



Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER : 2015-3991
APPLICANT : Scotch College
APPLICANT'S ADDRESS : Attn: Mark Watts, Operations and Project Manager
Scotch College
76 Shenton Rd
SWANBOURNE WA 6010
LANDOWNER : Shire of Peppermint Grove
LAND DESCRIPTION : Swan River (Reserve 48325), Adjacent to Lot 2539 on Plan
5262 Peppermint Grove
DEVELOPMENT : Scotch College Boatshed Extension
VALID FORM 1 RECEIVED : 7 October 2015
DETERMINATION : **APPROVAL WITH CONDITIONS**

The application to commence development in accordance with the information received on 7 October 2015 is APPROVED subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of 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 commencement of works

2. Prior to commencement of works, the applicant shall enter into a River Reserve Lease with the Department of Parks and Wildlife.
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 Parks and Wildlife in writing not less than thirty (30) days prior to the commencement of works.
5. Prior to the commencement of works, a Construction Environmental Management Plan to manage environmental impacts associated with the development shall be prepared to the satisfaction of the Department of Parks and Wildlife and the Shire of Peppermint Grove (**see Advice Note 3**).
6. The approved Construction Environmental Management Plan shall be implemented.
7. The works, including construction, access and ongoing maintenance shall not result in the clearing and/or disturbance of existing native vegetation.

8. The trees within the foreshore reserve shall be cordoned off to the drip line to protect these from root ball compaction and general damage to the trunk and branches.
9. The construction of a temporary access road to provide for vehicles and materials to the subject site shall be to the satisfaction of the Chief Executive Officer of the Shire of Peppermint Grove.
10. Prior to commencement of development, the applicant shall provide final design drawings detailing the colours, building materials and finishes for the development, to the satisfaction of the Department of Parks and Wildlife (**see Advice Note 6**).

During works

11. All demolition materials and any other construction waste materials shall be removed from the site immediately or in accordance with the approved Construction Environmental Management Plan.
12. No building materials, rubbish or any other deleterious matter shall be allowed to enter the river as a result of the development.
13. Works associated with the development must not prevent public access along the foreshore reserve unless closure is necessary for safety purposes and has been approved by the Department of Parks and Wildlife on advice from the Shire of Peppermint Grove.

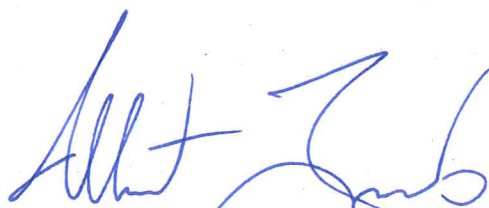
Ongoing

14. Prior to the occupation of the new boatshed, remedial works to the foreshore used for access shall be carried out to reinstate the Freshwater Bay foreshore reserve and any kerbing to the satisfaction of the Department of Parks and Wildlife on advice of the Shire of Peppermint Grove.

ADVICE TO APPLICANT

1. Notification of commencement of work and plans can be emailed to rivers.planning@dpaw.wa.gov.au
2. The applicant should ensure that all personnel associated with the project are thoroughly briefed on the conditions of approval.
3. The Construction Environmental Management Plan required under **Condition 5** should address the following issues:
 - Demonstrates that the proposed works will not destabilise the riverbank/riverwall or exacerbate erosion in the surrounding area;
 - storage of materials and equipment on the site including location;
 - on-site waste management and storage (temporary or otherwise);
 - prevention of rubbish, litter, debris, sediment, paint flakes and other materials entering the river;
 - method of painting (no spray painting permitted over water);
 - method of pile removal and/or cutting off if required;
 - marine mammal observation whilst piling;
 - method of installation of piles;
 - type of equipment and machinery required;
 - method of preventing silt plumes during construction and demolition work, including the use of silt curtains where appropriate;
 - complaints and incidents;
 - maintaining public access during closure or restrictions;

- vehicle parking requirements in foreshore;
 - other mechanisms to protect the water quality of the river; and
 - approximate programme of works.
4. The applicant is to hold a valid building permit for the works by the Shire of Peppermint Grove prior to the commencement of any construction works.
 5. 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.
 6. The applicant is advised that the selected design, building materials and colour scheme for the development should be sympathetic to the current structure and harmonise with the river environment. The building materials selected should be of a high quality so that they don't deteriorate over time.
 7. The Department of Aboriginal Affairs advises the applicant to contact it regarding the requirements under the *Aboriginal Heritage Act 1972* and the proposed works.
 8. The Shire of Peppermint Grove, in partnership with the Department of Parks and Wildlife, has foreshore restoration works in the vicinity of the boatshed planned. The applicant should seek guidance on timing of works from these agencies to ensure river wall works in this area can align.
 9. 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 their judgment in determining the level of risk they are prepared to accept.
 10. The Climate Change Risk Assessment Project (Swan River Trust 2010) models impact of potential sea level rise in the Swan and Canning Rivers, and sets out a methodology to assess the vulnerability of foreshore areas.



Albert Jacob MLA
MINISTER FOR ENVIRONMENT; HERITAGE

Date: 21/4/16

DEPARTMENT OF PARKS AND WILDLIFE REPORT

PROPOSAL : Scotch College Boatshed Extension
COST : \$1,000,000
LOCATION : Swan River (Reserve 48325), Adjacent to Lot 2539 on Plan 5262
Peppermint Grove
APPLICANT : Scotch College
OWNER : Swan River Trust
LOCAL GOVERNMENT : Shire of Peppermint Grove
MRS ZONE : Waterways
LG ZONE : Waterways
DECISION TYPE : Part 5, *Swan and Canning Rivers Management Act 2006* –
Ministerial Determination
ATTACHMENTS : 1. Location map
2. Aerial Image
3. Images of the current boatshed
4. Proposed Plans
RECOMMENDATION : **APPROVAL WITH CONDITIONS**

REPORT

1.0 INTRODUCTION

- 1.1 The Department of Parks and Wildlife (Parks and Wildlife) has received an application from Scotch College for an extension to the Scotch College Boatshed located on the Swan River (Reserve 48325) adjacent to Lot 2539 on Plan 5262 Peppermint Grove (Attachment 1 and 2).
- 1.2 The works are located entirely within the Swan Canning Development Control Area. Therefore the application is being processed pursuant to Part 5 of the *Swan and Canning Rivers Management Act 2006*. The Director General of Parks and Wildlife will provide a recommendation on the proposal to the Minister for Environment.
- 1.3 Scotch College 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.
- 1.4 The works involve an extension to the north of the current boatshed which will increase the current footprint of 578m² to 1014m². The design of the extension is proposed to be consistent with the current boatshed. However the roof of the new section of boatshed will be 0.85m higher than the current boatshed height (6.75m).

2.0 CONSULTATIONS

Department of Aboriginal Affairs

- 2.1 The Department of Aboriginal Affairs (DAA) has reviewed the proposal and advises the area of the proposed boatshed extension is within the boundary of Aboriginal site DAA 3536 (Swan River) which is on the Register of Aboriginal Sites. DAA advises that because new pylons will need to be inserted into the bed of the river the proposal will impact upon DAA 3536 (Swan River) and approval under section 18 of the *Aboriginal Heritage Act 1972* (AHA) is likely to be required. Prior to the lodgement of an application made under the AHA, it is advised that the developer provides notification and details of the proposal to the South West Aboriginal Land and Sea Council (SWALSC) for the opportunity to comment.
- 2.2 The developer is also advised by DAA to contact it seeking advice regarding the requirements under AHA and the proposed works.

Department of Transport

- 2.3 The Department of Transport (DoT) advises it has reviewed the proposal and has no in-principle objection to the proposal proceeding subject to:
 - 2.3.1 The proponent shall obtain all necessary approvals from the Town of Peppermint Grove and if appropriate, the Department of Planning.
 - 2.3.2 The proponent shall obtain a modification to jetty licence from the DoT, Coastal Facilities prior to any works commencing.
 - 2.3.3 As construction will be in the water, materials used for refurbishment will need to be suitable for the (water) environment.

Shire of Peppermint Grove

- 2.4 The Shire of Peppermint Grove at its meeting held on 15 December 2015 considered the referral for the proposed additions to the Scotch College Boatshed.
- 2.5 The Shire of Peppermint Grove resolved at that meeting to advise that there are no objections to the proposed development (boatshed additions) subject to the following conditions:
 - 2.5.1 The issue of a building permit by the Shire of Peppermint Grove prior to the commencement of any construction works.
 - 2.5.2 The submission of a building management plan prior to the issue of a building permit for the proposed development outlining how building materials and deliveries to the site will be managed without affecting access to the river foreshore.
 - 2.5.3 The trees within the foreshore reserve shall be cordoned off to the drip line to protect these from root ball compaction and general damage to the trunk and branches.
 - 2.5.4 The construction of a temporary access road to provide for vehicles and materials to the subject site shall be to the satisfaction of the Chief Executive Officer of the Shire of Peppermint Grove.
 - 2.5.5 Prior to the occupation of the new boatshed, remedial works to the foreshore used for access shall be carried out to reinstate the Freshwater Bay foreshore reserve and any kerbing to the satisfaction of the Chief Executive Officer of the Shire of Peppermint Grove.

Swan River Trust

- 2.6 In accordance with section 75(3A) of the SCRM Act 2006, the Swan River Trust (the Trust) considered the draft report at its meeting on 8 March 2016. The draft report was supported and the overall design of the extension works was discussed. The Board noted that the applicant should focus on ensuring that high quality materials are used that complement the existing boatshed.
- 2.7 The Trust resolved to recommend its approval of the report to the CEO of Department of Parks and Wildlife.

3.0 PUBLIC COMMENTS – SUBMISSIONS ON DRAFT REPORT

- 3.1 In accordance with requirements of Part 5 of the SCRM Act 2006 a copy of the draft report and proposed recommendation has been provided to the applicant and the local government. A copy was also published on the Parks and Wildlife website for a period of two (2) weeks between 24 March 2016 and 7 April 2016.
- 3.2 No submissions were received during the public comment period.

