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**SAFETY BAY YACHT CLUB**  
Safety Bay Road, Safety Bay  
Archival Record

Prepared for  
City of Rockingham

May 2026

Griffiths Architects





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

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

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

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

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

Cover: Land side (north) of the Safety Bay Yacht Club. The corrugated sheeting replaced asbestos cement sheeting.  
*Griffiths Architects May 2026*

#### Revision History

Date of this revision: 15 May 2026

Version	Author	Document	Status	Date	Distribution
01	GA	Archival Record	Draft	14/05/2026	City of Rockingham
02	GA	Archival Record	Final	15/05/2026	City of Rockingham



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## 1.0 BACKGROUND

Griffiths Architects were appointed by the City of Rockingham to produce a Standard Archival Record of the Safety Bay Yacht Club (Heritage Council Database Place no. 032532). The subject site is located on an A Class reserve 22948 with a management order in favour of the City of Rockingham.

The club is located on Safety Bay Road, Safety Bay, in setting comprising a banked grass site, flanked by an access road and car park, with dune vegetation to the 'north' between the cultivated parkland and sea.

The club is a two-storey building with a third level lookout. The external walls are two types of face brickwork. A previous skillion form asbestos cement roof has been replaced with a Colorbond corrugated sheet roofing material. The major openings look out over the bay and offer panoramic views, with minor openings and two entrance points on the street side of the building. There are various window types on the street side and flanks, with a predominantly glazed wall facing the bay. Access to boat storage at the lower level is via roller doors set between slim brick piers.

The building has had extensive repairs to support the structure with reinforcement to brick piers and lintols. In addition to this there is deteriorating joinery, fretting and cracked brickwork and some evidence of the building's north wall rotating away from the remainder of the building.

The Safety Bay Yacht Club is included on the City's Local Heritage Survey 2025 (Place No.84) as a Category 4 place, with a requirement to record prior to demolition under Local Planning Policy No.3.3.21 Heritage Development and Design. The proposal is to demolish the present improvements and develop a new facility of its site.

This archive record was produced to satisfy the requirement for a Standard Archival Record. This document has been prepared in accordance with the requirements set out in the "Guide to Preparing an Archival Record" as published by the Heritage Council of Western Australia.

### 1.1. STUDY TEAM

Philip Griffiths, Architect, *Griffiths Architects*

Andrea Clark, *City of Rockingham*

Christine McKenna, *City of Rockingham*

Mike Ross, *City of Rockingham*

Matthew Emmott, *City of Rockingham*



## 2.0 STATEMENT OF SIGNIFICANCE

The following Statement of Significance is from the City of Rockingham Heritage Inventory.

The site has social value for the members of the community who have attended functions and activities at the club since 1947.

## 3.0 LOCATION MAP



**Figure 1** Aerial photograph of the club and its environs. Contrast with earlier documents that show the proximity of the shoreline at the time of construction. *Landgate May 2026.*



