



Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER : SRT6116
APPLICANT : Craig Grundmann, Spaceworks Australia
APPLICANT'S ADDRESS : PO Box 13
Mosman Park WA 6912
OWNER : Lot 300 (River Reserve): Swan River Trust
Boatshed jetty licence: Ross Norgard and Jennifer Norgard
DESCRIPTION : Lot 300 (River Reserve)
DEVELOPMENT : Replacement of Boatshed 41
VALID FORM 1 RECEIVED : 20 October 2014
DETERMINATION : **APPROVAL WITH CONDITIONS**

The application to commence development in accordance with plans received by the Trust on 20 October 2014, subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of this approval. If the works have not been completed or substantially commenced within this period a new approval will be required before commencing or completing the works.

Prior to commencement of works

2. Prior to commencement of works, the applicant shall enter into a new River Reserve lease with the Swan River Trust.
3. The proponent shall be responsible for all legal costs associated with the preparation of the required River Reserve lease.
4. The applicant shall notify the Swan River Trust in writing not less than thirty (30) days prior to the commencement of works.
5. Prior to the commencement of works, a revised construction management plan to manage environmental impacts associated with the development shall be prepared to the satisfaction of the Swan River Trust (see *Advice Note 2*).
6. Prior to commencement of works a schedule of colours, materials and finishes shall be submitted to, and approved by the Swan River Trust in consultation with the Heritage Council of Western Australia.
7. Prior to commencement of works, the applicant shall submit further detailed drawings showing the interface of the works affecting the shared wall between Boatsheds 41 and 42, to the satisfaction of the Swan River Trust, on advice from the Executive Director of the State Heritage Office.
8. A photographic archival record is to be prepared in accordance with the State Heritage Office's *Guide to Preparing an Archival Record*.

9. Prior to commencement of works, the applicant shall prepare and have approved by the Trust, detailed, accurate plans for the proposed replacement Boatshed 41 that clearly indicate that the ridge height will be no higher than the current ridge height of the northern end of existing Boatshed 41.

During works

10. The approved construction management plan required under **Condition 5** shall be implemented.
11. The works shall be constructed in accordance with approved plans required under **Condition 9**.
12. All demolition materials and any other construction waste materials shall be removed from the site immediately or in accordance with the approved construction management plan.
13. No building materials, rubbish or any other deleterious matter shall be allowed to enter the river as a result of the development.
14. 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 Swan River Trust on advice from the Shire of Peppermint Grove (see *Advice Note 5*).

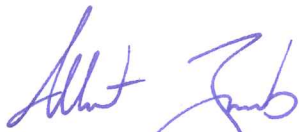
Ongoing

15. The boatshed shall not be used for any purpose other than the storage of vessels or equipment associated with the operation of the vessels stored within.
16. No repairs or maintenance works are to be carried out on vessels berthed within the boatshed without prior approval of the Swan River Trust.

ADVICE TO APPLICANT

1. The applicant should ensure that all personnel associated with the project are thoroughly briefed on the Swan River Trust conditions of approval.
2. The revised construction management plan required under **Condition 5** should address the following issues:
 - 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;
 - public access closure or restrictions;
 - vehicle parking requirements in foreshore;
 - other mechanisms to protect the water quality of the river; and
 - approximate programme of works.

3. 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.
4. The Shire of Peppermint Grove advises that the applicant is to obtain a building permit prior to commencement of works.
5. No vehicular access is permitted on the Parks and Recreation reserve without the approval of the manager of the reserve.
6. 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.
7. The Trust's Climate Change Risk Assessment Project (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. While mapping information is available from the Trust, it is also recommended applicants undertake their own research and obtain appropriate independent professional advice relevant to the particular circumstances.



Albert Jacob MLA
MINISTER FOR ENVIRONMENT; HERITAGE

Date: 18/3/2015

FILE No. : SRT6116

TRUST MEETING : 10 February 2015

SWAN RIVER TRUST REPORT

PROPOSAL : Replacement of Boatshed 41
COST : \$750,000
LOCATION : Lot 300 (River Reserve)
Keanes Point, Peppermint Grove
APPLICANT : Craig Grundmann, Spaceworks Australia
OWNER : Lot 300 (River Reserve): Swan River Trust
Boatshed jetty licence: Ross Norgard and Jennifer Norgard
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
RECEIVED : Application form and plans: 17 October 2014
ATTACHMENTS : 1: Location map
2: Aerial map
3: Aerial photo
4: Existing views of *Freshwater Bay Boatsheds*
5: Existing site plan
6: Proposed new boatshed plans
7: Montages showing proposed new Boatshed 41
8: Heritage Council advice letter
RECOMMENDATION : **APPROVAL WITH CONDITIONS**

REPORT

1.0 INTRODUCTION

- 1.1 The Swan River Trust (the Trust) has received an application for the replacement of a private boatshed (Boatshed 41) at Keanes Point in the Swan River, Peppermint Grove (**Attachment 1**).
- 1.2 Boatshed 41 sits in the centre of a group of three boatsheds known collectively as the *Freshwater Bay Boatsheds* (**Attachment 2 and 3**). The boatsheds were built around 1905 of timber weatherboard and steel and are representative of the type of boatshed built around this time to house private boats in the Swan River. Boatshed 41 has changed ownership a number of times since it was built in 1905; most recently in 2004.
- 1.3 In June 2012 the *Freshwater Bay Boatsheds* were entered into the Western Australian State Register of Heritage Places for their historic and social value and contribution to the aesthetics of the area. Minor repairs and refurbishments have taken place over the years; however the general aesthetics and form of the structures have remained (**Attachment 4 and 5**).

- 1.4 An investigation into the structural condition of the boatshed in May 2010 found extensive pile damage beneath the jetty. The applicant secured a grant from the Heritage Council to assist with the cost of piling repairs. It was decided at the time, that refurbishment of the boatshed would not be practical given the extent of work required beneath, and instead the proposal now involves replacing/rebuilding the boatshed.
- 1.5 The proposed plans for the new boatshed also involve raising the roof of the southern end (where the roof is currently lower) to create a consistent height along the roof ridge.
- 1.6 Inside the boatshed the proponent seeks to raise the floor of the boatshed to reduce flooding and allow for rising river levels. The proponent also wishes to add a mezzanine level at the southern end of the boatshed to provide dry storage above the boatshed floors which are intermittently flooded (**Attachment 6**).

2.0 CONSULTATIONS

Department of Environment Regulation

- 2.1 The Department of Environment Regulation (DER) advises that the boatshed is located immediately to the north of the Royal Freshwater Bay Yacht Club which has been classified as 'possibly contaminated – investigation required' under the *Contaminated Sites Act 2003* due to the waters and sediments being found to be impacted by heavy metals, anti-fouling products (tributyltin or TBT), hydrocarbons and nutrients.
- 2.2 Accordingly, DER advises that an appropriate management plan should be developed to ensure that any piling works would not disturb the surrounding riverbed. No formal conditions relating to the management of acid sulphate soils or contamination are requested.

Department of Aboriginal Affairs

- 2.3 The Department of Aboriginal Affairs (DAA) advises that approval under Section 18 of the *Aboriginal Heritage Act 1982* was granted in April 2013 for a previous application for replacement of the boatshed.
- 2.4 Although the new application has been amended, the DAA advises the works are unlikely to have a detrimental impact on registered site DAA 3536 (Swan River) as the works involve an existing structure.

Department of Transport – Coastal Infrastructure

- 2.5 The Department of Transport (DoT) advises it has no in-principle objection to the proposal proceeding subject to the proponent obtaining all other necessary approvals and obtaining a modification to jetty licence from DoT Coastal Facilities prior to work commencing.

Heritage Council of Western Australia

- 2.6 The Heritage Council of Western Australia notes that the existing proposed plans are in accordance with a previously supported proposal considered in 2009.
- 2.7 The Heritage Council recognises that substantial replacement of building fabric is required due to the current condition of the timber. The Heritage Council also advise that changes to address changing river conditions should be supported in order to allow boatsheds to continue to function as historically intended.

- 2.8 The proposal is therefore supported subject to conditions requiring the submission of further details showing the proposed interface between Boatsheds 41 and 42, and the preparation of a photographic archival record.

