



SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

**Ordinary Council Meeting
22 February 2021**

TABLE OF CONTENTS

SUBJECT HEADING	PAGE
8.1.1 – Development - 72 Leake Street - Conservation Refurbishment Implementation Strategy Plan (CRISP) & Stage 1 Renovation and Restoration of Weeriana - Category 1 Heritage Property.....	3
8.1.2 – Development – new Addition & Alteration to Existing Category 2 Heritage Property (Re-submission) - 22 Irvine Street – Revised design.....	100
8.1.3 – Development - New Single Residence with Attic and Recessed balcony – 44 Keane Street, Peppermint Grove	133
8.3.1 – Financial Statements for Period Ended 31 December 2021.....	139
8.3.2 – Financial Statements for Period Ended 31 January 2022	152
8.3.3 – Accounts Paid December 2021	153
8.3.4 – Accounts Paid January 2022.....	174
8.3.5 – 2021/22 Budget Review	175
8.3.6 – Lease of Aged Care (Wearne) Facility – Curtin Heritage Living Incorporated .	176
8.4.1 – Matters for Information and Noting.....	189



Ordinary Council Meeting

8.1.1 – Development - 72 Leake Street -
Conservation Refurbishment
Implementation Strategy Plan (CRISP) &
Stage 1 Renovation and Restoration of
Weeriana - Category 1 Heritage Property





DEVELOPMENT APPLICATION

Weerianna

72 Leake Street, Peppermint
Grove

Heritage Impact Statement

Prepared for:
Meaghan & Deon White

December 2021

Griffiths Architects



Griffiths Architects



ABN 91 277 671 706

1/315 Rokeby Road, Subiaco

Western Australia 6008

Telephone 08 9381 1666

mail@griffithsarchitects.com.au

www.griffithsarchitects.com.au

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: *Weerianna* early 1900s. Maude Scholl's Collection Courtesy Grove Library

Revision History

Date of this revision: 10 December 2021

Document	Version	Author	Status	Date	Distribution
HIS	03	Griffiths Architects	Final	10/12/2021	M & D White
HIS	02	Griffiths Architects	Draft	08/12/2021	M & D White
HIS	01	Griffiths Architects	Draft	30/11/2021	M & D White

Griffiths Architects



Contents

Introduction	2
Summary	2
Location	3
Heritage Listings	3
Background	4
Statement of Significance	6
Conservation Policy	6
Proposals	8
Impacts and Mitigation	10
Policy Conformity	10
Conclusion	11
References	11
Photographs	12



Introduction

This Heritage Impact Statement (HIS) accompanies proposed drawings for a development application for the proposed conservation, adaptation, and minor additions for alterations to the rear of *Weerianna*, at 72 Leake Street, Peppermint Grove. The HIS is to be read in conjunction with the architect's drawings.

Changes for the most part are confined to the rear of the property externally, together with some internal changes and general refurbishment and conservation of the significant elements.

These changes are illustrated within the application plans and renders and are also described in this report.

Although identified as a significant place in Peppermint Grove, there is no conservation plan in place to guide development. Development is guided by the Shire of Peppermint Grove's Local Planning Scheme No 4 and related policies, together with Australia ICOMOS *Burra Charter* articles.

The owners are looking to reorient the entry experience in response to the subdivision to the east, conserve and adapt the first stage designed by Wilkinson and Smith of 1896, together with the JJT Hobbs two storey house of 1899, remodel the later additions, remove the car port and create a new courtyard garden and attic space, retain and conserve the stables and create a new garage on the ROW, using the language of the stables.

A description of the proposed works can be found within the proposals section of this HIS and in the drawing set that accompanies the development application.

Summary

The vast balance of the architect's proposals is on the positive side of heritage retention and there are few adverse impacts on the heritage values indicated.

The presentation of the place from the street is much enhanced, the early Leake Street front door and side window are recovered, a large amount of conservation is to be done for the house and stables, and the significant front rooms conserved. Careful thought about the re-orientation of the outdoor space and location of the garage have been thoughtfully considered against the overall presentation to the street and the retention of original stables. The conservation balance is overwhelmingly a good one.

The adaptation work largely change spaces that were previously adapted or are later construction and the changes do not impact on heritage value. Enclosure of the rear verandah is simply a further iteration of various approaches to the enclosure of the verandah in the past. The restoration of the corner brackets on the front verandah will bring back original detailing that has been lost.



