other facilities for pedestrians and cyclists to and from the proposed development, as well as other attractions in the locality (refer [Sections 8, 9 and 10](#)).

8 Public transport access

- Identify/ show the nearest bus and train routes to the development and the locations of the nearest bus stops and train stations.
- Describe/ show briefly the pedestrian and cycle links between the development and the bus stops and train station

The nearest bus stop to the site is the PTA Bus Stop '11824' on Mill Point Rd near the Old Mill (a walking distance of 200 m or 2 to 3-minute walk). This is served by PTA Bus Route 35, travelling at frequent and regular times between the Old Mill and Elizabeth Quay Bus Station.

The nearest train route to the proposed development is the Perth-Mandurah Rail line accessed via the nearest train station at Elizabeth Quay (2 kms/ 28 minute walk), as shown in Figure 5 below.



Figure 5 – Assessed walking route between proposed development and Elizabeth Quay Bus and Train Station

9 Pedestrian access

- ▶ Describe/ show the existing pedestrian facilities, for example, footpaths, signalised crossings, within the development (if any).
- ▶ Describe/ show any proposed pedestrian facilities within the development.
- ▶ Describe/ show the pedestrian facilities on the roads surrounding the development. Outline any proposals by the applicant to improve pedestrian access.

There are a number of paths leading to the proposed development as well as in the vicinity of the development, as shown in Aerial Photograph 2 below. These paths link the development with the Old Mill, including its Bus Stop, the Elizabeth Quay Train and Bus Station (via the Narrows Bridge PSP) and the Mends St Precinct, including the Mends St Jetty and Ferry Service to Elizabeth Quay.



Aerial Photograph 2 – Showing paths in the vicinity of the proposed development

The network of paths and pedestrian crossings is of a very high standard and there is no warrant to change these.

10 Cycle access

- ▶ Describe/show any existing cycle facilities, (for example, cycle parking) within the development.
- ▶ Describe/show any proposed cycle facilities within the development.
- ▶ Describe/show any existing cycle facilities on the roads surrounding the development. Outline any proposals by the applicant to improve cycle access.

The Long Term Cycle Network (LTCN) includes a Primary route past the proposed development that links with Elizabeth Quay Train and Bus Station via the Narrows Bridge PSP as well as the Mends St Precinct via The Esplanade PSP. This provides a link to the Mends St Ferry Services as well as Perth Zoo and South Perth in general. The LTCN in the vicinity of the proposed development is shown in Figure 6 below.

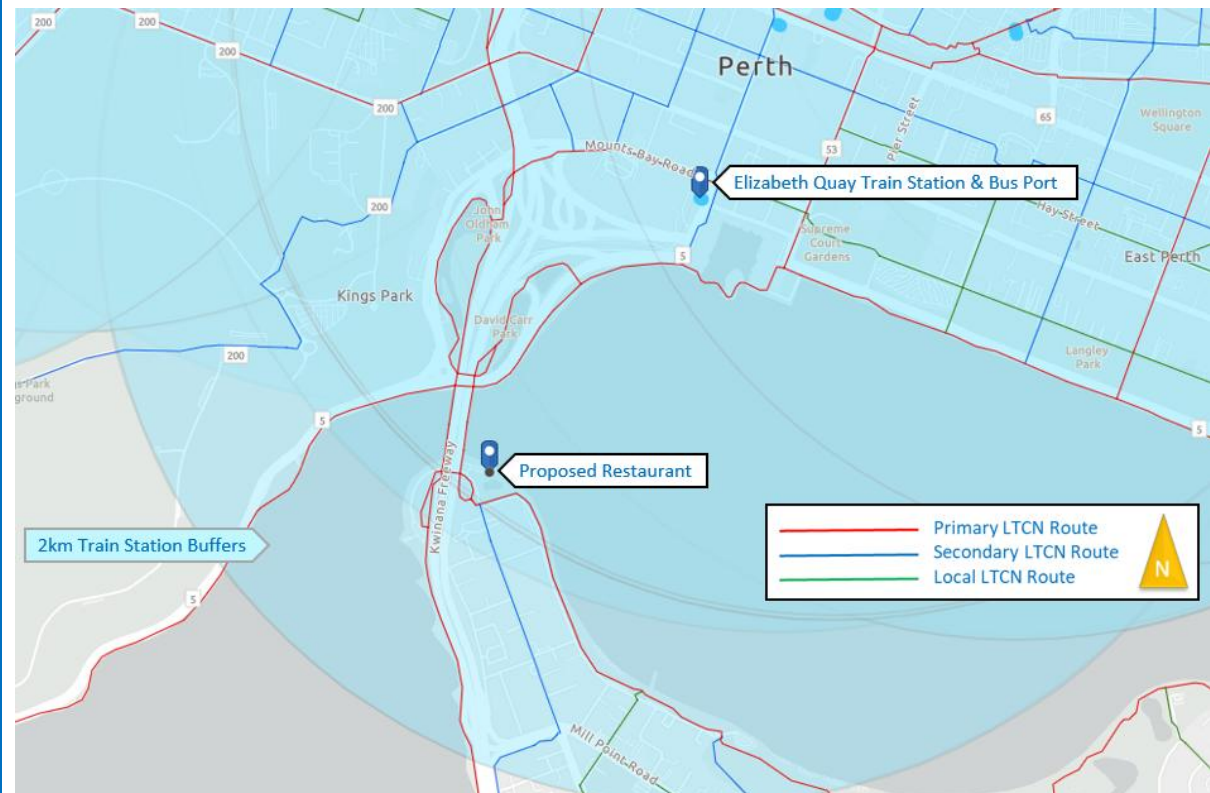


Figure 6 – Long Term Cycle Network, Train Station and 2 km Buffer in vicinity of the proposed development

11 Site specific issues

► **Provide details of any site specific transport issues.**

Some flexibility is required here to address these specific issues, as they will be different for each development. The general approach should be along the following lines :

- **Describe any transport issues specific to the development, as discussed and agreed with the approving authority.**
- **Demonstrate that these will not have an adverse impact on the surrounding area, or, if they may, propose remedial measures to redress these impacts.**

Alternatively, the specific issues may relate to demonstrating that the development satisfies a certain policy objective, for example, that a development close to a major train station provides a high level of access to the station and would encourage increased use of the train.

No site specific issues have been identified.

12 Safety issues

- **Identify and discuss any existing or potential safety issues.**
Where appropriate, suggest remedial measures.

The previous sections may have identified existing or potential safety issues that should be expanded upon. Examples of possible safety issues include:

- an access to the development crossing a busy footpath, especially one used by school children;
- the development increasing traffic through a busy priority intersection;
- direct access onto a busy road; and
- the need for pedestrians/cyclists to cross a busy road to access the development.

This section should also include a discussion of possible measures to address these issues

A review of the reported crash record for the five-year period ending 31 Dec 2024 for the section of Mill Point Rd in the vicinity of the Millers Pool Carpark 11 access and The Esplanade intersection has revealed there has been 1 reported property damage only crash during this time. It involved a car reversing into another car at low speed at the car park access at 8 PM on a Saturday, as shown in Figure 7 below.

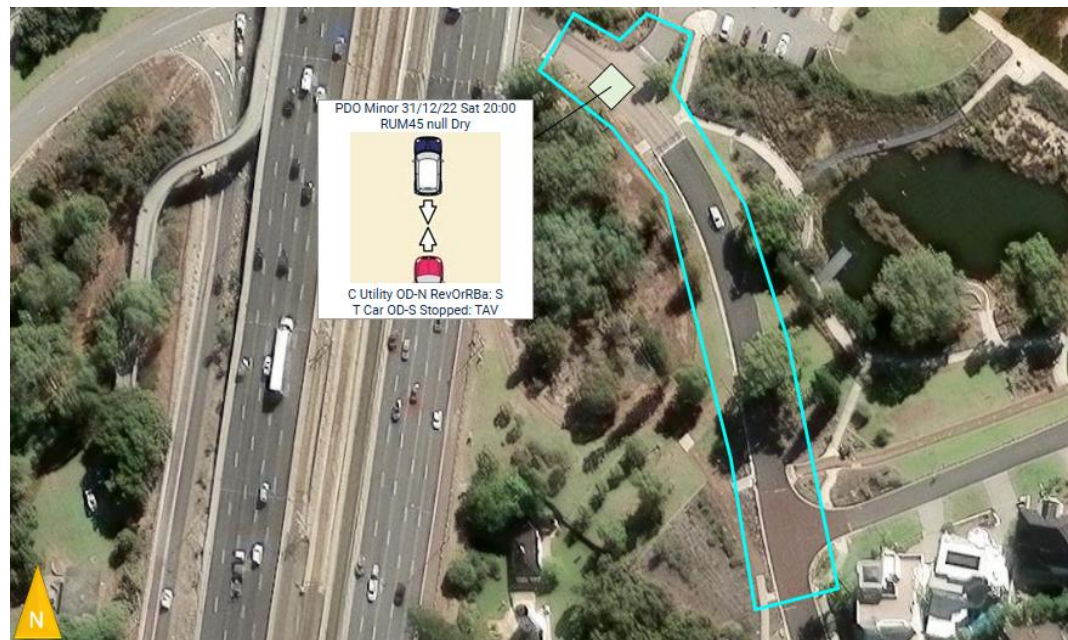


Figure 7 – Crash record location and details, including assessment area

An onsite assessment of the required sight lines at the Millers Pool Carpark 11 access driveway in accordance with AS 2890.1 (4) has indicated that the Minimum Stopping Sight Distance required in both directions of 45 m, measured 2.5 m back from Mill Point Rd, is met.

The onsite assessment and crash record does not raise any concerns regarding the safety of the roads, intersection or access with the proposed development.



References

1. **Austroads.** *Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments.* Austroads. Sydney, NSW : Austroads Ltd, April 2020. p. 113, Guide to Traffic Management. ISBN 978-1-925854-86-2.
2. **Western Australian Planning Commission.** *Transport Impact Assessment Guidelines.* Department of Planning, Government of Western Australia. Perth, Western Australia : Western Australian Planning Commission, August 2016. p. 182, Revised August 2016. The current version of the TIA guidelines (August 2016) has been endorsed by the WAPC.
3. **Government of Western Australia.** *Planning and Development (Local Planning Schemes) Regulations 2015.* Perth : Government of Western Australia, As at 01 Jul 2016. p. 205. Version 00-d0-02.
4. **Standards Australia.** *AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking.* Sydney : Standards Australia/ Standards New Zealand, 2004. p. 77. (Incorporating Amendment No 1). ISBN 0 7337 5742 1.



APPENDIX A Relevant development drawings



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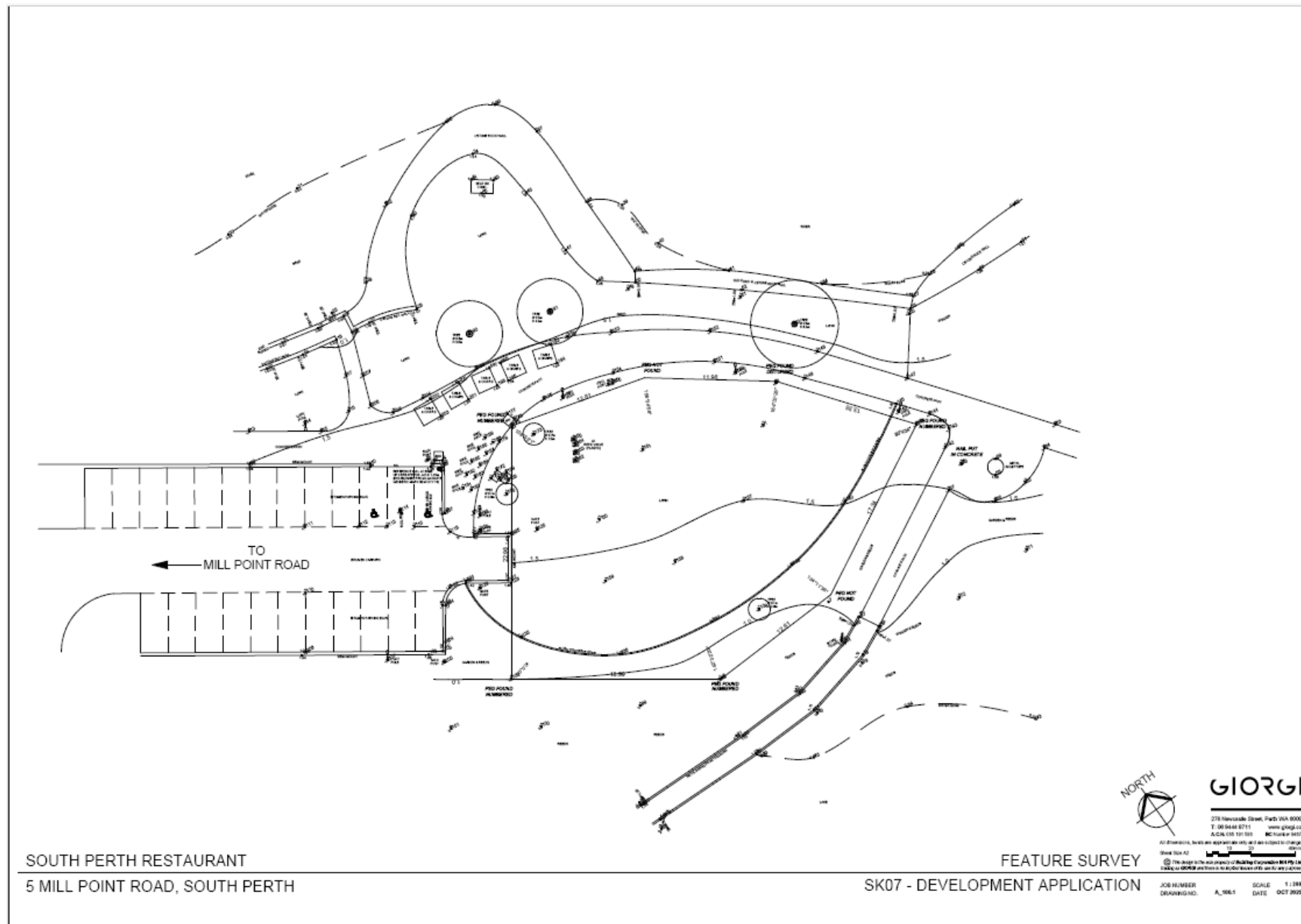
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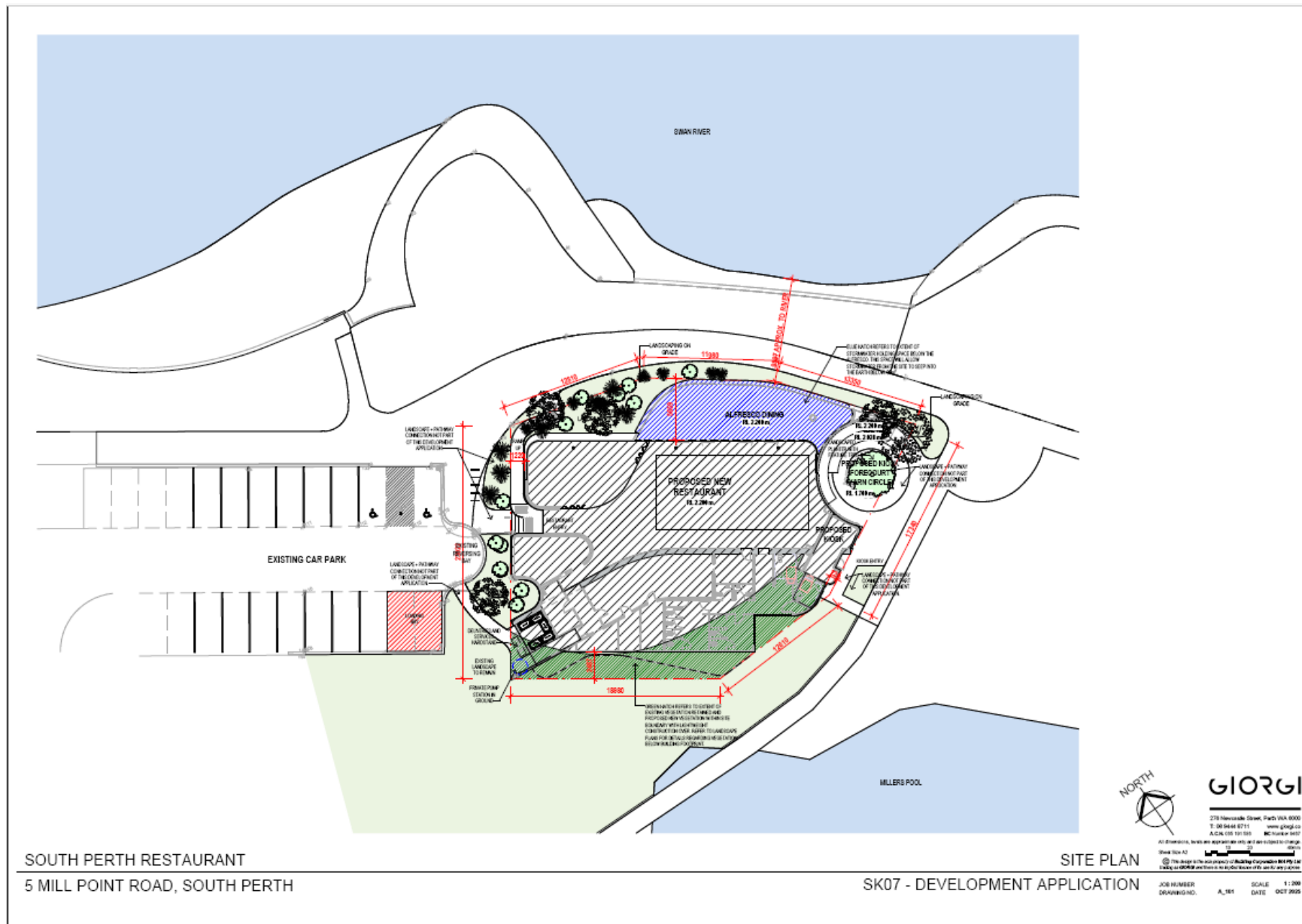
SOUTH PERTH RESTAURANT
5 MILL POINT ROAD, SOUTH PERTH

COVER PAGE

SK07 - DEVELOPMENT APPLICATION

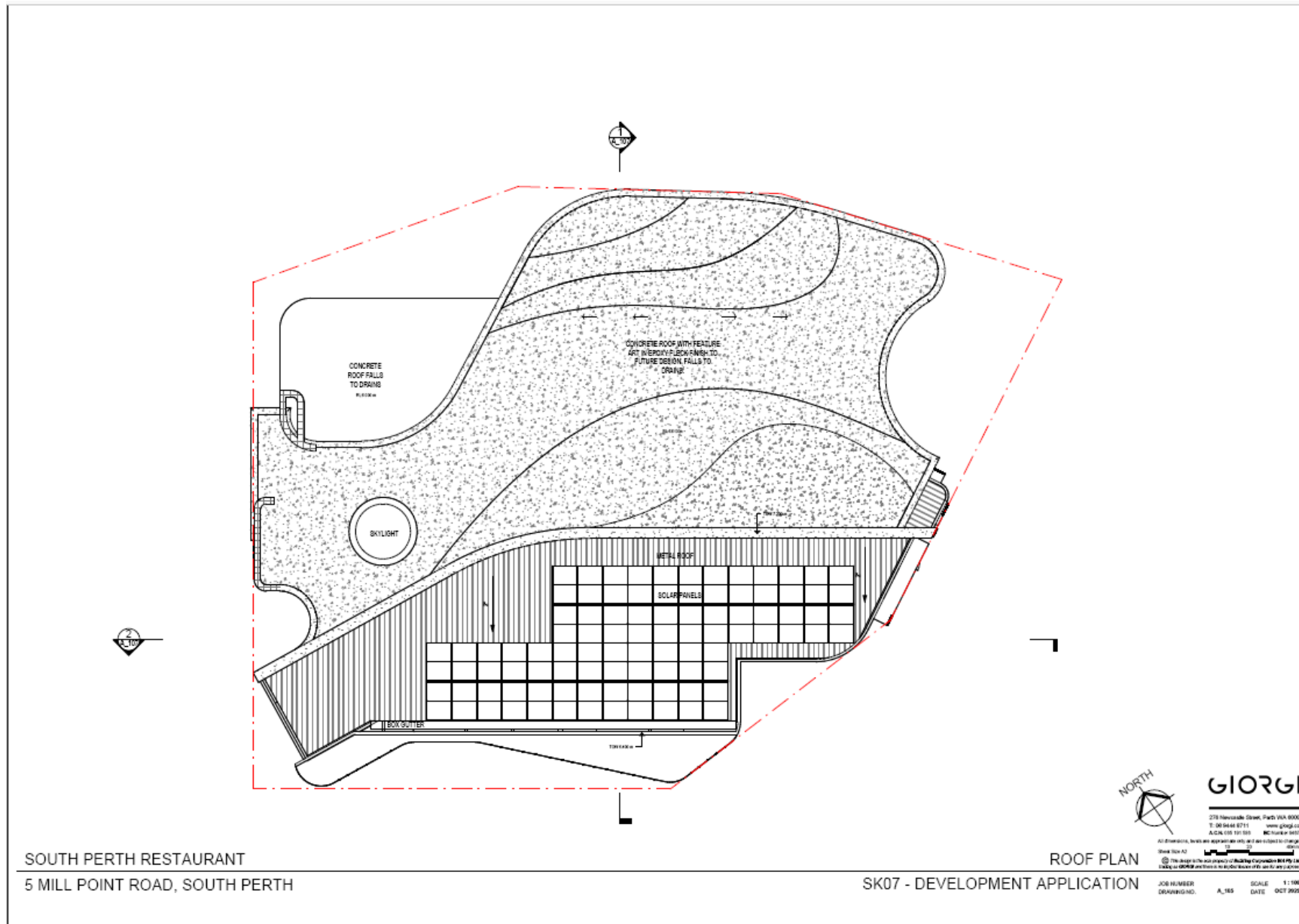
JOB NUMBER
DRAWING NO. A_188 SCALE
DATE OCT 2023

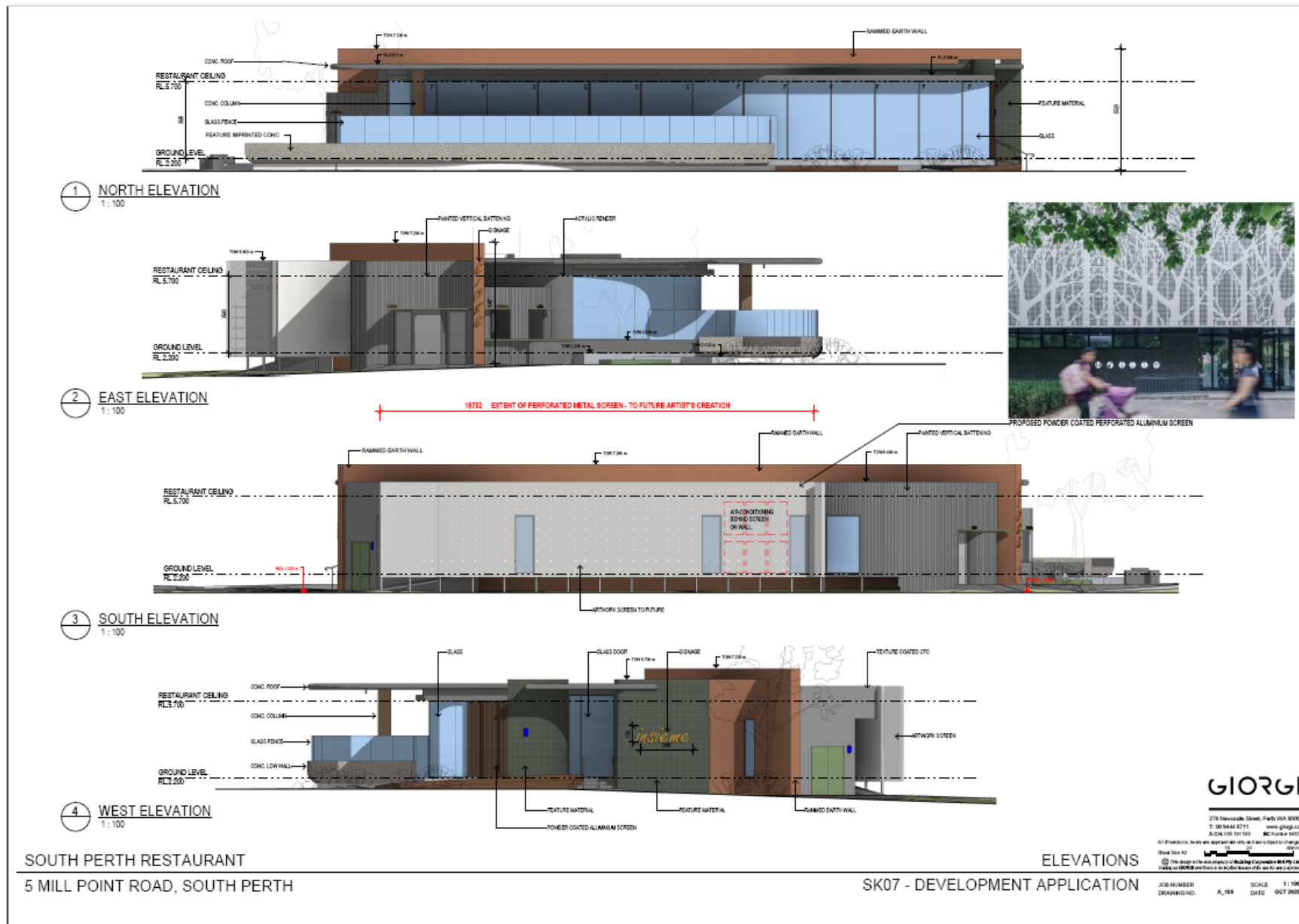


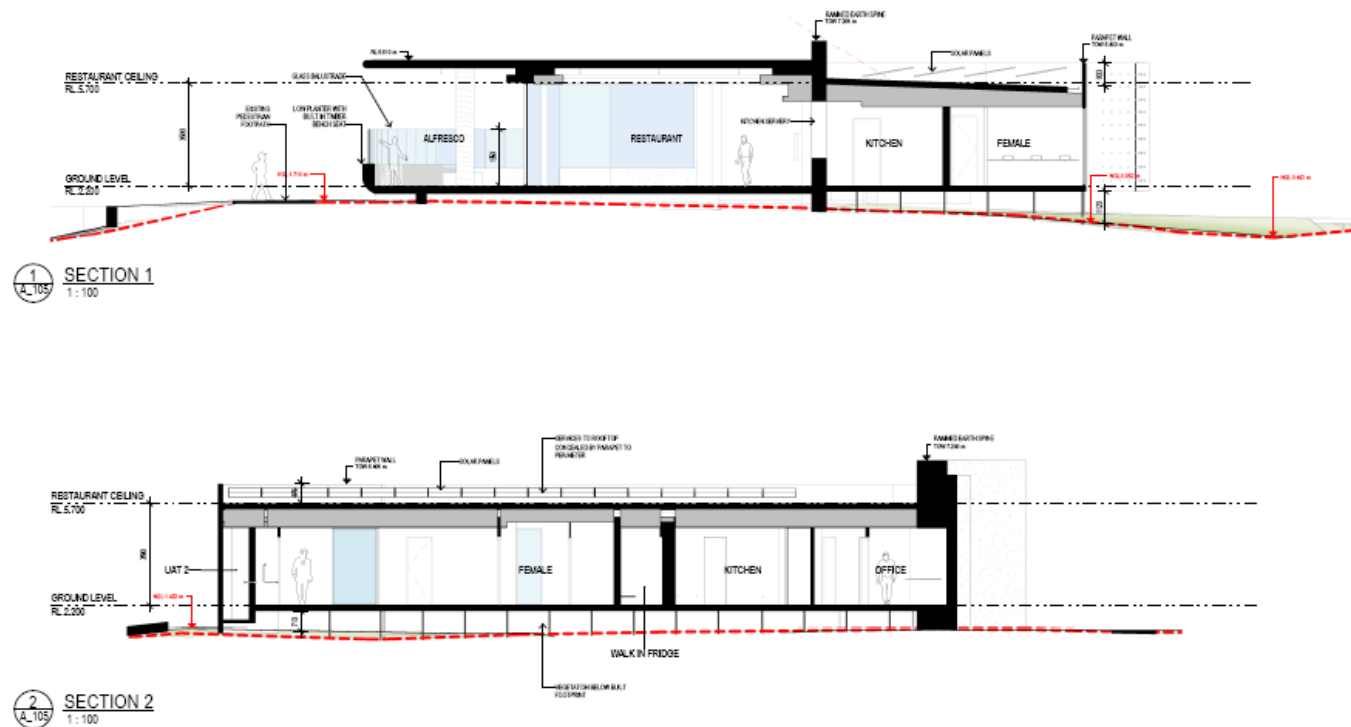












SOUTH PERTH RESTAURANT
 5 MILL POINT ROAD, SOUTH PERTH

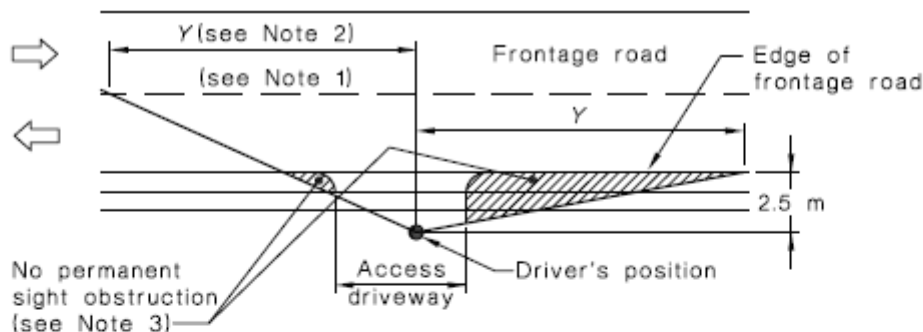
SECTIONS
 SK07 - DEVELOPMENT APPLICATION

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 DRAWING NO: DATE: OCT 2025



APPENDIX B Sight distance measurements



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 nd and 3 rd columns
100	139	160	
110	153	190	

NOTES:

- Centre-line or centre of road (undivided road), or right hand edge of right hand through lane (divided road).
- A check to the left is not required at a divided road where the median is wide enough to shelter a vehicle leaving the driveway.
- Parking on this side of the frontage road may need to be restricted on either side of the driveway so that the sight distance required by the above table to an approaching vehicle is not obstructed.
- This is the posted or general speed limit unless the 85th percentile speed is more than 5 km/h above the limit in which case the tabulated speed nearest the 85th percentile shall be adopted.
- The values in the table apply only to left turn and right turn manoeuvres into two-way roads up to four lanes wide and one-way streets regardless of width, either for a 5 s gap, desirable at lower frontage road speeds, or minimum stopping sight distance based on 2 s reaction time.
Crossing manoeuvres (e.g. from an access opposite the stem of a T-junction) over four lanes or more, and turning manoeuvres into a six lane two-way road would require longer gaps unless there was a median wide enough to store a vehicle and allow a two stage manoeuvre.
- These distances are based on stopping sight distances with reaction time of 1.5 s for traffic approaching along the frontage road and are applicable to a frontage road speed of up to 80 km/h only. Wherever practicable sight distance provided at domestic property accesses should meet the values given in the second or third columns of the Table.
- When checking sight distance the driver's eye height and the height of the object (approaching vehicle) are to be taken as 1.15 m above the road surface.

FIGURE 3.2 SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAYS

Figure 8 – Sight Distance Requirements at Access Driveways (Source: Figure 3.2 of AS 2890.1 (4))

APPENDIX C WAPC Transport Impact Statement Checklist

Checklist for a transport impact statement for individual development

- Mark ☒ for items for which information is provided.
- Leave ☐ if the item is not appropriate and enter reason in comment column.
- Provide brief comments on any relevant issues.
- Provide brief description of any proposed transport improvements, for example, new bus routes or signalisation of an existing intersection.

ITEM	PROVIDED	COMMENTS
Proposed development	☒	Section 2, page 5.
regional context	☐	Not relevant.
existing land uses	☒	Page 5.
proposed land use	☒	Page 5 and Appendix A.
context with surrounds	☒	Aerial Photograph 1, page 5.
Vehicular access and parking	☒	Section 3, page 6.
access arrangements	☒	Figure 2, page 6.
public, private, disabled parking set down/pick up	☒	Page 6.
Service vehicles (non-residential)	☒	Section 4, pages 7 and 8.
access arrangements	☒	Figure 2, page 6 and Figure 3, page 8.
on/off-site loading facilities	☒	Figure 3, page 8.
Service vehicles (residential)	☐	NA
rubbish collection and emergency vehicle access	☐	NA
Hours of operation (non-residential only)	☒	Section 5, Page 8.
Hours of operation	☒	Restaurant & Bar Tue-Sun 11.30 AM to midnight, Kiosk 6.00 AM – 8.00 PM.
Traffic volumes	☒	Section 6, page 9.
daily or peak traffic volumes	☒	Figure 4, page 9.
Type of vehicles (for example, cars, trucks)	☒	Page 9.
Traffic management on frontage streets	☒	Section 7, page 10.
Frontage streets details	☒	Page 10
Public transport access	☒	Section 8, page 11.
nearest bus/train routes	☒	Figure 5, page 11 & Figure 6 on page 13.
nearest bus stops/train stations	☒	Figure 5, page 11 & Figure 6 on page 13.
pedestrian/cycle links to bus stops/ train station	☒	Figure 5, page 11, Aerial Photograph 2 on page 12 & Figure 6 on page 13.
Pedestrian access/ facilities	☒	Section 9, page 12.
existing pedestrian facilities within the development (if any)	☐	NA
proposed pedestrian facilities within development	☐	NA
existing pedestrian facilities on surrounding roads	☒	Aerial Photograph 2 on page 12.
proposals to improve pedestrian access	☐	N A



ITEM	PROVIDED	COMMENTS
Cycle access/ facilities	☒	Section 10, page13.
existing cycle facilities within the development (if any)	☐	NA
proposed cycle facilities within development	☐	NA.
existing cycle facilities on surrounding roads	☒	Aerial Photograph 2 on page 12 & Figure 6 on page 13.
proposals to improve cycle access	☐	NA
Site specific issues	☐	Section 11, page 14.
Describe any site specific issues	☐	NA
Safety issues	☒	Section 12, page 15.
identify issues	☐	None.
remedial measures	☐	None warranted.

