



Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER	:	2022/1421
APPLICANT	:	Royal Freshwater Bay Yacht Club
LANDOWNER	:	Western Australian Conservation and Parks Commission
LAND DESCRIPTION	:	1 Hobbs Place, Peppermint Grove (Lot 2534 on Plan 222326 – Reserve 17060)
DEVELOPMENT	:	Additions and renovations of the Royal Freshwater Bay Yacht Club's clubhouse
VALID FORM 1 RECEIVED	:	17 October 2022
DETERMINATION	:	APPROVAL WITH CONDITIONS

The application to commence development in accordance with the information received on 17 October 2022 is APPROVED subject to the following conditions:

CONDITIONS

1. Approval to implement this decision is valid for two (2) years from the date of this approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.
2. All works are to be undertaken in accordance with a Construction Environmental Management Plan as approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Note 2 and 3**).
3. The applicant is to ensure that the Fibre Reinforced Plastic panels are specified for marine environments and are UV treated to the requirements and specifications of the Department of Biodiversity, Conservation and Attractions (**Advice Note 4**).
4. Prior to the commencement of works, a Maintenance and Inspection Plan for the plastic products (including fibre reinforced polymer) shall be submitted to, and approved by the Department of Biodiversity, Conservation and Attractions (see **Advice Note 5**).
5. Prior to the commencement of any dewatering, the applicant shall prepare a Dewatering Management Plan to the satisfaction of the Department of Biodiversity, Conservation and Attractions (**Advice Note 6**).
6. Upon completion of the works, all waste materials, equipment and machinery shall be removed, and the site cleaned up to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

ADVICE NOTES

1. Notifications can be emailed to rivers.planning@dbca.wa.gov.au.
2. The Construction Environmental Management Plan required under **Condition 2** shall describe how the proposed works will be managed to minimise potential environmental impacts and shall address, but not be limited to:
 - a. scope of works, including deconstruction and construction methodology;
 - b. site access and management, including any temporary fencing requirements;

- c. management of machinery and equipment, including a refuelling procedure and spill response;
 - d. waste management;
 - e. protection of the river from inputs of debris, rubbish or other deleterious material such as plastic particulates. Specifically, the Construction Environmental Management Plan is to address preventative control mechanisms to ensure any dust/shavings/off-cuts are captured and responsibly disposed of off-site;
 - f. access and safety;
 - g. hours of operation and schedule of works;
 - h. mechanism for complaints and incidents;
 - i. details of preventative control mechanisms to ensure no plastic particulates enter the waterway or foreshore including:
 - I. all plastic products should be treated to ensure microplastics will not be emitted and mobilise into the environment;
 - II. cutting or drilling of plastic products should be completed off-site where possible; and
 - III. dust/shavings/off-cuts should be captured at the point of modification and responsibly disposed of offsite.
 - j. In case of damage or pollution events, the Department of Biodiversity, Conservation and Attractions can be contacted on 9278 0981 (Riverpark Duty Officer) or 9480 9924 (Marine Pollution Response).
3. The applicant shall ensure that all contractors and personnel involved in the works, activities, operations and/or development approved under this permit are familiar with the conditions and requirements of this approval at all times.
4. Regarding **Condition 3**, plastic products should include UV treatments, either UV stable resins or if they are painted, a UV stable paint.
5. Regarding **Condition 4**, a Maintenance and Inspection Plan shall:
- a. commit to corrective action when the plastic product needs repair and replacement;
 - b. commit to examination of any plastic product used for trafficable surfaces; and
 - c. be undertaken (at a minimum) annually.
6. Regarding **Condition 5**, the applicant is advised that in the event the site requires dewatering during construction, the Department of Biodiversity, Conservation and Attractions' Policy 50: *Planning for dewatering affecting the Swan Canning Development Control Area* has dewatering effluent discharge standards, which are required to be met if it is proposed to discharge directly or indirectly (via the stormwater system system) to the river.



Hon Reece Whitby MLA
MINISTER FOR ENVIRONMENT

Date: 1 August 2023

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL	Additions and renovations of the Royal Freshwater Bay Yacht Club's clubhouse
LOCATION	Royal Freshwater Bay Yacht Club – 1 Hobbs Place, Peppermint Grove (Lot 2534 on Plan 222326- Reserve 17060)
COST	\$1,200,000
APPLICANT	Andy Feathers, Chief Executive Officer, Royal Freshwater Bay Yacht Club
LANDOWNER	Western Australian Conservation and Parks Commission
LOCAL GOVERNMENT	Shire of Peppermint Grove
MRS CLASSIFICATION	Parks and Recreation
DECISION TYPE	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	<ol style="list-style-type: none"> 1. Location Plan (1 page) 2. DA Report and Drawings (31 pages) 3. External referral responses: <ol style="list-style-type: none"> (a) Shire of Peppermint Grove (2 pages) (b) DPLH (7 Feb 2023) – Historic Heritage Conservation (2 pages) (c) DPLH (1 May 2023) – Historic Heritage Conservation (2 pages) (d) DPLH (11 Jan 2023) – Aboriginal Heritage Conservation (1 page) (e) DPLH (3 May 2023) – Land Use Management (2 pages) 4. Heritage Impact Statement (16 pages)
RECOMMENDATION	APPROVAL WITH CONDITIONS

1. INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from Mr Andy Feathers, Chief Executive Officer of the Royal Freshwater Bay Yacht Club (RFBYC), proposing renovations and minor additions to the RFBYC clubhouse, located at 1 Hobbs Place, Peppermint Grove (Lot 2534 on Plan 222326 - Reserve 17060) (Refer to Location Plan, **Attachment 1**).
- 1.2 The proposed renovation and minor additions are to the Athol Hobbs Room and Campbell Deck on the first-floor level of the RFBYC and are detailed in **Attachment 2**.

- 1.3 As the works are located within a lot that is totally in the Swan Canning Development Control Area (DCA), the application is being processed pursuant to Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).
- 1.4 The Director General of DBCA has prepared this report in accordance with section 76 of the SCRM Act.

2. CONSULTATION

Shire of Peppermint Grove

- 2.1 RFBYC provided the Shire of Peppermint Grove (the Shire) with the redevelopment application. The Shire then forwarded the application to DBCA with no comment on the proposal, and later confirmed it had no objections to the proposal (**Attachment 3a**).

Department of Planning, Lands and Heritage

- 2.2 The Department of Planning, Lands and Heritage (DPLH) considered the proposal in the context of the identified cultural heritage significance of the *Freshwater Bay Boatsheds, Peppermint Grove*. Comments from the DPLH Historic Heritage Conservation Director, received on 7 Feb 2023 and 1 May 2023, are provided in **Attachment 3b** and **Attachment 3c**.
- 2.3 DPLH considered that the proposal does not impact the identified cultural significance of *Freshwater Bay Boatsheds, Peppermint Grove*.
- 2.4 It was noted in advice from DPLH Aboriginal Heritage Conservation Assistant Manager on 11 Jan 2023 (**Attachment 3d**) that the site is located in close proximity to Aboriginal site ID3536 (Swan River) and should the footprint increase or impact the Swan River, Aboriginal Heritage Conservation should be consulted for further advice. This advice is noted. The proposed works are located within the existing building footprint. As such further comment has not been sought regarding Aboriginal heritage.
- 2.5 Further, DPLH Land Use Management Unit noted (refer **Attachment 3e**) that in the event that there is a change in the land use or lease, an application under Section 18 of the *Land Administration Act 1997* would be required.

3. 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 the relevant stakeholders being the Shire of Peppermint Grove and DPLH. A copy was also published on the DBCA website for a period of two weeks between 20 April 2023 and 4 May 2023 with an invitation for public submissions.
- 3.2 No public submissions were received.

4. RELEVANT POLICIES AND PLANS

- State Planning Policy 2.10 – Swan-Canning River System (SPP 2.10)
- 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. 43 – Planning for Marinas, Yacht Clubs and Aquatic Clubs in the Swan Canning Development Control Area (Policy 43)

5. ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- Visual amenity
- Heritage and landscape protection

- Environmental protection

6. BACKGROUND

- 6.1 RFBYC is located at 1 Hobbs Place, Peppermint Grove and covers approximately 2.2 hectares of land and approximately 5.24 hectares over water (**Attachment 1**). RFBYC has a land lease from the Western Australian Conservation and Parks Commission for its land-based facilities (e.g. clubroom, car park, storage and fuel facilities) and a River reserve lease from DBCA for its river-based facilities (e.g. jetties and mooring pens).
- 6.2 RFBYC was originally founded as a yacht club in 1896 and first purchased the original Keane's residence for use as its clubhouse in 1934, adding the first floor in 1936. The clubhouse has undergone significant extensions and refurbishment since.
- 6.3 The RFBYC is included in the Shire of Peppermint Grove's Heritage List and is not on the State Register of Heritage Places.

7. DISCUSSION AND DETAILS OF PROPOSAL

Proposal

- 7.1 The aim of the works is to address critical repairs due to storm damage, as well as providing a refreshed first floor function area accessible to all members and their guests. The intention is to renovate in a style sympathetic to the original heritage and character of the adjacent Cappel House.
- 7.2 The proposed works outlined in the application (**Attachment 2**) are to renovate and extend the first floor of the RFBYC clubrooms, including the Athol Hobbs room and Campbell Deck. The proposed works include:
- New first floor extension (88m²) above existing ground floor verandah, to include a kitchen service area, storage area, lobby, lift and Universal Access Toilet (UAT).
 - New wider and simplified Campbell deck verandah roof structure aligned with the ground floor, including upgrades to balustrade and new high quality, composite decking.
 - Removal of 1970s turret, which is causing a significant amount of water damage.
 - New windows in the Athol Hobbs room to improve natural lighting and views.
 - New glazed screening on the south-western side of Campbell deck to provide protection from prevailing breezes.
 - Materials and colours to match the existing, as advised by the heritage architect consultant.
 - To accommodate a lift to the first floor, there will be a need for minor upgrades at the ground floor level and excavation to basement level.

Heritage

- 7.3 Policy 42 states that places of cultural and heritage significance, both Aboriginal and European, and of natural heritage, are to be conserved.
- 7.4 A heritage impact statement was prepared by Griffiths Architects in October 2022 (**Attachment 4**), which concluded:
- Heritage values identified in the Statement of Significance for RFBYC will remain unimpaired by the proposed works, having no negative impact to the presentation of the buildings in its immediate context.

- Renovations to the Athol Hobbs Room and Campbell deck are expected to improve both the utility and experience of members and guests, without detriment to heritage values.
- The simplified approach to the whole first floor will be a positive benefit to the presentation of the building and the heritage values.

7.5 Consistent with advice received from DPLH, DBCA concurs with the conclusions and recommendations of the heritage impact statement.

Amenity and public access

- 7.6 Policy 42 states that the design, materials and colour scheme of developments adjacent to the river and foreshores should complement and protect the character and landscape setting of the river.
- 7.7 Policy 45 and SPP2.10 – Swan-Canning River System require the proposed development to enhance the public's access to and enjoyment of the river.
- 7.8 While the proposed extension to the second floor of the building will increase the visual size of the building, the proposed modifications are expected to improve the visual amenity of the clubhouse. Proposed materials are principally timber and painted brick walls, timber deck, and painted tin roof. Material colours are generally muted, natural tones that fit well within the foreshore setting of the site.
- 7.9 Currently, the main use of the site is for RFBYC members and guests only, and there is limited public foreshore access to the river from Lot 2534. There are no future plans to modify this on the leasehold land due to the risks in protecting assets stored on site. However, RFBYC does provide broader community benefits through its programs and events including the *Australian Out There* sailing program, which aims to encourage 12-17 year olds to be active on the water. RFBYC also supports the Friends of Freshwater Bay and is involved in hosting other community events.

Environmental protection

- 7.10 Policy 42 aims to ensure that land use and development on and adjacent to the river system maintains and enhances the quality and amenity of the river environment. The proposed development should be carefully undertaken to prevent detrimental impacts to the foreshore area.
- 7.11 The proposed works are not expected to increase RFBYC member numbers or traffic to the area.
- 7.12 The project will need to excavate to the level of the existing basement to install the new lift. There is not expected to be a need for dewatering as the groundwater level is 6-8m below ground level according to the Gnangara Jandakot Depth to Groundwater (Contours) – 2019 Min (DWER 095). A condition will require the applicant to assess and submit a dewatering plan prior to site commencement if needed.
- 7.13 The proposal includes replacement of timber decking with composite decking, which is partially made from recycled plastics. There is a low, but potential risk of the deck flaking or fragmenting over time and microplastics being discharged to the riverine environment. This risk is proposed to be managed through conditions of approval requiring the applicant to:
- Specify a premium, solid core decking designed for high traffic, outdoor environments, with a 10 year warranty.
 - Monitor and inspect the product and require the applicant to maintain the decking according to manufacturer specifications.

- 7.14 There is a risk of microplastics entering the environment during construction, which can also be mitigated through conditions of approval.

8. SWAN RIVER TRUST

In accordance with section 75(3A) of the SCRM Act, the Swan River Trust (the Trust) considered DBCA's draft report at its meeting on 28 February 2023 where the Trust resolved to advise the Director General of DBCA that it supports the draft report and recommendations.

9. CONCLUSION

- 9.1 The proposal seeks to extend and renovate the existing RFBYC clubroom building to improve both the utility and experience of members and guests, without detriment to heritage values. It is anticipated that the proposal will not have any adverse impact on the foreshore area.
- 9.2 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

10. RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of DBCA advises the Minister for Environment that the proposal at 1 Hobbs Place, Peppermint Grove (**Attachment 1**), as described in the application received on 17 October 2022, be approved, subject to the following:

CONDITIONS

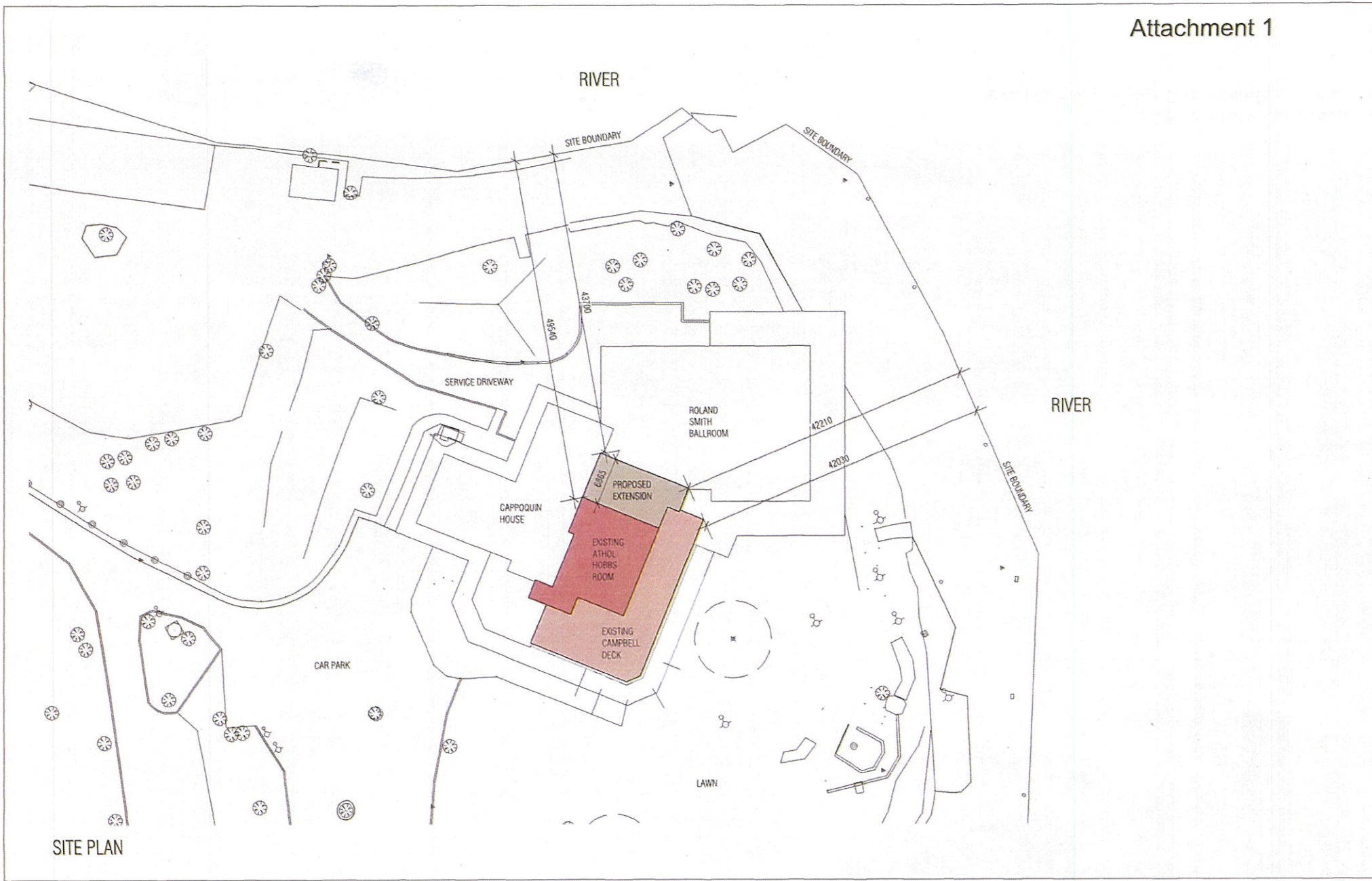
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Report Status	
Signed: _____	Date: <u>11/07/23</u>
Stuart Smith	
Director General, Chief Executive Officer	



SITE PLAN



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REV.	DATE	AMENDMENT
A	17.01.23	RFI ISSUE

BICA COMPLIANCE:
 STRUCTURAL
 HYDRAULIC
 ELECTRICAL
 MECHANICAL
 ENERGY
 FIRE

CLIENT
 RFBYC
 PROJECT
 ATHOL HOBBS ROOM +
 CAMPBELL DECK

PROJECT ADDRESS
 RFBYC
 PEPPERMINT GROVE
 PROJECT STATUS
 SCHEMATIC DESIGN

PROJECT NUMBER
 21055
 SCALE
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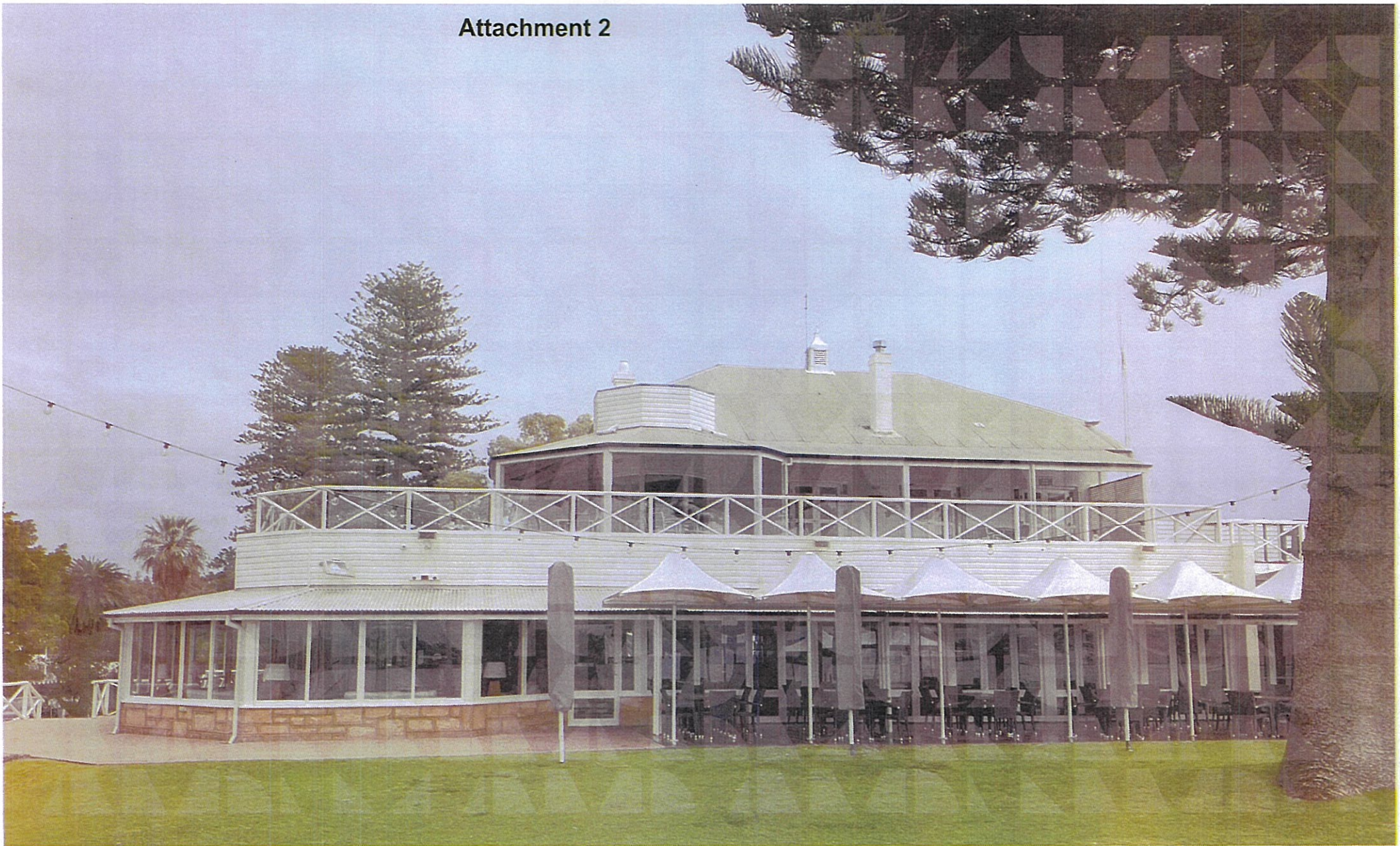
NORTH PROJECT NORTH

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DRAWING
 PLANS AS SHOWN

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A1.01	SA		A

Attachment 2



An Architectural
Design Report
prepared by_



+



Royal Freshwater Bay Yacht Club
Athol Hobbs Room + Campbell Deck Renovation

October 2022
Rev D

Located along the banks of the Swan River, the existing Athol Hobbs Room and adjoining Campbell Deck is situated on the upper level of the historic Royal Freshwater Bay Yacht Club.