4.0 BASE PLANS

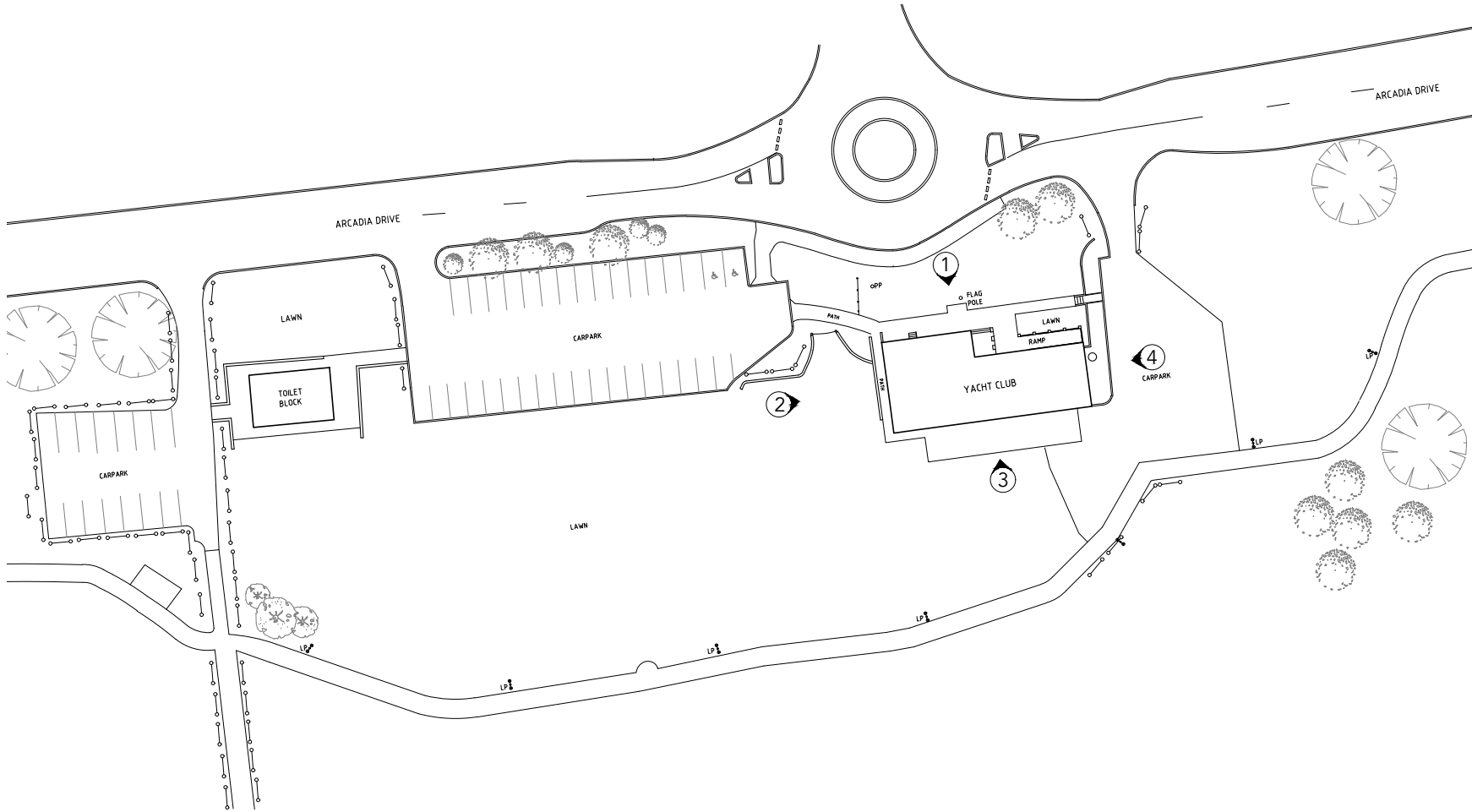
