

# Project Brief

Tender for consultancy services

Cultural Landscape Plan, Peninsula Farm, *Wu-rut Woorat*

National Trust of Western Australia

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Top L-R Members of the Hardey family at Peninsula Farm in 1912; View to Swan River 1930s (SLWA 046658PD)  
Bottom L-R Smoking Ceremony 2015; National Trust Christmas Carols 2021

**Submissions close: 5pm Friday 29 July 2022**

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This consultant brief was prepared by officers of the National Trust of Western Australia

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## Introduction

The National Trust of Western Australia aspires to awaken the community to the value of heritage. The National Trust is a Trust for the Government and the community and is a member-focussed, not-for-profit organisation.

This consultancy is for an experienced consultant team to prepare a Cultural Landscape Plan for Peninsula Farm, a significant heritage place in the National Trust's portfolio. Peninsula Farm is identified as a key property within the National Trust's Strategic Asset Plan and with a range of actions that should be carried out in the short term. It includes the desire to realise the heritage tourism potential of the place in time for the 2029 bicentenary of colonisation. This incorporates improving the visitor experience through interpretation, landscaping and other essential facilities.

The National Trust acknowledges its properties are situated on Aboriginal land across the state and recognises Aboriginal people remain the cultural and spiritual custodians of their land and continue to practise their values, languages, beliefs and knowledge. The National Trust is committed to working with Aboriginal people to ensure these practices are recognised and included in the conservation and interpretation of its properties and Aboriginal people are consulted and involved in the development of Trust projects and programs.

## Background

Peninsula Farm, is located on Whadjuk Noongar boodja (Country) on the banks of the Derbarl Yerrigan (Swan River) on the Maylands Peninsula, an area known as Wu-Rut Woorat to the Whadjuk Noongar people. The place has been managed by the National Trust of Western Australia since 1978. It sits on a portion of Swan Location 9377, within the boundaries of the City of Bayswater.

At the physical centre of the place is a farmhouse, constructed over a number of stages from circa 1838 that was the home of Joseph and Ann Hardey and their family, who arrived in the Swan River Colony aboard the ship *Tranby* in February 1830. The Hardey family was among a small group that comprised the first Methodists to come to Western Australia and contributed significantly to the cost of construction of Wesley Church in Perth in the 1860s. Although all the outbuildings have been lost, the farmhouse at Peninsula Farm is believed to be one of the oldest residences, and the only extant example of a homestead and outbuilding in the Old Colonial Georgian style and dating from the first decade of the Swan River colony, in metropolitan Perth.<sup>1</sup>

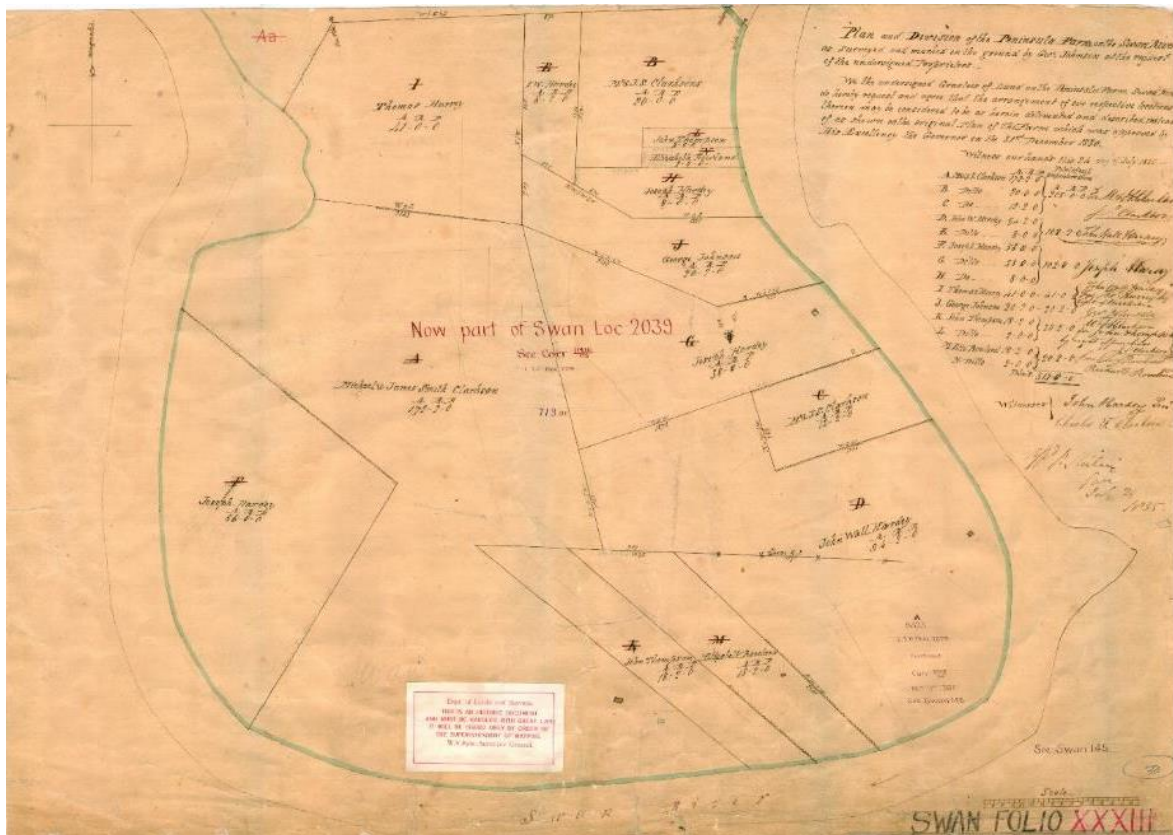
This land on the Peninsula had been planned to be a racecourse, but Governor Stirling abandoned this idea in favour of granting the land to the Hardey and Clarkson families. Strategically situated between Perth and Guildford the location was highly sought after. Stirling favoured the *Tranby* passengers due to their practical experience in farming and in recognition of the stock and goods they brought with them.

