



*Swan and Canning Rivers Management Act 2006*

**PART 5**

**DETERMINATION OF DEVELOPMENT APPLICATION**

FILE NUMBER : 2019/3025  
APPLICANT : Scotch College  
LANDOWNER : Swan River Trust  
LAND DESCRIPTION : Swan River (Reserve 48325), adjacent to Lot 2539 on Plan 5262, Peppermint Grove  
DEVELOPMENT : Scotch College boatshed extension  
VALID FORM 1 RECEIVED : 18 November 2019  
DETERMINATION : **APPROVAL WITH CONDITIONS**

The application to commence development in accordance with the information received on 6 November 2019 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 substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.

**Prior to the commencement of works**

2. Prior to commencement of works, the applicant shall enter into a River reserve lease with the Department of Biodiversity, Conservation and Attractions (**Advice Note 1**).
3. The applicant shall be responsible for all legal costs associated with the preparation of the required River reserve lease.
4. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than thirty (30) days prior to the commencement of works (**Advice Note 2**).
5. Prior to the submission of an application for a building licence, the applicant shall submit construction plans for the development certified by a practicing maritime engineer to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Department of Transport.
6. Prior to the submission of an application for a building licence, the applicant shall prepare a Construction Environmental Management Plan to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove (**Advice Note 4**).

7. Prior to the submission of an application for a building licence, the applicant shall submit a heritage assessment and details of the external colours, finishes, materials, lighting and signage, for the development to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove (**Advice Note 7**).
8. Prior to the submission of an application for a building licence, the applicant shall provide plans/drawings demonstrating that the provision of a reticulated sewerage service, and any other services required, will be made available to the boatshed to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove (**Advice Note 8**).
9. Prior to the submission of an application for a building licence, the applicant shall submit a Bushfire Management Plan written in accordance with State Planning Policy 3.7 to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Department of Fire and Emergency Services and the Shire of Peppermint Grove (**Advice Note 9**).

#### **During works**

10. The approved Construction and Environmental Management Plan shall be implemented.
11. The works, including construction, access and ongoing maintenance or operation of the boatshed shall not result in the clearing and/or disturbance of existing native vegetation.

#### **On completion of works**

12. Within three (3) days of the completion of the works, the applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing that works have ceased.
13. Within three (3) days of the completion of the works, the applicant shall remove all waste materials, equipment, machinery and any temporary structures and ensure the site is cleaned-up to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove.
14. Prior to the occupation of the new boatshed, any remedial work required to the foreshore, river wall or any public infrastructure impacted by the works (including connection to services) is to be carried out to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove.
15. Prior to the occupation of the premises, the applicant shall ensure that the development is connected to all services as approved under **Condition 8**.

#### **Ongoing**

16. The approved Bushfire Management Plan shall be implemented.

#### **ADVICE TO APPLICANT**

1. The applicant is advised that an Environmental Management System (EMS) is required to be prepared and implemented to the satisfaction of the Department of Biodiversity, Conservation and Attractions, to support the River reserve lease. This approval does not authorise the applicant to carry out any other works besides the scope of the approved works, whether within or outside the lease area. If any other work is proposed, an additional approval from the Department of Biodiversity, Conservation and Attractions shall be required.

2. Notification of the commencement of work and any plans or documents required in accordance with conditions of this approval can be emailed directly to [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)
3. The applicant should ensure that all personnel associated with the project are thoroughly briefed on the conditions of approval.
4. Regarding **Condition 6**, the Construction Environmental Management Plan shall describe how the works will be managed to minimise potential environmental impacts and shall include, unless otherwise agreed in writing:
  - a. a detailed work method statement that describes how the contractor proposes to undertake the works (including connection to services and removal/relocation of the large limestone outcrop in the river) and demonstrates that the proposed works will not destabilise the riverbank/riverwall or exacerbate erosion in the surrounding area;
  - b. timeframes and responsibilities for tasks identified;
  - c. contact details of essential site personnel, construction period and operating hours;
  - d. method of painting (no spray painting permitted over water);
  - e. method of pile removal and/or cutting off if required;
  - f. details of the piling method (noting that a vibration pile driver with a soft start-up is preferred over a drop hammer, to minimise underwater noise impacts on aquatic fauna);
  - g. marine mammal observation during piling (noting that no pile driving shall start if dolphins are within 200 metres of the site and piling activity shall cease if a dolphin comes within 50 metres of the site and shall not recommence until the dolphin has moved more than 200 metres away or has not been observed for 20 minutes);
  - h. details of any *Hippocampus subelongatus* (West Australian seahorse) relocation (if required) or evidence that the species is not present on site;
  - i. ongoing management of controls used to reduce turbidity risk and prevent sediment plumes (e.g. silt curtain installation, monitoring and removal);
  - j. management of any potential acid sulphate soils (PASS) that may be exposed during the works;
  - k. proposed contingency actions should environmental controls be inadequate;
  - l. identification and protection of infrastructure and established vegetation;
  - m. detail of machinery and associated refuelling;
  - n. waste management;
  - o. protection of the river and stormwater system from inputs of debris, run-off, soil, fill, or other deleterious material;
  - p. traffic, access and parking management for contractors and the public;
  - q. complaints and environmental incident management plan;
  - r. containment of stockpiles of materials;
  - s. location of emergency spill kits that are to be onsite at all times;
  - t. a detailed site map showing the location of any:
    - i. signage, including the contact details of essential site personnel;
    - ii. perimeter fencing and hoarding;
    - iii. the laydown area and vehicle entry/exit points;
    - iv. protected vegetation;
    - v. areas of excavation and stockpiling of soil;
    - vi. on-site storage and bunding of materials and equipment;
    - vii. traffic access and parking; and
    - viii. any proposed redirection of pedestrian, or vessel, traffic.
  - u. in the case of a sediment plume or hazardous pollution events, the Department of Biodiversity, Conservation and Attractions can be contacted on 9278 0981 (Duty Officer, Riverpark) or, for pollution events, 9480 9924 (Marine Pollution Response); and



- v. any other matters considered relevant to the proposal not identified above.
5. The applicant is to hold a valid building permit for the works from the Shire of Peppermint Grove prior to the commencement of any construction works.
  6. The Department of Transport advises that prior to construction the proponent is required to apply and obtain a jetty amendment / modification licence from the Department of Transport, Coastal Facilities branch. All design drawings of the jetty modification submitted must each be signed / certified by an experienced maritime engineer that the design is in accordance with AS3962-2001 Guidelines for the Design of Marinas
  7. Regarding **Condition 7**, the applicant is advised that the heritage assessment should demonstrate that the boatshed extension is sympathetic to, and maintains the, heritage values of the current structure. The use of colour schemes and elements that add interest and enhance the character and heritage appeal of the structure should be incorporated. The final materials and colour scheme should also harmonise with the river environment. The design, materials and finishes are expected to be of a high standard and result in a quality architectural outcome.
  8. Regarding **Condition 8**, it is recommended that the applicant employs a consulting engineer to prepare a formal submission to the Water Corporation in accordance with its Developer's Manual. The applicant is advised that works associated with the installation of sewer connection may also require a permit approval from the Department of Biodiversity, Conservation and Attractions.
  9. Regarding **Condition 9**, the applicant is advised that a portion of the development falls within a mapped Bushfire Prone Area and is considered a 'vulnerable land use' in accordance with State Planning Policy 3.7 – *Planning for Bushfire Prone Areas* (SPP 3.7). It is recommended that the applicant employs a Level 3 Bushfire Practitioner to determine the Bushfire Attack Level (BAL) rating of the site and develop a Bushfire Management Plan. The Bushfire Management Plan should, in accordance with SPP 3.7, include the following:
    - an emergency evacuation plan for occupants and a risk management plan for any flammable on-site hazards; and (if the BAL rating is found to be BAL-29 or higher)
    - details demonstrating that the proposal is considered 'unavoidable development' (as defined in SPP 3.7);
    - strategies that identify how significant reductions in the bushfire risk level to the community can be achieved; and
    - a clear indication of the benefits of the development and how these outweigh the costs to adjacent landowners, government, and the general community.

The applicant is advised that, in accordance with SPP 3.7, development proposals should satisfy bushfire protection requirements within the development and boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring foreshore reserves.

10. The Department of Planning, Lands and Heritage (DPLH) advised that a regulation 10 permit will be required, with consultation from the South West Aboriginal Land and Sea Council. The applicant is advised to contact DPLH regarding the proposed works and requirements under the *Aboriginal Heritage Act 1972*.



11. The applicant is advised that the proposal has the potential to be affected by sea level rise. It is recommended applicants understand the implications of potential sea level rise on the site. The onus rests with the applicant to undertake a risk assessment and exercise its own judgment in determining the level of risk it is prepared to accept.
12. The Department of Biodiversity, Conservation and Attractions recommends the applicant contacts the Department of Transport Navigational Safety Project Officer on 13 11 56 or by email at [navigational.safety@transport.wa.gov.au](mailto:navigational.safety@transport.wa.gov.au) to discuss the requirement for a Notice to Mariners in relation to the works.
13. The applicant is advised that any future works associated with the development may require approval from the Department of Biodiversity, Conservation and Attractions including in accordance with section 14A (works by a leaseholder) of the Swan and Canning Rivers Management Regulations 2007.



Hon Stephen Dawson MLC  
**MINISTER FOR ENVIRONMENT**

Date: 15/9/20

**DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT**

PROPOSAL	: Scotch College boatshed extension
LOCATION	: Swan River (Reserve 48325), adjacent to Lot 2539 on Plan 5262, Peppermint Grove
COST	: \$1,000,000
APPLICANT	: Scotch College
LANDOWNER	: Swan River Trust
LOCAL GOVERNMENT	: Shire of Peppermint Grove
MRS CLASSIFICATION	: Waterways
LG CLASSIFICATION	: No zoning
DECISION TYPE	: Part 5, <i>Swan and Canning Rivers Management Act 2006</i>
ATTACHMENTS	: 1. Location map 2. Shire of Peppermint Grove advice 3. Department of Transport advice 4. Department of Planning, Lands and Heritage advice 5. Office of the Government Architect advice 6. Proposed plans
RECOMMENDATION	: <b>APPROVAL WITH CONDITIONS</b>

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**REPORT**

**1.0 INTRODUCTION**

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from Scotch College (the applicant) for an extension to the Scotch College Boatshed (the boatshed) located on the Swan River (Reserve 48325), adjacent to Lot 2539 on Plan 5262, Peppermint Grove (**Attachment 1**).
- 1.2 The applicant received a Development Approval for the extension of the boatshed in 2016. However, as works had not substantially commenced within two years following the determination, the approval was no longer valid. The plans for the extension have since changed.
- 1.3 The proposal involves an extension to the north of the current boatshed, which will increase the current footprint of 578m<sup>2</sup> (including existing landing stage) to approximately 1331m<sup>2</sup> (extension footprint of 753m<sup>2</sup>, including dinghy ramp and second landing stage). This is larger than the previously approved expansion, which increased the footprint to 1014m<sup>2</sup>. The design of the extension is proposed to be

consistent with the current boatshed. However, the scull storage and shell storage sections of the extension will include a second storey.

- 1.4 The proposed development is to occur within a lot that is wholly within the Swan Canning Development Control Area (DCA). As the applicant is not the leaseholder or manager of the reserve, the proposal cannot be processed under the Swan and Canning Rivers Management Regulations 2007. It therefore requires approval under Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).
- 1.5 The Director General of DBCA has prepared this report in accordance with section 75 of the SCRM Act.

## 2.0 CONSULTATION

### Shire of Peppermint Grove

- 2.1 The Shire of Peppermint Grove (the Shire) provided its advice to DBCA, supporting the proposal subject to conditions (**Attachment 2**). Initially, the Shire was not supportive of the extension due to its increased size when compared with the previously approved development. It had several recommendations, one of which was the inclusion of toilets and changing facilities. Following ongoing consultation between the Shire, DBCA and the applicant, the plans have since been amended to include ablution facilities. The Shire's other advice has been incorporated into the conditions and advice notes of this approval.

### Department of Transport

- 2.2 The Department of Transport (DoT) advised that it has no objection to the proposal, subject to the applicant entering into a River reserve lease (which has DBCA and Ministerial approval), a variation of jetty licence, and construction plans certified by a practicing maritime engineer for all structures (**Attachment 3**). It was noted that the plans varied significantly from those previously approved. This advice has been incorporated into the conditions and advice notes of this approval.

### Department of Planning, Lands and Heritage

- 2.3 The Department of Planning, Lands and Heritage (DPLH) confirmed that the proposed development is situated within Aboriginal site ID 3536 (Swan River) and a regulation 10 permit will be required, including consultation with the South West Aboriginal Land and Sea Council (SWALSC) (**Attachment 4**). The applicant received a regulation 10 approval in the past, but it has since lapsed with the previous Development Approval.

### Office of the Government Architect

- 2.4 The Office of the Government Architect had no comments or recommendations regarding the proposed development (**Attachment 5**).

## 3.0 PUBLIC CONSULTATION – SUBMISSIONS ON DRAFT REPORT

- 3.1 In accordance with the requirements of Part 5 of the SCRM Act, a copy of the draft report and proposed recommendation was provided to the applicant and relevant stakeholders being the Shire, DoT, DPLH and the Office of the Government



Architect. A copy was also published on the DBCA website for a period of two (2) weeks between 21 July 2020 and 4 August 2020 with an invitation for public submissions.

3.2 No submissions were received.

#### 4.0 RELEVANT POLICIES AND PLANS

- ◆ State Planning Policy 2.10 – *Swan-Canning River System* (SPP 2.10)
- ◆ State Planning Policy 3.7 – *Planning in Bushfire Prone Areas* (SPP 3.7)
- ◆ Corporate Policy Statement No. 42 – *Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area* (Policy 42)
- ◆ Corporate Policy Statement No. 45 – *Planning for Miscellaneous Structures and Facilities in the Swan Canning Development Control Area* (Policy 45)
- ◆ Corporate Policy Statement No. 51 – *Planning for Wastewater Management Affecting the Swan Canning Development Control Area* (Policy 51)

#### 5.0 ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- ◆ Environmental protection
- ◆ Wastewater management
- ◆ Bushfire prone area
- ◆ Amenity
- ◆ Heritage
- ◆ Tenure
- ◆ Public access and safety

#### 6.0 BACKGROUND

- 6.1 The boatshed was constructed in 1914 as a single boat bay with a dinghy annex. Additions were then made in 1976 extending the dinghy annex. The boatshed is constructed of wood and sits predominantly on wooden piles. The main launching ramp was replaced in the 1990s and sits on steel piles and supports.
- 6.2 The applicant has advised that the principal use of the boatshed is to operate its rowing program. There are complementary users within the school that also use the boatshed (Emergency Service cadets, Duke of Edinburgh award and Marine Studies students). The boatshed is also used as a base for Earth Science classes examining the limestone rock formations along this part of the river foreshore.
- 6.3 The applicant advises that roughly 200 students currently participate in rowing activities from the boatshed. It believes there is a need for increased storage and space for the students. There is no intention to increase the size of the Scotch College rowing program, but rather to better accommodate the students it presently has. The boatshed is used exclusively by Scotch College.
- 6.4 The existing boatshed consists of a symmetrical pair of traditional 6-metre-tall gable roofed enclosures, creating two 18-metre long bays of racking for around 20 racing

boats, oars and all other necessary equipment. The boatshed covers an area of 578m<sup>2</sup> comprising of a boatshed, skiff store, a slip, and a landing stage.

- 6.5 The school seeks approval to extend the current boatshed as per the plans attached (**Attachment 6**). The proposed extension will provide an additional footprint of 753m<sup>2</sup> comprising of a new boatshed with mezzanine level, toilet facilities, a dinghy shed and launching ramp, and an additional landing stage. The proposed boatshed extension aims to provide additional storage for rowing equipment, increased launching and retrieving capacity and a loft area that will allow complementary users to conduct classes, and a safe area to hold meetings with the students.
- 6.6 The existing skiff store is required to be demolished to facilitate the development.

