



Our Ref : 08-50013-7
Your Ref :
Enquiries : Robert Cull (Ph 6551 9267)

Cottesloe Golf Club Inc
P O Box 2512
MOUNT CLAREMONT WA 6010

Application for Approval to Commence Development dated 1 October 2018 received 1 October 2018.

Lot Number	: 502
Location	: Crown Reserve 9299
Plan / Diagram	: 062731
Volume/Folio	: LR3156/200
Locality	: Lot 502 (No.173) Alfred Road, Swanbourne
Owner	: City Of Nedlands P O Box 9, NEDLANDS WA 6909

Under the provisions of the Metropolitan Region Scheme this application has been referred for determination by the Western Australian Planning Commission.

The application has now been considered by the Commission and the formal notice setting out the terms of the decision is attached.

A copy of this decision has been forwarded to the Local Government for information.

Should the applicant be aggrieved by this decision there is a right to apply for a review pursuant to the provisions of Section 252 of the *Planning and Development Act 2005*. Such an application for review must be submitted to the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH WA 6000 in accordance with Part 14 of the *Planning and Development Act 2005*. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website: <http://www.sat.justice.wa.gov.au>.

ADVICE TO APPLICANT

1. The City of Nedlands advises that:

- (a) No storage of materials, toilets, site offices or parking for vehicles is to occur in the surrounding vegetated areas along fairways; they are to be treated as tree protection zones.

- (b) In relation to works associated with the 'Tree removal clearing plan' and the 'Tree replacement plan':
- The replacement trees are to be planted in a location that ensures once they reach maturity, they do not impact on the remnant bushland areas. None of the Eucalypt species (Red Flowering and Illlyarrie Gums) are to be planted adjacent to the remnant bushland areas.
 - For every single tree removed it is to be replaced with three trees (excluding the Golden Wattle in Zone 1).
 - To protect existing trees and vegetated areas that fall outside the construction zones, all construction is to be undertaken from within the development site, not from within surrounding areas.
 - Tree species for replacement should be locally occurring natives such as, but not limited to, WA Peppermints and Tuarts at a minimum size of 200 litres.
 - If mulch is to be used it should be AS 4454 compliant (Australian Standard for composts, soil conditioners and mulches).
2. Clearing of native vegetation in Western Australia is prohibited, unless the clearing is authorised by a clearing permit obtained from the Department of Water and Environment Regulation (DWER), or is of a kind that is exempt in accordance with Schedule 6 of the Environmental Protection Act 1986 or Environmental Protection (Clearing of Native Vegetation) Regulations 2004. Any proposed clearing of native vegetation associated with the proposal should be discussed with DWER prior to the commencement of works.



Ms Sam Fagan
Secretary
Western Australian Planning Commission
13 December 2018



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METROPOLITAN REGION SCHEME

City of Nedlands

APPROVAL TO COMMENCE DEVELOPMENT

Name and Address of Owner and Land on which Development Proposed:

Owner	:	City Of Nedlands P O Box 9, NEDLANDS WA 6909
Lot Number	:	502
Location	:	Crown Reserve 9299
Plan / Diagram	:	062731
Volume/Folio	:	LR3156/200
Locality	:	Lot 502 (No.173) Alfred Road, Swanbourne
Application Date	:	1 October 2018
Application Receipt	:	1 October 2018
Development Description	:	Alterations To Cottesloe Golf Course

The application for approval to commence development in accordance with the plans submitted thereto is granted subject to the following conditions:

1. The development is to be carried out in accordance with the plans date stamped **1 October 2018 (attached)** subject to any modifications as required by the conditions of approval.
2. The development approval is valid for two years from the date of this letter. If the subject development is not substantially commenced within a two year period, the approval shall lapse and be of no further effect.
3. The only trees to be removed are the 42 trees identified in the 'Tree Removal Clearing Plan' as included in the Remnant Bushland Masterplan prepared by PGV Environmental (**updated 27 April 2018**) to the specifications of the City of Nedlands and to the satisfaction of the Western Australian Planning Commission.
4. Replacement trees are to be planted over a three year period in accordance with the details in the 'Tree Replacement Plan' as included in the Remnant Bushland Masterplan prepared by PGV Environmental (**updated 27 April 2018**), and



thereafter maintained to the specifications of the City of Nedlands and to the satisfaction of the Western Australian Planning Commission.

5. The applicant is to comply with the 'Remnant Bushland Management Plan' prepared by PGV Environmental (**updated 27 April 2018**) to the specifications of the City of Nedlands and to the satisfaction of the Western Australian Planning Commission.