The original 1830 land grants were combined into one and named Peninsula Farm and here the small group of Methodists farmed communally. Five years later, at the request of the landholders, the Peninsula was formally surveyed with their ribbon grants clearly delineated. Each landholder had vital access to the Swan River which was the main transport route for the colonists. Not all the *Tranby* families remained settled at the Peninsula Farm, with a number of

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<sup>1</sup> Heritage and Conservation Professionals (2005) *Peninsula Farm (Tranby), Maylands Conservation Plan*

the original land holdings being either sold on to others from the ship or to outside parties, the first changing hands after only a year.



George Johnson's 1835 survey of the Peninsula Farm showing the ribbon grant subdivision (State Records Office WA, AU WA 5238 Cons. 3848)

Over the next decades many of the families who had arrived on the *Tranby* and established farms on the Peninsula had moved away or died. Joseph Hardey had prospered over this time and by the 1860s he and his family owned most of Peninsula Farm. James Clarkson was the only other member of the original group to remain. On his return from school in England in 1866 Richard Hardey, the only son of Joseph and Ann, managed the family landholding. When his parents died Richard not only inherited his own family property, but by 1879 had acquired all the land that made up the original Peninsula Farm.

By the 1890s Peninsula Farm was offered for lease as grazing land. In 1903 the Maylands Peninsula was resurveyed for sub-division and additional lots close to the river added to the property then known as Tranby Park. In 1913, the lot containing what became known as 'Tranby House' was purchased by Henry Baker who lived there with his family until his death in 1951. The property was then sold to Harold Cheshire who kept race horses.

In May 1967 the property was sold to the Bond Corporation for a large scale housing development. Conditions attached to the development included the excision of land for a public reserve along the river, and for the creation of a second reserve around 'Tranby House', on condition it was restored in consultation with the National Trust. Accordingly, the farmhouse was restored and the place vested in the National Trust in 1977. The name 'Peninsula Farm' was reinstated by the National Trust in 2018.



View looking south c1920 showing farm buildings demolished during the redevelopment of the area from 1967 by the Bond Corporation (Warwick Bloomfield papers SLWA MN2658)

Today Peninsula Farm sits in an open grassed landscape on a riverside reserve containing a mixture of remnant endemic and introduced species including oak trees dating to the early colonial period. Over the past 50 years the site has undergone a series of interventions. Early outbuildings were demolished; a house for residential wardens (now a café) and a storage shed were constructed; paths, paving and garden beds installed, removed and relocated; a substantial ornamental pond created and later filled in; signage has come and gone as has fencing and other elements. Until now the grounds have been treated more as a municipal park than a cultural heritage place of significant heritage value.