New works, namely turning the loft into a useful space, new courtyard and deck and garage proposals have no negative impact on heritage values. The use of language of the stables for the garage and Talbot Hobbs references is a positive impact.

Location

Weerianna is located at 72 Leake Street, Peppermint Grove, on the south side of the street. The development proposals, aside from conservation, and adaption, is confined to the west side of the lot.

Weerianna is a significant element in the Leake Street streetscape and part of a set of heritage places in Peppermint Grove.



Figure 01: Location Plan of 72 Leake Street, site curtilage outlined in red. *Google Maps 2021.*

Heritage Listings

Heritage Listings for the Ardmore are identified in the City of Fremantle Heritage List:

State Register of Heritage Places Not listed
Heritage Place 00770

Shire of Peppermint Grove Heritage

24 July 2018

List Category 1



Background

Historic Context

The owners have researched and prepared a history of the place. Key information is included below.

In 1896, the Sholl family bought the 'Weerianna' site with 1870 timber home remaining. Wilkinson and Smith Architects designed a single storey pencilled limestone extension. They removed the verandah of timber house and added the single storey limestone building comprising front door and entry hall from Leake Street, main bedroom and dining. There was a return verandah to Leake Street and Freshwater Bay frontage. It is likely that the timber stables and buggy shed were added at this time.

Shortly afterwards in 1899, JJT Hobbs, architect, was commissioned to design a two-storey extension to the south of original home. The extension comprised the original entry into a large entry hall and grand stairwell to upper level with cellar below. There was a grand riverside double room lounge to east, kitchen to south-west with an extension of the riverside verandah to form a full wrap around. Upstairs were four bedrooms with eastern, southern and western verandahs.

In 1930, the original timber house was demolished and replaced with smaller rendered brick building with new kitchen, an externally accessed maid's quarter and laundry. The entry moved from the Leake Street frontage to the western courtyard, and the main bedroom reduced to combine with entry hall to create small new bedroom. The outhouse is still visible in 1935 Sewer Plan below.

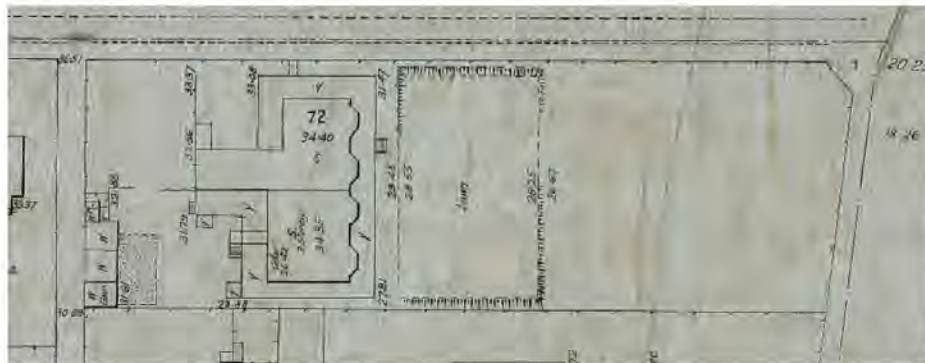


Figure 02: Metropolitan Sewer Map updated 1935. *SROWA_series634_cons4156_item1179*

In 1945, Hobbs Winning Architects drew plans to reorganise the single and double storey elements and divided the house into two. The dining room became a lounge; the entry hall was reduced to create a small dining room linking to the kitchen. The back door became the main entry to the two-storey section of the house. There was a dividing wall on front veranda, an upper bedroom was converted to bathroom and the stables were extended two metres to the east.

Griffiths Architects



Johnson and Chrystal Architects drew plans in the 1967 to convert a small bedroom over the former main entry hall into a bathroom. The entry hall was re-opened, and the arched door was re-instated. The rooms in the 1930's extension were consolidated into a living room with kitchenette. The upper verandah was enclosed to create two bedrooms and the original bathroom on the upper verandah was moved to the smaller south western bedroom.

Finally in the 1990s, Palassis Architects designed a renovation. The lower verandas in the southwest corner and western elevation were enclosed and a new kitchen built in the adjoining lower south western corner room. The rear external yard stair access to cellar was filled in. A carport was added to west side of 1930's extension.

Finally, the site was subdivided and sold in 2020, with the creation of a large vacant lot to the east.

Physical Evidence

Weerianna comprises multiple components realised through what is close to a century of construction and change.

There is the single storey penciled limestone and iron roofed 4-room addition to the original timber house to the north (1896), with a simple return verandah and bay windows. The original front door has been filled in with brick and the rear elevation of the house is constructed of rendered brick.