RFBYC prepared a Masterplan in 2010 identifying improvements needed for the Athol Hobbs Room and Campbell Deck to cater for their aged and disabled members and guests who currently cannot access and enjoy this space.

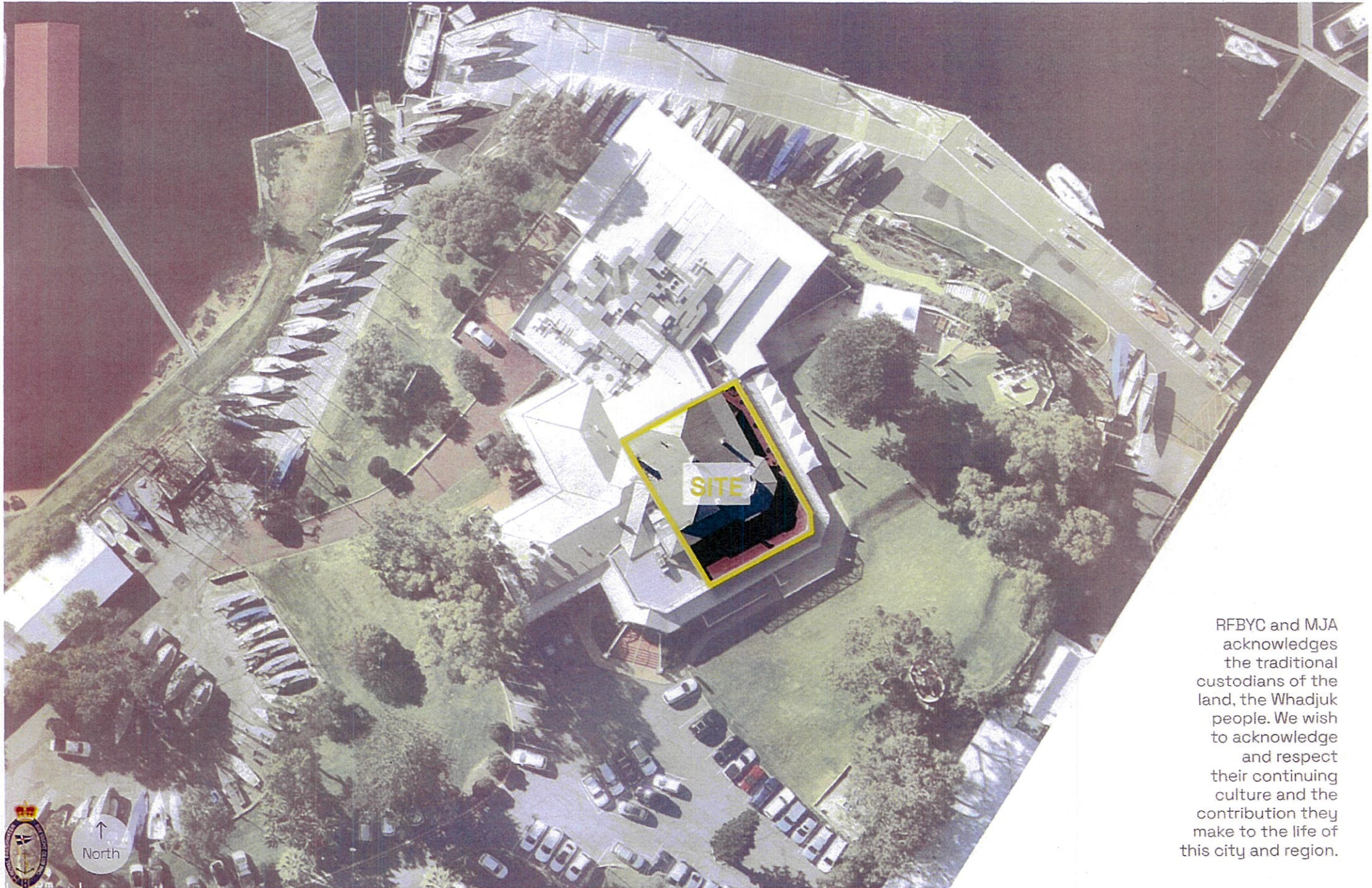
The Athol Hobbs Room and Campbell Deck require critical repairs and maintenance due to storm damage and several roof leaks requiring urgent attention.

RFBYC wishes to renovate and refresh the Athol Hobbs Room and Campbell Deck in a style sympathetic to the original heritage and character of Cappoquin House.

MJA Studio were engaged by RFBYC to investigate the existing conditions and previous masterplan, so as to provide a design solution that encompasses repairs, whilst also providing a refreshed function area accessible to all members and their guests.

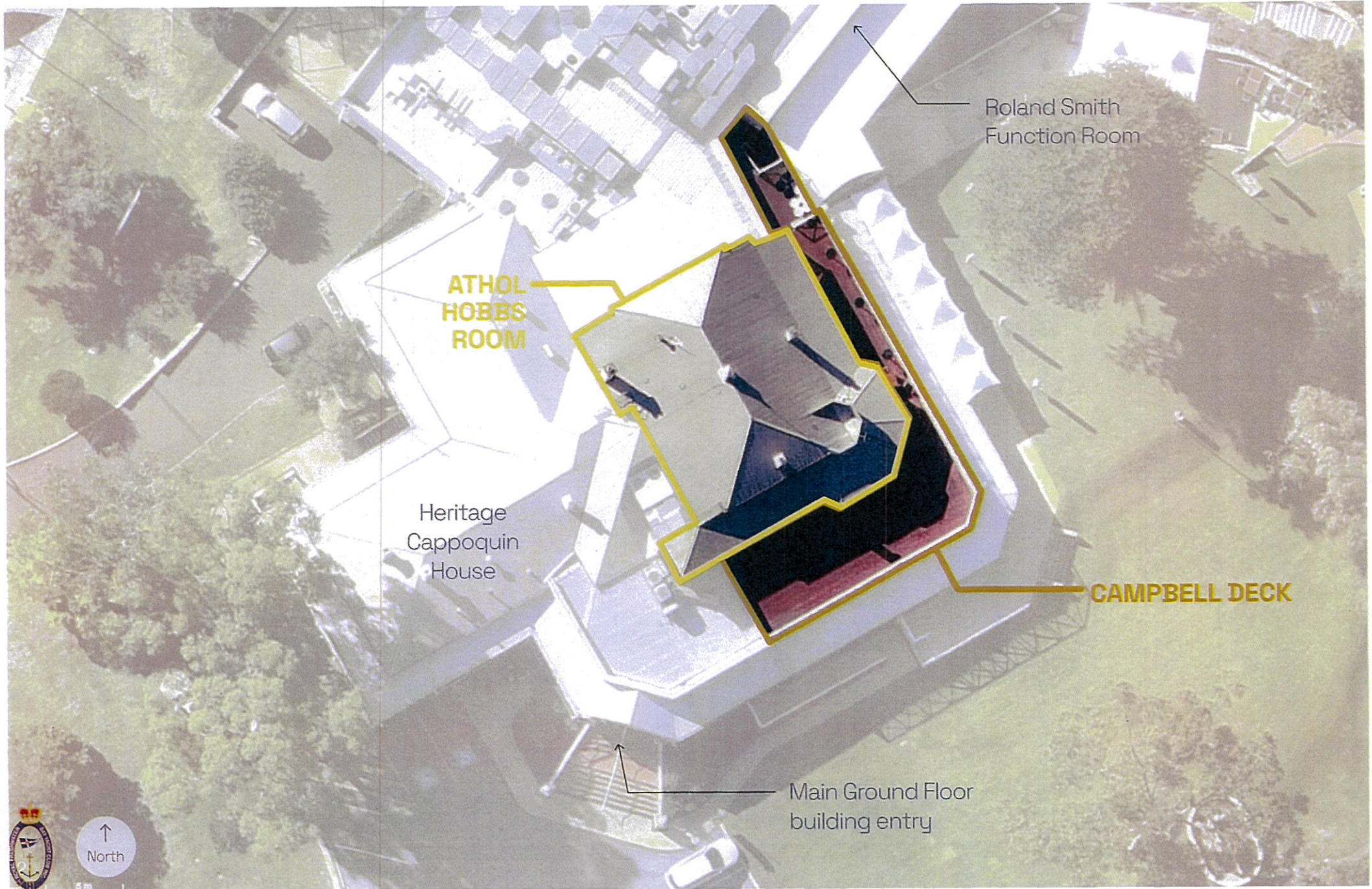


EXISTING SITE CONTEXT



RFBYC and MJA acknowledges the traditional custodians of the land, the Whadjuk people. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and region.

EXISTING SITE CONTEXT



**ATHOL
HOBBS
ROOM**

Heritage
Cappoquin
House

Roland Smith
Function Room

CAMPBELL DECK

Main Ground Floor
building entry



North

5m



Looking North West

EXISTING SITE CONTEXT



Looking West



Looking South West

Heritage Conservation + Preservation

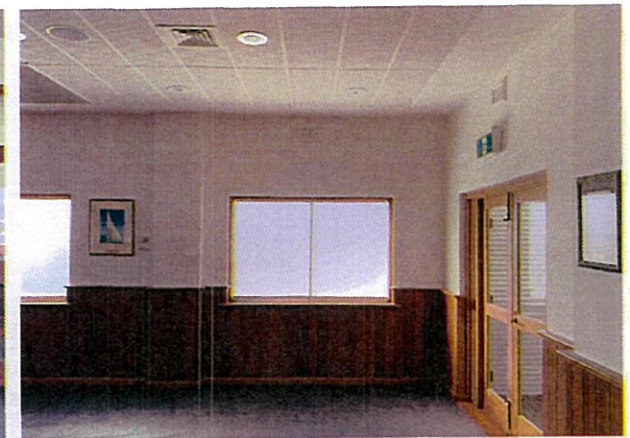
Preserving Heritage Value

From this project's inception, the team have been working closely with Griffiths Architects providing trusted Heritage Advisory Consulting, to ensure the preservation of the Athol Hobbs Room and Campbell Deck's heritage value.

As part of this process, a Heritage Impact Statement has been prepared which demonstrates the following key points:

Heritage Impact Statement Summary:

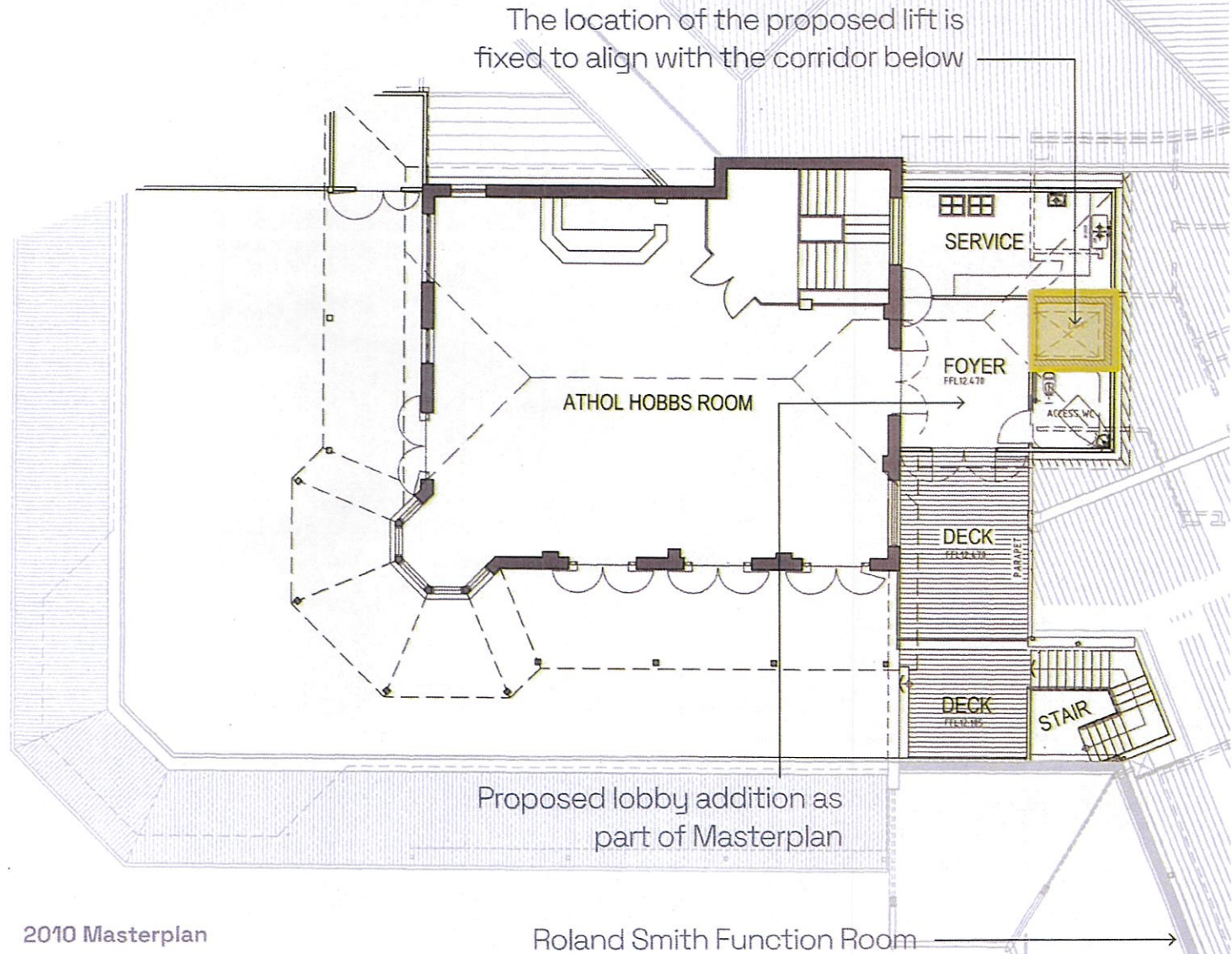
- The heritage values identified in the Statement of Significance for RFBYC will remain unimpaired by the proposed works, having no negative impact to the presentation of the buildings in its immediate context.
- The Athol Hobbs Room and Campbell deck were not well resolved additions and access was poor, resulting in poor utility. The rationalisation and small amount of expansion of the accommodation, together with improved access and facilities, simplified roof forms and more generous shading will improve both utility and experience, without detriment to heritage values.
- The simplified approach to the whole first floor will be a positive benefit to the presentation of the building and have a positive heritage impact.



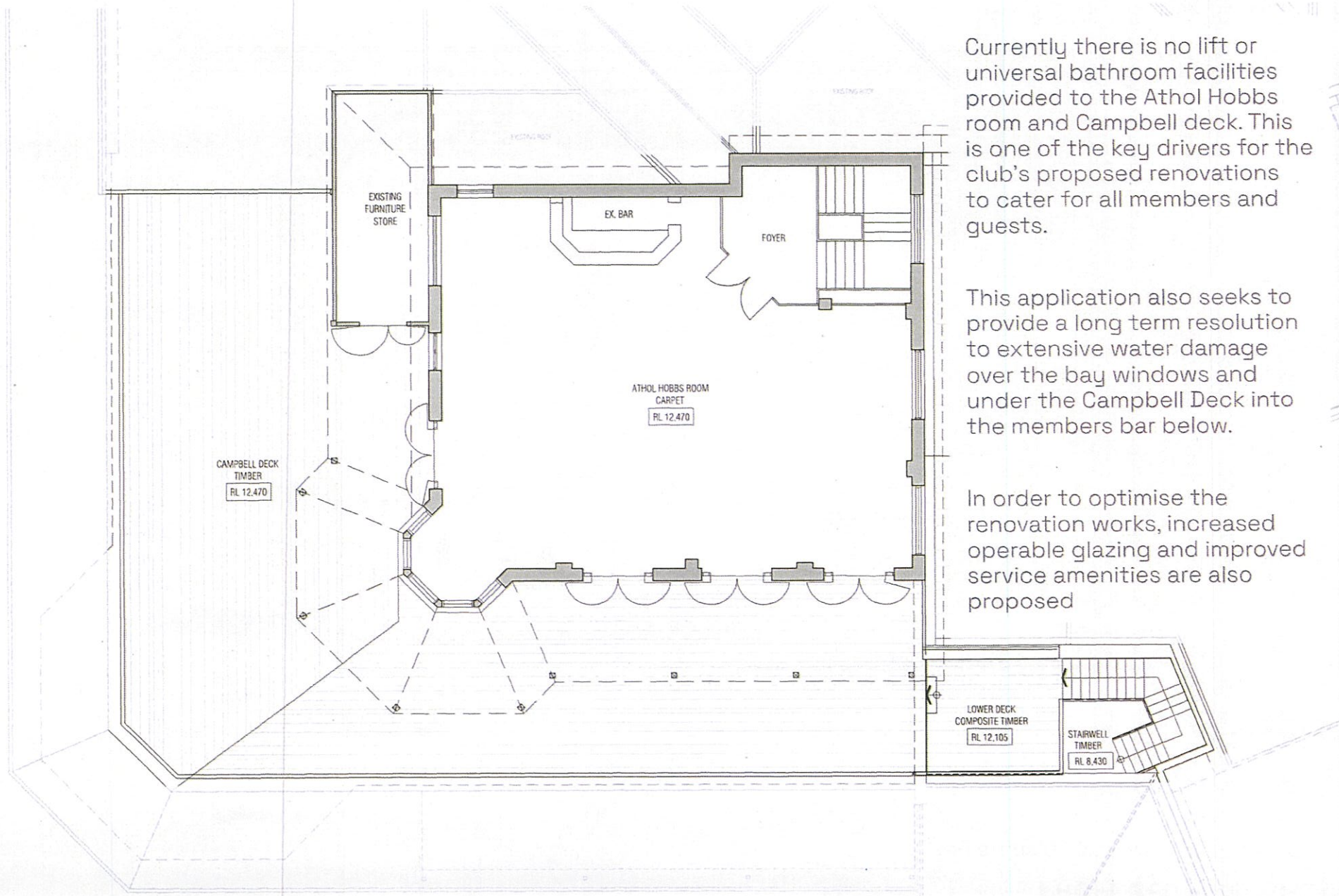
Existing 2010 Masterplan

A masterplan was prepared in 2010, whilst planning and building the adjacent Roland Smith Room. Considerations were made for future vertical access and universal bathroom facilities to the Athol Hobbs Function room and Campbell Deck.

Provisions for a future lift was provided on the ground floor as part of the 2010 building works.



EXISTING FLOOR PLAN



Currently there is no lift or universal bathroom facilities provided to the Athol Hobbs room and Campbell deck. This is one of the key drivers for the club's proposed renovations to cater for all members and guests.