4.0 RELEVANT POLICIES AND PLANS

- ◆ State Planning Policy 2.10 – *Swan-Canning River System*
- ◆ SRT/EA1 – *Conservation, Land Use and Landscape Preservation*
- ◆ SRT/D21 – *Jetty Structures*
- ◆ SRT/E5 – *Heritage*

5.0 ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- ◆ State Planning Policy 2.10 – *Swan-Canning River System*
- ◆ Protection of riverbank, vegetation and water quality
- ◆ Visual amenity
- ◆ Heritage
- ◆ Tenure
- ◆ Staging of works
- ◆ Public access

6.0 BACKGROUND

- 6.1 The Scotch College 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 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. Scotch College has stated that it does not intend to increase the size of its rowing program, but rather would like to better accommodate the students it presently has.
- 6.3 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 578m² comprising of a boatshed, skiff store, a slip and a landing stage.
- 6.4 The school seeks approval to extend the current boatshed as per the plans attached (Attachment 3). Some of the key details of the proposal include:

- The proposed extension will provide an addition of 436m² comprising of a new skiff store, an additional landing stage and an additional boatshed with a mezzanine. The proposed boatshed extension aims to provide new racks for up to ten more 'eights' racing boats, a new entrance and space to store and launch double the number of skiffs.
- The provision of a second launching ramp to improve launching and retrieval of rowing boats.
- The new boat bay has a mezzanine or loft, running the full length of the building. The mezzanine is to improve on the current storage of rowing equipment and school bags.
- The foyer acts as a new entry to the boatshed and connects the existing building to the boat bay. This area will primarily be used for the storage of coaching dinghies, though it will also serve as an additional bag/locker area for the students.
- The new building will be higher at 7.6 metres from the floor level in regard to the walls and ridge to provide for the mezzanine level. The existing boatshed has a ridge height of 6.7 metres.
- The proposed pitched roof of the new boatshed section will mimic the pitch of the existing double gabled roof boatshed.
- High level windows along the north east façade allow light in to both the mezzanine and ground level. A pair of sliding doors on the ground level of the south west façade opens to facilitate moving the boat shells between the rack and the river.
- The new boatshed is proposed to be clad in 'sand' coloured painted weatherboard to match the existing boatshed. The roof is proposed to be clad in a colour bond surf-mist grey to match the existing. The new landing deck and slip floor is proposed to be timber decking to match the existing.
- Some sections of the limestone river wall may need to be modified to facilitate the new access point.
- Some rocks and bracken may need to be relocated to make way for pilling for the new boatshed and landing stage.
- The proposal requires the demolition of the existing skiff store.
- There is currently no designated parking for the existing boatshed.

7.0 DISCUSSION

State Planning Policy 2.10 – Swan-Canning River System

7.1 Under SPP2.10 *Swan-Canning River System* the site is located within the 'Melville Water' policy area wherein planning decisions should, among other factors:

- protect views, in particular the long axial corridors from public vantage points such as Pelican Point, Nedlands foreshore, Keanes Point, Attadale foreshore, Point Heathcote, Canning Bridge, Mounts Bay Road and the intermediate views in Freshwater Bay, Matilda Bay and Alfred Cove;*
- improve opportunities for public access and use of the river particularly between Chidley Point and Keanes Point, parts of Freshwater Bay and Point Resolution on the northern side;*

- c) *protect places of cultural significance, in particular places on the State heritage register and the Department of Indigenous Affairs register of significant places; and*
 - d) *protect places of cultural significance.*
- 7.2 SPP2.10 also states that activities, land use and development maintain and enhance the health, amenity and landscape values of the river, including its recreational and scenic values.
- 7.3 The development has a benefit to the community through the promotion and enhancement of a recreational activity that dates back to 1914 when the shed was constructed. Furthermore, Scotch College has always maintained public access to the launching ramp for community uses, such as fishing and kayaking.

Protection of riverbank, vegetation and water quality

- 7.4 SPP2.10 states that development should not result in degradation of water quality. SRT/EA1 *Conservation, Land Use and Landscape Preservation* indicates that works should maintain and enhance the quality and amenity of the river environment.
- 7.5 Works associated with piling have 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 (e.g. fill/top soil, brush logs) will need to be certified clean and disease free and 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 operation of the works.
- 7.6 Site access for machinery is limited at the site which may require the applicant to use a barge for construction purposes. Also, the removal of a large limestone outcrop riverward of the river wall to the north of the existing boatshed will be require to enable the installation of new piles into the riverbed. 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.
- 7.7 In order to address such risks, the applicant needs to prepare and submit a Construction Environmental Management Plan (CEMP) to advise the methodology for the works. A condition of approval can require a CEMP to be submitted for approval prior to commencement of works. Advice notes can provide guidance to the applicant regarding the contents and detail required.
- 7.8 It should also be noted that a marine engineering consultant is currently working to complete a Foreshore Management Plan for the Western Suburbs Regional Organisation of Councils (WESROC) as part of a Riverbank Project. This segment of foreshore has been assessed as being in poor condition requiring maintenance. The foreshore wall is old and looks degraded and due consideration should be given to how the development will impact on the foreshore and what the maintenance regime should be. If a riverbed lease is required, there may be an opportunity to require Scotch College to replace/undertake repairs to the existing walling associated with the boatshed as part of the lease agreement.

Visual amenity

- 7.9 Policy SRT/EA1 *Conservation, Land Use and Landscape Preservation* (SRT/EA1) states that land use and development should enhance and protect the character and landscape setting of the river and promote the public resource value of the river environment. Design, materials and colour scheme of development adjacent to the waterway and foreshores should complement and protect the character and landscape setting of the river.
- 7.10 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.
- 7.11 The applicant will ensure the extension to the current boatshed utilises the same colours and finish as the existing structure (Attachment 3). The only difference will be the use of modern materials that mimic the historic hardwood structure that form the current sheds. The applicant will be required to ensure that materials are not translucent and are of a sufficient quality as to not fade over time. A condition and advice note has been proposed to ensure that appropriate building materials and colour scheme are selected to the satisfaction of Parks and Wildlife.
- 7.12 The applicant has chosen a design that incorporates a flat shed that connects a new gabled structure with the old gabled sheds (Attachment 4). The applicant has indicated that the chosen design aims to minimise the potential for the structure to become overbearing in the landscape and also allows for distinguishing between the old and new sections of the structure. This design will also allow for natural light to penetrate the two adjacent sheds.

Heritage

- 7.13 Policy SRT/E5 *Heritage* 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.
- 7.14 The Scotch College Boatshed is not listed on the Heritage Council of Western Australia state heritage register. Therefore it does not need to be referred to the Heritage Council for advice.
- 7.15 The Scotch College Boatshed is included in the Shire of Peppermint Grove Municipal Heritage Inventory as a category 1 building. The Shires 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.*
- 7.16 Given the support from the Shire of Peppermint Grove, Parks and Wildlife considers that the proposal will not have a detrimental impact on the heritage values of the boatshed.
- 7.17 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 their heritage values. The applicant can be advised to consult with DAA in order to seek further clarification regarding aboriginal heritage matters.

Tenure

- 7.18 The current owners of Scotch College Boatshed maintain a valid jetty licence with the DoT. However a jetty licence does not grant exclusive use of the waterway.

- 7.19 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.
- 7.20 Swan River boatsheds that have recently been granted approval for works have all entered into River reserve lease arrangements (Boatshed No 41, Boatshed No 42 and the Marine Education Boatshed).
- 7.21 Accordingly, it is considered appropriate to require as a condition of approval, a similar lease arrangement be entered into with the owners of the Scotch College Boatshed.

Staging of Works

- 7.22 The foreshore associated with the Scotch College Boatshed has been assessed as being in poor condition requiring maintenance. The Shire of Peppermint Grove and Parks and Wildlife are currently planning foreshore restoration works for this area.
- 7.23 Construction work on the boatshed should ideally be done in collaboration with any planned works to the foreshore and timed appropriately. As such an advice note recommending the proponent seek guidance on timing of works from the Shire of Peppermint Grove and Parks and Wildlife will ensure river wall works in this area can align.

Public Access

- 7.24 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.
- 7.25 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; the construction works are likely to impact public access along the foreshore.
- 7.26 Public access to the foreshore during the proposed works should be maintained wherever possible and prevented only for safety reasons. The applicant can be advised to outline proposed public access and traffic management within the CEMP.
- 7.27 Furthermore, safe public access should be maintained following the construction of the new boat sheds to accommodate increased use of this area.

Conclusion

- 7.28 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.
- 7.29 Providing the works are carried out carefully to avoid impacts to the river and water quality, the proposal is considered acceptable, and should deliver a positive community benefit.

8.0 RECOMMENDATION – APPROVAL

That the CEO of the Department of Parks and Wildlife advises the Minister for Environment that it recommends approval for the extension to Scotch College Boatshed in the Swan River adjacent to Lot 2539 on Plan 56262 (Reserve 48325), Peppermint Grove, as described in plans received on 7 October 2015, subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of 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 commencement of works

2. Prior to commencement of works, the applicant shall enter into a River Reserve Lease with the Department of Parks and Wildlife.
3. The applicant shall be responsible for all legal costs associated with the preparation of the required River Reserve lease.
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6. The approved Construction Environmental Management Plan shall be implemented.
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During works

11. All demolition materials and any other construction waste materials shall be removed from the site immediately or in accordance with the approved Construction Environmental Management Plan.
12. No building materials, rubbish or any other deleterious matter shall be allowed to enter the river as a result of the development.
13. Works associated with the development must not prevent public access along the foreshore reserve unless closure is necessary for safety purposes and has been approved by the Department of Parks and Wildlife on advice from the Shire of Peppermint Grove.

Ongoing

14. Prior to the occupation of the new boatshed, remedial works to the foreshore used for access shall be carried out to reinstate the Freshwater Bay foreshore reserve and any kerbing to the satisfaction of the Department of Parks and Wildlife on advice of the Shire of Peppermint Grove.

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10. The Climate Change Risk Assessment Project (Swan River Trust, 2010) models impact of potential sea level rise in the Swan and Canning Rivers, and sets out a methodology to assess the vulnerability of foreshore areas.