Its attractive riverside location attracts a varied audience to Peninsula Farm comprising paying visitors, school groups, café patrons, and locals for dog walking and similar forms of passive recreation. The curriculum aligned education programs are well supported and draw around 7,000 students to the place each year. In addition special events such as the annual Christmas Carols and the ANZAC Day memorial service draw large groups to the grounds.

The farmhouse itself is a small and fragile building and under a great deal of pressure, particularly from school visitation, and requires major conservation. In addition a new interpretation offering is needed to communicate the significance of the place and its associated stories presented in a way that reflects the interests and expectations of contemporary audiences. As Noel Pearson has described there are three waves of people who contribute their stories to our places: the Indigenous people of the land, those who colonised Australia from 1788 and those who have migrated here from various parts of the world and continue to do so. Their stories inform an understanding of the cultural landscape of Peninsula Farm and will underpin future conservation and interpretation of the place. This project will play a central role in relieving some pressure on the house and enable the National Trust to engage with broader

audiences through an extension of interpretation into the grounds, providing a contextual understanding for the location in which people find themselves. Only through understanding the broader social, environmental and cultural landscape and history of Peninsula Farm can this be done.

## Heritage Values

Peninsula Farm sits on Whadjuk Noongar boodja (Country) on the banks of the Derbarl Yerrigan (Swan River). It is Place No. 02411 on the State Register of Heritage Places.<sup>2</sup> The site is a remnant portion of an original holding on the Maylands peninsula of 512 acres that comprised the 'Peninsula Farm'. The following Statement of Significance for Peninsula Farm was prepared in 2005 for the National Trust's Conservation Plan for the place.<sup>3</sup>

*Peninsula Farm, a two storey homestead and outbuilding in the Old Colonial Georgian style, constructed over a number of stages from circa 1838, has cultural heritage significance for the following reasons:*

*the place is believed to be the oldest extant residence, and the only example of a homestead and outbuilding in the Old Colonial Georgian style and dating from the first decade of the Swan River colony, extant in metropolitan Perth;*

*the place was the home of Joseph Hardey and his family who arrived on the ship the Tranby in 1830 and were the first Methodists to come to Western Australia. The Hardey family introduced Methodism into Western Australia, influenced the religious and political life of the colony, and contributed significantly to the cost of construction of Wesley Methodist Church in Perth in the 1860s;*

*the place was associated with the development of various industries on the peninsula, including vineyards introduced by Richard Watson Harvey, brickworks, grazing and, in the twentieth century, horse racing;*

*the place has been vested in the National Trust since 1977 and as such is significant to the people of Western Australian both as an historic property, and as an important interpretive and teaching site, providing an insight into the state's early colonial history; and*

*the place is a significant landmark on the Swan River foreshore. It has aesthetic value for the simple Georgian form, detail and proportions of the buildings, which together with mature oak trees around the perimeter of the building, form a visually attractive composition.*

It should be noted that the National Trust intends to revise this statement of significance to incorporate the natural, Aboriginal and other cultural landscape heritage values associated with

<sup>2</sup> <http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/79616eae-df6a-468d-ab00-7da422ba720e>  
[Accessed online 12 July 2021]

<sup>3</sup> Heritage Conservation Professionals (2005) *Peninsula Farm (Tranby), Maylands Conservation Plan*. Prepared for the National Trust of Australia (WA), p12.

the place. It will also incorporate the significance assessment of the collection of moveable heritage with provenance to Peninsula Farm and the Hardey family that provides evidence of, and offers a tangible connection to, the people associated with Peninsula Farm and a means to interpret the social history of the place.

## Project Goal

This project will achieve an understanding and appreciation of the spirit of place<sup>4</sup> associated with the cultural landscape of Peninsula Farm that will in turn support the conservation and interpretation of this cultural landscape. It will position Peninsula Farm as a place that has contemporary relevance to communities that are connected and engaged through partnerships and collaboration. The National Trust will ‘walk together’ with the Whadjuk people, local government, and the local community in the lead up to the 2029 bicentenary of colonisation.

Recognising the spirit of place at Peninsula Farm will provide a comprehensive understanding of the cultural landscape of the place<sup>5</sup>. Because the spirit of place is complex and multiform, project success will depend on connecting communities through a shared and collaborative approach to understand, conserve and interpret the spirit of place.