## **7.0 DISCUSSION**

### **Environmental Protection**

- 7.1 Policy 42 indicates that works should maintain and enhance the ecological health, community benefits and amenity of the Swan Canning river system. Once constructed, it is unlikely that the development will result in any ongoing environmental impacts. However, due to the size of the development, it is important that the risks associated with its construction are acknowledged and managed appropriately.
- 7.2 Piling has the potential to impact upon water quality through disturbance of sediment resulting in plumes or turbidity. The stockpiling of material and machinery refuelling can lead to sediment laden runoff and potential hydrocarbon spills respectively. All construction material will need to be certified clean and disease free and any stockpiling of material will need to be fully covered. Waste materials generated from the works will need to be disposed in an appropriate manner and must not enter the river or be left on the reserve. Care will also need to be taken to ensure no damage is done to the riverbank or existing vegetation as a result of vehicle/machinery access during the works or ongoing operation of the boatshed.
- 7.3 Site access for machinery is limited which may require the applicant to use a barge for construction purposes. Also, the removal of a large limestone outcrop in the river to the north of the existing boatshed will be required to enable the installation of new piles into the riverbed. The works will involve the installation of 18 piles, extended into the riverbed to a depth of 1-4 metres (depending on location). It is recommended that the applicant seek advice from a suitably qualified coastal engineer to demonstrate that the proposed works will not destabilise the riverbank/riverwall or exacerbate erosion in the surrounding area, noting that any damage will be required to be remediated at the applicant's expense.
- 7.4 In order to address the risks associated with the construction of the boatshed, it is recommended that a Construction Environmental Management Plan (CEMP) is prepared to advise the methodology for the works and how risks will be managed to the satisfaction of DBCA and the Shire (manager of the adjacent reserve).

### **Wastewater management**

- 7.5 Policy 51 aims to ensure that development including wastewater management systems within the DCA do not result in further water quality degradation of the Swan Canning river system.

- 7.6 The existing boatshed does not have any ablution facilities. The Shire advised DBCA that the Scotch College students have previously utilised a nearby toilet block that has since fallen into disrepair and is intended to be demolished. As a result, the Shire recommended that private ablution facilities be incorporated into the boatshed.
- 7.7 In accordance with Policy 51, on-site sewage disposal systems are only considered if it can be demonstrated that the development cannot reasonably be connected to the reticulated sewer system (i.e. in areas that do not yet have a sewer system) and the system meets a number of other criteria (e.g. setback 100 metres from the waterway, at least 1.2 metres above the groundwater level, etc.). As the boatshed is located directly over the river, DBCA would not support any means of on-site wastewater disposal as the risk of leaching nutrients is too great.
- 7.8 The Water Corporation has advised that sewerage connection to the boatshed is acceptable in principle, however requested:
- a formal submission from a consulting engineer in accordance with the Water Corporation's Developer's Manual;
  - external approvals;
  - consideration of the network capacity; and
  - acceptance of a suitable discharge point.
- 7.9 The boatshed will be required to demonstrate that it can be connected to the reticulated sewerage system prior to the commencement of development.

#### **Bushfire prone area**

- 7.10 As a portion of the footprint of the proposed development falls within a Bushfire Prone Area, the application is subject to SPP 3.7. It should be noted that this State Planning Policy did not come into effect until after the previous development approval was determined and so was not applied to that application.
- 7.11 The Department of Fire and Emergency Services (DFES) has advised that in accordance with SPP 3.7, the development is considered a 'vulnerable land use' as it is intended to be utilised by persons under 18 years of age. The applicant is required to produce a Bushfire Management Plan, with an emergency evacuation plan for occupants and risk management details for any flammable on-site hazards, which must be endorsed by the Shire and DFES.
- 7.12 As the development is located in a position that is unlikely to achieve a Bushfire Attack Level of 29 or below, the plan will need to demonstrate that the proposed boatshed extension is considered "unavoidable development" (as defined by SPP 3.7). It will also need to identify how significant reductions in the bushfire risk level to the community can be achieved (noting that this must be contained within the development footprint) and provide a clear indication of the benefits and how these outweigh the costs to adjacent landowners, government and the general community.
- 7.13 The applicant is aware of the requirements under SPP 3.7 and has engaged a Level 3 Bushfire Practitioner that is currently preparing a Bushfire Management Plan to the specifications above. An approved plan will be required prior to the commencement of development.



## **Amenity**

- 7.14 Policy 42 indicates that works should maintain and enhance the ecological health, community benefits and amenity of the Swan Canning river system. Design, materials and colour schemes of a development adjacent to the waterway and foreshores should complement and protect the character and landscape setting of the river.
- 7.15 There are a number of boatsheds located in the Freshwater Bay area. Collectively they are considered to contribute towards the character and heritage appeal of the area and have become a part of the viewscape.
- 7.16 The applicant will ensure the extension to the current boatshed utilises the same aesthetic as the existing structure. Modern materials will be used to mimic the historic hardwood structures that form the current sheds. The applicant will be required to ensure that materials are of a high standard and result in a quality architectural outcome. It is recommended that the final colours, finishes and materials are provided to DBCA for approval prior to the development of the boatshed and are aimed at enhancing the character and heritage appeal of the area.
- 7.17 The applicant has chosen a design that incorporates a flat-roofed connection between the new gabled structure and the old gabled sheds. The applicant has indicated that the chosen design aims to minimise the potential for the structure to become overbearing in the landscape and allows the public to distinguish between the old and new sections. This design will also allow for natural light to penetrate the two adjacent sheds. The applicant has provided a Heritage Statement for the boatshed that will be considered as part of the final designs.

## **Heritage**

- 7.18 Policy 42 supports the preservation of places of cultural significance, both Aboriginal and European. SPP 2.10 also states that the heritage values of the river should be protected and enhanced.
- 7.19 The boatshed is not listed on the Heritage Council of Western Australia state heritage register. Therefore, the application was not referred to the Heritage Council for advice.
- 7.20 The boatshed is included in the Shire's Municipal Heritage Inventory as a category 1 building. The Shire's policy states that these buildings should be retained, but may be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character. The Shire has requested that a heritage architect assessment be provided to support the final design of the boatshed to ensure it will not have a detrimental impact on the architectural heritage values of the boatshed.
- 7.21 The proposed works will also be located in an area that is within the Permanent Register of Aboriginal Sites of Significance. The Swan-Canning river system holds important spiritual significance to local Aboriginal people and the proposal has the potential to impact on these heritage values. DPLH has advised that a regulation 10 permit will be required to complete the works, including consultation with SWALSC. Although the applicant is aware of these requirements from its previous approval, it is recommended that an advice note is included in the current approval advising the applicant to contact DPLH to clarify what is required for the development.

## **Tenure**

- 7.22 The applicant maintains a valid jetty licence for the boatshed with DoT. However, this licence will require a variation in accordance with advice from DoT and does not grant exclusive use of the waterway.
- 7.23 Where exclusive use of a jetty or riverbed is proposed, a lease over the riverbed (a River reserve lease) is required; enabling government to more effectively manage that part of the river and providing security of tenure for the owners.
- 7.24 As the proposed development would result in exclusive use of such a large area of the Swan River, it is recommended that the applicant enter into a River reserve lease for the boatshed, as is consistent with other such facilities around the river (e.g. Boatshed No 41, Boatshed No 42). This will be a condition of approval.

## **Public access and safety**

- 7.25 SPP2.10 states that public access to the river and its foreshores should be maintained while protecting the river. It is important that development near the river does not impede or restrict public access.
- 7.26 Currently an informal pathway is located on the foreshore side, adjacent to the boatshed. This section of the foreshore is regularly used by the local community for walking. Although the construction works are likely to impact public access along the foreshore, the completed boatshed will not interfere with this access.
- 7.27 In regard to the safety of users of the boatshed, an evacuation plan will be required to be developed for use in case of emergency (in accordance with the requirements of SPP 3.7, above). This plan will also provide information on emergency vehicle access.
- 7.28 The boatshed is intended for private use by Scotch College and its associates. As noted above (6.24), this lack of public access should be acknowledged by the applicant entering into a River reserve lease to enable more effective management of that part of the river and to provide security of tenure for the owners.

## **8.0 SWAN RIVER TRUST**

- 8.1 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust considered DBCA's draft report at its meeting of 16 June 2020 and resolved to advise the Director General of DBCA that it recommends the application be approved subject to the conditions outlined in DBCA's draft report.

## **9.0 CONCLUSION**

- 9.1 Policy 45 states that miscellaneous structures and facilities in the DCA should protect the ecological health, maintain and enhance long-term community use and enjoyment, and preserve the amenity of the Swan Canning river system.
- 9.2 The current proposal seeks to replace the boatshed in a manner that is sympathetic to the established building form and character of the location. Although the proposed changes will alter the size and appearance of the boatshed, the changes are not

expected to have an unacceptable impact on the visual amenity of the area or any heritage values of the boatshed.

- 9.3 The applicant will be required to demonstrate that the development is suitable in regard to SPP 3.7 and that it can be connected to the reticulated sewer system in accordance with Policy 51 before proceeding with any development.
- 9.4 Provided the works are carried out carefully to avoid impacts to the river and water quality, the final colours and finishes are of a high quality architectural standard, and a River reserve lease is applied, the proposal is considered acceptable, and should deliver a positive community benefit.
- 9.5 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

## 10.0 RECOMMENDATION

That the Director General of DBCA advises the Minister for Environment that Scotch College's proposal to extend its existing boatshed on the Swan River adjacent to Lot 2539 on Plan 5262, Peppermint Grove, as described in the valid application dated 18 November 2019, with amended plans following DBCA and Shire consultation received on 4 May 2020, be 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 substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.

### **Prior to the commencement of works**

2. Prior to commencement of works, the applicant shall enter into a River reserve lease with the Department of Biodiversity, Conservation and Attractions (**Advice Note 1**).
3. The applicant shall be responsible for all legal costs associated with the preparation of the required River reserve lease.
4. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than thirty (30) days prior to the commencement of works (**Advice Note 2**).
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6. Prior to the submission of an application for a building licence, the applicant shall prepare a Construction Environmental Management Plan to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove (**Advice Note 4**).
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8. Prior to the submission of an application for a building licence, the applicant shall provide plans/drawings demonstrating that the provision of a reticulated sewerage service, and any other services required, will be made available to the boatshed to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove (**Advice Note 8**).
9. Prior to the submission of an application for a building licence, the applicant shall submit a Bushfire Management Plan written in accordance with State Planning Policy 3.7 to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Department of Fire and Emergency Services and the Shire of Peppermint Grove (**Advice Note 9**).

#### **During works**

10. The approved Construction Environmental Management Plan shall be implemented.
11. The works, including construction, access and ongoing maintenance or operation of the boatshed shall not result in the clearing and/or disturbance of existing native vegetation.

#### **On completion of works**

12. Within three (3) days of the completion of the works, the applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing that works have ceased.
13. Within three (3) days of the completion of the works, the applicant shall remove all waste materials, equipment, machinery and any temporary structures and ensure the site is cleaned-up to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove.
14. Prior to the occupation of the new boatshed, any remedial work required to the foreshore, river wall or any public infrastructure impacted by the works (including connection to services) is to be carried out to the satisfaction of the Department of Biodiversity, Conservation and Attractions, on advice from the Shire of Peppermint Grove.
15. Prior to the occupation of the premises, the applicant shall ensure that the development is connected to all services as approved under **Condition 8**.

#### **Ongoing**

16. The approved Bushfire Management Plan shall be implemented.

#### **ADVICE TO APPLICANT**

1. The applicant is advised that an Environmental Management System (EMS) is required to be prepared and implemented to the satisfaction of the Department of Biodiversity, Conservation and Attractions, to support the River reserve lease. This approval does not authorise the applicant to carry out any other works besides the scope of the approved works, whether within or outside the lease area. If any other work is proposed, an additional approval from the Department of Biodiversity, Conservation and Attractions shall be required.

2. Notification of the commencement of work and any plans or documents required in accordance with conditions of this approval can be emailed directly to [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)
3. The applicant should ensure that all personnel associated with the project are thoroughly briefed on the conditions of approval.
4. Regarding **Condition 6**, the Construction Environmental Management Plan shall describe how the works will be managed to minimise potential environmental impacts and shall include, unless otherwise agreed in writing:
  - a. a detailed work method statement that describes how the contractor proposes to undertake the works (including connection to services and removal/relocation of the large limestone outcrop in the river) and demonstrates that the proposed works will not destabilise the riverbank/riverwall or exacerbate erosion in the surrounding area;
  - b. timeframes and responsibilities for tasks identified;
  - c. contact details of essential site personnel, construction period and operating hours;
  - d. method of painting (no spray painting permitted over water);
  - e. method of pile removal and/or cutting off if required;
  - f. details of the piling method (noting that a vibration pile driver with a soft start-up is preferred over a drop hammer, to minimise underwater noise impacts on aquatic fauna);
  - g. marine mammal observation during piling (noting that no pile driving shall start if dolphins are within 200 metres of the site and piling activity shall cease if a dolphin comes within 50 metres of the site and shall not recommence until the dolphin has moved more than 200 metres away or has not been observed for 20 minutes);
  - h. details of any *Hippocampus subelongatus* (West Australian seahorse) relocation (if required) or evidence that the species is not present on site;
  - i. ongoing management of controls used to reduce turbidity risk and prevent sediment plumes (e.g. silt curtain installation, monitoring and removal);
  - j. management of any potential acid sulphate soils (PASS) that may be exposed during the works;
  - k. proposed contingency actions should environmental controls be inadequate;
  - l. identification and protection of infrastructure and established vegetation;
  - m. detail of machinery and associated refuelling;
  - n. waste management;
  - o. protection of the river and stormwater system from inputs of debris, run-off, soil, fill, or other deleterious material;
  - p. traffic, access and parking management for contractors and the public;
  - q. complaints and environmental incident management plan;
  - r. containment of stockpiles of materials;
  - s. location of emergency spill kits that are to be onsite at all times;
  - t. a detailed site map showing the location of any:
    - i. signage, including the contact details of essential site personnel;
    - ii. perimeter fencing and hoarding;
    - iii. the laydown area and vehicle entry/exit points;
    - iv. protected vegetation;
    - v. areas of excavation and stockpiling of soil;
    - vi. on-site storage and bunding of materials and equipment;
    - vii. traffic access and parking; and
    - viii. any proposed redirection of pedestrian, or vessel, traffic.
  - u. in the case of a sediment plume or hazardous pollution events, the Department of Biodiversity, Conservation and Attractions can be contacted on 9278 0981 (Duty Officer, Riverpark) or, for pollution events, 9480 9924 (Marine Pollution Response); and


- v. any other matters considered relevant to the proposal not identified above.
5. The applicant is to hold a valid building permit for the works from the Shire of Peppermint Grove prior to the commencement of any construction works.
  6. The Department of Transport advises that prior to construction the proponent is required to apply and obtain a jetty amendment / modification licence from the Department of Transport, Coastal Facilities branch. All design drawings of the jetty modification submitted must each be signed / certified by an experienced maritime engineer that the design is in accordance with AS3962-2001 Guidelines for the Design of Marinas
  7. Regarding **Condition 7**, the applicant is advised that the heritage assessment should demonstrate that the boatshed extension is sympathetic to, and maintains the, heritage values of the current structure. The use of colour schemes and elements that add interest and enhance the character and heritage appeal of the structure should be incorporated. The final materials and colour scheme should also harmonise with the river environment. The design, materials and finishes are expected to be of a high standard and result in a quality architectural outcome.
  8. Regarding **Condition 8**, it is recommended that the applicant employs a consulting engineer to prepare a formal submission to the Water Corporation in accordance with its Developer's Manual. The applicant is advised that works associated with the installation of sewer connection may also require a permit approval from the Department of Biodiversity, Conservation and Attractions.
  9. Regarding **Condition 9**, the applicant is advised that a portion of the development falls within a mapped Bushfire Prone Area and is considered a 'vulnerable land use' in accordance with State Planning Policy 3.7 – *Planning for Bushfire Prone Areas* (SPP 3.7). It is recommended that the applicant employs a Level 3 Bushfire Practitioner to determine the Bushfire Attack Level (BAL) rating of the site and develop a Bushfire Management Plan. The Bushfire Management Plan should, in accordance with SPP 3.7, include the following:
    - a. an emergency evacuation plan for occupants and a risk management plan for any flammable on-site hazards; and (if the BAL rating is found to be BAL-29 or higher)
    - b. details demonstrating that the proposal is considered 'unavoidable development' (as defined in SPP 3.7);
    - c. strategies that identify how significant reductions in the bushfire risk level to the community can be achieved; and
    - d. a clear indication of the benefits of the development and how these outweigh the costs to adjacent landowners, government, and the general community.

The applicant is advised that, in accordance with SPP 3.7, development proposals should satisfy bushfire protection requirements within the development and boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring foreshore reserves.
  10. The Department of Planning, Lands and Heritage (DPLH) advised that a regulation 10 permit will be required, with consultation from the South West Aboriginal Land and Sea Council. The applicant is advised to contact DPLH regarding the proposed works and requirements under the *Aboriginal Heritage Act 1972*.