FINAL REPORT ENDORSED

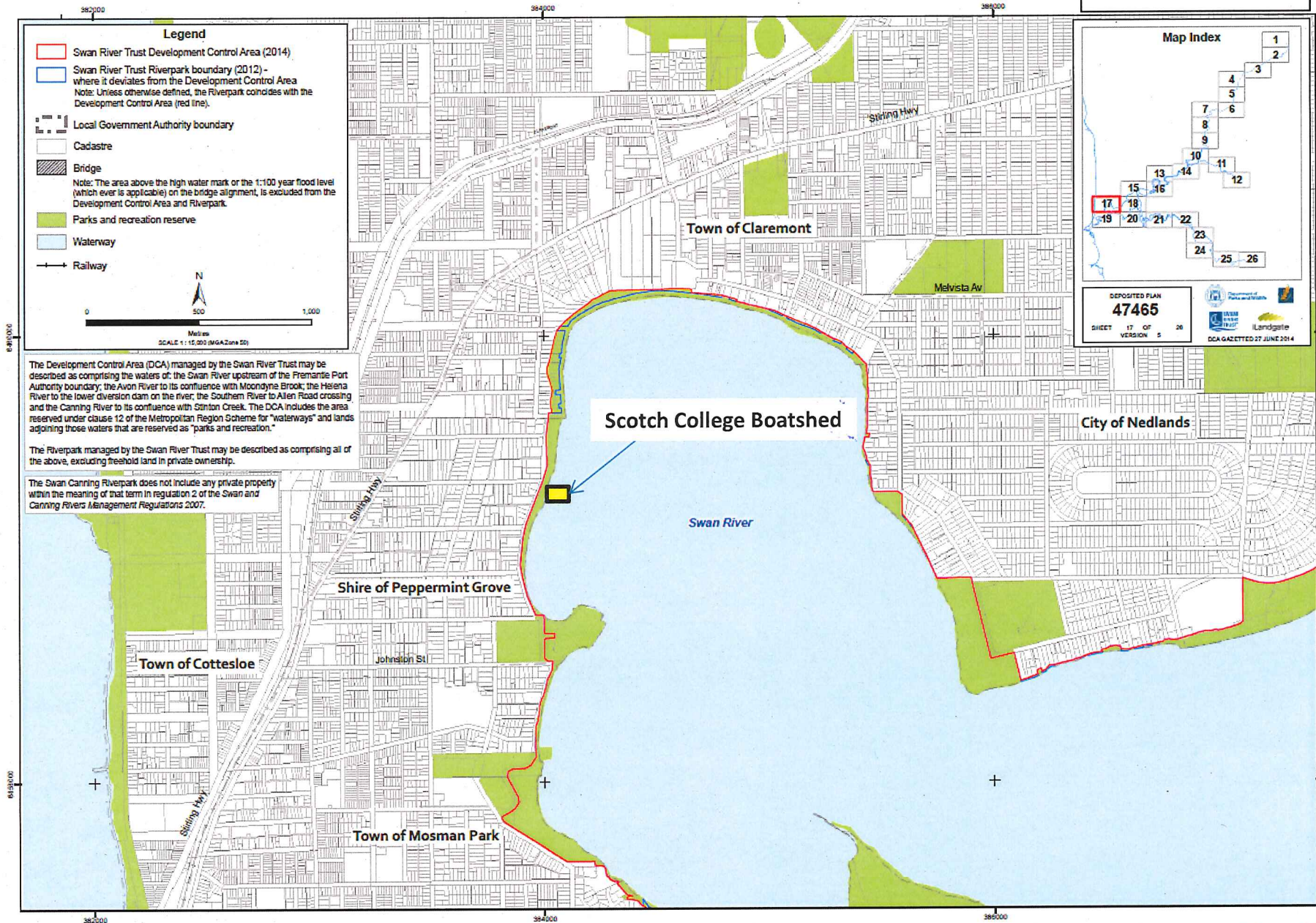
Signed: _____

Jim Sharp
Director General

Date: _____

15.4.16.

Attachment 1



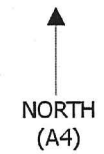
Development Control Area and Riverpark Map 17

Aerial Image: Scotch College Boatshed



Legend

-  Swan River Trust - DCA (2014)
-  Perth Central Cadastre (Land Parcels)
-  Crown Reserve
-  Freehold
-  Public Roads
- Aerial Image 2013

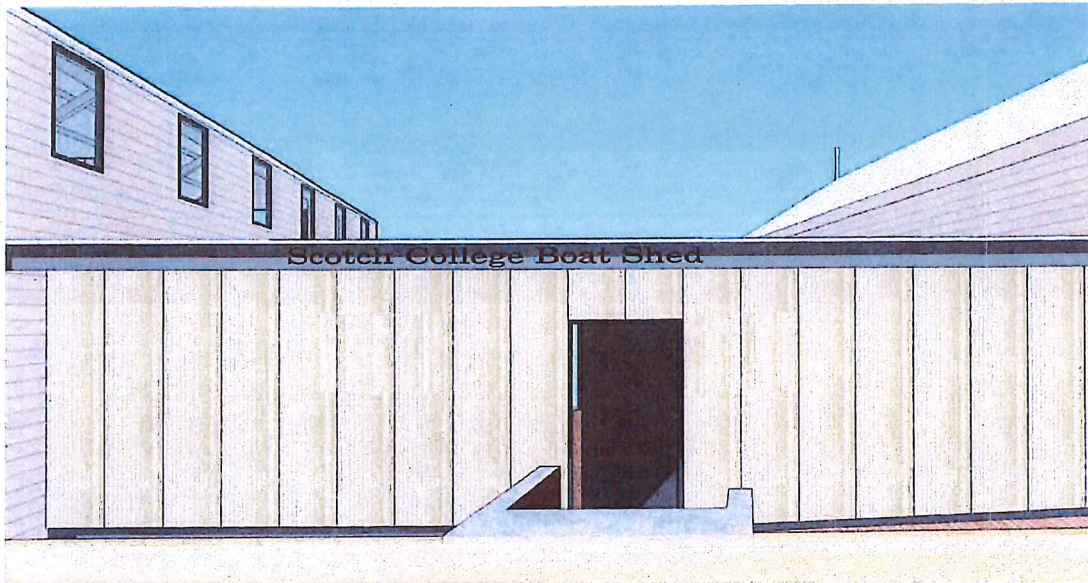


Department of
Parks and Wildlife

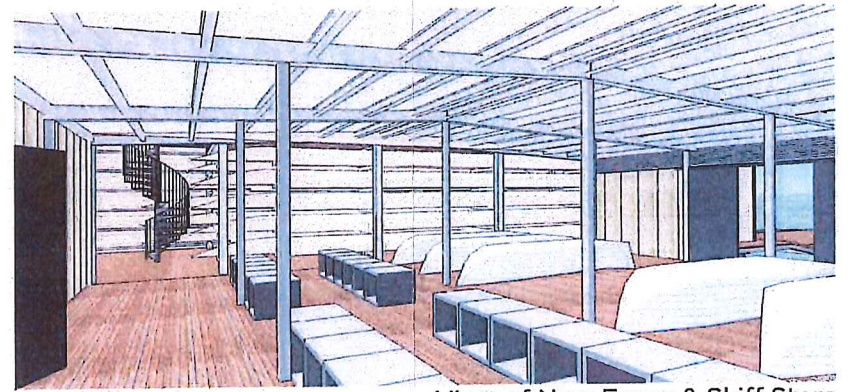


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Rivers and Estuaries Division

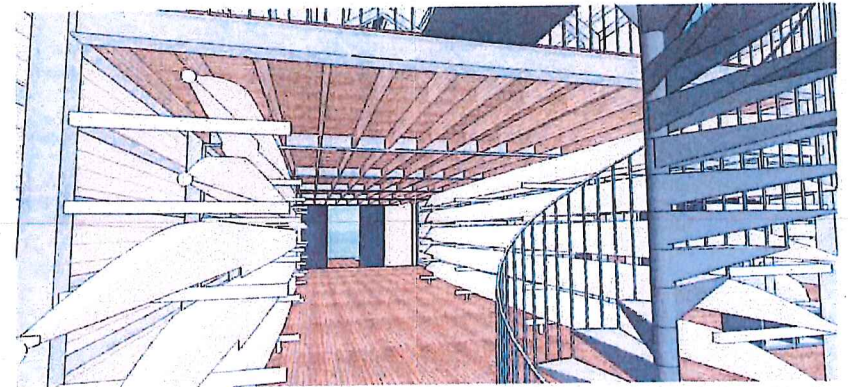
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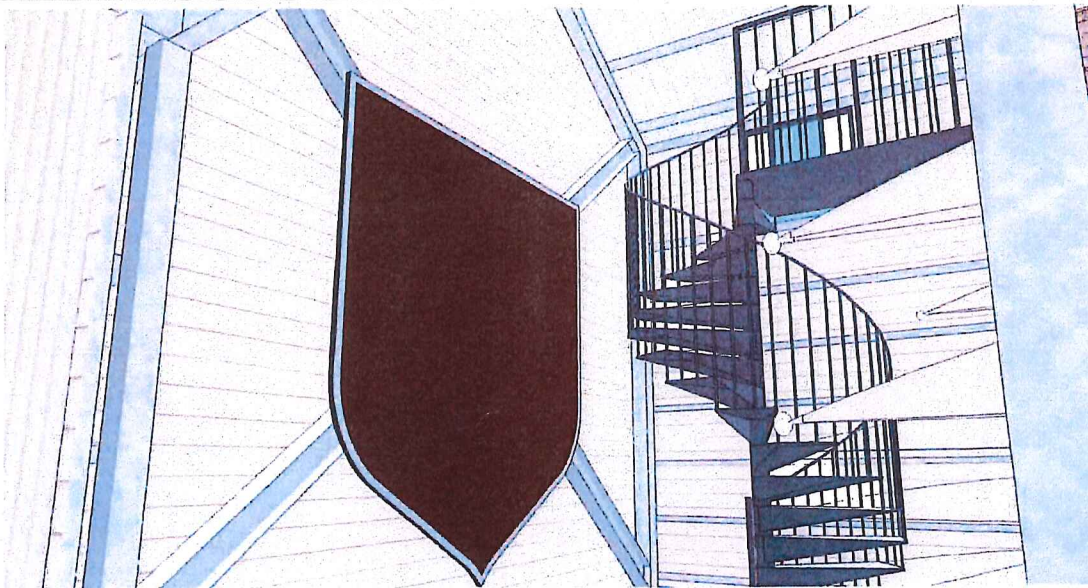
View of New Entry from Shore