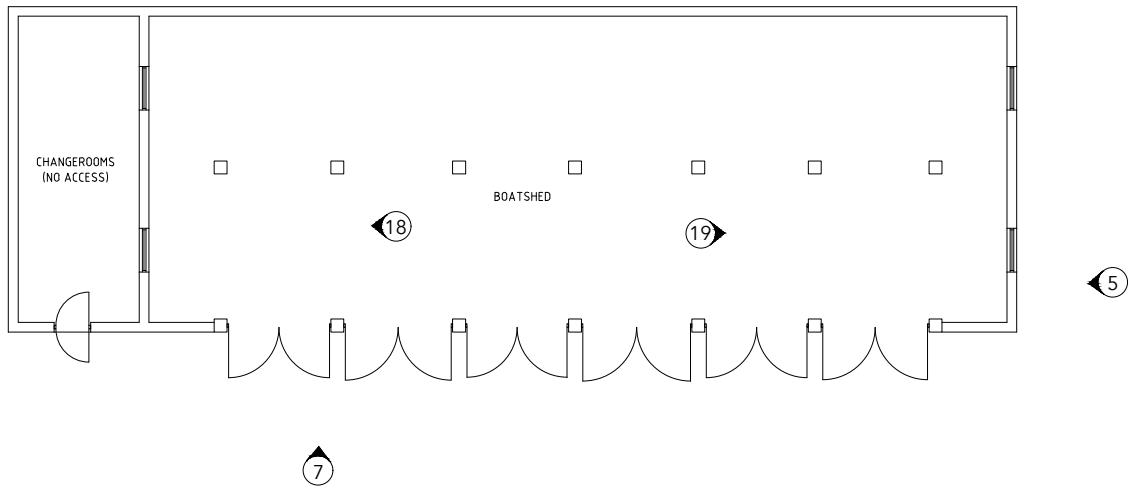
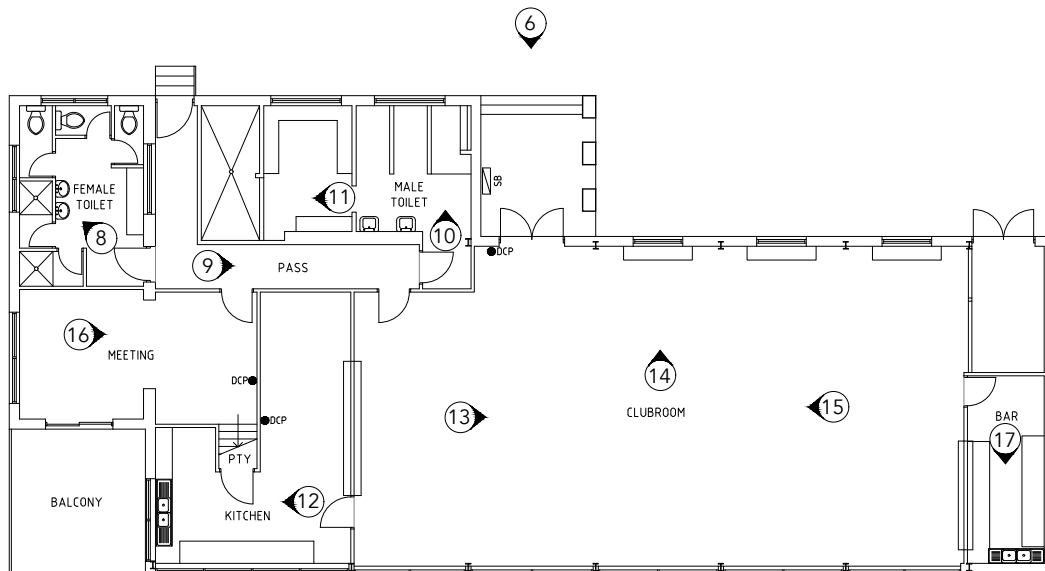