11. The applicant is advised that the proposal has the potential to be affected by sea level rise. It is recommended applicants understand the implications of potential sea level rise on the site. The onus rests with the applicant to undertake a risk assessment and exercise its own judgment in determining the level of risk it is prepared to accept.
12. The Department of Biodiversity, Conservation and Attractions recommends the applicant contacts the Department of Transport Navigational Safety Project Officer on 13 11 56 or by email at [navigational.safety@transport.wa.gov.au](mailto:navigational.safety@transport.wa.gov.au) to discuss the requirement for a Notice to Mariners in relation to the works.
13. The applicant is advised that any future works associated with the development may require approval from the Department of Biodiversity, Conservation and Attractions including in accordance with section 14A (works by a leaseholder) of the Swan and Canning Rivers Management Regulations 2007.

**FINAL REPORT ENDORSED**

Signed:  Date: 24-8-20  
Mark Webb ~~Peter Daus~~  
\* / Director General



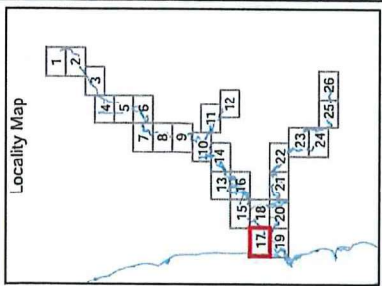


**Landgate**  
DEPOSITED PLAN  
**47465**  
SHEET 18 OR 27  
VERSION 6

The Swan Canning Riverpark does not include any private property within the meaning of the term in regulation 2 of the Swan and Canning Rivers Management Regulations 2007.

The Development Control Area (DCA) managed by the Swan River Trust may be described as comprising the waters of the Swan River upstream of the Fremantle Port Authority boundary, the Avon River to its confluence with Moorbyne Brook, the Helena River to the lower diversion dam on the river, the Southern River to Allen Road crossing and the Canning River to its confluence with Simon Creek. The DCA includes the area managed by the Regional Scheme for 'waterways' and lands adjoining these waters that are reserved as 'parks and recreation'.

The Riverpark managed by the Swan River Trust may be described as comprising all of the above, excluding freehold land in private ownership.



**Legend**

- Swan River Trust Riverpark Boundary (May 2016)
- Swan River Trust Development Control Area (May 2016)
- Local Government Authority Boundary (2016)
- Cadastre (January 2016)
- Parks and Recreation Reservation (2016)
- Railway (2016)
- Waterways (2016)

SCALE 1 : 15,000 (MSA Zone 50)

0 500 1,000 Metres

N

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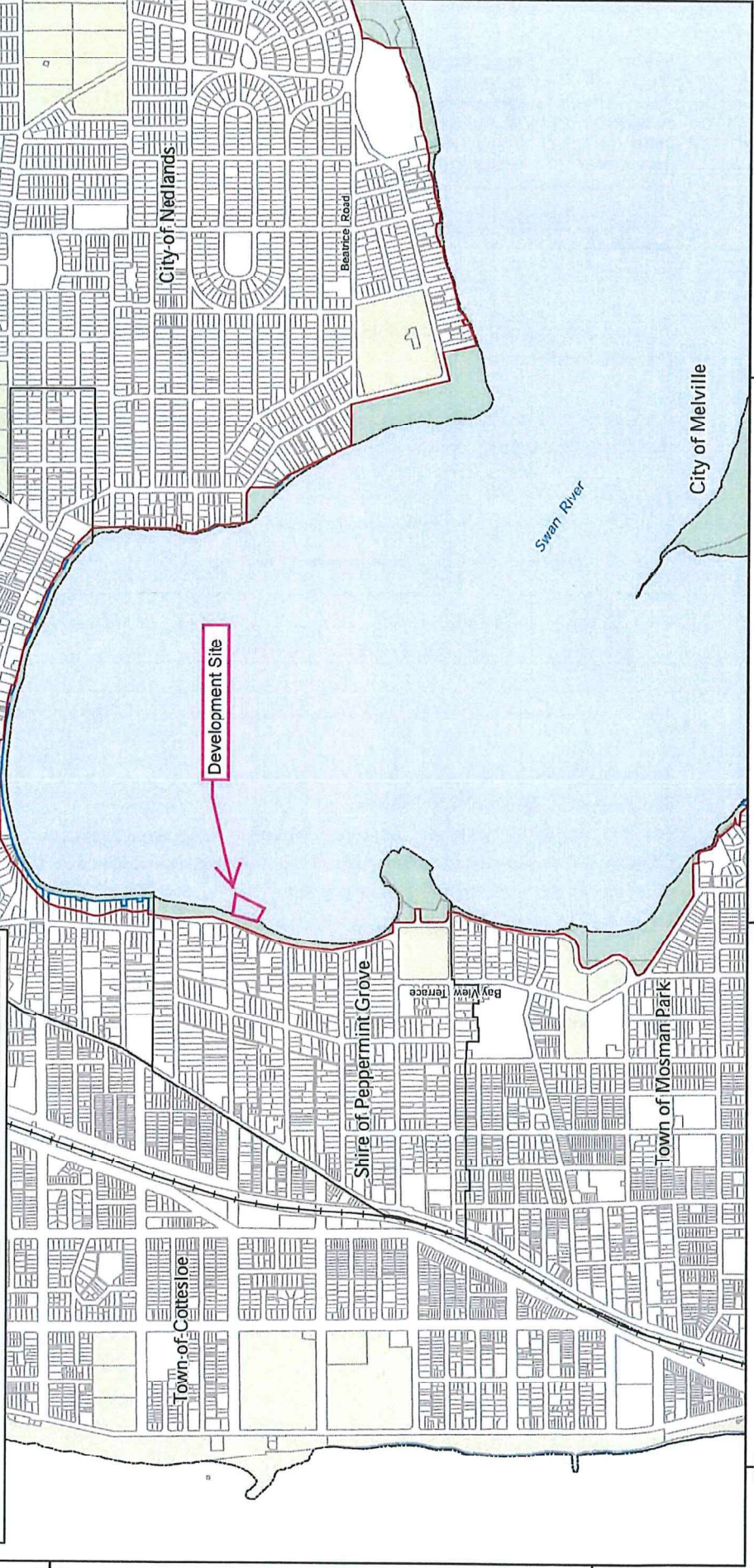
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## ATTACHMENT 2 - SHIRE OF PEPPERMINT GROVE ADVICE (AMENDED PLANS)

**From:** [Ross Montgomery](#)  
**To:** [Liz Harrison](#)  
**Cc:** [Joshua Dallimore](#); [Don Burnett](#)  
**Subject:** RE: Site Visit to Scotch College Boat Shed  
**Date:** Tuesday, 19 May 2020 2:17:21 PM  
**Attachments:** [image011.png](#)

---

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

Hello Liz,

I looked over the plans and it would appear there is now student toilet, shower and staff toilet inside the boat shed building.

It appears to be a superior design and will meet the recommended requirements of the Shire and on that basis we would recommend approval.

Regards

*Ross Montgomery* – Manager - **Development Services**



Shire of  
Peppermint Grove

If you are not the intended recipient of this email message please do not pass on the content, but advise the sender of the error.

---

**From:** Liz Harrison <liz.harrison@dbca.wa.gov.au>  
**Sent:** Tuesday, 19 May 2020 2:00 PM  
**To:** Ross Montgomery <ross.montgomery@peppermintgrove.wa.gov.au>  
**Cc:** Joshua Dallimore <Joshua.Dallimore@peppermintgrove.wa.gov.au>; Don Burnett <don.burnett@peppermintgrove.wa.gov.au>  
**Subject:** RE: Site Visit to Scotch College Boat Shed

Hi Ross,

Did the Shire have any additional comments or requirements based on the attached amended plans?

Regards,

**Liz Harrison** | Environmental Officer

**Rivers and Estuaries Branch | Department of Biodiversity, Conservation and Attractions**

P: 08 9278 0920 | [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)

*Please note that the telephone voicemail service at the Department is currently unavailable. If you cannot reach me by phone, please send me an email and I will contact you as soon as possible.*

## ATTACHMENT 2 - SHIRE OF PEPPERMINT GROVE ADVICE (PREVIOUS PLANS)

**From:** [Ross Montgomery](#)  
**To:** [Liz Harrison](#)  
**Subject:** RE: Site Visit to Scotch College Boat Shed  
**Date:** Monday, 30 March 2020 4:12:02 PM  
**Attachments:** [image008.png](#)

---

The Shire makes the following observations as part of its assessment:-

- Heritage – the proposal needs to be independently assessed for any likely impact on the heritage value of the listed building. It is important the original building be visually evident as a distinct entity and not subsumed by the new structure. A heritage architect assessment may be obtained to report on this aspect.
- Although the facility has managed until this time using a nearby toilet block that facility was owned by the Shire and managed by the School for their exclusive use as part of the rowing activity. A recent report indicates the building is now in a poor condition, almost u/s, and in need of upgrade or removal. The Shire is ultimately responsible for that asset and because without prompt action it may be an environmental or safety risk to the public. The repair and upkeep of this by the community is likely to be an expense unable to be justified based on the exclusive free-use by the school and the limited public need at this location. This is one of the matters the Shire had/s been seeking since last year to discuss directly with the School to inform and establish how this need was to be met without access to toilets and showers.
- In lieu of any arrangement therefore the school must now make alternative arrangements to meet the need for toilets and showers within its own development. Given such a significant investment in the facility, it is reasonable for a design to provide for functional, and hygienic ablution facilities. This deficiency of the proposal needs to be addressed.
- The additional size and bulk of the building has not been explained or justified in the context of its past, present and future intended use. For example is it because the number of students has more than doubled, or is it because the facility needs to include additional functions? The school itself needs to properly explain the increased capacity and how this can be considered without equivalent upgrades to land/based infrastructure.

Unless these issues can be satisfactorily addressed the Shire does not recommend Approval of the proposal in its current format. The Shire advises it does not support such an expansion without the provision of adequate toilet and changeroom facilities as part of the redevelopment.

Regards

*Ross Montgomery* – Manager - **Development Services**



Shire of  
Peppermint Grove

If you are not the intended recipient of this email message please do not pass on the content, but advise the sender of the error.

## ATTACHMENT 3 - DEPARTMENT OF TRANSPORT ADVICE

**From:** [Appleby, Iain](#)  
**To:** [Rivers Planning](#)  
**Cc:** [de Mello, Herman](#); [Adams, Larry](#); [Zappara, Ron](#)  
**Subject:** 19/3025 - Dept. Transport maritime comments  
**Date:** Tuesday, 10 December 2019 2:43:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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

### PART 5 – EXTENSION TO THE EXISTING BOATSHED – SWAN RIVER ADJACENT TO LOT 2539 ON PLAN 56262 PEPPERMINT GROVE – SCOTCH BOATSHED

I refer to your correspondence dated 20 November 2019 regarding the above.

Following a review of the documentation supplied, the Department of Transport, Maritime Business Unit has the following comments:

- This is a substantially revised proposal from the 2015 application and now requires a river reserve lease. As such, no works are to commence until the river reserve lease is in place which has had DBCA/Ministerial approval in the first instance.
- The standard variation of jetty licence condition is still applicable and again no works to commence until DBCA approval is in place.
- DoT will require for construction plans certified by a practicing maritime engineer for all of the structures and particularly for all of the structures over water.

If you have any queries please contact Herman De Mello on 9431 1023 or via email at [Herman.DeMello@transport.wa.gov.au](mailto:Herman.DeMello@transport.wa.gov.au).

regards

**Iain Appleby**  
Senior Planning Project Officer | Maritime | Department of Transport  
1 Essex Street, Fremantle WA 6160  
Tel: (08) 94357532 | Fax: 94357812 | Mob: 0457532306  
Email: [Iain.Appleby@transport.wa.gov.au](mailto:Iain.Appleby@transport.wa.gov.au) | Web: [www.transport.wa.gov.au](http://www.transport.wa.gov.au)



**From:** Rivers Planning [<mailto:rivers.planning@dbca.wa.gov.au>]  
**Sent:** Wednesday, 20 November 2019 10:41 AM  
**To:** Maritime Planning <[maritimeplanning@transport.wa.gov.au](mailto:maritimeplanning@transport.wa.gov.au)>; [maritime.safety@transport.wa.gov.au](mailto:maritime.safety@transport.wa.gov.au)  
**Cc:** de Mello, Herman <[Herman.DeMello@transport.wa.gov.au](mailto:Herman.DeMello@transport.wa.gov.au)>  
**Subject:** Referral for Comment - Part 5 - 19/3025 -Boatshed Jetty 1364 Freshwater Bay – Extension of existing jetty – Scotch College

Good morning,

### PART 5 – 19/3025 -BOATSHED JETTY 1364 FRESHWATER BAY – EXTENSION OF EXISTING JETTY – SCOTCH COLLEGE

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can also be downloaded from our website here [www.dpaw.wa.gov.au](http://www.dpaw.wa.gov.au). Your department is invited to provide comments and recommendations considered relevant to this proposal.

Prior to the report being prepared, the application has been referred to relevant agencies for comments and advice. 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, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.



## ATTACHMENT 3 - DEPARTMENT OF TRANSPORT ADVICE

Please forward your response via email to [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au). Should there be any queries regarding this matter, please contact Liz Harrison, Environment Officer, on 9278 0920. In all correspondence please quote the reference number 19/3025.

Yours sincerely,

**Statutory Assessments I Rivers and Estuaries Branch**  
Department of Biodiversity, Conservation and Attractions  
17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151  
Locked Bag 104, Bentley Delivery Centre WA 6983  
Email: [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)



Department of Biodiversity,  
Conservation and Attractions



*We're working for  
Western Australia.*

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ATTACHMENT 4 - DEPARTMENT OF PLANNING, LANDS AND HERITAGE ADVICE



Department of Planning,  
Lands and Heritage

Our ref: PLH0009-2019  
Enquiries: Katrina Bott 6551 7918

Ms Liz Harrison  
Environment Officer  
Rivers and Estuaries Branch  
Department of Biodiversity, Conservation and Attractions  
Locked Bag 104  
Bentley Delivery Centre WA 6983

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

Dear Ms Harrison

**ABORIGINAL HERITAGE ADVICE - PART 5 – 19/3025 - BOATSHED JETTY  
1364 FRESHWATER BAY – EXTENSION OF EXISTING JETTY – SCOTCH  
COLLEGE**

Thank you for your email to the Department of Planning, Lands and Heritage (DPLH), dated 21 November 2019, seeking comment on the proposed extension of the existing jetty and boathouse at Scotch College, Freshwater Bay.

A review of the Register of Places and Objects, DPLH Aboriginal Heritage Database and plans provided by DBCA, confirms that your proposed works are situated within Aboriginal site ID 3536 (Swan River). The works will involve the extension of the boathouse and landing platforms to the north of the existing structure using 18 piles that will extend into the riverbed to a depth of 1-4 metres depending on location.

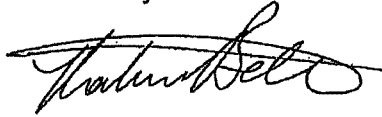
It is understood that approval to undertake the works via a Regulation 10 was approved by the Registrar of Aboriginal Sites in May 2017. At this time it was stated that consultation with the Whudjuk Working Party via South West Aboriginal Land and Sea Council had taken place, with support given to the works subject to monitoring, which was agreed to by Scotch College. However, the works did not occur at this time and the DBCA part 5 permit and DPLH Regulation 10 permits have both lapsed.

The works can again be undertaken via a Regulation 10, please advise the company conducting the works to contact DPLH to issue a Regulation 10 permit once the time period for the works to occur in is known. Please contact SWALSC to provide another letter of support.

**ATTACHMENT 4 - DEPARTMENT OF PLANNING, LANDS AND HERITAGE ADVICE**

If you have any questions regarding the above, please contact Ms Katrina Bott,  
Senior Heritage Officer on 6551 7918 or email [katrina.bott@dph.wa.gov.au](mailto:katrina.bott@dph.wa.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Katrina Bott', with a stylized flourish at the end.

Katrina Bott  
**SENIOR HERITAGE OFFICER**

7 January 2020

## ATTACHMENT 5 - OFFICE OF THE GOVERNMENT ARCHITECT ADVICE

**From:** [Patrick Ford](#)  
**To:** [Liz Harrison](#)  
**Cc:** [Melinda Payne](#); [Geoff Warn](#)  
**Subject:** RE: Referral for Comment - Part 5 - 19/3025 -Boatshed Jetty 1364 Freshwater Bay – Extension of existing jetty – Scotch College  
**Date:** Monday, 13 January 2020 3:49:28 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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

Hi Liz,

Thanks for your email. Just to confirm, the Office of the Government Architect has no comments or recommendations regarding this proposal.