View of New Foyer & Skiff Store



View of New Boat Racks

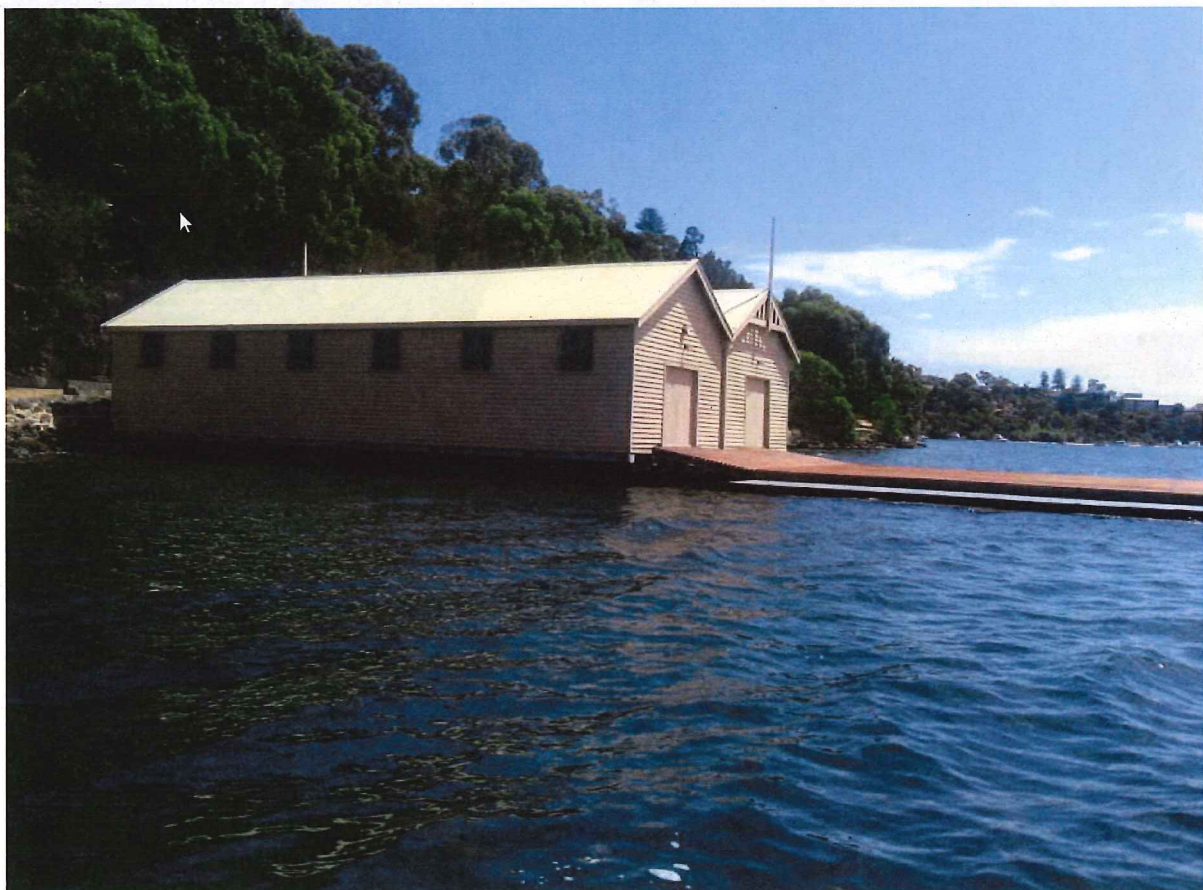


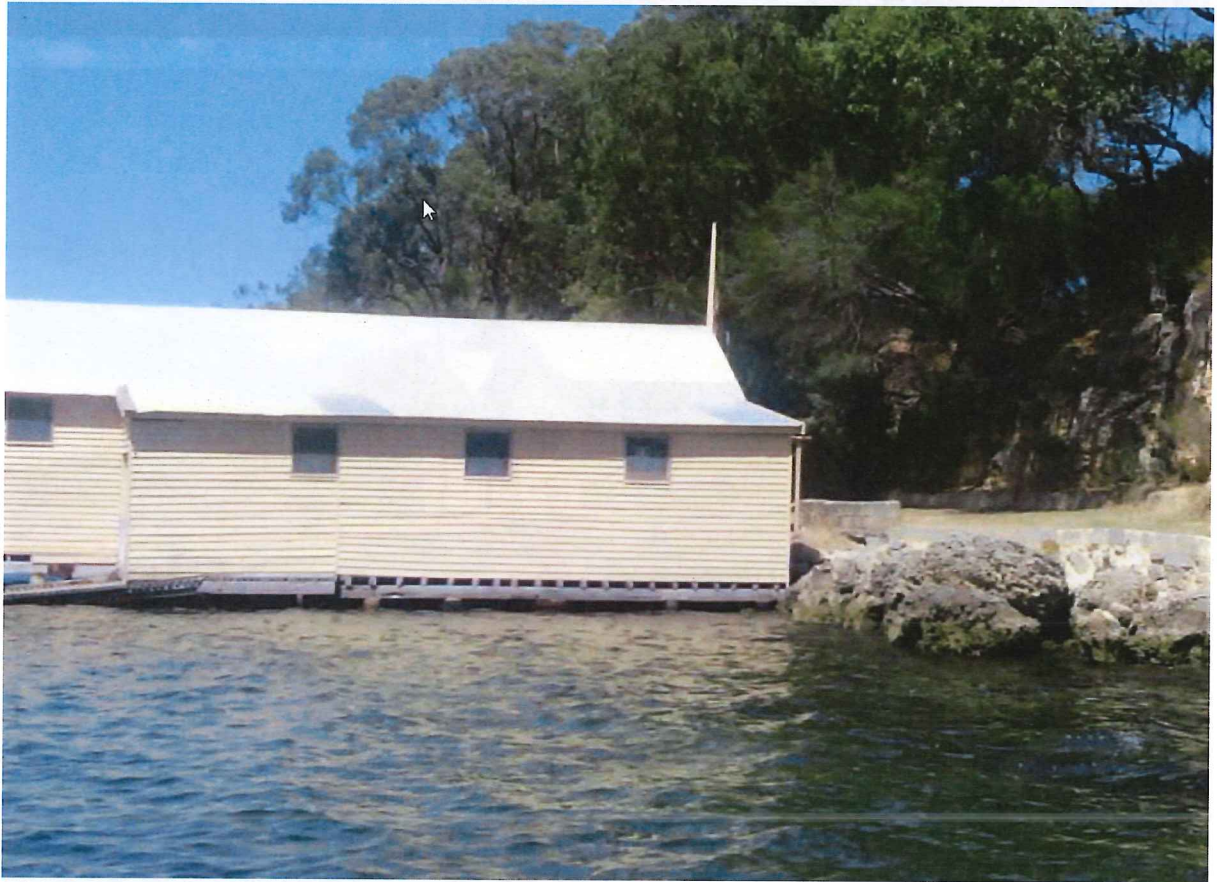
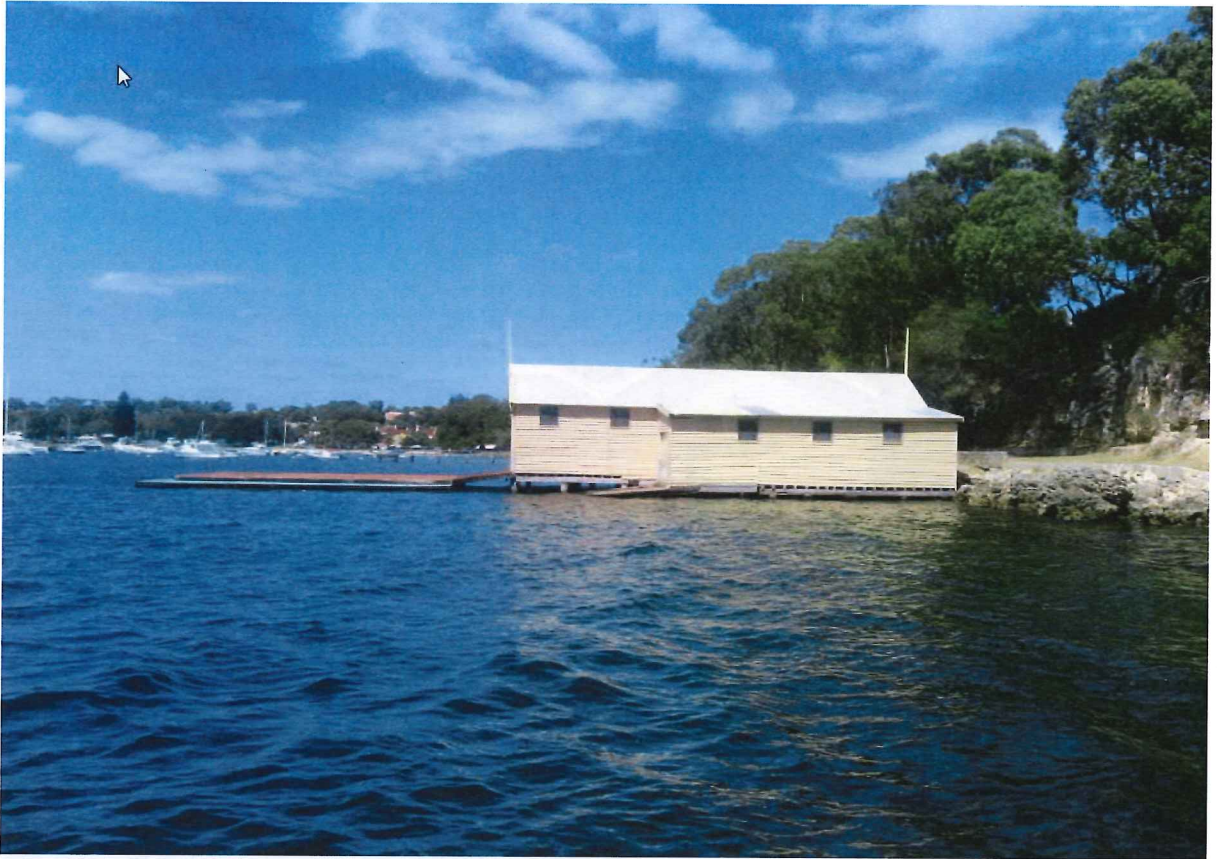
View of Spiral Stair to Mezzanine