Proponent's name:**Company:**

Giorgi

Date:**Transport assessor's name:**

David Wilkins

Company:

i3 consultants WA

Date: 8/05/2026

GIORGI

**PROPOSED RESTAURANT
MILLERS POOL
SOUTH PERTH**

ACOUSTIC ASSESSMENT

MAY 2026

OUR REFERENCE: 35173-4-25300

DOCUMENT CONTROL PAGE

ACOUSTIC ASSESSMENT
SOUTH PERTH

Job No: 25300

Document Reference: 35173-4-25300

MILLERS POOL RESTAURANT

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This report has been prepared in accordance with the scope of services and on the basis of information and documents provided to Herring Storer Acoustics by the client. To the extent that this report relies on data and measurements taken at or under the times and conditions specified within the report and any findings, conclusions or recommendations only apply to those circumstances and no greater reliance should be assumed. The client acknowledges and agrees that the reports or presentations are provided by Herring Storer Acoustics to assist the client to conduct its own independent assessment.

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APPENDICIES

A	DEVELOPMENT PLANS
B	NOISE CONTOUR PLOT

EXECUTIVE SUMMARY

Herring Storer Acoustics have been commissioned to carry out a preliminary acoustical assessment of noise emissions associated with the proposed restaurant located at Millers Pool, South Perth.

Mechanical services have not been considered at this stage, as selections/design are not known as yet and would form part of the design development phase of the project. An assessment of these noise sources would be expected to be conditions of development approval. It is noted that mechanical services – especially kitchen exhaust fans – will require attention to ensure compliance with the Regulations is achieved, as there are noise sensitive premises that overlook the proposed restaurant.

It is reiterated, that an assessment of mechanical services noise impacts is **NOT POSSIBLE** at this stage of the development, as the necessary design work, and associated costs, have not been undertaken. This is industry standard, as until the certainty of development approval is attained, this cost is understood to be significant risk to the applicant.

It is expected, and it is industry standard, that an assessment of mechanical services noise impact would be the subject of a development approval condition.

Noise levels associated with alfresco areas at the proposed development have been calculated to comply with the relevant assigned noise levels under the following conditions:

- External area can be utilised by patrons at all times; however, music is to be at background/conversation levels only.

Noise emissions associated with the proposed restaurant, with the restrictions to operations in place, are such that music would not be a significantly contributing at identified noise sensitive premises, hence, the adjustment for music noise emissions is not applicable in accordance with the Environmental Protection (Noise) Regulations 1997.

1.0 INTRODUCTION

Herring Storer Acoustics have been commissioned, through Giorgi, to carry out an acoustical assessment of noise emissions associated with the proposed development of a restaurant at Millers Pool, South Perth.

The objectives of the study were to:

- Construct a predictive noise model for noise levels of associated with the proposed development.
- Assess the predicted noise levels received at the closest noise sensitive premises, for compliance with the *Environmental Protection (Noise) Regulations 1997*.
- If exceedances are predicted, investigate possible noise control options that will reduce noise emissions to achieve compliance with the regulations.

The work was commissioned to accompany the development application.

2.0 CRITERIA

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable noise level is determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 2.1.

TABLE 2.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _A 10	L _A 1	L _A max
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

Note: The L_{A10} noise level is the noise that is exceeded for 10% of the time.
The L_{A1} noise level is the noise that is exceeded for 1% of the time.
The L_{Amax} noise level is the maximum noise level recorded.

It is a requirement that noise from the site be free of annoying characteristics (tonality, modulation and impulsiveness) at other premises, defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and L_{Amax Slow} is more than 15dB when determined for a single representative event.

“modulation” means a variation in the emission of noise that –

- is more than 3dB L_{A Fast} or is more than 3dB L_{A Fast} in any one-third octave band;
- is present for more than 10% of the representative assessment period; and
- is regular, cyclic and audible;

“tonality”

means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\text{ Slow}}$ levels.

Where the above characteristics are present and cannot be practicably removed, the following adjustments are made to the measured or predicted level at other premises.

TABLE 2.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB

Where the noise emission is music, then any measured level is adjusted according to Table 2.3 below.

TABLE 2.3 – ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS

Where impulsiveness is not present	Where impulsiveness is present
+10 dB(A)	+15 dB(A)

The nearest noise sensitive premises considered in our assessment are as shown in Figure 1 below.



FIGURE 2 – DEVELOPMENT LOCATION AND SURROUNDS

The influencing factors at the identified noise sensitive premises has been determined, with the calculation based on the following.

Major Road within Outer Circle

Kwinana Freeway + 2 dB

Commercial Premises within Inner Outer Circle

20% + 1 dB

Commercial Premises within Inner Outer Circle

10% + 0.5 dB

Hence, the influencing factor at the residential premises considered in our assessment has been calculated at 3 dB (rounded down).

Therefore, Table 2.4 below summarises the Assigned Noise Levels at the nearest residential premises.

TABLE 2.4 - ASSIGNED OUTDOOR NOISE LEVELS: R1 TO R6

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	48	58	68
	0900 - 1900 hours Sunday and Public Holidays	43	53	68
	1900 - 2200 hours all days	43	53	58
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	38	48	58

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

3.0 METHODOLOGY

Noise modelling of the noise propagation from the proposed development was carried out using the environmental noise modelling computer program, "SoundPlan".

Input data for computer modelling included:

- Design of development as per drawings in Appendix A.
- EPA standard weather condition for the day and night periods (see Table 3.1).
- Sound power levels, as summarised in Table 3.2.

TABLE 3.1 - WEATHER CONDITIONS

Condition	Day Period	Night Period
Temperature	20 °C	15 °C
Relative humidity	50%	50%
Pasquill Stability Class	E	F
Wind speed	4 m/s*	3 m/s*

* From source to receiver

TABLE 3.2 – SOUND POWER LEVELS OF NOISE SOURCES

DESCRIPTION	dB(A)
Patrons in Restaurant Alfresco Area	66/m ²
Patrons in Coffee “Yarning Circle”	60/m ²

The patron noise level is akin to a beer garden noise level, which given it is a proposed restaurant with seating, this is considered very conservative.

Noise levels within the “Yarning Circle” have been set at 60 dB(A) per square metre, which is reflective of seated café style conversation – which would appear to be the purpose of this space.

Background music only should be played in these external areas, with music noise levels set such that it is not audible outside of the premises above patron noise levels. The noise level of music has been set at 75 dB(A) throughout the alfresco area so that the music level can be considered to be conversation level.

Music within the “Yarning Circle” is recommended to be set lower, and from a speaker on the northern side of the building within the circle. Set at a level of approximately 70 dB(A) at 1m would ensure that music is not a significant noise source to surrounding premises – however – it is noted that this is conservative, and likely could be somewhat louder.

Commentary from the City of South Perth is understood to have requested “interaction with pedestrians and surrounding uses” in the noise impact assessment. It is noted that the assumption of the level of noise within the alfresco areas of the proposed development would be significant greater than any “interaction with pedestrians and surrounding uses”, hence, alfresco patron compliance would infer compliance with this noise source.

Internal noise levels are assumed to be able to be attenuated by the construction of the building, which will be determined during the design development phase of the project following development approval.

For the above sound power levels, single point calculations were undertaken for the following scenarios:

Scenario 1: Patrons in external areas of restaurant and yarnning circle (conversation level music) – doors to internal areas open.

Note: Mechanical plant has not been assessed at this early stage of the development process. It is noted that due to the overlooking nature of nearby noise sensitive premises, any plant located on the roof will need specific acoustic consideration – especially kitchen exhaust fans. It is considered appropriate that a noise impact assessment associated with such items would be the subject of a development approval condition. This would be an industry standard approach.

4.0 RESULTS

Noise levels at the identified noise sensitive premise associated with the proposed restaurant are as listed below in Table 4.1. The nearest identified noise sensitive premises are multiple floors, however, to assist in simplifying reporting, only the highest noise level calculated has been presented. Noise contours associated with patrons in the alfresco areas has been included in Appendix B.

The adjustment for music characteristics is not applicable to the patron noise emissions as any music noise source would not significantly contribute to noise emissions at the identified noise sensitive premises, therefore, would not be characterised as music.

TABLE 4.1 – CALCULATED NOISE LEVELS AT NOISE SENSITIVE PREMISES

Location	Scenario
	1 - Patrons Only Externally (conversation level music) Doors to internal areas open
R1	24
R2	29
R3	31
R4	32
R6	33

5.0 ASSESSMENT

Noise levels associated with the various scenarios considered have been examined for the potential to contain annoying characteristics in accordance with the *Environmental Protection (Noise) Regulations 1997*.

With the restrictions to music in place for the external areas, there are no adjustments applicable to the calculated noise levels, as patron noise from the external areas would be the most significant noise source – hence any adjustment for music noise emissions would not be applicable.

Therefore, Tables 5.1 to 5.3 summarises the assessment of the calculated noise levels against the pertinent Assigned Noise Levels for each scenario considered.

All hours of the day/night have been considered in our assessment, with the assumption of the patron areas fully occupied at all times (which would very much be a conservative assessment). This would include all operational hours of the business – i.e. “peak trading periods”, “late-night operations”.

TABLE 5.1 – ASSESSMENT – SCENARIO 1 – PATRONS IN EXTERNAL AREAS – DOORS TO INTERNAL AREAS OPEN

Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L _{A10} Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1	24	Day	48	Complies
		Sunday / Public Holiday Day Period	43	Complies
		Evening	43	Complies
		Night	38	Complies
R2	29	Day	48	Complies
		Sunday / Public Holiday Day Period	43	Complies
		Evening	43	Complies
		Night	38	Complies
R3	31	Day	48	Complies
		Sunday / Public Holiday Day Period	43	Complies
		Evening	43	Complies
		Night	38	Complies
R4	32	Day	48	Complies
		Sunday / Public Holiday Day Period	43	Complies
		Evening	43	Complies
		Night	38	Complies
R6	33	Day	48	Complies
		Sunday / Public Holiday Day Period	43	Complies
		Evening	43	Complies
		Night	38	Complies

6.0 WASTE COLLECTION

Noise emissions from waste collection are exempt from requiring to comply with the assigned noise levels stipulated by the *Environmental Protection (Noise) Regulations 1997*, under Regulation 14A.

Regulation 14A exempts waste collection from being required to meet the Assigned Noise Levels stipulated by the *Environmental Protection (Noise) Regulations 1997* provided the works are either carried out during the day period, or under a noise management plan. The day period is classified as Monday to Saturday, 0700 – 1900 or Sundays/Public Holidays 0900 – 1900.

In the event that a private contractor is utilised for bin collection, the responsibility of a noise management plan (if required) would fall to the contractor. This noise management plan (if required) would then need to be to the satisfaction/approval of the City of South Perth.

It is understood, based on preliminary information provided, that the waste management is proposed to be undertaken as follows:

- General Waste – 4 times per week.
- Recycling – 2 times per week.

All waste collections will be undertaken during the day period, hence, noise emissions from this activity are exempt from need to comply with the assigned noise levels stipulated by the *Environmental Protection (Noise) Regulations 1997*.

It is stressed that the above approach is consistent with the City of South Perth's own waste collection noise considerations for the residential waste collection. It is further emphasised in the event that the intentions of waste management occurring during the day period are not able to be undertaken, the associated waste management plan that would need to be developed would be subjected to City of South Perth approval (or otherwise).

Noise sources that are associated with waste collection include:

- Bin handling and emptying
- Truck movements and idling
- Reversing alarms (which are noted to be additionally exempt from the Assigned Noise Levels under Regulation 3).

7.0 VEHICLE MANOEUVERING WITHIN THE PUBLIC CARPARK

The City of South Perth have requested that this acoustic report assess "vehicle manoeuvring within the public car park".

The carpark exists and is open to the public, and therefore, not under the control of the proposed development. Vehicle manoeuvring and the ability to use this carpark is not altered by the proposal, with the amenity impacts remaining the same as what is in place at the present.

It is further noted that, whilst not specifically a noise control method, the anti-social behaviour that is understood to be causing noise complaints associated with this public carpark would likely reduce due to the presence of the proposed development due to the greater level of passive surveillance that the area would have at times.

8.0 CONDITIONS FOR COMPLIANCE TO BE ACHIEVED

As can be seen from the assessment in Section 5, noise level emissions associated with the proposed development are capable of complying with the relevant stipulated assigned noise levels, under the following conditions:

Patrons Externally

Noise emissions associated with patrons externally within the development, have been calculated to comply with the relevant assigned noise levels at all times – noting that music in the alfresco areas of the restaurant is to be at background noise level only. The music level has been assumed at 75 dB(A) throughout the external areas.

Music within the "Yarning Circle" area – if any – is recommended to be lower, with any speakers on the northern side of the proposed building.

Assumed Mechanical Plant

Noise emissions associated with mechanical plant have not been assessed at this early stage of the development. Due to the overlooking nature of surrounding premises, careful acoustic design will be required for the mechanical plant – especially kitchen exhaust fans.

It would be expected, and industry standard, for this to be the subject of a development approval condition. It is stressed that this work CANNOT be undertaken at this stage of the development as the design of such equipment will not be commissioned until a development approval has been attained, due to the significant costs involved. Compliance CAN be achieved from these noise sources, with such options as attenuators and/or barriers being included in the design. This work would be undertaken as part of the design development phase, in response to an anticipated development approval condition that would be required to be addressed prior to building permit.

9.0 CONCLUSION

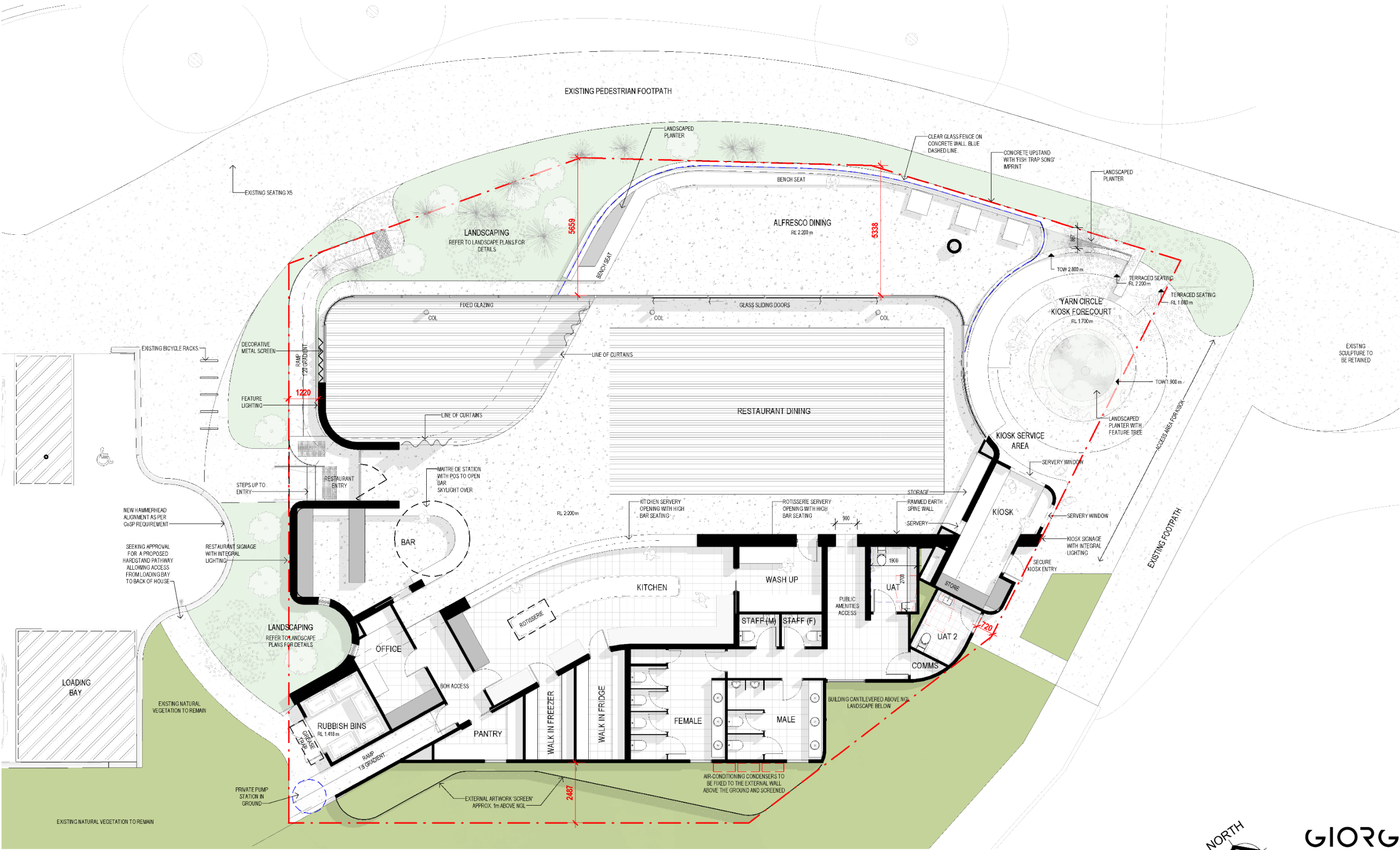
Based on the above assessment, noise level emissions associated with the proposed development are able to comply with the relevant assigned noise levels stipulated by the *Environmental Protection (Noise) Regulations 1997*.

It is noted that for the above finding to hold true, the operational restrictions measures listed above must be followed.

Noise level emissions associated with mechanical plant have not been addressed at this stage of the project, as they have not been selected, and would need to be addressed during the detailed design phase of the development and are considered likely development approval conditions.

APPENDIX A

DEVELOPMENT PLANS



SOUTH PERTH RESTAURANT
5 MILL POINT ROAD, SOUTH PERTH

GROUND FLOOR PLAN
SK07 - DEVELOPMENT APPLICATION

GIORGI
276 Newcastle Street, Perth WA 6000
T: 08 9444 8711 www.giorgi.co
A.C.N. 085 191 588 BC Number 9487

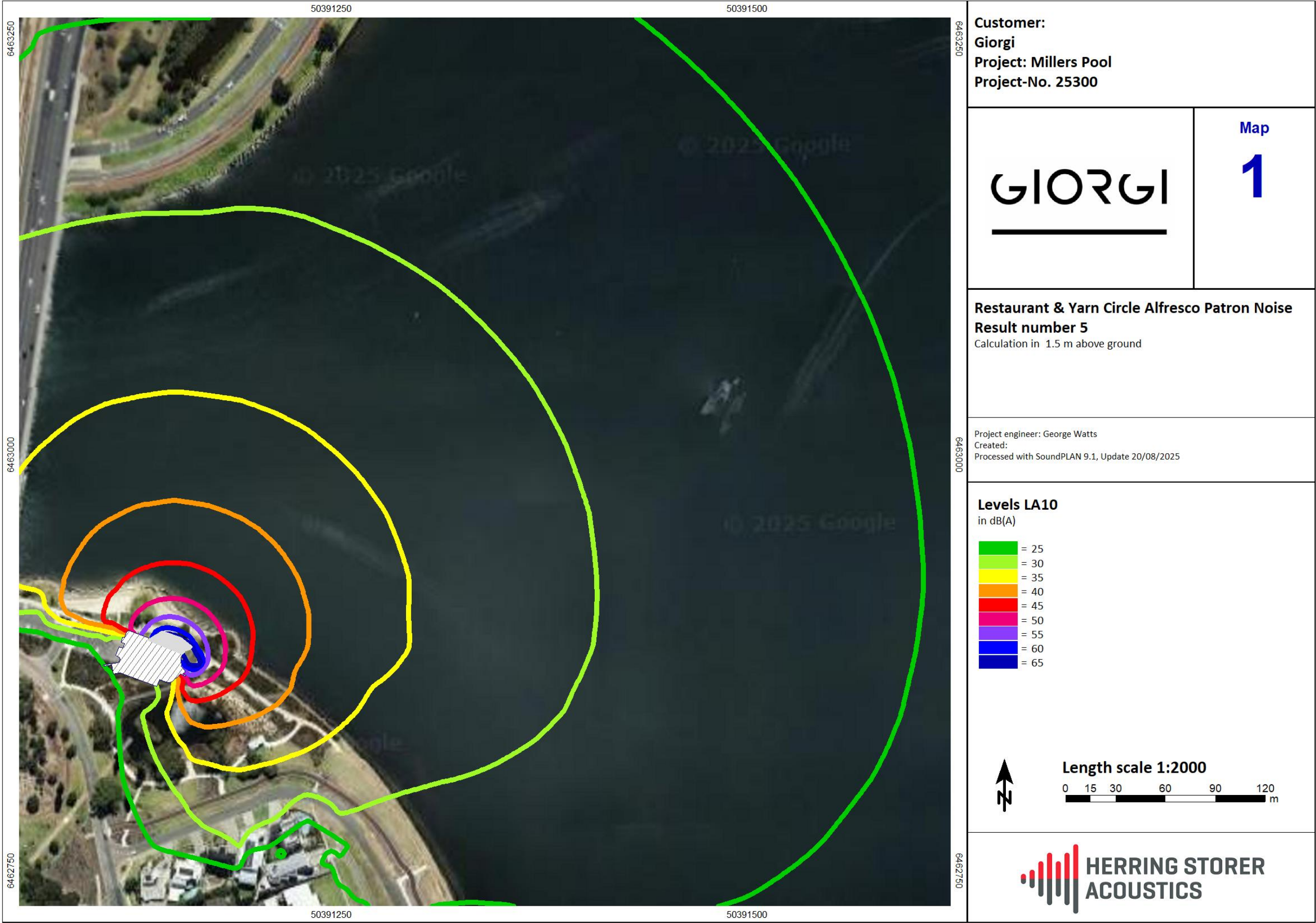
All dimensions, levels are approximate only and are subject to change.
Sheet Size A2 10 20 40mm

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JOB NUMBER SCALE 1:100
DRAWING NO. A_102 DATE OCT 2025

APPENDIX B

NOISE CONTOUR PLOT

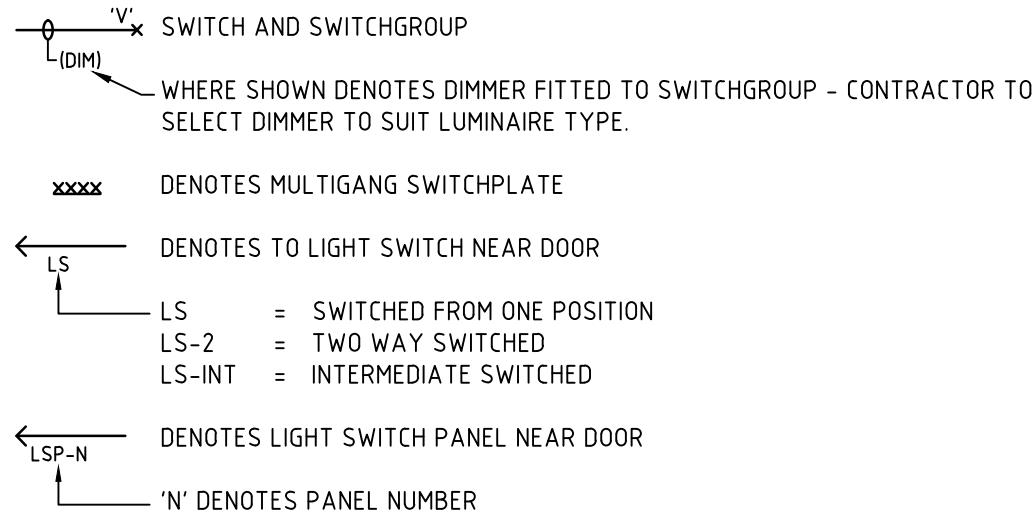


LIGHTING LEGEND

TYPE A1	DECORATIVE EXTERNAL WALL LIGHT, SIMILAR TO THAT SHOWN- FULLY SHIELDED, DOWNWARD-FACING WARM LED (<3000 K) WITH CONCEALED LAMP SOURCE TO MINIMISE GLARE, SPILL, AND SKYGLOW.
TYPE B1	EXTERNAL SURFACE MOUNTED DOWNLIGHT, SIMILAR TO THAT SHOWN, FULLY SHIELDED, WITH WARM LED (<3000 K) AND CONCEALED LAMP SOURCE TO MINIMISE GLARE, SPILL, AND SKYGLOW.
TYPE C1	BACK OF HOUSE (BOH) RECESSED DOWNLIGHT WITH A PC DIFFUSER FOR UNIFORM LIGHT DISTRIBUTION.
TYPE C2	FRONT OF HOUSE (FOH) RECESSED DOWNLIGHT, SIMILAR TO THAT SHOWN, WITH CONCEALED LIGHT SOURCE AND OPTIC FOR HIGH VISUAL COMFORT AND LOW UNIFIED GLARE RATING (URG). COLOUR TO BE SELECTED.
TYPE C3	SURFACE MOUNTED CYLINDRICAL DOWNLIGHT, SIMILAR TO THAT SHOWN, WITH HIGH COLOUR RENDERING AND MINIMAL GLARE FOR HIGH VISUAL COMFORT AND LOW UNIFIED GLARE RATING (URG).
TYPE C4	KITCHEN AREA IP54 RATED RECESSED DOWNLIGHT, SIMILAR TO THAT SHOWN, WITH METHACRYLATE TYRANSAPRENT DIFFUSER TO UNIFORMLY ILLUMINATE THE KITCHEN AREA.
TYPE C5	RECESSED DOWNLIGHT WITH LOW WATTAGE, SIMILAR TO THAT SHOWN, FOR USE IN TOILET AREAS.
TYPE D1	LOW PROFILE SURFACE MOUNTED DECORATIVE LUMINAIRE, SIMILAR TO THAT SHOWN.
TYPE E1	RECESSED AS/NZS 2293.3 COMPLIANT LED EMERGENCY LIGHT.
TYPE E2	LOW PROFILE SURFACE MOUNTED AS/NZS 2293.3 COMPLIANT LED EMERGENCY LIGHT.
TYPE EX	RECESSED OR SURFACE MOUNTED AS/NZS 2293.3 COMPLIANT LED EXIT SIGN.
TYPE F1	SURFACE MOUNTED WEATHERPROOF IMPACT RESISTANT (IP66/IK08) LED LUMINAIRE, SIMILAR TO THAT SHOWN.
TYPE G1	RECESSED 1200 X 300 (NOM) FLAT LED PANEL.
TYPE MA	SURFACE MOUNTED MOTION SENSOR.
TYPE MB	RECESSED 360 DEGREE MOUNTED MOTION SENSOR.

LIGHTING LEGEND – SWITCHING AND CONTROL

REFER GENERAL NOTES FOR MOUNTING HEIGHTS.
REFER GENERAL NOTES FOR SWITCHES ON FIRE RATED AND ACOUSTIC RATED WALLS.
'V' DENOTES VARIANT AS SCHEDULED

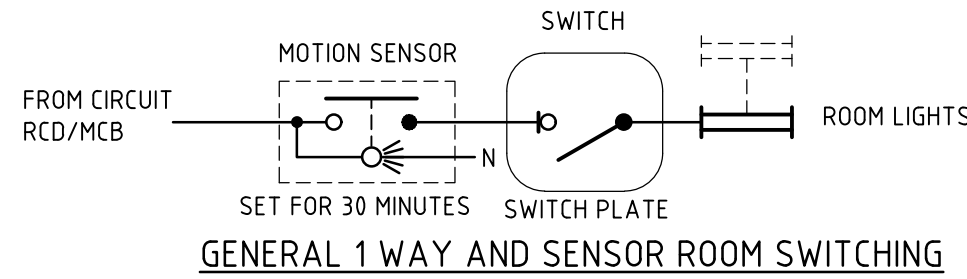


LIGHTING LEGEND VARIANTS

SWITCH AND SWITCHGROUP	
2	TWO-WAY
INT	INTERMEDIATE
F	CONTROLS EXHAUST FAN. FIT "FAN" ENGRAVED SWITCH MECHANISM
N	NEON INDICATOR FITTED TO SWITCH. WHEN LIGHT IS 'ON' NEON IS TO GLOW
TD	TIME DELAY SWITCH SET DELAY PERIOD FOR 4 HOURS UNLESS DETAILED OTHERWISE
TD/OR	TIME DELAY SWITCH OVERRIDE FOR INTERIOR LIGHTING CONTROL
WP	IP56 SERIES RATED FLUSH MOUNTED SWITCH

TYPE 'H1' AND 'H2' LUMINAIRE SUSPENSION DETAILS

ALL SUSPENSION RODS AND FIXING BRACKETS TO BE PAINTED BLACK TO MATCH THE LUMINAIRE.
SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURE.



GENERAL NOTES

- ① THE FOLLOWING ELECTRICAL SERVICES SHALL BE INSTALLED TO MEET THE "DEEMED-TO-SATISFY" REQUIREMENTS OF THE 2022 VERSION OF THE NATIONAL CONSTRUCTION CODE (NCC) AMENDMENT NO.1 AND OTHER RELEVANT AUSTRALIAN STANDARDS REFERRED TO IN THE NCC:
-VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS – PART E4.
-ARTIFICIAL LIGHTING – CLAUSE F6D5.
-ARTIFICIAL LIGHTING AND POWER – PART J7.
-LIGHTING AND POWER CONTROL DEVICES – SPECIFICATION 40.
FOR EACH SPACE, THE AGGREGATE DESIGN ILLUMINATION POWER LOAD SHALL/WILL NOT EXCEED THE MAXIMUM ILLUMINATION POWER DENSITY (IPD) GIVEN IN TABLE J7D3A. EXTERNAL DINING LIGHTING SHALL/WILL COMPLY WITH NCC J7. LIGHTING TO BE INDEPENDENTLY SWITCHED FROM INDOOR AREAS, FITTED WITH DAYLIGHT CONTROL (PHOTOCELL/SENSOR), AND TIME-SWITCH OR OCCUPANCY CONTROL TO SWITCH OFF WHEN NOT IN USE.
ALL INTERNAL LIGHTING SHALL BE INTERFACED WITH THE SECURITY SYSTEM CARD READER (OCCUPANT SENSING DEVICE) IN ACCORDANCE WITH NCC CLAUSE J7D4, TO ENSURE A MINIMUM OF 95% OF INTERNAL LIGHTING IS AUTOMATICALLY SWITCHED OFF WHEN THE BUILDING IS UNOCCUPIED.
- ② ALL EXTERNAL LIGHTING SHALL MEET THE REQUIREMENTS OF THE NATIONAL LIGHT POLLUTION GUIDELINES FOR WILDLIFE (DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER, 2023) AND AS4282 CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING. ALL LUMINAIRES SHALL BE/HAVE:
-SHIELDED LIGHTING (NO UPWARD LIGHT).
-WARM COLOUR TEMPERATURE (<3000K CCT) (MINIMISE BLUE/UV LIGHT).
LOW INTENSITY.
TIME SWITCH CONTROLLED(SWITCH OFF OR DIM AFTER BUSINESS HOURS).
EXTERNAL SIGNAGE TO HAVE INTERNAL ILLUMINATION PREFERRED (BACKLIT LETTERS OR CABINET SIGNS, INSTEAD OF EXTERNAL FLOODLIGHTS).