Shire of Peppermint Grove

- 2.9 The Shire of Peppermint Grove (the Shire) considered the application at a Council meeting in November 2014 and resolved to advise the Trust that it supports the application for replacement of the boatshed subject to the applicant obtaining a building permit for the works.
- 2.10 The Shire also advised that the plans submitted with the application did not appear to be consistent with the text provided. The written submission states that the ridge height of the replacement boatshed will not be higher than the northern section of the boatshed which was raised in the 1980s to be the same height as the neighbouring Boatshed 40. However the proposed plans show the new Boatshed 41 as being higher than Boatshed 40 (**Attachment 10**). The Shire has advised that the Council's decision to support the proposal is based on the premise that the ridge line of the replacement boatshed will be the same as it is currently at the northern end.

Swan River Trust – Riverpark Management

- 2.11 The Swan River Trust Riverpark Management Branch advises that a River Reserve lease was recently negotiated with the owners of neighbouring Boatshed 42 for exclusive use of water alienated by the private use structure.
- 2.12 Riverpark advises that if the current proposal is approved, it would be appropriate to include a condition of approval requiring the owners of Boatshed 41 to enter into a similar lease arrangement.

3.0 PUBLIC COMMENT – SUBMISSIONS ON DRAFT REPORT

- 3.1 In accordance with the requirements of Part 5 of the *Swan and Canning Rivers Management Act 2006* a copy of the draft report and proposed recommendation has been provided to the applicant, the local government and other consultant agencies. A copy was also published on the Trust website for a period of three (3) weeks between 16 February 2015 and 9 March 2015 with an invitation for public submissions.
- 3.2 Two (2) submissions were received from the State Heritage Office and the Department of Aboriginal Affairs, both advising that their previous comments had been incorporated into the draft, and therefore had no objection to the proposal.

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

- ◆ Visual amenity
- ◆ Heritage
- ◆ Tenure
- ◆ Water quality

6.0 BACKGROUND

- 6.1 A number of applications for works to Boatshed 41 have been considered by the Trust in recent years. In September 2009 an application for repairs and restoration of the boatshed was supported by the Trust and approved by the then Minister for Environment, Hon Donna Faragher.
- 6.2 However soon after, a structural investigation found extensive pile damage beneath the jetty. The proponent determined that replacement of the boatshed would be more practical than refurbishment and in November 2010 a new application was made to the Trust for replacement of the entire boatshed. The proposed replacement boatshed included an extension in both width and height in order to accommodate the proponent's desired modern boat proportions.
- 6.3 The application was considered by the Trust and approved by the then Minister for Environment, Hon Bill Marmion in April 2011 on the condition that the replacement boatshed be rebuilt within the same footprint as the existing boatshed. The Trust considered that while restoration of the heritage boatshed was supported in principle, the proposed expansion was contrary to Trust policy regarding the private use of jetty structures and would detract from the visual amenity of the river and obstruct views from the shoreline.
- 6.4 A request for reconsideration of the condition was lodged in May 2011; however the Minister resolved to uphold the condition.
- 6.5 A further application was made in February 2014; again for the replacement of the boatshed with a further increase in both width and height, raising of the boatshed floor to reduce flooding impacts and construction of a mezzanine area for dry storage at the southern end of the structure. The proponent advised that the proposed increase in size was to accommodate a heritage registered motor vessel 'MV Pollyanna'.
- 6.6 The proposal was forwarded to the Minister for Environment, Hon Albert Jacob with a recommendation for refusal, which was upheld.
- 6.7 The current application returns to the previously supported plans of 2009, although unlike the 2009 application which proposed refurbishment, the current proposal seeks approval to replace the structure (using as much salvaged material as possible) due to the severely deteriorated condition of the boatshed and the piling beneath. As was the case with the 2009 proposal, the new application seeks to raise the height of the roof at the southern end of the boatshed to match the ridge height at the northern end and maintains the footprint of the current boatshed.
- 6.8 The applicant advises that the proposal will require the installation of 29 new steel piles for support. The existing timber pylons will be removed. The roof will be replaced with a Colorbond® steel roof to match the existing, and the walls will be re-cladded with solid timber weatherboard and details added to match the existing boatshed.

7.0 DISCUSSION

State Planning Policy 2.10 – Swan-Canning River System

- 7.1 Under SPP2.10 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;*
- *Protect places of cultural significance.*

Visual amenity

- 7.2 Trust 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.
- 7.3 The *Freshwater Bay Boatsheds* are of modest size and materials and sit sympathetically within the river environment in Freshwater Bay. Collectively they are considered to contribute towards the character and heritage appeal of the area and have become an integral part of the viewscape (**Attachment 4**).
- 7.4 Boatshed 41 is a timber weatherboard and steel construction approximately 5.6m wide and 24m long. The roof is stepped with the lowest point at the southern end of the building being approximately 5m above height datum (AHD). At the northern end the roof is approximately the same height as Boatshed 40. It appears that the riverside of the building has previously been raised and incorporates materials that are inconsistent with the original fabric of the building (e.g. fibre cement sheeting). Internally the boatshed comprises a mooring space for a boat with a timber mezzanine extending around three (3) sides, a lockable metal mesh gate to the northern opening, and a small workshop area to the south.
- 7.5 The proposed new boatshed maintains the existing footprint, but seeks to raise the height of the southern end of the boatshed to achieve a consistent ridge height along the length of the boatshed. This will alter the appearance of the set of boatsheds and increase the bulk of the structures when viewed from the shoreline due to the loss of the stepped roofline (**Attachment 7**).
- 7.6 As the Shire of Peppermint Grove pointed out in its advice to the Trust, the proposed plans for the new Boatshed 41 were found to be inconsistent with the text of the application. The text explained that the lower end of the boatshed would be raised to the same height as the northern end to achieve a consistent height along the ridge. The text also advised that the height would match the height of the neighbouring Boatshed 40. However the plans indicate that the new Boatshed 41 is proposed to be higher (**Attachment 6**). Trust officers discussed the issue with the applicant, who submitted new plans showing RL levels for the ridge heights instead of AHD. The RL levels indicate that the proposed replacement Boatshed 41 is to be 120mm higher than it is currently.
- 7.7 As the referral agencies completed their assessment of the plans on the assumption that the ridge height would not be raised above the existing height at the northern end (as per the text of the application) it would be inappropriate for the Trust to approve the additional height of 120mm without having re-consulted with those agencies. Further, preliminary advice from Shire officers indicates that the increase would be unlikely to be supported by Council should revised plans be resubmitted for advice.
- 7.8 Therefore in order to progress the application, a condition of approval is recommended to restrict the height of the replacement boatshed to the same as

the current height at the northern end. The applicant has advised that this approach is preferred over re-referring the plans to agencies and delaying the assessment of the application. In order to achieve the reduction in the height of the new boatshed, the applicant will need to either lower the floor level or reduce the ceiling height in the mezzanine above.

- 7.9 From the river perspective the building will appear largely unaltered apart from new materials and a new decorative timber finial.
- 7.10 Overall the proposed works will result in greater consistency in building form and materials replacing existing fibro wall cladding components with traditional hardwood weatherboard. Some increase in height at the southern end is considered necessary to prepare for changing river conditions (sea level rise) and to allow for the continuing use of the boatshed.
- 7.11 Previous applications for works to the boatshed were not supported on the basis of bulk and scale as they involved further increases in both the width and height of the existing ridge line of the boatshed. The current application involves a change in style and appearance that is considered to be the minimum required to allow the continued use of the structure as a boatshed, and is therefore considered acceptable in terms of visual amenity.

Heritage

- 7.12 Trust policy SRT/E5 *Heritage* (SRT/E5) 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.
- 7.13 In June 2012 the *Freshwater Bay Boatsheds* were entered into the Western Australian State Register of Heritage Places for their historic, social and aesthetic values and are included in the Shire of Peppermint Grove Municipal Heritage Inventory.
- 7.14 The Heritage Council of Western Australia carried out a recent heritage assessment of the boatsheds supporting their inclusion on the register. The assessment found that:
- the boatsheds are a rare example of a group of private boatsheds from the early twentieth century on the Swan River and are still used for their original purpose,
 - the uniformity of materials and scale, combined with a functional and utilitarian design, sit sympathetically and cohesively within the river environment,
 - the boatsheds are highly valued by the community for their historical associations, and
 - the prominent location of the boatsheds and their consistent recreational use contributes to the community's sense of place.
- 7.15 The Heritage Council of Western Australia considered the application for replacement of Boatshed 41 and advises the Trust (**Attachment 8**) that the proposed new boatshed is consistent with plans previously supported by the Heritage Council in 2009.
- 7.16 In addition, the current application includes a Heritage Impact Statement which has been prepared by a qualified heritage consultant. The statement indicates that the heritage consultants have agreed to be involved in the restoration of the boatshed through evaluation and salvaging of suitable materials. This will ensure that as much of the original fabric of the structure as possible can be retained. The

Heritage Impact Statement advises that where new materials are required, they will be sourced to closely match the existing.