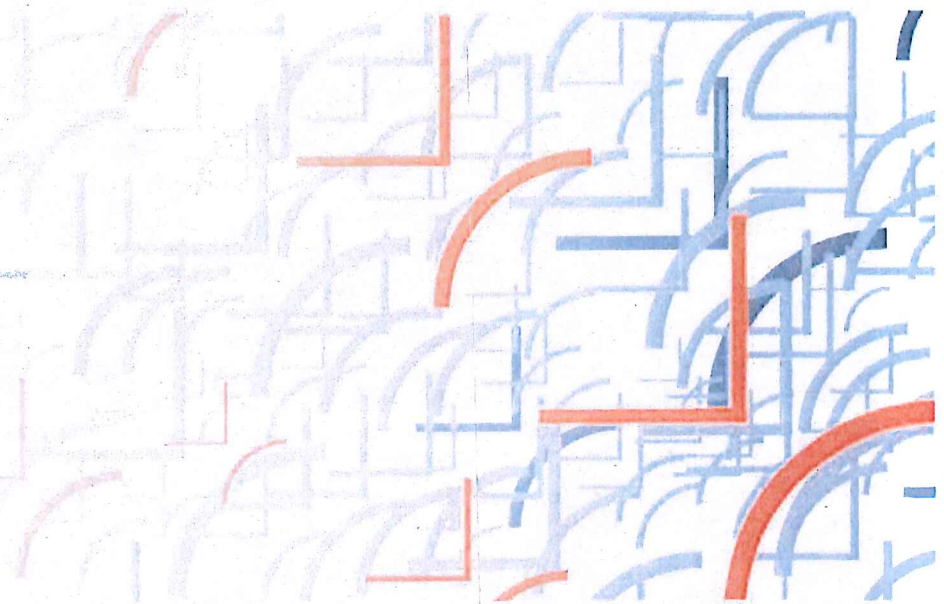
View of New Mezzanine

ATTACHMENT 3





DEPARTMENT OF PARKS
& WILDLIFE
07 OCT 2015
Corporate Information Services

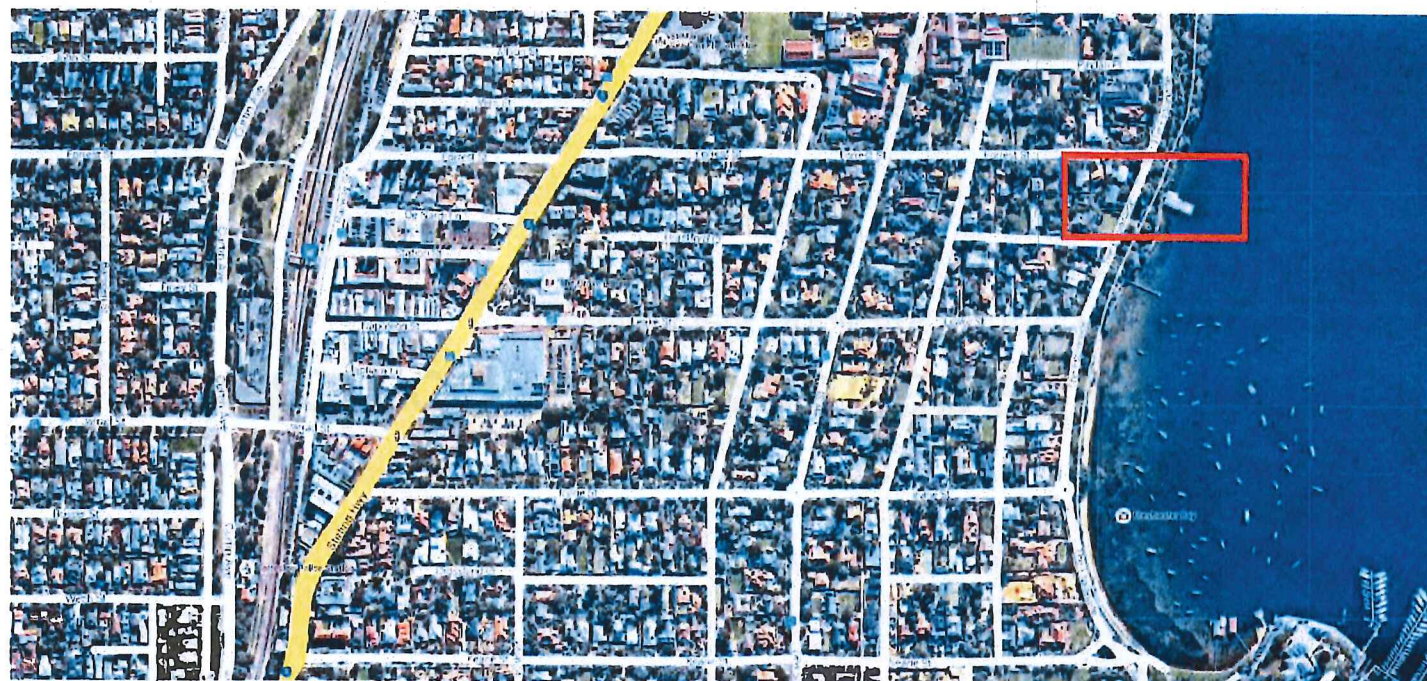


scotch college boat shed extension

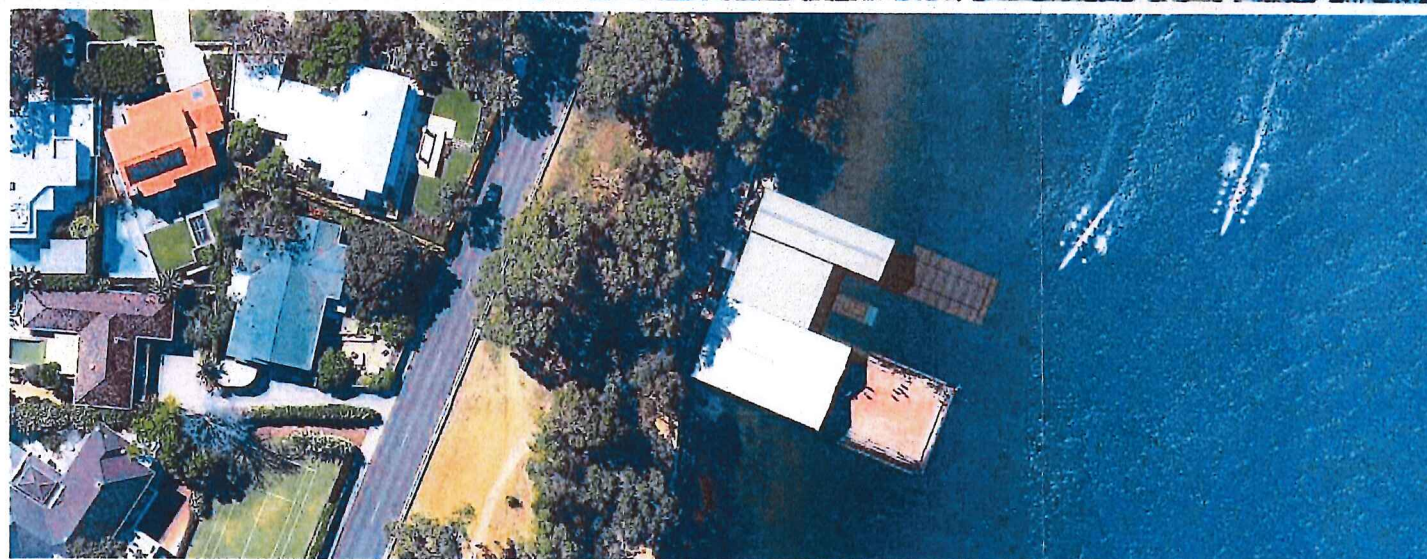
Development Application under Part 5 of SCRMA 2006