Kind regards,

**Patrick Ford** | Senior Architecture Officer | Office of the Government Architect  
Bairds Building, 491 Wellington Street, Perth WA 6000  
6551 9481 |  
[www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)



The department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

*The department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.*

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**From:** Liz Harrison [<mailto:liz.harrison@dbca.wa.gov.au>]  
**Sent:** Tuesday, 7 January 2020 10:40 AM  
**To:** DPI Referrals <[Referrals@dplh.wa.gov.au](mailto:Referrals@dplh.wa.gov.au)>  
**Cc:** Rivers Planning <[rivers\\_planning@dbca.wa.gov.au](mailto:rivers_planning@dbca.wa.gov.au)>  
**Subject:** RE: Referral for Comment - Part 5 - 19/3025 -Boatshed Jetty 1364 Freshwater Bay – Extension of existing jetty – Scotch College

**ATTN: Office of the Government Architect**

Good morning,

We have not received comment from your department regarding the proposed jetty extension development.

A copy of the application can be downloaded here: <https://www.dpaw.wa.gov.au/management/swan-canning-riverpark/planning-development-and-permits/applications/item/3699-crown-reserve-43459-boatshed-jetty-1364-freshwater-bay>

## ATTACHMENT 5 - OFFICE OF THE GOVERNMENT ARCHITECT ADVICE

Please advised as soon as possible if your department has any comments or recommendations considered relevant to the proposal.

Regards,

**Liz Harrison** | Environmental Officer  
**Rivers and Estuaries Branch** | Department of Biodiversity, Conservation and Attractions  
P: 08 9278 0920 | [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au)

---

**From:** Rivers Planning  
**Sent:** Wednesday, 20 November 2019 11:15 AM  
**To:** [referrals@dplh.wa.gov.au](mailto:referrals@dplh.wa.gov.au)  
**Subject:** Referral for Comment - Part 5 - 19/3025 -Boatshed Jetty 1364 Freshwater Bay – Extension of existing jetty – Scotch College

**ATTN: Office of the Government Architect**

Good morning,

### **PART 5 – 19/3025 -BOATSHED JETTY 1364 FRESHWATER BAY – EXTENSION OF EXISTING JETTY – SCOTCH COLLEGE**

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above mentioned development. The application can also be downloaded from our website here [www.dpaw.wa.gov.au](http://www.dpaw.wa.gov.au) . Your department is invited to provide comments and recommendations considered relevant to this proposal.

Prior to the report being prepared, the application has been referred to relevant agencies for comments and advice. 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, outlining the reasons for the delay and a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Please forward your response via email to [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au). Should there be any queries regarding this matter, please contact Liz Harrison, Environment Officer, on 9278 0920. In all correspondence please quote the reference number **19/3025**.

Yours sincerely,

### **Statutory Assessments | Rivers and Estuaries Branch**

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Technology Park, Western Precinct, Kensington 6151

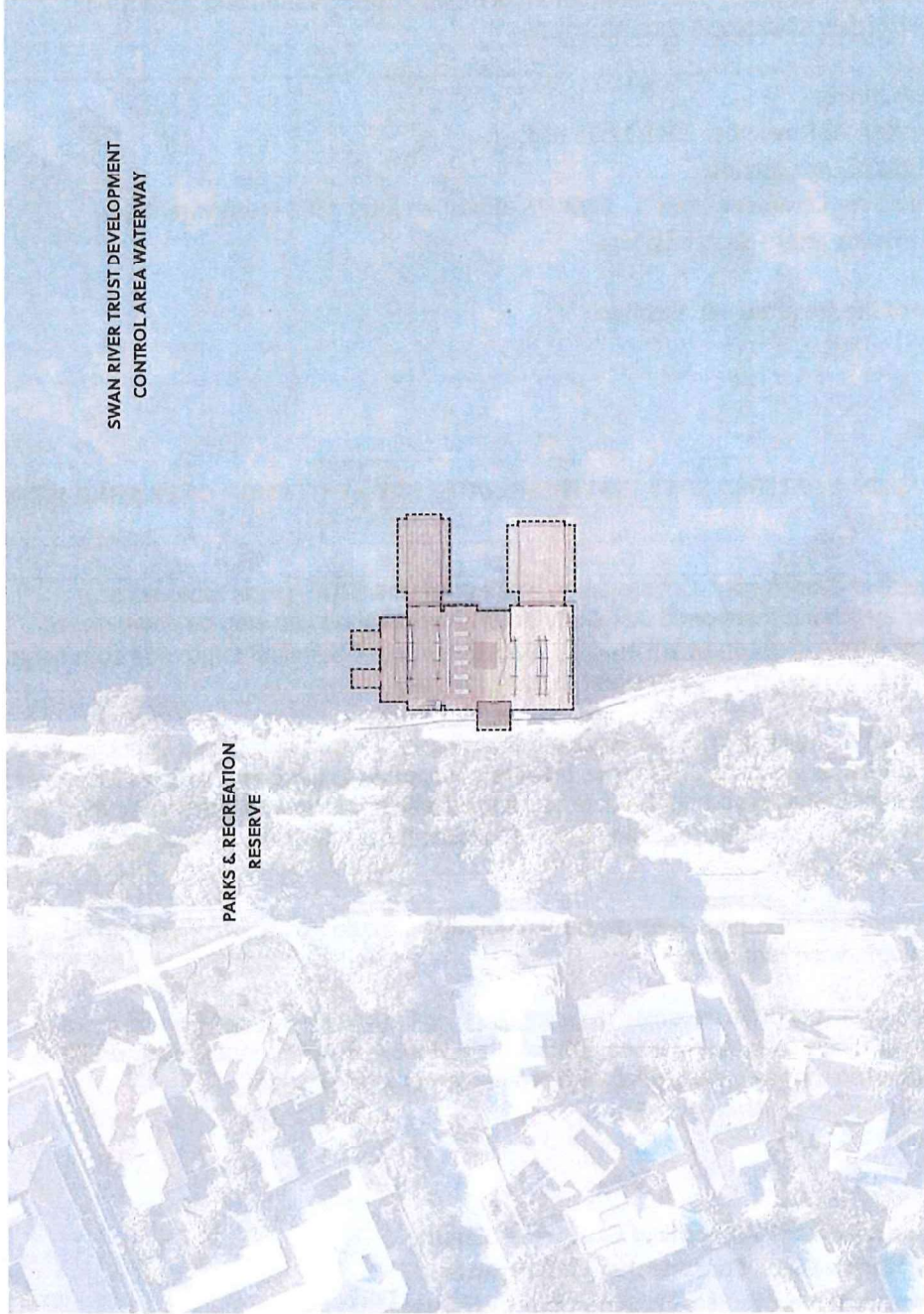
Locked Bag 104, Bentley Delivery Centre WA 6983

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



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Western Australia.*



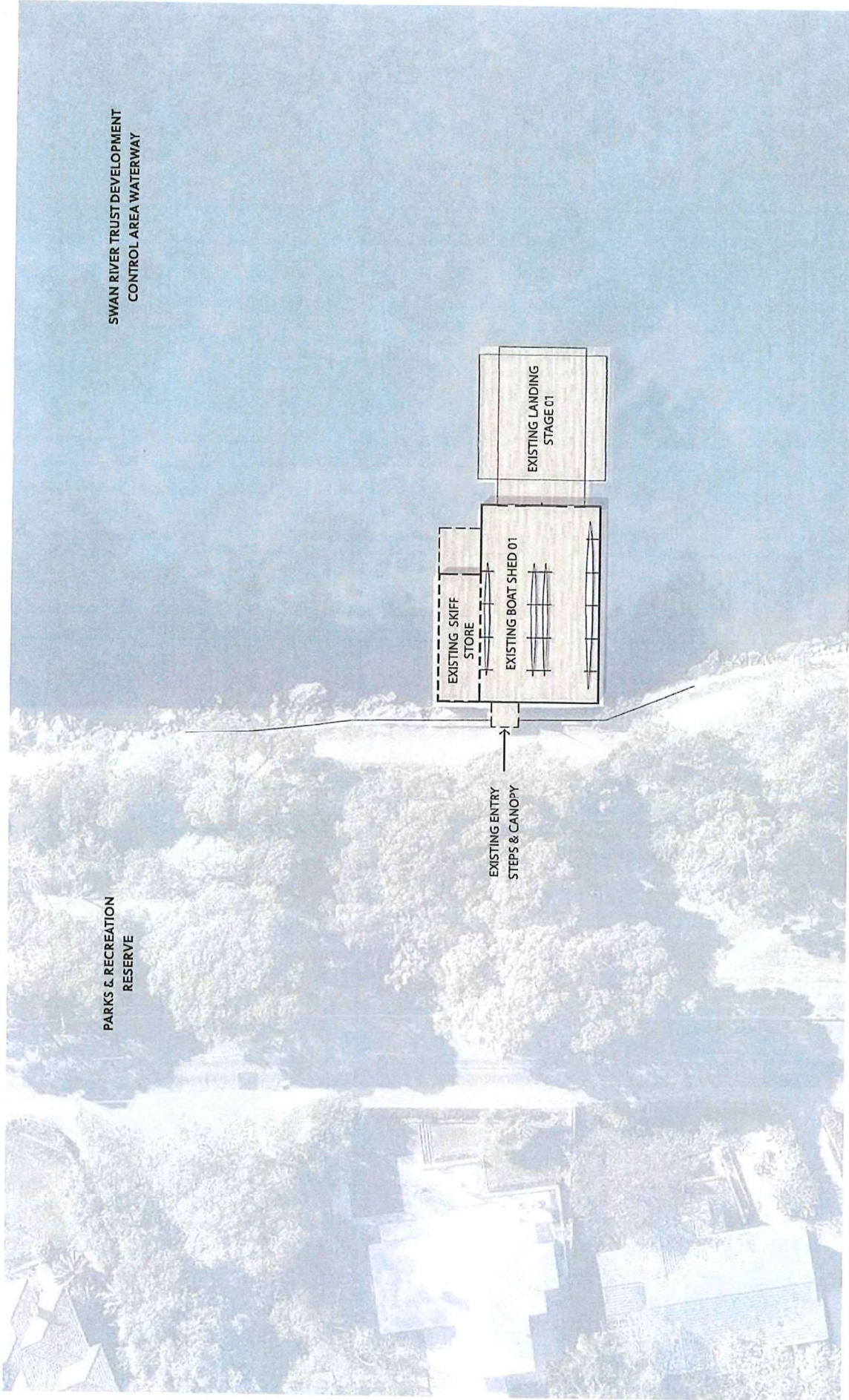


Scotch College Boatshed  
Site Plan  
Schematic Design

1:500@A3/1:250@A1









Swan River Trust  
Development Control  
Area Waterway

Existing Parks &  
Recreation Reserve  
to be retained

Existing Entry  
Steps & Canopy  
Removed

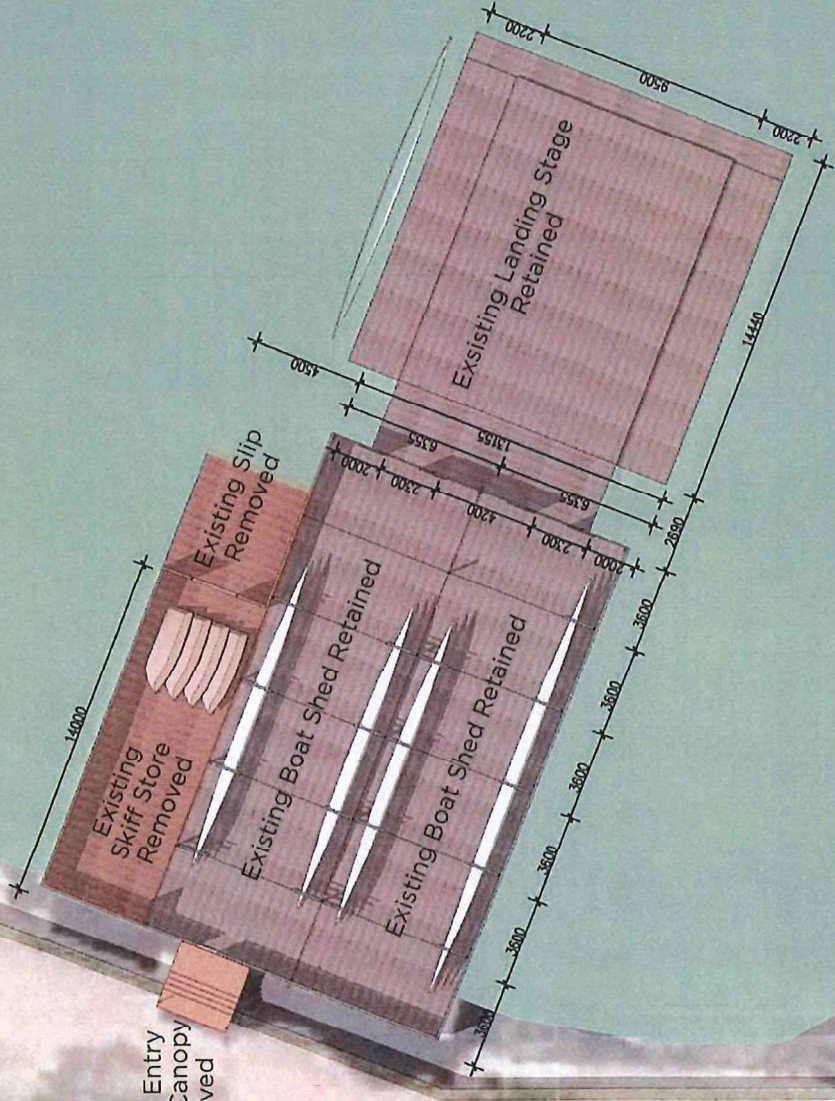
Existing Skiff  
Store  
Removed

Existing Slip  
Removed

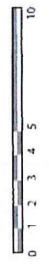
Existing Boat Shed  
Retained

Existing Boat Shed  
Retained

Existing Landing Stage  
Retained

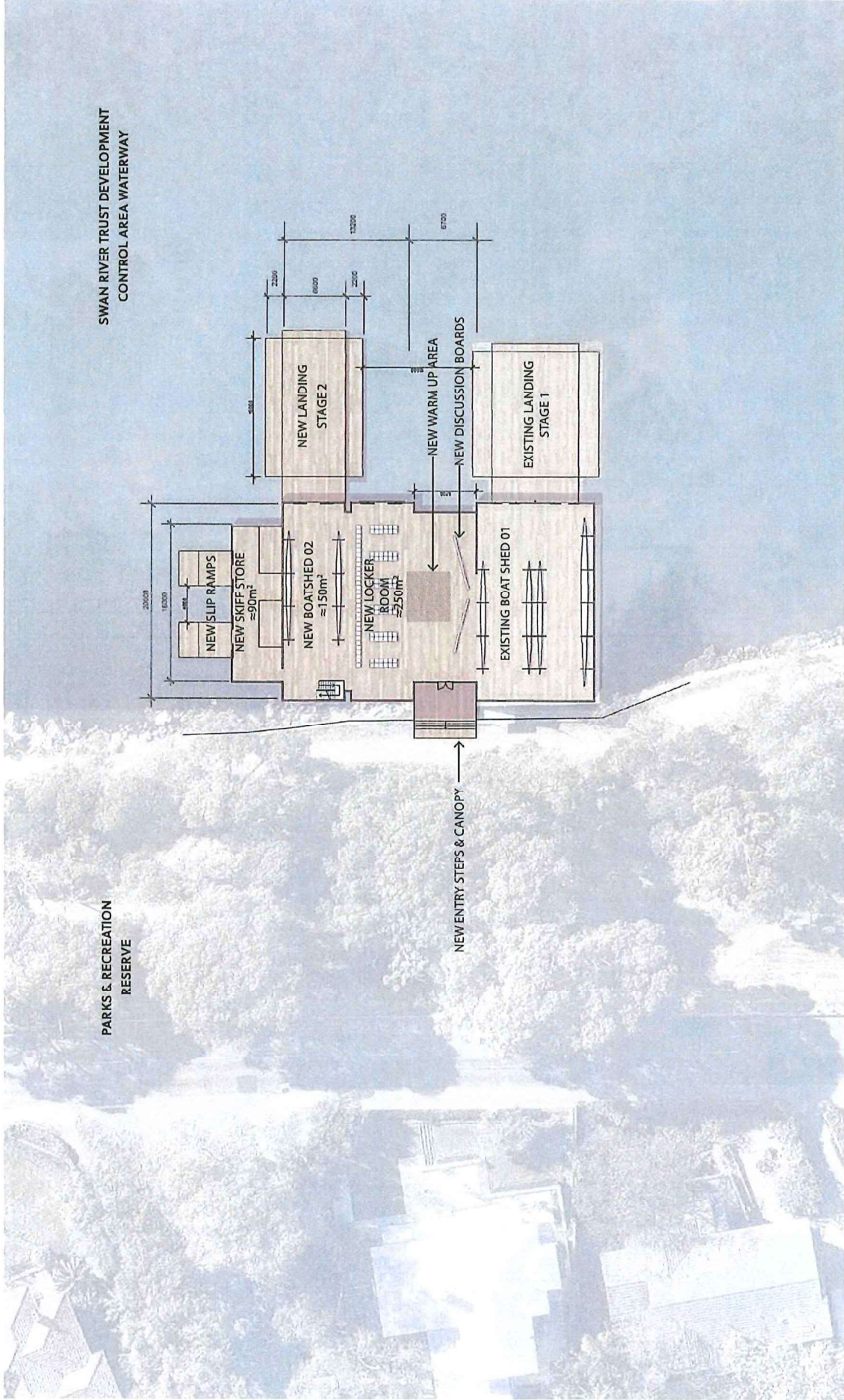


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Ground Floor Plan- Existing  
Schematic Design