- 7.17 The engagement of heritage professionals and the preparation of a Heritage Impact Assessment were recommendations made to the applicant by the Heritage Consultant during consideration of the previous (unsupported) application. Therefore the Heritage Council is supportive of the proposed involvement of heritage consultants in the salvage and reuse of existing timbers.
- 7.18 Trust policy SRT/E5 states that in ensuring protection of places of cultural and heritage significance the Trust may seek advice from other agencies when considering development applications. Given the support from both the Heritage Council and the Shire of Peppermint Grove, the Trust considers that the proposal will not have a detrimental impact on the heritage values of the boatsheds.

Tenure

- 7.19 The current owners of Boatshed 41 maintain a valid jetty licence for the jetty, boatshed and access ramp. However a jetty licence does not grant exclusive use of the waterway.
- 7.20 Where exclusive use of a jetty or riverbed is proposed, a lease over the riverbed (a River Reserve lease) is required, enabling government to collect revenue from the private use of the river and providing some security of tenure for the owners.
- 7.21 Accordingly, the Trust considers that a River Reserve lease should ultimately be arranged in the future for all three (3) of the private boatsheds. The Trust Riverpark Management Branch has advised that a precedent has been set with Riverpark officers recently negotiating a River Reserve lease for neighbouring Boatshed 42.
- 7.22 Accordingly, it is considered appropriate to require as a condition of approval, a similar lease arrangement be entered into with the owners of Boatshed 41.

Water quality

- 7.23 The works required to reconstruct the boatshed will involve the installation of new steel piles and the removal of the old timber piles. Works associated with piling have the potential to impact upon water quality through disturbance of sediment. Other pollutants may also enter the river through demolition activity, construction works and painting. Providing the works are carried out carefully, there should be only minimal risk of impacting water quality.
- 7.24 In order to address such risks, the applicant has prepared and submitted with the application, a brief Construction Management Plan to advise the methodology for the works. The Construction Management Plan goes some way to addressing the Trust's concerns, however further details are required. A condition of approval can require an amended plan be submitted for approval prior to commencement of works. Advice notes can provide guidance to the applicant regarding the additional information and detail required.

Conclusion

- 7.25 It is acknowledged that Boatshed 41, the central of the three (3) Freshwater Bay Boatsheds, is in urgent need of repairs. It is recognised that the boatshed contributes to the heritage and landscape values of the Freshwater Bay area.
- 7.26 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 appearance of the boatshed, the changes are not expected to have an unacceptable impact on the visual amenity of the area or the heritage values of the boatsheds.

- 7.27 Providing the works are carried out carefully to avoid impacts to the river or water quality, the proposal is considered acceptable.

7.0 RECOMMENDATION – APPROVAL

That the Trust advises the Minister for Environment that it recommends approval of the proposed replacement and expansion of Boatshed 41 at Keanes Point, Lot 300 (River Reserve) as described in plans received by the Trust on 20 October 2014, subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of this approval. If the works have not been completed or substantially commenced within this period a new approval will be required before commencing or completing the works.

Prior to commencement of works

2. Prior to commencement of works, the applicant shall enter into a new River Reserve lease with the Swan River Trust.
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8. A photographic archival record is to be prepared in accordance with the State Heritage Office's *Guide to Preparing an Archival Record*.
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15. The boatshed shall not be used for any purpose other than the storage of vessels or equipment associated with the operation of the vessels stored within.
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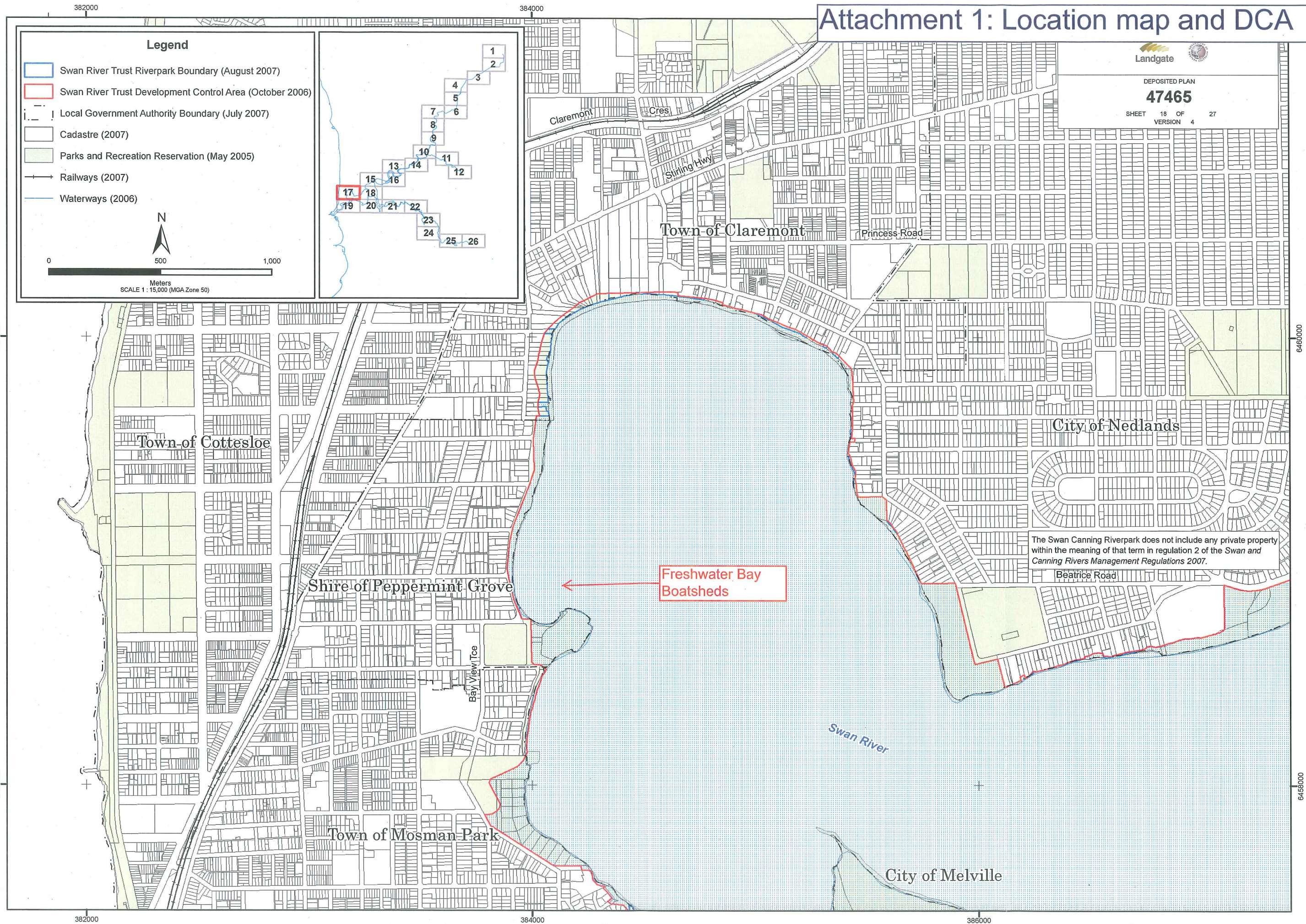
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FINAL REPORT ENDORSED