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Context Plan



Location Plan

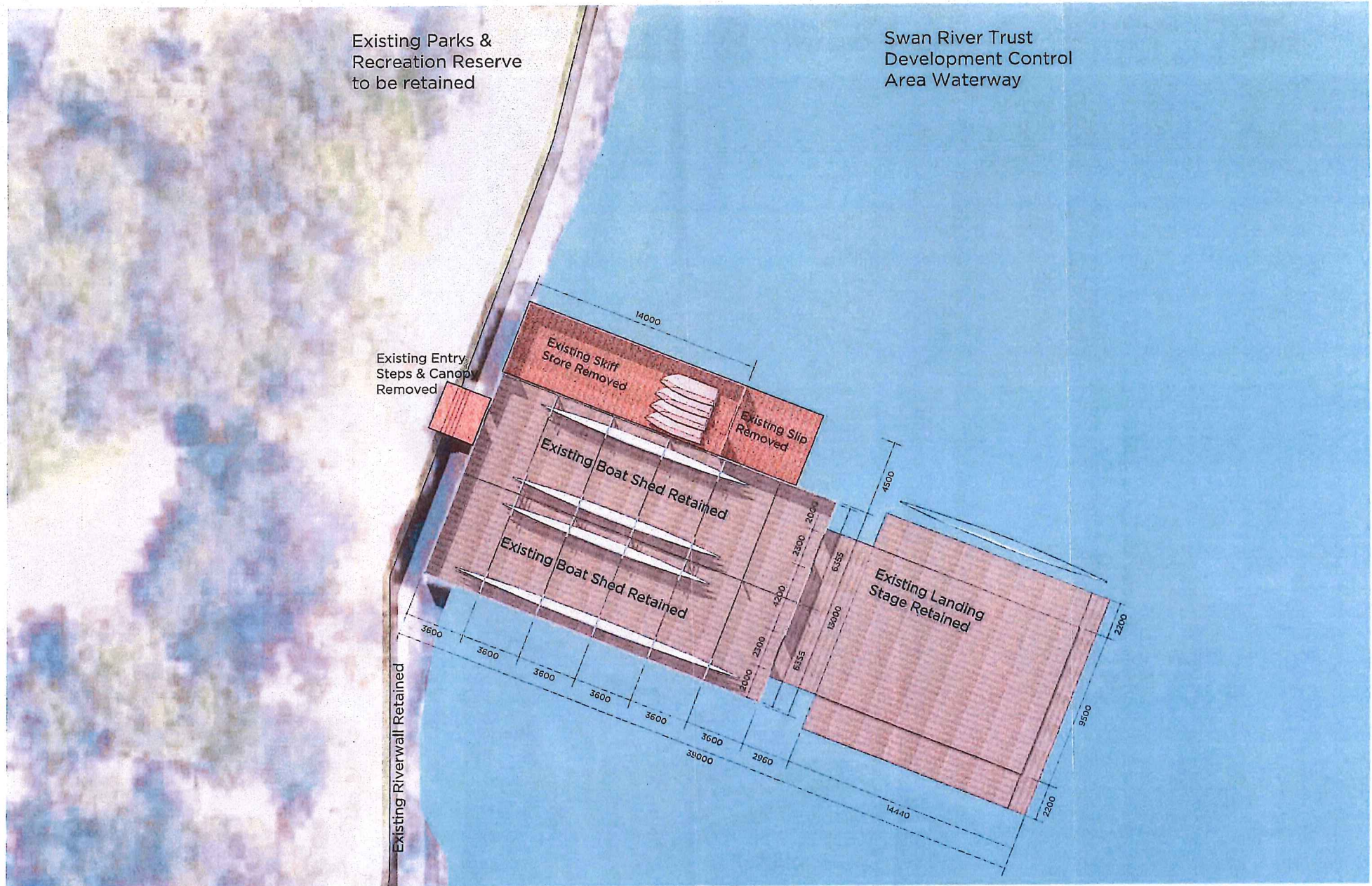
scotch college boat shed extension



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14062

DA 1
rev-



Ground Floor Plan - Existing
scotch college boat shed extension

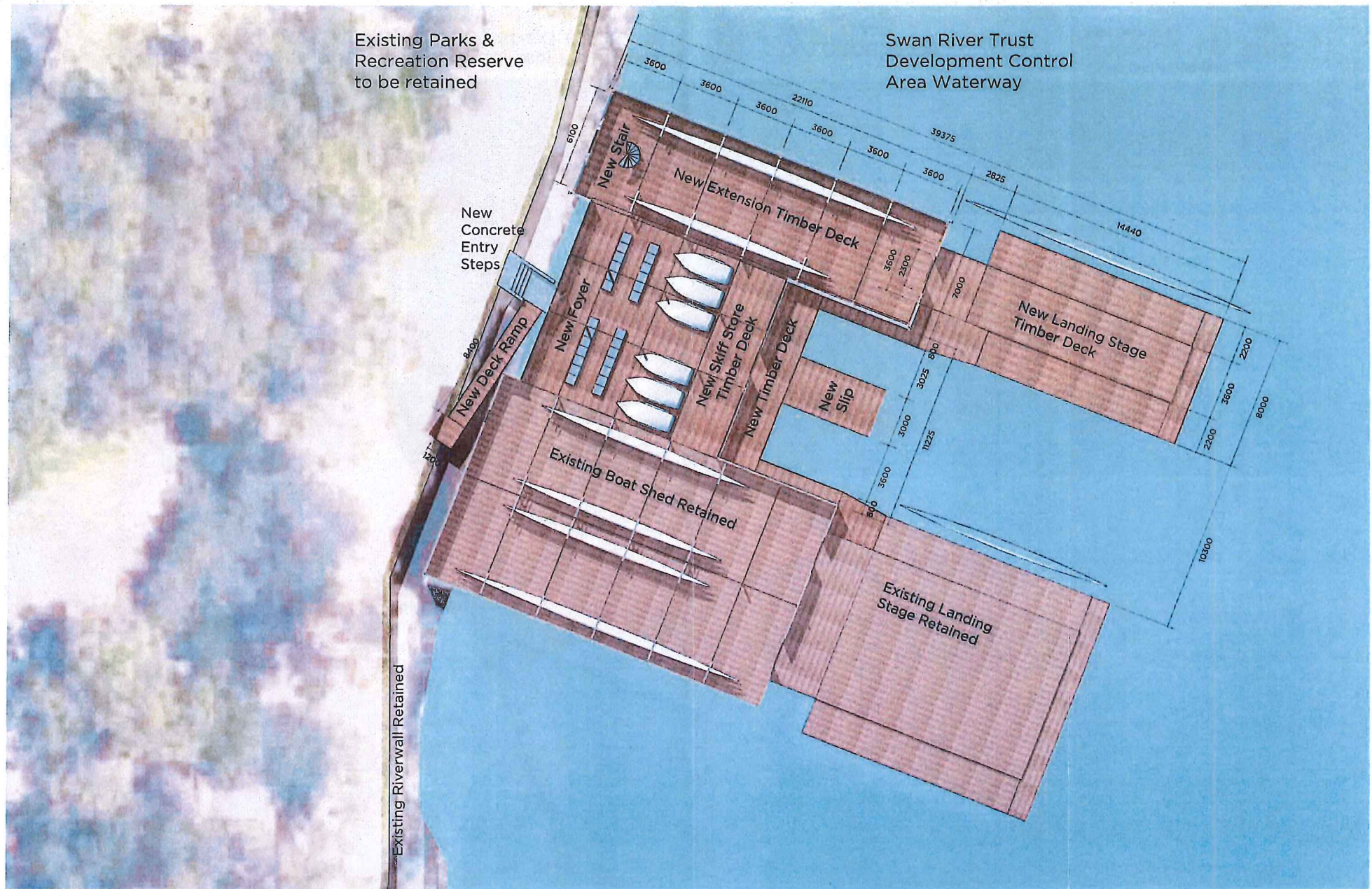


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1:100 @A1 / 1:200 @A3
14062
04 Sept 2015



DA2
rev-



Ground Floor Plan - Proposed
 scotch college boat shed extension

Development Application number DA3/15/004/2015

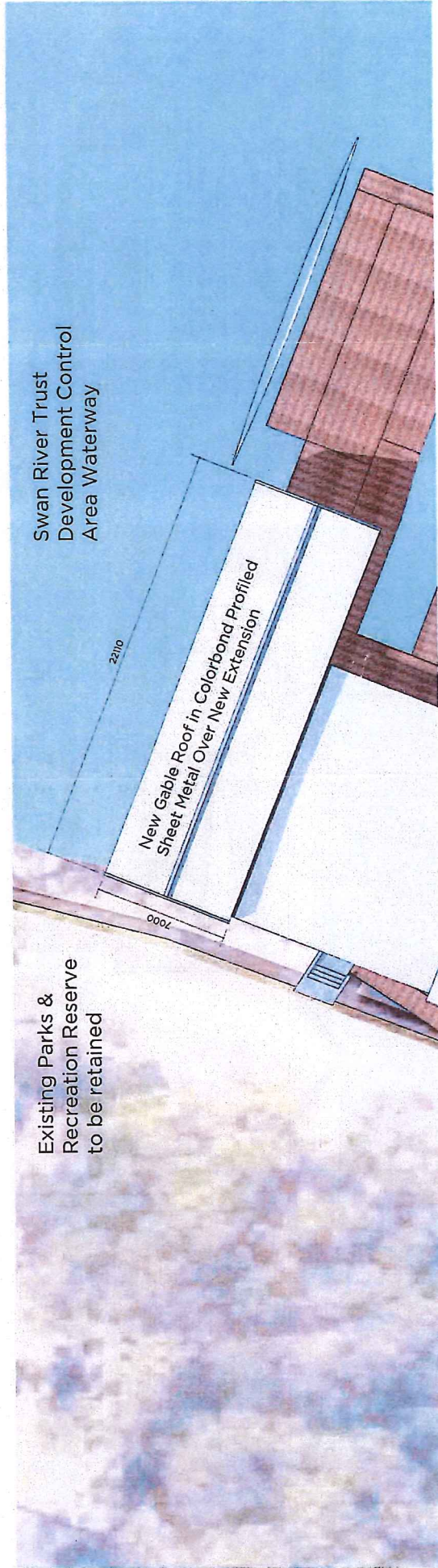
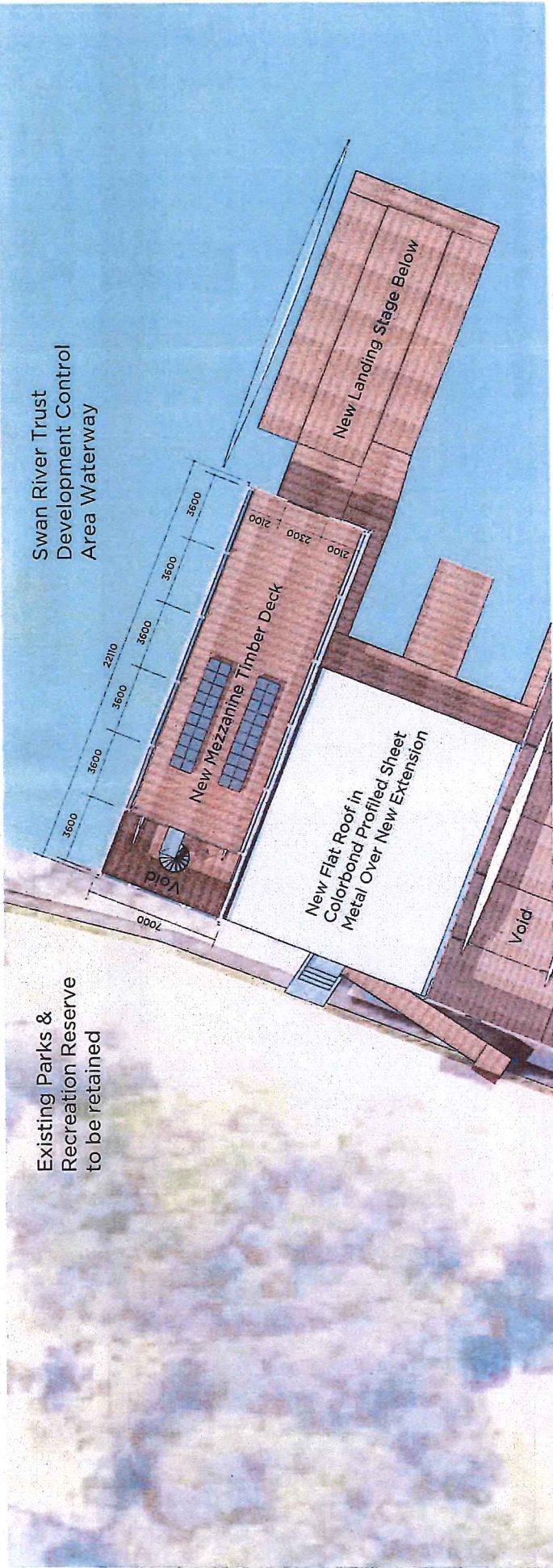