A	23.09.2025	DEVELOPEMENT APPROVAL
REV	DATE	DESCRIPTION
MKA E L E C T R I C A L D E S I G N C O N S U L T A N T S MKA Electrical Design Consultants Pty Ltd P.O. Box 1085, Osborne Park DC W.A. 6916 Tel: (08) 9244 1142 Email: markaj@mkadesign.com.au Web Site: www.mkadesign.com.au		
ARCHITECT: SANTELLI ARCHITECTS ABN: 94 009 222 387 TEL: +61 8 926 3711 SUITE 108/101 FRANCIS STREET NORTHBRIDGE WA 6003		
SITE: SOUTH PERTH RESTAURANT 5 MILL POINT ROAD, SOUTH PERTH		
DRAWING: LEGEND SHEET		
SCALE: 1:100 on A1	DATE: AUG 2025	DRAWN: JRLD
PROJECT N°: PN401	DRAWING N°: DA-E.01	CHECKED: MSA
ELECTRICAL DESIGN CONSULTANTS		
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GENERAL NOTES

1. THE FOLLOWING ELECTRICAL SERVICES SHALL BE INSTALLED TO MEET THE "DEEMED-TO-SATISFY" REQUIREMENTS OF THE 2022 VERSION OF THE NATION CONSTRUCTION CODE (NCC) AMENDMENT NO 1 AND OTHER RELEVANT AUSTRALIAN STANDARDS REFERRED TO IN THE NCC:
- VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS – PART E
 - ARTIFICIAL LIGHTING – CLAUSE F6D5
 - ARTIFICIAL LIGHTING AND POWER – PART J7
 - LIGHTING AND POWER CONTROL DEVICES – SPECIFICATION 4.0
- FOR EACH SPACE, THE AGGREGATE DESIGN ILLUMINATION POWER LOAD SHALL/WILL NOT EXCEED THE MAXIMUM ILLUMINATION POWER DENSITY (IPD) GIVEN IN TABLE J7D3A.
- EXTERNAL DINING LIGHTING SHALL/WILL COMPLY WITH NCC J7. LIGHTING TO E INDEPENDENTLY SWITCHED FROM INDOOR AREAS, FITTED WITH DAYLIGHT CONTROL (PHOTOCELL/SENSOR), AND TIME-SWITCH OR OCCUPANCY CONTROL TO SWITCH OFF WHEN NOT IN USE.
- ALL INTERNAL LIGHTING SHALL BE INTERFACED WITH THE SECURITY SYSTEM CARD READER (OCCUPANT SENSING DEVICE) IN ACCORDANCE WITH NCC CLAUSE J7D4, TO ENSURE A MINIMUM OF 95% OF INTERNAL LIGHTING IS AUTOMATICAL SWITCHED OFF WHEN THE BUILDING IS UNOCCUPIED.
2. ALL EXTERNAL LIGHTING SHALL MEET THE REQUIREMENTS OF THE NATIONAL LIGHT POLLUTION GUIDELINES FOR WILDLIFE (DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER, 2023) AND AS4282 CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING. ALL LUMINAIRES SHALL BE/HAV
- SHIELDED LIGHTING (NO UPWARD LIGHT)
 - WARM COLOUR TEMPERATURE (<3000K CCT) (MINIMISE BLUE/UV LIGHT)
 - LOW INTENSITY
 - TIME SWITCH CONTROLLED (SWITCH OFF OR DIM AFTER BUSINESS HOURS)
 - EXTERNAL SIGNAGE TO HAVE INTERNAL ILLUMINATION PREFERRED (BACKLIT LETTERS OR CABINET SIGNS, INSTEAD OF EXTERNAL FLOODLIGHTS)

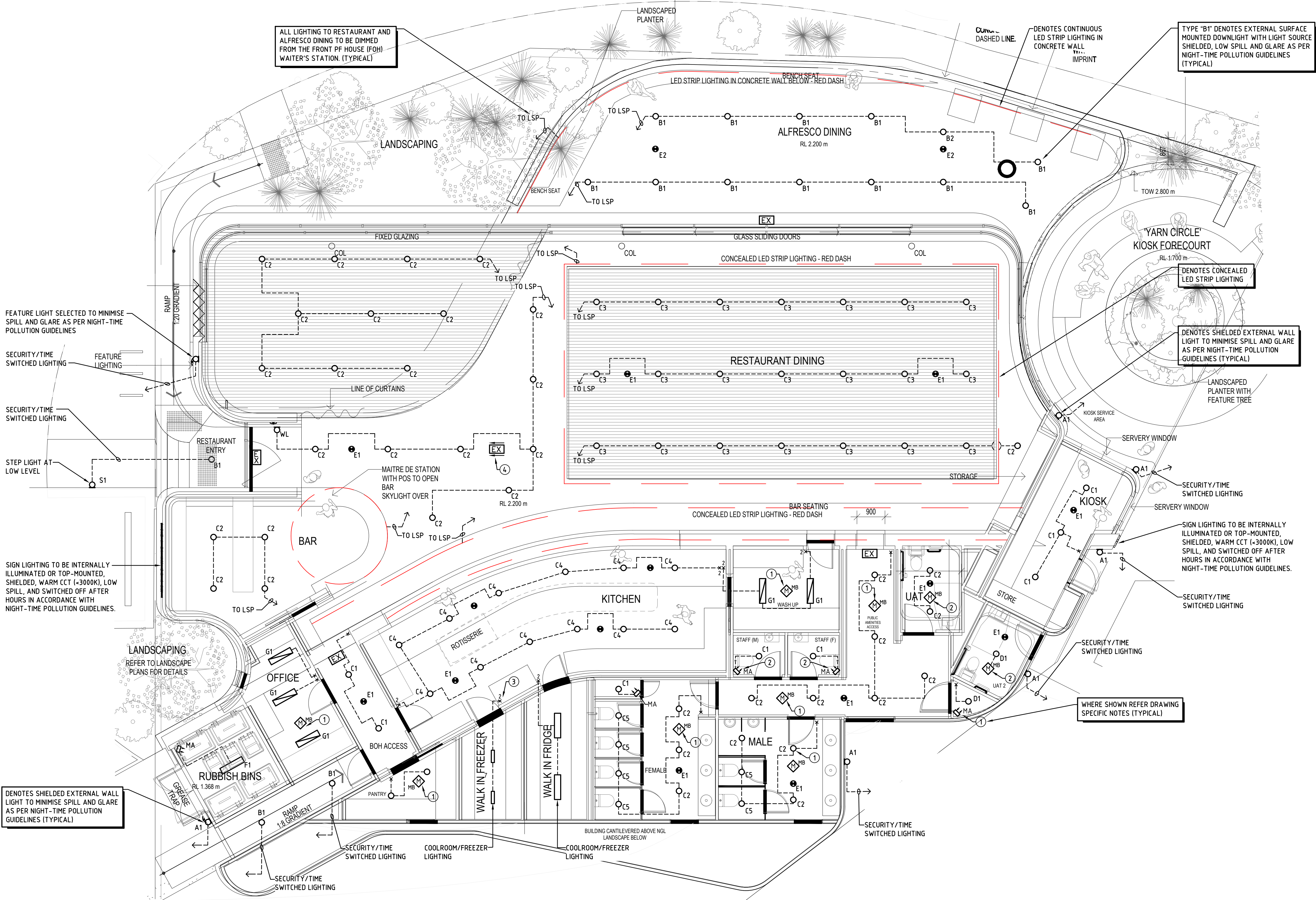
DRAWING SPECIFIC NOTES

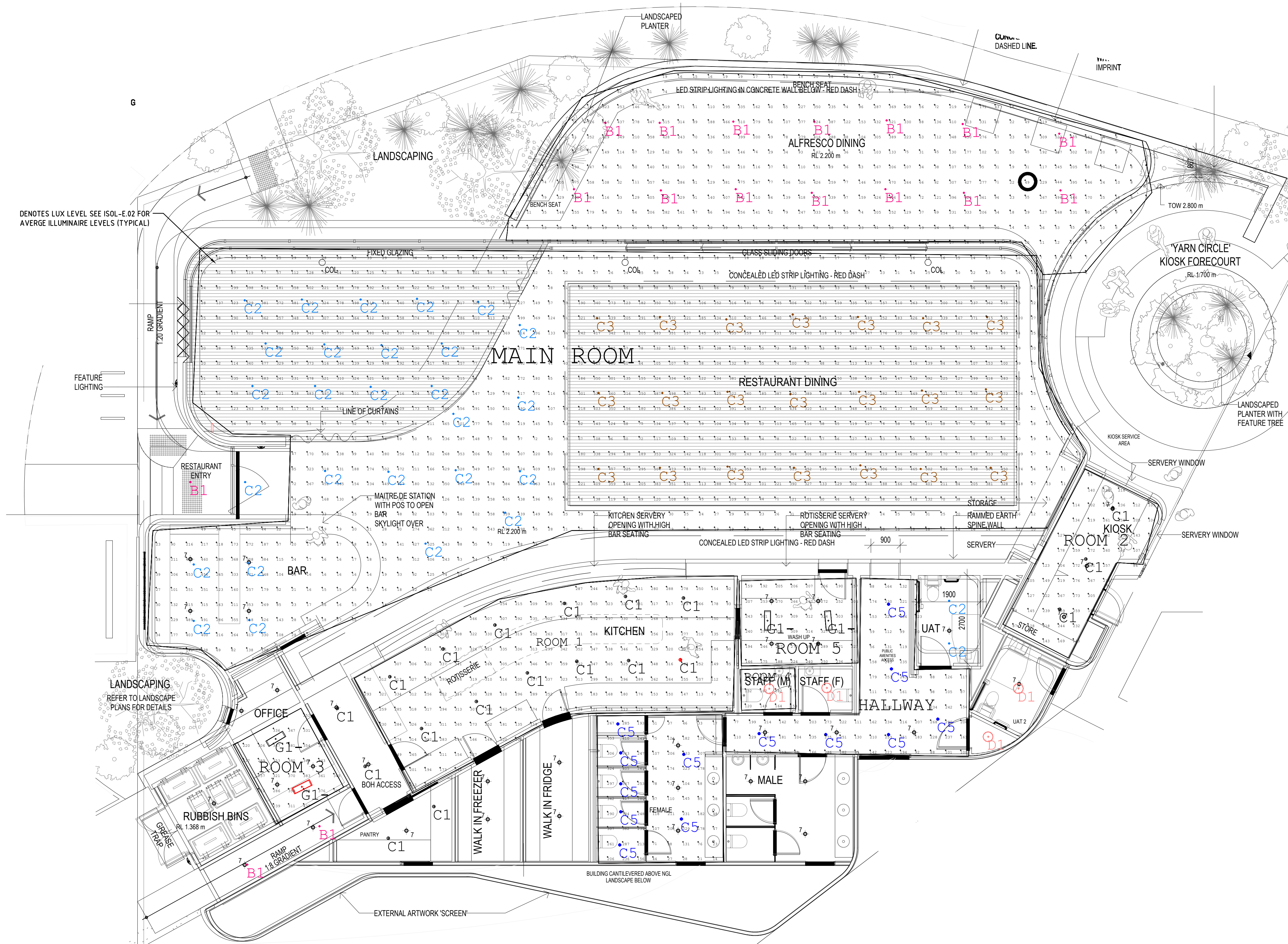
- 1 WHERE SHOWN ROOM LIGHTS SHALL BE CONTROLLED BY LOCAL LIGHT SWITCHES WITH MOTION SENSOR OVERRIDE. IF THE SWITCH IS IN THE "ON" POSITION AND THE ROOM IS UNOCCUPIED FOR A SET PERIOD, LIGHTS SHALL AUTOMATICALLY SWITCH "OFF" AND AUTOMATICALLY SWITCH BACK "ON" UPON RE-ENTRY, WHEN THE SWITCH REMAINS IN THE "ON" POSITION. IF THE SWITCH IS IN THE "OFF" POSITION, LIGHTS REMAIN "OFF."
- 2 LIGHTING INSTALLED WITHIN THIS ROOM TO BE CONTROLLED SOLELY BY A MOTION SENSOR.
- 3 CLIPSAL CAT No WS226 INSTALLED INTERNALLY CLEAR OF SHELVING WITH A NEON INDICATOR (ALL BY ELECT CONTR). NEON IS TO OPERATE WHEN LIGHTING IS "ON".
- 4 DENOTES DOUBLE-SIDED EXIT SIGN POSITIONED FOR CLEAR VISIBILITY THROUGHOUT RESTAURANT DINING AREA.

DRAWING TO BE
PRINTED IN COLOUR

A	22.09.2025	ISSUED FOR DEVELOPMENT APPROVAL
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DRAWING: GROUND FLOOR PLAN		
SCALE: 1:400 ON A1	DATE: JUL 2025	DRAWN: JRLD
PROJECT N°: PN401	DRAWING N°: DA-E.02	CHECKED: MSA
ELECTRICAL DESIGN CONSULTANTS		
REV: A		

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SCALE: 1:400 ON A1	DATE: JUL 2025	DRAWN: JRLD	CHECKED: MSA
PROJECT N°: PN401	DRAWING N°: ISOL-E.01	REV: A	

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STATEMENT OF COMPLIANCE WITH THE
NATIONAL LIGHT POLLUTION GUIDELINES
FOR WILDLIFE

THE PROPOSED EXTERNAL LIGHTING DESIGN FOR THE RESTAURANT/CAFÉ HAS BEEN DEVELOPED IN ACCORDANCE WITH THE NATIONAL LIGHT POLLUTION GUIDELINES FOR WILDLIFE (DCCEEW, 2023) AND AS 4282: CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING, ENSURING BOTH ECOLOGICAL PROTECTION AND COMMUNITY AMENITY.

KEY COMPLIANCE MEASURES INCLUDE:

- SHIELDED, DOWNWARD LIGHTING
 - ALL LUMINAIRES ARE FULLY SHIELDED AND DIRECTED DOWNWARD, PREVENTING UPLIGHT, SKYGLOW, AND SPILL TOWARD THE SWAN RIVER.
- WARM COLOUR TEMPERATURE (<3000K CCT)
 - ALL EXTERNAL LIGHT FITTINGS OPERATE BELOW 3000K CCT, REDUCING DISRUPTIVE BLUE AND UV EMISSIONS.
- LOW INTENSITY & CONTROLLED OPERATION
 - EXTERNAL LIGHTING IS DESIGNED TO OPERATE AT THE LOWEST PRACTICABLE INTENSITY, WITH TIME-SWITCHING AND DIMMING AFTER BUSINESS HOURS.
 - LIGHT SPILL TO THE RIVER AND WITHIN HABITAT AREAS WILL BE KEPT, WHERE POSSIBLE, BELOW 0.01-0.03 LUX (EQUIVALENT TO MOONLIGHT LEVELS) TO ENSURE NO ADVERSE ECOLOGICAL CONSEQUENCES.
- SIGNAGE LIGHTING
 - EXTERNAL SIGNAGE WILL USE INTERNALLY ILLUMINATED SYSTEMS (E.G. BACKLIT LETTERS, CABINET SIGNS) IN PREFERENCE TO FLOODLIGHTING, FURTHER REDUCING OBTRUSIVE LIGHT.
- DESIGN PRINCIPLES APPLIED
 - START WITH NATURAL DARKNESS AND ONLY INTRODUCE ARTIFICIAL LIGHT FOR DEFINED SAFETY OR FUNCTIONAL PURPOSES.
 - USE ADAPTIVE CONTROLS SUCH AS DIMMERS, TIMERS, AND MOTION SENSORS TO MINIMISE OPERATING HOURS.
 - LIGHT ONLY THE INTENDED SURFACES, KEEPING FITTINGS CLOSE TO THE GROUND, SHIELDED, AND DIRECTIONAL.
 - USE NON-REFLECTIVE EXTERNAL SURFACES TO REDUCE GLARE AND REFLECTION.
 - MAINTAIN LONGER-WAVELENGTH LIGHTING (WARM WHITE/AMBER) TO REDUCE IMPACTS ON FAUNA, INSECTS, AND AQUATIC SPECIES.

WITH THESE MEASURES IN PLACE, THE LIGHTING DESIGN WILL MINIMISE SPILL, GLARE, AND SKYGLOW, PROTECTING BOTH WILDLIFE HABITATS ALONG THE SWAN RIVER AND THE COMMUNITY'S VISUAL AMENITY. IT THEREFORE DEMONSTRATES COMPLIANCE WITH THE NATIONAL LIGHT POLLUTION GUIDELINES FOR WILDLIFE (2023) AND AS 4282, ENSURING THAT ECOLOGICAL AND COMMUNITY VALUES ARE SAFEGUARDED.

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Luminaire Lumens
	4	G1–	LIN–T300–LO–600–19W–4K	0.800	2566
  	4	D1	15–6197–14–M1V1_3000K CAPRICE 330MM	0.800	1260
	17	B1	15–9790–Z5–CL COSMOS 17W 3K	0.800	1215
	13	C5	AG13–P7W9F1BB14V1 – PLAY 7W 3K 50D	0.800	644
 	21	C3	AG32–13W9F1OUWH – PLAY SURFACE 13W 3K 50D	0.800	1256
	29	C2	AG13–13W9F1BB60V1 – PLAY 13W 3K 50D	0.800	1215
	19	C1	90–A033–H2–00 – VEO 10W 3K	0.800	1460

Calculation Summary						
Label	Avg	Max	Min	Min/Avg	Min/Max	
EXTERIOR_Workplane	138.23	524	6	0.04	0.01	
HALLWAY_Workplane	163.78	280	56	0.34	0.20	
MAIN_ROOM_Workplane	176.44	641	7	0.04	0.01	
ROOM_1_Workplane	254.53	367	44	0.17	0.12	
ROOM_2_Workplane	191.97	276	84	0.44	0.30	
ROOM_3_Workplane	321.44	437	149	0.46	0.34	
ROOM_4_Workplane	153.83	182	120	0.78	0.66	
ROOM_5_Workplane	248.38	327	146	0.59	0.45	
TOILETS_Workplane	173.75	417	14	0.08	0.03	

LIGHTING CALCULATION NOTES

- ①
- LIGHTING CALCULATIONS BASED ON INITIAL LUMENS WITH LLF MAINTENANCE FACTOR AS SHOWN.
- ②
- WORKING PLANE 0.7 AFL. 0.8 LLF
- ③
- NO OBSTRUCTIONS HAVE BEEN INCLUDED IN THE LIGHTING CALCULATIONS.
- ④
- THIS LIGHTING CALCULATION HAS BEEN DONE USING THE IES FILES PROVIDED BY THE LUMINAIRE MANUFACTURER VIA THEIR WEBSITE. MKA TAKES NO RESPONSIBILITY TO THE ACCURACY OF THE IES FILES.
- ⑤
- LIGHTING CALCULATIONS ARE SUBJECT TO THE ACCURACY AND TOLERANCES IN ACCORDANCE WITH AS/NZS 3827.1:1998 & AS/NZS 3828.1:1998. THESE ACCURACIES AND TOLERANCES INCLUDE VARIANCES IN THE BUILDING OR AREA DIMENSIONS, SURFACE FINISHES AND REFLECTION, LUMINAIRE POSITIONING AND ELECTRICAL SUPPLY.

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DRAWING: ISOLUX SHEET 2		
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PROJECT N°: PN401	DRAWING N°: ISOL–E.02	CHECKED: MSA
ELECTRICAL DESIGN CONSULTANTS		



EMERGEN

Attachment 1
*Sustainable Design
Assessment Report*

SUSTAINABLE DESIGN ASSESSMENT REPORT

PROPOSED NEW RESTAURANT

MILLERS POOL, 5 MILL POINT RD, SOUTH PERTH

PREPARED BY

MICHELLE PEGLER

Project: 131140

Published Date: 5/05/2025



DOCUMENT REVISION

DATE	DOCUMENT	COMPLETED BY	REVIEWED BY	REVISION NO.
5/05/2025	SDAR	Michelle Pegler	Glenn Underwood	1
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DRAWING NO.	DRAWING TITLE	REVISION NO.
SK04	Architectural Drawings	Design Approval

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DISCLAIMER

The contents of this report are based on the documentation and plans provided by the Client to EMERGEN/CADDS Group. The outcomes presented are representative of schematic systems, schedules, and project design. These results should not be considered as actual energy usage.





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1 OVERVIEW

EMERGEN has developed a sustainable design report on the proposed Restaurant/ Cafe development at 5 Mill Point Road, South Perth in consultation with GIORGI.

The purpose of this report is to support the development application by identifying the principles incorporated in the design that meet sustainable objectives and targets for the site.

1.1 STATE PLANNING POLICY SUMMARY

EMERGEN (a division of CADDIS GROUP), in collaboration with the project design team (GIORGI) has developed a sustainable design strategy aligning with *State Planning Policy 7.0*, which focuses on the Design of the Built Environment - specifically, Principle 5: Sustainability.

This report serves the vital purpose of bolstering the development application by articulating the sustainability principles and commitments for the project site. We acknowledge the significance of State Planning Policy 7.0 in promoting sustainability within the built environment. Good design, as outlined in the policy, is not only about aesthetics but also optimises the sustainability of our built surroundings, yielding positive outcomes on environmental, social, and economic fronts.

Our approach to sustainable landscape and urban design adheres closely to the established water-sensitive urban design principles, ensuring minimal adverse impacts on existing natural features and ecological processes while promoting green infrastructure at all scales of the project. Furthermore, our strategy for sustainable built environments embraces passive environmental design measures tailored to local climate and site conditions. This includes careful consideration of optimal orientation, shading, building envelope, and natural ventilation, ultimately reducing reliance on energy-intensive heating and cooling technologies. This, in turn, results in reduced energy consumption, decreased resource usage, and lowered operating costs throughout the project's lifecycle.





1.2 DESIGN AND CONSTRUCT TO AUSTRALIAN BEST PRACTICE

The design team will utilise a structured approach to a sustainable outcome for the design and construction of the development including the following Sustainable Targets.

Table 1:Sustainability Targets

DESCRIPTION	GOAL	SUSTAINABILITY COMMITMENTS
Clean Air	Improve Indoor Environment Quality and Health and Wellbeing of Occupants.	Improved Natural Ventilation strategies
Light Quality		Above 40% of the regularly occupied areas have high level of daylight (above 160 Lux).
Exposure to Toxins		The building's paints adhesives, sealants, and carpets are low in TVOC or non-toxic. The building's engineered wood products are low in TVOC or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.
Urban ecology	Heat Resilience	Light Roof Colour and hardscape elements to reduce Urban Heat Island Effect
	Reduce impacts to Nature	Protect natural wetland ecosystems on site Stormwater retention
Energy use	Reduce Emissions and Water Use.	A minimum of 30% offset in operational energy usage
		High performance building fabric.
		Provision for Solar PV array to supply renewable energy to building.
Water use		High WELS Ratings (these equal to above 20% reduction in potable water).
Lighting use		20% reduction in lighting power when compared to NCC DTS. External lighting to meet AS 4282 and Wildlife Sensitivity requirements, regarding light quality, light pollution and light spill
Material Efficiency	Waste Efficiency	Consideration of end of life and recyclability of materials used. Operational Waste Efficiency
Movement and place	Low Carbon Transport Options	Provision for EV Charging bays
		Provision for Bicycle parking
Design for Inclusion	Social Health.	Accessible and Inclusive design
	Indigenous Inclusion	The building's design incorporates design elements using the Indigenous design and planning strategies and principles.





2 PROJECT INFORMATION

The proposed project is located at Millers Pool, 5 Mill Point Road, South Perth WA. The proposed development will be located on land that has previously been cleared and landscaped (grass reserve) on the South Perth Swan River Reserve, part of the Swan Canning Riverpark Area. The objective is to transform the site, activating the precinct by providing a food and beverage offering and social gathering space. Best efforts will be made to retain existing landforms and topography, with minimal disturbance to the surrounding natural ecosystems.



Figure 1: Existing Site Image/ Proposed Development





3 ENERGY REDUCTION STRATEGY

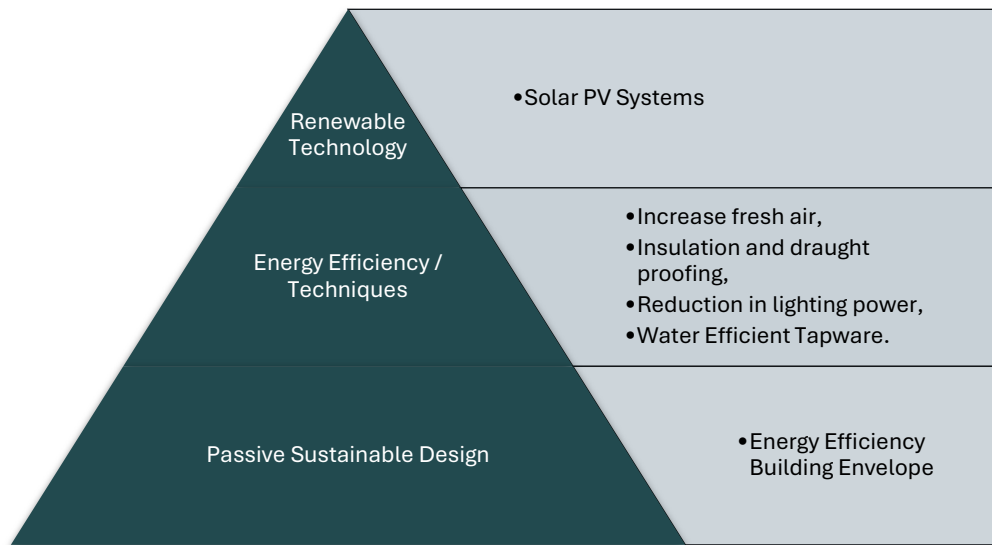


Figure 2: Energy Reduction Strategy

3.1 BUILDING ENVELOPE

Energy savings in a building can be realised by minimising the need for heating and cooling through a well-designed and insulated façade. The design team will focus on enhancing energy efficiency by exceeding the minimum NCC Section J requirements. This will involve optimising the building envelope, air conditioning and ventilation systems, and lighting to ensure lower energy consumption.

The construction for the proposed building envelope is as per plans provided and outlined below.

3.1.1 BUILDING FABRIC

Table 2: Proposed Building Fabric

CONSTRUCTION		DESCRIPTION	REQUIREMENT
ENVELOPE WALLS	External Concrete Wall	150mm Concrete wall with 92mm steel stud frame internally lined with 13mm plasterboard. External finishes as per elevations.	R2.5HD Insulation Batts + R0.2 Thermal Break. Total R-Value=1.67
	Steel Framed Wall	FC cladding on 92mm steel stud frame internally lined with 13mm plasterboard. External finishes as per elevations.	R2.5HD Insulation Batts + R0.2 Thermal Break. Total R-Value=1.62
INTERNAL WALLS	Steel Framed Wall	Steel framed wall with plasterboard lining.	No Insulation Required.
	Rammed Earth Wall	300 mm Rammed Earth Wall	No Insulation Required.





FLOORS	Slab on Ground	Concrete slab with ground contact. Floor coverings as per plans.	No Insulation Required.
	Suspended Framed floor	Suspended steel framed floor. Floor coverings as per plans.	R2.5 Insulation batts or Rigid insulation board + R0.2 Thermal Break.
ROOFS	Roof Type 1	Suspended concrete deck roof	R4.0 Insulation Batt s to dropped plasterboard ceilings. Or R4.0 Rigid insulation board to concrete Soffit
	Roof Type 2	Metal deck roof sheet. Cladding in Surfmist (SA=0.33) , or similar.	60mm Anticon (R1.3) with R4.0 Insulation Batt s to dropped plasterboard ceilings.

WINDOW SPECIFICATION		U-VALUE	SHGC
EXTERNAL GLAZING	Double Low E toned glazing in aluminium frame. (i.e., 6.38 Viridian ComfortPlus Neutral 59/ 12mm air/ 6mm clear , or equal)	3.0	0.40
SKYLIGHT	Double Glazed Skylight	2.6	0.24

Note: Glazing values provided are for Whole System (Frame + Glass)

3.2 RENEWABLE TECHNOLOGY

Integrating solar panels into the building offers a multitude of benefits, ranging from financial savings and energy independence to environmental protection and community resilience. As the site will potentially be 'all electric' a Solar photovoltaic (PV) system would provide significant benefits in further reducing greenhouse gas emissions and offsetting the overall grid energy consumption.

Emergen have calculated potential estimated energy savings based on 3 standard sized PV systems.

Table 3: Estimated Energy reductions based on Solar PV System

SOLAR PV SYSTEM	15kW SYSTEM	20kW SYSTEM	50KW SYSTEM
Area required (m ²)	68.8m ²	92.8m ²	228.8m ²
Potential % Energy use reduction	28.73%	38.76%	95.55%





3.3 LIGHTING COMFORT

Lighting within the building must meet the following criteria:

- All lighting must be flicker-free.
- Light sources must have a minimum Colour Rendering Index (CRI) average R1 to R8 of 85 or higher and have a CRI R9 of 50 or higher.
- Light sources must meet best practice illuminance levels for each task within each space type with a maintained illuminance that meets the levels recommended in AS/NZS 1680.1:2006 series applicable to the project type and including maintenance.
- The maintained Illuminance values must achieve a uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006, with a maintenance factor method as defined in AS/NZS 1680.4.; and
- All light sources must have a minimum of 3 MacAdam Ellipses.
- The walls within the field of view of occupants in regularly occupied spaces must have an average surface reflectance value of 0.70 and an average surface illuminance of at least 50% of the horizontal illuminance levels required for task.
- Vertical illuminance in workspaces: ensure that 50% of the horizontal task illuminance reaches the average eye height for 90% of primary spaces using vertical illuminance calculation grid.
- The illuminance values must be calculated in accordance with AS/NZS 1680 series for the relevant task.

External Lighting must meet the following criteria:

- External lighting to meet AS 4282 and Wildlife Sensitivity requirements, regarding light quality, light pollution and light spill.

3.3.1 EFFICIENT LIGHTING AND CONTROL

The installed aggregate illumination power has been designed to be **20%** below the maximum illumination power based on maximum allowable lighting power densities defined in Table J7D3b of the NCC 2022. Motion Detectors and daylight sensors are provided to reduce demand.

Table 4: Lighting Characteristics

PARAMETER	PROPOSED BUILDING	REFERENCE BUILDING
LIGHTING TYPE	LED light fittings	LED light fittings
DESIGN ILLUMINANCE (LUX)	Various lux	Various lux
NOMINAL LIGHTING POWER DENSITY (W/M ²)	20% less compared to NCC max requirements.	As per NCC max requirements.
OCCUPANT SENSOR CONTROLS	Motion sensors	N/A
DAYLIGHT CONTROLS	Yes	N/A
OTHER LIGHTING CONTROLS	Timer switches	N/A
ADJUSTMENT FACTOR APPLIED	0.9 – Motion sensor 1 0.7 – Motion sensor 2 0.55 – Motion sensor 3	Room Aspect Ratio





3.4 DAYLIGHTING

The purpose of this analysis is to ensure the building is providing daylight access above typical federal, state, or local regulations by showing how the building's design and glazing specification maximises natural lighting to regularly occupied spaces.

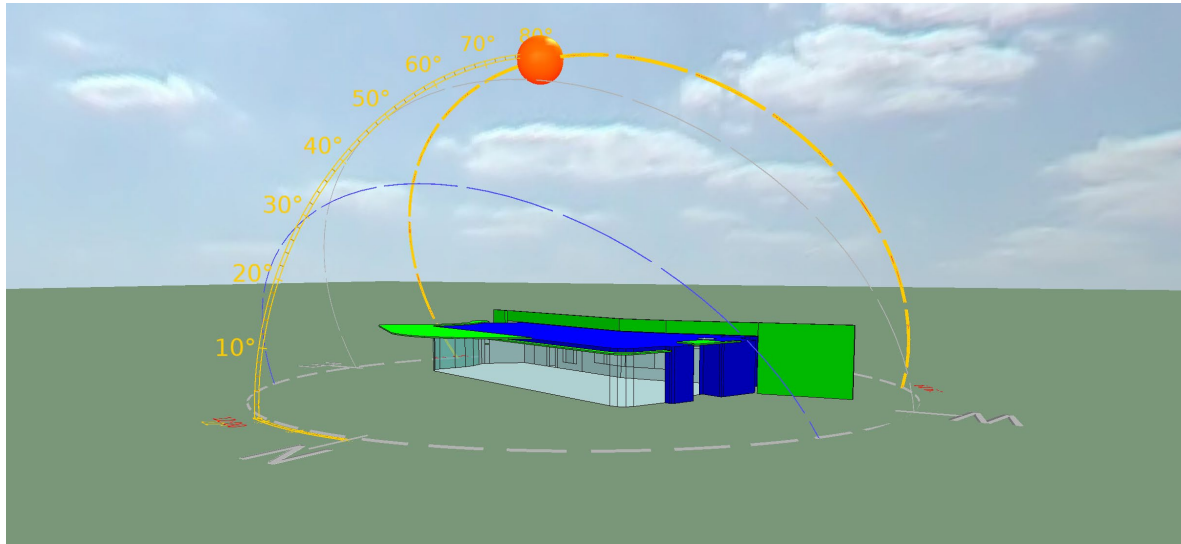


Figure 3: Daylighting Model

CALCULATION CONDITIONS	
TEST FACTOR	Daylight Factor
SKY FACTOR	CIE Overcast Sky
DATE	September 21 st 12:00pm

AREA/ SPACES	PROPOSED USAGE	NOMINATED AREA (m ²)	COMPLIANT AREA (m ²)	COMPLIANT AREA (%)
Restaurant/ Bar	Primary	299.68	285.89	95.4%
Kitchen/ Rotisserie		61.29	0.0	0%
Office		9.30	2.77	29.7%
Kiosk		9.54	5.96	62.5%
Wash Up		7.73	7.00	90.6%
TOTAL	PRIMARY	13,386.31	5,179.10	77.80%



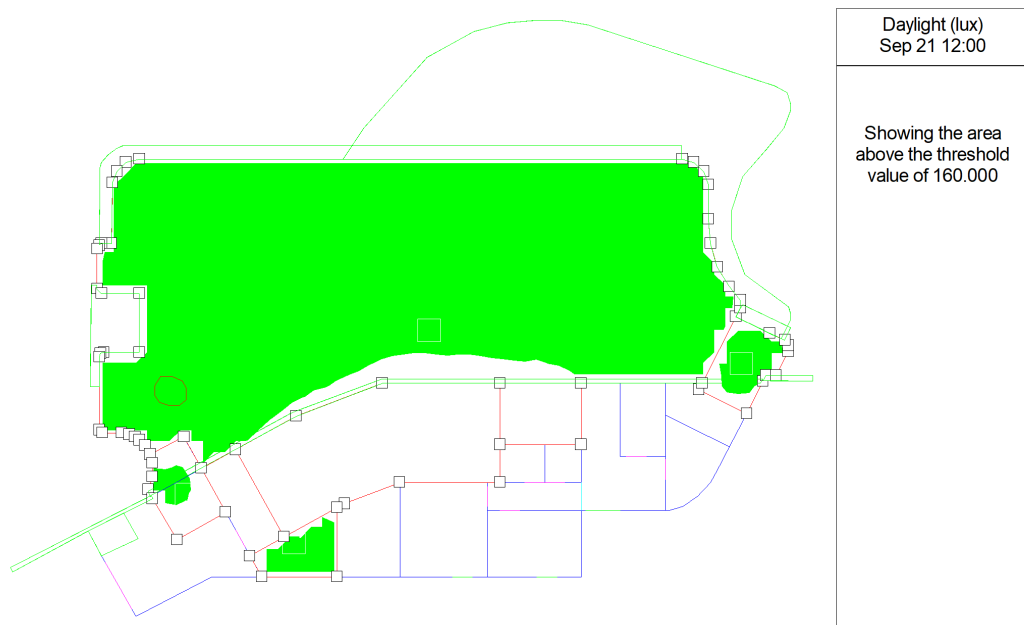


Figure 4: Daylighting for Primary Areas

For non-residential buildings, at least 40% of the regularly occupied areas across the building must receive high levels of daylight (above 160 lux). These thresholds align with commonly accepted standards for daylighting compliance

While on average the Primary use areas of the building will achieve high levels of daylight, with above 75% of floor area receiving high levels of daylight (above 160 lux). The Kitchen and Rotisserie space have limited access to natural daylight. The large open servery however connects occupants to adjacent well-lit spaces and high quality external views.

3.5 ARTIFICIAL LIGHTING AND CONTROLS

All lighting will be equipped with light-emitting diodes (LEDs), covering all primary areas. Transitory area (bathrooms, passages) lighting will include controls like occupancy sensors (PIRs) and time switches to minimise energy usage when lighting is not needed.