If the development the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

A handwritten signature in cursive script, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission
13 December 2018

City of Netlands
 Received
 03 September
 2018

- NOTES:
1. THE PURPOSE OF THIS DRAWING IS TO SHOW THE LANDFORM, SHAPES, AND DESIGN INFORMATION FOR THE GOLF COURSE FINISHING WORKS CONSTRUCTION AS REQUIRED BY THIS CONTRACT AND AS SPECIFIED. OTHER ELEMENTS OF THE GOLF COURSE (BRIDGES, PATHS, LAKES, WATERWAYS ETC) ARE SHOWN TO INDICATE THE LOCATION OF THESE ELEMENTS IN RELATION TO THE GOLF HOLES AND THEIR DESIGN BY OTHERS SHALL BE APPROVED BY CPIC.
 2. REFER TO THE DETAILED GREEN DESIGN DRAWINGS FOR INTERNAL DRAINAGE TO PUTTING GREENS, GREEN SURROUNDS BUNKERS AND MOUND AND GULLY PIT ELEVATIONS.
 3. ALL DESIGN INFORMATION SHOWN ON THE DETAILED GREEN PLANS TAKE PRECEDENCE OVER THAT SHOWN ON THE 1:500 SCALE SHAPING PLANS. LOCATION AND LEVELS OF MICRO DRAINAGE SHOULD BE SET OUT FROM THE DETAILED GREEN DESIGNS.
 4. MICRO DRAINAGE PIPE SIZES ARE SHOWN IN MILLIMETRES FOR EACH PIPELINE.
 5. THE NOMINAL TREE LEVEL FOR THE CENTRE OF EACH TREE IS SHOWN WITHIN THE TEES.
 6. THE BUGGY PATH AND Buggy PATH BRIDGES SHOWN ON THIS PLAN INDICATE THEIR APPROXIMATE LOCATIONS. THE SET OUT FOR THE PATH AND BRIDGES SHALL BE INSPECTED AND APPROVED BY A GRADIC REPRESENTATIVE BEFORE COMMENSING CONSTRUCTION. REFER TO DOCUMENTATION BY OTHERS FOR THEIR CONSTRUCTION SPECIFICATION AND CONSTRUCTION DETAILS DRAWINGS.
 7. RETAINING WALLS, ROCKY CREEKS, AND HARD LANDSCAPE ELEMENTS OF THE GOLF COURSE ARE SUBJECT TO DESIGN AND DOCUMENTATION BY THE LANDSCAPE ARCHITECT IN CONSULTATION WITH GRAHAM MARSH GOLF DESIGN AND CIVIL ENGINEERS. ALL SUCH DESIGNS SHALL BE APPROVED BY GRAHAM MARSH GOLF DESIGN.
 8. FOR TYPICAL STORMWATER PIPE OUTLET TREATMENT, REFER STANDARD DRAWINGS AND SPECIFICATIONS.
 9. ALLOWANCES ARE TO BE MADE FOR CONSTRUCTED EARTH SWALE DRAINS WHERE NECESSARY TO DIVERT NATURAL OVERLAND FLOW AND ARE TO BE CUT TO A LEVEL TO PROVIDE AN OUTLET WITHOUT BACKING WATER UP INTO GOLF COURSE STRUCTURES AND BUNKERS. EXACT LEVELS AND LOCATIONS OF SWALES TO BE DETERMINED IN CONSULTATION BETWEEN THE CONTRACTOR AND SITE SUPERVISOR.
 10. CONSTRUCTION AND DETAILS OF ALL LAKES REFER TO ENGINEERS DETAILS.

NOTE:
 YOUR LARGE SEWERAGE PRESSURE MAINS TRAVERSE THE SITE. THEIR APPROXIMATE LOCATIONS ARE AS SHOWN. THEIR EXACT LOCATION AND DEPTH FROM THE LOCAL AUTHORITY IS TO BE DETERMINED PRIOR TO ANY WORKS BEING UNDERTAKEN. NOTE THAT ANY WORKS MUST BE UNDERTAKEN WITHIN THE GUIDELINES OF THE LOCAL AUTHORITY.

LEGEND	
EDGE OF GREEN	—
EDGE OF TEE	—
EDGE OF LAKE	—
EDGE OF FAIRWAY	—
EDGE OF BUNKER	—
EDGE OF WASTELAND	—
GOLF CENTRELINE	—
DESIGN CONTINUOUS	—
RETAINING WALL	—
PUTTING	—
PATH PERM	—
RIDGE	—
MOUND HEIGHT	+
LOW POINT	+
GREEN DRAINAGE (Flow to Green Plane Only)	—
TEE DRAINAGE (If Present)	—
GRASS TO CUT ROUGH	—
GRASS ROUGH	—
GOLF COURSE LIMIT OF WORKS AREA	—
NATIVE PLANTING AREA	—

NOTE:
 Every Effort Has Been Made To Gain Length On The Front Nine To Assist With The Balance Of Both Nines.