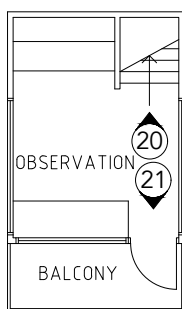
Figure 2 Site Plan. Courtesy City of Rockingham. Photography location markers added.



**Figure 3** Lower Floor Plan. *Courtesy City of Rockingham. Photography location markers added.*



**Figure 4** Ground Floor Plan. *Courtesy City of Rockingham. Photography location markers added.*



**Figure 5** Tower Plan. *Courtesy City of Rockingham. Photography location markers added.*



## 5.0 BRIEF WRITTEN HISTORY

The following historic overview provides a concise history of the place and is extracted from the inHerit place record with minor edits. A copy of the City of Rockingham Local Heritage Survey entry for the place is appended to the end of this document as Appendix A.

The Safety Bay Yacht Club has been operating from this site since 1947. The club rooms were originally a Nissan hut built closer to the water's edge, which regularly flooded and timber structures. The Safety Bay School used these premises as a classroom when the number of student increased in the post-World War II period. The Safety Bay School was completed in 1954 and student no longer needed to use the Safety Bay Yacht Club rooms.

Fundraising from the community led to the construction of the current clubrooms in the early 1960s on a peppercorn rent agreement from the former Shire of Rockingham. Since that time, the building has been used for Yacht Club functions and a variety of community events and regular activities.

The Safety Bay Yacht Club has hosted Regattas and State Titles, with in excess of 120 boats in the water at any given time.

Since establishment of the club, water levels have shifted dramatically. From a deep channel between the mainland and a manufactured island (now known as Tern Island), the land has now merged and an inlet formed on the southern side which is now used for kite surfing beginners.

In the 1970s, the waterline was within metres of the club, but has now receded some 100m offshore. The beachline continues to be a challenge to getting boats in and out of the water and the club now uses a vintage Ferguson tractor for this purpose.



**Figure 6** Safety Bay Yacht Club 1969. *Courtesy SLWA 14314PD*

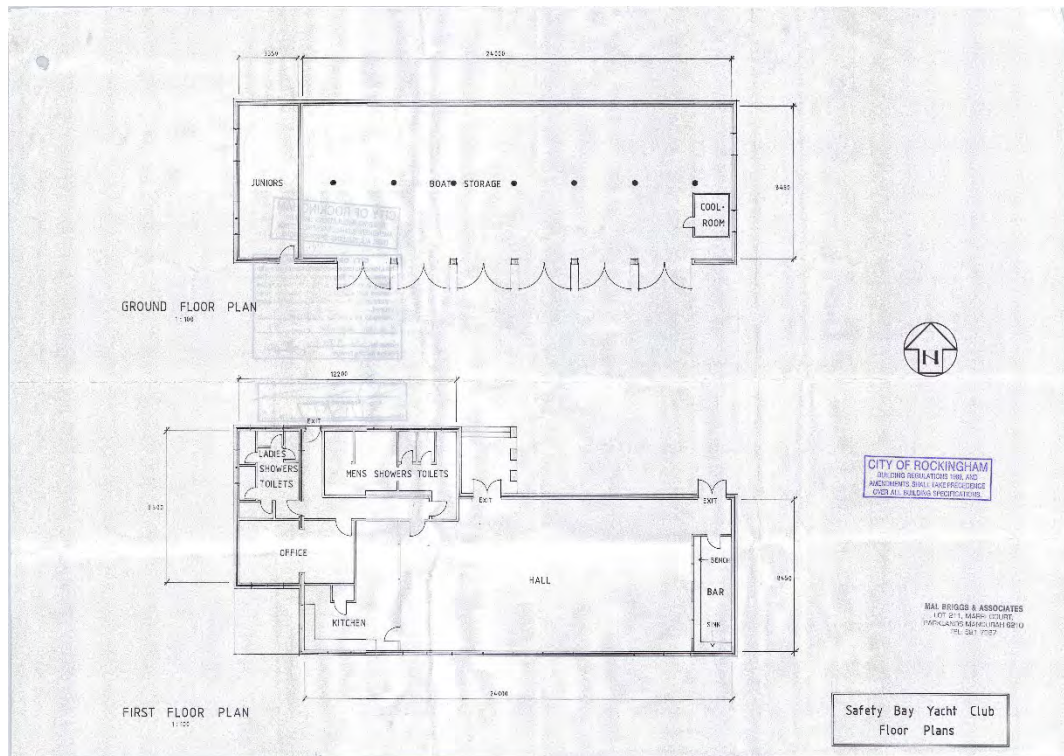


**Figure 7** Opening of the Safety Bay Yacht Club in 1949. The framed buildings were retained until after the opening of the present club. Note the proximity of the shoreline and the Nissan hut to the left. *Courtesy City of Rockingham.*



**Figure 8** Safety Bay Yacht Club in the 1970s with asbestos cement roofing and wall cladding, with the 1949 buildings in the foreground. This was taken prior to the addition of the female toilets and change rooms to the west. *Courtesy City of Rockingham.*





**Figure 11** Undated floor plan showing the plan as existing. *Courtesy City of Rockingham.*

The building is set on a grass bank below Arcadia Drive, with low height retaining and revetment walls to the east and west. There is an access drive to the east and a car park to the west, lawns to the south and a dual access path separating grass and dunes.