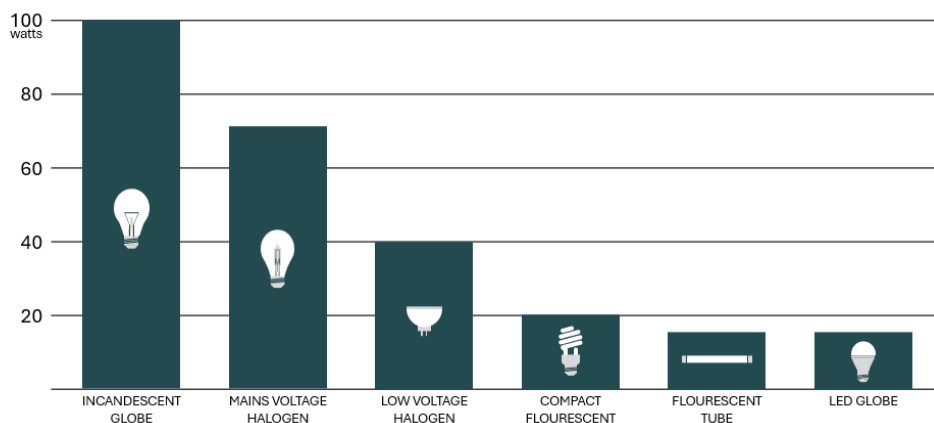


Figure 5: Comparison of LED lighting with other conventional lighting





3.6 SOLAR ANALYSIS

Consideration has been given to Solar Passive Design Principles for the development. With majority of glazing facing North to maximise Solar gains in the winter months, while strategically designed shading will provide protection throughout the summer months. Further shading considerations are being made to improve shading to the West orientated glazing, with the objective to maximise views and building occupants connection to nature, while providing protection from afternoon sun and glare. Considerations such as Landscaping/ plant selections to provide shade or vertical screens or louvres are being reviewed.

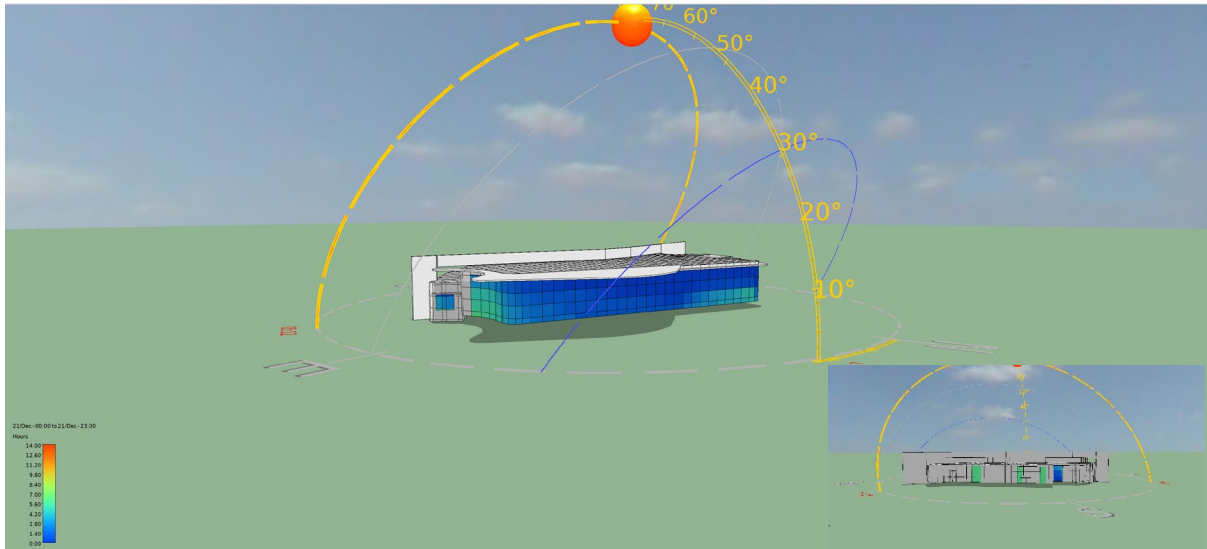


Figure 6: Solar Analysis during Summer

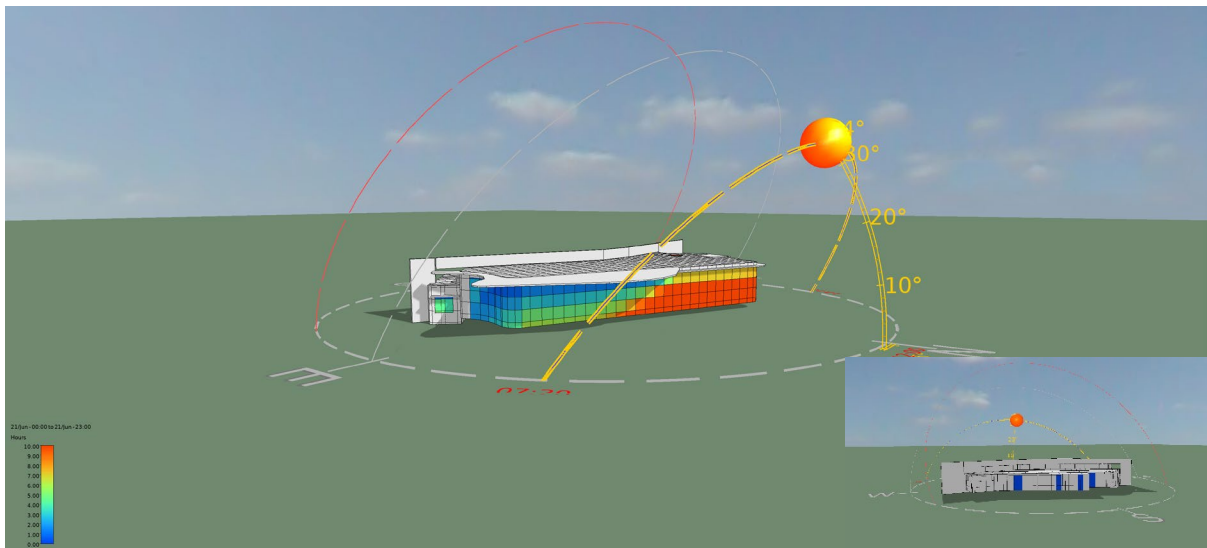


Figure 7: Solar Analysis during Winter





3.7 RESULTS

The figures shown below demonstrate the difference in performance between the Proposed Building and the Reference Building, allowing for a quantifiable comparison on the performance of each building. It's important to note that a **15kW solar photovoltaic (PV) system** and **20% Lighting reduction** have been integrated into the proposed building's design to assist in offsetting the overall energy consumption by 30% over an NCC deemed to satisfy building.

Table 5 - Estimated Energy Use

MODEL	HEATING	COOLING	FANS	LIGHTS	EQUIP	PV	TOTAL
REFERENCE (kWh/m ²)	6.5	61.8	43.9	57.2	21.1	-	190.6
PROPOSED (kWh/m ²)	6.2	60.7	43.8	45.8	21.1	-47.7	129.9
ENERGY REDUCTION							31.86%

Table 6 - Annual Greenhouse Gas Emissions

MODEL	ANNUAL GREENHOUSE GAS EMISSIONS	
REFERENCE	kgCO ₂ -e	65,957.13
PROPOSED	kgCO ₂ -e	44,944.07

4 URBAN ECOLOGY

Urban ecology is crucial for conserving biodiversity and enhancing urban life. Well-planned buildings and landscapes protect biodiversity and support sustainable practices, including low water and fertiliser use and the selection of native plants.

4.1 MINIMISING HEAT ISLAND EFFECT

The heat island effect occurs when urban areas are warmer than their rural surroundings due to the built environment. The design has incorporated light-coloured roof materials, light coloured hardscaping and shaded landscaped areas, which significantly mitigates this effect and enhances energy savings.

The development will dedicate more than **75%** of the entire site area to include one or a combination of the following:

- Vegetation.
- Roofing materials, including shading structures, having the following:
 - For roof pitched <15° – a three-year SRI of minimum 64; or
- Only where the three-year Solar Reflectance Index (SRI) for products is not available, use the following:
 - For roof pitched <15° – an initial SRI of minimum 82;
- Unshaded hard-scaping elements with a three-year SRI of minimum 34 or an initial SRI of minimum 39.





- Hardscaping elements shaded by overhanging vegetation or roof structures, including photovoltaic panels.

4.2 CONSERVING BIODIVERSITY

The proposed development incorporates a 500 mm raised floor system to the back portion of the building designed to minimise disturbance to the existing surrounding wetland environment. By elevating the structure above natural ground level, the design preserves native vegetation, maintains natural water flows, and protects soil health and biodiversity. The raised construction also allows small fauna to continue moving through the site, supporting ecological connectivity. This approach demonstrates a commitment to long-term environmental stewardship.

Stormwater will also be retained under the Alfresco area to support natural stormwater infiltration. This approach reduces the risk of erosion, nutrient loading, and polluted runoff entering the Swan River system. It also helps maintain groundwater recharge and supports the health of adjacent wetland ecosystems.

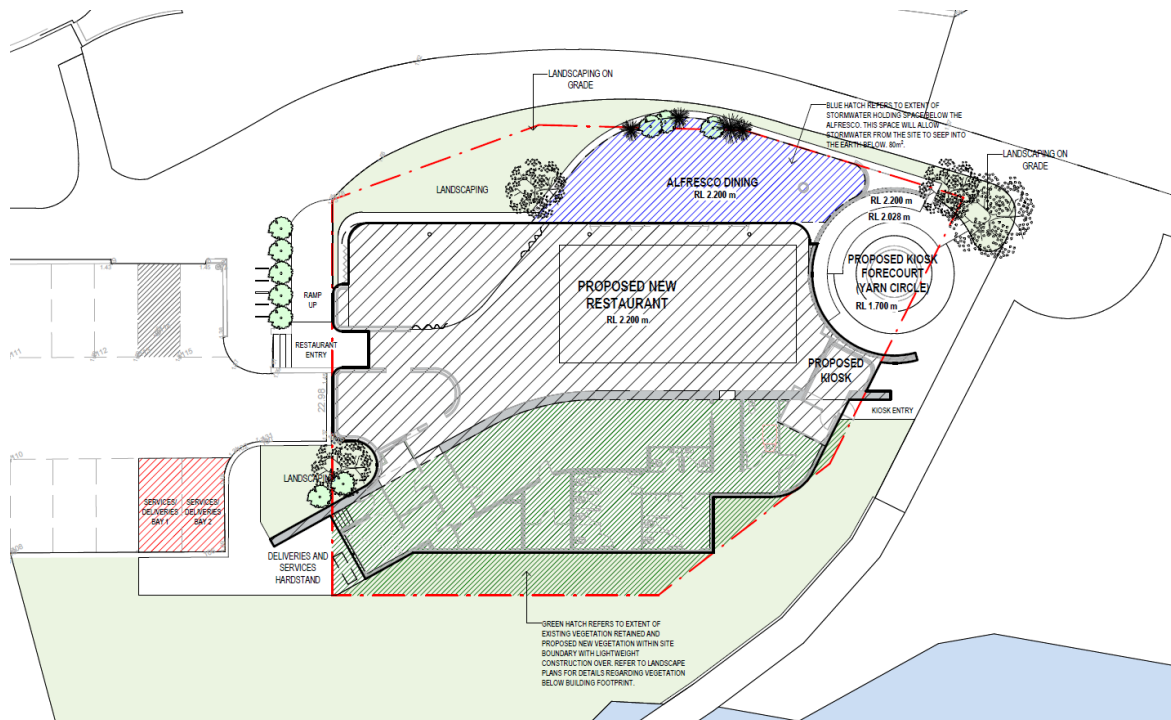


Figure 8: Proposed Raised Construction area (Green) and Stormwater Retention (Blue)

5 WATER EFFICIENCY

5.1 SUSTAINABLE WATER INITIATIVES

Non-potable water use is minimal throughout the proposed design due to the application of water efficient toilets and taps and relatively small areas of irrigated plantings. The design team has identified water capture, grey and black water capture and treatment during the target setting workshop but did not preference these options due to:





- Low non-potable water use requirements of the development
- Logistical constraints, energy use and operational costs associated with grey and black water treatment in commercial buildings influenced heavily by health regulations (significant periodic inspection and testing required in the applications)
- Proximity to natural water bodies and potential risk of contamination.
- Space requirements of rainwater harvesting and/or grey and black water treatment tanks
- Relative cost vs benefit of these strategies versus competing strategies which delivered much larger environmental benefits at a lower cost.

All new water fixtures are to ensure that high WELS rating fixtures and fitting are to be specified in line with minimum benchmarks below.

Table 7: WELS Ratings

FIXTURE / EQUIPMENT TYPE	WELS RATING	MINIMUM WATER EFFICIENCY
TAPS	5 Star	5L/min
URINALS	5 Star	1L/min
TOILETS	4 Star	3.5L/flush
SHOWERS	4 Star	7L/min

Table 8: Estimated Potable Water Use

FITTINGS	PROPOSED BUILDING WATER DEMAND (KL/YEAR)	STANDARD PRACTICE BUILDING WATER DEMAND (KL/YEAR)
TOILETS	364	415
URINALS	80	160
INDOOR TAPS	180	225
LANDSCAPE IRRIGATION	83	123
REDUCTION	24.0%	



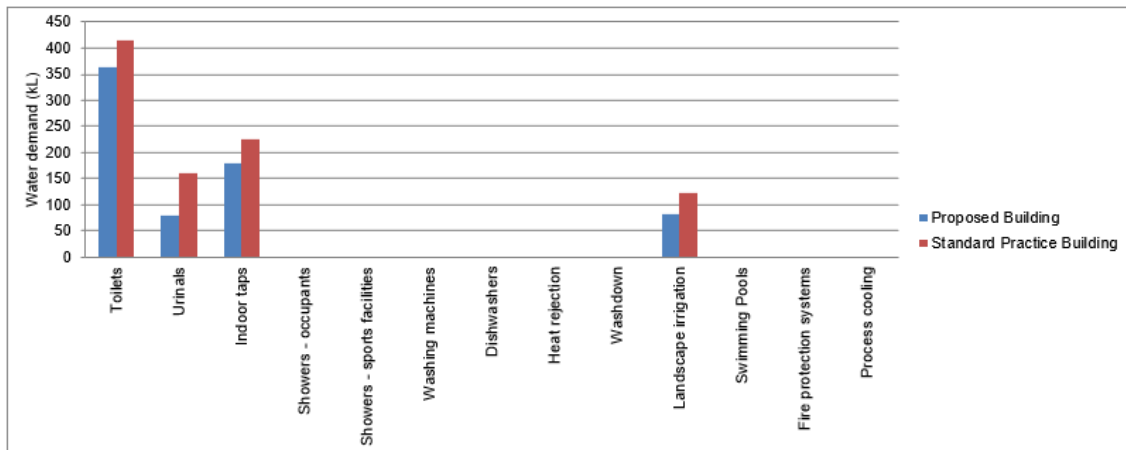


Figure 9: Graph for Estimated Annual Potable Water Use

5.1.1 LANDSCAPE AND IRRIGATION PLAN

The development's location in South Perth, Western Australia is considered a drying climate and as such, water conservation is critically important. The use of water-wise landscaping will be considered for the project. The landscaping will include a large diversity of species and prioritises the use of climate resilient, local native and indigenous plant species.

To reduce the amount of water used for the landscaped areas a drip system with moisture sensor control will be installed for irrigation.

6 MOVEMENT AND PLACE

6.1 SUSTAINABLE TRANSPORT FACILITIES

It is the intention of this category to reduce occupant's dependency on carbon intensive vehicles. The development has incorporated Bicycle racks for building occupants and visitors. Infrastructure to allow for future installation of minimum x2 metered EV charging stations in the nearby carpark will also be discussed with the City of South Perth.

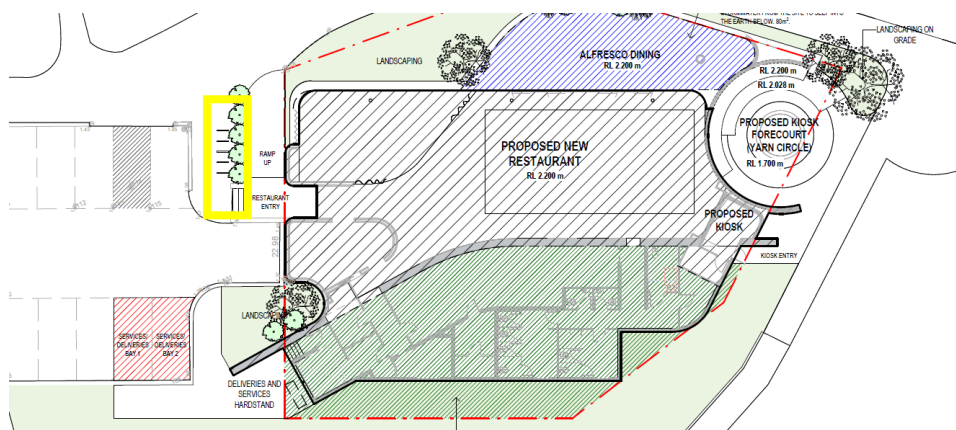


Figure 10: Proposed Bicycle parking





7 MATERIAL EFFICIENCY

7.1 SUSTAINABLE MATERIALS

A well-thought-out materials strategy contributes significantly to the sustainability and resilience of the built environment. Implementing efficient use of materials involves selecting, sourcing, and using materials in ways that minimise environmental impacts, reduce waste, and improve the life cycle performance of the built environment. The following considerations should be made when selecting materials for the development:

- **Low Embodied Energy:** Choose materials that require minimal energy to produce, process, and transport. Examples include locally sourced stone, timber, and recycled materials.
- **Sustainably Sourced:** Prioritise materials certified by sustainability standards, such as FSC-certified timber or low-carbon concrete.
- **Recycled and Reused Content:** Use materials with high recycled content or those that can be reclaimed and reused (e.g., recycled steel, reclaimed timber, or concrete with recycled aggregate).
- **Durability and Longevity:** Select materials that have a long lifespan and are resistant to wear and damage. Longer-lasting materials reduce the need for replacements and the associated environmental impact.
- **Local Sourcing:** Prioritise local materials to reduce transportation emissions and support local economies.
- **Design for Deconstruction and Disassembly:** Design buildings and structures in a way that allows for easy disassembly and reuse of materials at the end of their life

7.2 WASTE EFFICIENCY

A waste planning expert will produce a Waste Management Plan (OWMP) that addresses best practice in waste management, including:

- Identifying the objectives of the plan, by setting diversion from landfill targets and / or target for reducing total materials generation (general waste materials + recyclable / reusable materials);
- Clearly identify waste streams including general waste, paper and cardboard, glass and plastic;
- Clearly identify applicable bins for various waste streams, that allow for separation of recyclable streams – or use of comingled systems where appropriate.
- Clearly identify at least one other waste stream that can be recycled, and for which recycling facilities are provided.
- Clearly identify storage areas for all waste streams identified in the OWMP.
 - Area to be sized sufficiently for all streams nominated above, based on waste generated by the project and the collection frequency for each stream; and
 - Calculations shall be based on third-party best practice guidelines.
- Outline best practice access requirements for the collection of all waste streams identified in the OWMP.
- Outline individual roles responsible for delivering and reviewing the OWMP





8 DESIGN FOR INCLUSION

8.1 ACCESSIBLE DESIGN

The proposed development has been designed following the principles of accessible and universal design to ensure it is welcoming and usable for all members of the community. Step-free access will be provided from public pathways to all key areas, including the entry, indoor seating, alfresco area, and accessible bathroom facilities.

8.2 INDIGENOUS INCLUSION

Consultation with the Whadjuk Aboriginal Corporation has been undertaken to incorporate and celebrate the deep cultural and historical significance of the Whadjuk Nyoongar people with the site and surrounding area into the design.

The consultation process with the Whadjuk Aboriginal corporation has strengthened the design with design elements recognising the Indigenous culture of the site, such as:

- Paperbark spine (rammed earth wall) reinforcing cultural narratives and the significance of paperbark trees in cultural traditions.
- Amphitheatre/ Yarning circle situated outside the kiosk providing a space for gathering and storytelling; and
- Fish trap wall incorporating the Whadjuk Fish trap song into the restaurants exterior concrete wall.

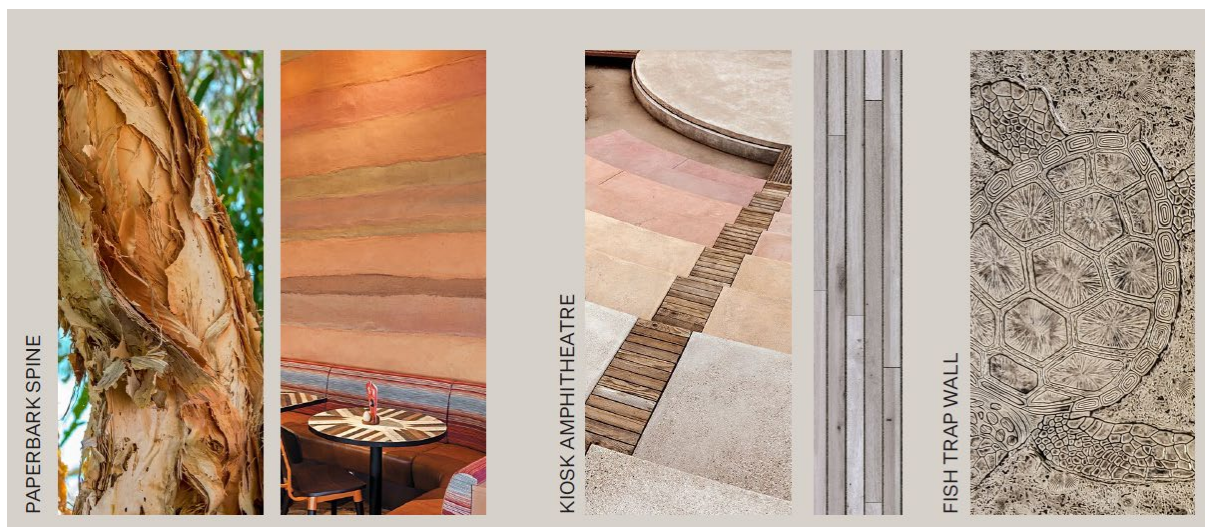


Figure 11: Proposed Design Elements recognising Indigenous culture of the site.





9 EXPOSURE TO TOXINS

9.1 INTERNAL FINISHES

Internal Finishes (paints, adhesives, sealants, carpets) with low VOC and formaldehyde content will be prioritised.

Using low VOC (volatile organic compounds) products offers numerous benefits, primarily by enhancing indoor air quality and promoting better health. These products release fewer harmful chemicals, reducing the risk of respiratory issues, headaches, dizziness, and long-term health problems. Environmentally, low VOC products contribute less to air pollution and smog formation, supporting a healthier ecosystem.

9.1.1 PAINTS, ADHESIVES, AND SEALANTS

To meet the requirements, at least 95% of internally applied paints, adhesives, sealants (by volume), and carpets (by area) must meet TVOC (Total Volatile Organic Compounds) limits. Compliance with these limits can be achieved through one of the following methods:

1. **Product Certification Scheme:** These schemes assess and verify the TVOC content of the materials, ensuring they meet the specified limits.
2. **Laboratory Product Testing:** If there are no certified products available, the contractor can conduct laboratory testing on the paints, adhesives, and sealants, to determine their TVOC content.
3. **Absence of Non-compliant Materials:** No paints, adhesives, sealants, and carpets are present at the time of practical completion (PC)

All paints used for internal application on the project are to have a low TVOC content as outlined below. TVOC content must be based on whole paint (water and tints included):

Table 9: Paint VOC limits

PRODUCT TYPE / SUBCATEGORY	MAX TVOC CONTENT (G/L OF READY TO USE PRODUCT)
Walls and ceilings – Any gloss level	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65

Maximum TVOC Content Limits for Paints, Varnishes and Protective Coatings

*EU Directive

The TVOC content of the 'ready-to-use' paint shall be theoretically calculated as the sum total of the VOCs of each of the raw material component comprising the paint.

Where the TVOC content of individual components is not known, it must be determined experimentally by one of the following testing methods as appropriate:

- ISO Method 17895 (2005), for a material with a presumed VOC content <1%;
- ISO Method 11890-2 (2006), for a material with a presumed VOC <15%;
- ISO Method 11890-1 (2007), for a material with a presumed VOC content >15%;
- ASTM D3960, which is comprised of four individual testing procedures that measures TVOC (D2369) as well as density (D1475) and water content (D4017). Exempt compounds (D4457) must not be subtracted in the calculation of VOC content.





All sealants used in an internal application on the project are to have a low TVOC content as outlined below.

Table 10: Adhesives/Sealants VOC limits

PRODUCT	MAXIMUM TVOC CONTENT (G/LITRE)
General purpose adhesives and sealants	50
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140

Maximum TVOC limits for Adhesives & Sealants

*Sealants used to enhance the fire- and water-proofing properties are included.

The testing method applicable to adhesive and sealants is only ASTM D3960 as detailed above for paints. For more information on ASTM D3960 refer to South Coast Air Quality Management District Rule 1168.

All carpets and/or other flooring used on the project are to have low TVOC emission rates as outlined below.

Table 11: Carpet VOC limits

ALL CARPET/FLOORING PRODUCTS MUST COMPLY WITH TVOC EMISSION LEVELS	
Total VOC limit	0.5 mg/m ² per hour
4-pc (4-Phenolcyclohexene) limit	0.05 mg/m ² per hour

Compliance Testing: Refer to Carpet and Rug Institute Green Label (US) OR American Society for Testing and Materials (ASTM) D5116 Guide for Small-Scale Environmental Chamber Determinations of Organic Emissions from Indoor Material/Products OR

For carpets and laminate floor coverings, an option for demonstrating compliance with TVOC levels is as follows: ISO 10580 (also known as ISO/TC 219) – Document N238 – Resilient,

Textile and Laminate Floor Coverings Evaluation of Volatile Organic Compounds Emissions, with a limit of 500µg/m²/hr at 24 hours. OR For floor coverings (other than carpet), an option for demonstrating compliance with TVOC levels is as follows:

ISO16000 parts 9, 10 and 11 (also known as the EN 13419), with a TVOC limit at three days of 5mg/m²/h and 0.5mg/m²/h at 28 days.

The contractor must obtain written approval from the design team before using any sealant, adhesive, paint, flooring or fit out items. This approval will be contingent on the provision of proof that the product





has a VOC content below that noted above. At the end of construction, the contractor is required to undertake a final audit to ensure that the correct products have been used.

All carpets comply with the Total VOC (TVOC) limits within Table below. The emission levels detailed in this table must be established by a NATA or another ISO/IEC17025 accreditation laboratory.

Table 12: Flooring VOC limits

ALL CARPET/FLOORING PRODUCTS MUST COMPLY WITH TVOC EMISSION LEVELS – TO ASTM D5116 TEST PROTOCOL	
Carpets using ASTM D5116 Test Protocol:	
Total VOC limit	0.5 mg/m ² per hour
4-pc (4-Phenolcyclohexene) limit	0.05 mg/m ² per hour
Carpet using ISO 16000 test protocol (also known as EN 13419)	
TVOC at three days-	0.5 mg/sqm per hour
Flooring using ISO 10580 (also known as ISO/TC 219) – Document	
TVOC at 24 hours - 0	0.5mg/sqm per hour

9.2 FORMALDEHYDE MINIMISATION

All engineered wood products used internally, including exposed and concealed applications, must have low formaldehyde emissions as defined in the table below, or contain no formaldehyde. Engineered wood products are defined as particleboard, plywood, veneer, MDF, Laminated Veneer Lumber (LVL), High-Pressure Laminate (HPL), Compact Laminate and decorative overlaid wood panels and include both finished and unfinished products.

These requirements are not applicable to exterior applications, formwork, internal car park applications, reused engineered wood products or raw timber.

The contractor must obtain approval from the design team before substituting any product.

The limits listed here are defined according to the test method. The levels listed are equivalent results for different test procedures.

Table 13: Formaldehyde emission limits

TEST PROTOCOL	EMISSION LIMIT/ UNIT OF MEASUREMENTS
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	< 1.0 mg/L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	< 1.5 mg/L





AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	< 1.0 mg/L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	< 1.0 mg/L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	< 1.0 mg/L
JIS A1901 (not applicable to Plywood)	< 1.0 mg/L
ASTM D5116	<0.1 (+/- 0.0005) mg/m ² hr (may also be represented as mg/m ² /hr)
ISO 16000 part 9, 10 and 11 (also known as EN 13419)	<0.1 (+/- 0.0005) mg/m ² hr (may also be represented as mg/m ² /hr)
ASTM D6007	0.12mg/m ³ *
ASTM E1333	0.12mg/m ³ **
EN 717-1 (also known as DIN EN 717-1)	0.12 mg/m ³
EN 717-2 (also known as DIN EN 717-2)	3.5 mg/m ² hr (may also be represented as mg/m ² /hr).
*The test report must confirm that the conditions of Table 1 comply for the particular wood product type, the final results must be presented in EN 717-1 equivalent (as presented in the table) using the correlation ratio of 0.98.	
** The final results must be presented in EN 717-1 equivalent (as presented in the table), using the correlation ratio of 0.98.	





10 CONCLUSION

In conclusion, the presented report provides a comprehensive overview of sustainability commitments that harmonise seamlessly with the core principles of State Planning Policy 7.0: Principle 5 Sustainability. Based on modelling undertaken and sustainable initiatives proposed the development has the ability to achieve a best practice sustainability outcome, delivering positive environmental, social and economic outcomes.

Table 14: Sustainability Commitments

DESCRIPTION	GOAL	SUSTAINABILITY COMMITMENTS
Clean Air	Improve Indoor Environment Quality and Health and Wellbeing of Occupants.	Improved Natural Ventilation strategies
Light Quality		Above 75% of the regularly occupied areas have high level of daylight (above 160 Lux).
Exposure to Toxins		The building's paints adhesives, sealants, and carpets are low in TVOC or non-toxic. The building's engineered wood products are low in TVOC or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.
Urban ecology	Heat Resilience	Light Roof Colour and hardscape elements to reduce Urban Heat Island Effect
	Reduce impacts to Nature	Protect natural wetland ecosystems on site Stormwater retention
Energy use	Reduce Emissions and Water Use.	A minimum of 30% offset in operational energy usage
		High performance building fabric.
		Provision for Solar PV array to supply renewable energy to building.
		High WELS Ratings (these equal to a 24% reduction in potable water).
Water use		
Lighting use		20% reduction in lighting power when compared to NCC DTS. External lighting to meet AS 4282 and Wildlife Sensitivity requirements.
Material Efficiency	Waste Efficiency	Consideration of end of life and recyclability of materials used. Operational Waste Efficiency
Movement and place	Low Carbon Transport Options	Provision for EV Charging bays
		Provision for Bicycle parking
Design for Inclusion	Social Health.	Disability Access and Inclusive design
	Indigenous Inclusion	The building's design incorporates design elements using the Indigenous design and planning strategies and principles.



GIORGI

Millers Point Restaurant

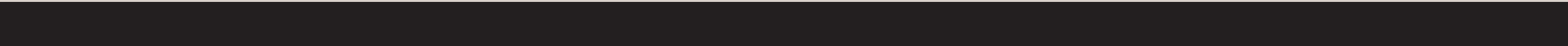
Lot 502 (#5) Mill Point Road, South Perth

Development Application
SPP 7.0 Design Principles Assessment

Architects + Builders

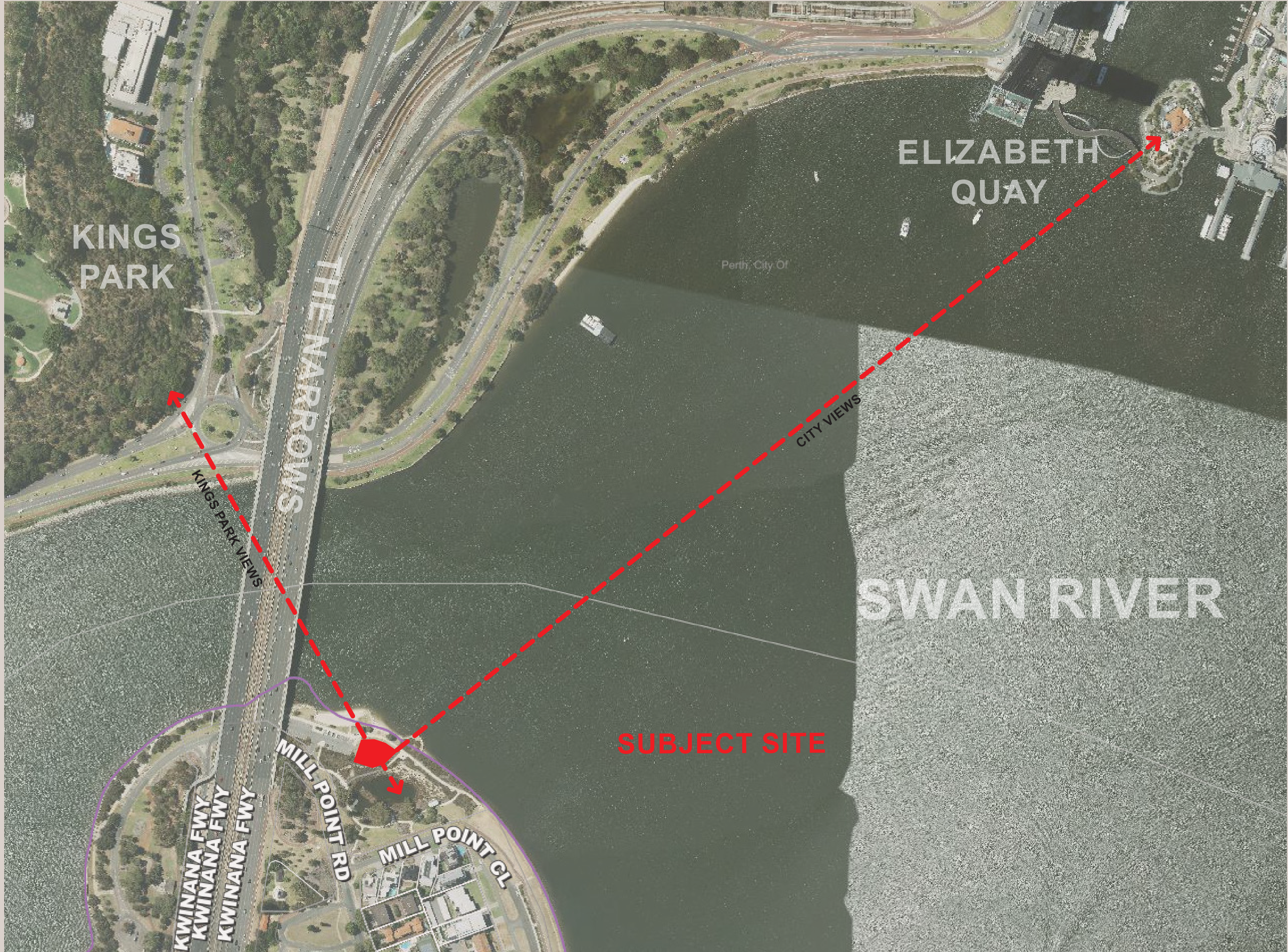
Perth Built

Since 1994



1.0 Context and Character

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



The subject site is located to a unique portion of the South Perth foreshore, immediately east of the Narrows Bridge, north of Millers Pool with aspect across the Swan River to Kings Park to the north-west and Elizabeth Quay to the north-east. The site is on reclaimed land and has been extensively landscaped in keeping with the “Perth Water Buneenboro Landscape & Planting Guideline” in 2017, specifically to the periphery of Miller’s Pool.