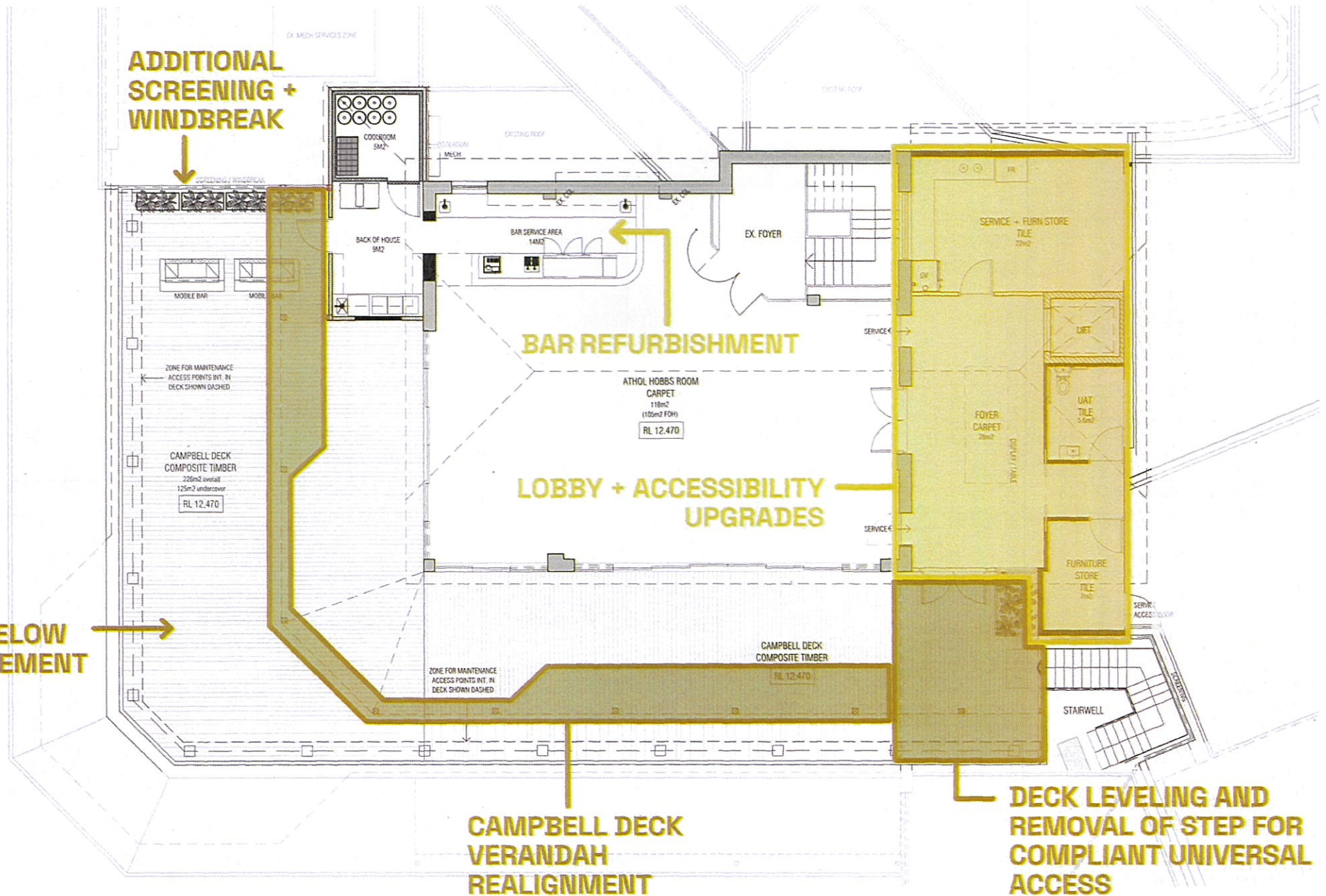
This application also seeks to provide a long term resolution to extensive water damage over the bay windows and under the Campbell Deck into the members bar below.

In order to optimise the renovation works, increased operable glazing and improved service amenities are also proposed

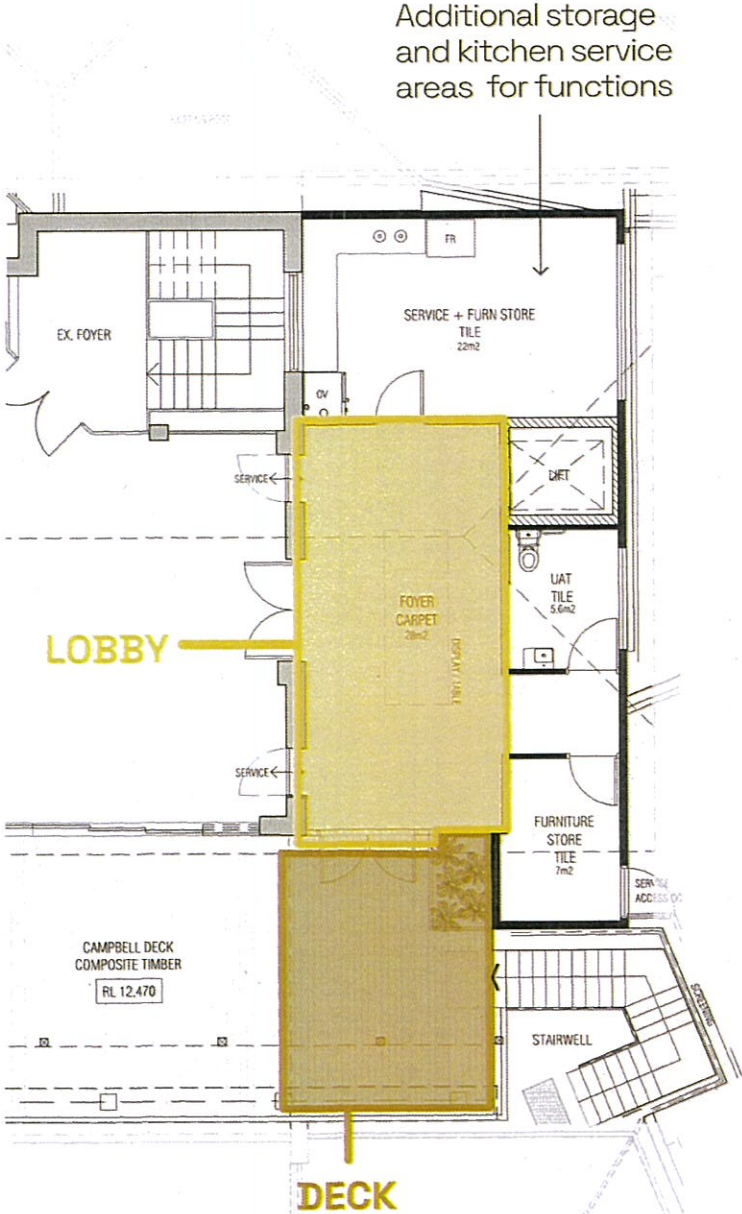


PROPOSED FLOOR PLAN

Key areas of works highlighted below;



PROPOSED LOBBY ADDITION



Raised to provide flush transition from lobby to deck and remove step between current two deck areas



PROPOSED CAMPBELL DECK UPGRADE

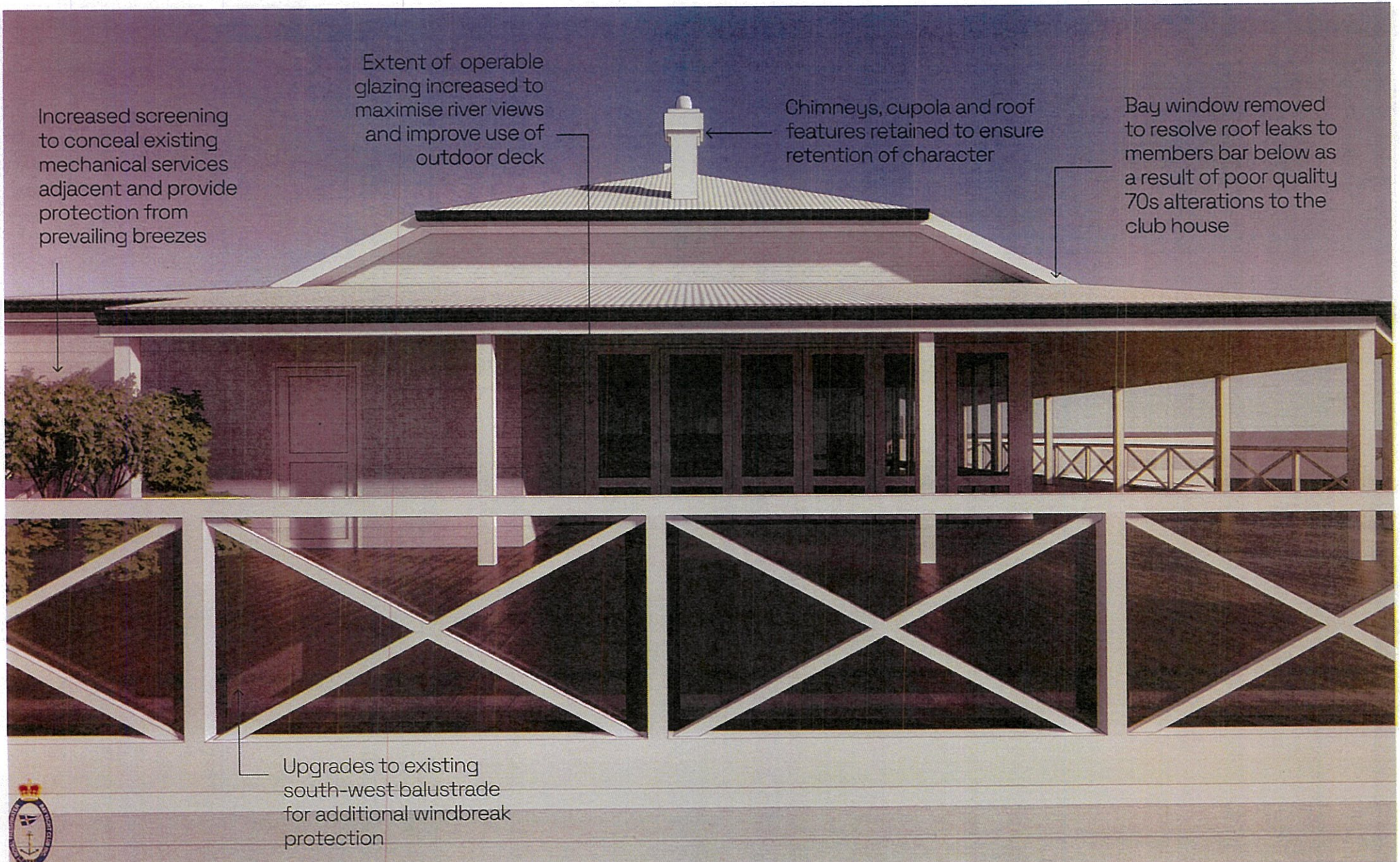
Extension of existing verandah to allow improved usability of deck.
New veranda extent sits within existing structural elements below.

Increased glazing to improve internal daylight conditions, reduce reliance on artificial lighting, and maximise outlook. Doors to match Ground Floor

Upgrade of existing weathered timber deck to new high-quality composite timber deck to reduce long-term maintenance concerns



PROPOSED SOUTH ELEVATION



Increased screening to conceal existing mechanical services adjacent and provide protection from prevailing breezes

Extent of operable glazing increased to maximise river views and improve use of outdoor deck

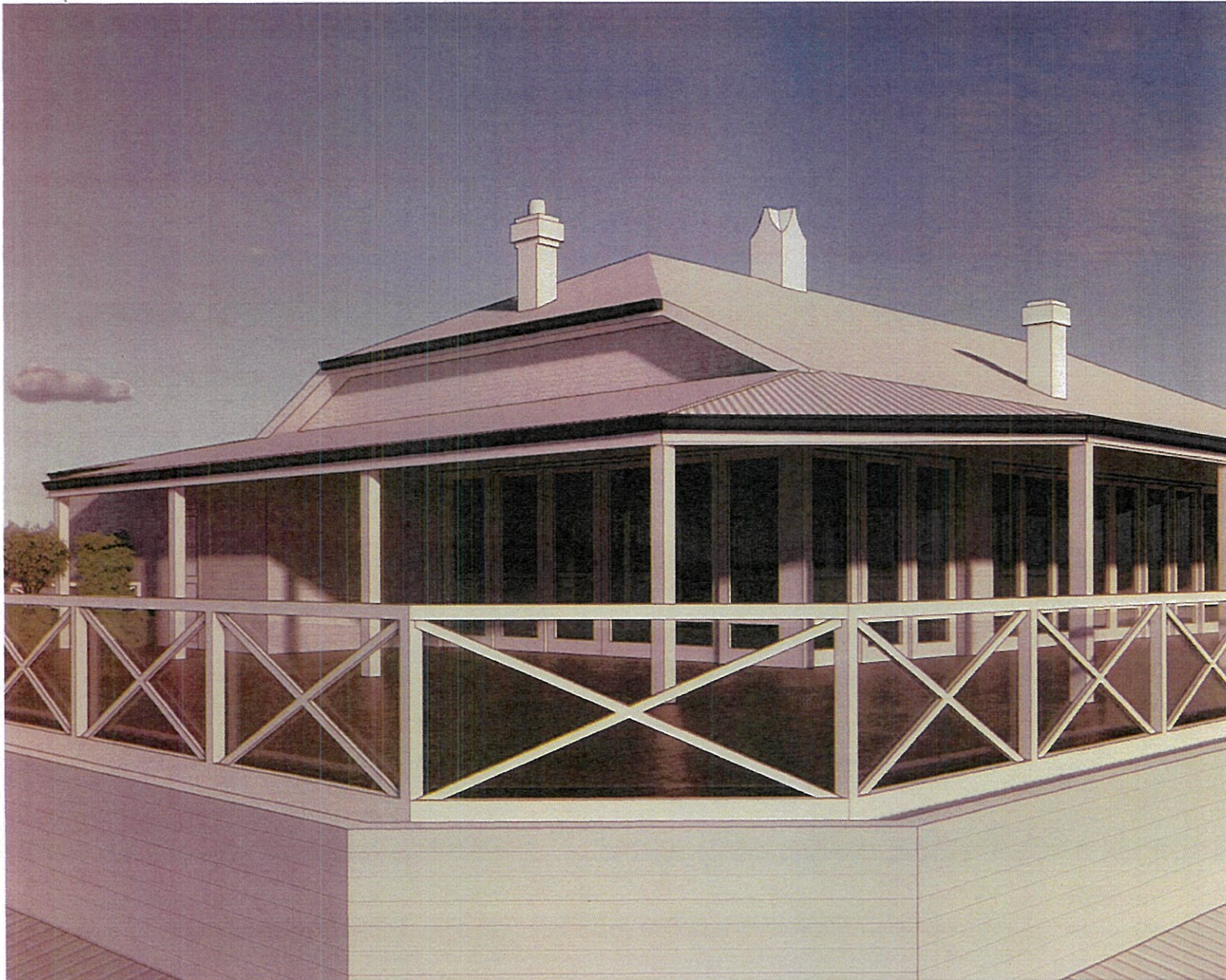
Chimneys, cupola and roof features retained to ensure retention of character

Bay window removed to resolve roof leaks to members bar below as a result of poor quality 70s alterations to the club house

Upgrades to existing south-west balustrade for additional windbreak protection



PROPOSED MATERIALITY



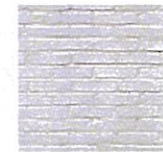
Shale Grey
Custom Orb to
match existing



Colorbond
Ocean gutter
to match
existing

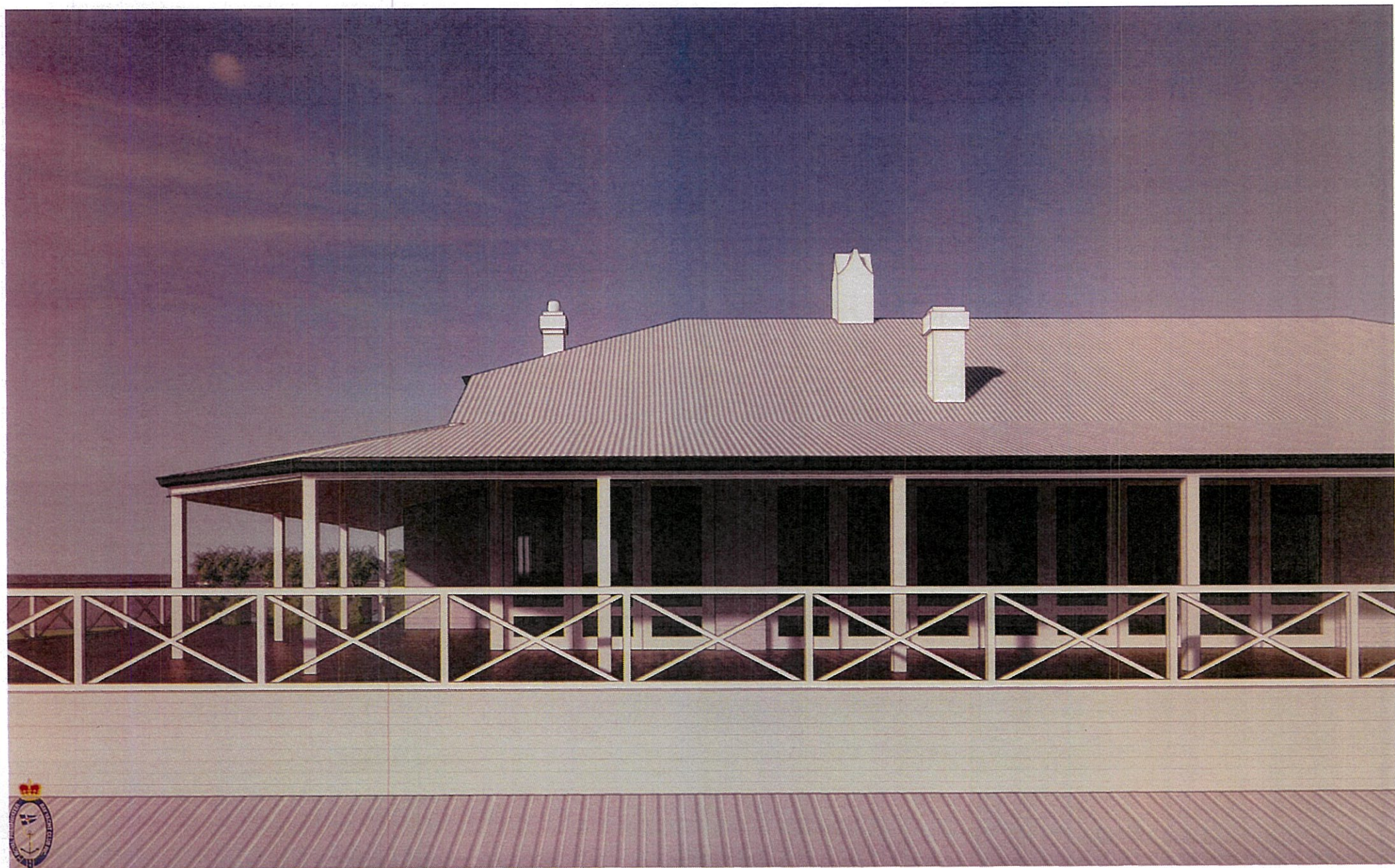


Shiplap
weatherboard
cladding to
match existing



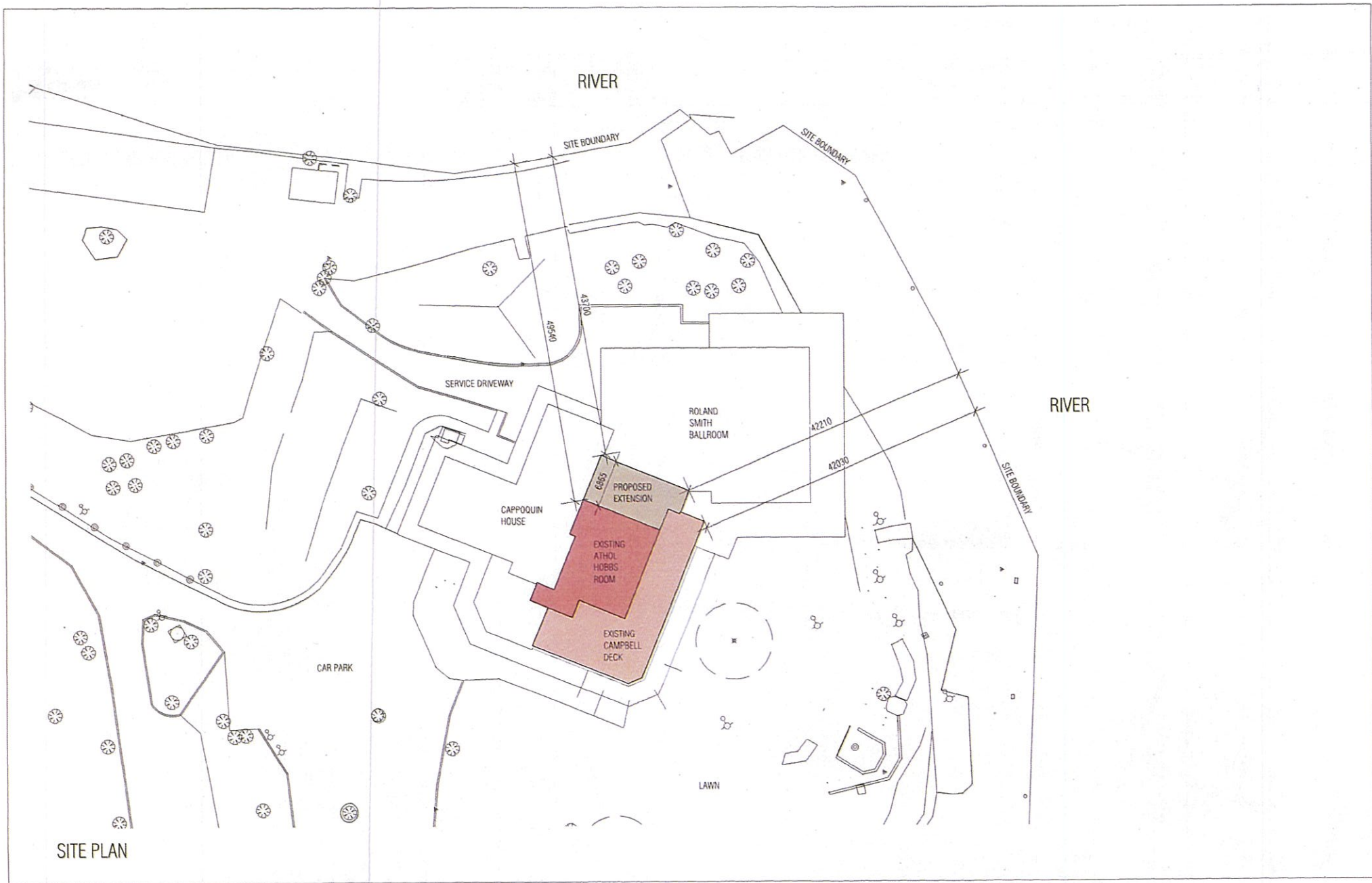
White painted
brickwork to
match existing

Thank you.