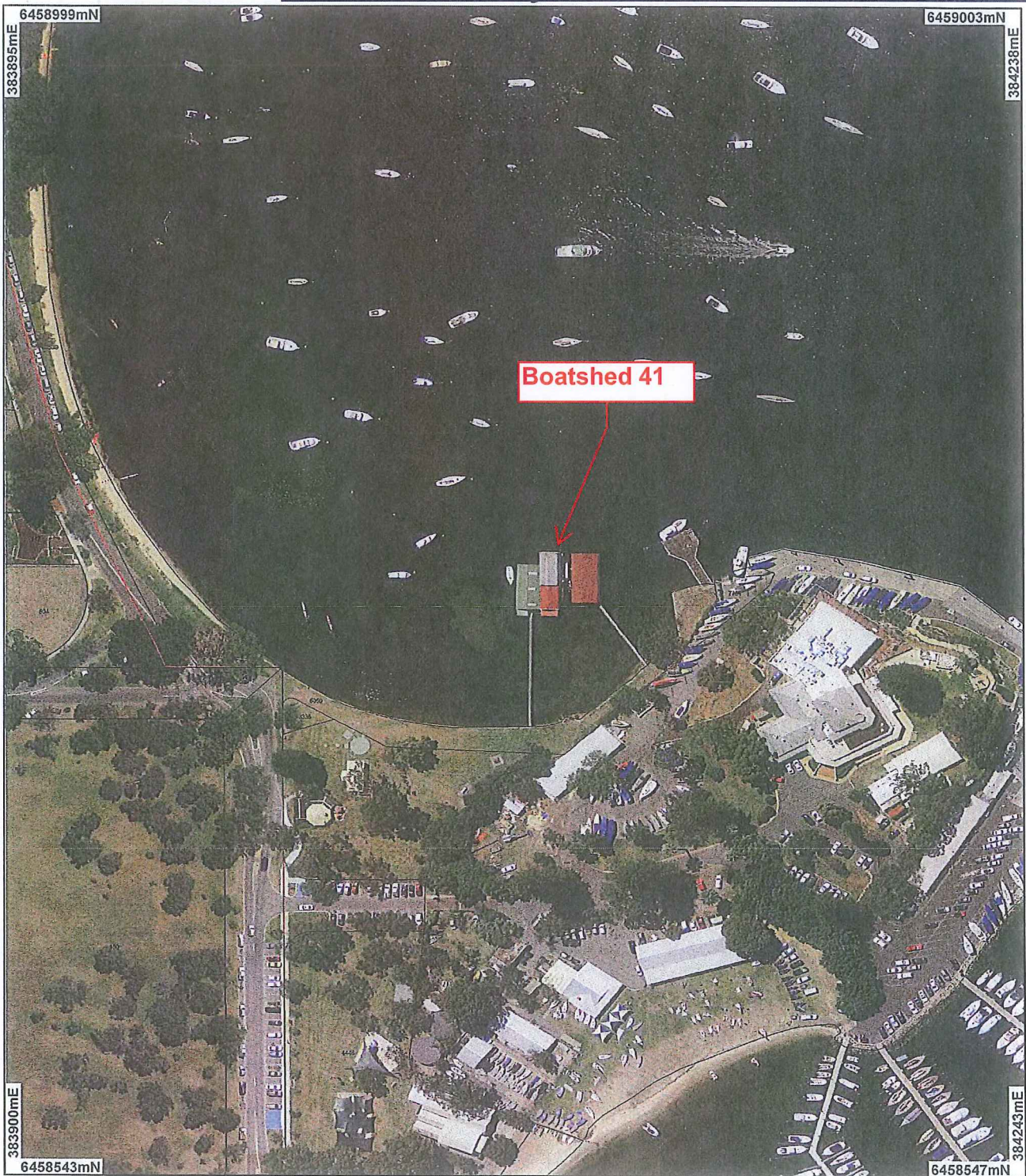
Signed: MC Cugley Date: 13/3/15
Mark Cugley
A/General Manager, Swan River Trust

Attachment 1: Location map and DCA



Development Control Area and Riverpark Map 17

Attachment 2: Aerial location plan



LEGEND

- scrm_srt_act_development-control_area ***

- Cadastral**
- Freehold
- Crown Reserve
- State Forest / Timber Reserve
- Marine Park (cont)

- Crown Lease
- Lease / Reserve
- Lease on State Forest / Timber Reserve
- Public Roads
- Unallocated Crown Land
- Water
- Other Public Lands

- Perth Metropolitan Area**
- North 15cm Orthomosaic - Landgate 2012**
- Perth Metropolitan Area**
- South 15cm Orthomosaic - Landgate 2012**
- Perth Metropolitan Area**
- Central 15cm Orthomosaic - Landgate 2012**



0 62 m

Scale 1:2104

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by: josieb
 Prepared for:
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Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



Government of Western Australia
 Department of Environment Regulation

WA Crown Copyright 2002

* Project Data. This data has not been quality assured. Please contact map author for details.

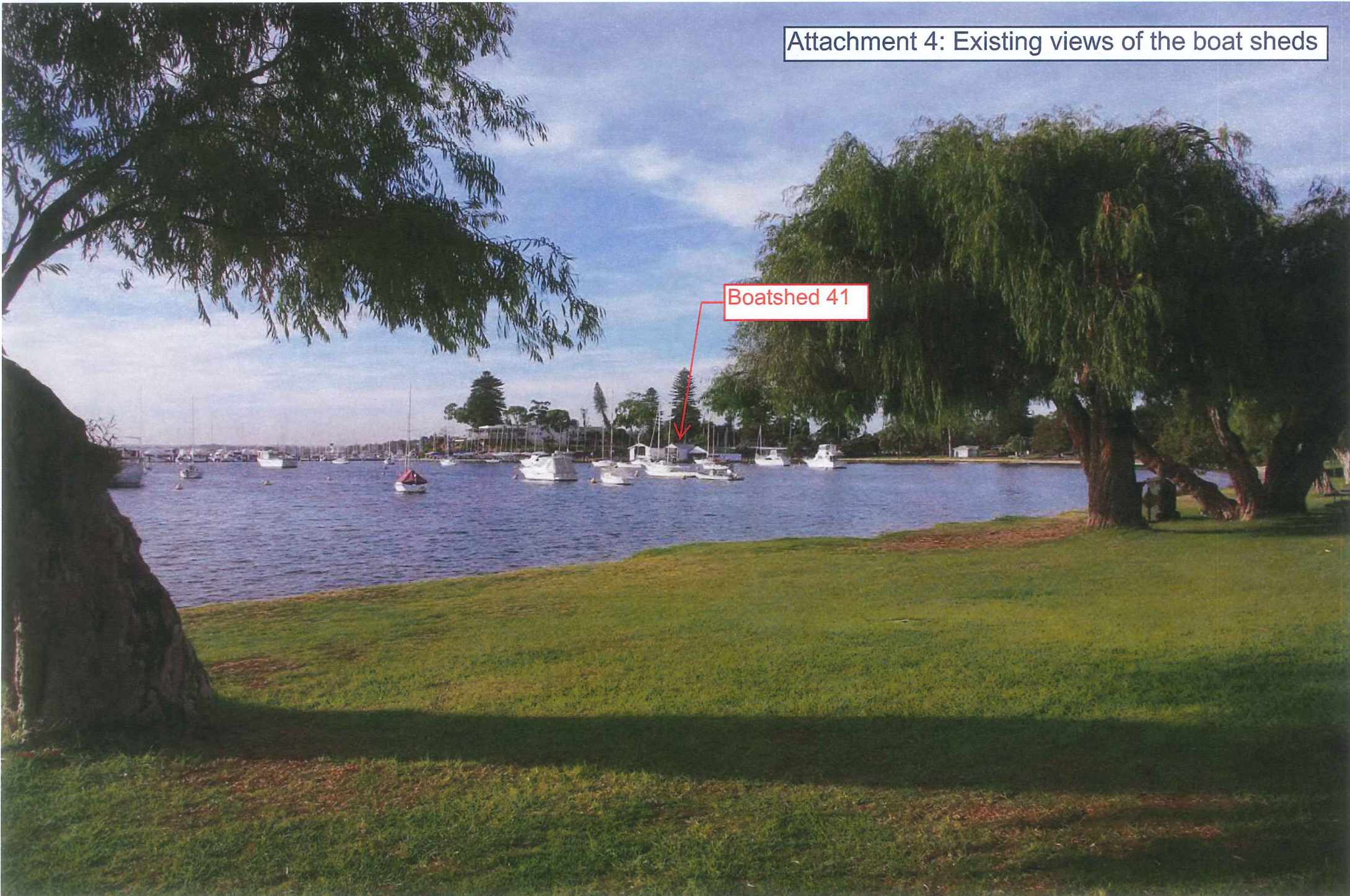
Attachment 3: Aerial photo of the *Freshwater Bay Boatsheds*

