

Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER : SRT3955
APPLICANT : Department of Environment and Conservation
APPLICANT'S ADDRESS : PO Box 459
Wanneroo WA 6065
LANDOWNER : Department of Environment and Conservation
LAND DESCRIPTION : Matilda Bay Reserve 17375, Lot 14555 on Plan
32409, Crawley
DEVELOPMENT : Replacement of northern public toilet block
VALID FORM 1 RECEIVED : 14 October 2011
PLANS : Site plan, concept diagrams and elevations
DETERMINATION : **APPROVAL WITH CONDITIONS**

The application to commence development in accordance with the plans is APPROVED subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of the approval. If the development has not been completed or substantially commenced within this period, a new approval will be required before commencing or completing the development.
2. The applicant shall notify the Swan River Trust in writing not less than fourteen (14) days prior to commencement of work.
3. Final design plans for the four (4) cubicle unisex toilet shall be submitted to the Swan River Trust for approval a minimum of thirty days (30) prior to commencement of works (see **Advice Note 1**). Works shall not commence until the approval of the Swan River Trust has been granted.
4. Prior to commencement of works the applicant shall submit, and have approved, a construction management plan which addresses the potential environmental impacts associated with the works, to the satisfaction of the Swan River Trust (see **Advice Note 2**).
5. The approved construction management plan required under **Condition 4** shall be implemented.
6. Prior to first use of the toilet block, the existing septic system shall be decommissioned.

7. An alarm system to monitor and prevent the new septic tank from overflowing shall be installed, prior to first use of the unisex toilet block, and maintained, for the life of the septic system.
8. In the event that reticulated sewerage becomes available, the unisex toilet block shall be connected within six (6) months of it becoming available.
9. All development including demolition, construction, access, drainage and ongoing maintenance, shall be carried out so as not to result in the disturbance of, or damage to, any existing vegetation (see **Advice Note 3**).
10. Public access along the adjacent pathway shall be maintained, or an alternative route provided, for the entirety of the works to the satisfaction of the Swan River Trust.
11. Any rubbish, waste or other deleterious matter resulting from the works shall be prevented from entering the Swan River.
12. Upon completion of the development, all waste materials shall be removed and the site cleaned-up to the satisfaction of the Swan River Trust.

ADVICE TO APPLICANT

1. The final design plans required under **Condition 3** for the unisex toilet block should include, but not be limited to:
 - the location of mains water and electricity connections;
 - any fill requirements;
 - exterior finishes;
 - stormwater management (preference for it to be contained onsite); and
 - proposed exterior lighting including location, direction, illumination, timing and efficiency (the lighting should have minimal spill to ensure that it does not have any adverse ecological consequences).
2. The construction management plan required under **Condition 4** shall address, but not be limited to:
 - machinery;
 - refuelling (preferred to be conducted offsite);
 - on-site storage and bunding of material, equipment, and chemicals;
 - site access;
 - details of excavation (including depths, volumes and any stockpiling of soil);
 - dewatering;
 - suppression of dust;
 - waste management;
 - public safety (including temporary fencing to restrict access to the construction site);
 - protection of existing vegetation (including drip/root zone);
 - protection of the river from inputs of deleterious matter; and
 - complaints and incidents.

Where relevant the plan should also include timeframes and responsibility for tasks identified.

3. To protect the structural root zone of the existing trees, and protect against the severing of branches, trunk impact, and root compaction from machinery, works should not occur within five (5) metres of the base of any tree.
4. For visual amenity purposes, the applicant should consider committing to a maintenance plan for the unisex toilet block which includes the cleaning and repairing of any vandalism in a timely manner.
5. The applicant is advised that the proposed works are located within a moderate to low ASS disturbance risk (<3m from surface) area. The Acid Sulphate Soils Guideline Series should be referred to for guidance on the identification, assessment and management of ASS in Western Australia. The Series is available from the Department of Environment and Conservation website at <http://www.dec.wa.gov.au/management-and-protection/acid-sulfate-soils/index.html>. The applicant should ensure all contractors are thoroughly briefed on the identification of ASS and that the Department of Environment and Conservation Contaminated Sites Branch and the Swan River Trust are notified immediately if ASS is exposed.

Bill Marmion

Bill Marmion
Minister for Environment

Date:

25/3/2012