Architectural Drawing Set.





SITE PLAN



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REV.	DATE	AMENDMENT
A	17.01.23	RFI ISSUE

BICA COMPLIANCE:
 STRUCTURAL:
 HYDRAULIC:
 ELECTRICAL:
 MECHANICAL:
 ENERGY:
 FIRE

CLIENT

RFBYC
 PROJECT
 ATHOL HOBBS ROOM +
 CAMPBELL DECK

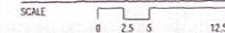
PROJECT ADDRESS

RFBYC
 PEPPERMINT GROVE
 PROJECT STATUS

SCHEMATIC DESIGN

PROJECT NUMBER NORTH PROJECT NORTH

21055



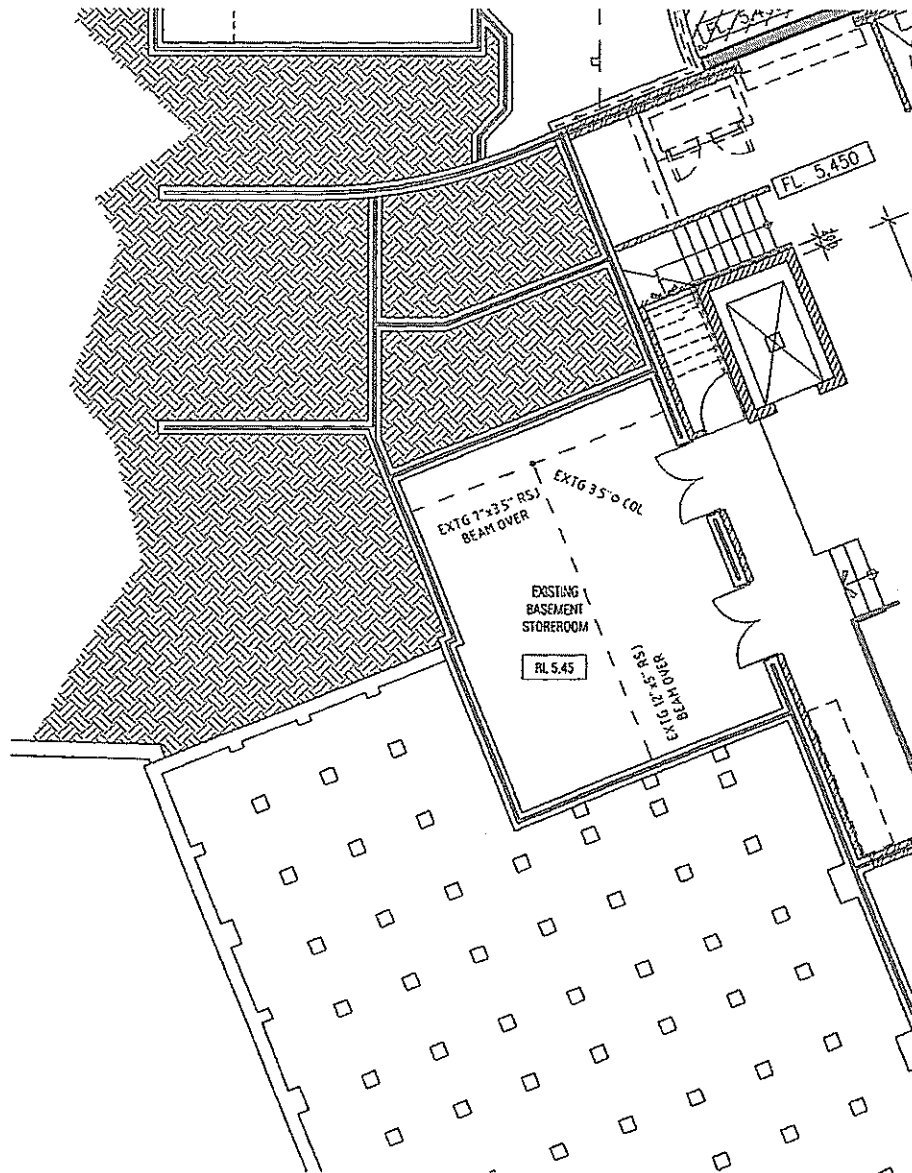
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DRAWING

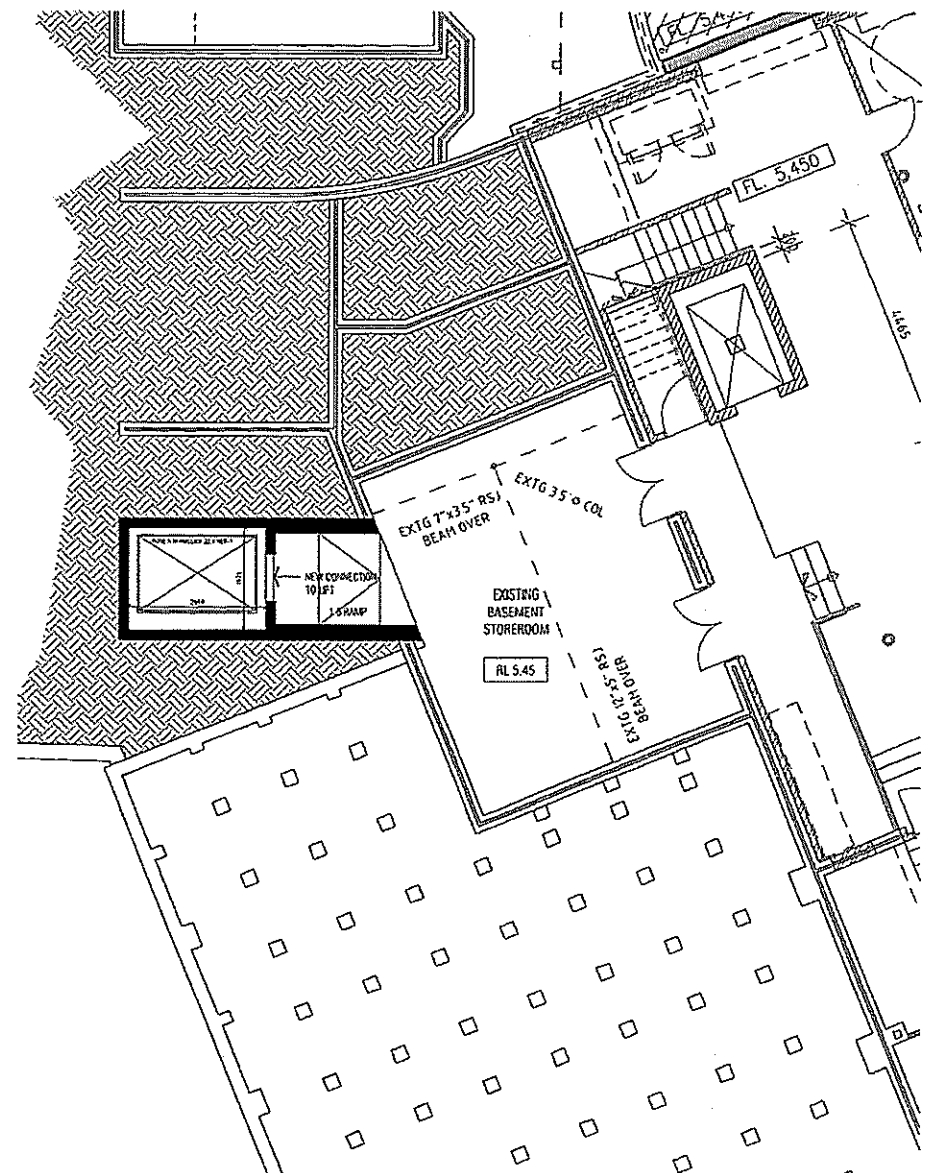
PLANS AS SHOWN

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A1.01 SA A



EXISTING BASEMENT PLAN



PROPOSED BASEMENT PLAN



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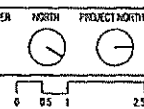
REV	DATE	AMENDMENT
E	10.10.22	ISSUE FOR DA
F	10.10.22	ISSUE FOR DA
G	28.10.22	1 BY REVISIONS
H	18.11.22	RE-ISSUE FOR DA

ECA COMPLIANCE
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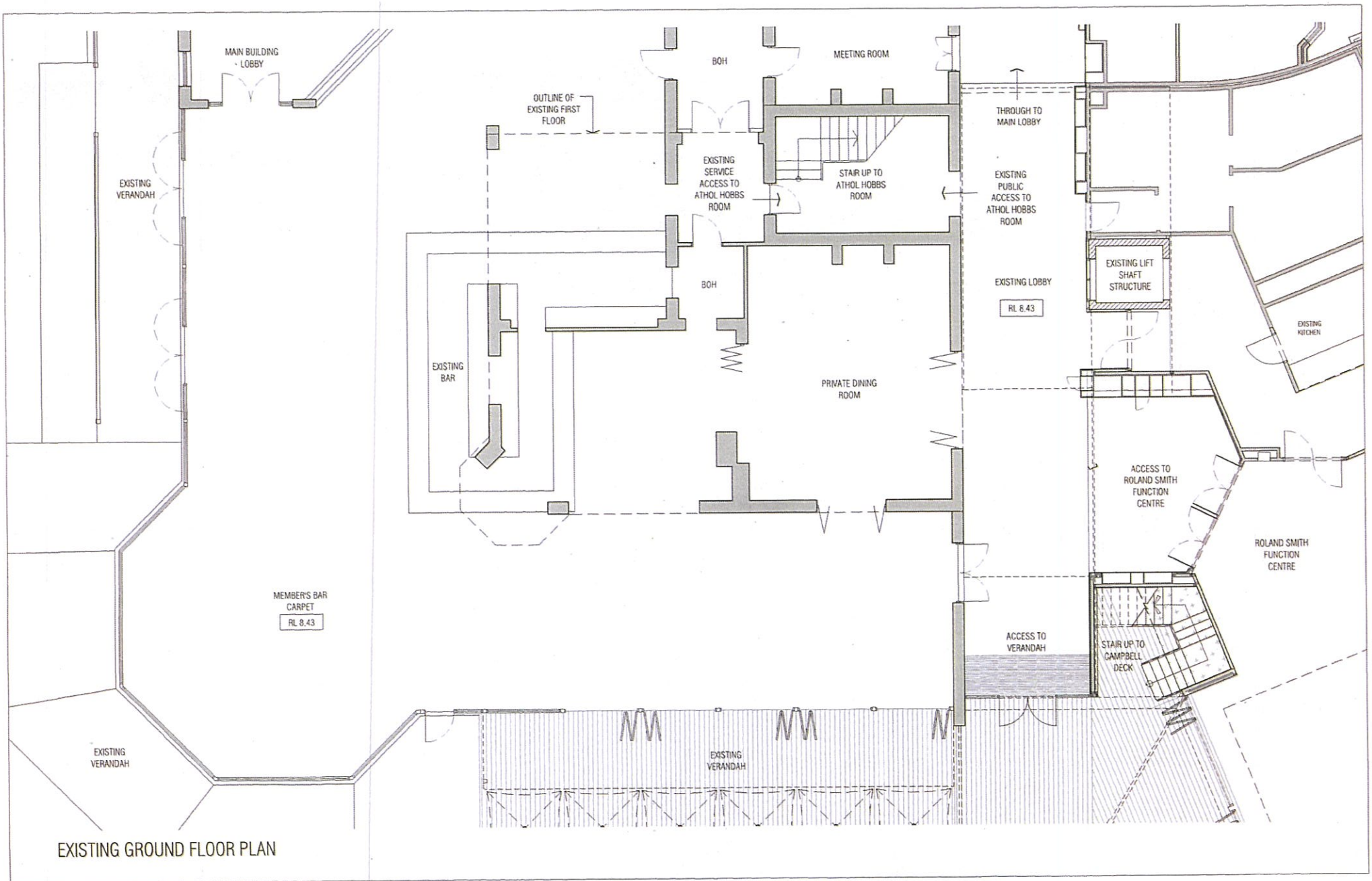
CLIENT
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 PROJECT
 ATHOL HOBBS ROOM +
 CAMPBELL DECK

PROJECT ADDRESS
 RFBYC
 PEPPERMINT GROVE
 PROJECT STATUS
 SCHEMATIC DESIGN

PROJECT NUMBER
 21055
 SCALE
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EXISTING GROUND FLOOR PLAN



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G	28.10.22	LIFT REVISIONS
H	18.11.22	RE-ISSUE FOR DA

BICA COMPLIANCE:
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 ATHOL HOBBS ROOM +
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PROJECT ADDRESS

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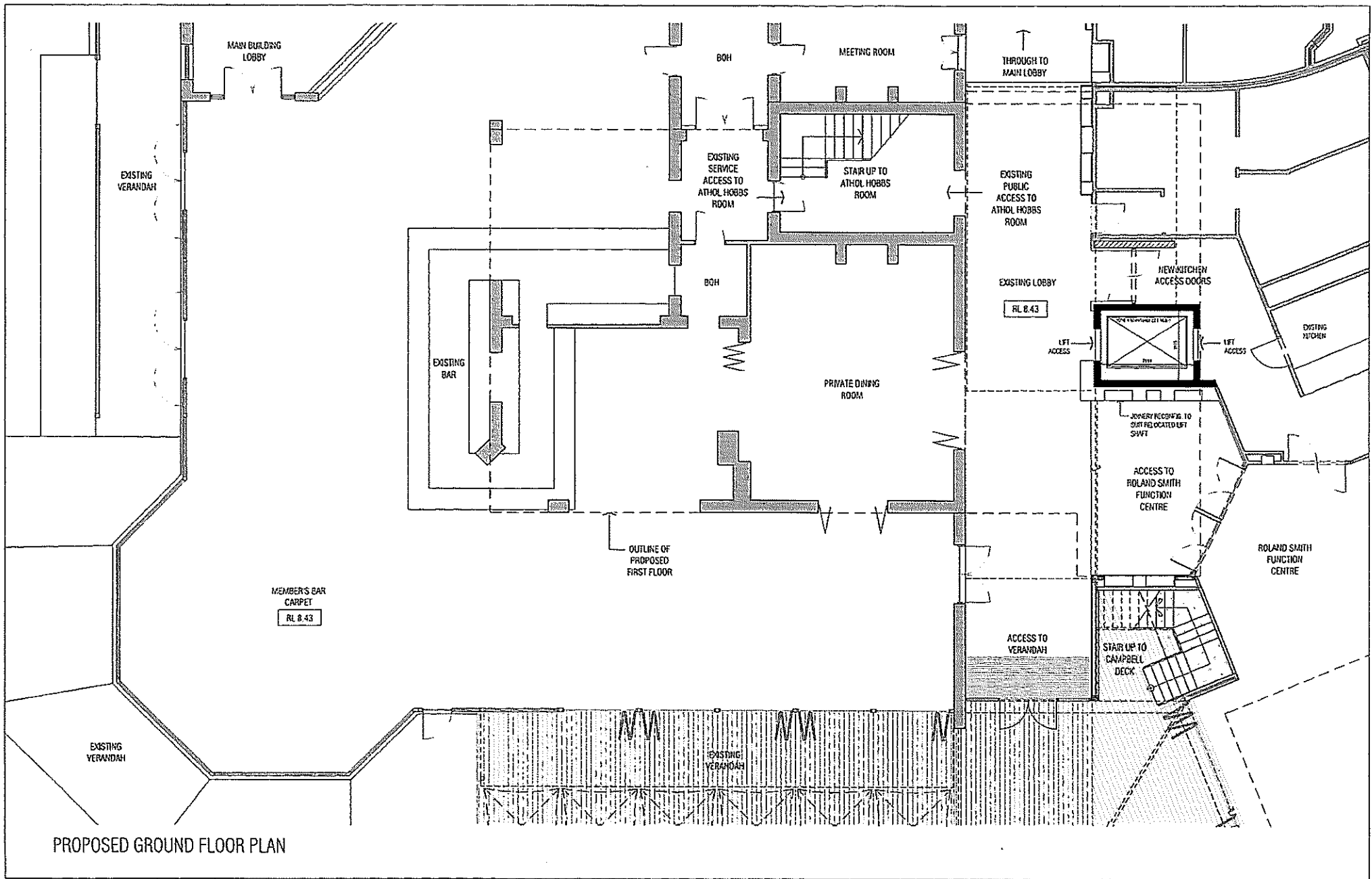
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NORTH PROJECT NORTH

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PROPOSED GROUND FLOOR PLAN



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F	10.10.22	ISSUE FOR DA
G	28.10.22	LIFT REVISIONS
H	18.11.22	RE-ISSUE FOR DA

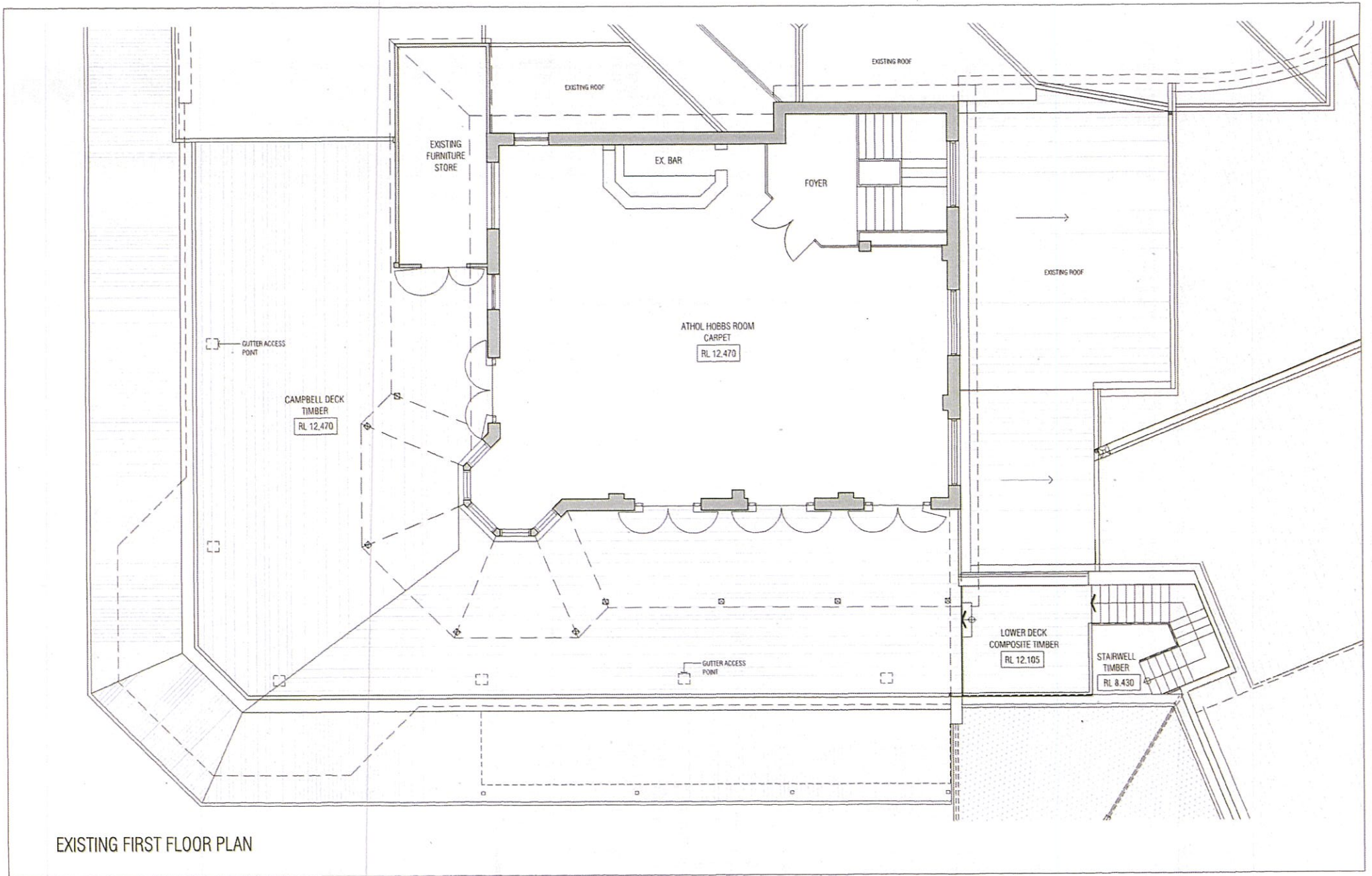
BCA COMPLIANCE
 STRUCTURAL
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 PROJECT
 ATHOL HOBBS ROOM +
 CAMPBELL DECK