Boatshed 41

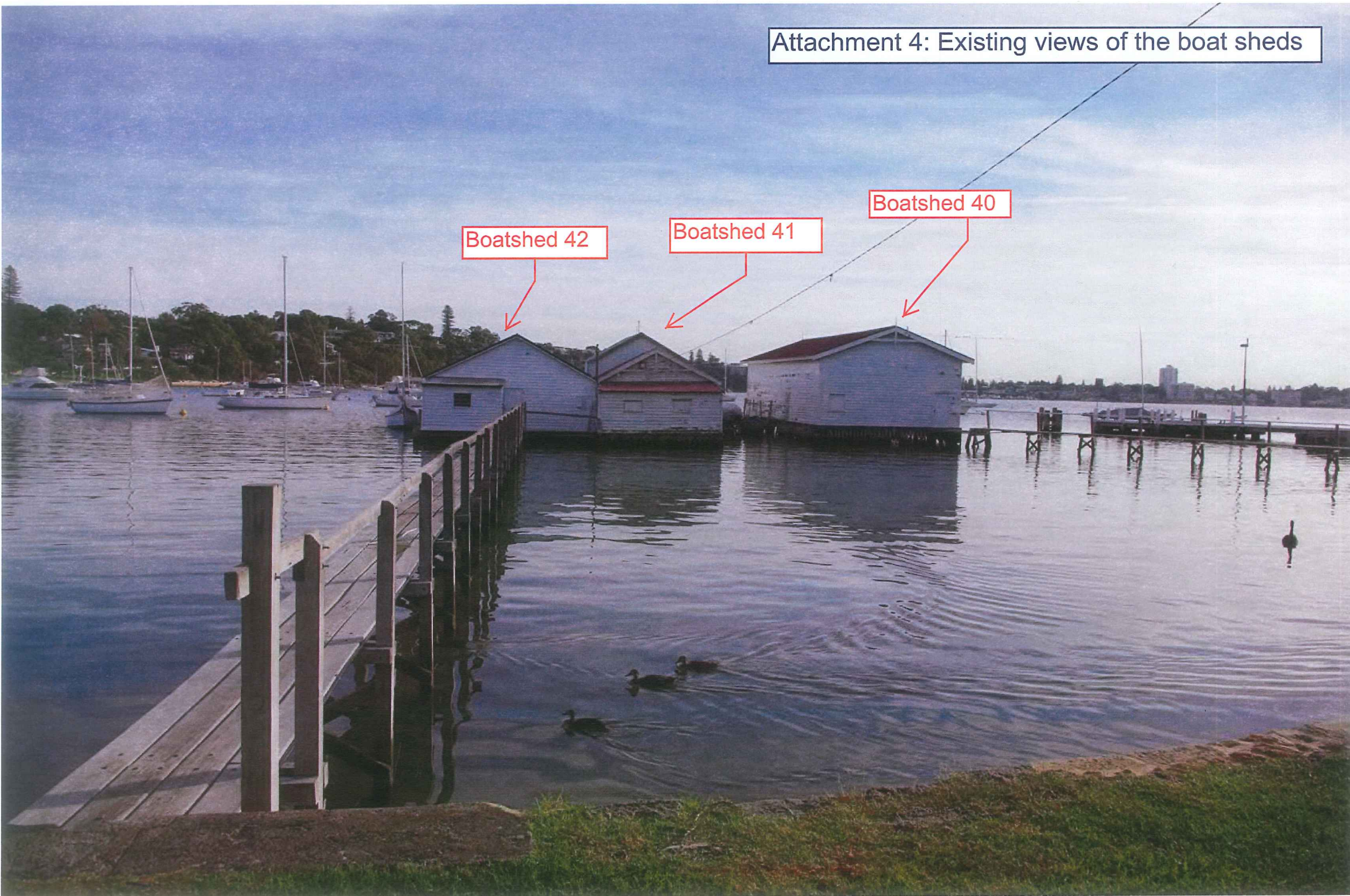


Attachment 4: Existing views of the boat sheds

Boatshed 41



Attachment 4: Existing views of the boat sheds



Boatshed 42

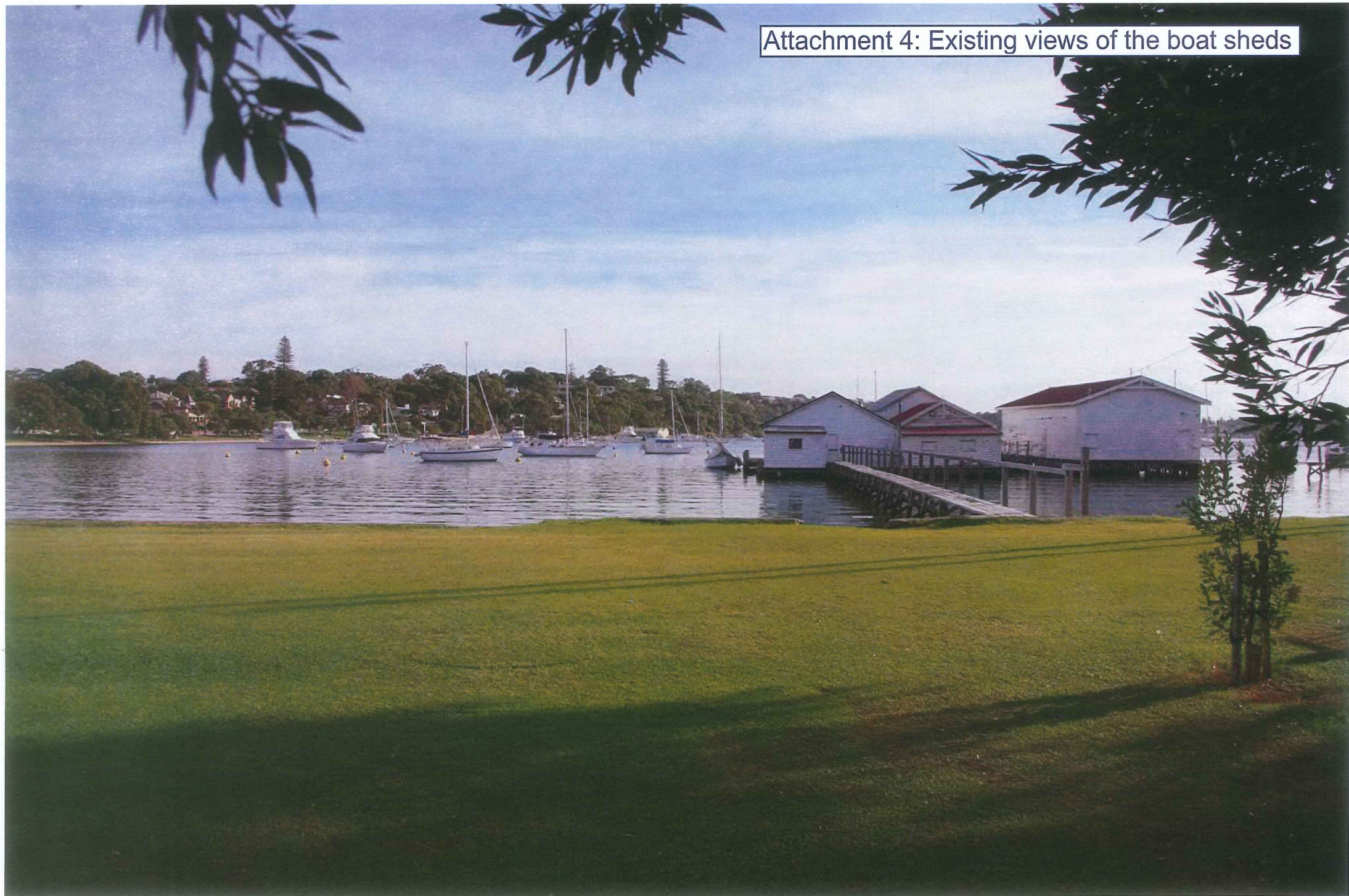
Boatshed 41

Boatshed 40

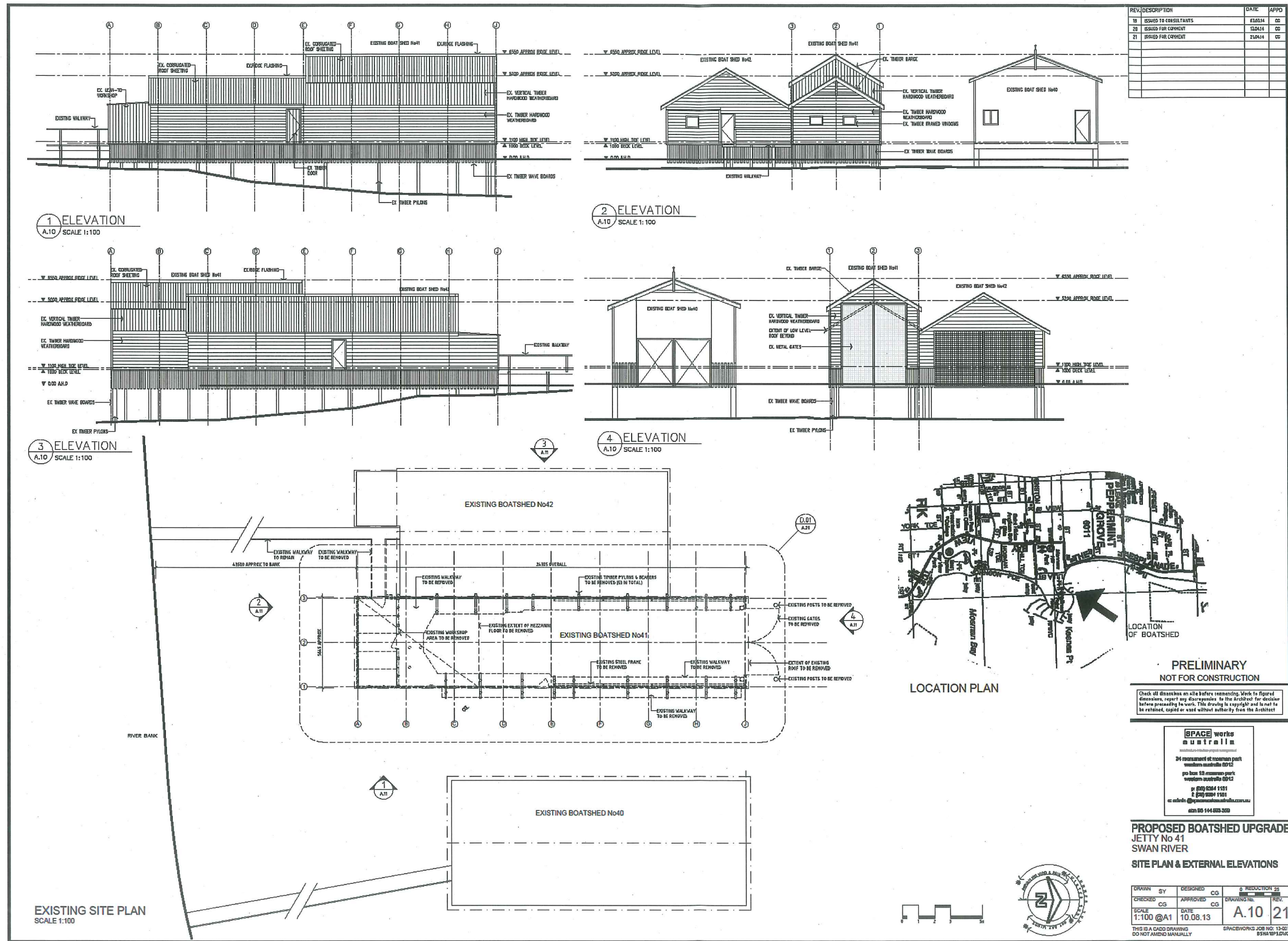
Attachment 4: Existing views of the boat sheds



Attachment 4: Existing views of the boat sheds



Attachment 5: Existing site plan



REV.	DESCRIPTION	DATE	APPRO.
10	ISSUED TO CONSULTANTS	23.04.14	CG
20	ISSUED FOR COMMENT	23.04.14	CG
21	ISSUED FOR COMMENT	23.04.14	CG