Understanding the cultural landscape is much more than a consideration of the social, environmental and cultural history of the place but also the physical and spiritual elements that give meaning, value, emotion and mystery to a place (Photo: Sabine Albers, 2017)

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<sup>4</sup> Spirit of place is defined as: *the tangible (buildings, sites, landscapes, routes, objects) and the intangible elements (memories, narratives, written documents, rituals, festivals, traditional knowledge, values, textures, colours, odours etc) that is to say the physical and spiritual elements that give meaning, value, emotion and mystery to a place.* ICOMOS Quebec Declaration on the Preservation of Spirit of Place, 2008

<sup>5</sup> Refer to the Practice Note: Cultural Landscapes (in draft), February 2022, Australia ICOMOS National Scientific Committee (NSC) on Cultural Landscapes and Cultural Routes; [World Heritage Centre - Cultural Landscapes \(unesco.org\)](https://www.unesco.org/culture/whitopics/cultural-landscapes); and UNESCO Operational Guidelines for the Implementation of the World Heritage Convention 2008, for definitions and supporting information

By creating a rich, dynamic, and inclusive vision at Peninsula Farm it will be possible to increase awareness of, and connection to, the cultural landscape. In recognising the dynamic nature of the spirit of place in a contemporary context, connected communities will better understand the natural environment and the impacts of human intervention; hear the voices of the Whadjuk people; make sense of the colonial history of the peninsula; engage in inclusive interpretive experiences; and be awakened to the value of heritage.

The cultural landscape plan is expected to take into account the aesthetic, historic, scientific and social significance of the place and its setting; include mapping of Whadjuk Noongar cultural heritage values; an assessment of the heritage values of existing vegetation; an understanding of Peninsula Farm within the Maylands Peninsula; consideration of the natural heritage values of the riverbank; and an overview of its archaeological significance based on previous archaeological investigations.

The National Trust wishes to take a broad approach to understanding, interpreting and managing the heritage values of the cultural landscape in which Peninsula Farm is situated, encompassing pre and post-colonial occupation and the ongoing interrelationship between people and place.

## Study Area

The property known as Peninsula Farm is located at 2c Johnson Rd, Maylands. It comprises Lot 11547 on Deposited Plan 217904, Regional Reserve 35112 under management order in favour of the National Trust of Western Australia. It sits within the Swan and Canning River Development Control Area (DCA-028).

The land is 5,720 m<sup>2</sup> in area, with access through Peninsula Farm Reserve R33202 to the south east. This reserve is vested in, and managed by, the City of Bayswater. This reserve, another to the north of the place, the river bank zone, Kuljak Island on the opposite side of the river and the general riverside context are to be included in the study area.



Aerial view of Peninsula Farm with the property boundary indicated in yellow. The surrounding curtilage including the river and broader landscape is to be included in the study area (courtesy Stephen Lloyd, DBCA)

## Project scope

The consultant team will be required to:

- Review previous reports and policies relating to the cultural landscape of the place and map this against the physical evidence
- Identify key landscape features, both within the National Trust managed boundary and the study area that comprise the cultural landscape of Peninsula Farm, taking into consideration important views and vistas
- Review DBCA and City of Bayswater policies regarding the natural heritage values of the place and identify, describe and integrate these natural heritage values into the cultural landscape plan
- Document how the study area's landscape has been used, its sustainability and conservation needs
- Provide an overview of the archaeological significance of the study area and identify zones of potential significance, and provide management policies for ground disturbance
- Guided by the recently commissioned history<sup>6</sup> and an understanding of the important stories associated with both the study area and the broader Peninsula area, identify the landscape elements and themes<sup>7</sup> that best express these stories
- Consult with Whadjuk Noongar community members<sup>8</sup> to understand the meanings, stories, values and importance they attach to the cultural landscape of Wu-Rut Woorat, and where possible identify Aboriginal names for key features of the place
- Consult with members of the local community, particularly those who neighbour the place, to understand the meanings, stories, values and importance they attach to the cultural landscape of the place and determine how widely these values are held
- Consult with the City of Bayswater and DBCA regarding their works relating to the management and revegetation of the riverbank and adjacent reserve
- Undertake a significance assessment of important trees at the place and identify and assess remaining trees and plants as either intrusive or of little significance and where possible identify Aboriginal names for endemic species<sup>9</sup>
- Identify and assess the cultural landscape significance of the place and prepare a Statement of Significance
- Develop policies and guidelines for the ongoing management, and suggestions for the future interpretation of, the cultural landscape of Peninsula Farm