PROJECT ADDRESS
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 PEPPERMINT GROVE
 PROJECT STATUS
 SCHEMATIC DESIGN

PROJECT NUMBER
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REV.	DATE	AMENDMENT
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F	18.10.22	ISSUE FOR DA
G	28.10.22	LIFT REVISIONS
H	18.11.22	RE-ISSUE FOR DA

BICA COMPLIANCE
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RFBYC
 PROJECT
 ATHOL HOBBS ROOM +
 CAMPBELL DECK

PROJECT ADDRESS

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 PEPPERMINT GROVE

PROJECT STATUS

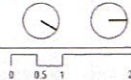
SCHEMATIC DESIGN

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21055

SCALE

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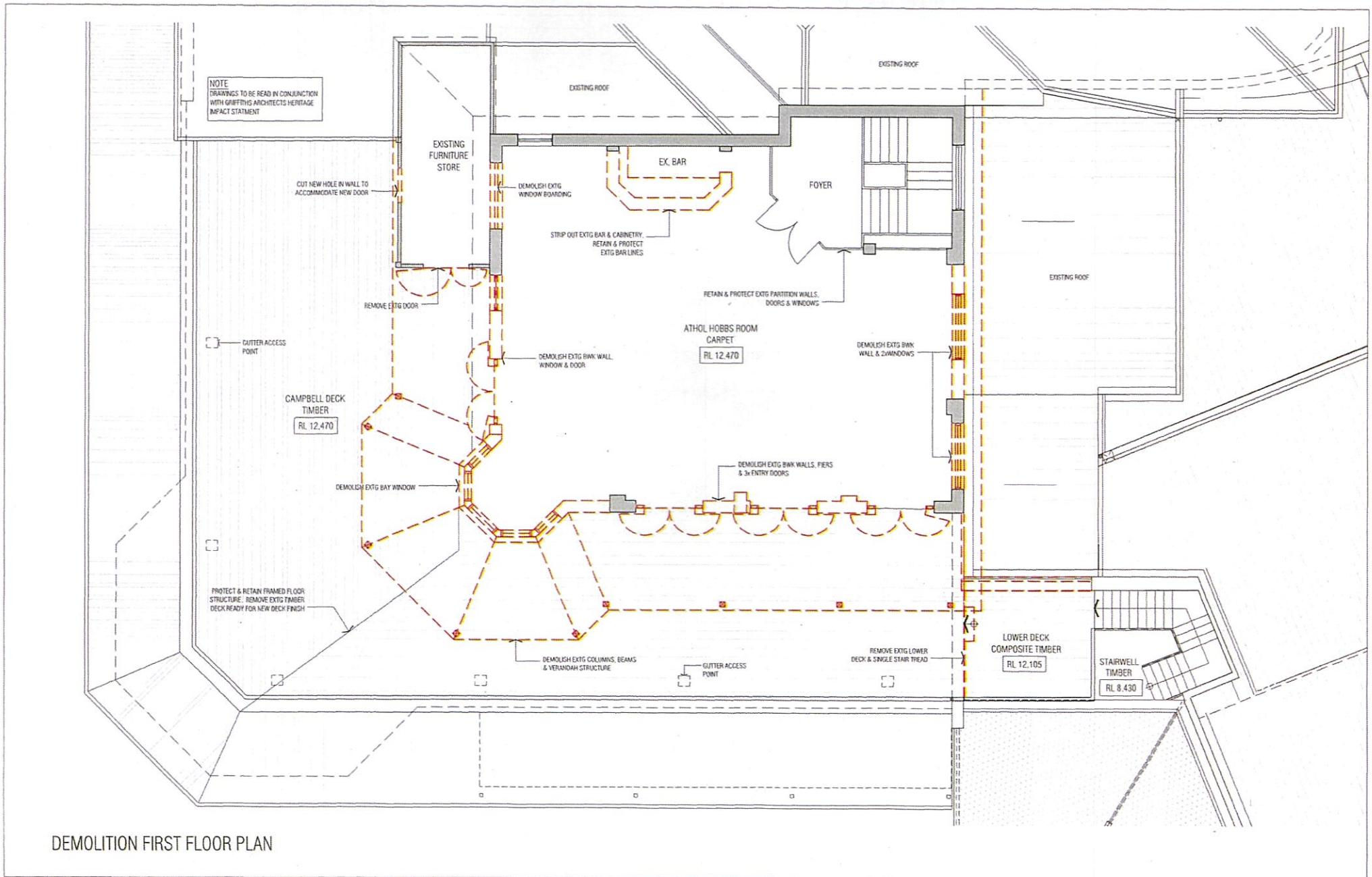


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A2.04 SA H



DEMOLITION FIRST FLOOR PLAN



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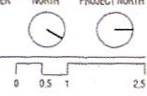
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E	10.10.22	ISSUE FOR DA
F	10.10.22	ISSUE FOR DA
G	28.10.22	LIFT REVISIONS
H	18.11.22	RE-ISSUE FOR DA

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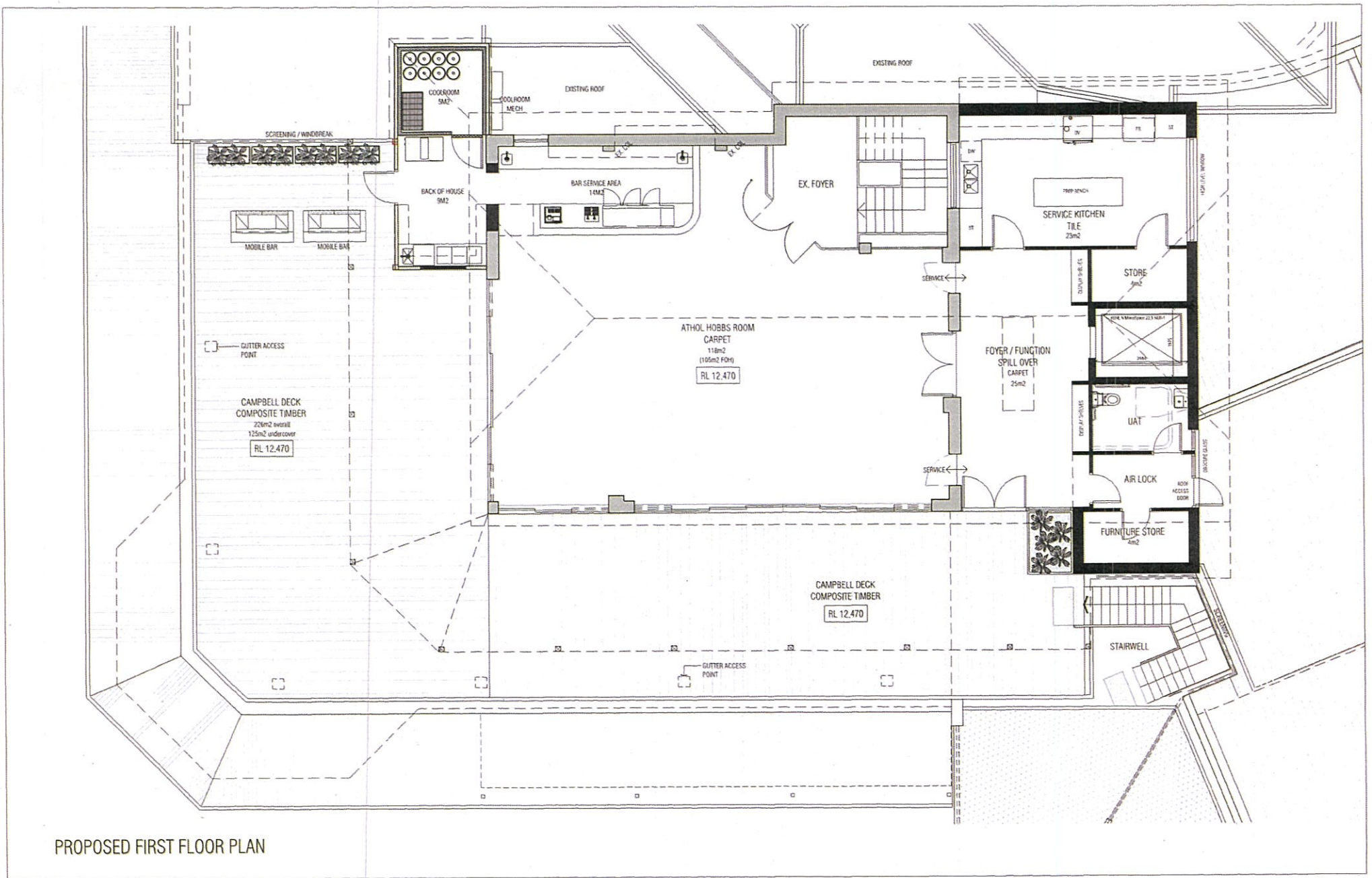
CLIENT
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 PROJECT
 ATHOL HOBBS ROOM +
 CAMPBELL DECK

PROJECT ADDRESS
 RFBYC
 PEPPERMINT GROVE
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 SCHEMATIC DESIGN

PROJECT NUMBER
 21055
 SCALE
 1:100 @ A3



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PROPOSED FIRST FLOOR PLAN



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E	10.10.22	ISSUE FOR DA
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G	20.10.22	LIFT REVISIONS
H	18.11.22	RE-ISSUE FOR DA

BCA COMPLIANCE:
 STRUCTURAL:
 HYDRAULIC:
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CLIENT

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 PROJECT
 ATHOL HOBBS ROOM +
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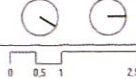
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 SCALE
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NORTH



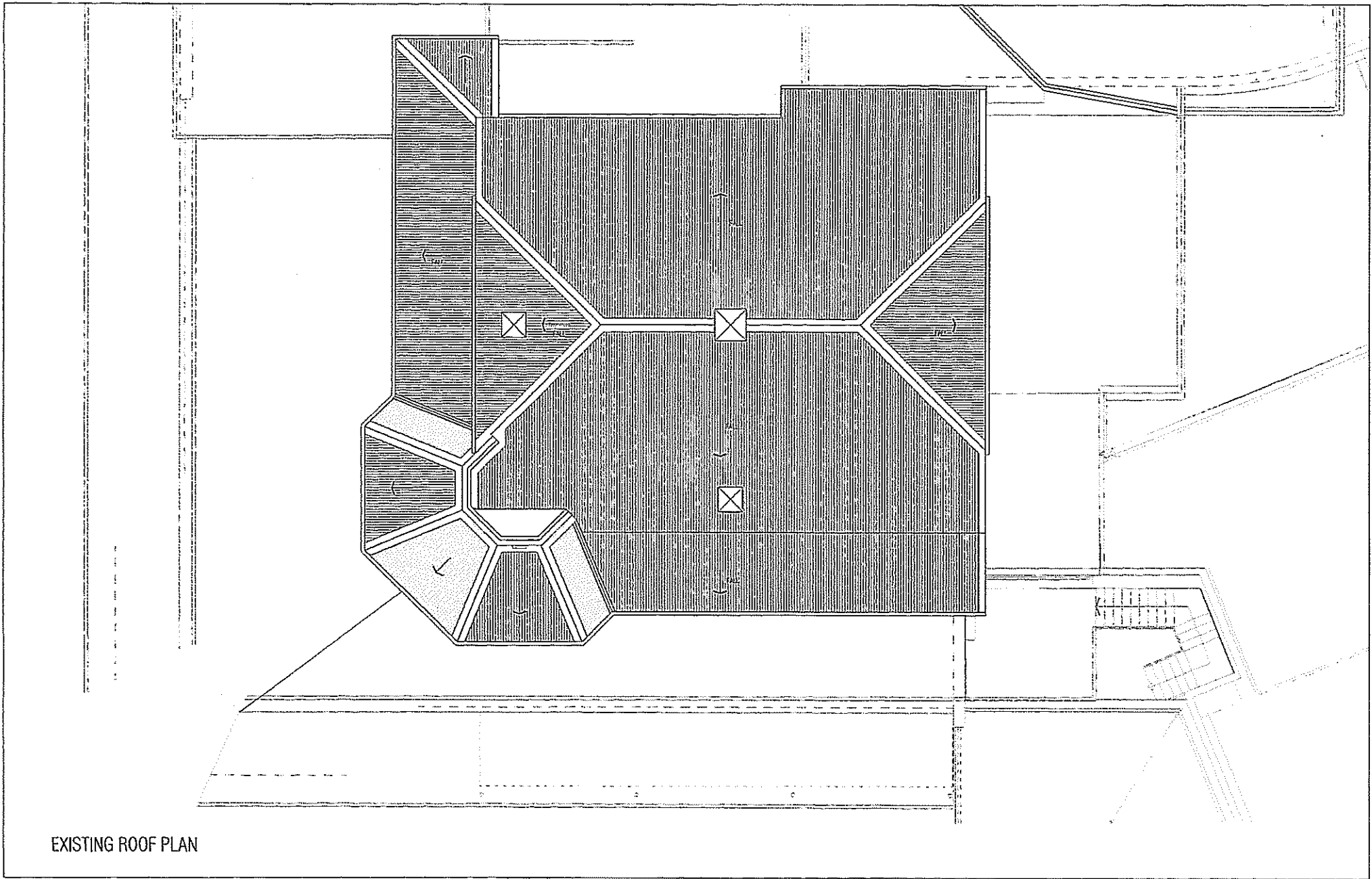
PROJECT NORTH

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PLANS AS SHOWN

DRAWING NO. DRAFTER CHECKED REV.

A2.06 SA H



EXISTING ROOF PLAN



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E	18.10.22	ISSUE FOR DA
F	19.10.22	ISSUE FOR DA
G	23.10.22	1871 REVISIONS
H	19.11.22	RE-ISSUE FOR DA

BCA COMPLIANCE
 STRUCTURAL
 MECHANICAL
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 ENERGY
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CLIENT

RFBYC
 PROJECT
 ATHOL HOBBS ROOM +
 CAMPBELL DECK

PROJECT ADDRESS

RFBYC
 PEPPERMINT GROVE
 PROJECT STATUS

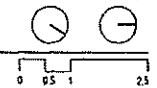
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PROJECT NUMBER NORTH PROJECT NORTH

21055

SCALE

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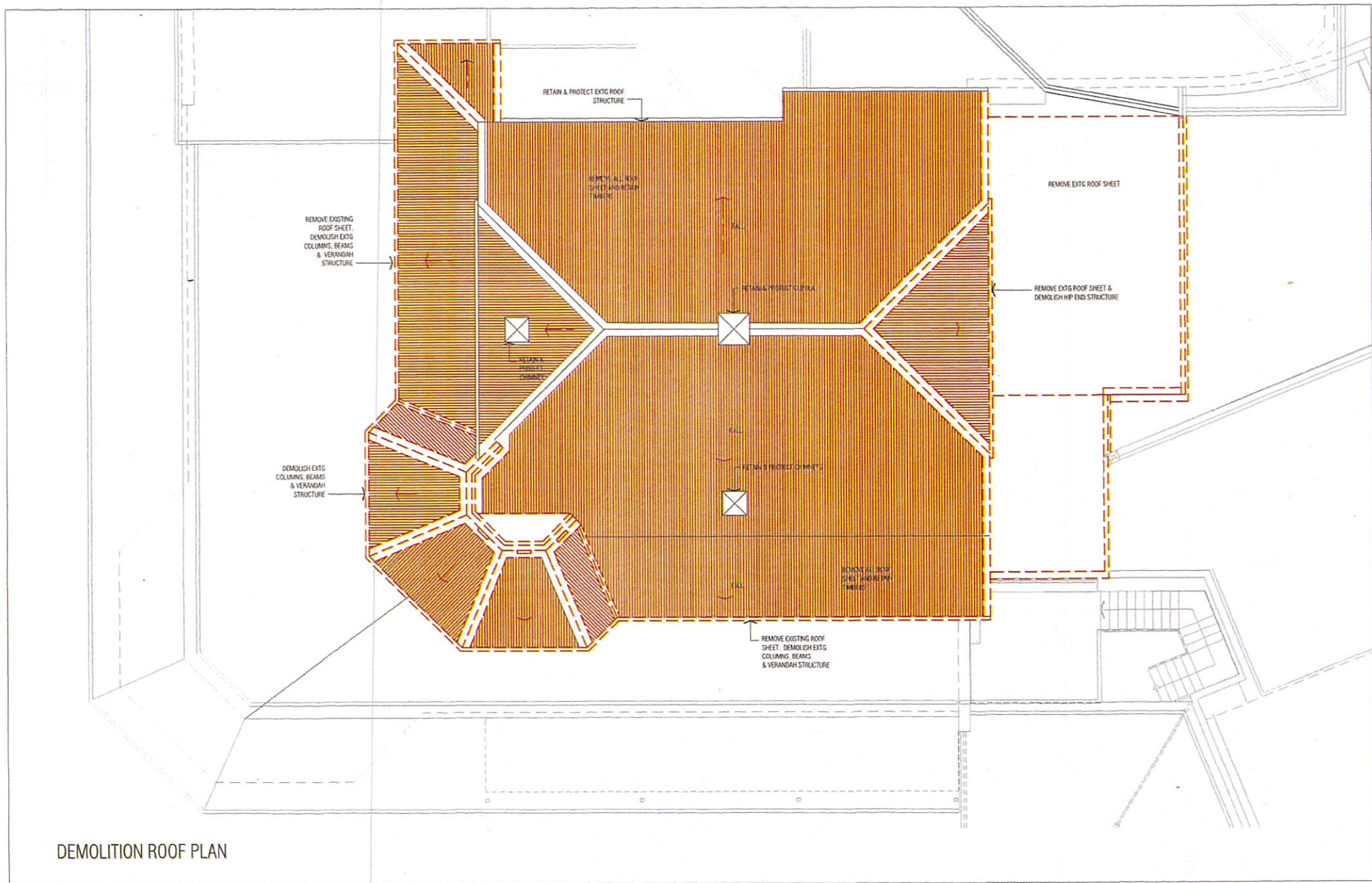


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DEMOLITION ROOF PLAN



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G	28.10.22	LIFT REVISIONS
H	18.11.22	RE-ISSUE FOR DA

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CLIENT
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 PROJECT
 ATHOL HOBBS ROOM +
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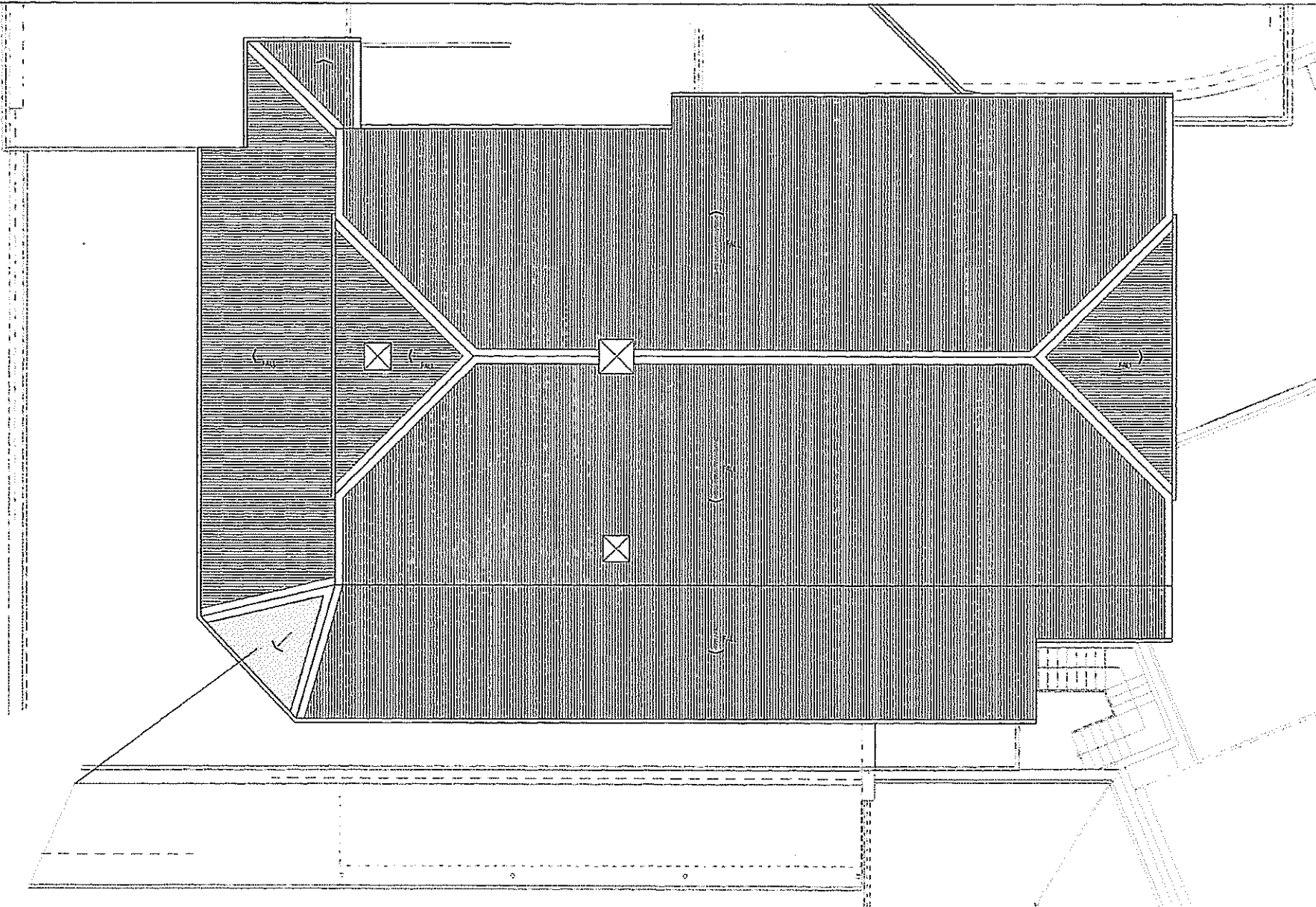
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PROPOSED ROOF PLAN