PRELIMINARY
NOT FOR CONSTRUCTION

Check all dimensions on site before commencing. Work to figured dimensions, report any discrepancies to the Architect for decision before proceeding to work. This drawing is copyright and is not to be retained, copied or used without authority from the Architect.

SPACE works
australia

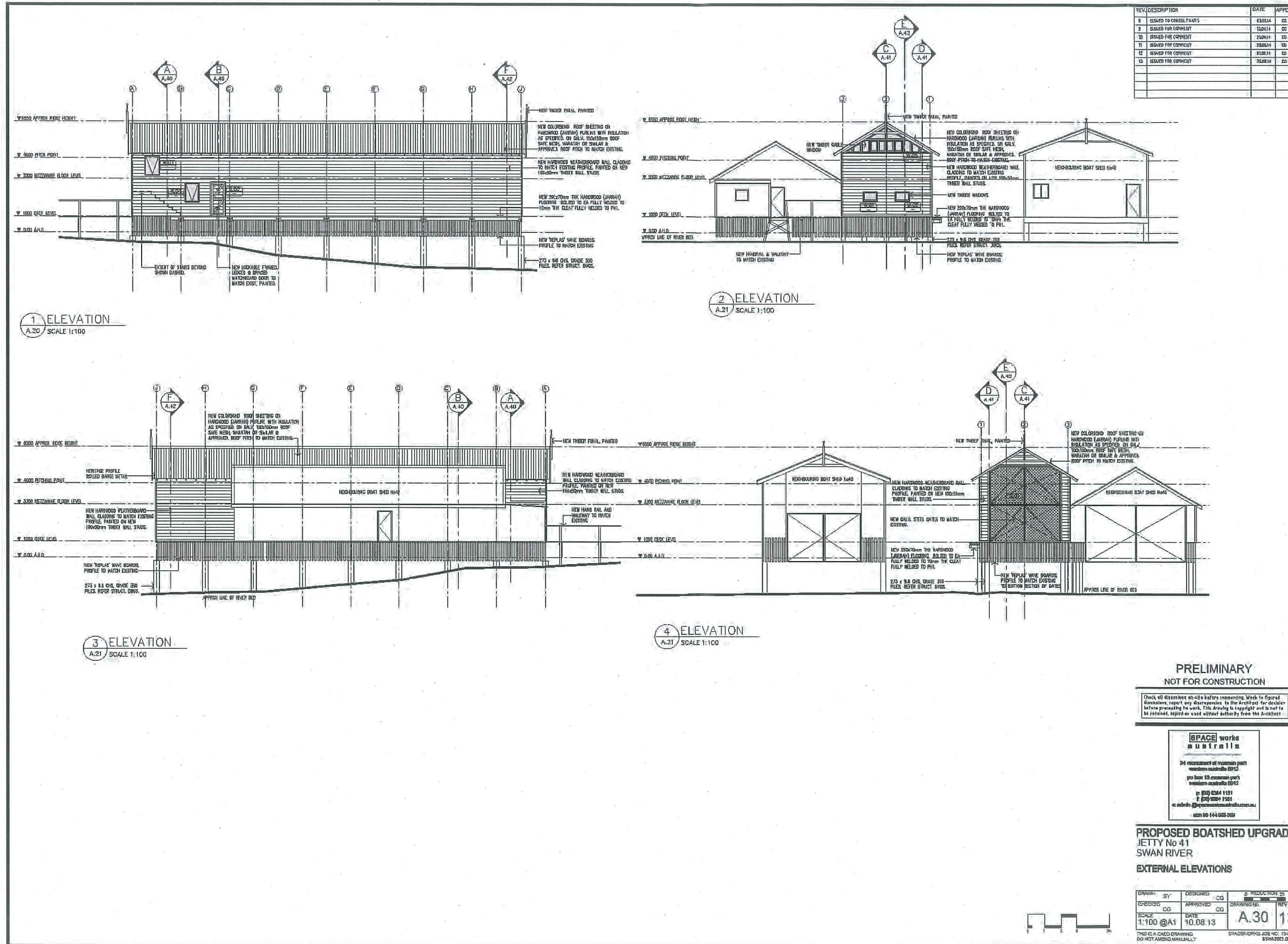
24 monument st mosman park
western australia 6012
po box 13 mosman park
western australia 6012
p: (08) 9384 1151
f: (08) 9384 1151
e: admin@spaceworksaustralia.com.au
asn 05 144 593 359