The existing architectural character of the South Perth foreshore presents as an eclectic mix of large single residential homes and commercial functions to the Mends Street precinct. The proposed restaurant presents as a contemporary, sculptural form, tying together the distinctive characteristics of its context including its prominent natural and built features, building upon its social and economic uses with sensitivity towards its existing environmental condition and the overall qualities of its built environment.

The closest residences are located approximately 100m from the subject site. The building has been arranged into two portions, seperated by a sweeping rammed earth wall, with BOH and services located to the rear and roofline kept at a minimal profile.



🕒 Figure 1.1 - Location Plan and Site photos

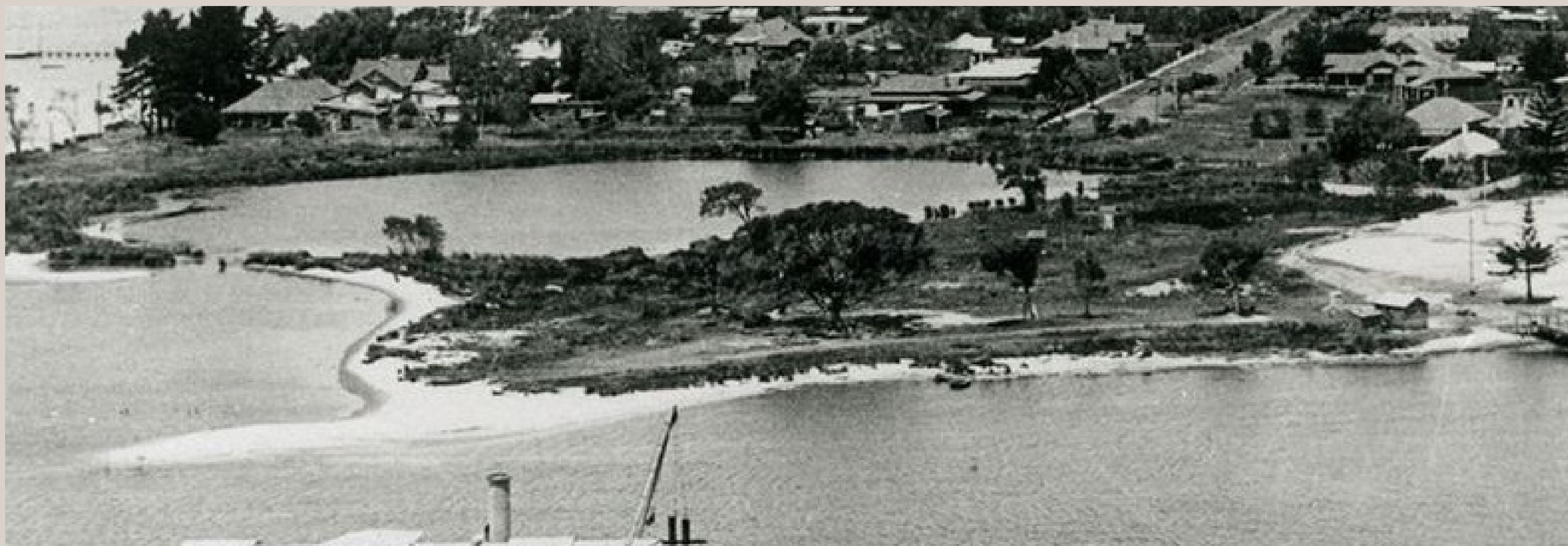


Figure 1.4 - Historical Imagery

‘Goorgygoogup, also referred to as Millers Pool is a place of great significance to the Noongar people. The natural pool was located near Booryulup (close to Richardson Park) and Beenabup (Como Beach).

Historical records indicate the pool was a large permanent embayment on the Swan River covering an area of approximately two hectares, providing protected water for local fauna. The area and its surrounds were part of an important camping and fishing area for the Noongar Bibbulmun people. It was also one of the original encampment sites for European settlers, and served as a pseudo port for the flour mill in the 1830s.

William Kernot Shenton saw the potential for the pool to aid his milling operation, and a spur channel was dug from the pool to his mill, allowing boats easy access to offload grain. In 1896 the pool took on another life as a wildlife sanctuary. Worried that the black swan was becoming extinct, the colonial government built a fence around the pool and offered a bounty: any healthy swan presented to Constable Rewell of the Water Police was worth a guinea. Though housing hundreds of swans and operating until 1914, the Millers Pool Swannery failed to produce a breeding population.

The pool was a controversial feature, considered both a valuable natural landmark and a mosquito-infested eyesore. It was finally destroyed in 1938, filled in with silt gained from dredging ferry channels through the Narrows.’

Collections WA (<https://collections.wa.net.au/node/54711>)

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The design team has undertaken a series of meaningful meetings and Design Workshops with the Whadjuk Aboriginal Corporation Cultural Advisory Committee to gain an understanding into the cultural history and meaning of place.

From these meetings, key learnings have been incorporated into the design response to reinforce a meaningful narrative that acknowledges the history and responds to the unique character of place in a way that all users can enjoy for generations to come.

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THE DESIGN OF THE RESTAURANT FEATURES A RAMMED EARTH SPINE WALL THAT SERVES AS BOTH A STRUCTURAL AND SCULPTURAL ELEMENT, INSPIRED BY THE TEXTURED, LAYERED BARK OF THE PAPERBARK TREE (MELALEUCA). THIS BLADE WALL GRACEFULLY SWEEPS THROUGH THE MAIN RESTAURANT, DIVIDING THE FRONT AND BACK OF HOUSE WHILE BECOMING A CENTRAL FOCAL POINT FOR DINERS. ITS ORGANIC FORM AND NATURAL MATERIALITY CREATE A TACTILE, IMMERSIVE EXPERIENCE THAT CONNECTS GUESTS TO THE LANDSCAPE AND



THE PROPOSED AMPHITHEATRE-STYLE SEATING INTEGRATED INTO THE KIOSK DESIGN FOSTERS A GATHERING SPACE FOR YARNS AND STORYTELLING, ENHANCING COMMUNITY ENGAGEMENT AND CULTURAL EXCHANGE. POSITIONED AT THE MOST PROMINENT CORNER OF THE SITE, THE DESIGN TAKES FULL ADVANTAGE OF ITS ASPECT TO THE SWAN RIVER AND MILLERS POOL, CREATING A VISUALLY AND EXPERIENTIALLY RICH SETTING.



THE PROPOSED ARTWORK INSTALLATION INTEGRATES THE WHADJUK FISH TRAP SONG INTO THE RESTAURANT'S EXTERIOR CONCRETE WALL AS 'IMPRINTS', CELEBRATING THE DEEP CULTURAL AND HISTORICAL SIGNIFICANCE OF THE WHADJUK NOONGAR PEOPLE AND FORMING A MEANINGFUL CONNECTION WHICH TIES THE RESTAURANT AND KIOSK TO PLACE.

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2.0 Landscape Quality

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

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Figure 2.1 - Existing vegetation on site

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

The “Perth Water Buneenboro Landscape & Planting Guideline” refers to this land as zone #16 “Miller Pool”. As such, Millers Pool Restaurant seeks to achieve the following:

Landscaping with Constraints

Focus on supporting biodiversity connections, while providing amenity value through play and educational initiatives and recognising constraints such as river and city views from public points.

- Revegetate using a mix of low vegetation near identified public viewing corridors and providing opportunities for shade where appropriate.
- Species associated with the Vasse Complex are encouraged, however, species from within the Perth Water Buneenboro Plant Species List are acceptable.

Vasse Complex

Mixture of the closed scrub of *Melaleuca* species fringing woodland of:

- *Eucalyptus rudis* (Flooded Gum)
- *Melaleuca* species and open forest of *Eucalyptus gomphocephala* (Tuart)
- *Eucalyptus marginata* (Jarrah) – *Corymbia calophylla* (Marri).

Appendix A – Plant Species List is quite extensive and offers many options for use.



Figure 2.2 - Landscape Precedent Imagery

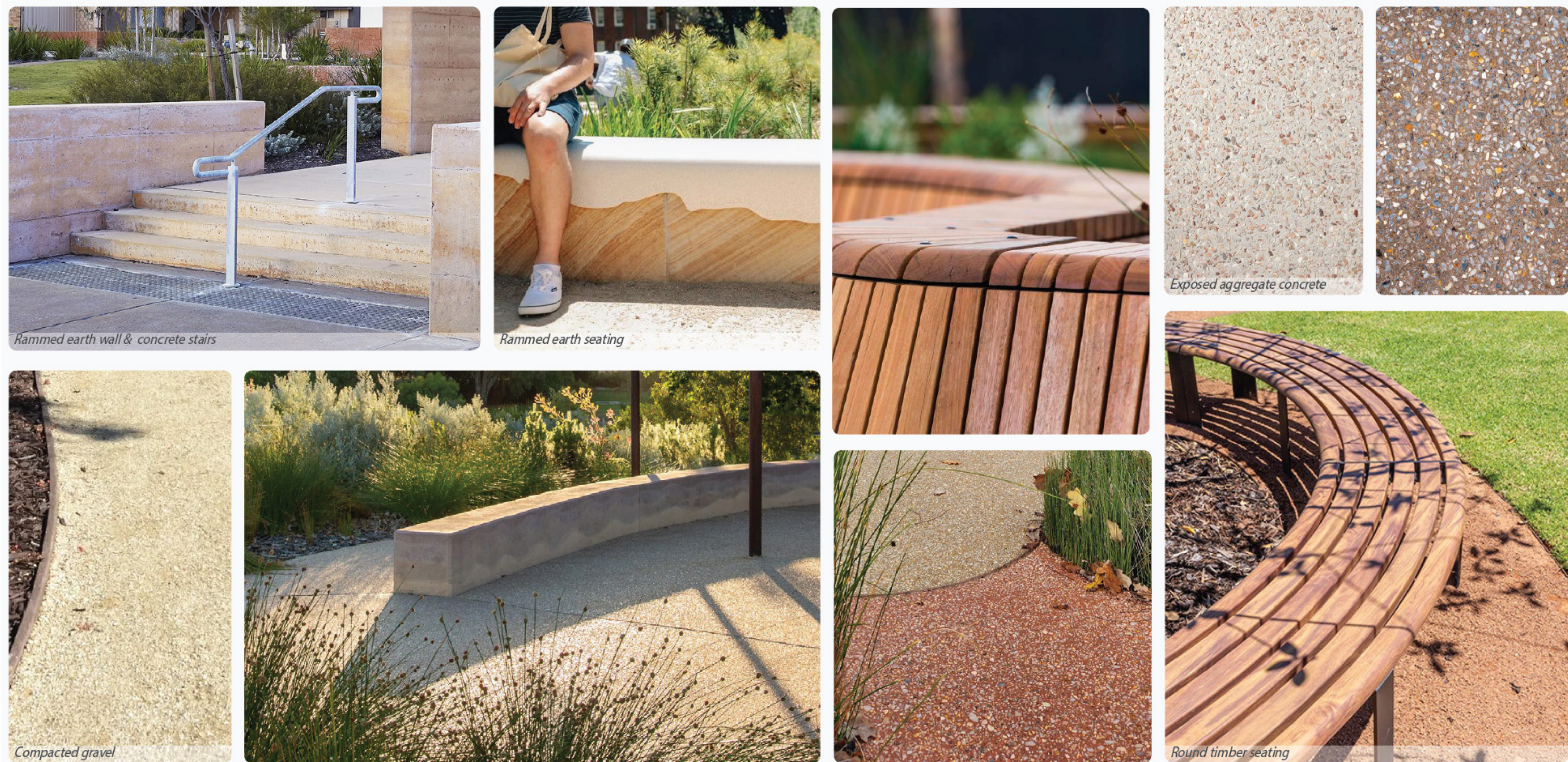
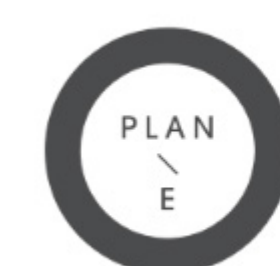


Figure 2.3 - Landscape Precedent Imagery



LANDSCAPE ARCHITECTS
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Working with the overall design narrative, the landscape responds to the unique character of place to connect & bed the Building into the environment and the locale.

The landscape scheme focuses on extending the riverine planting of Millers Pool to the restaurant surrounds with feature tree planting at the entry & Amphitheatre, further reinforcing the landscape design narrative.

Seating along the foreshore path and adjacent to the kiosk Amphitheatre space, offers a variety of places to take in the river views and meet with friends. The provision of shade tree planting to the car park lifts the amenity to this part of the South Perth Foreshore.

The new landscape works will work with and are limited to mitigating any impact on the existing landscape through careful integration of new landscape works within the existing pathways, foreshore path & car park. The selection of natural hard landscape materials such as pavements, walls and seating are intended to reflect the existing material palette and create a seamless landscape design for this important site.

- Plan E Landscape Architects



LEGEND

- 01 EXPOSED AGGREGATE INSITU CONCRETE PAVEMENT TO ENTRY & SERVICE AREA
- 02 FEATURE ENTRY GARDEN WITH LOW SHRUB, GRASS/SEDGE PLANTING & FEATURE LIMESTONE BOULDERS
- 03 FEATURE ENTRY TREE (BIBOOL/FRESHWATER PAPERBARK)
- 04 FEATURE TREE PLANTING
- 05 SHALLOW STORAGE BASIN WITH LOW SHRUB, GROUND COVER & REED SEDGE PLANTING REFLECTING RIVERINE PLANTING
- 06 LOW PLANTER WITH BUILT IN TIMBER BENCH SEAT. PLANTED WITH LOW GROUND COVERS AND CASCADING PLANTS.
- 07 FEATURE KIOSK TREE (KONDIL / COMMON SHE OAK)
- 08 TIMBER CIRCULAR BENCH YARNING SEAT
- 09 STEPPED SEMI CIRCULAR RAMMED EARTH SEATING/AMPHITHEATRE/GATHERING SPACE WITH EXPOSED AGGREGATE PAVEMENT AND DERBAL YERRIGAN (SWAN RIVER) STORIES
- 10 BICYCLE RAILS FOR KIOSK
- 11 REVEGETATION OF DISTURBED VEGETATION TO MILLERS POOL WETLAND (ALL PLANT SPECIES TO BE LOCAL)
- 12 EXISTING VEGETATION TO MILLERS POOL WETLAND TO BE RETAINED
- 13 NATIVE SHADE TREES TO CARPARK WITH UNDER PLANTING OF LOW SHRUBS & GROUNDCOVERS



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3.0 Built Form and Scale

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

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Figure 3.1 - Existing Built Scale and Character



Figure 3.2 - Future Built Scale and Character

Existing Character

SPACP - Mill Point Precinct

2.3.3 - 'The Mill Point character area is a predominantly residential area characterised by green, leafy streets and buildings set back from the public realm. This significant amenity is complemented by its proximity to the South Perth Foreshore and views to the Perth CBD and Swan River. In the future, this character will be enhanced through upgrades to the public realm and new development that responds to and enhances the special amenities that make the area a great place to live.'

Desired Future Character

SPACP - Mill Point Precinct

The City of South Perth's desired future character is a liveable, sustainable, and connected community with a unique natural environment, featuring active, vibrant neighborhoods and a distinct identity. This vision is pursued through plans that aim for green, accessible spaces, a sustainable built environment, improved biodiversity, active street frontages, diverse housing, and vibrant public areas connected to the Foreshore and transport nodes.

In line with 2.3.3.1 the proposal seeks to reflect the garden character of the area through the incorporation of a considered and visually pleasing roof form and living walls where appropriate.

It was important from the outset that a proposal to this prominent location sought to limit bulk and scale to a modest single level development to minimise impact on solar access and preserve view corridors between buildings wherever possible. This would ensure that the eventual development would be in line with the City of South Perth's vision for building heights - generally stepping down towards the Northern end of the South Perth Peninsula and the Swan River in accordance with the applicable Building Height and Plot Ratio Limits.

Identified early was also the existing condition of the public carpark and walkway adjacent to the site. The proposal incorporates considered hard and soft landscaped zones to provide pedestrian respite on what is a key movement corridor on the South Perth foreshore. Trees have been incorporated to the existing carpark offering further shading and landscaping to what is currently a derelict carpark with limited shading.

In line with the City's vision, the development respects the upgrade of the South Perth Esplanade as a low speed waterfront boulevard and park with pedestrian and cyclist movements prioritised by the insertion of a publicly-accessible private open space. Amenity impacts from the freeway are managed with considered visual and physical buffer through the use of landscaping, tree planting and low sound walls.

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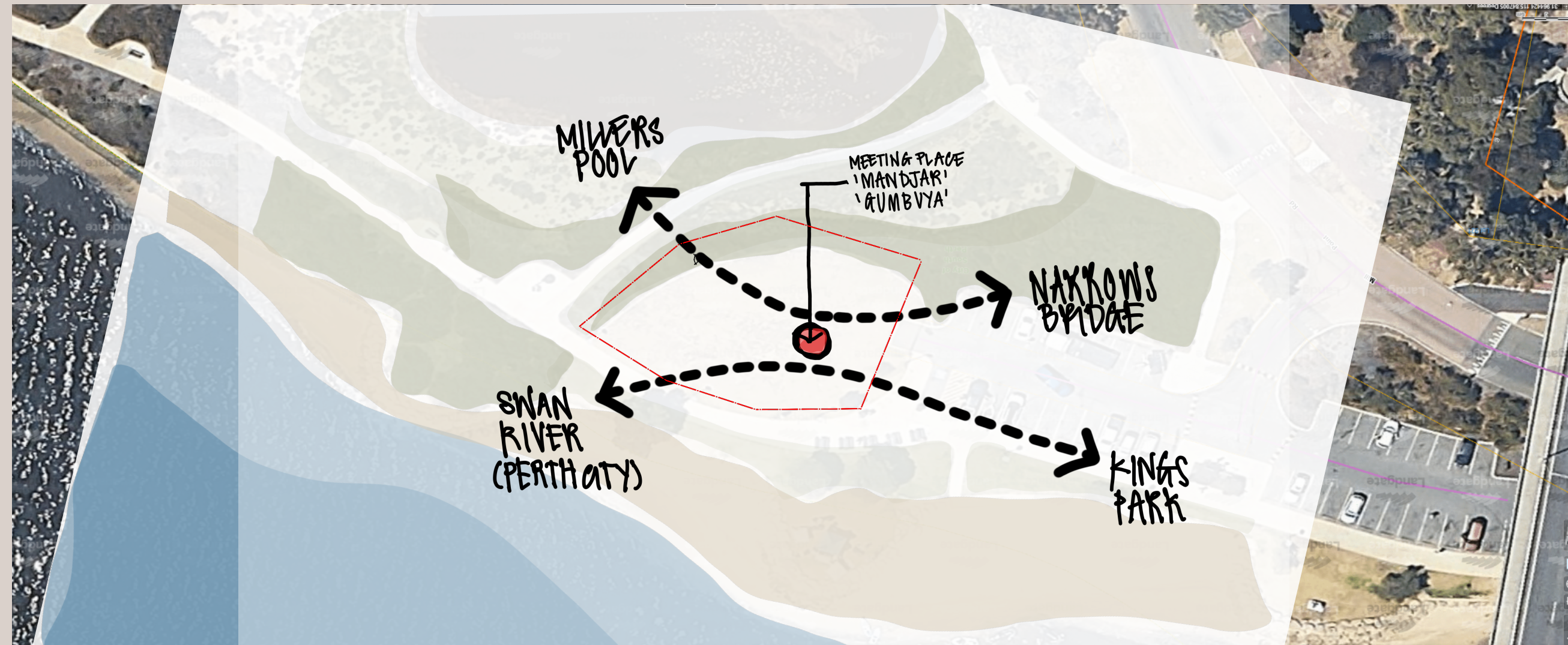


Figure 3.3 - Concept Diagram - Context

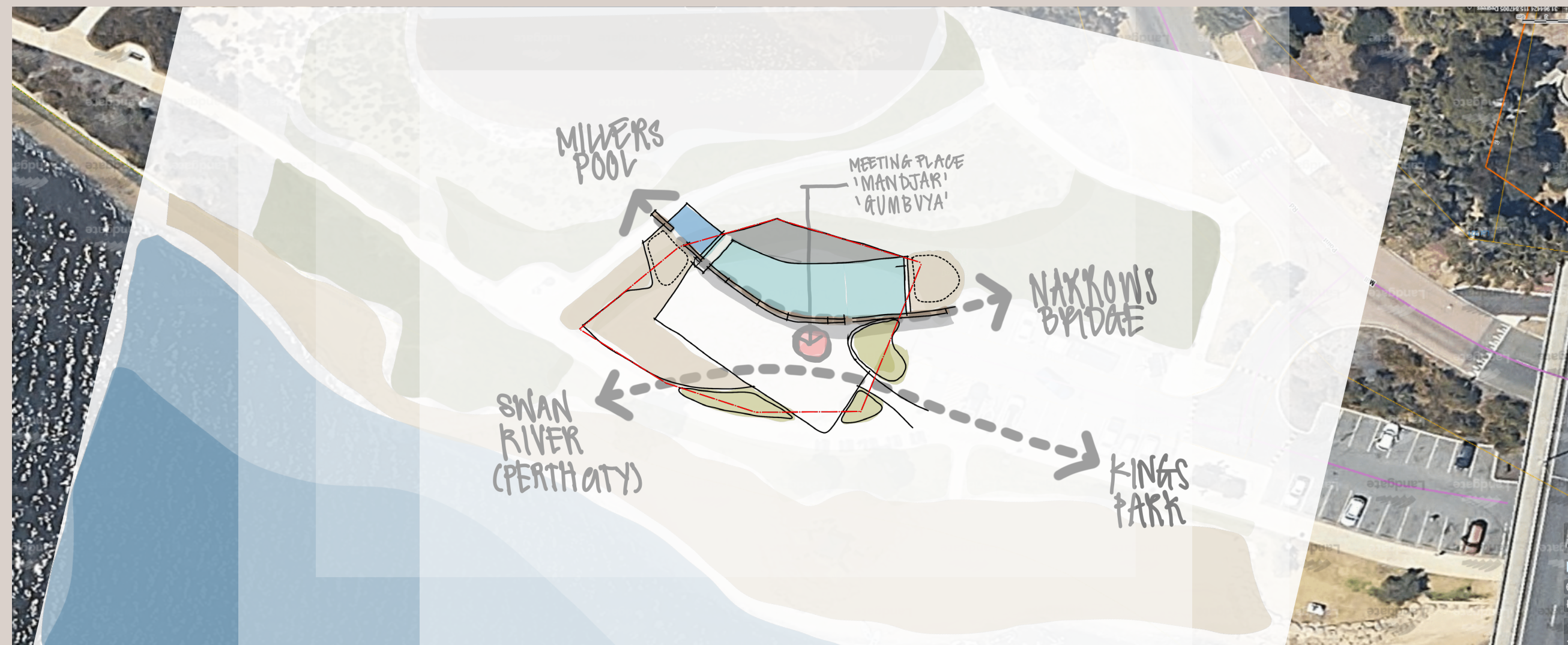


Figure 3.4 - Concept Diagram - Form

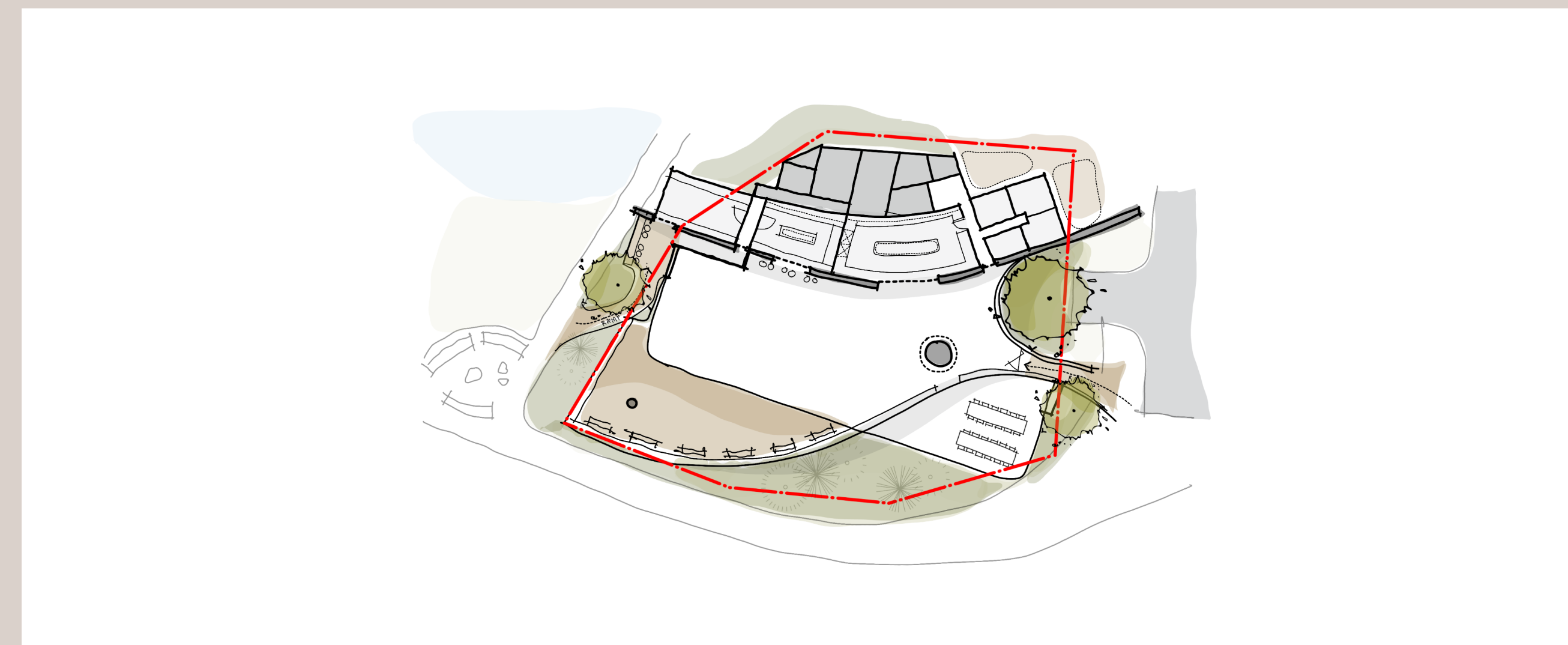


Figure 3.4 - Concept Diagram - Form

Architectural Response

The proposed restaurant at Millers Pool is conceived as a subtle and contextually responsive architectural statement that celebrates its prominent location at the confluence of Perth's most iconic natural and urban landmarks; Kings Park, the Swan River, Perth City, and the Narrows Bridge.

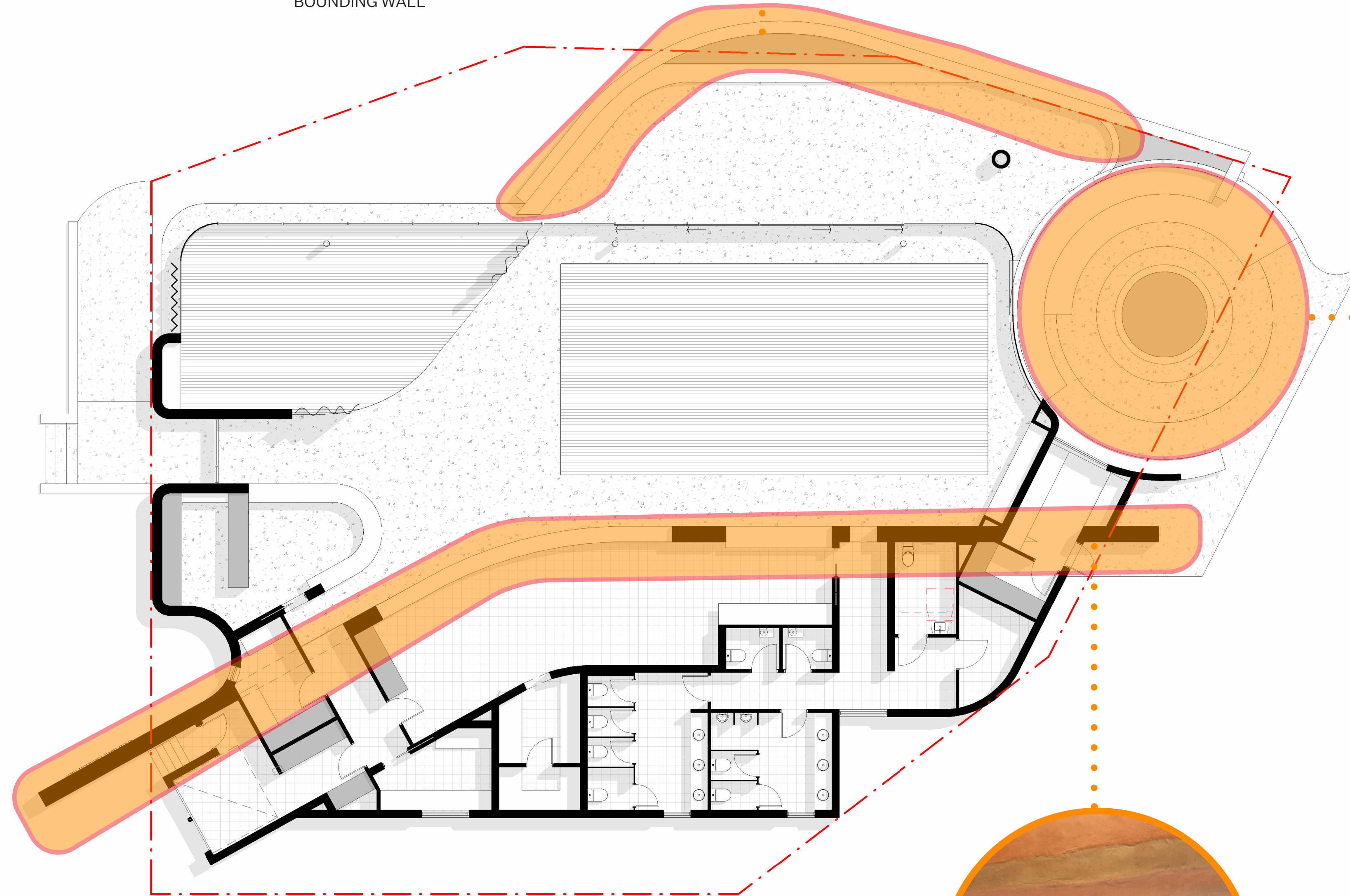
Anchored in the rich history of Millers Pool as an indigenous place of gathering and connection, the architectural approach seeks to reinterpret storytelling of its custodians through a contemporary lens, to be shared by all in the modern day. The building's low-profile form floats over the natural contours of the site, ensuring minimal disruption to the existing vegetation and visual impact from the surrounding parkland and foreshore. Its elongated and highly articulated shape sweeps across the landscape, opening out toward panoramic river and city views while maintaining a respectful scale and character in relation to the adjacent residential areas to the south-west.

A carefully composed palette of natural materials and tactile finishes allows the building to age gracefully within its setting, echoing the textures and tones of the riverbank and surrounding vegetation. Expansive glazing, deep overhangs, and shaded terraces invite a fluid connection between interior and exterior spaces, allowing patrons to experience the changing light and atmosphere of the riverfront throughout the day.

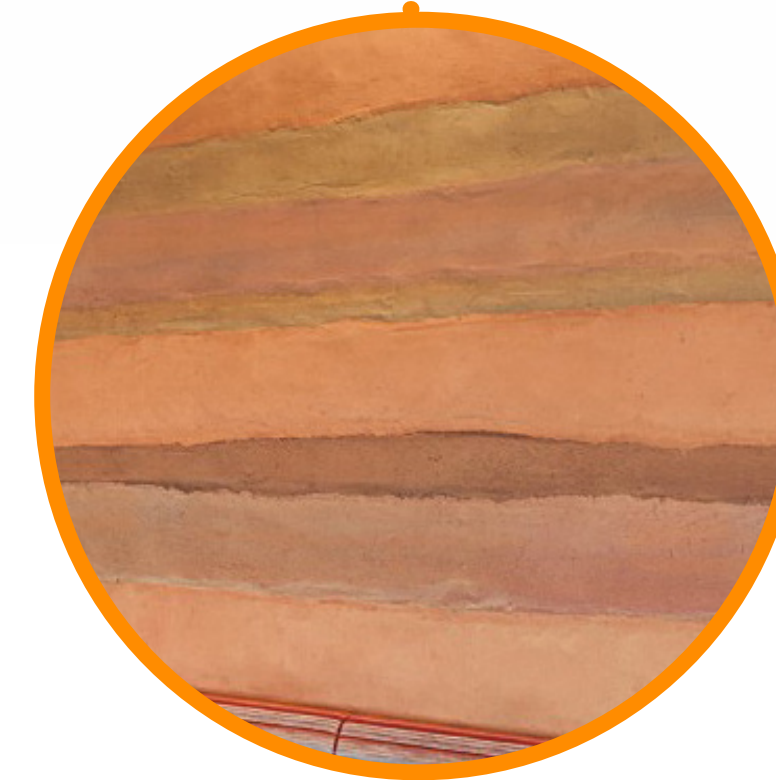
The design aspires to create not only an exciting destination for dining but also a landmark of subtlety, aiming to enhance the experience of adjacent Millers Pool and the Swan River to strengthen its identity as a meeting place where Perth's natural beauty and rich cultural history coexist.