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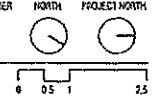
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E	10.10.22	ISSUE FOR DA
F	10.10.22	ISSUE FOR DA
G	23.10.22	1ST REVISIONS
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BCA COMPLIANCE
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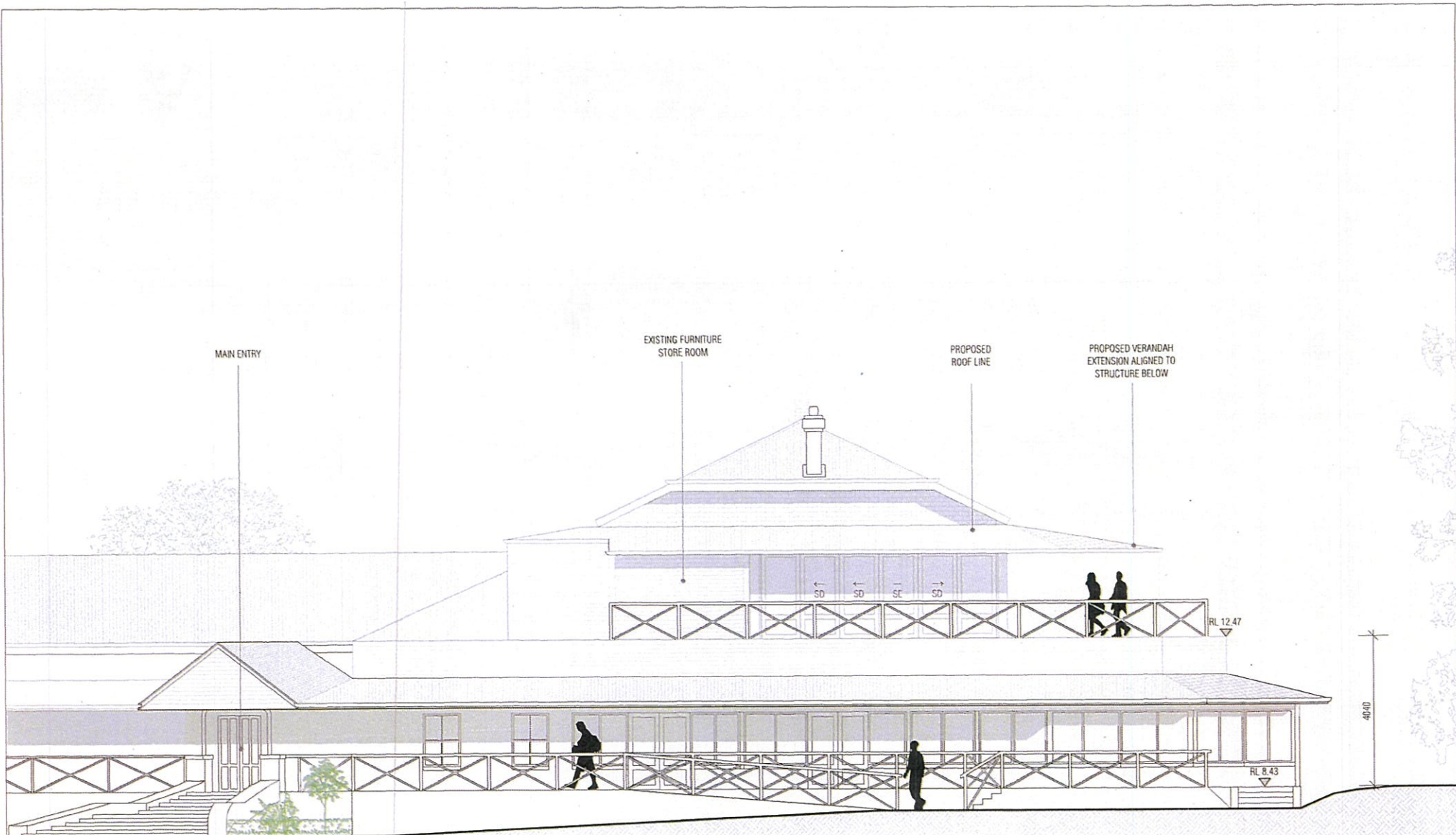
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PROJECT ADDRESS
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 PEPPERMINT GROVE
 PROJECT STATUS
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PROJECT NUMBER
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 SCALE
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SOUTH ELEVATION



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G	28.10.22	LIFT REVISIONS
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 CAMPBELL DECK

PROJECT ADDRESS

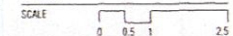
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PROJECT STATUS

SCHEMATIC DESIGN

PROJECT NUMBER NORTH PROJECT NORTH

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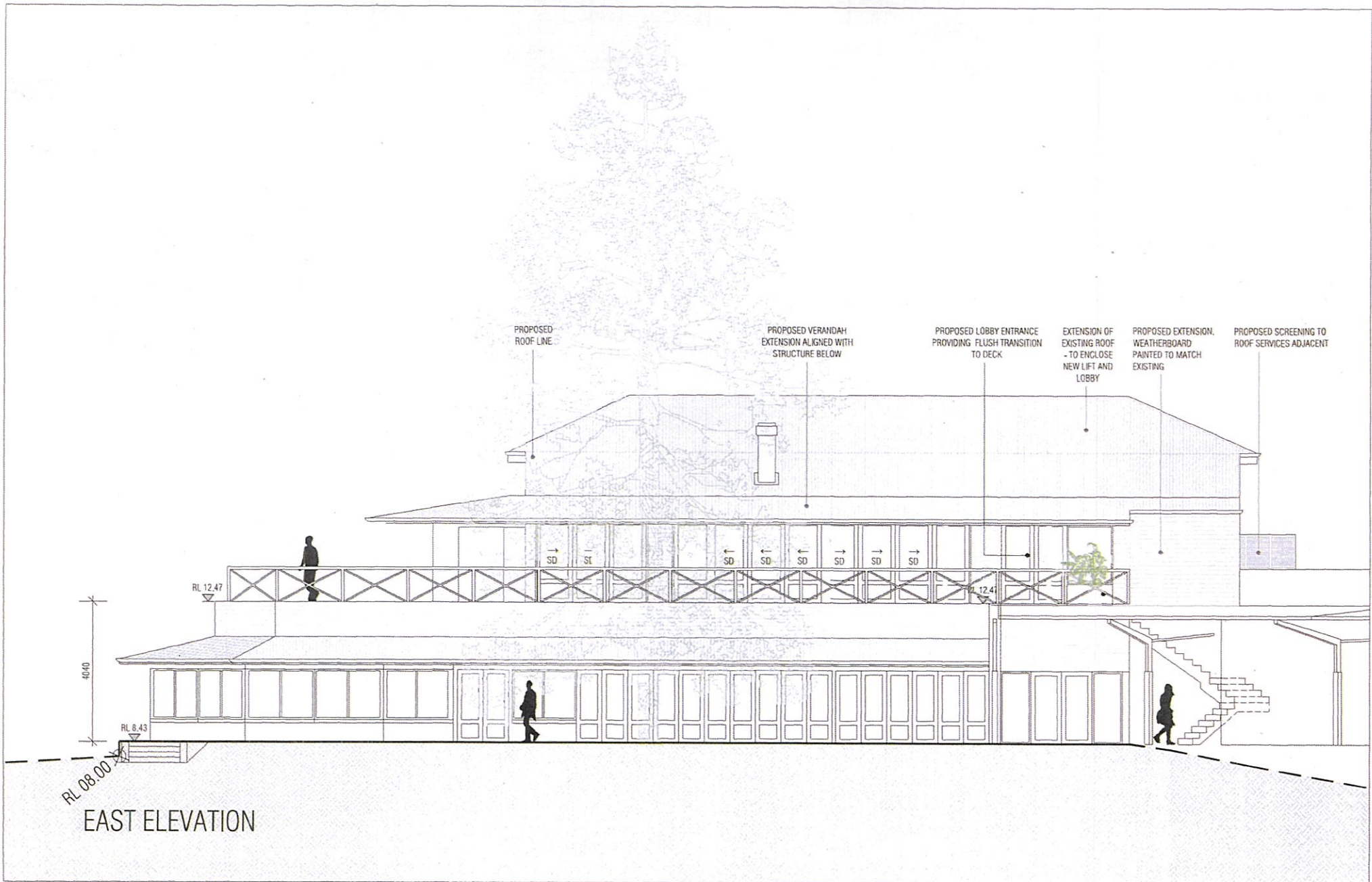
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EAST ELEVATION



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G	28.10.22	LIFT REVISIONS
H	18.11.22	RE-ISSUE FOR DA

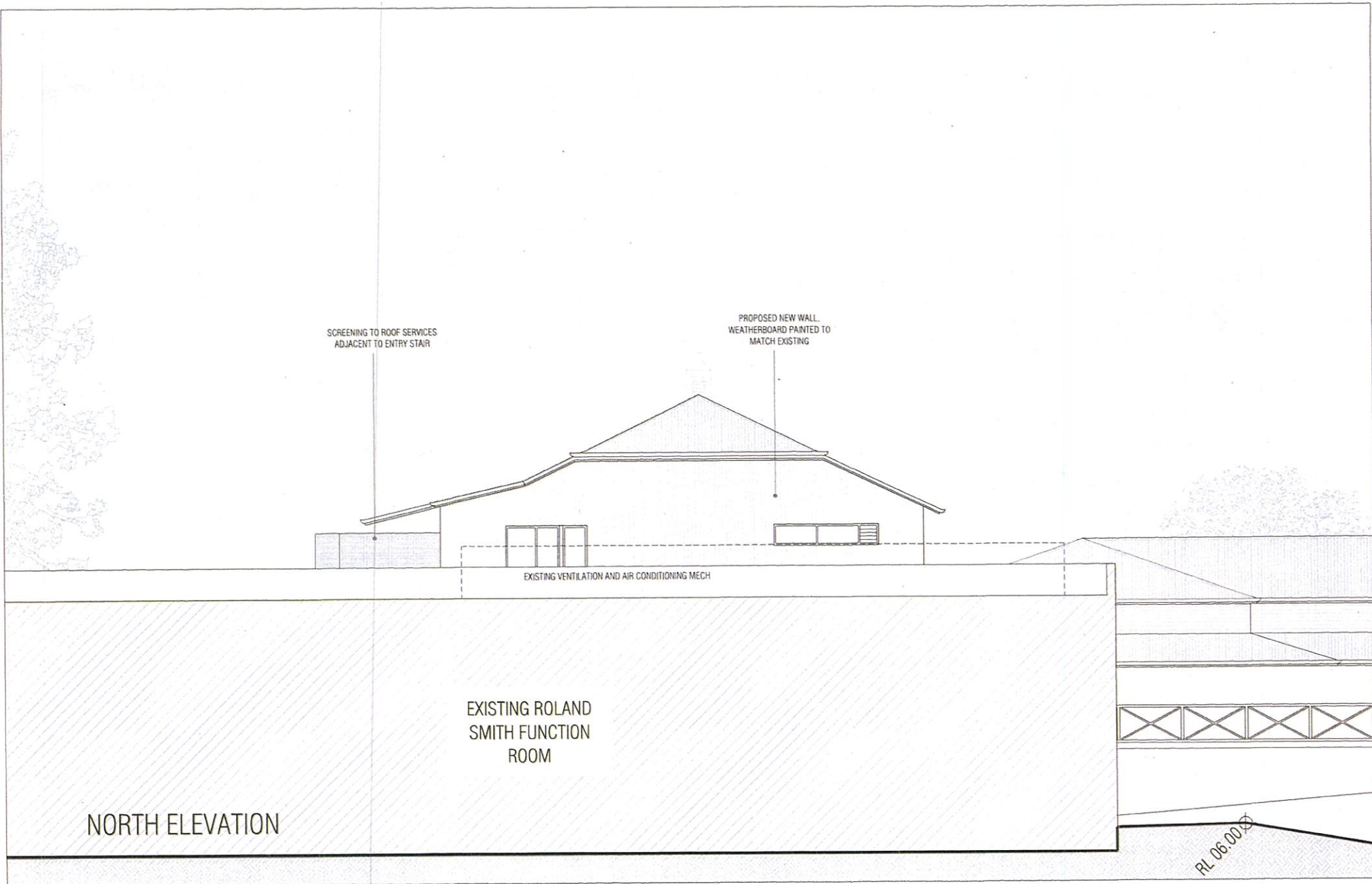
BCA COMPLIANCE
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 PROJECT
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 CAMPBELL DECK

PROJECT ADDRESS
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 PROJECT STATUS
 SCHEMATIC DESIGN

PROJECT NUMBER
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NORTH ELEVATION

EXISTING ROLAND
SMITH FUNCTION
ROOM

SCREENING TO ROOF SERVICES
ADJACENT TO ENTRY STAIR

PROPOSED NEW WALL
WEATHERBOARD PAINTED TO
MATCH EXISTING

EXISTING VENTILATION AND AIR CONDITIONING MECH

RL 06.00



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G	28.10.22	LIFT REVISIONS
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BICA COMPLIANCE:
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HYDRAULIC
ELECTRICAL
MECHANICAL
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RFBYC
PROJECT
ATHOL HOBBS ROOM +
CAMPBELL DECK

PROJECT ADDRESS

RFBYC
PEPPERMINT GROVE

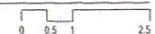
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SCHEMATIC DESIGN

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SCALE



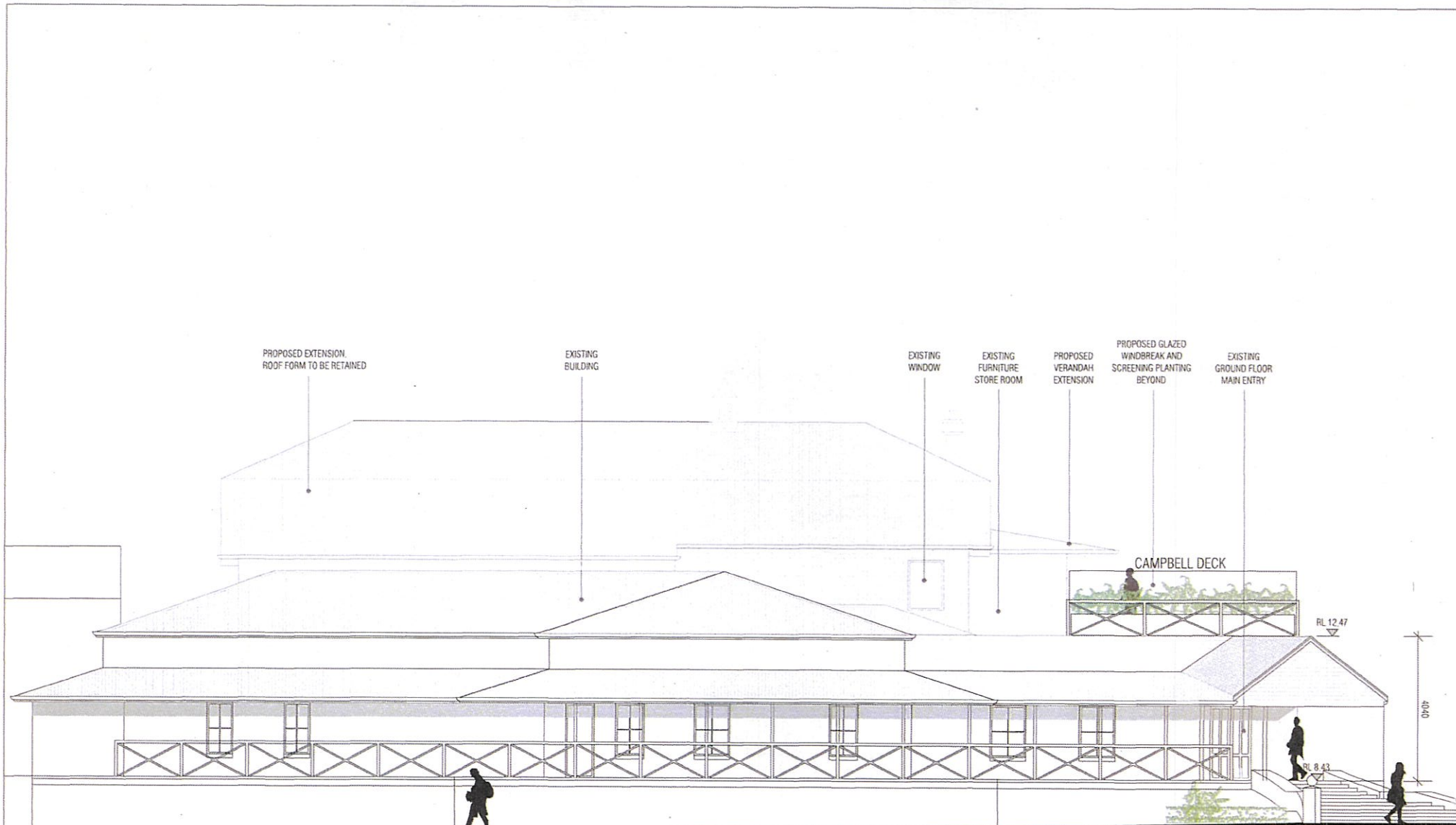
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A3.03 SA H



WEST ELEVATION



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H	18.11.22	RE-ISSUE FOR DA

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CLIENT
RFBYC
PROJECT
ATHOL HOBBS ROOM + CAMPBELL DECK

PROJECT ADDRESS
RFBYC PEPPERMINT GROVE
PROJECT STATUS
SCHEMATIC DESIGN

PROJECT NUMBER	NORTH	PROJECT NORTH
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From: [Michael Stocco](#)
To: [Rivers Planning](#)
Cc: [Joel Gajic](#)
Subject: RE: Referral for Comment - Part 5 - 2022/2299 - Renovations and maintenance works - Lot 2534, 1 Hobbs Place, Peppermint Grove - Royal Freshwater Bay Yacht Club
Date: Thursday, 17 November 2022 4:29:32 PM
Attachments: [image001.png](#)
[image002.png](#)

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

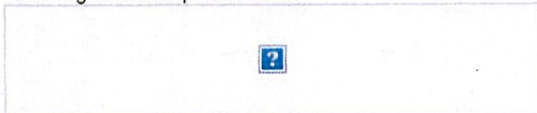
Dear Carolyn,

I refer to **2022/2299 - LOT 2534, 1 HOBBS PLACE, PEPPERMINT GROVE – RENOVATION OF UPPER LEVEL AND IMPROVEMENTS TO UNIVERSAL ACCESS TO UPPER LEVEL WITH MINOR BUILDING EXTENSION TO INTEGRATE LIFT AND UNIVERSAL TOILET – ROYAL FRESHWATER BAY YACHT CLUB**

The Shire does not object to the works provided in the attached link.
<https://www.dbca.wa.gov.au/node/635>.

Thank you for notifying the Shire of Peppermint Grove.

Kind Regards,
Michael Stocco
Planning & Development Officer



1 Leake Street, PEPPERMINT GROVE WA 6011
PO Box 221, Cottesloe WA 6911
(08) 9286 8600
michael.stocco@peppermintgrove.wa.gov.au
<http://www.peppermintgrove.wa.gov.au>

I acknowledge the Wadjuk people as the traditional owners of the land on which I live and work.