PROPOSED BOATSHED UPGRADE
JETTY No 41
SWAN RIVER
SITE PLAN & EXTERNAL ELEVATIONS

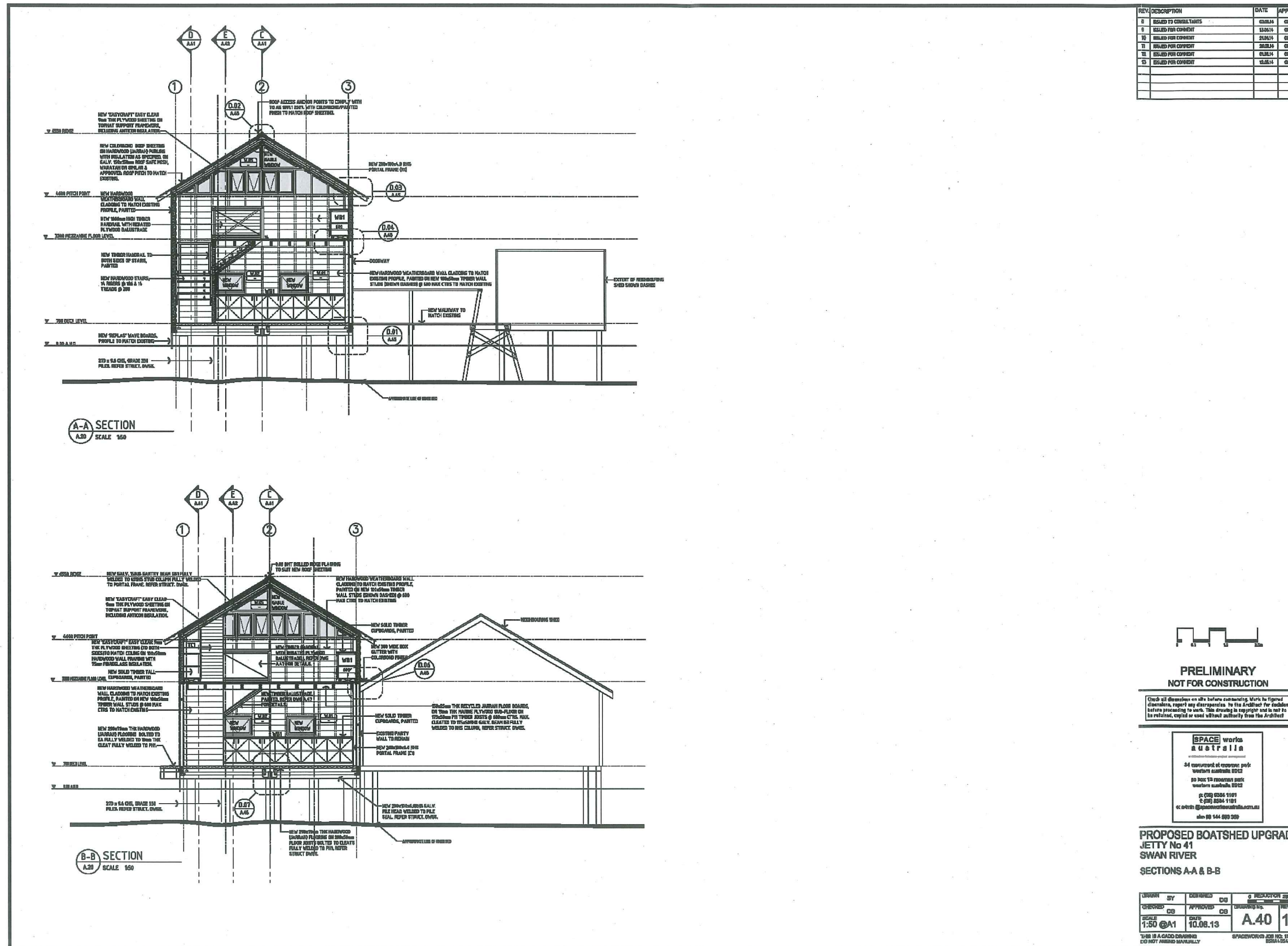
DRAWN	SY	DESIGNED	CG	REDUCTION	25
CHECKED	CG	APPROVED	CG	DRAWING NO.	21
SCALE	1:100 @A1	DATE	10.08.13		

THIS IS A CAD DRAWING
DO NOT AMEND MANUALLY

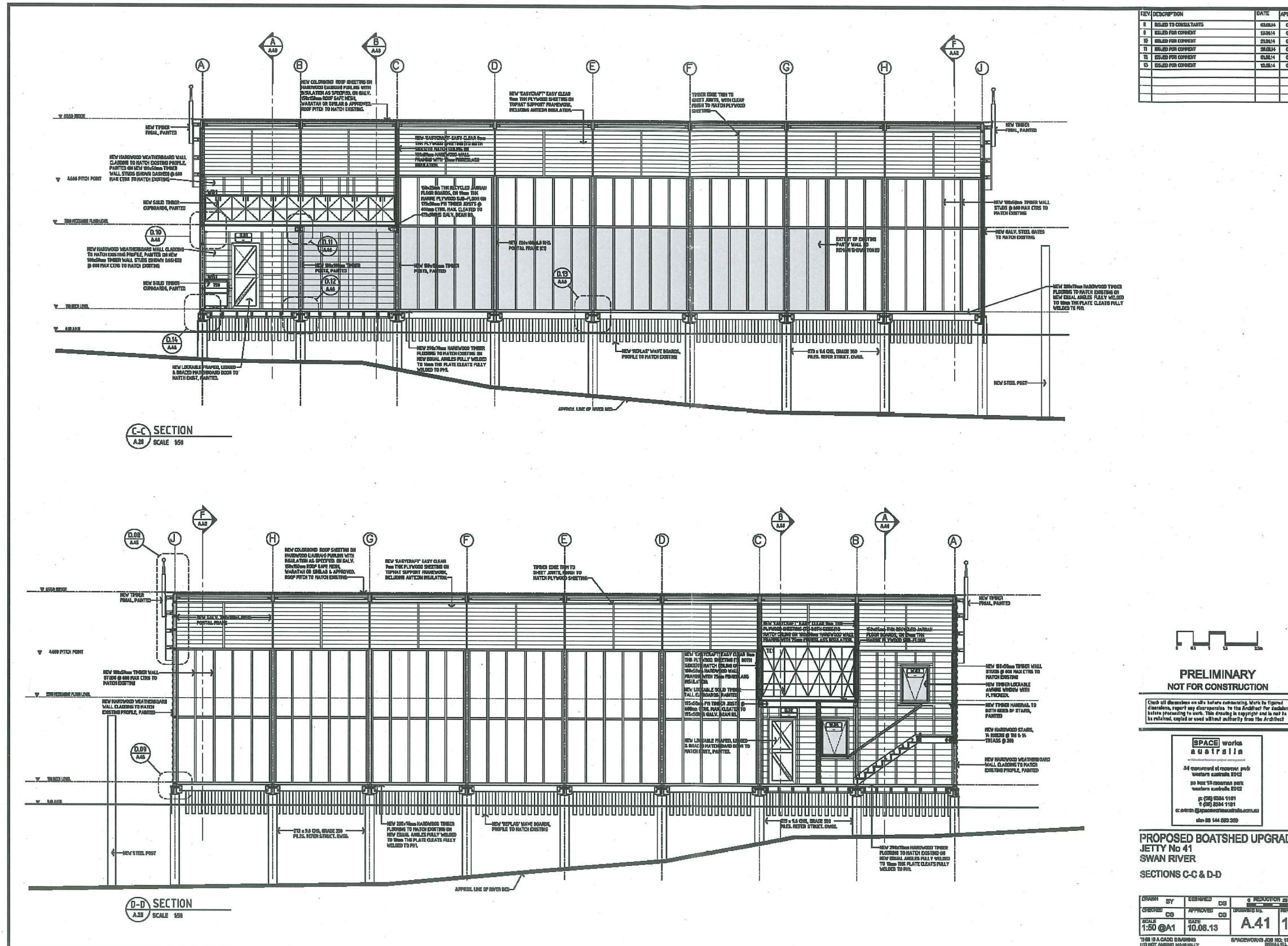
Attachment 6: Proposed new boatshed plans



Attachment 6: Proposed new boatshed plans



Attachment 6: Proposed new boatshed plans



**PRELIMINARY
NOT FOR CONSTRUCTION**

Check all dimensions on site before commencing. Mark by figured dimensions, report any discrepancies to the Architect for guidance before proceeding to work. This drawing is copyright and is not to be retained, copied or used without authority from the Architect.