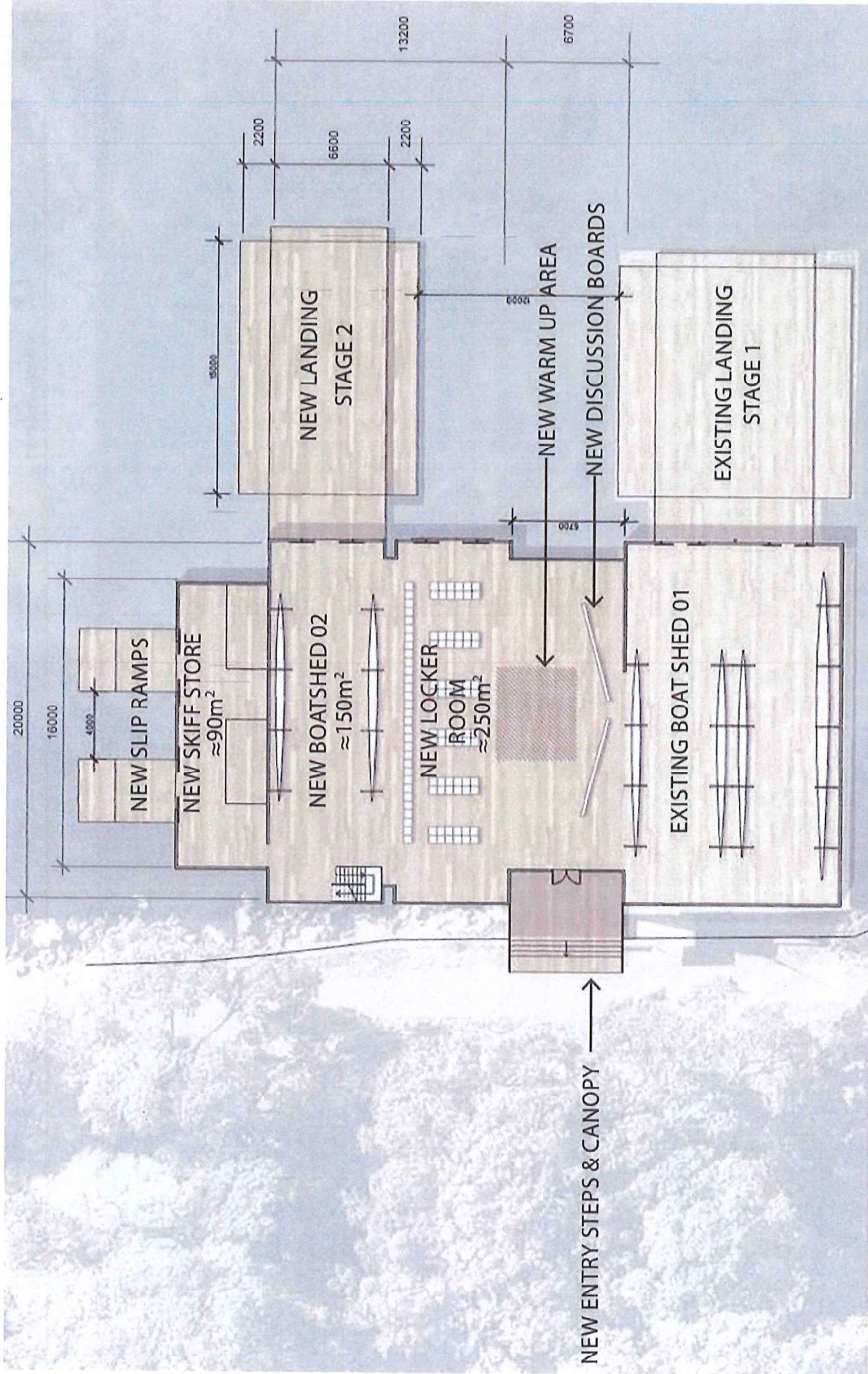




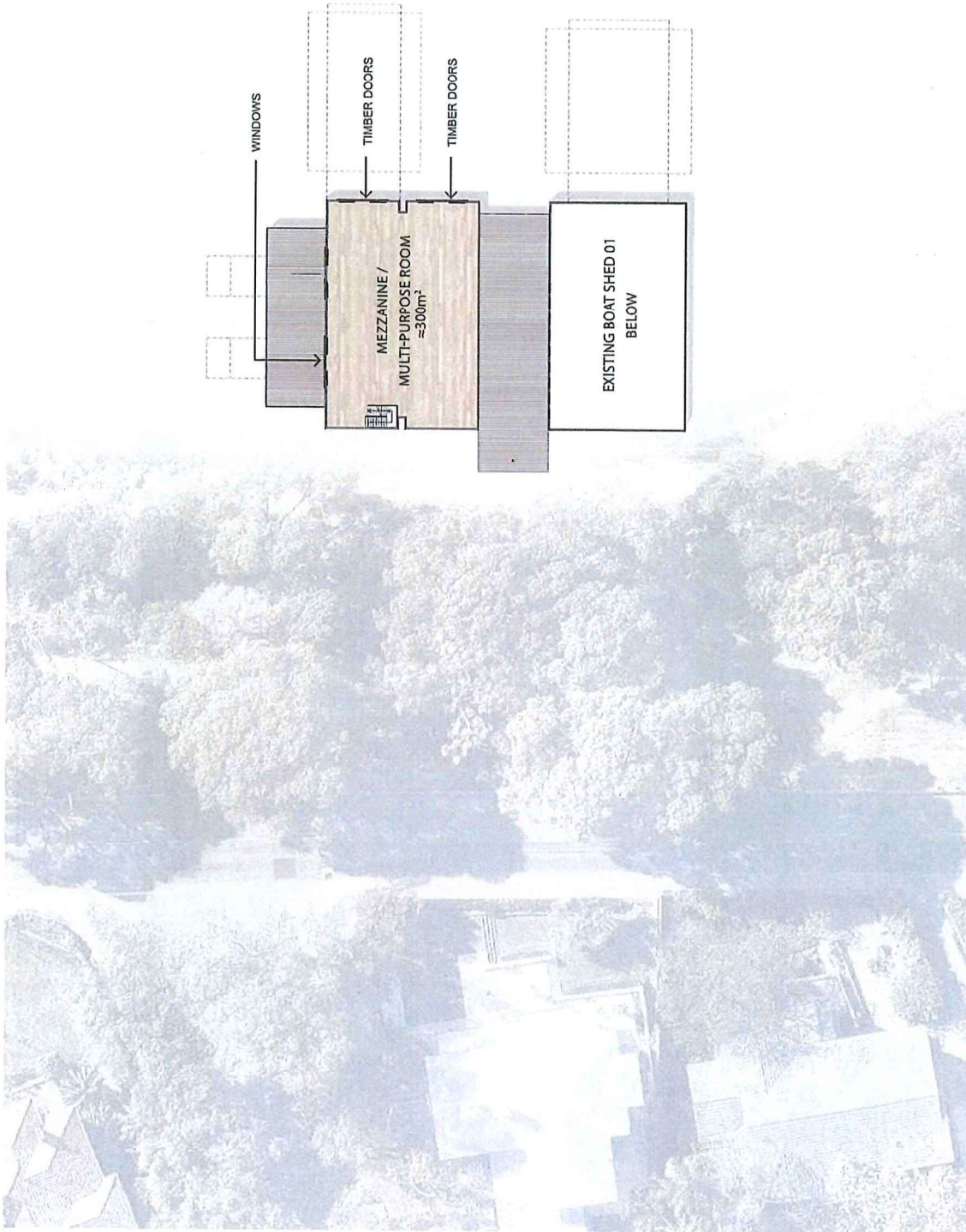
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Scotch College Boatshed  
 Ground Floor Plan - Proposed  
 Schematic Design







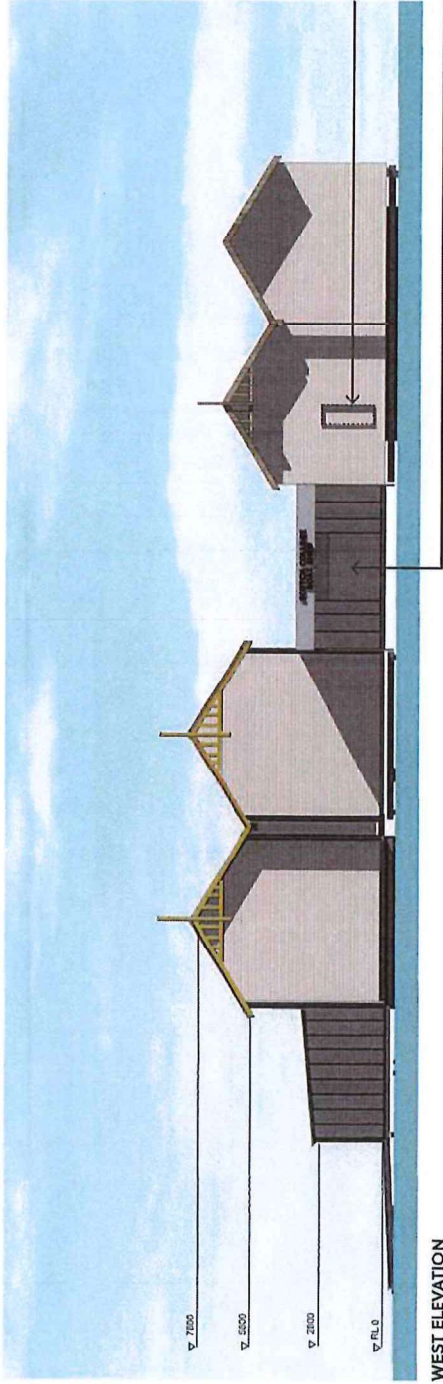


Scotch College Boatshed  
First Floor Plan - Proposed  
Schematic Design

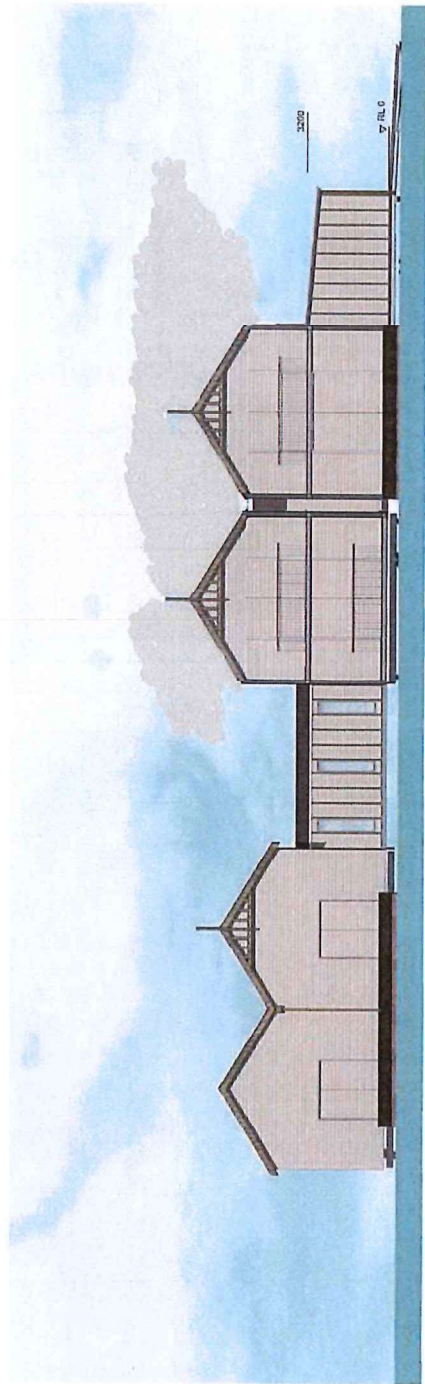
1:400@A3/1:200@A1



Job No 11392



WEST ELEVATION



EAST ELEVATION

1:200 @ A3 / 1:100 @ A1





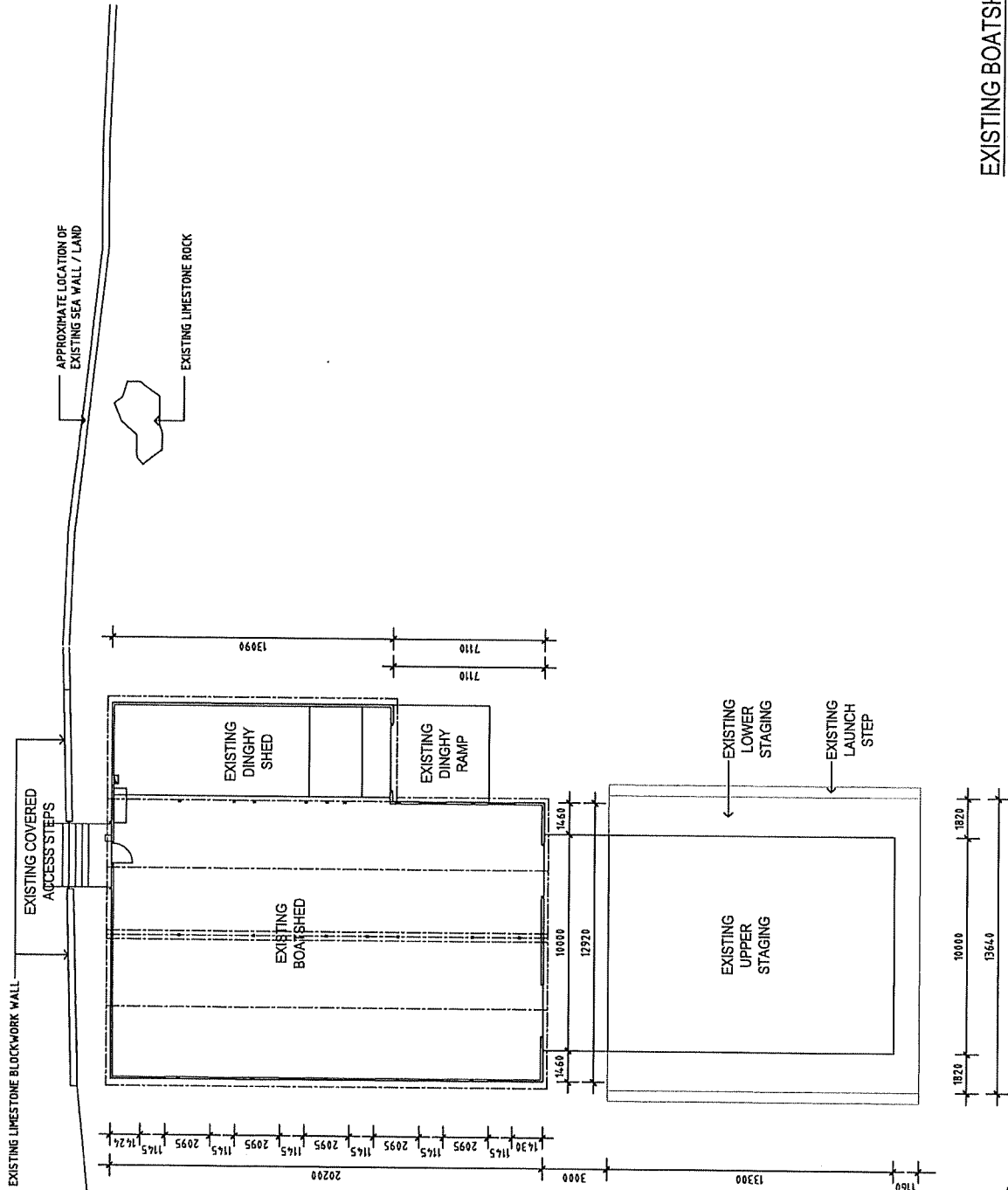
Scotch College Boatshed  
Eastern View from River  
Schematic Design