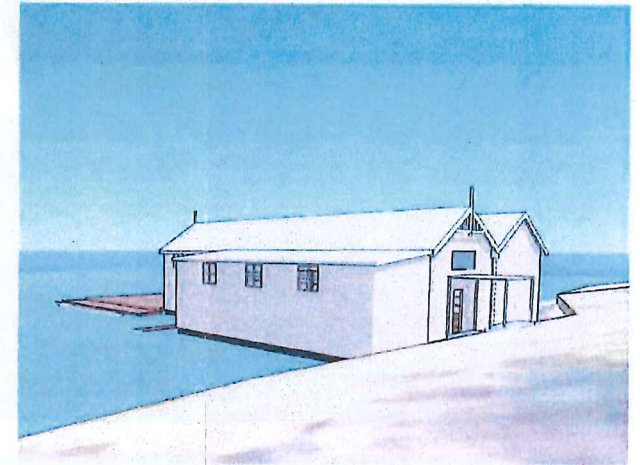
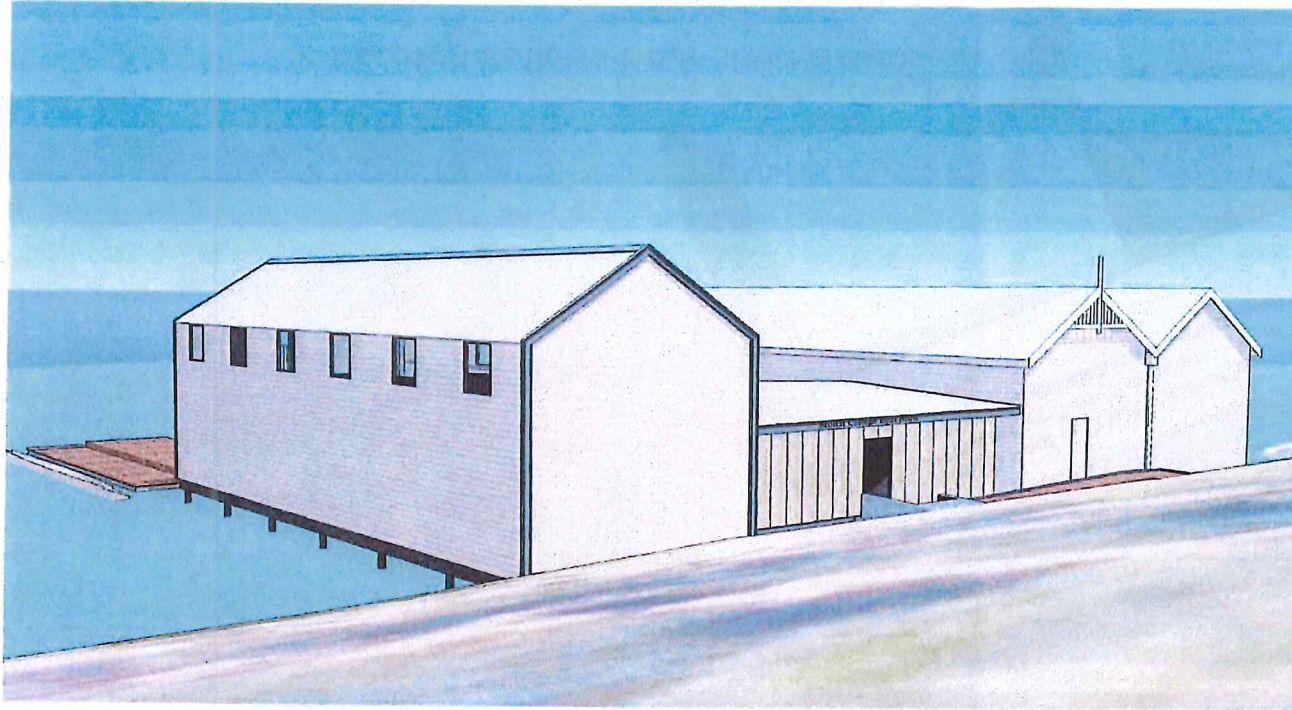
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1:100 @A1 / 1:200 @A3
 14062
 04 Sept 2015



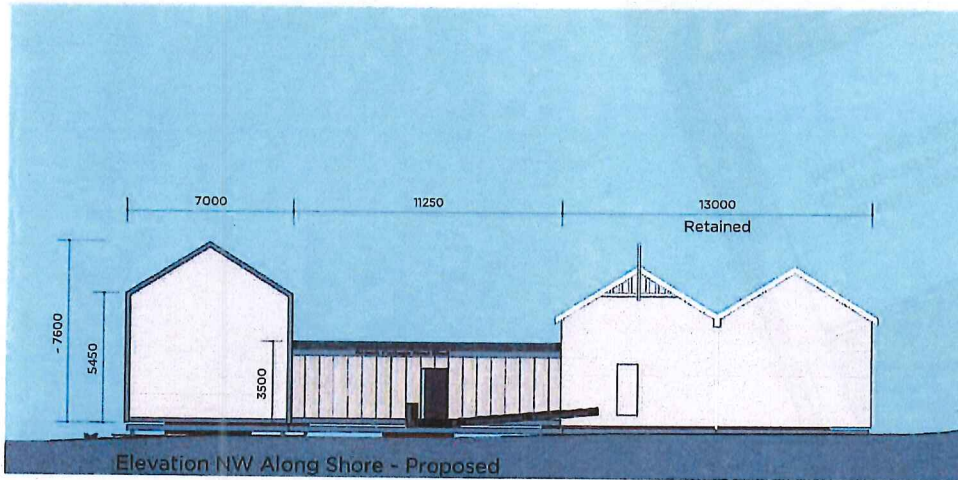
DA3
 rev-



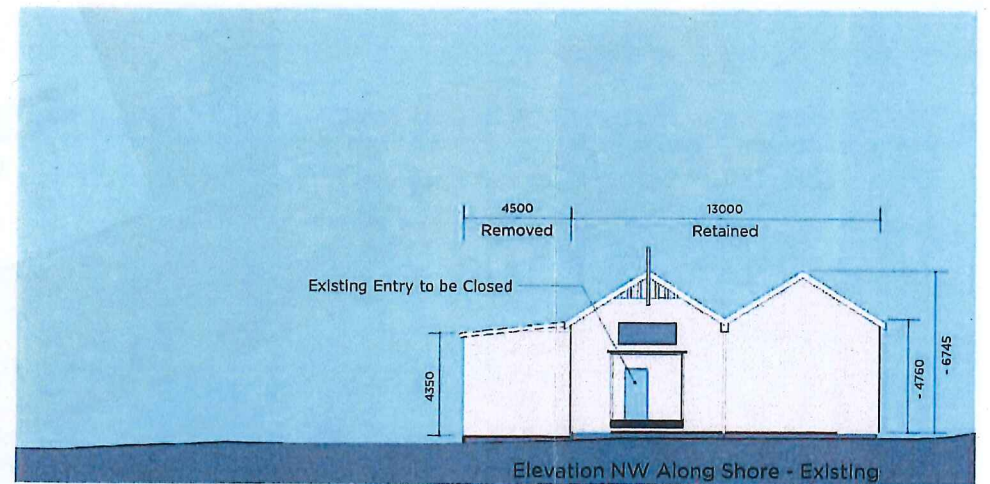


Shore View of Proposed Boat Shed Extension & New Entry

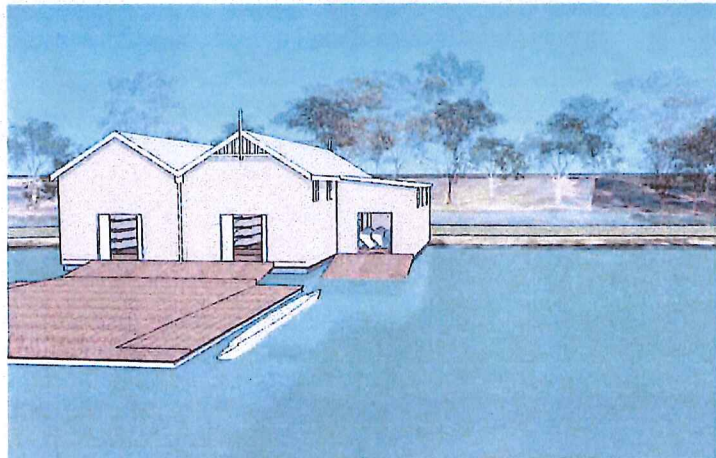
Shore View of Existing Boat Shed & Entry