**SPACE works
Australia**

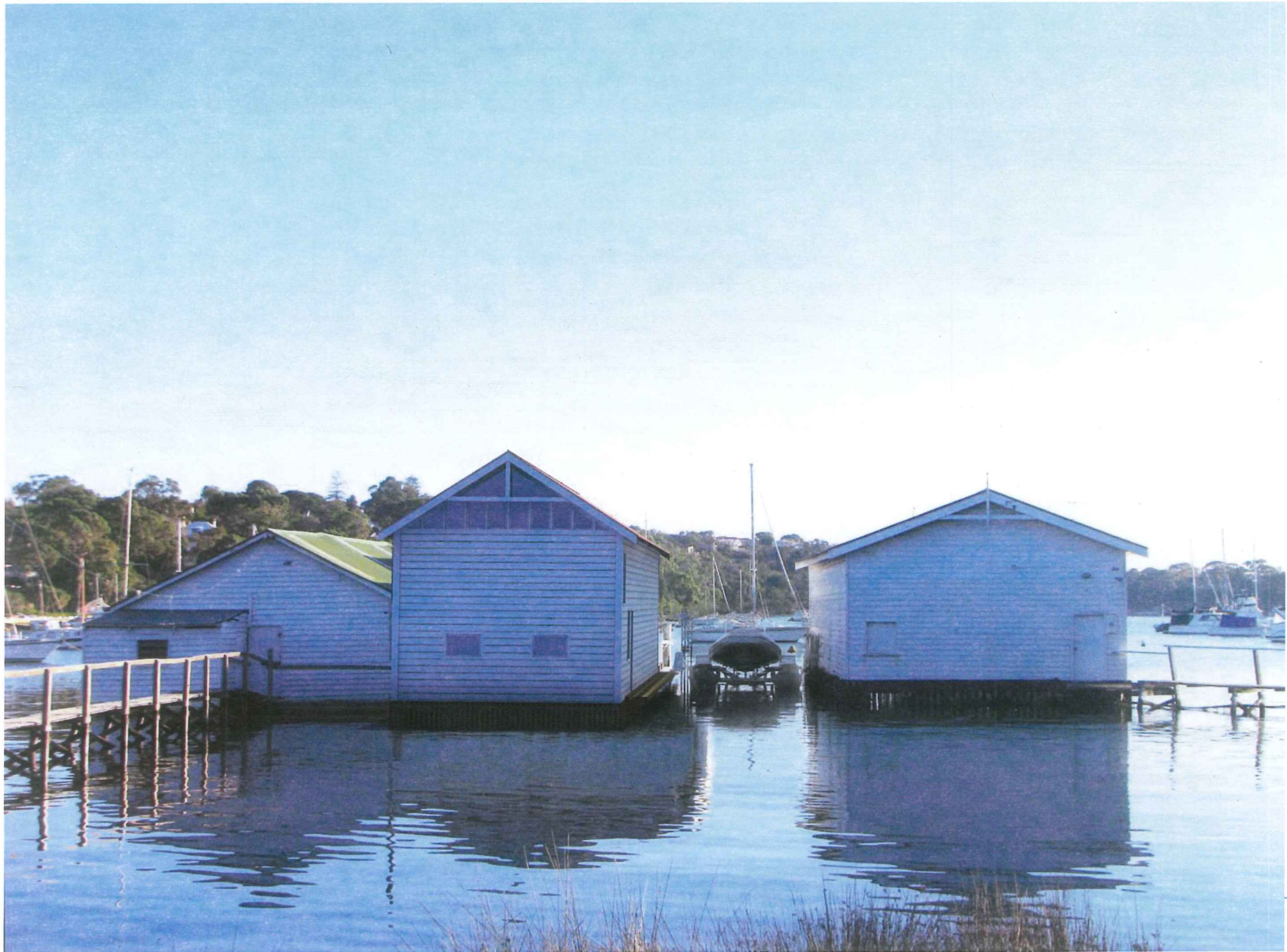
34 monument st mosman park western australia 6012
po box 13 mosman park western australia 6012
t: (08) 9384 1151
f: (08) 9384 1181
e: admin@spaceworksaustralia.com.au
sin 98 144 593 359

**PROPOSED BOATSHED UPGRADE
JETTY No 41
SWAN RIVER
SECTIONS C-C & D-D**

ORIGIN	SY	DESIGNED	CG	BY REDUCED FOR 2D
CREATED	CG	APPROVED	CG	ISSUED FOR REV.
SCALE	1:50 @A1	DATE	10.08.13	A.41 13

THIS IS A CAD DRAWING
IT IS NOT A PHOTOGRAPH

Attachment 7: Montage showing proposed new boatshed



Attachment 7: Montage showing proposed new boatshed





Attachment 8: Advice from Heritage Council

HERITAGE
OFFICE

SRT6116

Working on behalf of the Heritage Council to recognise, conserve, adapt and celebr

heritage

24 November 2014

YOUR REF
OUR REF
ENQUIRIES

Louise Ryan
(08) 6552 4118

Chief Executive Officer
Swan River Trust
PO Box 6829
EAST PERTH WA 6892
Attention: Ms Josie Black



Dear Sir

Freshwater Bay Boatsheds, Peppermint Grove Swan River Trust Application No. SRT6116

Under the provisions of Section 11 of the *Heritage of Western Australia Act 1990*, the proposed development as described below has been referred to the Heritage Council for its advice.

Place Number	P17290
Place Name	Freshwater Bay Boatsheds, Peppermint Grove
Street Address	Freshwater Bay, Peppermint Grove
Referral date	28 October 2014
Development Description	Proposed Replacement of Existing Boatshed (No.41)

We received the following drawings prepared by Space Works Australia:

A10 rev21	Existing Site Plan & External Elevations (dated 21 April 2014)
A20 rev14	Proposed Ground & Mezzanine Floor Plans (dated 12 August 2014)
A30 rev13	External Elevations (dated 28 August 2014)
A40 rev13	Sections A-A & B-B (dated 12 August 2014)
A41 rev13	Sections C-C & D-D (dated 12 August 2014)

The referral for the proposed development has been considered in the context of the identified cultural significance of the *Freshwater Bay Boatsheds* and the following advice is given:

Findings

- The current referral proposes the replacement of Boatshed No.41 in accordance with a previously supported proposal considered in 2009.
- The Heritage Council's Development Committee considered the drawings included in the current proposal at its Meeting on 23 September 2014. It supported the proposal with some conditions; a copy of the advice to the applicant was forwarded to the Swan River Trust and is also included as an attachment to this letter for your reference.

www.stateheritage.wa.gov.au
info@stateheritage.wa.gov.au

- It is noted that the proposal now includes a careful salvaging strategy to be overseen by the heritage consultants, Palassis Architects, to ensure the maximum reuse of existing timbers.
- The drawings provided indicate that the detail of the interface between the two boatsheds has been prepared, however this drawing(s) has not been submitted as part of the drawing package provided.

Advice

The proposed development, in accordance with the plans submitted, is supported subject to the following condition:

1. Further detailed drawings are to be provided to the satisfaction of the Executive Director of the State Heritage Office, showing the proposed interface of the works affecting the shared wall between Boatsheds 41 & 42.
2. A photographic archival record is to be prepared in accordance with the State Heritage Office's *Guide to Preparing an Archival Record*.

We would appreciate a copy of the Swan River Trust's determination for our records.

Should you have any queries regarding this advice please contact Louise Ryan at louise.ryan@stateheritage.wa.gov.au or on 6552 4118.

Yours sincerely



Adelyn Siew
DEVELOPMENT MANAGER

Attachment - Copy of SHO correspondence to Palassis Architects dated 30 September 2014