Scotch College Boatshed  
North Eastern View from River  
Schematic Design





**EXISTING BOATSHED PLAN**  
SCALE 1:200



D	14.11.20	ISSUED FOR REVISED PRICING
C	11.11.19	ISSUED FOR PRELIMINARY PRICING
B	05.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT
A	18.03.17	ISSUED FOR CLIENT REVIEW AND COMMENT

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
ISSUED FOR PRELIMINARY PRICING

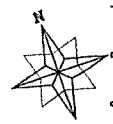


DATE	NOVEMBER 2019	PROJECT	PROPOSED BOATSHED EXTENSION
SCALE	1:200 (A1)	SRM	SCOTCH COLLEGE BOATSHED
PROJECT N.	1901/0634	SRM	PEPPERMINT GROVE

DATE	NOVEMBER 2019	PROJECT	PROPOSED BOATSHED EXTENSION
SCALE	1:200 (A1)	SRM	SCOTCH COLLEGE BOATSHED
PROJECT N.	1901/0634	SRM	PEPPERMINT GROVE

DATE	NOVEMBER 2019	PROJECT	PROPOSED BOATSHED EXTENSION
SCALE	1:200 (A1)	SRM	SCOTCH COLLEGE BOATSHED
PROJECT N.	1901/0634	SRM	PEPPERMINT GROVE

DATE	NOVEMBER 2019	PROJECT	PROPOSED BOATSHED EXTENSION
SCALE	1:200 (A1)	SRM	SCOTCH COLLEGE BOATSHED
PROJECT N.	1901/0634	SRM	PEPPERMINT GROVE

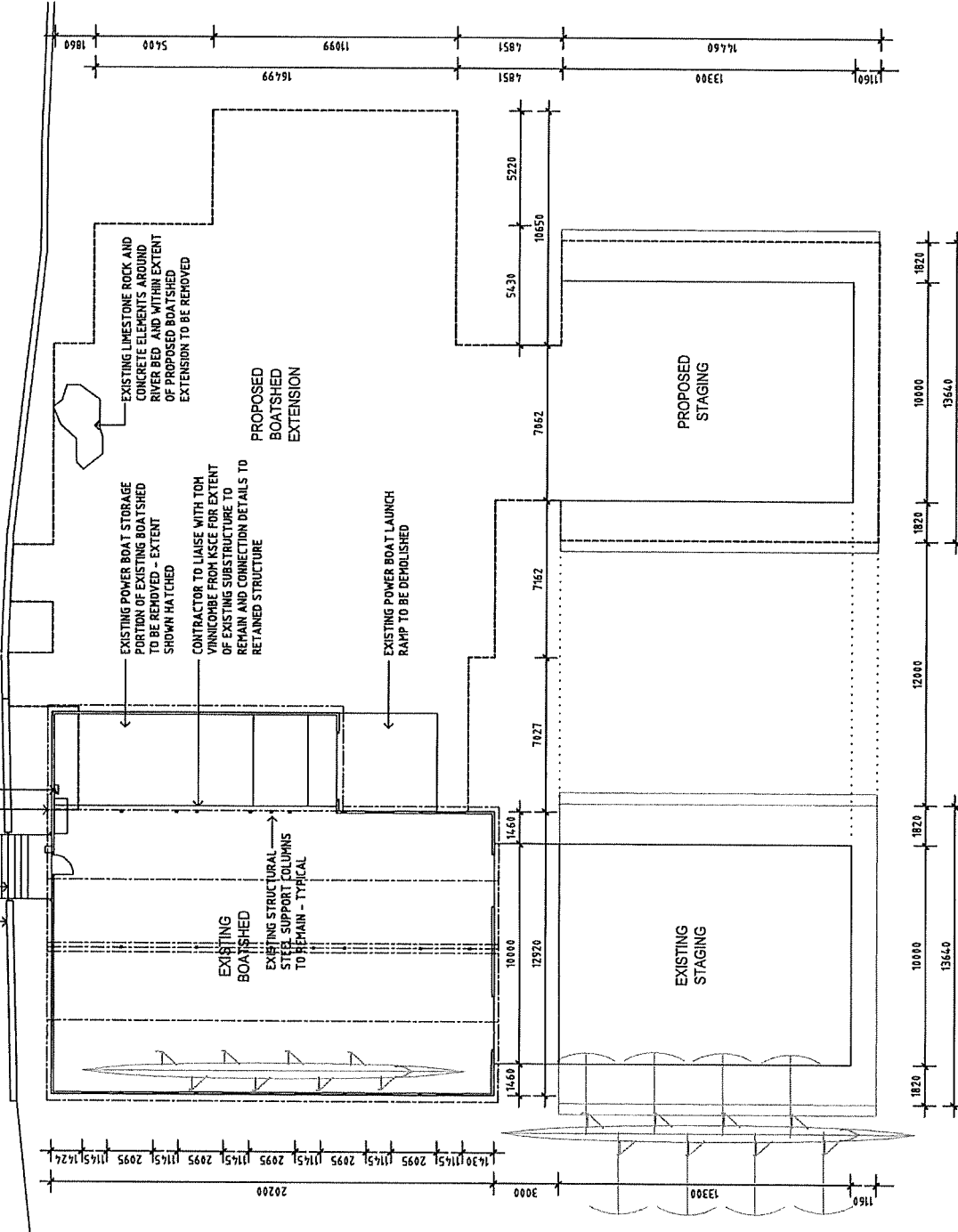


# ATTACHMENT 6 - PLANS

EXISTING LIMESTONE BLOCKWORK WALL TO BE RETAINED - ALLOW TO INFILL ACCESS OPENING TO MATCH EXISTING

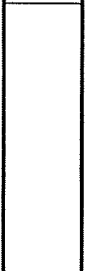
EXISTING COVERED ACCESS STEPS AND ROOF OVER TO BE DEMOLISHED AS PART OF NEW WORKS - MAKE GOOD LIMESTONE WALLS

EXISTING POWER METER AND FUSE BOX TO BE RELOCATED AS PART OF NEW WORKS



**BOATSHED PARTIAL DEMOLITION PLAN**  
SCALE 1:200

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D   14.01.20	ISSUED FOR REVISED PRICING
C   14.11.19	ISSUED FOR PRELIMINARY PRICING
B   05.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT
A   18.05.19	ISSUED FOR CLIENT REVIEW AND COMMENT



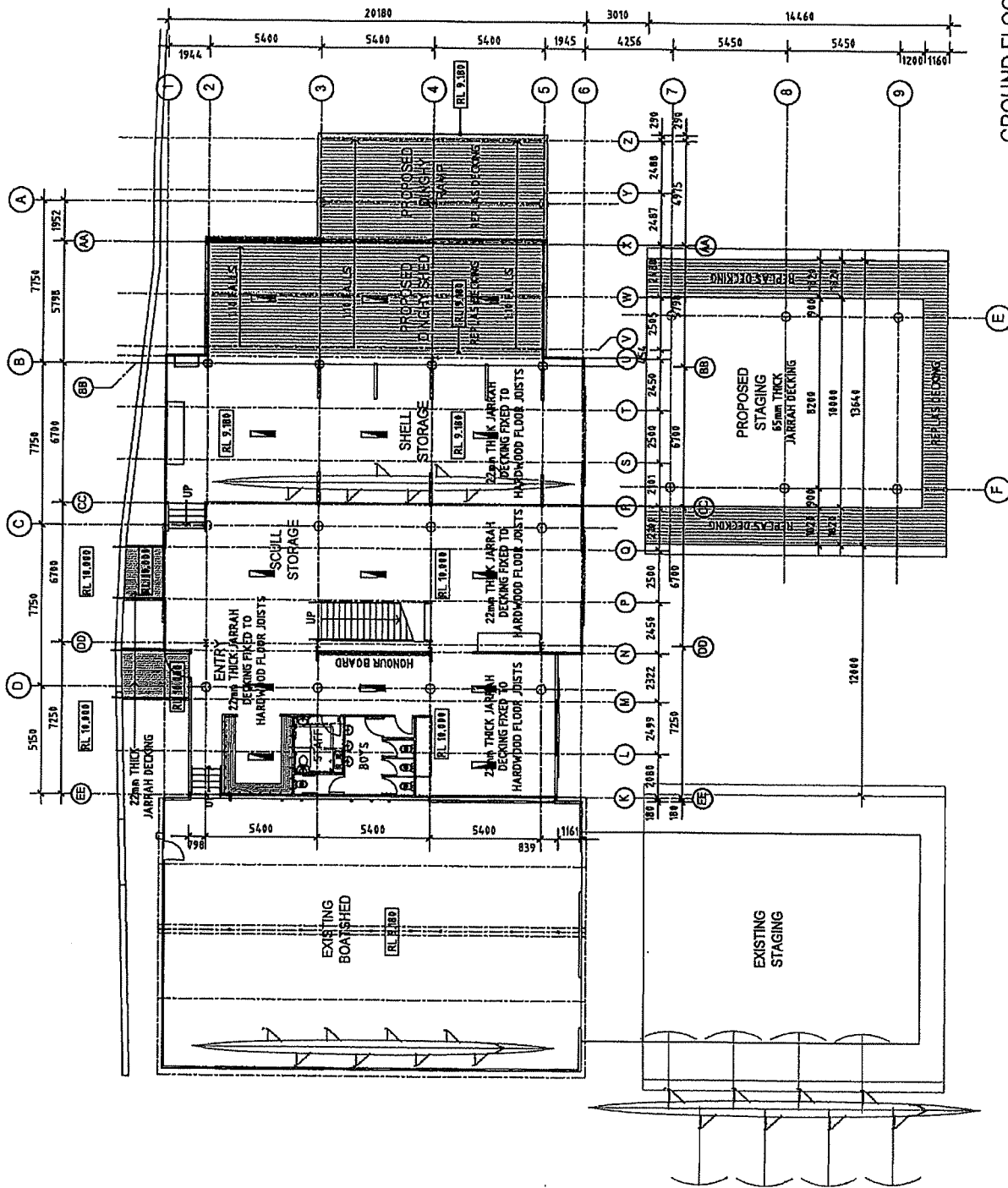
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
ISSUED FOR PRELIMINARY PRICING



DATE: NOVEMBER 2019  
SCALE: 1:200 AT A3  
DRAWN: SPN  
CHECKED: SMH

PROJECT: PROPOSED BOATSHED EXTENSION  
SCOTCH COLLEGE BOATSHED  
PEPPERMINT GROVE

REVISED SKETCH DESIGN	
DATE: 18/01/2024	BY: SK06
PROJECT: 1801/0624	REV: 0



GROUND FLOOR - OVERALL PLAN  
SCALE 1:200



E 18.04.20	TOILETS ADDED WITH BOATSHED
D 14.11.19	ISSUED FOR PRELIMINARY PRICING
C 14.11.19	ISSUED FOR PRELIMINARY PRICING
B 15.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT
A 18.08.19	ISSUED FOR CLIENT REVIEW AND COMMENT

**PRELIMINARY**  
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ISSUED FOR PRELIMINARY PRICING

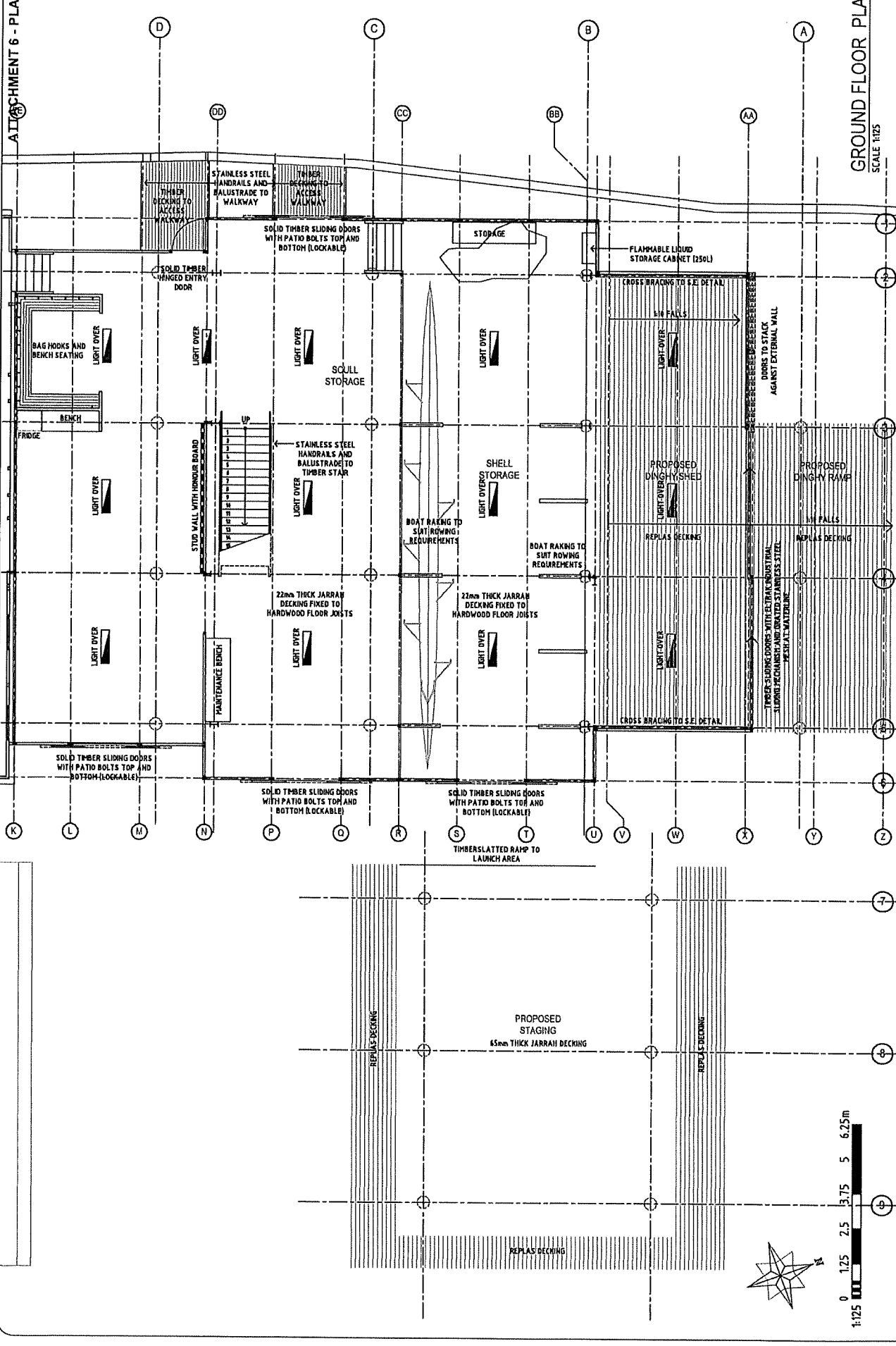


DATE	NOV 2018	PROJECT	PROPOSED BOATSHED EXTENSION
SCALE	1:200 (A1)	DRAWN BY	SPH
NO.	100000	CHECKED BY	SPH
PROJECT NO.	1901/0054	PROJECT NAME	SCOTCH COLLEGE BOATSHED PEPPERMINT GROVE

DATE	NOV 2018	PROJECT	SKETCH DESIGN
SCALE	1:200 (A1)	DRAWN BY	SPH
NO.	100000	CHECKED BY	SPH
PROJECT NO.	1901/0054	PROJECT NAME	SCOTCH COLLEGE BOATSHED PEPPERMINT GROVE



GROUND FLOOR PLAN  
SCALE 1:125



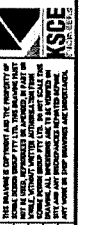
DATE	19 OCT 2016	PROJECT	PROPOSED BOATSHED EXTENSION
DRAWN	SK12	SCALE	1:125 (A3)
CHECKED	SK12	DATE	19 OCT 2016
PROJECT NO.	190110634	CHECKED BY	SK12
DRAWING NO.		PROJECT	SCOTCH COLLEGE BOATSHED
REV	D	DATE	19 OCT 2016
		DRAWN BY	SK12
		CHECKED BY	SK12
		PROJECT	PEPPERMINT GROVE