The club comprises three levels. The lower level is a boatshed, with change rooms to the west, a later addition. The ground floor is predominantly clubroom, with a bar to the east, kitchen to the west and male changerooms and toilets to the north. A later addition contains much of the meeting room, access to the tower and female toilets. The third level is the observation tower.

The building presents as a face brick structure with timber and aluminium joinery, corrugated wall and roof cladding and asbestos cement lined eaves.

The lower level has a rough concrete floor, face brick piers and walls and a rough concrete soffit. Piers are reinforced and the door openings are steel framed and clad swing doors. There are windows in the end walls.

The ground floor is set on a concrete slab, with the original part of the building supported on a steel portal frame, timber strip floors, plastered walls and mineral fibre tiled ceiling. Fixed and awning lights frame the view to the south across the dunes and over to the sea.

Other elements are captured in the photographs below.



## 6.0 CERTIFICATE OF TITLE

09/10/2025, 18:31

Land Enquiry Services

LR3109/998

## Reserve Details Report - 22948

Reserve	22948	Legal Area (ha)	28.0567
Name	N/A	Status	CURRENT
Type	N/A	Current Purpose	RECREATION
File Number	00898-1948-04RO		
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS		
Additional Reserve Information	N/A		

Class	Responsible Agency	Date of Last Change
A	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)	17/01/2014

Management Order	Document Number
CITY OF ROCKINGHAM	M471421

Land Use
RECREATION

Local Government Authority
CITY OF ROCKINGHAM

CLT Number	Parcel Identifier	Street Address, Suburb	File Number	PIN	Area (m <sup>2</sup> )
LR3109/423	Lot 22 On Deposited Plan 193187	No Street Address Information Available	00898-1948-04RO.	1201937	8430
LR3109/998	Lot 24 On Deposited Plan 243261	No Street Address Information Available	00898-1948-04RO.	357288	272137

Previous Certificates of Title	Status
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Document Number/Gazette Page	Date	Type	Text
M471420	22/11/2013	Vesting Revoked	REVOKED
M471420	22/11/2013	Vesting Revoked	REVOKED

<https://land-enquiry.app.landgate.wa.gov.au/SVProperty/property/LR003109000998/3309534/Titles#reserveDetails>

1/2

Figure 12 Reserve Report. *Courtesy of Landgate.*



DUPLICATE

FORM LAA-1023

SECTION 46

WESTERN AUSTRALIA  
LAND ADMINISTRATION ACT 1997 as amended  
TRANSFER OF LAND ACT 1893 as amended

MANAGEMENT ORDER (XE)

RESERVE DESCRIPTION (NOTE 1)

RESERVE DESCRIPTION (NOTE 1)	EXTENT	VOLUME	FOLIO
22948	Whole	3109	998
22948	Whole	3109	423

MANAGEMENT BODY (NOTE 2)

City of Rockingham c/- PO Box 2142, Rockingham DC WA 6967

CONDITIONS (NOTE 3)

See Annexure

THE MINISTER FOR LANDS (IN THE NAME OF AND ON BEHALF OF THE STATE OF WESTERN AUSTRALIA) ORDERS THAT THE CARE, CONTROL AND MANAGEMENT OF THE ABOVE RESERVE BE PLACED WITH THE MANAGEMENT BODY DESCRIBED ABOVE FOR THE PURPOSE FOR WHICH THE LAND COMPRISING THE RESERVE IS RESERVED UNDER SECTION 41 OF THE LAND ADMINISTRATION ACT 1997, AND FOR PURPOSES ANCILLARY OR BENEFICIAL TO THAT PURPOSE SUBJECT TO THE CONDITIONS ABOVE

Dated this 19<sup>th</sup> day of November in the year 2013

ATTESTATION (NOTE 4)

NAME: Joanna Hill  
A/ SENIOR STATE LAND OFFICER  
TEAM: Metro Peel



Figure 13 Reserve Vesting. Courtesy of Landgate.

