



Department of Biodiversity,  
Conservation and Attractions



SWAN CANNING  
RIVERPARK

## Development Application Guidelines for Form 1

*Under the Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)*

### Important information for applicants

1. The Department of Biodiversity, Conservation and Attractions (the department) is responsible for assessment of development applications in the Swan Canning Development Control Area under section 72(1) of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).
2. The **original application Form 1 must be accompanied by sufficient information detailing the proposed works and a full set of scaled plans and specifications** for the proposed development. Under section 72(7) of the SCRM Act, the department may also request further information relating to the development before considering the application to be valid and to enable proper consideration of the application.
3. The **landowner(s) must consent to the application being made and must sign the application**. The applicant is responsible for obtaining landowner(s) consent, except where the landowner is the department.
4. Where the applicant appoints an authorised agent to act on their behalf, the authorised agent must attach a copy of the written authority to the application.
5. The application is to be lodged with the local government or redevelopment authority in whose jurisdiction the proposed development is situated. If the proposed development is not within a local government or redevelopment authority area, the application is to be made direct to the department's Rivers and Estuaries Branch.
6. There are penalties for providing false information in the application, which may include a fine of up to \$10 000, under section 88 of the SCRM Act.
7. Please read the information below carefully when preparing your application. The application **will not be considered valid** and will be returned to the applicant if the application **has not been signed by the owner(s) of the land, or is not accompanied by adequate detail, plans and specifications of the proposed development**.

### Planning Policies for development affecting the Swan Canning Development Control Area

Development proposals must be consistent with the purpose and objectives of the SCRM Act, which provides for the protection and enhancement of the ecological health, community benefit, amenity and heritage value of the Swan Canning river system. A range of planning policies have been created to guide land use and development and provide for consistent and integrated planning and decision making in relation to the Swan Canning Development Control Area.

The policies provide guidance regarding the issues that are considered when assessing an application. Where possible please address any relevant issues identified in the policies and include this supplementary information with the application.

#### Corporate Planning Policies for development affecting the Swan Canning Development Control Area

The department has a range of policies, guidelines and plans relevant to development affecting the Swan Canning Development Control Area which are available online: <https://www.dpaw.wa.gov.au/management/swan-canning-riverpark/planning-development-and-permits/456-policy-and-guideline-list>

These documents provide direction and guidance regarding how the department assesses development applications in accordance with the SCRM Act and Swan and Canning Rivers Management Regulations 2007.

#### State Planning Policy 2.10 - Swan Canning River System (SPP 2.10)

State planning policies (SPPs) provide the highest level of planning policy control and guidance in Western Australia. SPPs are prepared under Part 3 of the *Planning and Development Act 2005*.

SPP 2.10 identifies the key issues for planning and decision making for the Swan Canning river system and is available on the Department of Planning, Lands and Heritage website: <https://www.dplh.wa.gov.au/spp2-10>

**Other relevant planning policies, guidelines and Australian Standards that address issues such as (but not limited to): design, lighting, wetlands, bushfire planning, visual impacts, stormwater, contaminated sites, acid sulphate soils, bushland conservation and water quality may also be considered during the assessment.**



### Checklist of information to include with a Form 1 application

To assist the efficient assessment of applications please include the detail requested below and any other additional information relevant to the proposal.

Item	<input checked="" type="checkbox"/>	N/A
Completed application form, including written consent of the landowner(s).	<input type="checkbox"/>	
Additional information including details of the development proposed (including the existing and proposed use of the site and proposed hours of operation) and addressing any relevant issues identified in the policies.	<input type="checkbox"/>	
Plans and specifications of the proposed development. The plans should be at a scale of 1:200 or 1:100 showing: <ul style="list-style-type: none"> <li>current and proposed levels (contours at no greater than 1 metre intervals), including retaining structures and fill requirements</li> <li>the location, metric dimensions, materials, finishes and type of all existing and proposed structures, including services</li> <li>sections through the site</li> <li>the nature and extent of any open space and landscaping proposed</li> <li>proposed external lighting and signage</li> <li>any watercourse flowing through the site</li> <li>position of any large trees or on-site vegetation clearly marking vegetation to be retained and removed</li> <li>the existing and proposed means of access and egress for pedestrians and vehicles</li> </ul>	<input type="checkbox"/>	
Plans, elevations and sections, as appropriate, of any building or structure proposed to be erected or altered and of any building or structure to be retained.	<input type="checkbox"/>	
Site plans of the lot showing the development location in relation to: <ul style="list-style-type: none"> <li>adjacent roads</li> <li>rivers, creeklines and wetlands</li> <li>nearby conservation areas and/or Bush Forever sites</li> <li>floodway and floodplain boundaries</li> <li>land reserved for Parks and Recreation under the Metropolitan Region Scheme</li> </ul>	<input type="checkbox"/>	
Information on the availability of drainage and sewer.	<input type="checkbox"/>	
Information on any impacts to heritage sites and subsequent approvals (if required).	<input type="checkbox"/>	<input type="checkbox"/>
Information regarding potential acid sulphate soils and/or contamination. Broad-scale risk maps for several coastal regions of WA are accessible via <a href="http://data.wa.gov.au">data.wa.gov.au</a> .	<input type="checkbox"/>	
If the proposed development is likely to disturb potential and/or actual acid sulphate soils or a contaminated site a preliminary investigation is required, and the results are to be provided with the Form 1 application.	<input type="checkbox"/>	<input type="checkbox"/>
Detail of proposed construction methodologies.	<input type="checkbox"/>	
<b>Larger developments should also include the following detail where relevant:</b>		
Photo montages showing the development in relation to the river and foreshore landscape.	<input type="checkbox"/>	<input type="checkbox"/>
Information on the impacts of parking, noise and traffic generated by the proposal.	<input type="checkbox"/>	<input type="checkbox"/>
Details of stormwater management incorporating water sensitive urban design principles.	<input type="checkbox"/>	<input type="checkbox"/>
Details of any dewatering proposed during construction including the expected volumes, water quality, method of disposal and sampling regimes in accordance with Corporate Policy 50.	<input type="checkbox"/>	<input type="checkbox"/>
Any specialist studies and/or management plans required to support the application such as traffic, heritage, environmental, engineering, landscaping or urban design studies.	<input type="checkbox"/>	<input type="checkbox"/>