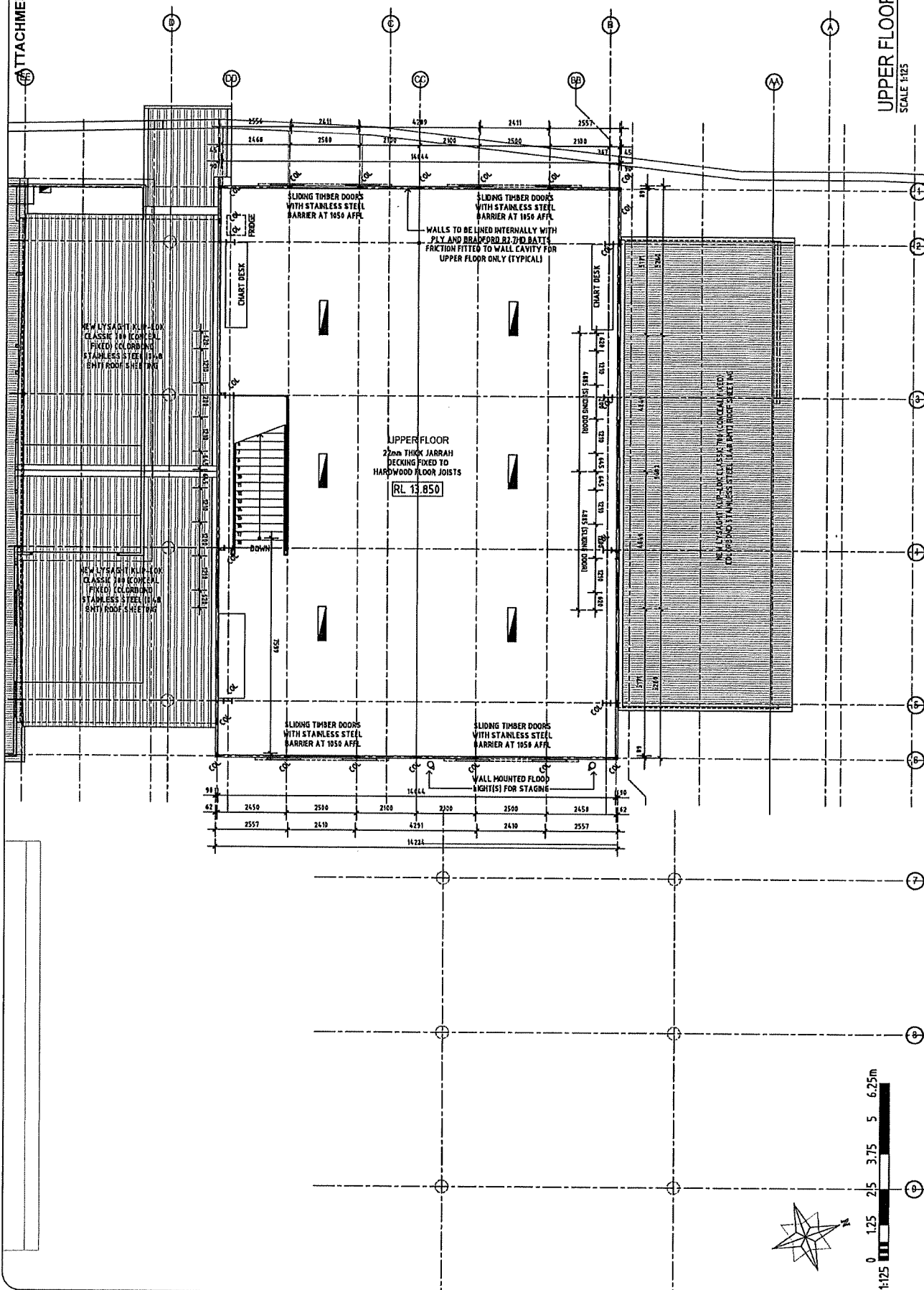
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
ISSUED FOR PRELIMINARY PRICING

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1:125	ISSUED FOR REVISED PRICING
1:250	ISSUED FOR PRELIMINARY PRICING
1:500	ISSUED FOR CLIENT REVIEW AND COMMENT
1:1000	ISSUED FOR CLIENT REVIEW AND COMMENT



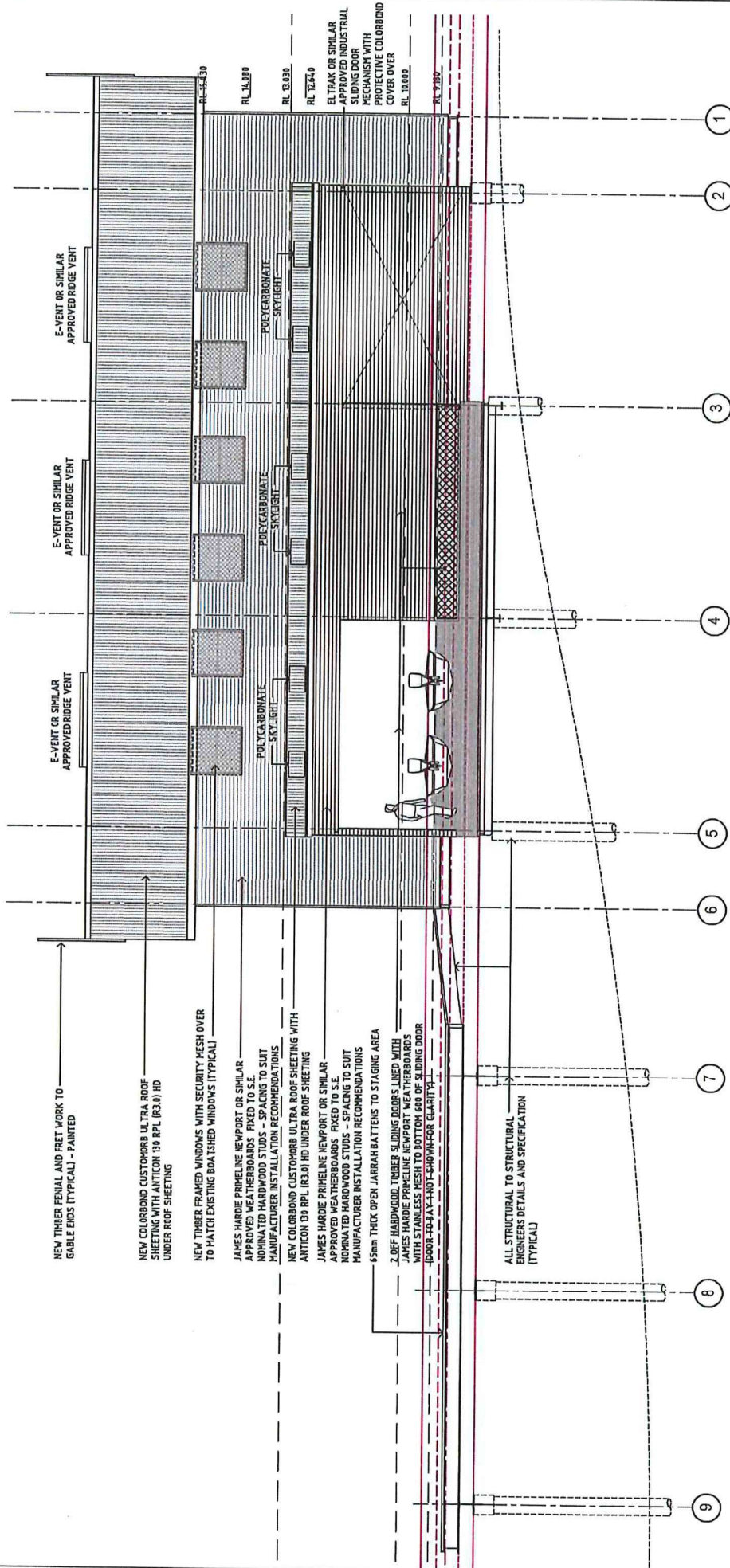


UPPER FLOOR PLAN  
SCALE 1:125

<p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION ISSUED FOR PRELIMINARY PRICING</p>		<p>DATE: SEPTEMBER 2019 SCALE: 1:125 (A1.3) DRAWN: SPH GROUP: DR000P</p>	<p>PROJECT: PROPOSED BOATSHED EXTENSION SCOTCH COLLEGE BOATSHED PEPPERMINT GROVE</p>
		<p>ISSUE: SKETCH DESIGN THIS PLAN: UPPER FLOOR PLAN PROJECT NO: 1901/0634 REV: SK13 D</p>	
<p>D 16.01.19 ISSUED FOR REVISED PRICING E 16.11.19 ISSUED FOR PRELIMINARY PRICING B 05.11.19 ISSUED FOR CLIENT REVIEW AND COMMENT A 18.09.19 ISSUED FOR CLIENT REVIEW AND COMMENT</p>	<p>THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF SCIDE CONSULTANTS PTY LTD. UNLESS OTHERWISE STATED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING TITLE. THE CLIENT AGREES TO HOLD SCIDE CONSULTANTS PTY LTD. HARMLESS FROM ALL LIABILITY AND INDEMNIFY SCIDE CONSULTANTS PTY LTD. FROM ALL CLAIMS AND DAMAGES OF ANY KIND ARISING FROM THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE.</p>	<p>KSPE KINGSTON PROFESSIONAL ENGINEERS</p>	







PROPOSED RIVER ELEVATION  
SCALE 1:100

D	14.01.21	ISSUED FOR REVISED PRICING	DATE	SEPTEMBER 2019	PROJECT	PROPOSED BOATSHED EXTENSION
C	14.11.19	ISSUED FOR PRELIMINARY PRICING	DATE	5/19.11.13	PROJECT	SCOTCH COLLEGE BOATSHED
B	05.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT	DATE	5/19.11.13	PROJECT	SCOTCH COLLEGE BOATSHED
A	28.03.19	ISSUED FOR CLIENT REVIEW AND COMMENT	DATE	5/19.11.13	PROJECT	SCOTCH COLLEGE BOATSHED

DATE	SEPTEMBER 2019	PROJECT	PROPOSED BOATSHED EXTENSION
DATE	5/19.11.13	PROJECT	SCOTCH COLLEGE BOATSHED
DATE	5/19.11.13	PROJECT	SCOTCH COLLEGE BOATSHED
DATE	5/19.11.13	PROJECT	SCOTCH COLLEGE BOATSHED

DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14

DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14

DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14
DATE	1901/06/34	PROJECT	SK14

**PRELIMINARY**  
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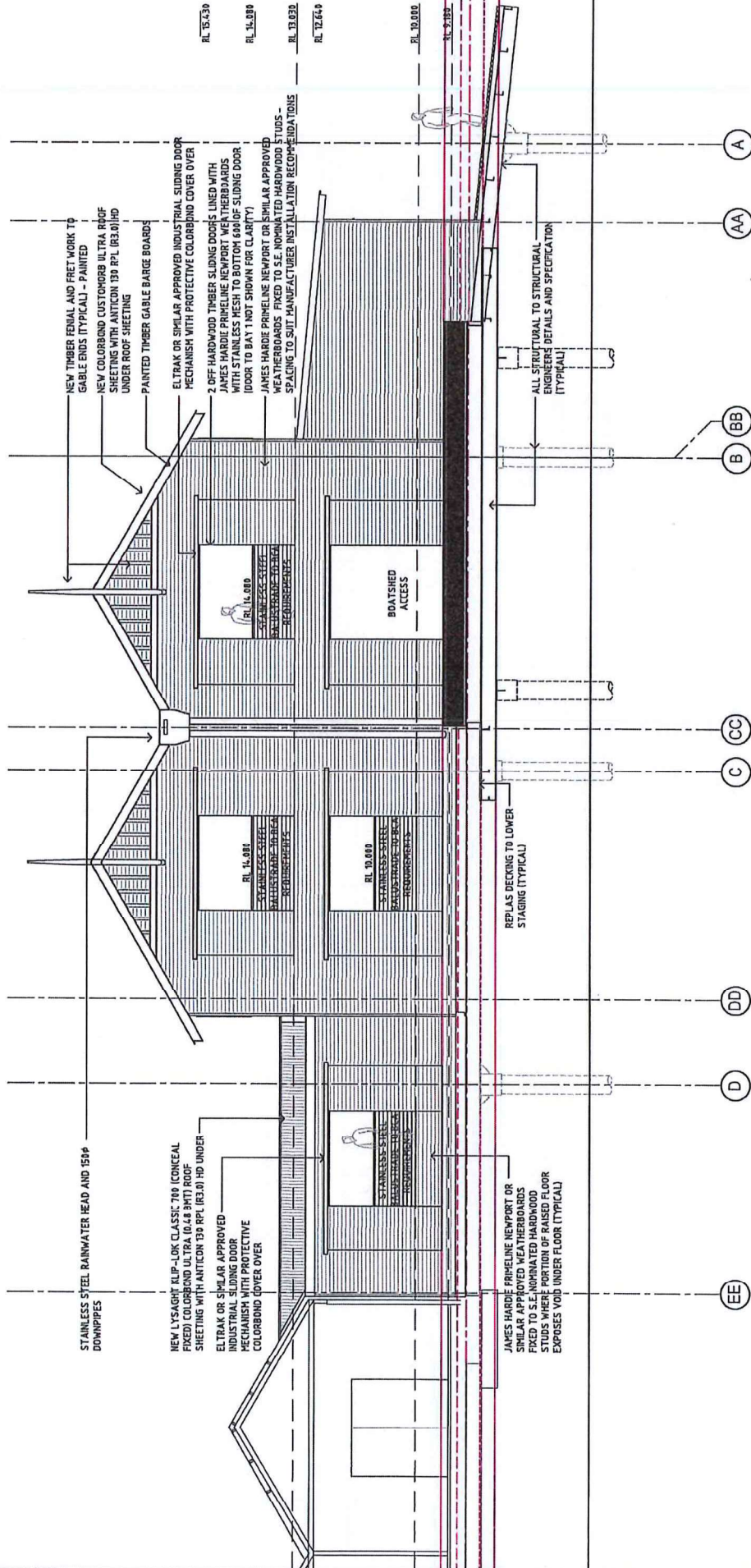
KSCE  
KINGSTON COLLEGE OF SCIENCE AND ENGINEERING  
1901/06/34



scide  
SKETCH DESIGN  
1901/06/34

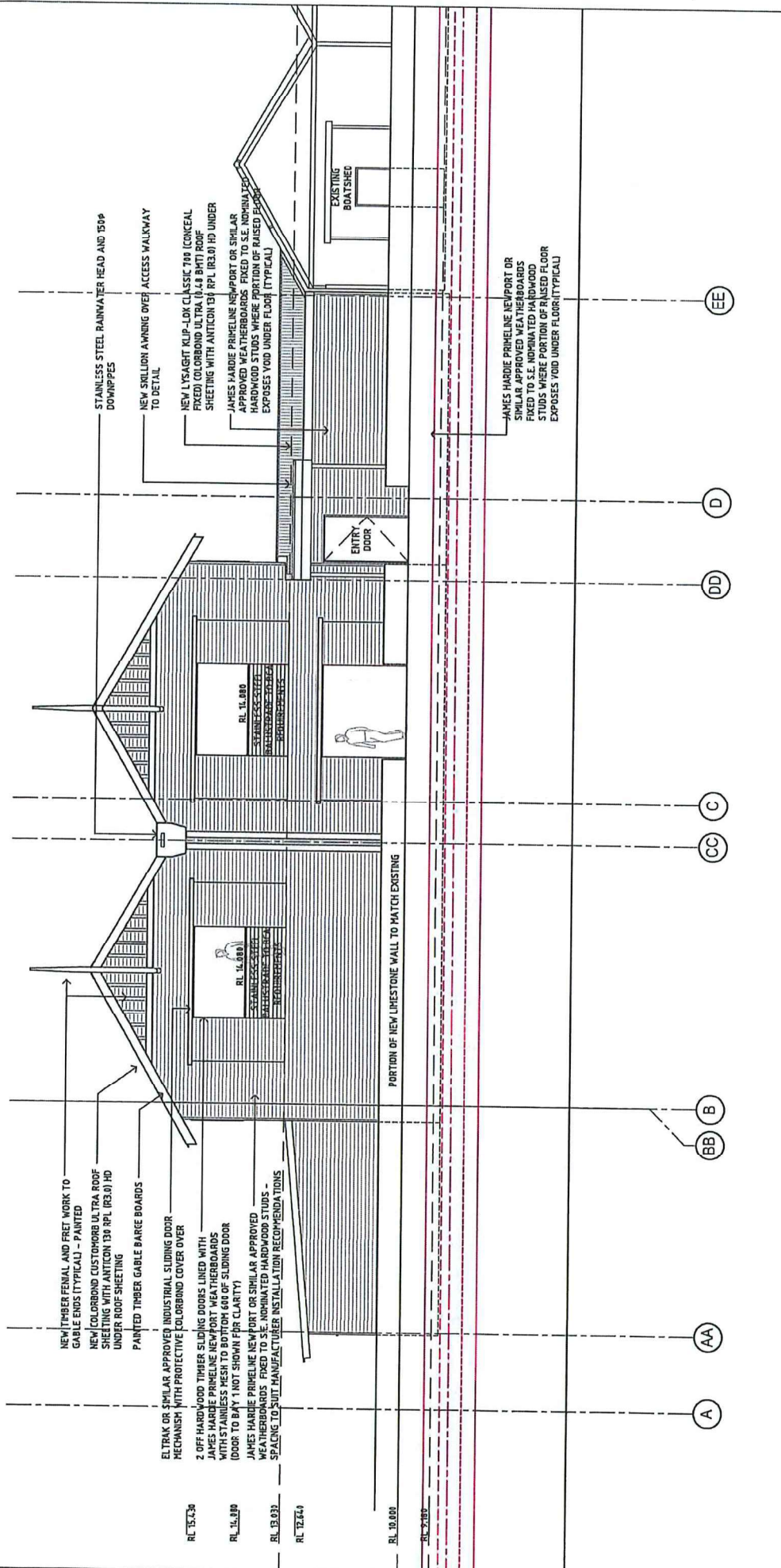


ATTACHMENT 6 - PLANS



PROPOSED RIVER ELEVATION  
SCALE 1:100

<p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION ISSUED FOR PRELIMINARY PRICING</p>		<p>DATE: SEPTEMBER 2019 SCALE: 1:50 (A3) DRAWN: SFM CHECKED: SFM</p>		<p>PROJECT: PROPOSED BOATSHED EXTENSION SCOTCH COLLEGE BOATSHED PEPPERMINT GROVE</p>	
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PROPOSED FORESHORE ELEVATION  
SCALE 1:100