WESTERN



AUSTRALIA

REGISTER NUMBER <b>24/DP243261</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF QUALIFIED CERTIFICATE  
 OF**

VOLUME **LR3109** FOLIO **998**

**CROWN LAND TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893  
 AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

  
 REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 24 ON DEPOSITED PLAN 243261

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
 (FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** CITY OF ROCKINGHAM OF PO BOX 2142, ROCKINGHAM DC  
 (XE M471421 ) REGISTERED 22 NOVEMBER 2013

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
 (SECOND SCHEDULE)**

- 1. CLASS A RESERVE 22948 FOR THE PURPOSE OF RECREATION  
 M471421 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED, WITH  
 POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE  
 CONSENT OF THE MINISTER FOR LANDS. REGISTERED 22.11.2013.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 Lot as described in the land description may be a lot or location.  
 (2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
 (3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP243261.  
 PREVIOUS TITLE: THIS TITLE.  
 PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
 LOCAL GOVERNMENT AREA: CITY OF ROCKINGHAM.  
 RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD).

END OF PAGE 1 - CONTINUED OVER

Figure 14 Certificate of Title. *Courtesy of Landgate.*



## 7.0 PHOTOGRAPHS

### 7.1 EXTERNAL PHOTOGRAPHS



**Photograph 1** Safety Bay Yacht Club viewed from the north. Note the junction between the original building and addition to the right of the door. *Griffiths Architects, May 2026.*



**Photograph 2** View from the west showing the changeroom and toilet addition. The vertical cladding was originally asbestos cement and was replaced with corrugated steel. *Griffiths Architects, May 2026.*



**Photograph 3** South elevation with the later addition to the left. The brick piers have been reinforced and the lintel spans reinforced. *Griffiths Architects, May 2026*



**Photograph 4** The east elevation with structural repairs on the south east corner. *Griffiths Architects, May 2026*



Photograph 5 Detail of structural repairs to south east corner. *Griffiths Architects, May 2026.*