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<sup>6</sup> Munt, H (2022) *Peninsula Farm and its People, Historical Sources Project*, unpublished

<sup>7</sup> Refer to Baskerville, B (2021) *Themes for Westralian Histories: Reading the Love Land* [Microsoft Word - Themes For Westralian Histories-published \(nationaltrust.org.au\)](https://nationaltrust.org.au/themes-for-westralian-histories-published)

<sup>8</sup> Mr Danny Ford AO of Kambarang Services has previously arranged consultation with Whadjuk Noongar community representatives at Peninsula Farm on behalf of the National Trust

<sup>9</sup> A survey and risk assessment of the trees at Peninsula Farm and adjacent reserve was undertaken by Bijl Tree Consultancy in June 2022 on behalf of the National Trust

## Timeframe

The project will commence as soon as possible on appointment of the consultant team. The final report is expected to be completed by February 2023.

It is recommended the consultant team prepares a high level draft timeline showing the proposed approach. Adequate time must be allowed for consultation with members of the Whadjuk Noongar community and other key stakeholder groups to ensure all voices are heard and the approaches being undertaken are inclusive and appropriate.

## Selected Key Unpublished Documents

Heritage and Conservation Professionals (2005) *Peninsula Farm (Tranby) Maylands Conservation Plan*

O'Connor, R. Hart, T. and Quartermaine, G. (1999) *Report on an Ethnographic Survey of the Proposed Maylands Peninsula to Banks Reserve Bikepath*

Mulloway Studio and Kloeden, P. (2005) *Interpretation Plan: Peninsula Farm (Tranby House)*

Munt, H. (2022) *Peninsula Farm and its People, Historical Sources Project*

Richards, O. (1990) *Conservation Master Plan for Tranby House Grounds Maylands Peninsula Western Australia*

Various contributors (2014) *Marli Riverpark: An Interpretation Plan for the Swan and Canning Riverpark*

Various contributors (2009) *Swan and Helena Rivers Management Framework Heritage Audit and Statement of Significance*

## Insurance requirements

Consultants are expected to hold the following insurances:

Public liability	\$20,000,000
Professional indemnity	\$10,000,000

## Project Budget

This project is to be undertaken for a fee of \$30,000 +gst. There is an additional allowance of \$6,000 +gst available for all costs and disbursements associated with Whadjuk Noongar consultation.

Invoicing will be according to the achievement of the agreed milestones. Expected touch points for the project are 25% fee: interim report and key findings; 50% fee: first draft; 80% fee: second draft; 100% fee: final report.

Hourly rates will be applicable for agreed additional work that is outside the project scope if required.

## Copyright and Confidentiality

Copyright of all original material presented in the final report will remain with the National Trust of Western Australia. This includes all photographs, drawings, plans and diagrams. Use of already copyrighted material must be appropriately obtained and acknowledged. Further

publication or distribution of all or part of the document must receive prior written permission from the National Trust.

## Form of Contract

The National Trust short form contract for consultancy/ contract services. NOTE: Payment terms are 21 days from acceptable completion of work.

## Consultation Selection Criteria

Submissions must be limited to 10 pages and will be evaluated against the following criteria:

1. Demonstrated relevant experience including credentials and expertise of key personnel .....50%
2. Understanding of the tasks and outcomes, response to the brief and proposed approach to the project .....50%

## Information Required for Lodging Submissions

The following details must also be included within the submission:

- Name of the lead consultant and sub-consultants, business address and relevant contact details
- Details of services offered
- Itemised fee including travel and other disbursements
- Details addressing the selection criteria
- Hourly rates for any additional works outside the agreed scope
- Names and contact details of three referees who have had recent dealings with the company
- Level of insurance(s) and name of the company that holds the policy

## Submissions

All submissions should be clearly marked 'CLP Peninsula Farm' and submitted no later than 5pm WST on Friday 29 July 2022 at the following address:

Email: [trust@ntwa.com.au](mailto:trust@ntwa.com.au)

Proposals received by the nominated closing date and time will be accepted provided that they are completed, signed, legible and include all necessary information required to be submitted as part of the proposal.

## Project Manager

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