HOLE #3
 1. Championship Tee has been lowered and relocated to the right of the existing tee.
 2. All other Tees have been adjusted accordingly.
 3. Location of Tee Improvements across the Tee.
 4. Landing Area has been raised by approximately 1 metre.

DEPARTMENT OF PLANNING, LANDS
 AND HERITAGE
 DATE 01-Oct-2018
 FILE 08-50013-7

Cottesloe Golf Course

NO.	REVISION	DATE	BY

Shaping Plan Hole 3



GRAHAM MARSH
 Golf Design
 Graham Marsh Golf Design Pty Ltd
 27/28 The Arcade, Clive, NSW
 P.O. Box 200, Helena, Qld 4220, Australia
 Phone: 61 (0)75533141, Fax: 61 (0)75533123
 Email: gmarsh@gmgs.com.au

- NOTES:**
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 5. THE NOMINAL TEE LEVEL FOR THE CENTRE OF EACH TEE IS SHOWN WITHIN THE TEES.
 6. THE BUNNY PATH AND BUNNY PATH BRIDGES SHOWN ON THIS PLAN INDICATE THE LOCATIONS. THE SET OUT FOR THE PATH AND BRIDGES SHALL BE INSPECTED AND APPROVED BY A GRADE APPROPRIATELY BEFORE COMMENCING CONSTRUCTION. ADVISE TO THE WHOMEVER BY OTHERS FOR THEIR CONSTRUCTION SPECIFICATION AND CONSTRUCTION DETAILS.
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LEGEND

EDGE OF GREEN		MOUND HEIGHT	
EDGE OF TEE		LOW POINT	
EDGE OF LAKE		GREEN CHAIRING	
EDGE OF FAIRWAY		TEE SHAPING	
EDGE OF BUNKER		GRASS TO CUT ROUGH	
EDGE OF BASKETLAND		GRASS ROUGH	
GOLF CENTRELINE		GOLF COURSE LIMIT OF WORKS AREA	
DESIGN CONTOURS		NATIVE PLANTING AREAS	
RETAINING WALL			
PATH			
PATH BRIDGE			
ROCK			

NOTE:
TWO LARGE SEWERAGE PRESSURE MAINS TRAVERSE THE SITE. THEIR APPROXIMATE LOCATIONS ARE AS SHOWN. THEIR EXACT LOCATION AND DEPTH FROM THE LOCAL AUTHORITY IS TO BE DETERMINED PRIOR TO ANY WORKS BEING UNDERTAKEN. NOTE THAT ANY WORKS MUST BE UNDERTAKEN WITHIN THE GUIDELINES OF THE LOCAL AUTHORITY.

NOTE:
Every Effort Has Been Made To Gain Length On The Front Nine To Assist With The Balance Of Both Nines.

HOLE #6

1. Championship Tee has been moved back approximately 15 metres.
2. New Member's Tee added to adjust length accordingly.
3. The Fairway has been contoured to create a much faster and more receptive landing area for all players.
4. A small bunker has been added on the LHS to assist the longer hitters.
5. The Green has been redesigned and moved back 15 metres to add overall length to the front nine.
6. Generous run on areas provided for the mid to high handicap golfers.

HOLE #5

1. Tees have been enlarged to provide additional landing ground to assist with maintenance.
2. Green has been redesigned to offer more strategic options.
3. An opening has been created at the front to give the more skill players an opportunity to run the ball onto the green.

HOLE #7

1. New Championship Tee in the location of the existing 3rd tee.
2. Ladies tee relocated to the RHS nearer cart path access.
3. Fairway has been upgraded to provide improved visibility of landing area.
4. Maintenance road has been relocated behind the new 7th Green.
5. Green has been moved approximately 15 metres due to safety issues being experienced from 10th Tees.
6. Green now demands much more precision with approach shots.

HOLE #8

1. Championship Tee has been moved and lengthened slightly.
2. Other tees adjusted to fit overall length requirements for handicapping.
3. The entire fairway and landing area has been regraded from Tee to bunker point. This will provide the overall player a much faster opportunity to run the ball to bunker and fairway bunkers guarding the landing area.
4. Maintenance Path has been removed and relocated.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
01-OCT-2018

FILE
08-50013-7

Cottesloe Golf Course

REV	REVISION	DATE	BY

*Shaping Plan
Holes 5, 6, 7 & 8*

GRAHAM MARSH
Golf Design
Graham Marsh Golf Design Pty Ltd
10/100-100th Street, Rossmore
P.O. Box 200, Rossmore, NSW 2125, Australia
Phone: 61 61 203 1144 Fax: 61 61 203 1166
email address: Land@grmg.com.au

Scale: 1:500
Date: June 2017
Drawing No: G20-02-21C