Photograph 6 Main entrance to the club rooms. *Griffiths Architects, May 2026.*



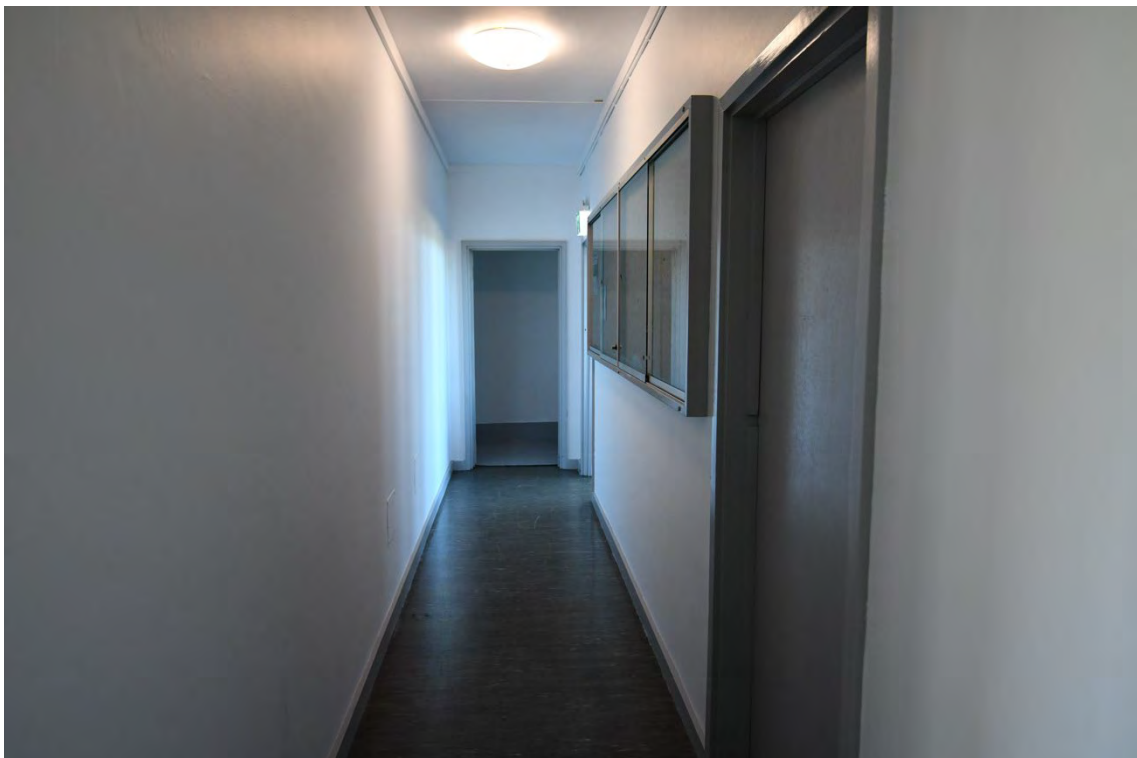
**Photograph 7** Detail of pier stiffening repairs and lintel repairs. *Griffiths Architects, May 2026*



7.2 INTERNAL PHOTOGRAPHS



**Photograph 8** Internal view of women's toilets in later addition. *Griffiths Architects, May 2026.*



**Photograph 9** Internal view of Hall. *Griffiths Architects, May 2026*



**Photograph 10** Internal view of men's change rooms and showers. *Griffiths Architects, May 2026.*



**Photograph 11** Men's change rooms and showers. *Griffiths Architects, May 2026.*



**Photograph 12** Internal view of Kitchen. *Griffiths Architects, May 2026.*



**Photograph 13** Internal view of clubroom looking east showing portal frames and replacement windows, timber floors and mineral fibre ceilings. The bar was a later addition. *Griffiths Architects, May 2026.*



**Photograph 14** North wall of the clubroom, main and secondary entrances. *Griffiths Architects, May 2026.*



**Photograph 15** Clubroom looking west. *Griffiths Architects, May 2026.*



**Photograph 16** Internal View of committee room. *Courtesy City of Rockingham, May 2026.*



**Photograph 17** Bar at the east end of the building. *Griffiths Architects May 2026*



**Photograph 18** West end of the boat store. *Griffiths Architects, May 2026.*



**Photograph 19** Boat store looking east. *Griffiths Architects, May 2026.*



**Photograph 20** Lookout tower access. *Courtesy City of Rockingham, May 2026.*



**Photograph 21** Lookout tower view. *Courtesy City of Rockingham, May 2026.*



## 8.0 BIBLIOGRAPHY

Heritage Council of Western Australia - Guide to Preparing an Archival Record, July 2019.

*Safety Bay Yacht Club* inHerit Place Record. Heritage Place No 03252



**9.0 APPENDIX A – LOCAL HERITAGE SURVEY – PLACE RECORD**

## 84. Safety Bay Yacht Club- Site



Site Information				
<b>Other Names</b>	WA Surf			
<b>Street Address</b>	243 Safety Bay Road			
<b>Locality</b>	Safety Bay			
<b>Landgate PIN</b>	357288			
<b>Land Information</b>	Lot	24	Vol/Folio	LR3109/998
	Diagram	243261	Reserve	22948
<b>GPS</b>	32°18'16.64"S, 115°42'42.17"E			