### Application submission

**In person to:**

Department of Biodiversity, Conservation  
and Attractions  
17 Dick Perry Avenue  
Technology Park, Western Precinct  
KENSINGTON WA 6151

Email [Rivers.planning@dbca.wa.gov.au](mailto:Rivers.planning@dbca.wa.gov.au)

**By post to:**

Statutory Assessments  
Rivers and Estuaries Branch  
Department of Biodiversity, Conservations and  
Attractions  
Locked Bag 104  
BENTLEY DC WA 6983

Telephone enquiries 9219 9000



# Form 1 – Application for Approval of Development

Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

## 1. Applicant – the applicant is required to sign the form at item No. 8

The applicant is the person with whom the Chief Executive Officer will correspond, unless an authorised agent has been appointed to act on behalf of the applicant, in which case correspondence will be sent direct to the agent.

Name of Applicant						
Name of Company (if applicable)						
Contact person						
Postal address						
Town/Suburb					Postcode	
Telephone	Work		Home		Mobile	
Facsimile						
Email						

## 2. Landowner(s) – landowners are required to sign the form at item No. 8

All owner(s) of the land **must sign this application**. Where land is owned by the Crown, or has a management order granted to a local government or other agency, this application must be signed by the relevant landowner as required under section 72(5)(a) of the Act. If there are more than 2 landowners, please provide the additional information on a separate page.

### Details of 1<sup>st</sup> landowner

Full name						
Company/agency (if applicable)						
Position & ACN/ABN (if applicable)	Position		ACN/ABN No.			
Postal address						
Town/Suburb				State		Postcode

### Details of 2<sup>nd</sup> landowner (if applicable)

Full name						
Company/agency (if applicable)						
Position & ACN/ABN (if applicable)	Position		ACN/ABN No.			
Postal address						
Town/Suburb				State		Postcode



Form 1 – Application for Approval of Development
Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

3. Appointment of an authorised agent – authorised agent is required to sign the form at item No. 8

Where the applicant has appointed an authorised agent to act on their behalf, the authorised agent must attach the written authority to this application.

Have you appointed an authorised agent to act on your behalf?

YES



NO



Details of authorised agent

Table with fields: Full name, Company/agency (if applicable), Position in company/agency (if applicable), ACN/ABN (if applicable) /Telephone, Postal address, Town/Suburb, State, Postcode.

4. Certificate(s) of title information

Table with fields: Certificate of title, Volume, Diagram/plan/deposit plan no., Folio, Lot No. and location of subject lot, Reserve No. (if applicable), Street No. and name, Town/Suburb, Nearest road intersection.

5. River reserve lease (Swan and Canning Rivers Management Act 2006 - section 29)

If you intend to apply for a lease in relation to this proposed development, you will need to complete a separate Form – Application for a River reserve lease – and lodge it concurrently with this application. Note: River reserve leases will not be granted for developments requiring approval under section 70 of the Act – to which the proposed lease relates – unless that approval has been granted.

Does the development require a River reserve lease?

YES



NO



If the development requires a River reserve lease, please tick the appropriate box below.

Table with fields: New lease, Renewal of a lease, Modification of an existing lease (ie. change in area or purpose etc.)



Form 1 – Application for Approval of Development
Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

6. River reserve licence (Swan and Canning Rivers Management Act 2006 - section 32)

If you intend to apply for a licence in relation to this proposed development, you will need to complete a separate Form – Application for a River reserve licence – and lodge it concurrently with this application, e.g. charter vessel operation, kayak, canoe tours, etc. Refer to the Licence Application Guidelines on how to apply for a River reserve licence.

Does the proposed development involve an activity in the River reserve that will require a River reserve licence?

YES [checkbox] NO [checkbox]

If the development requires a River reserve licence, please tick the appropriate box below.

Table with 2 columns: Licence type (New licence, Renewal of a licence) and checkbox.

Modification of an existing licence (ie. change in area, purpose, etc.)

7. Details of proposed development

Please provide a written description of the proposed development (refer to the Development Application Guidelines for further details on what information to include in this section).

Table with 2 columns: Question (Estimated cost of development, Current use of land, Proposed development) and Answer area.



**Form 1 – Application for Approval of Development**  
*Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)*

**8. Signatures**

**Signed by Applicant**

Applicant signature		
Date		
Print name and position (if signing on behalf of a company or agency)	Name	
	Position	

**Signed by Landowner/s (if the landowner is not the applicant)**

<b>I consent to this application being made.</b>		
Landowner signature		
Landowner signature		
Date		
Print name and position (if signing on behalf of a company or agency)	Name	
	Position	

**Signed by Authorised Agent (if you are acting for the applicant)**

<b>I have attached a copy of the written authorisation for me to act on behalf of the applicant to this application.</b>		
Authorised Agent signature		
Date		
Print name and position (if signing on behalf of a company or agency)	Name:	
	Position:	