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From: Rivers Planning <rivers.planning@dbca.wa.gov.au>
Sent: 03 November 2022 15:17
To: Admin <admin@peppermintgrove.wa.gov.au>
Cc: Michelle Donnelly <michelle.donnelly@dbca.wa.gov.au>
Subject: Referral for Comment - Part 5 - 2022/2299 - Renovations and maintenance works - Lot 2534, 1 Hobbs Place, Peppermint Grove - Royal Freshwater Bay Yacht Club

Good afternoon,

PART 5 – LOT 2534, 1 HOBBS PLACE, PEPPERMINT GROVE – RENOVATION OF UPPER LEVEL AND IMPROVEMENTS TO UNIVERSAL ACCESS TO UPPER LEVEL WITH MINOR BUILDING EXTENSION TO INTEGRATE LIFT AND UNIVERSAL TOILET – ROYAL FRESHWATER BAY YACHT CLUB

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 <https://www.dbca.wa.gov.au/node/635>. 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. Should there be any queries regarding this matter, please contact Michelle Donnelly, Environmental Officer, on 9278 0921. In all correspondence please quote the reference number **2022/2299**.

Yours sincerely

Carolyn Pearce

Administration Officer

Rivers and Estuaries Branch

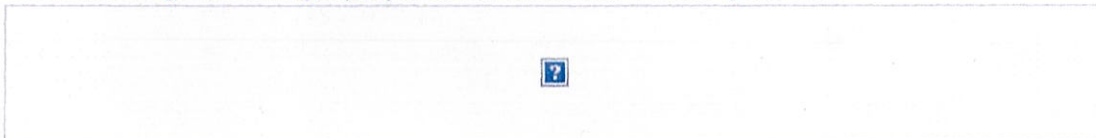
Department of Biodiversity, Conservation and Attractions

Phone: 08 9278 0921

17 Dick Perry Avenue, Kensington WA 6151

Email: carolyn.pearce@dbca.wa.gov.au Web: www.dbca.wa.gov.au

We acknowledge the Whadjuk people as the Traditional Owners of this land





Department of Planning,
Lands and Heritage

Your ref: 2022/2299
Our ref: P17290-50272
Enquiries: Ellen Ogborne (08) 6551 8002

Michelle Donnelly
Department of Biodiversity, Conservation and Attractions
Rivers.planning@dbca.wa.gov.au

Dear Michelle

FRESHWATER BAY BOATSHEDS, PEPPERMINT GROVE

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice due to its proximity to the State Registered Heritage Place known as *Freshwater Bay Boatsheds, Peppermint Grove*.

Referral date	10 January 2023
Proposal Description	Addition and renovations to Royal Freshwater Bay Yacht Club

We received the following information:

Heritage Impact Statement, Griffiths Architects, October 2022	A2.08 Demolition Roof Plan, MJA Studio, 18 November 2022
A1.01 Site Plan, MJA Studio, 17 January 2023	A2.09 Proposed Roof Plan, MJA Studio, 18 November 2022
A2.01 Existing & Proposed Basement Plans, MJA Studio, 18 November 2022	A3.01 South Elevation, MJA Studio, 18 November 2022
A2.02 Existing Ground Floor Plan, MJA Studio, 18 November 2022	A3.02 East Elevation, MJA Studio, 18 November 2022
A2.03 Proposed Ground Floor Plan, MJA Studio, 18 November 2022	A3.03 North Elevation, MJA Studio, 18 November 2022
A2.04 Existing First Floor Plan, MJA Studio, 18 November 2022	A3.04 West Elevation, MJA Studio, 18 November 2022
A2.05 Demolition First Floor Plan, MJA Studio, 18 November 2022	Architectural Design Report, Athol Hobbs Room + Campbell Deck Renovation, MJA Studio, October 2022
A2.06 Proposed First Floor Plan, MJA Studio, 18 November 2022	
A2.07 Existing Roof Plan, MJA Studio, 18 November 2022	

The proposal has been considered in the context of the identified cultural heritage significance of *Freshwater Bay Boatsheds, Peppermint Grove* and the following advice is given:

Findings

- The referral is for proposed renovation works and additions to the Royal Freshwater Bay Yacht Club (RFBYC). The RFBYC is included on the Shire of Peppermint Grove's Heritage List and is not a state registered heritage place. The Yacht Club is adjacent to the state registered place, *Freshwater Bay Boatsheds, Peppermint Grove* and the Swan and Canning Rivers which are on the Heritage Council's assessment program.
- A Heritage Impact Statement has been prepared for the proposed works to the RFBYC. The statement assesses the proposed works against the heritage values identified in the statement of significance from the Shire's heritage assessment document. It summarises that the heritage values identified will remain unimpaired by the proposed works.
- The proposed works to RFBYC will not physically or visually impact on the registered place, *Freshwater Bay Boatsheds, Peppermint Grove*.

Advice

The proposal does not impact the identified cultural heritage significance of *Freshwater Bay Boatsheds, Peppermint Grove*.

This advice is based on an assessment of the proposal's impact on *Freshwater Bay Boatsheds, Peppermint Grove* and is given from a heritage perspective to assist your determination.

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

Should you have any queries regarding this advice please contact Ellen Ogborne at ellen.ogborne@dplh.wa.gov.au or on 6551 8002.

Yours sincerely



Adelyn Siew
Director
Historic Heritage Conservation

7 February 2023

cc: Andy Fethers, CEO, Royal Freshwater Bay Yacht Club, andy.fethers@rbyc.asn.au



Department of Planning,
Lands and Heritage

Our ref: A00014-23
Enquiries: Lola Sterrett (08) 6552 4024

Statutory Assessments
Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions

Via Email: rivers.planning@dbca.wa.gov.au

Dear Statutory Assessments

PROPOSED REPAIRS AND MAINTENANCE WORKS AT ROYAL FRESHWATER YACHT CLUB 1 HOBBS PLACE, PEPPERMINT GROVE

Thank you for your email dated 5 January 2023 seeking comment from the Department of Planning, Lands and Heritage (DPLH), Aboriginal Heritage Conservation, regarding the proposed repair and maintenance works at the Royal Freshwater Yacht Club 1 Hobbs Place, Peppermint Grove.

A review of the received spatial data against the Aboriginal Heritage Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, concludes that the project area does not intersect with the boundaries of any known Aboriginal sites or heritage places.

Therefore, based on the information held by DPLH, no approvals under the AHA are required for the proposed repair and maintenance works.

Please note, that the project area is within close vicinity of Aboriginal site ID 3536 (Swan River). We advise caution is undertaken when working within the location and should the footprint of the works increase or impact the Swan River, please contact Aboriginal Heritage Conservation for further advice.

Should you have any queries regarding this advice please contact Lola Sterrett, Heritage Officer, at Lola.Sterrett@dplh.wa.gov.au or on 6552 4024.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Paul Reed'.

Paul Reed
ASSISTANT MANAGER, ABORIGINAL HERITAGE CONSERVATION

11 January 2023



**Department of Planning,
Lands and Heritage**

Your ref: 2022/2299
Our ref: P17290-50543
Enquiries: Ellen Ogborne (08) 6552 4787

Michelle Donnelly
Department of Biodiversity, Conservation and Attractions
Rivers.planning@dbca.wa.gov.au

Dear Michelle

FRESHWATER BAY BOATSHEDS, PEPPERMINT GROVE

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice due to its proximity to the State Registered Heritage Place known as *Freshwater Bay Boatsheds, Peppermint Grove*.

Referral date	20 April 2023
Proposal Description	Alterations and additions to Royal Freshwater Bay Yacht Club

We received the following information and drawings:

Department of Biodiversity, Conservation and Attractions Report Draft, 14 April 2023	A2.07 Existing Roof Plan, MJA Studio, Rev H, 18 November 2022
Architectural Design Report, MJA Studio, Rev D, October 2022	A2.08 Demolition Roof Plan, MJA Studio, Rev H, 18 November 2022
A1.01 Site Plan, MJA Studio, Rev A, 17 January 2023	A2.09 Proposed Roof Plan, MJA Studio, Rev H, 18 November 2022
A2.01 Existing & Proposed Basement Plan, MJA Studio, Rev H, 18 November 2022	A3.01 South Elevation, MJA Studio, Rev H, 18 November 2022
A2.02 Existing Ground Floor Plan, MJA Studio, Rev H, 18 November 2022	A3.02 East Elevation, MJA Studio, Rev H, 18 November 2022
A2.03 Proposed Ground Floor Plan, MJA Studio, Rev H, 18 November 2022	A3.03 North Elevation, MJA Studio, Rev H, 18 November 2022
A2.04 Existing First Floor Plan, MJA Studio, Rev H, 18 November 2022	A3.04 West Elevation, MJA Studio, Rev H, 18 November 2022
A2.05 Demolition First Floor Plan, MJA Studio, Rev H, 18 November 2022	Heritage Impact Statement, Griffiths Architects, October 2022
A2.06 Proposed First Floor Plan, MJA Studio, Rev H, 18 November 2022	

The proposal has been considered in the context of the identified cultural heritage significance of *Freshwater Bay Boatsheds, Peppermint Grove* and the following advice is given:

Findings

- The referral is for proposed alterations and additions to the Royal Freshwater Bay Yacht Club (RFBYC). The Yacht Club is included on the

Shire of Peppermint Grove's Heritage List and is not a state registered heritage place. The Yacht Club is adjacent to the state registered place, *Freshwater Bay Boatsheds, Peppermint Grove* and the Swan and Canning Rivers which are on the Heritage Council's assessment program.

- *Freshwater Bay Boatsheds, Peppermint Grove* has cultural heritage significance as a rare example of a group of private boatsheds from the early twentieth century on the Swan River still used for their original purpose, as a place to moor private boats. The place is a prominent landmark because of its exposed location on the water, its uniformity of materials and scale combined with its functional and utilitarian design, which together makes a sympathetic and cohesive contribution to the overall aesthetics of the picturesque riverside setting.
- The current proposal is a revision of the previous referral (DR50272, advice provided on 7 February 2023). The proposal includes alterations to the upper level and extension to allow for lift and UAT.
- The proposed works to RFBYC will not impact on the cultural heritage significance on the registered place *Freshwater Bay Boatsheds, Peppermint Grove*.

Advice

The proposal does not impact the identified cultural heritage significance of *Freshwater Bay Boatsheds, Peppermint Grove*.

This advice is based on an assessment of the proposal's impact on *Freshwater Bay Boatsheds, Peppermint Grove* and is given from a heritage perspective to assist your determination.

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

Should you have any queries regarding this advice please contact Ellen Ogborne at ellen.ogborne@dplh.wa.gov.au or on 6552 4787.

Yours sincerely



Adelyn Siew
Director
Historic Heritage Conservation

1 May 2023

cc: Andy Fethers, CEO, Royal Freshwater Bay Yacht Club, andy.fethers@rfbyc.asn.au

From: Mahtab Nosrati <Mahtab.Nosrati@dplh.wa.gov.au>
Sent: Wednesday, May 3, 2023 10:34 AM
To: Rivers Planning <rivers.planning@dbca.wa.gov.au>
Subject: RE: Draft Report - Part 5 - 2022/2299 - Renovations and maintenance works - Lot 2534, 1 Hobbs Place, Peppermint Grove - Royal Freshwater Bay Yacht Club

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

Hello,

I refer to the email below. Thank you for providing the Lands Use Management Division (LUM) of the Department of Planning, Lands and Heritage (DPLH) the opportunity to comment on the proposed renovations and maintenance works by the Royal Freshwater Bay Yacht Club (RFBYC) over its current lease area located on portion of the Class A Reserve 17060. The RFBYC is the registered Lessee of the lease N793047 which was issued by the Conservation and Land Management Executive Body.

FYI, the Class A Reserve 17060 is set aside for the purpose of "Recreation and purposes incidental thereto" with a Management Order issued in favour of the National Parks Authority of WA with power to lease 50 years subject to the Minister for Lands approval.

As per the Draft Report, it is noted that the Aboriginal Heritage Division and Historic Heritage Conservation Divisions of the DPLH have provided comments back in January and February 2023.

Please note that there are no issues from LUM's perspective to the proposal given the proposed works do not alter the use of the place, however, assuming the works result in change of the lease area, further approval under section 18 of the *Land Administration Act 1997* is required once the new lease is arranged. The National Parks Authority WA, in its capacity of the Management Body of the Class A Reserve 1634, is required to seek such approval from the DPLH.

Should you have any queries, please don't hesitate to contact me.

Kind regards

Mahtab Nosrati
Senior State Land Officer | Land Management Metropolitan & Peel
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000
wa.gov.au/dplh | 6552 4775

From: Rivers Planning <rivers.planning@dbca.wa.gov.au>
Sent: Thursday, April 20, 2023 4:55 PM
To: DPI Referrals <Referrals@dplh.wa.gov.au>
Subject: Draft Report - Part 5 - 2022/2299 - Renovations and maintenance works - Lot 2534, 1 Hobbs Place, Peppermint Grove - Royal Freshwater Bay Yacht Club

Good afternoon,

**PART 5 – DRAFT REPORT - LOT 2534, 1 HOBBS PLACE, PEPPERMINT GROVE –
RENOVATION OF UPPER LEVEL AND IMPROVEMENTS TO UNIVERSAL ACCESS TO UPPER
LEVEL WITH MINOR BUILDING EXTENSION TO INTEGRATE LIFT AND UNIVERSAL TOILET –
ROYAL FRESHWATER BAY YACHT CLUB**

The draft report on the above mentioned proposal has been prepared and released for public comment for a period of 14 days in accordance with Section 75(4) of the *Swan and Canning Rivers Management Act 2006*.

The report is available here: <https://www.dbca.wa.gov.au/node/679>

Should you wish to comment on the draft report, please forward your submission to the Department of Biodiversity, Conservation and Attractions prior to 5 May 2023 at rivers.planning@dbca.wa.gov.au. Submissions received outside this time may not be accepted.

Submissions made will be considered by the Director General of the department before the report is finalised and a recommendation made to the Minister for Environment.

If you have any queries regarding this matter, please contact Michelle Donnelly, Environmental Officer, on 9278 0900. In all correspondence please quote the reference number 2022/2299.

Yours sincerely

Statutory Assessments

Rivers and Estuaries Branch

Department of Biodiversity, Conservation and Attractions

17 Dick Perry Avenue, Kensington WA 6151

Locked Bag 104, Bentley Delivery Centre WA 6983

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

We acknowledge the Whadjuk people as the Traditional Owners of this land



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

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**ROYAL FRESHWATER BAY YACHT
CLUB**

**Athol Hobbs Room and Campbell
Deck**

Renovations and Minor Addition

Heritage Impact Statement

Prepared for RFBYC

October 2022

Griffiths Architects





Griffiths Architects is a leading architectural firm in Perth, Western Australia. *Griffiths Architects* was born out of a practice of which Philip Griffiths was a co-director for over 20 years.

The new company emerged from a desire to diversify the range of work covered by the practice, and to take a fresh approach to design.

The practice undertakes commissions in architecture, heritage, urban, interior design, interpretation and heritage assessments. *Griffiths Architects* provides professional advice on a range of issues related to these areas of our discipline.

The practice has won architectural, planning, and heritage awards for a wide range of projects located throughout the state.

Griffiths Architects has a great depth of experience across numerous project types and delivers innovative solutions that embrace environmental responsibility with elegant and simple solutions. The projects are the product of working closely with clients, carefully assessing their expectations, and delivering high quality results.

Cover: View over the existing deck. Griffiths Architects, October 2022.

Revision History

Date of this revision: 10 October 2022

Document	Version	Author	Status	Date	Distribution
HIS	01	Griffiths Architects	Draft	10 October 2022	RFBYC
HIS	02	Griffiths Architects	Final	11 October 2022	RFBYC



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Introduction

This Heritage Impact Statement (HIS) is for the proposed renovation and minor addition to the Athol Hobbs Room and Campbell Deck to first floor level of the Royal Freshwater Bay Yacht Club (RFBYC). The entire first floor is an addition to Keane's original 1892 residence and was added following the acquisition of the place by RFBYC in 1934. Further modifications to the first floor have occurred since.

The RFBYC is included in the Shire of Peppermint Grove's Heritage List and Inventory as a Category 1 place. The Heritage Council has not indicated an interest in the place to date and simply included it in its database as Heritage Place no 02278.

The proposed works require the clearing out the existing Athol Hobbs Room, some perimeter enclosure modifications, providing a new toilet block to the northwest, removing a late addition turret, extending the existing verandah to provide cover, new lift, and furniture store, at the first-floor level.

The lift runs through to the cellar, providing a service and disability access function.

The existing site planning is not impacted by the proposed works.

In this HIS, the proposed works are assessed against the heritage values identified in the Statement of Significance from the Shire's heritage assessment document to consider the impact that the proposed works will have on the existing site and its heritage values.

Summary

The heritage values identified in the Statement of Significance for RFBYC will remain unimpaired by the proposed works, having no negative impact to the presentation of the buildings in its immediate context.

The Athol Hobbs Room and Campbell deck were not well resolved additions and access was poor, resulting in poor utility. The rationalisation and small amount of expansion of the accommodation, together with improved access and facilities, simplified roof forms and more generous shading will improve both utility and experience, without detriment to heritage values.

The simplified approach to the whole first floor will be a positive benefit to the presentation of the building and have a positive heritage impact.



Location

The Royal Freshwater Bay Yacht Club is located on Keane's Point. A Registered Heritage place, the Freshwater Bay Boatsheds, Peppermint Grove (Roe & Hobbs, Burt and Forrest Boatsheds) Heritage Place no 17290, lies to the north.

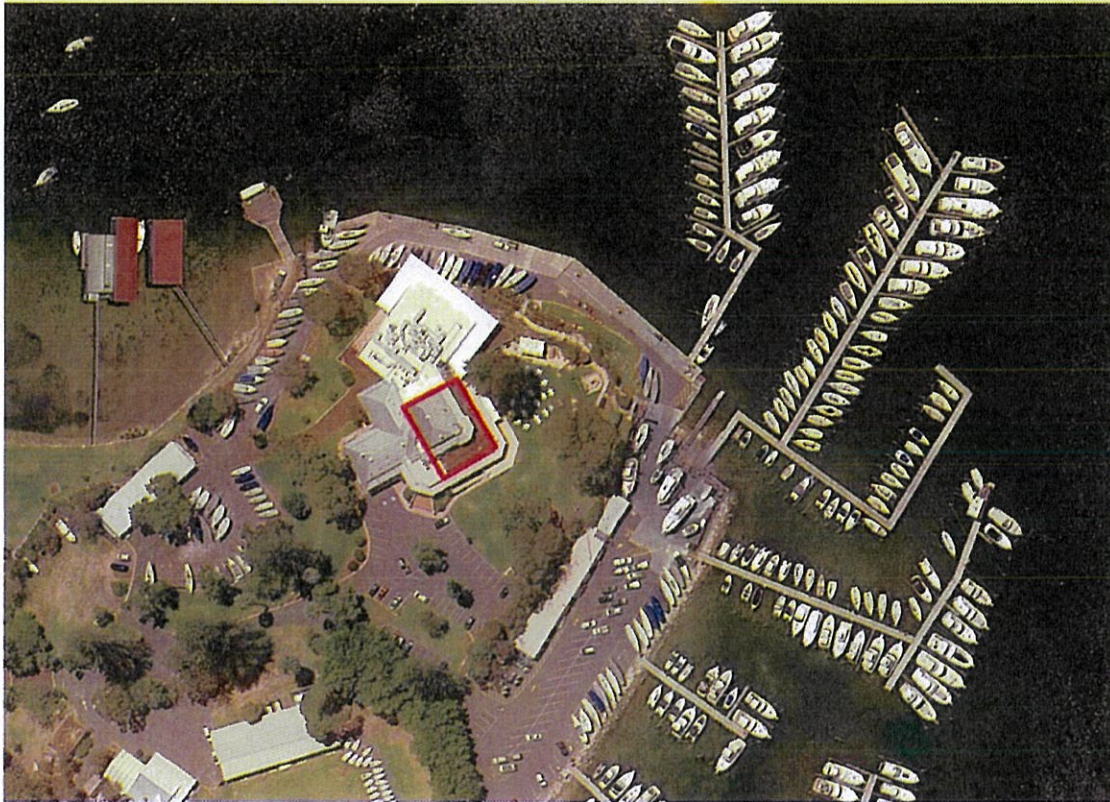


Figure 01: Location Plan: Royal Freshwater Bay Yacht Club. Curtilage of proposed works area shown red. Google Maps, 2022.

Heritage Listings

The Royal Freshwater Bay Yacht Club is included on the following statutory heritage lists:

- Shire of Peppermint Grove Heritage List 28 My 2019.

Non-statutory

- Shire of Peppermint Grove Inventory 19 July 1999 Management Category A1



Background

The following historic background is drawn from the Shire's Place Record for the RFBYC.

Probably the earliest extant residence in Peppermint Grove, constructed very soon after the area was subdivided in 1891. After World War One the place was a veterans' refuge, and then in the 1920s a commercial hostel. From 1930 for several years the State Gardens Board leased the house as a rest home and refreshment rooms. Since 1936 the place has been used by the Royal Freshwater Bay Yacht Club (founded 1896).

Edward and Lila Keane and family were among the first to build permanent homes in Peppermint Grove in the 1890's. In 1891, the year the Keane's purchased what came to be known as 'Keane's Point', Edward Keane was Mayor of Perth.