D	14.01.20	ISSUED FOR REVISED PRICING	DATE	SEPTEMBER 2019	PROJECT	PROPOSED BOATSHED EXTENSION
C	14.11.19	ISSUED FOR PRELIMINARY PRICING	SCALE	1:50 (A1, A3)	CLIENT	SCOTCH COLLEGE BOATSHED
B	05.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT	DESIGN	SFM	PROJECT NO.	1901/0634
A	18.09.19	ISSUED FOR CLIENT REVIEW AND COMMENT	CREATED	SFM	DATE PLOTTED	19/01/20

ISSUE	SKETCH DESIGN	DATE	19/01/20
ISSUE	FOR CLIENT REVIEW AND COMMENT	DATE	19/01/20
ISSUE	FOR PRELIMINARY PRICING	DATE	19/01/20
ISSUE	FOR REVISED PRICING	DATE	19/01/20

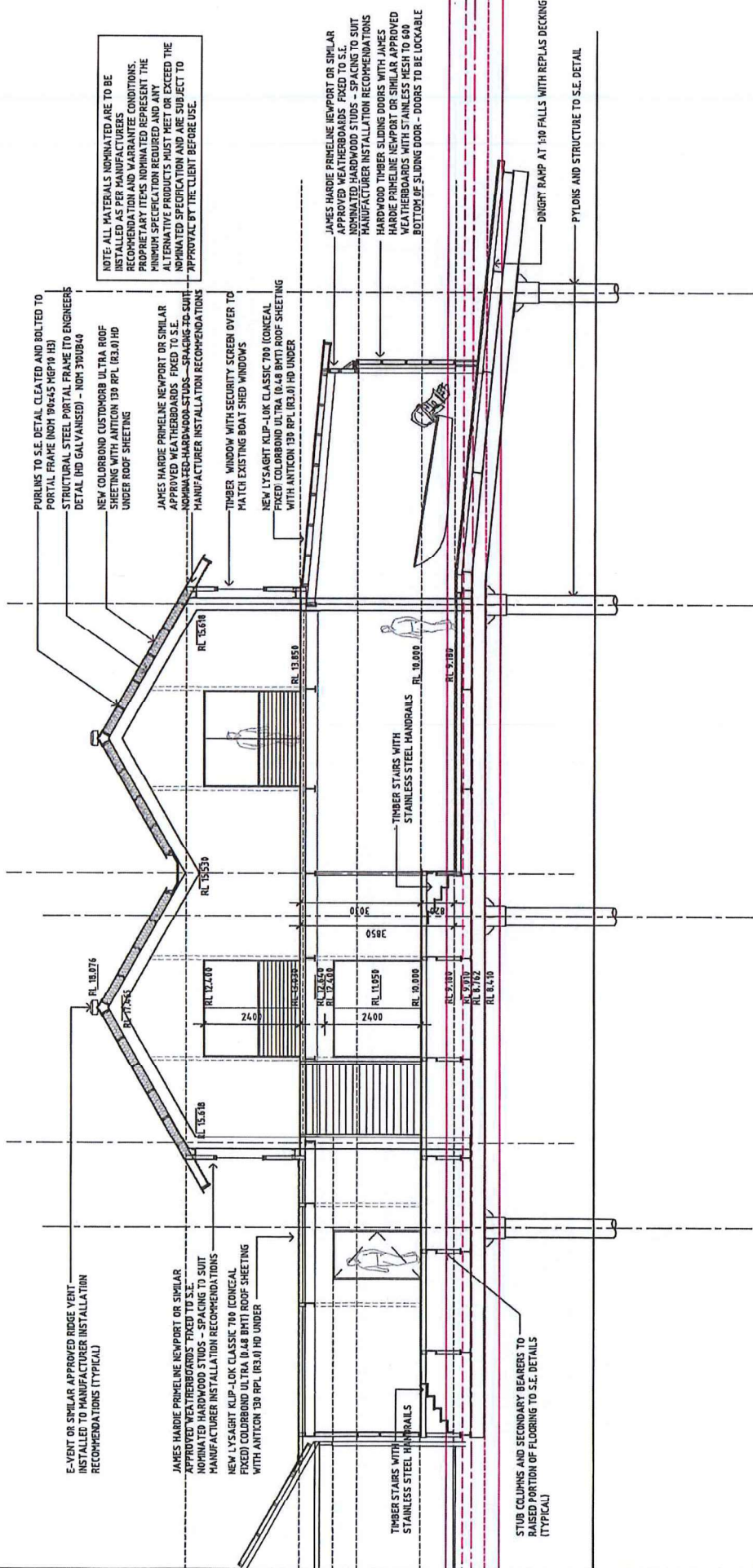
  

PREPARED BY	SCIBE CONSULTANTS
PROJECT	PROPOSED BOATSHED EXTENSION
CLIENT	SCOTCH COLLEGE BOATSHED
PROJECT NO.	1901/0634
DATE PLOTTED	19/01/20
SCALE	1:100
PROJECT	PEPPERMINT GROVE
DATE	19/01/20
SCALE	1:100

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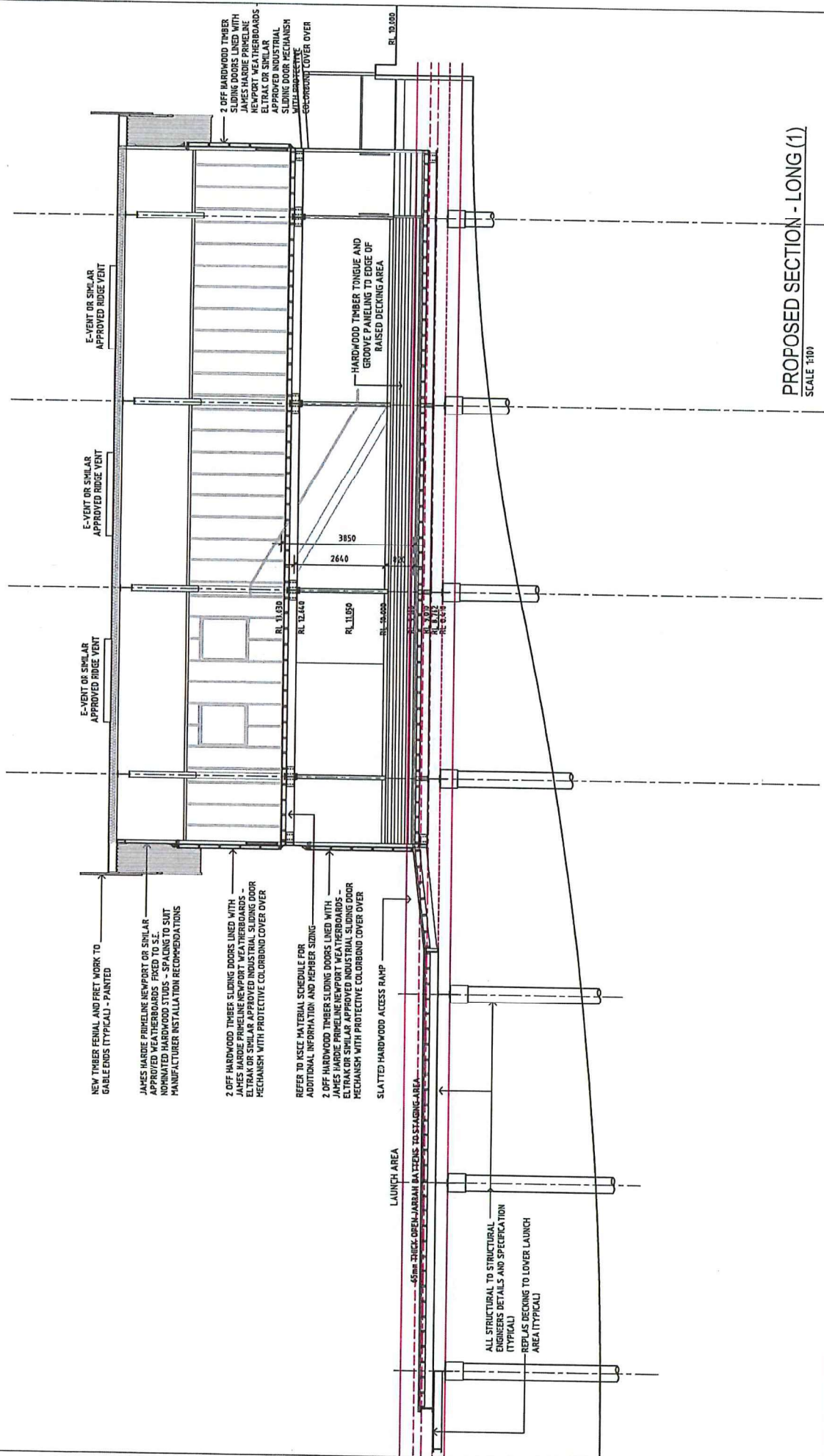
PROPOSED SECTION - SHORT  
SCALE 1:100

DATE: SEPTEMBER 2019		PROJECT: PROPOSED BOATSHED EXTENSION	SCALE: 1:100 AT A3	PROJECT NO: 19017/0534	REV: D
DRAWN: [Name]		CLIENT: SCOTCH COLLEGE BOATSHED	DESIGNED: [Name]	DATE: 19/09/18	BY: [Name]
CHECKED: [Name]		PROJECT: PEPPERMINT GROVE	DATE: 19/09/18	PROJECT: 19017/0534	BY: [Name]
DATE: 19/09/18		PROJECT: PEPPERMINT GROVE	DATE: 19/09/18	PROJECT: 19017/0534	BY: [Name]

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D	14.01.20	ISSUED FOR REVISED PRICING
C	14.11.19	ISSUED FOR PRELIMINARY PRICING
B	05.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT
A	18.09.19	ISSUED FOR CLIENT REVIEW AND COMMENT



D	14.01.20	ISSUED FOR REVISED PRICING
C	14.11.19	ISSUED FOR PRELIMINARY PRICING
B	05.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT
A	18.09.19	ISSUED FOR CLIENT REVIEW AND COMMENT

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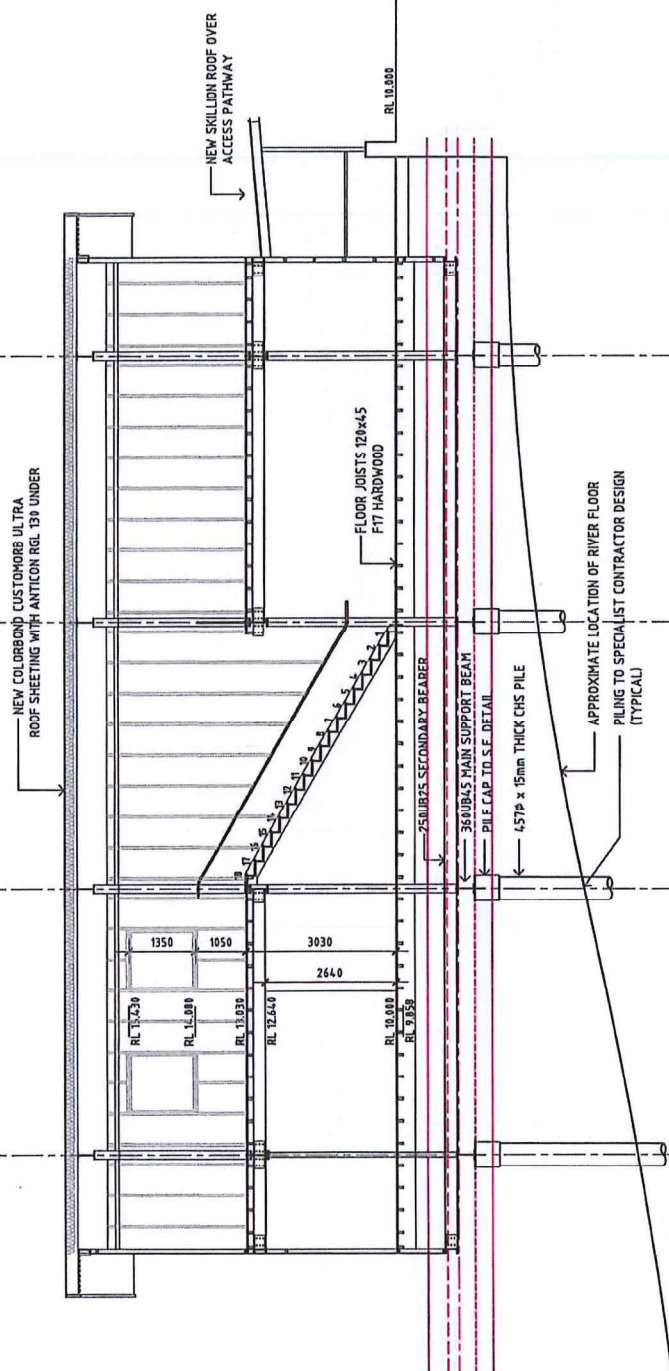


DATE: 25 FEBRUARY 2019  
SCALE: 1:100 A1 A3  
DRAWN: SPH  
CHECKED: SPH

PROJECT: PROPOSED BOATSHED EXTENSION  
SCOTCH COLLEGE BOATSHED  
PEPPERMINT GROVE

DATE	190110234	SK18	D
SCALE	1:100	SK18	D
SECTION	SECTION - LONG (1)	SK18	D
PROJECT	190110234	SK18	D





PROPOSED SECTION - LONG (2)  
SCALE 1/100

DATE	18.09.19	ISSUED FOR REVISED PRICING
DATE	14.11.19	ISSUED FOR PRELIMINARY PRICING
DATE	05.11.19	ISSUED FOR CLIENT REVIEW AND COMMENT
DATE	18.09.19	ISSUED FOR CLIENT REVIEW AND COMMENT

DATE	SEPTEMBER 2015	PROJECT	PROPOSED BOATSHED EXTENSION
SCALE	1:100 AT A3	DRAWN	SFM
DESIGNED	SFM	CHECKED	SFM

DATE	1907/0634	SKETCH DESIGN
DATE	1907/0634	PRELIMINARY DESIGN
DATE	1907/0634	FINAL DESIGN
DATE	1907/0634	CONSTRUCTION

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KINGSTON SKETCH DESIGN ENGINEERING  
10/100  
10/100