THE FISH TRAP SONG
BOUNDING WALL



YARN CIRCLE
KIOSK FORECOURT



PAPERBARK
SPINE WALL

SK06



Figure 3.5 - Proposed Form - integration to context

KIOSK AND YARN CIRCLE



THE SEATING IS DESIGNED AS A SEMI-CIRCULAR AMPHITHEATRE, EMBRACING THE KIOSK AS ITS FOCAL POINT WHILE MAINTAINING AN OPEN CONNECTION TO THE LANDSCAPE. THE STEPPED SEATING FOLLOWS THE NATURAL CONTOURS OF THE SITE, CREATING AN INFORMAL YET STRUCTURED GATHERING SPACE THAT ACCOMMODATES BOTH INTIMATE AND LARGER GROUP DISCUSSIONS. THE ORIENTATION MAXIMIZES RIVER VIEWS WHILE ENSURING OPTIMAL ACOUSTIC PROJECTION, ALLOWING NATURAL VOICES TO CARRY WITHIN THE SPACE WITHOUT AMPLIFICATION. RATHER THAN A SEPARATE NODE WITHIN THE LANDSCAPE, THE AMPHITHEATRE SEAMLESSLY CONNECTS TO THE KIOSK, BECOMING A KEY NODE ON THE SOUTH PERTH FORESHORE, ALLOWING VISITORS TO SHARE IN FOOD AND DRINK WHILE PARTICIPATING IN STORYTELLING SESSIONS. THE OPEN AND WELCOMING FORM ENCOURAGES SPONTANEOUS INTERACTIONS AND PASSIVE ENGAGEMENT FOR THOSE WALKING THROUGH THE SPACE. STRATEGICALLY PLACED SOFT LIGHTING ENSURES USABILITY IN THE EVENING, INVITING STORYTELLING SESSIONS UNDER THE STARS. THE SEATING INCORPORATES ORGANIC CURVES, INSPIRED BY TRADITIONAL GATHERING CIRCLES AND THE RIPPLING FLOW OF THE RIVER.

THE SPACE IS DESIGNED IN CONSULTATION WITH WHADJUK NOONGAR ELDERS AND KNOWLEDGE KEEPERS, ENSURING CULTURAL AUTHENTICITY AND RESPECT FOR STORYTELLING TRADITIONS. EMBEDDED INTERPRETIVE ELEMENTS (SUCH AS ENGRAVED STORIES, NOONGAR LANGUAGE PLAQUES, OR DIGITAL QR CODES) ENHANCE THE CULTURAL LEARNING EXPERIENCE. BY INCORPORATING AMPHITHEATRE-STYLE SEATING, THE KIOSK TRANSFORMS INTO A CULTURAL AND COMMUNAL LANDMARK, ENRICHING THE EXPERIENCE OF VISITORS WHILE STRENGTHENING THE CONNECTION BETWEEN PEOPLE, PLACE, AND STORYTELLING TRADITIONS. POSITIONED WITH BREATHTAKING VIEWS OF THE SWAN RIVER AND MILLERS POOL, THE SPACE EMBODIES THE SPIRIT OF GATHERING, LEARNING, AND SHARING, ENSURING A MEANINGFUL AND ENDURING LEGACY.

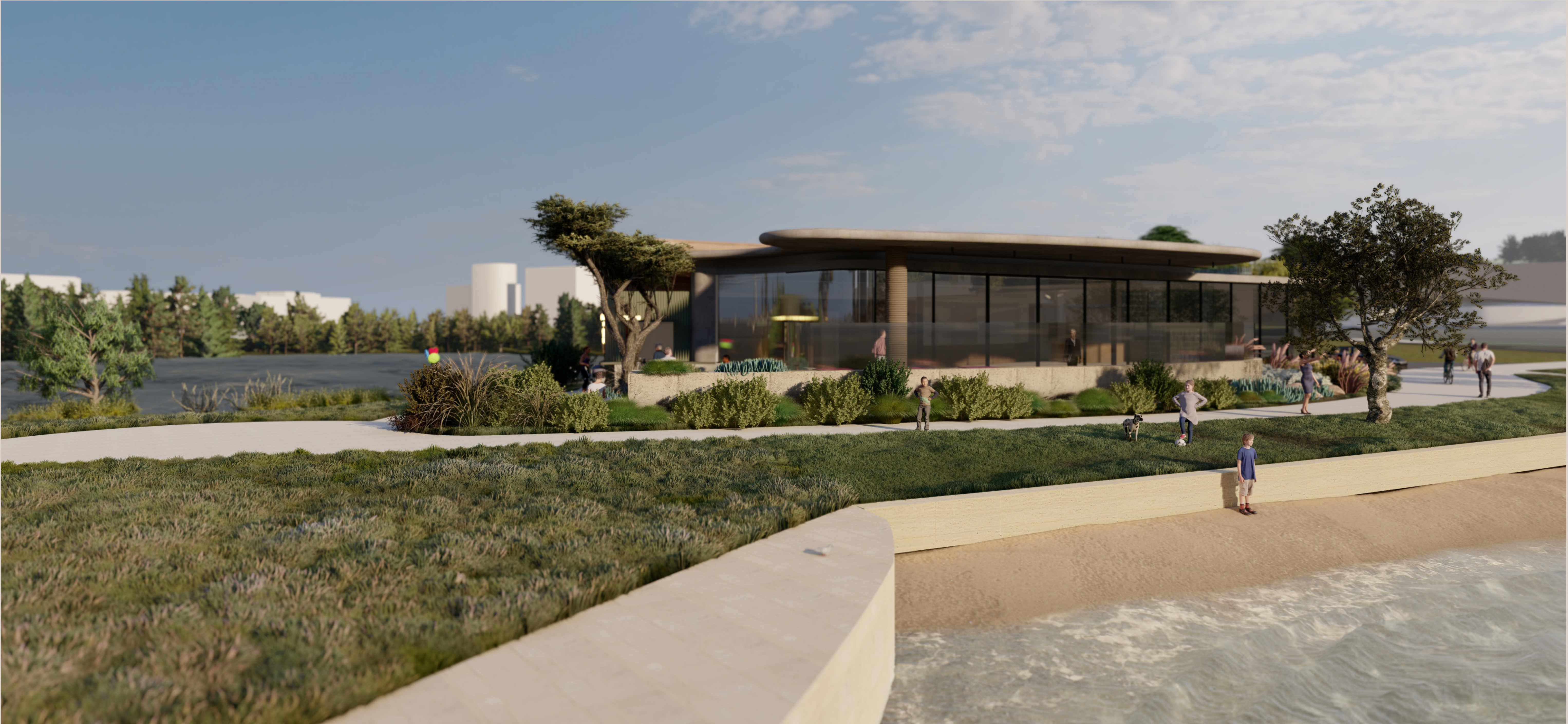
KIOSK AND YARN CIRCLE



MATERIAL PALETTE



KIOSK AND YARN CIRCLE



GIORGI

SK06

KIOSK AND YARN CIRCLE



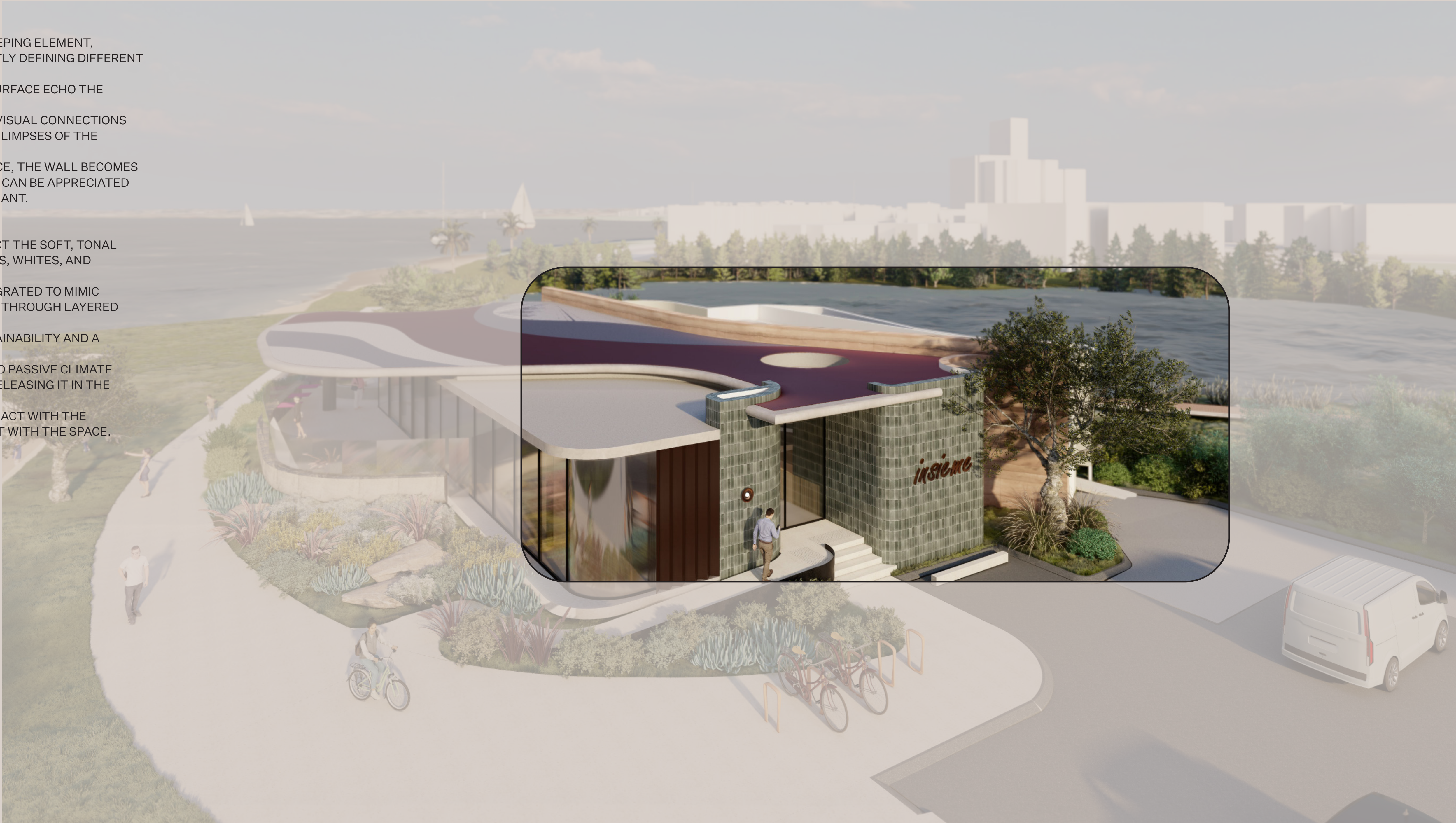
PAPERBARK WALL

FORM & SPATIAL ORGANIZATION

- THE WALL IS DESIGNED AS A CONTINUOUS, SWEEPING ELEMENT, GUIDING MOVEMENT THROUGH THE SPACE AND SUBTLY DEFINING DIFFERENT ZONES WITHIN THE RESTAURANT.
- ITS VARYING THICKNESSES AND UNDULATING SURFACE ECHO THE PEELING LAYERS OF THE PAPERBARK TREE.
- OPENINGS WITHIN THE WALL PROVIDE FRAMED VISUAL CONNECTIONS BETWEEN THE FRONT-OF-HOUSE DINING AREA AND GLIMPSES OF THE KITCHEN, CELEBRATING THE CRAFT OF COOKING.
- POSITIONED AS THE RESTAURANT’S CENTREPIECE, THE WALL BECOMES A BACKDROP FOR INTIMATE DINING MOMENTS WHICH CAN BE APPRECIATED FROM BOTH WITHIN AND EXTERNAL TO THE RESTAURANT.

MATERIALITY & CONSTRUCTION

- THE RAMMED EARTH MIX IS CURATED TO REFLECT THE SOFT, TONAL VARIATIONS OF PAPERBARK, WITH WARM SANDY HUES, WHITES, AND OCHRES.
- TEXTURED FINISHES AND STRIATIONS ARE INTEGRATED TO MIMIC THE FIBROUS, ORGANIC QUALITY OF BARK, ACHIEVED THROUGH LAYERED COMPACTION TECHNIQUES AND NATURAL OXIDES.
- LOCALLY SOURCED AGGREGATES ENSURE SUSTAINABILITY AND A STRONG CONNECTION TO THE LAND.
- ITS THERMAL MASS PROPERTIES CONTRIBUTE TO PASSIVE CLIMATE CONTROL, ABSORBING HEAT DURING THE DAY AND RELEASING IT IN THE EVENING.
- THE TACTILE SURFACE INVITES DINERS TO INTERACT WITH THE MATERIAL, DEEPENING THEIR SENSORY ENGAGEMENT WITH THE SPACE.



THE FISH TRAP SONG



THIS ARTISTIC INTERVENTION WILL TRANSFORM THE WALL INTO A NARRATIVE CANVAS, WHERE SONG, TEXTURE, AND SYMBOLISM CONVERGE, CREATING AN IMMERSIVE EXPERIENCE FOR PASSERSBY, ACCESSIBLE TO ALL MEMBERS OF THE PUBLIC.

AN EOI PROCESS FOR WHADJUK NOONGAR ARTISTS WILL BE RUN TO APPOINT THE SUCCESSFUL ARTIST TO CONSULT WITH THE DESIGN TEAM. SOME EARLY IDEAS RAISED IN CONSULTATION WITH THE WHADJUK ABORIGINAL CORPORATION AND SUBJECT TO FURTHER CONSULTATION:

- THE BASE OF THE ARTWORK WILL FEATURE IMPRINTED CONCRETE, REFERENCING THE ANCIENT STONE FISH TRAPS USED BY THE WHADJUK NOONGAR PEOPLE. ENGRAVED NOONGAR SYMBOLS REPRESENTING WATER, FISH, AND GATHERING PLACES WILL FORM A CONTINUOUS MOTIF ACROSS THE WALL.
- EXCERPTS FROM THE WHADJUK FISH TRAP SONG WILL BE ETCHED SUBTLY INTO THE SURFACE, ALLOWING DINERS TO DISCOVER THE WORDS THROUGH TOUCH AND SIGHT.
- NOONGAR LANGUAGE WILL BE HIGHLIGHTED, WITH TRANSLATIONS SUBTLY INCORPORATED TO ENHANCE CULTURAL UNDERSTANDING.
- LASER-CUT METAL OVERLAYS WILL DEPICT FISH MOVING THROUGH FLOWING WATERS, SYMBOLIZING THE CYCLICAL NATURE OF LIFE AND SUSTAINABILITY.
- INTEGRATED LED BACKLIGHTING WILL CREATE SHIFTING SHADOWS, SIMULATING THE MOVEMENT OF WATER AND FISH WHEN LIGHT CHANGES THROUGHOUT THE DAY.
- A QR CODE EMBEDDED INTO THE ARTWORK WILL ALLOW VISITORS TO LISTEN TO A TRADITIONAL RENDITION OF THE FISH TRAP SONG, CONNECTING THE VISUAL AND AUDITORY EXPERIENCE. THE PROJECT WILL BE DEVELOPED IN CONSULTATION WITH WHADJUK NOONGAR ELDERS AND ARTISTS, ENSURING AUTHENTICITY, RESPECT, AND APPROPRIATE STORYTELLING.

GIORGI



Figure 3.6 - Proposed Built Form - Aspect From River

Organic sweeping lines articulate the plan, reflecting the natural movement of the foreshore and Swan River embankment and tie the building to its unique views of significance.

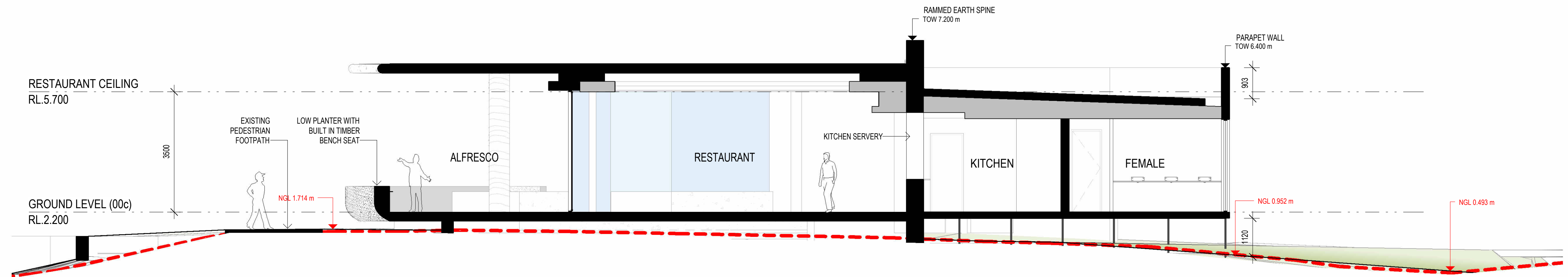
The floor level of the building is set at a slight elevation above the footpath to finished floor level, facilitating a strong visual connection with pedestrians and cyclists passing by on the established footpath.



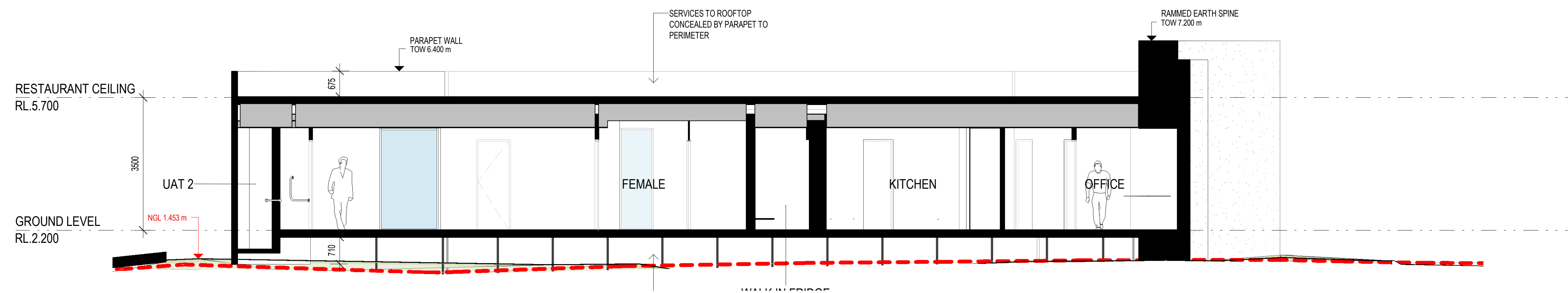
Figure 3.7 - Proposed Built Form - Aspect From River

Organic sweeping lines articulate the plan, reflecting the natural movement of the foreshore and Swan River embankment and tie the building to its unique views of significance.

The floor level of the building is set at a slight elevation above the footpath to finished floor level, facilitating a strong visual connection with pedestrians and cyclists passing by on the established footpath.



SECTION 1



SECTION 2

GIORGI

SK06



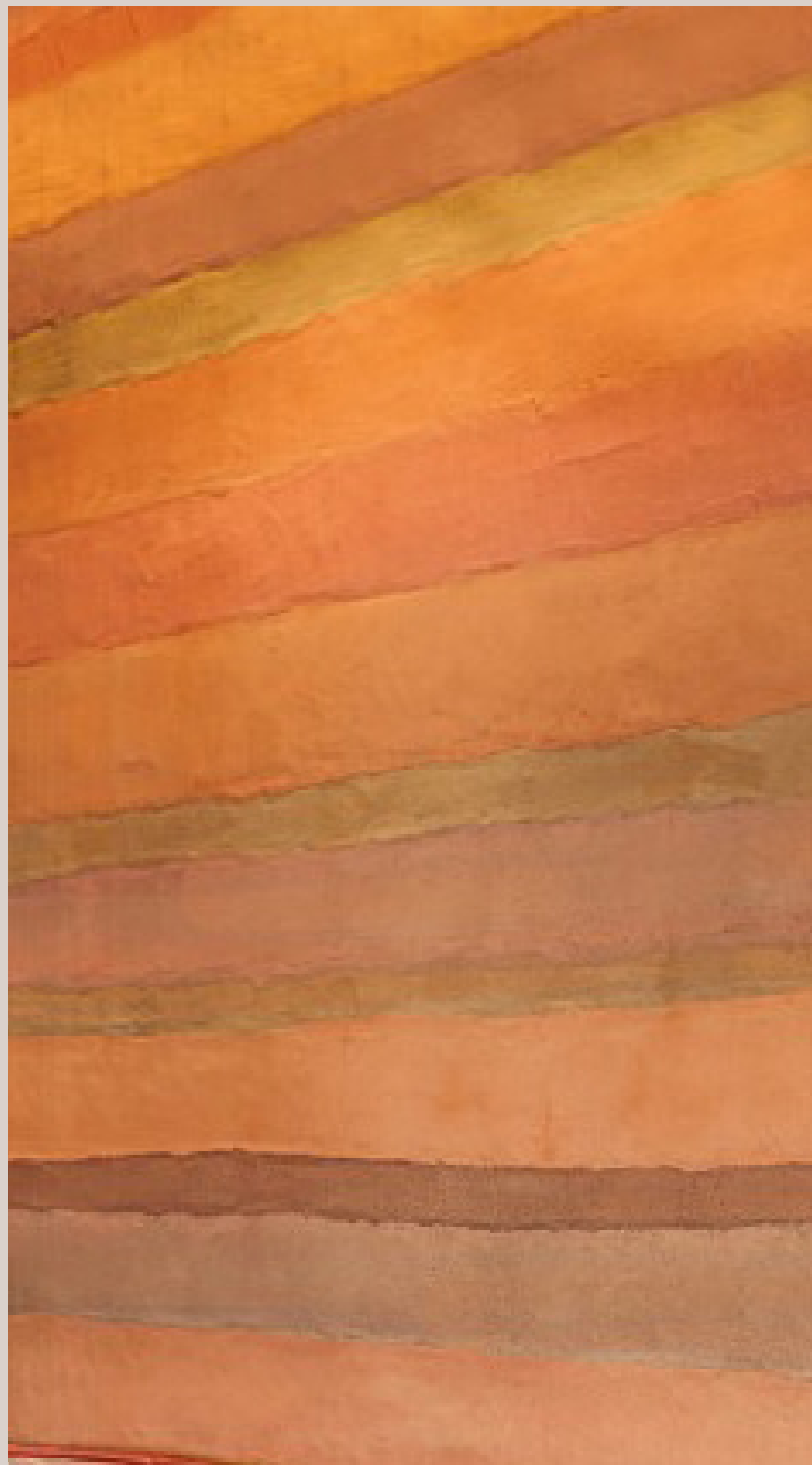
Figure 3.8 - Proposed Built Form - Aspect From Mill Point Road
The development takes on a single storey scale with low profile with consideration to the existing residential properties of Mill Point Road approximately 100m away, appearing from the street as a low profile form nestled into the existing landscape.



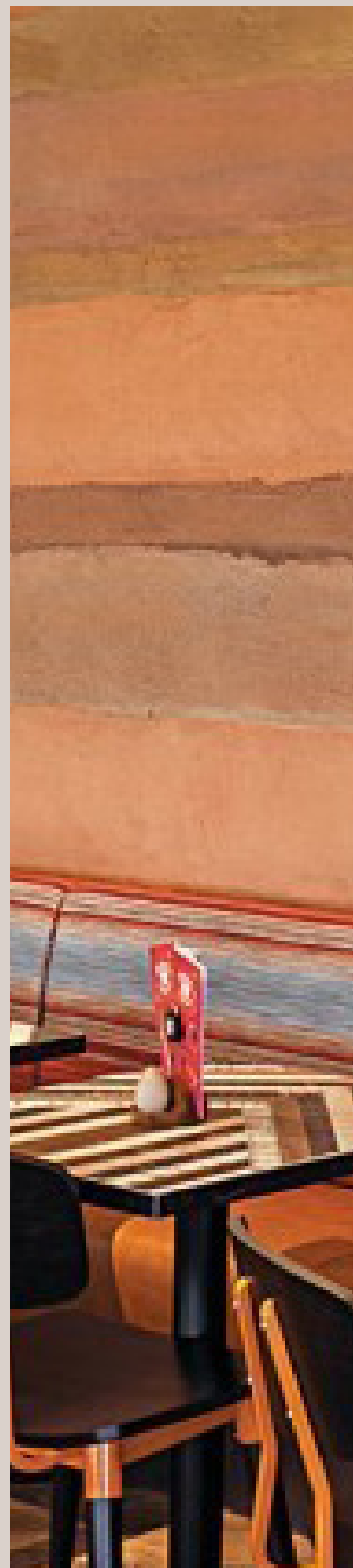
Figure 3.9 - Aerial Photo indicating proximity to existing Residences and existing vegetation

4.0 Functionality and Build Quality

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



Rammed Earth Spine
'Paperbark Wall'



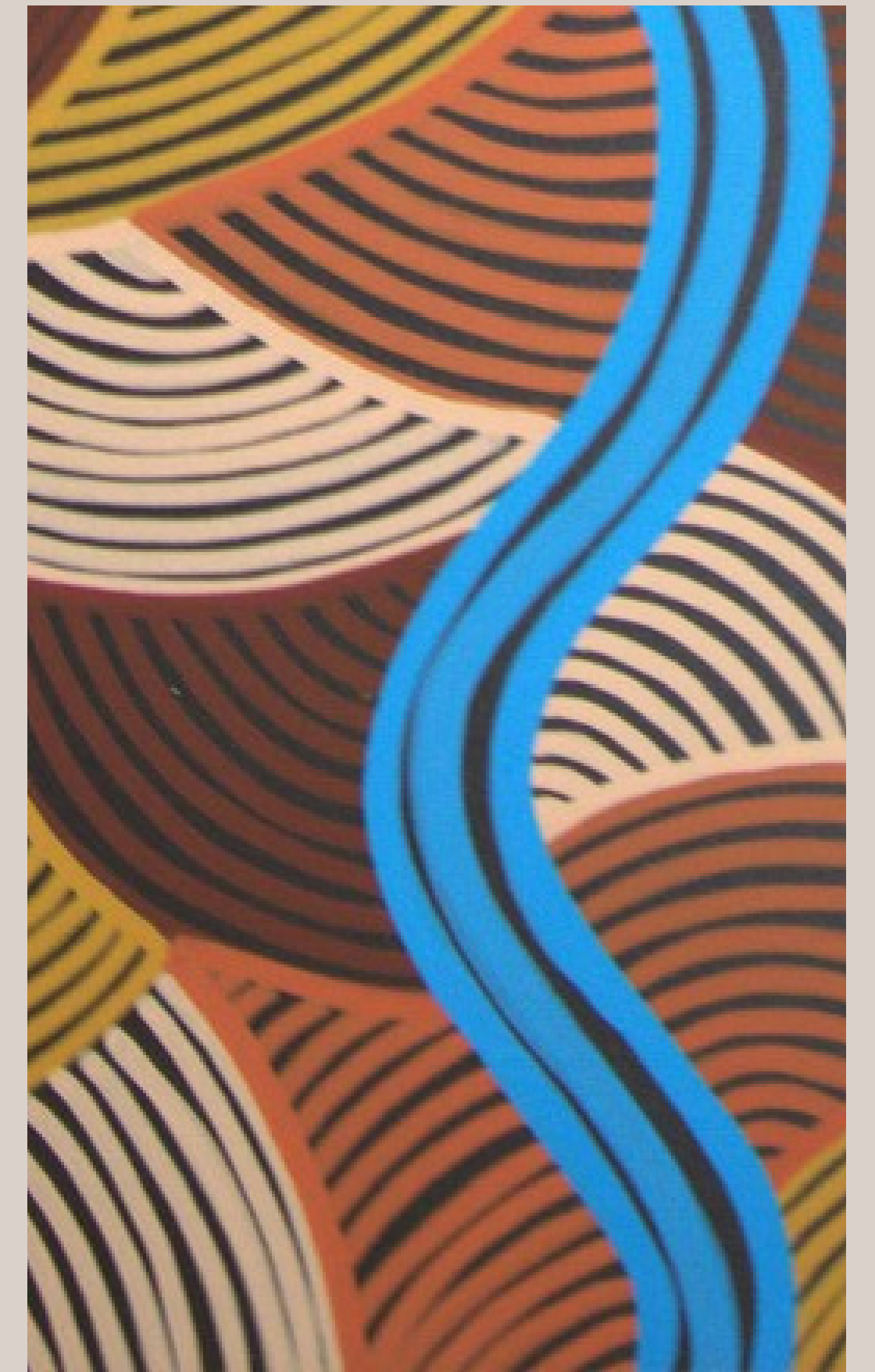
Concrete



Glazed Tile



Timber



Roof Art

5.0 Sustainability

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

DESCRIPTION	GOAL	SUSTAINABILITY COMMITMENTS
Clean Air	Improve Indoor Environment Quality and Health and Wellbeing of Occupants.	Improved Natural Ventilation strategies
Light Quality		Above 75% of the regularly occupied areas have high level of daylight (above 160 Lux).
Exposure to Toxins		The building's paints adhesives, sealants, and carpets are low in TVOC or non-toxic. The building's engineered wood products are low in TVOC or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.
Urban ecology	Heat Resilience	Light Roof Colour and hardscape elements to reduce Urban Heat Island Effect
	Reduce impacts to Nature	Protect natural wetland ecosystems on site Stormwater retention
Energy use	Reduce Emissions and Water Use.	A minimum of 30% offset in operational energy usage
		High performance building fabric.
		Provision for Solar PV array to supply renewable energy to building.
Water use		High WELS Ratings (these equal to a 24% reduction in potable water).
Lighting use		20% reduction in lighting power when compared to NCC DTS. External lighting to meet AS 4282 and Wildlife Sensitivity requirements.
Material Efficiency	Waste Efficiency	Consideration of end of life and recyclability of materials used. Operational Waste Efficiency
Movement and place	Low Carbon Transport Options	Provision for EV Charging bays
		Provision for Bicycle parking
Design for Inclusion	Social Health.	Disability Access and Inclusive design
	Indigenous Inclusion	The building's design incorporates design elements using the Indigenous design and planning strategies and principles.

Sustainability Commitments

The sustainability report prepared by EMERGEN provides a comprehensive overview of sustainability commitments that harmonise seamlessly with the core principles of State Planning Policy 7.0: Principle 5 Sustainability. Based on modelling undertaken and sustainable initiatives proposed the development has the ability to achieve a best practice sustainability outcome, delivering positive environmental, social and economic outcomes.

6.0 Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.



An exemplar for high amenity Restaurant offering in Perth, WA

The development presents two distinctive offerings in the form of a restaurant and kiosk, intended to service the public at varying times of the day and evening.

The Restaurant provides for approximately 150 patrons (maximum) and 14 staff. As such, the spaces have been designed to adequately accommodate good amenity with appropriate toilets, storerooms and end of trip facilities in addition to the kitchens and bar service areas. The internal dining spaces are flanked by the alfresco zones, providing unimpeded access to views for all patrons. The restaurant will be light and bright with careful consideration to interior finish selections to optimise the dining experience. The restaurant operation is envisaged for lunch and dinner service, however has been designed with the capability to adapt to change over time.

The Kiosk is inserted to the south east portion of the building with a unique aspect to Millers Pool, fostering an appreciation of the sites natural asset which may be accessed via the existing pedestrian footpath on-grade. With the aspiration for the kiosk to be a space to stop and enjoy a coffee before continuing to enjoy the foreshore, a forecourt area with seating and landscaping has been incorporated, offering a pleasant space to sit and to gather, overlooking Millers Pool and the City beyond. The Kiosk forecourt is passively protected from the prevailing winds due to the nature and shaping of its footprint, and is sheltered from the elements with a sculpural canopy over which serves as an art piece and way finding beacon visible from the pedestrian pathway and foreshore beyond. The kiosk will be a drink and simple food offering, catering to all members of the public.



7.0 Legibility

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



Clear Connections

The general arrangement of the building is oriented upon clear and direct lines of sight and movement and a logical allocation of space.

Clear and considered signage will be implemented with consideration to the exposure of the site in such a prominent location, as viewed from Millers Pool, Swan River, banks and existing footpaths adjacent, Narrows bridge above and Mill Point Road to the rear.



8.0 Safety

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

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The City of South Perth has closed a carpark under the Narrows Bridge. Credit: Justin Bianchini

EXCLUSIVE

Council shuts Millers Pool carpark in bid to put brakes on hoons at South Perth peninsula

 [Jessica Evensen](#) | PerthNow - Central
March 7, 2024 2:00AM

 [Jessica Evensen](#)

 [Comments](#)

TOPICS [Central](#) [Local Government](#) [Local News](#) [PerthNow - Southern](#) [South](#)

Hoons have forced the City of South Perth to close part of the South Perth peninsula.

The Millers Pool carpark – an isolated area under the Narrows Bridge – and the thoroughfare leading to the Mill Point boat ramp jet ski area have been closed after the proposal was unanimously backed by the council last month.

Millers Pool carpark and the Mill Point boat ramp jet ski area will be closed between 9pm and 5am for three and four weeks respectively.