By 1930 the Keane estate had come under the control of the State Garden's Board, and in June 1936 the Royal Freshwater Bay Yacht Club leased the premises from the Government. It was then that the Yacht Club added a second storey to the residence. The Royal Freshwater Bay Yacht Club was formed as a 'Boating Club' in 1896 with Edward Keane as its Captain. It became a 'yacht club' in 1903. And received its Royal Charter in 1934.

The Yacht Club was a popular institution among Peppermint Grove residents and had a junior division for the local youth. Considerable historical significance.

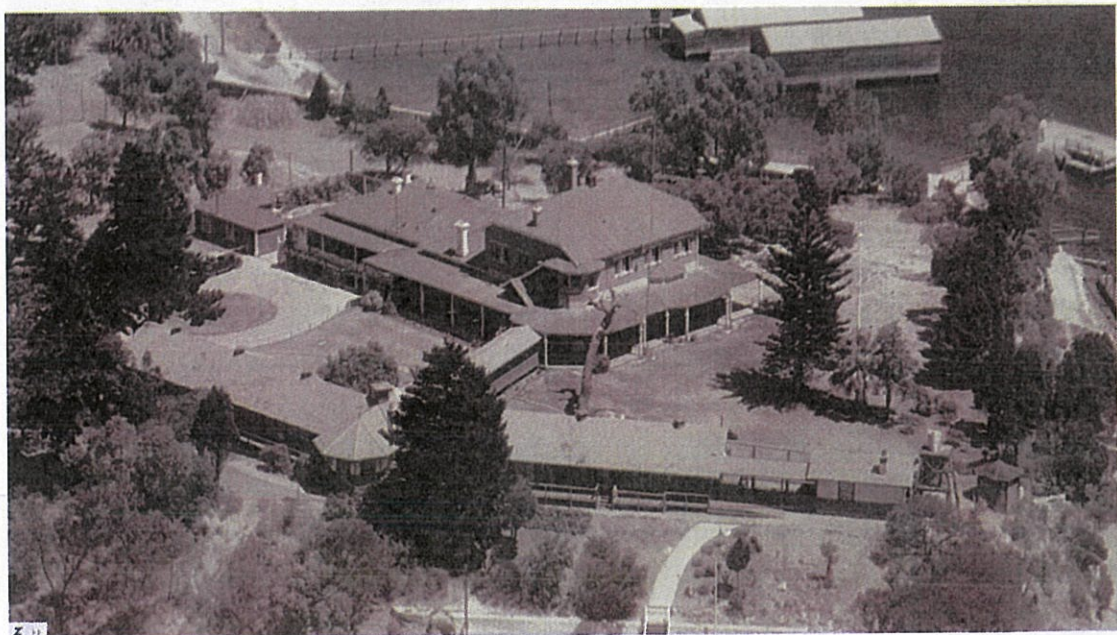


Figure 02: Royal Freshwater Bay Yacht Club 1935. Courtesy Battye Library 031627PD By this tie the first floor was added with a polygonal corner reflecting the floor below.

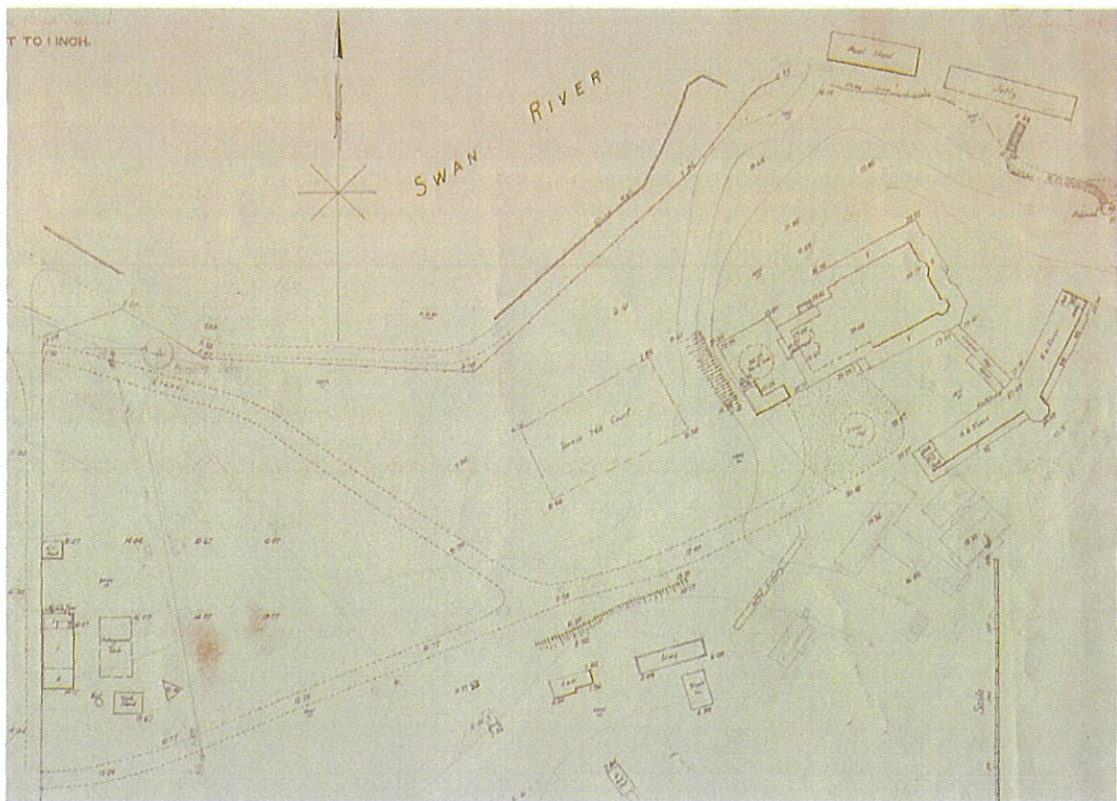


Figure 03: Metropolitan Sewer Plan 1937. SROWA_series634_cons4156_item1183

Between 1973 and 1974, the Campbell deck was added to the upper level and the polygonal corner element extended through the roof to express a turret in timber boarding.

Physical Description

The following physical descriptions are drawn from the Shire of Peppermint Grove's Local Government Inventory:

A single-storey bungalow with wrap around verandahs constructed as the residence of Edward and Lilla Keane. Style is somewhere between the earlier Victorian Regency style and later Federation Queen Anne style.

Evidence of the original residence is particularly evident at the south elevation, including rock faced limestone walls, corrugated iron roofs, and distinctive cross-braced balustrading to the verandahs, which originally surrounded the house. There are many additions to the residence, including a second storey section.

Keane used a 'very old' stone building (prob. c.1860s-70s) in Lilla St as his stables, and later this became Cuffe's Tearooms. It is not known if this building remains.

The tea rooms were demolished.



Proposals

Demolition/Removal

- The deck roofing and posts
- North-west hip to the 1934 roof.
- The 1970s turret.
- Walls and windows to the southeast, northeast and northwest walls. All openings are part of the 1970s work.

None of the elements proposed to be removed have intrinsic cultural heritage value.

Proposed Works

- Repurposing of the existing back of house to the southwest.
- New windows to enclose the Hobbs room in a more contemporary manner.
- New wider and simplified verandah roof structure and cover, similar to the existing, minus the 'turret' feature.
- Bringing the deck to a single level.
- New service area, stores, UAT and lift in an extension of the north-west end of the building, roofed over to match the existing roof geometry.
- New roof mounted plant enclosure.

Statement of Significance

In this assessment, the proposed works are measured against the heritage values drawn from the Statement of Significance. This is drawn from the Shire of Peppermint Grove Local Government Inventory:

The stone, brick timber and iron former Keane's residence, now the Royal Freshwater Bay Yacht Club, has cultural significance because:

it has historical associations with Edward and Lilla Keane (he was a Mayor of Perth), the State Garden's Board and the Royal Freshwater Yacht Club;

the Yacht Club from its founding days had social associations with many prominent members of the Peppermint Grove community;

the Keane's Point location retains public access to this major topographical feature of the Swan River (sic); in fact this is a membership access place;

it is part of a cultural group & an important townscape area;

the form of the Yacht Club has been developed without a strategic overview and the fabric of the original Keane's residence has been largely subsumed into the larger Yacht Club premises;



The site is magnificent being one of the notable points in the Swan River estuary;

Parts of the original building can still be discerned, but there has been extensive additions, adaptations and refurbishments which have confused the story of the site's development;

The original residence was built with a partly raised ground floor for family and social purposes, with a lower ground floor for service purposes;

Enjoyed by a large number of the Peppermint Grove community;

Contributes to the community's social development. Considerable social significance;

The Yacht Club and Boatsheds form a cultural group Keane's Point, the yacht Club and Boatsheds are the focus of the suburb's public open space which includes the foreshore and Manners Hill Park;

The adaptation of a pioneering family's residence and site for a Yacht Club is rare within Perth; and,

The growth of the Yacht Club can be seen to reflect the changing fortunes and expectations of the local community involved in sailing.

Conservation Policy

There is no conservation management plan for the place so precinct policies, and good conservation practice is to accord with Australia ICOMOS Burra Charter principles guides practice.



Impacts and Mitigation.

In this section, the proposed works are assessed against the heritage values identified in the Statement of Significance to consider the impact that these works may have. Where applicable, a mitigation strategy is recommended to reduce negative impacts on identified heritage values.

Heritage Values	Impact Analysis	Mitigation
It has historical associations with Edward and Lilla Keane (he was a Mayor of Perth), the State Garden's Board and the Royal Freshwater Yacht Club.	These are longstanding historic and social values that will not be negatively impacted by the modest changes.	No mitigation required
The Yacht Club from its founding days had social associations with many prominent members of the Peppermint Grove community.	These are longstanding historic and social values that will not be negatively impacted by the modest changes.	No mitigation required
The Keane's Point location retains public access to this major topographical feature of the Swan River (sic) this is a membership access place.	--	--
It is part of a cultural group & an important townscape area.	Its preeminence will remain.	No mitigation required.
The form of the Yacht Club has been developed without a strategic overview and the fabric of the original Keane's residence has been largely subsumed into the larger Yacht Club premise.	This is a statement rather than a value, but the proposals will make the upper level more pleasant, compliant and more comfortable to use.	This is a positive impact.
The site is magnificent being one of the notable points in the Swan River estuary.	This is a statement rather than a value, but the proposals will have no impact	No mitigation required
Parts of the original building can still be discerned, but there has been extensive additions, adaptations and refurbishments which have confused the story of the site's development.	There will no further impact on this historic house. All work is on 1934 fabric and later.	No mitigation required
The original residence was built with a partly raised ground floor for family and social purposes, with a lower ground floor for service purposes.	This is a statement rather than a value, but the proposals will have no impact	No mitigation required
Enjoyed by a large number of the Peppermint Grove community.	This is a statement rather than a value, but the proposals will have no impact	No mitigation required
Contributes to the community's social development. Considerable social significance.	The community value will remain and be enhance by higher utility, access and a better special experience, together with a better visual connection to the Swan River from the first floor.	Positive impact



The Yacht Club and Boatsheds form a cultural group Keane's Point, the yacht Club and Boatsheds are the focus of the suburb's public open space which includes the foreshore and Manners Hill Park.	This will remain the case	No impact. No mitigation required.
The adaptation of a pioneering family's residence and site for a Yacht Club is rare within Perth.	This is an historic statement and will remain true	No impact. No mitigation required.
The growth of the Yacht Club can be seen to reflect the changing fortunes and expectations of the local community involved in sailing.	An historic statement and the proposed changes will meet with changing community expectations.	Positive impact

Conclusion

The heritage values identified in the Statement of Significance for RFBYC will remain unimpaired by the proposed works, having no negative impact to the presentation of the buildings in its immediate context.

The Athol Hobbs Room and Campbell deck were not well resolved additions and access was poor, resulting in poor utility. The rationalisation and small amount of expansion of the accommodation, together with improved access and facilities, simplified roof forms and more generous shading will improve both utility and experience, without detriment to heritage values.

The simplified approach to the whole first floor will be a positive benefit to the presentation of the building and have a positive heritage impact.

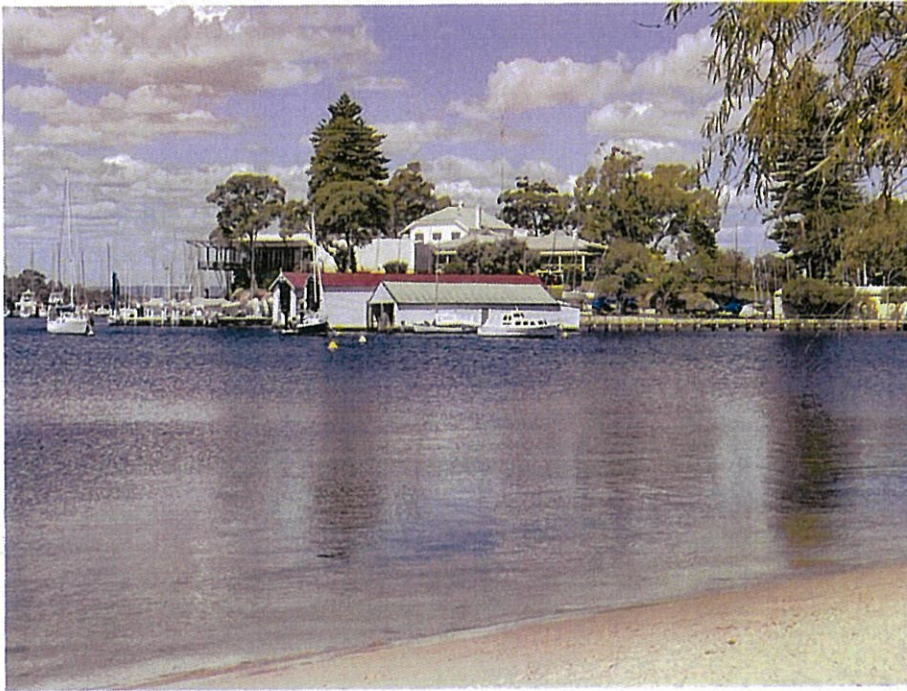
References

Architectural drawings completed by MJA dated October 2022.

Shire of Peppermint Grove Place Record.



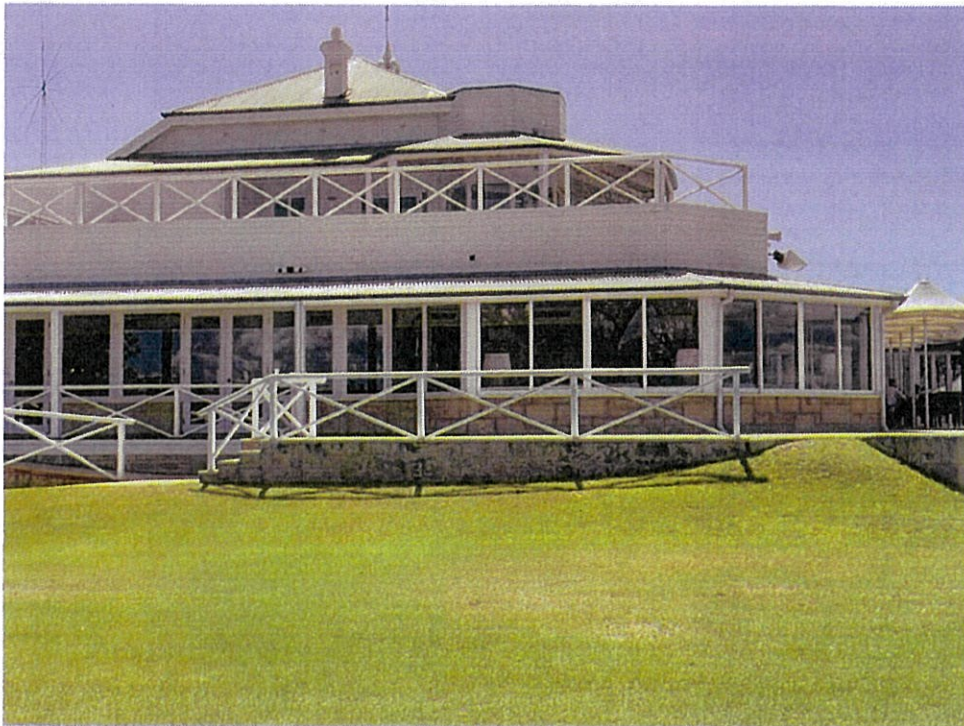
Photographs



Photograph 01: View from the esplanade indicating where the gabled roof at first floor will be extended to the left. *Griffiths Architects, October 2022.*



Photograph 02 View from carpark. The main roof form remains, the turret is to be removed and the verandah roof slightly reconfigured. There will be new openings in the store to the left. *Griffiths Architects, October 2022*



Photograph 03: View from the lawn indicating the original roofscape remains the same from this point, but the verandah roof extends out slightly. Griffiths Architects, October 2022



Photograph 04: View from the upper lawn indicating the original roofscape remains the same from this point, then extends west to accommodate the new elements and the verandah roof extends out slightly towards the balustrade. Griffiths Architects, October 2022



Photograph 05: View from the upper lawn. *Griffiths Architects, October 2022*



Photograph 06: View of the southwest wall, which is to be opened up and connected with the existing deck. *Griffiths Architects, August 2022.*



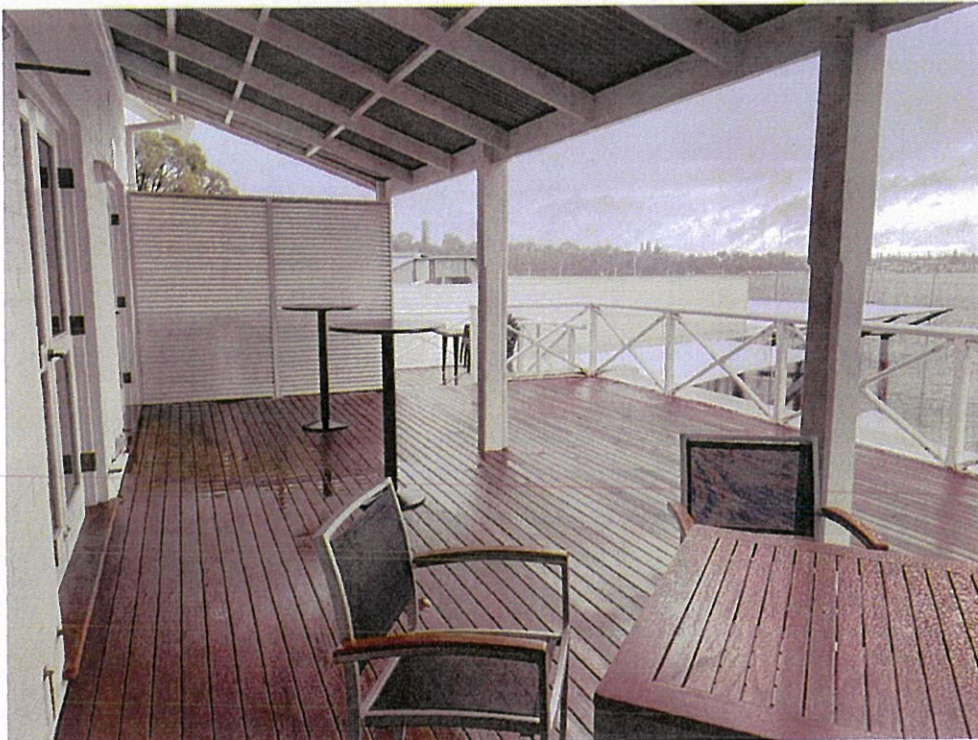
Photograph 07: View of the south corner and turret space, which squared up, to open the space into a more useful one and connected with the existing deck. *Griffiths Architects, August 2022.*



Photograph 08: View of the southeast wall, which is to be opened up and connected with the existing deck. *Griffiths Architects, August 2022.*



Photograph 09: View of the northeast wall, which is to be modified, to allow access to the new lift and UAT area. *Griffiths Architects, August 2022.*



Photograph 10: The posts are to move out and the roof re-pitched over to them. *Griffiths Architects, August 2022.*




Meeting No. 01/2023

Tuesday 28 February 2023

EXTRACT

ITEM 8.2

	Extract of Minutes Swan River Trust
Meeting No:	01/2023
Date:	07/03/2023
Time:	10:35am
Signed:	<i>C. Hambrey</i>

8.2 Part 5 - Freshwater Bay Yacht Club renovations

Mr Greg Comiskey, Manager, Statutory Assessments Unit and Ms Michelle Donnelly, Environmental Officer, Statutory Assessments Unit provided the Trust with a general overview of the development proposal application received from Chief Executive Officer of the Royal Freshwater Bay Yacht Club (RFBYC), proposing renovations and minor additions to the RFBYC clubhouse, located at 1 Hobbs Place, Peppermint Grove (Lot 2534 on Plan 222326 - Reserve 17060).

The proposed renovation and minor additions to the Athol Hobbs Room and Campbell Deck are on the first-floor level of the RFBYC. The RFBYC is included in the Shire of Peppermint Grove's Heritage List.

RESOLUTION 06/2023

The Trust **RESOLVED** to advise the Director General of DBCA that it supports the report and recommendation of approval, with conditions.