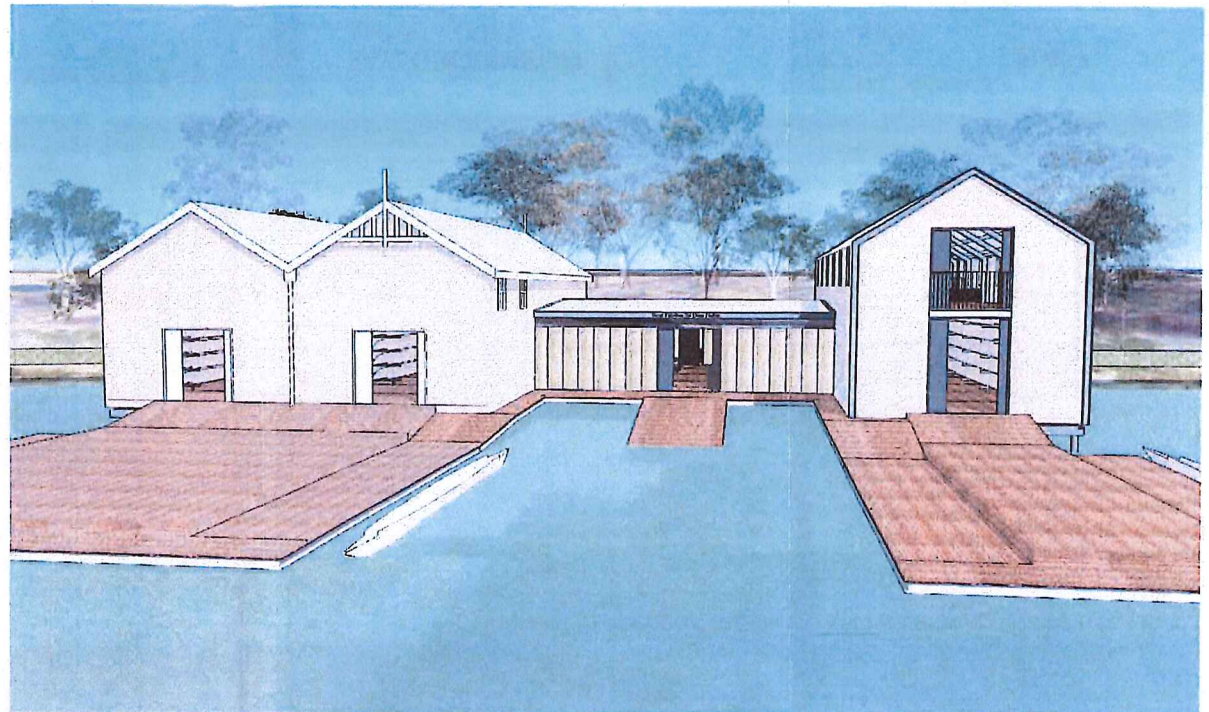
Elevation NW Along Shore - Proposed



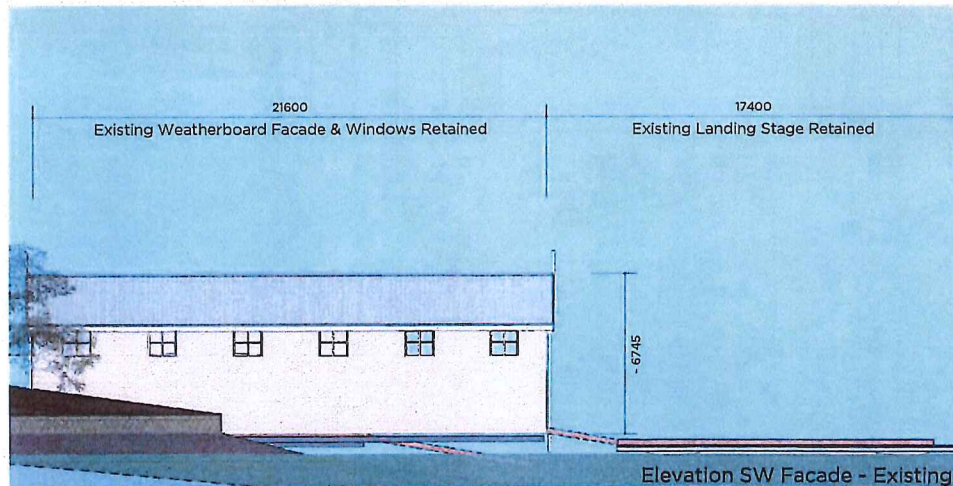
Elevation NW Along Shore - Existing



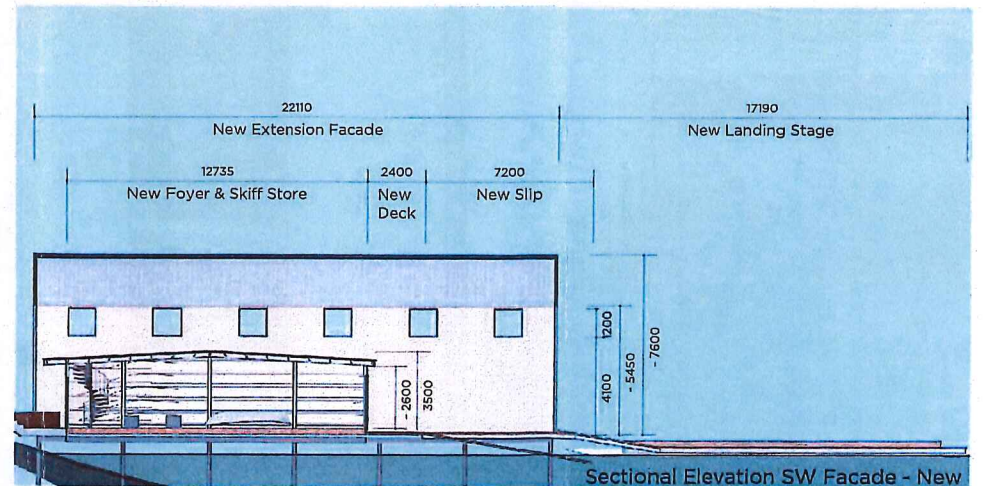
River View of Existing Boat Shed & Landing Stage



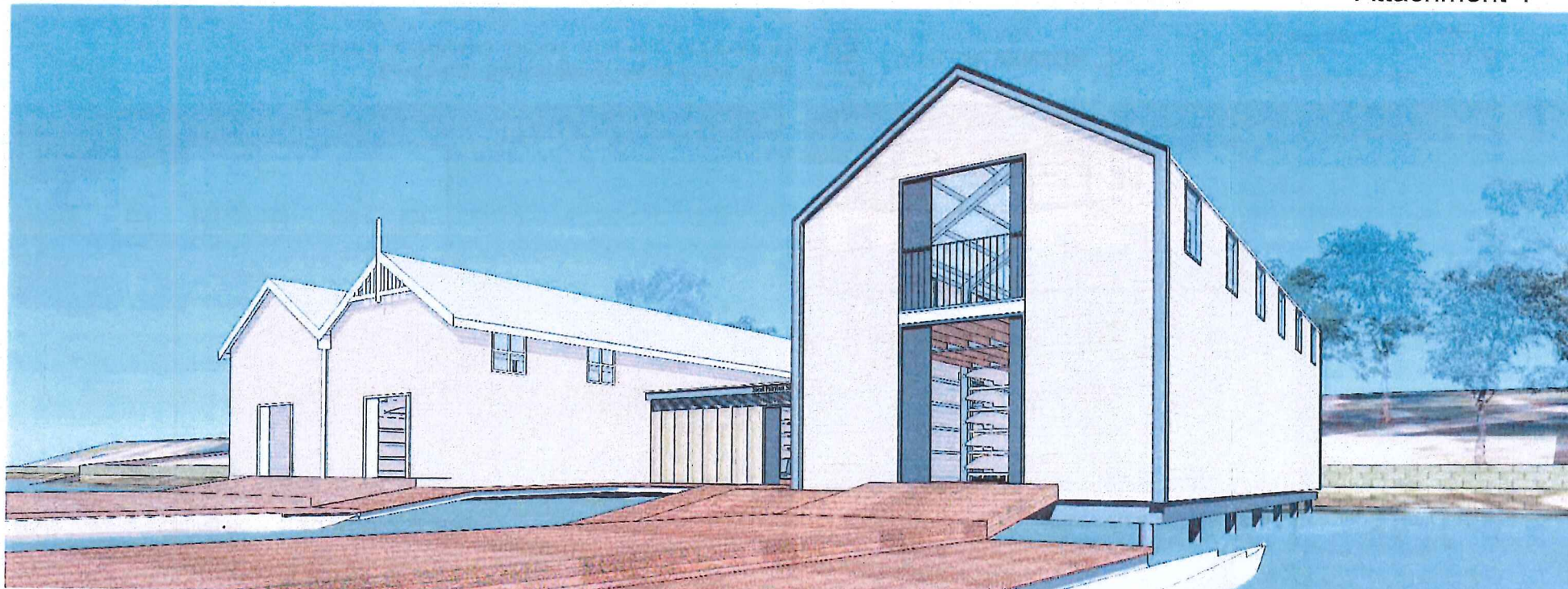
River View of Proposed Extension & New Landing Stage



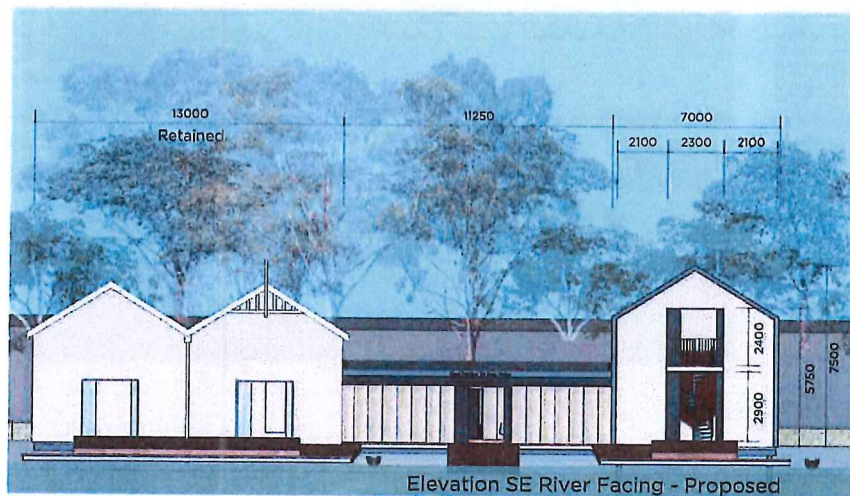
Elevation SW Facade - Existing



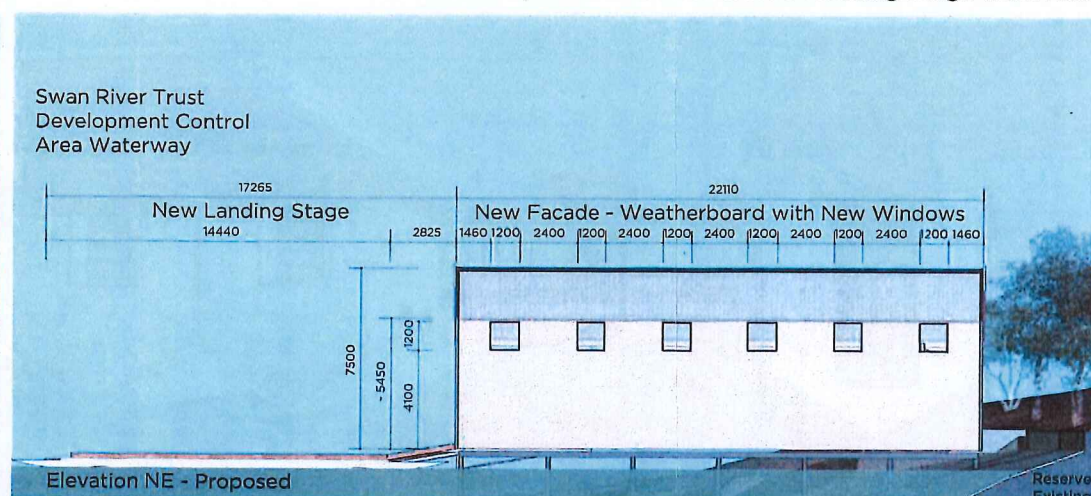
Sectional Elevation SW Facade - New



View of Proposed Extension & New Landing Stage from East



Elevation SE River Facing - Proposed



Elevation NE - Proposed

Northeast Elevation & View from East
 scotch college boat shed extension



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1:100 @A1 / 1:200 @A3
 14062
 04 Sept 2015

DA 7
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