A portion of Mill Point Road could soon have its speed limit dropped to 40km/h as the South Perth City council continues to slam the brakes on hoons. Credit: Facebook

Hoons could force City of South Perth to drop speed limit on Mill Point road to 40km/h

[Jessica Evensen & Claire Sadler](#) | PerthNow - Central
June 8, 2024 2:00AM

 [Comments](#)

TOPICS [Central](#) [Local News](#) [PerthNow - Southern](#) [South](#)

Part of Mill Point Road could soon have its speed limit dropped to 40km/h and a South Perth peninsula carpark will be closed every night as the local council tries to slam the brakes on hoons.

Hoons have long been a headache for South Perth residents and in February forced the City of South Perth to close part of the South Perth peninsula.

The Millers Pool carpark – an isolated area under the Narrows Bridge – and the thoroughfare leading to the Mill Point boat ramp jet ski area were shut

A safe experience for all patrons

The building is set out at a safe distance from the general path of foot and bike traffic to the existing footpath, ensuring movement paths are uninterrupted and interaction between the building and path is complimentary.

Due to a difference in level between the path and the finished floor, and a considered built up edge to the alfresco dining, the alfresco diners feel a sense of enclosure and protection from the activity beyond while maintaining a visual connection at all times. The restaurant is accessed by a singular point and a check in point created in the form of a maitre de station ensuring access and egress is monitored. A secondary rear door will allow egress in case of an emergency event.

The Millers Pool carpark is well known for anti social behaviour and hooning which has forced the carpark to be closed nightly from 10pm to 5am. In the past, hooning has been described as the “single biggest issue” raised by residents living along the South Perth peninsula, who compared their streets to a motorplex. The proposed use will activate this part of the peninsula improving the passive surveillance to the area and addressing the current lack of activity during the evening.

9.0 Community

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

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A place for All

Set within the scenic and culturally rich setting of Millers Pool, the design of the new restaurant seeks to celebrate connection between people, place, and story. The architecture has been carefully conceived to create an inclusive and welcoming destination that invites all members of the community to come together in one of Perth’s most iconic riverfront locations.

Through our consultation with the Whadjuk Noongar people, we gained valuable insight into the deep cultural narratives that shape this land. These stories of place and connection to water, landscape and gathering form the foundation of the design approach. The building and its surrounding landscape respond to these narratives through material selection, spatial organisation and orientation, weaving the past into a contemporary expression that will carry these meanings forward for future generations. It is important that these stories can be shared by all walks of life, being incorporated into built form elements but also available through QR coding across the building, for further information to be articulated.

The restaurant and kiosk are designed to serve a diverse range of visitors, from casual walkers and cyclists passing through along the foreshore, to local residents and visitors seeking a memorable dining experience. Open, transparent facades and generous outdoor terraces blur the threshold between inside and out, encouraging movement and interaction. The design fosters a sense of belonging and togetherness through communal dining areas, shaded seating zones and a seamless connection to the surrounding landscape.

The proposed restaurant is envisioned as a place of gathering, creating a comfortable, safe and enjoyable environment where food, culture and community converge. It offers an opportunity to share stories old and new, to engage with the site’s cultural heritage, and to experience the beauty of Country through an architecture that is grounded, open, and reflective of its place.

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10.0 Aesthetics

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



Considered at all angles

The concept of 'Meeting Place' draws on the historical context of the site and drives the gestural articulation of the architectural form of the restaurant, presenting as a subtle yet elegant and timeless sculptural addition to the South Perth shoreline.

The composition is made up of three distinctive parts;

- The sculptural front of house and dining zones, maximising connection with the river and views and floating gently adjacent the existing pedestrian and cyclist pathways. Two low profile concrete roofs layer over one another, ensuring generous ceilings to the light and bright internal and alfresco zones within. As the built form transitions to the landscaped edge, a built in seat and planter facilitates a sense of enclosure while maintaining an unimpeded view and visual connection with the established community use beyond.

- A sweeping limestone rammed earth wall, serving as the deliniation between front and back of house, articulated in response to the geometry of the context and lines of site achieved. The wall is permeated with openings within which act as servery areas for Kitchen dining as well as access directly through to the amenities areas and back of house.

- The low profile back of house zones, raised above natural ground with consideration to touching the earth lightly and ensuring existing vegetation may continue to grow below the building footprint. A perimeter parapet wall ensures services are concealed out of sight.

The building ties itself back to the site through the selection of limited and quality materials which are authentic, robust and enduring; utilising limestone and timber extensively throughout.



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Millers Point Restaurant

Lot 502 (#5) Mill Point Road, South Perth

Development Application
SPP 7.0 Design Principles Assessment

Architects + Builders

Perth Built

Since 1994



From: [REDACTED]
Sent: Tuesday, 16 December 2025 10:47 AM
To: Rivers Planning
Subject: 251216_External_Referral_CoSP_5_Mill_Point_Rd-South_Perth_(Lot_502_on_DP424378)
Attachments: DBCA Referral (MRS Reserve) - Miller's Pool.pdf

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

To whom it may concern,
DBCA

Please find attached the City's referral comments relating to the proposed Millers Pool development.

Should you have any questions regarding the City's referral comments, please contact me on the details below.

Kind regards,



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Cnr Sandgate St & South Tce, South Perth WA 6151



DBCA Ref: 2025-2879

Our Ref: PDDA-2025/2739

15 December 2025

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity Conservation and Attractions
17 Dick Perry Avenue
Kensington WA 6151

Dear Sir/ Madam,

PROPOSED RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH

I refer to the Department of Biodiversity, Conservation and Attractions (DBCA) email dated 4 November 2025 providing referral of the above application in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006*.

The City has reviewed the proposed development and provides the following comments and recommendations based on the submitted plans and supporting documentation:

Built Form

The submitted plans note an “External Artwork Screen” on the southern elevation. This element is intended to conceal the services and utilities associated with the development; however, no elevations or detailed drawings of the screen have been provided. To ensure the screen will adequately conceal the equipment and be cohesive with the overall façade design, a condition of development approval is recommended requiring the submission and approval of details in relation to screening as part of the Building Permit.

Works External to the Lease Area

The plans provide for the service delivery areas, portions of landscaping, bicycle parking and a portion of the Yarning Circle/ hardstand area outside of the approved lease area.

If the application is approved, the City recommends conditions of development approval requiring the leaseholder or operator to maintain these areas. This may need to be secured through a separate legal agreement to ensure their ongoing maintenance, upkeep and insurance.

Alternatively, amended plans should be provided confining all proposed works to the existing lease area.

Specialist Reports

The City has identified inconsistencies with plans and information included in specialists reports and the development plans. The specialist reports should be updated so that all plans accurately reflect the submitted development plans, ensure consistency across the application, and confine all works to the intended lease area (unless conditioned otherwise as detailed above). These updates should be completed prior to determination of the application.

Traffic Impact Statement (TIS)

Civic Centre

Cnr Sandgate St & South Tce, South Perth WA 6151

9474 0777 | enquiries@southperth.wa.gov.au

southperth.wa.gov.au

ABN 65 533 218 403



The TIS identifies two bays within the adjoining western public car park for the exclusive use of staff and service vehicles associated with the development. These bays are outside the proposed lease area and form part of a public car park intended for general public use. The City does not support exclusive use of these bays, which are required for public use at all times. The TIS should be updated to remove any reference to exclusive use of adjoining public parking bays.

The operating hours stated within the TIS are also inconsistent with the applicant's Operational Management Plan. The TIS lists operating hours of 5:30am to 12:00am, while the Operational Management Plan identifies the operating period as 6:00am to 12:00am. The TIS should be amended to align with the Operational Management Plan.

Additionally, the TIS does not address arrangements for the collection and management of waste generated by the development, including both solid waste and liquid waste. The TIS needs to be updated to outline the waste management strategy, the types of vehicles involved, collection points, expected collection times and any associated vehicle manoeuvring requirements.

The TIS identifies the use of a 6.3 metre delivery and service vehicle to be parked in the south-eastern bay of the adjoining public car park. A vehicle of this length would obstruct compliant vehicle manoeuvring from the adjacent north-eastern ACROD bays, temporarily rendering them inaccessible whenever servicing occurs. This is not supported as ACROD bays must remain unobstructed and available for use at all times. The service vehicle location should be reconsidered and relocated to a position that maintains continuous safe access to the ACROD bays and does not interfere with the functionality of the public car park, prior to determination of the application.

The submitted TIS does not include swept path analysis for the waste and service vehicles proposed to access the site. The City requires this analysis to ensure servicing can occur without compromising the operation, safety or accessibility of the public car park.

Waste Management Plan (WMP)

The submitted WMP proposes five solid-waste collections per week, comprising three general-waste collections and two recycling-waste collections. The City does not support this level of collection frequency, as it would create an excessive number of vehicle movements through the public car park and potential adverse amenity impacts on surrounding areas.

The WMP does not include swept path diagrams for the nominated waste collection vehicle. These are necessary to demonstrate that the development can be serviced safely and efficiently from the public car park east of the site, while preserving the car park's functionality during waste collection periods. The WMP states that the waste collection vehicle would reverse through the car park to access the development. The City does not support reversing movements of heavy vehicles in public parking areas due to safety impact, particularly relating to pedestrian activity and parked vehicles. Waste vehicles must be able to enter and exit the car park in a forward gear.

The WMP assigns a lower waste generation rate to the alfresco dining area than to the indoor restaurant area, despite both forming part of a single restaurant operation. No rationale is provided for applying different rates, and the City does not consider it appropriate to treat these areas differently for the purpose of waste generation calculations.

The WMP does not address waste generation and management for the proposed kiosk to the east of the development. No waste disposal solutions, waste storage arrangements, or public bin numbers and locations are identified to service kiosk patrons.

The current design of the bin store does not provide direct access to all bins, requiring bins to be removed or rearranged to reach those at the rear. This practice is not supported by the City as it indicates insufficient storage capacity and creates operational inefficiencies and safety risks.

The WMP does not identify a dedicated wash-down area for cleaning bins and waste receptacles. The City requires a bin wash-down facility connected to an appropriate sewer or liquid waste disposal system, separate from the stormwater network. This requirement is particularly important given the development's proximity to the Swan River and the need to prevent contaminated runoff.

The WMP also does not explain how liquid waste such as sewage, dishwater, and scunge from waste handling areas will be managed. No grease trap location or disposal pathway is identified.

The WMP does not specify collection times for waste; the Operational Management Plan indicates that waste collection will occur outside operating hours (6:00am–12:00am). The City does not support waste collection occurring outside these hours due to the associated adverse noise and amenity impacts.

The City considers the submitted WMP insufficient in demonstrating that waste can be managed and serviced in a way that mitigates impacts on the site and surrounding public areas. A revised WMP should be submitted prior to the determination of the application to address the following matters:

- A reduction to the proposed number of weekly waste and recycling collections, including details of how this will be achieved such as additional bins, compaction, or other measures;
- Swept path diagrams for the nominated waste collection vehicle demonstrating safe and efficient servicing from the public car park;
- Confirmation that waste collection vehicles can enter and exit the car park in a forward gear;
- Updated waste generation calculations applying consistent rates to the indoor restaurant and alfresco dining areas, or a clear, evidence-based justification for any proposed difference;
- Inclusion of the proposed kiosk within the Waste Management Plan, including waste generation rates, storage arrangements, public bin provision, and servicing strategies for both solid and liquid waste;
- Redesign or enlargement of the bin store to allow direct access to all bins without requiring other bins to be moved;
- Details of a dedicated bin wash-down area, including its location, size, and connection to an appropriate sewer or liquid waste disposal system, separate from stormwater;
- Information on liquid waste management, including sewage, dishwater, scunge, grease trap sizing and location, servicing arrangements, and measures to prevent discharge to the stormwater system or Swan River; and
- Inclusion of specified waste collection times that align with acceptable operational hours.

Acoustic Report

The City requires additional information within the Acoustic Report to enable the City to assess the potential noise impacts of the proposed development in accordance with the Environmental Protection (Noise) Regulations 1997.

Prior to determination of the application, the City recommends an updated Acoustic Report that addresses the following matters:

- Details of noise emissions from mechanical plant and equipment, including kitchen exhaust systems, refrigeration units, ventilation fans, and any other external plant typically associated with a restaurant or kiosk operation to demonstrate that plant can operate in compliance with assigned noise levels at nearby sensitive receptors; and
- Details of noise associated with waste collection or service-vehicle movements. The current application indicates that these activities may occur outside the proposed operating hours (before 6:00am and after 12:00am). This should include information related to waste trucks, reversing alarms, bin movements and delivery vehicles.

Sewer/Liquid Waste

The City notes that the proposed development proposes the use of an alternative wastewater system involving periodic pump-outs rather than connection to a reticulated sewerage system. The City's preference is that the proposed development is connected to a reticulated sewerage system.

Additional information with respect to the type of system proposed, its capacity, design specifications, treatment method, pump-out frequency, location of tanks, or associated environmental safeguards should be provided. It is noted that systems for the treatment of sewage must be approved for use by the Department of Health, and the applicant must demonstrate a compliant wastewater and liquid-waste disposal solution.

Construction Management Plan (CMP)

A condition of development approval is recommended which requires submission and approval of a CMP prior to the submission of a Building Permit to the City's satisfaction which addresses the following matters:

- a. public safety and amenity;
- b. site plan and security;
- c. contact details of essential site personnel, construction period and
- d. construction hours;
- e. community information, consultation and complaints management plan;
- f. noise, vibration, air and dust management;
- g. dilapidation reports for adjoining public infrastructure;
- h. traffic, access and parking management;
- i. construction waste management;
- j. earthworks, excavation, land retention/piling methods and associated matters;
- k. stormwater and sediment control; and
- l. adjoining vegetation and tree management and protection.

Recommendation:

The City considers that the development application may be supported subject to the submission of updated plans and additional information, and appropriate conditions being imposed that address the above matters.

The City also requests the opportunity to review and provide comment on any revised or updated specialist reports, development plans, or other application materials that may be submitted to the DBCA. This includes reviewing any proposed or amended conditions of development approval prior to determination of the application.

[REDACTED]
City's Senior Urban Planner, [REDACTED].

Yours faithfully,



[REDACTED]
Director Development and Community Services

From: [REDACTED]
Sent: Thursday, 18 December 2025 8:16 AM
To: Rivers Planning
Cc: [REDACTED]
Subject: 202551218_5_Mill_Point_Road-South_Perth-Lot_502_on_DP424378_Ref_2025-2879

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

Good morning [REDACTED]

Further to the City's referral letter dated 16 December relating to the Millers Pool development, please see additional advice below relating to the works outside of the lease area and the City's recommended approach for the management of these works.

If the development isn't contained within the boundary of Lot 502 on Deposited Plan 424378 (being the lease area), DPLH will need to grant a commercial easement to the Lessee for the construction, ongoing access and maintenance over the two encroachment sections.

This will involve the Lessee to enter into a Deed of Easement with DPLH which will require the Lessee to undertake the following:

- Maintain all the improvements on the two encroachment sections.
- Hold adequate public liability insurance cover.
- Pay DPLH a one-off consideration payment determined by DPLH valuation services, given that the easement will be to the benefit of the Millers Pool development.
- Pay DPLH for the Deed and all costs in connection with the Deed (including preparation and lodgement costs).
- Pay for a survey of the two encroachment sections.

Ideally the above should be communicated to the applicant and draft materials submitted as part of the consideration of the current development application. A condition of development approval is then recommended to be included on any subsequent determination with the trigger being 'prior to or in conjunction with the submission of a building permit'.

Regards,



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Cnr Sandgate St & South Tce, South Perth WA 6151



DBCA Ref: 2025-2879

Our Ref: PDDA-2025/2739

13 May 2026

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity Conservation and Attractions
17 Dick Perry Avenue
Kensington WA 6151

Dear Sir/ Madam,

PROPOSED RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH

I refer to the amended plans and materials provided by the Department on 12 May 2026 in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006*.

The City has reviewed the amended materials and provides the following comments and recommendation based on submitted plans, supporting documents and the City's previous referral response dated 15 December 2025.

Screen Wall

The submitted plans note an "External Artwork Screen" on the southern elevation. This element is intended to conceal the services and utilities associated with the development; however, no complete elevations or detailed drawings of the screen have been provided. Without this information, it is not possible to assess whether the screen will adequately conceal the equipment or how it will appear within the overall façade design.

It is recommended a condition of development approval be included as part of the determination which requires submission and approval of details in relation to screening prior to the submission of a Building Permit to confirm that the proposed screening treatment is appropriate. The screening should be restricted in height, not to extend above the height of the remainder of the development and roof line.

Works External to the Lease Area

The submitted plans show works outside the lease area that form part of the overall proposal. These include the proposed Yarning Circle, hardstand area, kiosk standing area and various pedestrian paths and service infrastructure.

The development also relies upon works within the adjoining eastern car park including line marking of loading/service bays, reconfiguration of the existing reversing/turnaround bay and associated connecting footpaths.

Should the application be approved, the City recommends that conditions of development approval require the leaseholder or operator to maintain these areas and obtain further approvals from the Department of Biodiversity, Conservation and Attractions, the City of South Perth and relevant agencies for these works. This will need to be secured through a separate legal or lease agreement to ensure the ongoing maintenance, upkeep and insurance associated with these areas. The required works and agreement are to be fully funded by the developer.

Technical Reports

The plans included in several technical reports do not align with the development plans submitted with the application. In particular, the plans within those reports show works extending beyond the proposed lease area or are inconsistent with the development plans.

The technical documentation should be updated so that all plans accurately reflect the submitted development plans, ensure consistency across the application, and confine all works to the intended lease area.

Traffic Impact Statement (TIS)

The TIS identifies two bays within the adjoining western public car park which are required to facilitate service and delivery vehicles for the development. These bays are outside the lease area and form part of a public facility intended for general public use. The City does not support the exclusive allocation of these bays, however, will consider appropriate line marking for 'loading bays' and 'service/delivery vehicles' for use by the broader public.

The City has recommended conditions of development approval requiring an amended TIS and associated plans.

Waste Management Plan (WMP)

The submitted WMP proposes six solid-waste collections per week, comprising four general-waste collections and two recycling-waste collections. The City does not support this level of collection frequency, as it would create an excessive number of vehicle movements through the public car park and increase amenity and operational impacts on surrounding areas. It is recommended that a revised WMP should be prepared that reduces the number of weekly collections. This may be achieved through the use of additional waste receptacles, on-site compaction, or other measures proposed by the applicant or operator.

The WMP references a superseded policy not in effect and uses multi-residential waste generation guidelines for a commercial development. It is requested the waste generation rates from the City's Local Planning Policy 3.1 - Waste Management are utilised as a baseline for the development and an amended WMP is submitted to this effect.

The WMP does not address waste generation and management for the proposed kiosk to the east of the main development. No waste disposal solutions, waste storage arrangements, or public bin numbers and locations are identified to service kiosk patrons. A revised WMP should include the kiosk as part of the overall development and provide a clear servicing strategy for both solid and liquid waste generated by this component.

The City considers the submitted WMP insufficient in demonstrating that waste can be managed and serviced in a way that mitigates impacts on the site and surrounding public areas. A revised WMP addressing each of the issues identified above should be submitted prior to the determination of the application. The City has recommended conditions to this effect.

Acoustic Report

The submitted acoustic report is insufficient in its current form and does not provide the level of detail required for the City to fully assess the potential noise impacts of the proposed development. Key noise sources and operational scenarios have not been addressed, which limits the City's ability to determine whether the development can comply with the Environmental Protection (Noise) Regulations 1997.

The report does not assess noise emissions from mechanical plant and equipment, including kitchen exhaust systems, refrigeration units, ventilation fans, and any other external plant typically

associated with a restaurant or kiosk operation. These items are often significant contributors to continuous noise and can generate tonal or modulation characteristics that require specific assessment. Without modelling or quantifying these sources, the report does not demonstrate that plant can operate in compliance with assigned noise levels at nearby sensitive receptors.

The City generally requires this information prior to determination, in order that a full assessment may be undertaken, however has recommended appropriate conditions of development approval for the submission and approval of further documentation.

Sewer/Liquid Waste

The City notes that the proponent has specified that the development is to be connected to a reticulated sewer system however this is not referenced within the documentation submitted with the exception of annotation of a sewer pump station.

The City recommends that conditions of approval are included as part of the determination 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

Given the site's location in a highly frequented and prominent public place, proximity to the Swan River and Miller's Pool, the applicant is required to demonstrate an appropriately detailed construction management plan.

It is recommended that a condition of development approval be included as part of the determination which requires submission and approval of an appropriate construction management plan prior to the submission of a building permit to ensure public access and safety is maintained whilst minimising construction impacts.

Recommendation:

Based on the proposed land use and the inclusion of appropriate conditions that address the concerns outlined above, the City considers that the development application may be conditionally supported and recommends that approval be granted, subject to the submission of additional information and appropriate conditions. The City has included a recommended conditions suite as an appendix to this referral letter.

The City also requests the opportunity to review and provide comment on any revised or updated specialist reports, development plans, or other application materials that may be submitted to the Department of Biodiversity, Conservation and Attractions. This includes reviewing any proposed or amended conditions of development approval prior to the determination of the application.

[REDACTED]

Yours faithfully,



[REDACTED]
Director Development and Community Services

Recommended Conditions of Determination:

1. The development shall be in accordance with the approved plans save that, in the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirement of the conditions shall prevail.
2. The approved operating hours of the development are:
 - i. Kiosk: 6:00am to 8:00pm Tuesday to Sunday; and
 - ii. Restaurant: 11:00am to 12:00 midnight Tuesday to Sunday.

Any variation to these hours shall require separate development approval from the Department of Biodiversity Conservation and Attractions on the advice of the City of South Perth.

3. All works to be carried out under this development approval, including footings, are required to be contained within the boundaries of the subject lot and lease agreement area.
4. All works 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 or public car parks, shall be subject to separate written approval from the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth prior to commencement of works.

All such works shall 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 shall be to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. The applicant/leaseholder shall also be responsible for maintaining appropriate public liability insurance for all such works.

5. Prior to or in conjunction with the submission of a building permit application the applicant/leaseholder shall enter into any legal agreement(s), lease amendment(s) or other arrangement(s) required by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth to secure the construction, maintenance, reinstatement, public liability insurance and ongoing management of all works external to the lease area, including but not limited to pedestrian paths, landscaping, loading/service areas, hardstand areas, public realm works and associated infrastructure, to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.
6. Prior to or in conjunction with the submission of a building permit application, detailed engineering and line marking plans for all proposed works within adjoining public car park and public land 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. The plans shall include, but not be limited to:

- i. loading/service bay line marking;
- ii. vehicle manoeuvring areas;
- iii. pedestrian connections;
- iv. turning areas;
- v. signage;
- vi. pavement treatments;
- vii. kerbing;
- viii. waste receptacles; and
- ix. any modifications to existing public infrastructure.

Approved works shall be completed prior to occupation or use of the development and thereafter maintained to the satisfaction of the Biodiversity Conservation and Attractions on the advice of the City of South Perth.

7. No public parking bays within the adjoining public car parks shall be allocated for the exclusive use of the development, staff, deliveries or servicing unless otherwise approved in writing by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.
8. Prior to or in conjunction with the submission of a building permit, all plans and specialist reports shall be updated to ensure consistency regarding:
 - i. lease boundaries;
 - ii. operational hours;
 - iii. servicing arrangements;
 - iv. waste management operations;
 - v. vehicle movements; and
 - vi. external works.

The plans are to be submitted to and approved in writing by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

9. Prior to or in conjunction with the submission of a building permit application, the applicant is to submit to a final schedule of colours, materials and finishes to the Department of Biodiversity Conservation and Attractions. This schedule is to be approved in writing to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. Prior to occupation or use of the development, the endorsed material and finishes schedule shall be implemented and thereafter maintained to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.
10. Prior to or in conjunction with the submission of a building permit application, plans shall be submitted demonstrating that all external fixtures and infrastructure, including but not limited to air-conditioning units, drying facilities, satellite dishes, aerials and solar collectors, are integrated into the design of the building so as to not be visually obtrusive when viewed from adjoining public spaces or neighbouring properties to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

11. 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. All car parking bays in the car park are to be made available at all times for the parking of vehicles by visitors and employees.
12. Service and/or delivery vehicles shall service the premises between 7.00am to 7.00pm Monday to Saturday and not at all on Sundays unless otherwise approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.
13. Prior to or in conjunction with submission of a building permit application, 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. The amended TIS shall address:
 - i. servicing and delivery vehicle management;
 - ii. swept path analysis for all service and waste vehicles;
 - iii. impacts on ACROD bays and public parking;
 - iv. waste collection vehicle manoeuvring;
 - v. operational staff parking;
 - vi. loading bay design and line marking;
 - vii. cumulative servicing impacts; and
 - viii. consistency with the approved Waste Management Plan and Operational Management Plan.

The approved TIS 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.

14. Prior to or in conjunction with submission of a building permit application, an amended Waste Management Plan (WMP) shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. The amended WMP shall:
 - i. reduce waste collection frequency;
 - ii. include the kiosk operation;
 - iii. detail waste collection times;
 - iv. provide direct access to all bins;
 - v. demonstrate compliance with Local Planning Policy 3.1 Waste Management;
 - vi. detail public bin provision; and
 - vii. 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.

15. Prior to or in conjunction with the submission of a building permit application, an amended acoustic report prepared by a suitably qualified acoustic consultant 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. The amended acoustic report shall address the following:
 - i. waste collection activities;

- ii. reversing alarms;
- iii. delivery and servicing vehicle noise;
- iv. patron dispersal noise;
- v. glass disposal activities;
- vi. cumulative noise impacts;
- vii. external amplified music;
- viii. 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;
- ix. noise modelling for impact on a number of receivers, taking into account worst case meteorological and topographical effects;
- x. operational noise management plan which addresses operational hours and noisy activity restrictions;
- xi. demonstrate compliance with the Environmental Protection (Noise) Regulations 1997 during all operational and servicing periods, including sensitive evening and early morning periods.
- xii. consultant's noise control and noise management recommendations.

The approved acoustic report, including any specifications, requirements and recommendations cited in the report shall be implemented and maintained 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 including being incorporated into the building permit application documentation.

16. Prior to or in conjunction with the submission of a building permit application, a Noise Management Plan prepared by a suitably qualified acoustic consultant 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. The noise management plan is to address:

- i. operating hours;
- ii. external music restrictions;
- iii. patron management measures;
- iv. restrictions on amplified sound;
- v. servicing and waste collection hours;
- vi. complaint management procedures;
- vii. glass disposal restrictions;
- viii. staff closing procedures;
- ix. monitoring and review mechanisms.

The approved noise management plan, including any specifications, requirements and recommendations cited in the report shall be implemented and maintained 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, including being incorporated into the building permit application documentation.

17. The recommendations provided in the Environmentally Sustainable Design Report (ESD Report) prepared by Emergen dated 5 May 2026, 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.
18. Prior to or in conjunction with the submission of a building permit application, a detailed landscape plan demonstrating long-term viability of planting is to be submitted and approved in writing by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth to address the following:
 - i. Hard and soft landscaping areas;
 - ii. The location and species of all trees and plants to be retained or removed;
 - iii. The size (both height and pot size) and number of new trees and plants to be planted;
 - iv. The location of any lawn areas to be established;
 - v. Reticulation details;
 - vi. Details of any proposed vertical landscaping;
 - vii. Details of tree well systems for trees located in car parking areas;
 - viii. Design of on structure planters; and
 - ix. Details of any proposed public landscaping and planting.

Prior to occupation or use of the development, landscaping is to be installed and maintained in accordance with that plan, or any modifications approved thereto, 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.

19. 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.
20. Public access through adjoining public land and foreshore areas shall be maintained at all times during construction and operation of the development, unless otherwise approved in writing by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.
21. Prior to or in conjunction with the submission of a building permit application, a Construction Management Plan (CMP) must be submitted to, and approved in writing by the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth. The CMP must address the following issues, where applicable:
 - i. public safety and amenity;
 - ii. site plan and security;
 - iii. contact details of essential site personnel, construction period and operating hours;
 - iv. community information, consultation and complaints management plan;
 - v. noise, vibration, air and dust management;
 - vi. dilapidation reports of adjoining public infrastructure;
 - vii. traffic, access and parking management;
 - viii. waste management and materials re-use;
 - ix. earthworks, excavation, land retention/piling methods and associated matters;

- x. stormwater and sediment control;
- xi. street tree management and protection;
- xii. removal of onsite effluent disposal system and stormwater management system.

The CMP must be implemented and adhered to all times, to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

22. Prior to or in conjunction with the submission of a building permit application, 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.

The approved sewer and liquid waste infrastructure shall be installed prior to occupation or use of the development and thereafter maintained to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

23. Any signage shall not contain any 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.
24. Prior to or in conjunction with the submission of a building permit application, a detailed external lighting plan 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. The lighting plan shall demonstrate that external lighting:
- i. minimises light spill and glare;
 - ii. protects the amenity of adjoining residential properties;
 - iii. minimises impacts on the Swan River foreshore environment; and
 - iv. provides safe pedestrian access.

The approved lighting shall thereafter be maintained to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth

25. Windows, doors and adjacent areas fronting public spaces shall maintain a minimum 75% transparency to provide an interactive relationship with the street, to the satisfaction of the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth.

Advice Notes:

- a. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

- b. The applicant/owners are advised that a matrix detailing actions taken to meet conditions of this approval is to be submitted to the Department of Biodiversity, Conservation and Attractions on the advice of the City of South Perth and written confirmation is to be received that all outstanding conditions are met prior to or in conjunction with the submission of a building permit application. A copy of this confirmation is to be submitted with the building permit application.

From: [REDACTED]
Sent: Thursday, 13 November 2025 7:24 AM
To: Rivers Planning
Subject: RE: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

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

OFFICIAL

Hi there,

Thank you for referring this proposal to WAPC Property. As the land is owned by the State of Western Australia, and the proposed development is consistent with Regional Open Space zoning, we do not have any comment.

Kind regards,

[REDACTED]



The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Stretch Reconciliation Action Plan](#).

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From: Rivers Planning <rivers.planning@dbca.wa.gov.au>
Sent: Tuesday, 4 November 2025 4:01 PM
To: [REDACTED]
Subject: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

OFFICIAL

Good afternoon,

PART 5 DEVELOPMENT APPLICATION – 5 MILL POINT ROAD, SOUTH PERTH (LOT 502 ON DP424378) – CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can be downloaded from our website here: [Construction of restaurant, bar and kiosk at Millers Pool, 5 Mill Point Road, South Perth | Department of Biodiversity, Conservation and Attractions](#).

DBCA is seeking comments and recommendations regarding this proposal and is referring the application to relevant agencies. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible indicating a date when a response may be available.

In preparing your response please be aware that, unless otherwise requested, it will be made available for viewing by the public as part of DBCA's report to the Minister for the Environment.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact DBCA's Swan Canning Waterways Branch on 9219 9000 or rivers.planning@dbca.wa.gov.au and quote reference number **2025-2879**.

Yours sincerely

Statutory Assessments

Swan Canning Waterways Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Kensington WA 6151
Locked Bag 104, Bentley Delivery Centre WA 6983
Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

The department acknowledges the Whadjuk people as the Traditional Owners of this land and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders past and present.

This email and any attachments to it are also subject to copyright and any unauthorised reproduction, adaptation or transmission is prohibited.

There is no warranty that this email is error or virus free.

This notice should not be removed.

From: [REDACTED]
Sent: Tuesday, 18 November 2025 1:15 PM
To: Rivers Planning
Subject: FW: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

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

OFFICIAL

Good Afternoon,

Thank you for providing this Department's Land Use Management team an opportunity to comment on this development application.

The State has granted the City of South Perth 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. In review of the application the plans show that the proposed building is within their lease boundaries.

We have no objections or further comments to the Development Application as it is in line with the permitted use of the lease.

Please do not hesitate to contact me if you have any queries.

Kind regards

[REDACTED]



The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Stretch Reconciliation Action Plan](#).

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From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Tuesday, 4 November 2025 4:01 PM

To: [REDACTED]

Subject: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

OFFICIAL

Good afternoon,

PART 5 DEVELOPMENT APPLICATION – 5 MILL POINT ROAD, SOUTH PERTH (LOT 502 ON DP424378) – CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can be downloaded from our website here: [Construction of restaurant, bar and kiosk at Millers Pool, 5 Mill Point Road, South Perth | Department of Biodiversity, Conservation and Attractions](#).

DBCA is seeking comments and recommendations regarding this proposal and is referring the application to relevant agencies. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible indicating a date when a response may be available.

In preparing your response please be aware that, unless otherwise requested, it will be made available for viewing by the public as part of DBCA's report to the Minister for the Environment.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact DBCA's Swan Canning Waterways Branch on 9219 9000 or rivers.planning@dbca.wa.gov.au and quote reference number **2025-2879**.

Yours sincerely

Statutory Assessments

Swan Canning Waterways Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Kensington WA 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

The department acknowledges the Whadjuk people as the Traditional Owners of this land and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders past and present.



Department of Planning,
Lands and Heritage



Addressee's ref: 2025-2879
Our ref: P4795-53000
Enquiries: [REDACTED]

Statutory Assessments
Swan Canning Waterways Branch
Department of Biodiversity, Conservation and Attractions
rivers.planning@dbca.wa.gov.au

Attention: Grace Patorniti

Dear Madam

P4795 NARROWS BRIDGE , P2394 OLD MILL, SOUTH PERTH

Thank you for referring the below proposal to the Heritage Council under the provisions of Section 73 of the *Heritage Act 2018*, due to its proximity to the State Registered Heritage Places known as Narrows Bridge and Old Mill, South Perth.

Referral date	4 November 2025
Proposal Description	Proposed restaurant, bar and kiosk at Lot 502 (No.5) Mill Point Road, South Perth

We received the following information:

Development Application Design Principles Assessment prepared by Giorgi dated October 2025
Architectural drawings (7 pages) prepared by Giorgi dated October 2025
Landscape Concept (5 Pages) prepared by Plan E dated October 2025
Transport Impact Statement prepared by i3 Consultants dated 19 September 2025
Acoustic Assessment prepared by Herring Storer Acoustics dated August 2025
Waste Management Plan prepared by Gordon Houston dated September 2025

On 12 December 2025 the Heritage Council resolved that the proposal has been considered in the context of the identified cultural heritage significance of *Narrows Bridge* and *Old Mill, South Perth*, and the following advice is given:

Findings

- The proposed development site is located on the foreshore of the South Perth Peninsular, in the immediate vicinity of two State Registered places, *Narrows Bridge* and *Old Mill*.