Heritage Listings and Surveys	
<b>DPLH inHerit Database</b>	3252
<b>Initial MHI Listing</b>	24/04/2018
<b>Other Listings</b>	

## 84. Safety Bay Yacht Club- Site

<b>Place Type</b>	Historic site
<b>Original Use</b>	Social Recreational: Other Sports Building
<b>Current Use</b>	Social Recreational: Other Sports Building
<b>Other Use</b>	

<b>Construction Details</b>	
<b>Construction Date</b>	1949 built: c1960 demolished and new building erected
<b>Walls / Roof / Style</b>	N/A

<b>Physical Description</b>
<p>Single storey to Safety Bay Road and double storey to the beach to provide for boat access. The Yacht Club is of light-coloured brick construction with shallow pitched gable roof clad in colorbond to Safety Bay Road . A steel frame and colorbond observation tower is located at the south west corner of the roof to lookout over the water elevation. Whilst the street facing façade is quite blank in its presentation incorporating timber and glazed doors and a number of high level windows, the southern ocean facing elevation is activated demonstrating the use of the building with roller shutter doors along the ground level and expansive windows across the upper level. The current Yacht Club is not the original building but continues the use of the site.</p> <p>There is storage on the lower ground with windows and balcony on ground level. the upper level lookout is clad in corrugated steel. The context is an open parkland with a parking lot to the west.</p>

<b>Condition</b>	Poor
<b>Integrity</b>	N/A
<b>Authenticity</b>	High
<b>Date of Survey</b>	03/04/2024

<b>Historical Information</b>
<p>The Safety Bay Yacht Club has been operating from this site since 1947. The club rooms were originally with a Nissan Hut built closer to the water's edge which regularly flooded. The Safety Bay School used these premises as a class room when the numbers of students increased in the post war period. The Safety Bay School was completed in 1954 and students no longer needed to use the Safety Bay Yacht Club rooms.</p> <p>(...)</p>

## 84. Safety Bay Yacht Club- Site

<b>Historical Information (Continued)</b>	
<p>Fundraising from the community led to the construction of the current clubrooms in the early 1960s on a peppercorn agreement with the former Shire of Rockingham. Since that time the building has been used for the Yacht Club functions and a variety of community events and regular activities. The Safety Bay Yacht Club has hosted Regattas and State Titles with in excess of 120 boats on the water at any given time.</p> <p>Since establishment of the club water levels have shifted dramatically. From a deep channel between the mainland and a manufactured island (now known as Tern Island), the land has now merged and an inlet formed on the southern side which is now used for kite and wind surfing beginners.</p> <p>In the 1970s the waterline was within metres of the club but has now receded some 100m offshore. The beach-line continues to be a challenge getting boats in and out of the water and the club now uses a vintage Ferguson tractor for this purpose.</p>	

<b>Historic Theme(s)</b>	Cultural Life: Recreation-Sport
<b>Sources</b>	<p>City of Rockingham Municipal Heritage Inventory, Place Record Form 2018. Landgate land information and aerial photographs.</p> <p>Safety Bay Yacht Club web site <a href="http://sbyc.com.au/about-sbyc/">http://sbyc.com.au/about-sbyc/</a></p> <p>Safety Bay / Shoalwater Foreshore Master Plan by GHD Woodhead (OCM 25/2/2020)</p>

<b>Statement of Significance</b>	
<p>Safety Bay Yacht Club- Site has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the site has social value for the members of the community who have attended functions and activities at the club since 1947.</li> </ul>	

<b>Management Category</b>	4 - Has elements or values worth noting for community interest but otherwise makes little contribution
<b>Level of Significance</b>	Little significance

# 84. Safety Bay Yacht Club- Site

Additional Photographs	
	
	
<p>Source: Images of the Club Rooms in the 1950s. Rockingham Museum</p>	<p>Source: Images of the Club Rooms in the 1950s. Rockingham Museum</p>
	
<p>Source: Landgate aerials of the original yacht club and ancillary buildings, 1950.</p>	