- The site is also located within two places that are included in the Heritage Council's assessment program, Sir James Mitchell Park and Swan and Canning Rivers.
- The site has significance to Aboriginal people as a site of camping and fishing and it is noted that some consultation has been undertaken with elders during the design phase.
- The proposal introduces a new built form to an area that has historically been open space, including uses such as road and parkland. The proposed built form will impact views to and from the Old Mill and the Narrows Bridge.
- The proposed building has three frontages – main entry frontage to the restaurant on the west elevation, the river frontage with alfresco dining, and the kiosk frontage on the east elevation facing the northern portion of Millers Pool and the river.
- Views from the Old Mill, Mill Point Close and Mill Point Road exit ramp towards the proposed development will face the south elevation which is predominately back of house and a utilitarian design. Further consideration should be given to a design “in the round” to respond to the site from all elevations.
- The Narrows Bridge will provide a backdrop to the development when viewed along portions of Mill Point Close.
- The location of the site on an area of reclaimed land indicates the potential for archaeology, and adequate provisions will need to be in place to ensure that excavation is managed appropriately.

Advice

The proposal, in accordance with the plans submitted, is supported subject to the following conditions:

1. 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 Pond and the parkland setting of the site.

This advice is based on an assessment of the proposal's impact on *Narrows Bridge* and *Old Mill* and is given from a heritage perspective to assist your determination.

Please note that this advice considers State heritage matters only and does not replace the need for consideration of local heritage matters and Local Planning Policies.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of your determination within 10 days after making the decision.

[REDACTED]

Yours sincerely



12 December 2025



From: [REDACTED]
Sent: Wednesday, 19 November 2025 10:53 AM
To: Rivers Planning
Subject: RE: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

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

OFFICIAL

Re: 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH

Thank you for your email below dated 4 November 2025 requesting comment from the Department of Transport and Major Infrastructure (DTMI) in relation to the above mentioned proposal. DTMI Navigational Safety has considered this proposal as outlined in your email and supporting documentation from a navigational perspective and has no objection provided that:

- All on water operations and activities must be conducted in accordance with the relevant marine legislative provisions and that;
- All other approvals required for this activity to occur are sought separately, through any relevant authorities or agencies as required.
- A Temporary Notice to Mariners (TNTM) must be issued by the DTMI outlining the scope of the works, the works area, navigational marking (lighting) and dates of the works, prior to commencement. The applicant or works contractor is to provide notification of the works to the DoT a minimum of 21 days prior to the works commencing to enable a TNTM to be published, by email to:
navigational.safety@transport.wa.gov.au
- Notification of any request for an extension of the works period must be made by the applicant or works contractor by email to: navigational.safety@transport.wa.gov.au prior to expiry of the scheduled works period
- Confirmation of completion of the works must be made by the applicant or works contractor by email to: navigational.safety@transport.wa.gov.au once the works have been completed.

Please don't hesitate to contact me on the number below if you have any questions

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



Government of Western Australia
Department of Transport

Empowering a
thriving community



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Tuesday, 4 November 2025 4:03 PM

To: [REDACTED]

Subject: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

CAUTION: This email originated from outside of DOT. Do not click links or open attachments unless you recognise the sender and know the content is safe.

OFFICIAL

Good afternoon,

PART 5 DEVELOPMENT APPLICATION – 5 MILL POINT ROAD, SOUTH PERTH (LOT 502 ON DP424378) – CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can be downloaded from our website here: [Construction of restaurant, bar and kiosk at Millers Pool, 5 Mill Point Road, South Perth | Department of Biodiversity, Conservation and Attractions.](#)

DBCA is seeking comments and recommendations regarding this proposal and is referring the application to relevant agencies. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible indicating a date when a response may be available.

In preparing your response please be aware that, unless otherwise requested, it will be made available for viewing by the public as part of DBCA's report to the Minister for the Environment.

Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact DBCA's Swan Canning Waterways Branch on 9219 9000 or rivers.planning@dbca.wa.gov.au and quote reference number **2025-2879**.

Yours sincerely

Statutory Assessments

Swan Canning Waterways Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Kensington WA 6151
Locked Bag 104, Bentley Delivery Centre WA 6983
Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

The department acknowledges the Whadjuk people as the Traditional Owners of this land and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders past and present.

DISCLAIMER This email and any attachments are confidential and may contain legally privileged and/or copyright material. You should not read, copy, use or disclose any of the information contained in this email without authorization. If you have received it in error please contact us at once by return email and then delete both emails. There is no warranty that this email is error or virus free.

From: [REDACTED]
Sent: Monday, 1 December 2025 4:28 PM
To: Rivers Planning
Subject: DWER response RE: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI
Attachments: FPM #5 Mill Point Road South Perth.pdf

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

OFFICIAL

Good afternoon,

RE: PART 5 DEVELOPMENT APPLICATION – 5 MILL POINT ROAD, SOUTH PERTH (LOT 502 ON DP424378) – CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

Thank you for providing the above referral for the Department of Water and Environmental Regulation (DWER) to consider. DWER has assessed the proposal and has the following comments to provide:

1. Flood risk

The *Swan and Helena River Flood Study (2018)* and *Assessment of Swan and Canning River Tide and storm surge water levels report (2013)* show that the current design flood levels for the Swan River are:

	<u>Current</u>	<u>At 2110</u>
Sea level rise allowance	0.0 m	0.9 m
1 in 10 AEP	1.15 m AHD	2.0m AHD
1 in 100 AEP	1.40 m AHD	2.26 m AHD (attached map)
1 in 500 AEP	1.91 m AHD	-

Based on our floodplain development strategy for the area, minimum habitable floor levels of 2.76 m AHD (0.5 m freeboard) are recommended to ensure adequate flood protection against the 1 in 100 (1%) AEP flooding into the future.

With regard to the proposed development the following additional comments are provided:

- The available contour information shows that the surface elevation of the Lot is between 1.5 m AHD and 2.0 m AHD.
- The proposed finished floor level of 2.2 m AHD currently provides 1 in 100 (1%) AEP flood protection with over 0.5 metres 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 restaurant will no longer have 1 in 100 AEP flood protection.
- Non-habitable developments (e.g., garages, sheds, alfresco areas, etc.) may not require such a high level of flood protection. Should the developments be considered acceptable below our recommended floor level, we recommend all electrical installations be located above 2.76 m AHD and suitably insulated to increase resilience to potential flooding.

It should be noted that this advice is related to major flooding only and other planning issues, may also need to be addressed. Failure to properly adhere to these recommendations will result in a greater exposure to risks of flood damage.

2. Acid sulfate soils

Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to low and partially high to moderate risk of ASS occurring within 3 metres of the natural soil surface. DWER advises that a model ASS related condition is not considered necessary in this instance. However, the following advice is recommended to be applied to the relevant approval:

Advice: Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to low and part high to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works:

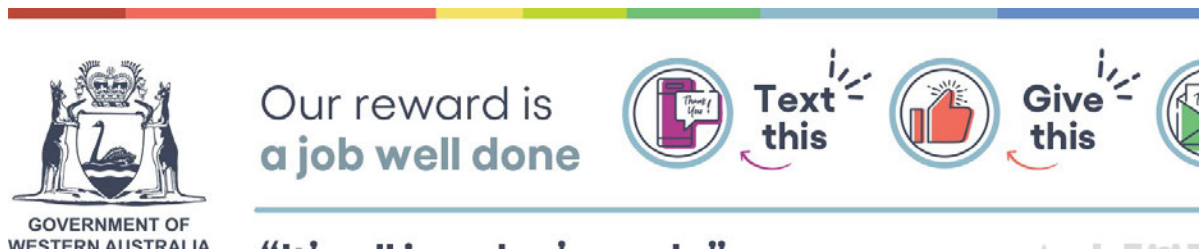
<https://www.wa.gov.au/government/document-collections/acid-sulfate-soils-publications>

If you have any queries, please contact me.

Kind regards,

[Redacted signature block]

[Redacted signature block]



From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Tuesday, 4 November 2025 4:02 PM

To: [Redacted recipient name]

Subject: REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

OFFICIAL

Good afternoon,

PART 5 DEVELOPMENT APPLICATION – 5 MILL POINT ROAD, SOUTH PERTH (LOT 502 ON DP424378) – CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can be downloaded from our website here:

[Construction of restaurant, bar and kiosk at Millers Pool, 5 Mill Point Road, South Perth | Department of Biodiversity, Conservation and Attractions.](#)

DBCA is seeking comments and recommendations regarding this proposal and is referring the application to relevant agencies. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible indicating a date when a response may be available.

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Please forward your response via email to rivers.planning@dbca.wa.gov.au. Should there be any queries regarding this matter, please contact DBCA's Swan Canning Waterways Branch on 9219 9000 or rivers.planning@dbca.wa.gov.au and quote reference number **2025-2879**.

Yours sincerely

Statutory Assessments
Swan Canning Waterways Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Kensington WA 6151
Locked Bag 104, Bentley Delivery Centre WA 6983
Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

The department acknowledges the Whadjuk people as the Traditional Owners of this land and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders past and present.

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.

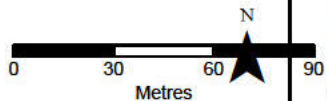
#5 Mill Point Rd SOUTH PERTH

LOCALITY MAP



LEGEND

- #5 Mill point Rd
- FPM Flood Level Points (mAHD)
- Extent of 1 in 10 (10%) AEP flooding
- Extent of flooding - Designated flood event
- 0.5m LIDAR Contours (mAHD)
- Road
- Land Tenure (LGATE_226) - SLIP
- 1 in 10 (10%) AEP floodplain
- Designated flood event floodplain



Datum and Projection Information

Vertical Datum: AHD71
Horizontal Datum: GDA2020
Projection: MGA Zone 50
Spheroid: GRS80

Project Information

Client: Swan Avon Landuse
Map Author: Van Cuong Nguyen
Task ID: 3531
Compilation date: 28/11/2025
Edition: Version 1

SOURCES

The Department of Water and Environmental Regulation acknowledges the following datasets and their custodians in the production of this map:

Road Centrelines, DLI - Landgate - 01/11/2014
Spatial Cadastral Database - Landgate - 01/08/2015
Western Australian Towns - Landgate - 27/05/2013
Swan Coastal Water Control 15km Orthorectified - Landgate17



Government of Western Australia
Department of Water and Environmental Regulation

This map is a product of the Department of Water and Environmental Regulation and was printed on 28/11/2025.
This map was produced with the intent that it is used for display purposes at the scale of 1:4,500 when printing at A4.

While the Department of Water and Environmental Regulation has made all reasonable efforts to ensure the accuracy of this data, the department accepts no responsibility for any inaccuracies and persons relying on this data do so at their own risk.





Memorandum

To : Grace Patorniti, Senior Environmental Officer, DBCA
Via : [REDACTED]
Date : 13 February 2026
From : [REDACTED]
Ref : DWERT 2949
Subject : Request for advice – Restaurant – 5 Mill Point Road – South Perth

Background information

The Department of Biodiversity, Conservation and Attractions has received an application for a restaurant, bar and kiosk at Millers Pool, 5 Mill Point Road, South Perth.

Advice sought

General acoustic advice has been sought, with no specific questions being asked.

Documentation

Environmental Noise Branch's comments and advice is based on the following document:

Acoustic assessment: Millers Pool Restaurant - South Perth (Ref: 35173-1-25300) – Prepared for Giorgi – Prepared by Herring Storer Acoustics (22 August 2025).

Association of Australasian Acoustical Consultants, 2020. *Licenced Premises Noise Assessment Technical Guideline* (Version 2.0).

Comments

Mechanical services

The acoustic assessment notes it is preliminary in nature as the mechanical services (namely air conditioning, kitchen extraction systems and coolroom condensers) did not form part of the assessment as the selection and design were not known at the time the report was prepared.

Such circumstances are not uncommon when a development is still in the design and planning stage, however it would be appropriate and informative to consider typical equipment specifications to at least provide an indication compliance with the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) could

theoretically be achieved – however noting this will need to be verified at the detailed design stage.

By not considering noise emissions from mechanical plant, it is not known if compliance with the Noise Regulations could reasonably be achieved. It appears much of the mechanical services are destined to be roof-mounted or on the south-facing wall of the proposed restaurant; placing them in “line-of-sight” to the nearest noise receiving premises is likely to pose challenges should the emissions require mitigation.

Patron and Music Noise

The acoustic assessment provides limited detail in relation to the inputs used to calculate the emissions from both patrons and music. Factors such as patron numbers or floor areas are not detailed. Consequently, it is not possible to verify the adequacy of the results.

The acoustic assessment does consider noise emissions from music being played, particularly in the alfresco and yarning circle areas. Two music levels are described, they being:

- Alfresco – a level of 75 dB(A) is proposed throughout the alfresco area, however no metrics are provided (e.g. an L_{eqT} , L_{10} or L_{Max} for example) or if this is assessed at any reference point; and
- Yarning circle – a level is set of 70 dB(A) at 1m (presumably from the speaker). Again, no metrics are provided.

This lack of detail is considered a deficiency and likely to result in ambiguous or difficult to apply outcomes.

Music noise as outlined above is described in the acoustic assessment to “background levels”. It states, “*music noise levels set such that it is not audible outside of the premises above patron noise levels*”, all without providing any supporting evidence of this claim. Initial calculations by the Noise Branch suggests this is may not be the case, and in fact the music may be a relatively significant source of noise compared to patron noise.

Additionally, the acoustic assessment states, “*With the restrictions to music in place for the external areas, there are no adjustments applicable to the calculated noise levels, as patron noise from the external areas would be the most significant noise source – hence any adjustment for music noise emissions would not be applicable*”. With the above indication music noise being a likely noise emission, it would be appropriate to make a conservative assessment by including not only the emissions of music, but also its associated +10 dB adjustment.

The acoustic assessment makes the assumption that internal noise levels will be able to be attenuated by the construction of the building. Given the early design stage the acoustic assessment was undertaken, the breakout of noise from the building will require more detailed assessment.

The acoustic assessment considers noise emissions at a level described as “conversational level”. It does not however consider the Lombard effect, whereby human voices involuntarily raise in the presence of gathering patron numbers. It would therefore be reasonable to consider this effect.

The sound power level of 60 dB(A)/m² for patron noise assumed in the Yarning Circle equates to a level described as a “casual” vocal effort (i.e. 53 dB(A) at 1 metre) in the Association of Australasian Acoustical Consultants publication *Licensed Premises Noise Assessment Technical Guideline*. Given the apparent intended level of music noise in the area the potential is that the patron vocal effort may be increased to a “normal” or “raised” level, an increase in level by up to 14 dB. This therefore can potentially lead to an exceedance of the assigned levels, particularly during the night period, at some of the receivers listed in Table 5.1 of the acoustic assessment.

A development such as this may be attractive to be used as a wedding or other private function venue. Such venues are commonly associated with elevated music levels and boisterous conversations, yelling etc i.e. an increase in patron vocal effort. Should it be anticipated that this venue may be used for weddings and similar functions it would be prudent to include these emission types to determine if compliance could be achieved.

Other noise sources

The acoustic assessment considered only patron and music noise. However there are other potential sources of noise which may adversely affect noise receiving premises and would benefit from being included in the acoustic assessment. These other sources include:

- Car doors being slammed shut – whilst the car park is located on another lot or lots, the car park can be expected to receive additional usage than currently and could be directly attributed to the proposed restaurant. Additionally, this additional increase in usage is expected to be in the evening and night periods.
- Deliveries – including the engine noise, refrigeration equipment, reverse alarms as well as ancillary equipment such as pallet jacks.
- Bins being loaded. It is noted that the emptying of bins is able to access the provisions of r14A of the Noise Regulations, however the disposal of noisy items into bins such as glass and bottles does not enjoy any such exemption.

General

The acoustic assessment only provides limited outcomes with results only provided for the highest levels, reasoning, “*to assist in simplifying reporting*”.

Presentation of data in this manner is not wholly informative of the full extent of the noise propagation. It is observed the nearest noise receiving premises are all three storey homes – noise levels at varying heights above ground level would be expected to vary and allow for a greater appreciation of the noise emissions.

Whilst further from the proposed development, there are a number of apartment buildings behind the identified noise receivers which would be 10+ storeys in height. It would be helpful to have both the data and noise contour maps prepared relative to the ground floor, as well as additional storeys. This may be informative as these receivers may be expected to have a greater “line of sight” to some of the noise sources.

Conclusion

The acoustic assessment is preliminary in nature. It notes noise emissions from mechanical plant are not included as details were not known at the time of the preparation of the report. Mechanical plant potentially may be a significant noise source, however in its current form, the extent of which is unknown.

It considers noise from both patrons and music, however only patron noise has been assessed, and in doing so, only considers the likelihood of low-level conversational noise, which may not be wholly representative of the possible use of the venue.

Emissions from music noise are assumed to be of a low level, applying levels which have no metrics associated with them. Music noise has not been included in the assessment and consequently the acoustic assessment may not fully consider the emissions. It is noted however that if music noise is limited to prerecorded sources, then the volume of the speakers can be adjusted to comply with the assigned levels, however this is limited by the ambience required. The music level and the patron vocal levels are linked as a loud music source would initiate higher vocal effort of patrons.

The acoustic assessment does not include other sources of noise emissions including car doors being slammed, deliveries or bins being filled.

Lastly the acoustic assessment presents its findings in a simplified format which in doing so limits the ability to verify the findings.

Consequently, it cannot be considered the acoustic assessment has demonstrated that all aspects of the development are able to comply with the Noise Regulations.

From: [REDACTED]
Sent: Saturday, 18 April 2026 8:08 AM
To: Rivers Planning
Cc: [REDACTED]
Subject: FW: DEV431857 REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI
Attachments: DEV431857 - 5 Mill Point Road, South Perth - 2025-2879 - Water Corporation response.pdf

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

Hello,

Further to Water Corporation advice attached, I would also like to add that any costs associated in relation to upgrades or connections required to reticulation services, will be required to be borne by the proponent.

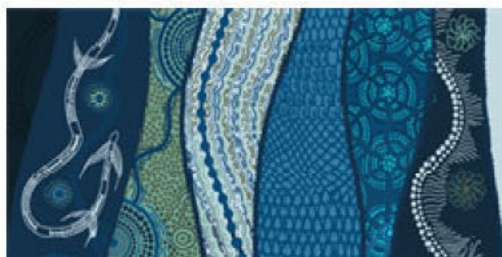
Also there was a slight error when advising you of our Land Planning email to be used when referring development applications to the Water Corporation.

[REDACTED]

If you have any queries, please do not hesitate to contact me.

Thank you.

Kind regards,



In the spirit of reconciliation, Water Corporation acknowledges the Traditional Custodians of Country throughout WA and their enduring connections to land, sea and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

From: [REDACTED]
Sent: Friday, 17 April 2026 5:00 PM
To: 'Rivers Planning' <rivers.planning@dbca.wa.gov.au>

Cc: [REDACTED]

Subject: RE: DEV431857 REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

Good afternoon,

Please find attached Water Corporation response for the above proposal.

Apologies for the delay in responding, there was some initial confusion with the proposal being referred to our Land Use Planning team for comment.

[REDACTED]

[REDACTED]

If you have any queries, please do not hesitate to contact me.

Thank you.

Kind regards,

[REDACTED]



In the spirit of reconciliation, Water Corporation acknowledges the Traditional Custodians of Country throughout WA and their enduring connections to land, sea and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Monday, 2 February 2026 4:11 PM

To: [REDACTED]

Subject: DEV431857 REFERRAL FOR COMMENT - PART 5 - 2025-2879 - CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

OFFICIAL

Good afternoon,

PART 5 DEVELOPMENT APPLICATION – 5 MILL POINT ROAD, SOUTH PERTH (LOT 502 ON DP424378) – CONSTRUCTION OF RESTAURANT, BAR AND KIOSK AT MILLERS POOL, 5 MILL POINT ROAD, SOUTH PERTH – CHRISTIAN TINELLI

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can be downloaded from our website here:

[Construction of restaurant, bar and kiosk at Millers Pool, 5 Mill Point Road, South Perth | Department of Biodiversity, Conservation and Attractions.](#)

DBCA is seeking comments and recommendations regarding this proposal and is referring the application to relevant agencies. Accordingly, please provide a response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible indicating a date when a response may be available.

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Yours sincerely

Statutory Assessments

Swan Canning Waterways Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Kensington WA 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au

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The Water Corporation respects individuals' privacy. Please see our privacy notice at [What about my privacy](#)

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Your Ref: 2025-2879
Our Ref: 209031580 - DEV431857
Enquiries: [REDACTED]
Direct Tel: [REDACTED]
Email: [REDACTED]

17 April 2026

Department Of Biodiversity, Conservation & Attractions
KENSINGTON WA 6151
[REDACTED]

Re: 5 Mill Point Rd, South Perth

Thank you for your letter dated 2 February 2026. We offer the following comments regarding this proposal.

Water

As the application did not include reference to proposed wastewater flow volumes or flow rates within the submitted proposal, only high-level advice can be provided at this stage.

Wastewater servicing for this site would likely require a private pump station and private pressure main. Once indicative wastewater flows are provided, this can be assessed in more detail. Private pump stations are typically limited to a pump rate of 1-2 L/s, which is generally sufficient for a kiosk and restaurant-type development.

With a private pump station and pressure main, the most suitable discharge point is likely Access Chamber 1901, located at the intersection of Mill Point Road and Stirling Street, approximately 450m south of the development site.

The downstream receiving pump station is Mill Point Road PS, which has a pump rate of 18 L/s and average pump hours of ~6 hours/day. Based on this, there is likely sufficient downstream capacity to accept the additional flow, subject to confirmation of proposed wastewater volumes.

Drainage

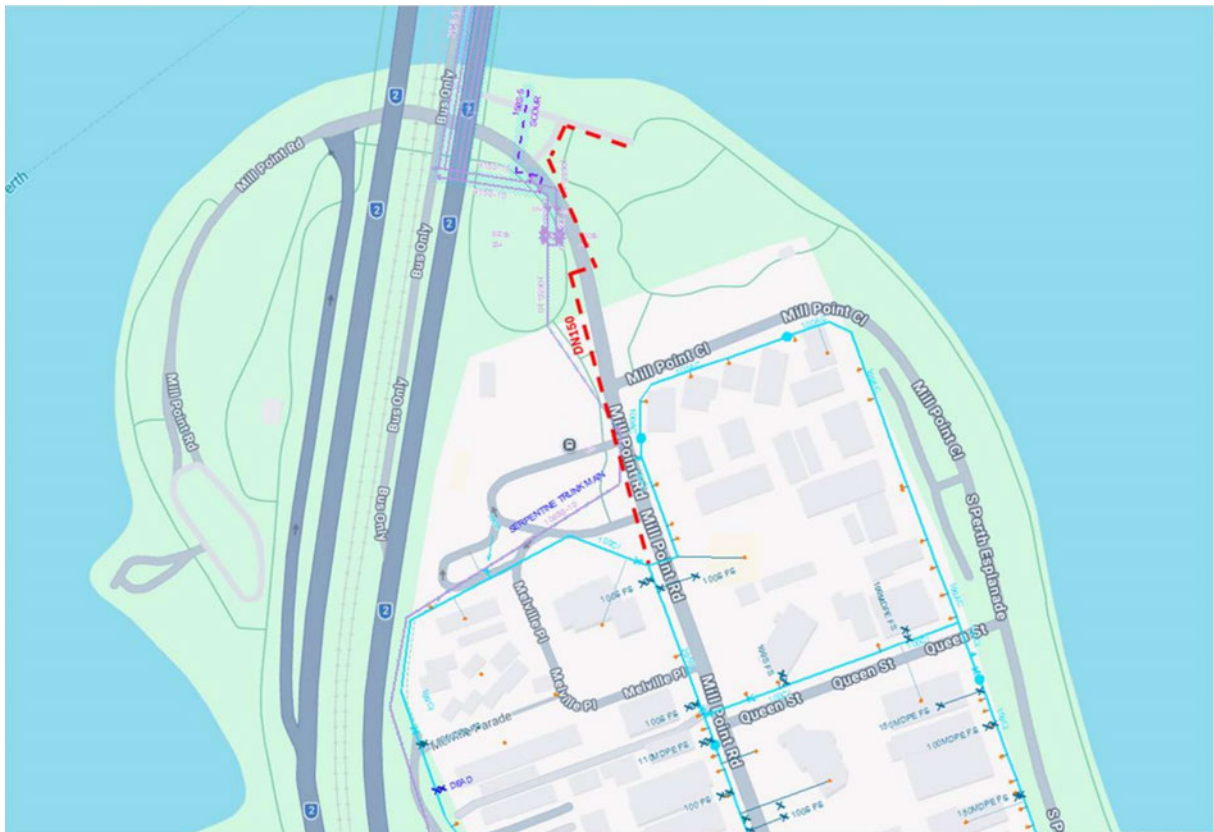
The proposed development is outside Water Corporation's Drainage Service Area, therefore, Water Corporation has no direct drainage comments to offer. However, the proponent should seek drainage advice directly from the City of South Perth and from DBCA, particularly if there is any direct discharge of stormwater to the Swan River.

Water

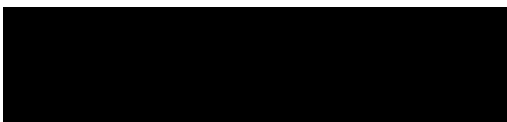
To service the restaurant and kiosk, an approximately 290m DN150 water main extension is required from the existing DN205CI main on Mill Point Rd, as shown below. If space constraints or road crossings present challenges, an alternative option is to replace part of the existing 100CI/100AC on Mill Point Rd / Mill Point Cl with DN150 and connect to Millers Point from that location.

Connection to the DN205 is required to meet fire flow requirements.

Please refer to image below.



Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.



Summary of public submissions – Part 5 application for Restaurant, bar, kiosk at Millars Pool (2025/2879)

SUPPORT
The proposal offers a high quality design that is appropriate for the location which: • blends with local architecture and incorporates indigenous heritage, trees, and landscaping • provides appropriate sustainability initiatives incorporated into the proposal • does not obstruct views Improves passive surveillance and may reduce antisocial behaviour • improves underutilisation of the foreshore • provides an opportunity to enjoy the views from cafés and restaurants • provides a walkable option for older local residents • offers more activation, better public amenity, and landscaping that complements the natural setting • will become a drawcard to the area and will increase appreciation of habitat work done in the area.
The yarning area, presents a creative and respectful recognition of Aboriginal culture.
The proposal is consistent with the South Perth Foreshore Strategy and Management Plan.

OBJECTION	
ISSUE	DBCA RESPONSE
Sustainability and Environmental Management • Potential impacts from flood risk, climate change-induced water encroachment, and Acid Sulfate Soils (PASS). • Questions about how a café or restaurant can genuinely contribute to environmental sustainability.	Flood risk and future climate change-induced water encroachment have been considered through consultation with the Department of Water and Environmental Regulation and having regard to the <i>Perth Water Buneenboro Locality Plan</i>. The proposal is a non-habitable structure designed to accommodate periodic inundation and incorporates flood resilience measures, including locating electrical infrastructure above 2.76mAHD. The measures will be secured through conditions of approval. Potential risks associated with acid sulfate soils and other construction-related environmental impacts will be managed through the preparation and implementation of a Construction Environmental Management Plan, required as a condition of approval.

	The proposal also incorporates sustainability initiatives identified in the <i>Sustainable Design Assessment Report</i> , including a solar photovoltaic system, water-efficient fixtures and the use of durable, sustainably sourced materials.
Planning and Strategic Policy Concerns - Proposal is considered inconsistent with the South Perth Foreshore Strategy and Management Plan, which prioritises ecological rehabilitation and heritage conservation in Node 5. - Commercial activation is regarded as more appropriate in Node 1 (Mends Street) and Node 2 (Coode Street). - Existing food and beverage venues nearby already meet community needs. - Concerns that the development offers limited public benefit relative to environmental, cultural, and heritage costs. - Some respondents believe the application should be refused on environmental, heritage, and strategic planning grounds.	The proposal is consistent with the <i>South Perth Foreshore Strategy and Management Plan</i> 's objective for greater visitation and activation of Node 5 (Old Mill, Millers Cottage and Millers Pool) and with the <i>Perth Water Buneenboro Locality Plan</i> , which identifies Millers Pool as a suitable location for a small-scale café or kiosk. Community benefit has been considered, with the proposal expected to encourage visitation, support passive recreation and improve the amenity of the foreshore. Environmental, cultural heritage and planning matters have been assessed as part of the proposal and are considered capable of being appropriately managed through the proposed design and conditions of approval.
Heritage and Cultural Values - Millers Pool is viewed as a culturally significant landscape. - Concerns that development within Node 5 would compromise the heritage setting of the Old Mill and surrounding foreshore. - Previous commercial activities are cited as causing environmental and visual impacts. - Objections to perceived encroachment of commercial development into a valued public heritage landscape.	The cultural and heritage values of Millers Pool, including the setting of the Old Mill precinct, have been considered as part of the assessment. The proposal has been amended in response to heritage advice and incorporates design measures intended to respond to the site's cultural and environmental context. Potential impacts are considered capable of being appropriately managed through the proposed design and conditions of approval, including a Landscaping Plan and a Construction Environmental Management Plan.
Traffic, Parking and Access - Existing parking is already limited. - Concerns about traffic congestion, illegal parking, blocked driveways, and overflow parking into surrounding streets. - Increased vehicle movements from patrons, deliveries, and waste collection vehicles. - Questions about whether a comprehensive traffic management plan has been undertaken.	A <i>Traffic Impact Statement</i> demonstrates that the proposal is expected to generate low traffic volumes and is unlikely to adversely affect the operation of the surrounding road network. The site is also accessible by walking, cycling and public transport, reducing reliance on private vehicles. The proposal does not include expansion of the existing car park, and an amended Traffic Impact Statement and Waste Management Plan will be required as conditions of approval to

- Concerns that expanding parking and road access could worsen existing hooning and car rally issues. Suggestions from submitters: - Provide short-term parking. - Improve cycling infrastructure, including separate bike and pedestrian paths. - Install additional bicycle parking facilities. - Consider seasonal ferry access via a jetty.	address servicing, waste collection and vehicle access arrangements. Upgrades to foreshore paths, bicycle infrastructure and seasonal ferry access fall outside the scope of the Part 5 assessment.
Noise, Amenity and Resident Impacts - Noise from patrons, restaurant/bar operations, deliveries, rubbish collection and increased traffic. - Extended operating hours (5:30am–midnight) considered excessive for the location. - Existing anti-social behaviour and hooning may be exacerbated. - Development may reduce tranquillity and enjoyment of the foreshore. Suggestions from submitters: - Reduce operating hours. - Implement ongoing enforcement against hooning and anti-social behaviour through physical controls, patrols and policing.	Noise impacts associated with the proposal were considered during the Part 5 assessment process, informed by an acoustic report, traffic impact statement and waste management plan provided by the applicant. Conditions of approval require an amended Acoustic Report, and a Noise Management Plan and Operations Plan to demonstrate compliance with the Environmental Protection (Noise) Regulations 1997 and outline measures to manage operational noise and anti-social behaviour associated with the proposal. Subject to these requirements, potential noise and amenity impacts are considered manageable.
Visual Impacts and Public Views - Concerns that buildings may obstruct views of the Swan River, Kings Park and surrounding parkland. - Development may alter the natural open character of the foreshore. - Potential reduction in visual amenity for nearby residents. Suggestions from submitters: - Ensure the design remains low-scale, visually integrated and heavily landscaped.	The scale and single-storey design of the development are not expected to result in significant impacts on views or the character of the foreshore. Some impact on visual amenity may occur due to the presence of built form, however the open-sided alfresco area and yarning circle provide some visual permeability through the site. A Landscape Plan and final design drawings will be required as conditions of approval to ensure the development is appropriately integrated with the surrounding environment.

Commercial Model and Public Land Use • Concern about private commercial profit being generated from public land. • Questions regarding transparency and community benefit from leasing arrangements. • Concern about granting exclusive riverfront access to a single operator. • Some considered the proposal anti-competitive given nearby businesses. • Concerns about viability and the risk of an abandoned commercial building if the business fails. Suggestions from submitters: • Restaurant, bar and kiosk should be separate tenancies to promote competition and consumer choice. • Consider a dining precinct, food hall or multiple-operator model rather than a single operator. • Retain public ownership with long-term lease arrangements and clear resumption rights if standards are not maintained.	Land tenure, leasing arrangements, business operations, tenancy arrangements and commercial viability fall outside the scope of the Part 5 assessment. The Part 5 assessment considers the environmental and amenity impacts of the proposal rather than the commercial arrangements associated with the development. The proposal is consistent with the <i>South Perth Foreshore Strategy and Management Plan</i> and the <i>Perth Water Buneenboro Locality Plan</i>, which support increased visitation and activation of Millers Pool, including a small-scale café or kiosk.
Design and Operational • Concerns about litter, food waste, sewerage failures, toxic spills, and pollution affecting Millers Pool and the Swan River. Recommendations included: • Plant mature shade trees from the outset. • Provide adequate shade structures in public gathering areas. • Ensure discreet service, loading and waste management areas. • Strong waste, sewerage, spill management, and food waste controls. • Strict controls on delivery truck movements and rubbish collection. • Prevent takeaway operations to reduce litter and waste. • Develop enforceable waste management and bin maintenance requirements. • Maintain the low-profile, environmentally integrated design shown in concept plans.	Waste management measures, including the provision of waste and recycling facilities, were considered during the Part 5 assessment process. An amended Waste Management Plan will be required as a condition of approval to address waste storage, collection and servicing arrangements associated with the proposal. Sewerage and spill risks will be managed through connection to reticulated sewerage infrastructure and standard construction and operational controls to minimise impacts on Millers Pool and the Swan River. Landscaping will be addressed through detailed design and a Landscape Plan required as a condition of approval.