Next is the three-room stables of timber construction to the south-west with a later extension to the eastern side, likely 1896. The stables retain their feeding troughs.

Then the more elaborately decorated 1899 two storey tuck pointed limestone and iron roof addition with two storey verandah addition to the south, also with surrounding verandahs. This section comprises a formal stair, bay window set to the front rooms to the east, hall and service rooms to the east. The verandah enclosures have been modified and much decoration has been lost to the verandah perimeter.

The final part of the house is a 1930 and onwards addition to the rear of the single storey section of the house in rendered brick and comprising a kitchen, bathroom and laundry with a later carport attached to it. The former was modified in the 1990s and the latter added.

The front setting indicated on historic plans included a tennis court.



Statement of Significance

To assist in assessing heritage impacts, the significance of *Weerianna* needs to be understood. The City's statement is not highly detailed but does capture the main heritage values.

Weerianna, a one and two storey limestone, timber and iron mansion, in the Victorian Georgian style, has cultural significance because:

- it is associated with the family of Horatio Sholl for half a century;
- it is one of the earliest places constructed in the suburb and the largest at that time;
- it is an exemplar of the Victorian Georgian style and a rare example of its application to a mansion in the suburb;
- it retains a very high level of integrity; and,
- it is a landmark and part of a cultural group.

The management category is noted as being Category 1, and this suggests that the place might be considered for entry in the State Register, but no assessment has been made.

Conservation Policy

The Shire's Local Planning Policy 3 – Heritage Places, guides development.

The policy contains several items which can be directly applied to this development application, and are as follows;

- All new residential development is to reinforce existing streetscape development patterns and complement the character of the locality.
- *To maintain and encourage a high-quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes (Local Planning Strategy)*
- *To preserve the heritage fabric and contribution to the streetscape of existing heritage listed properties. (Local Planning Strategy)*

The policy requires;

The assessment of applications for alterations and additions to buildings on the heritage list should meet the recommended guidelines of the Burra Charter. The broad concept of conservation for heritage places in the Charter is to;

"do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its heritage significance is retained."

However, this concept of heritage conservation should not preclude a dwelling from being upgraded to meet modern living standards.



For heritage listed properties applicants should have a report prepared by a heritage consultant detailing the works to be completed, and their impacts on the heritage fabric of the building. Should the applicant not submit a heritage report as a part of their application, a heritage report will be prepared by an architect of the Shire's choosing at the applicant's expense. The report shall be provided for any scope of works proposed to any heritage listed property, where in the opinion of Council the works would directly affect the heritage values of a place on the Heritage List.

Council reserves the right to refer submitted reports to an independent qualified heritage architect for review. This would be at the expense of the Council.

Conservation of a heritage place, area or precinct includes managing change in such a way that the heritage significance is retained and/or enhanced in order that:

1. the form and fabric of buildings on the Heritage List is preserved
2. the contribution of a heritage building to the streetscape is protected
3. alterations and additions result in architecture that is both of its time and is respectful to places of local heritage significance.
4. the existing building remains the dominant structure on the site when viewed from the street
5. new development within the immediate locality of a heritage area or precinct is respectful of the heritage area or precinct and does not detract from its heritage significance.

All development (including maintenance, conservation, adaptation, alterations, additions, demolition and new buildings) affecting heritage places, areas and precincts (including development within the immediate locality of a heritage area or precinct) should meet the following principles:

- Significant heritage fabric should be retained, protected and restored with 'like for like' authentic restoration to original detail wherever possible.
- Original front elevations and features to be retained and/or restored wherever possible.
- Intrusive finishes and elements where they conceal or negatively impact upon the heritage significance of a building may be removed.
- Work that can be reversed in the future is desirable. Work that cannot be reversed may be supported, provided the heritage significance of the building is not compromised.
- The location of 'new technologies' on a heritage building should be undertaken in an unobtrusive manner so they do not negatively impact upon the heritage significance of the building.
- Additions should not overwhelm the existing building in terms of bulk, form and scale.



Proposals

A) Demolition

The design requires generally the removal of;

- removal of the later steps to the eastern façade garden;
- removal of a section of a more recent limestone garden wall on Leake Street to create a new entry;
- removal of the later brick infill to the Leake Street elevation of the Wilkinson and Smith single storey building to re-construct the original door;
- removal of the balustrade to the single storey section of the house;
- removal of roof sheeting and rainwater goods for replacement;
- removal of part of the 1930s addition to open up the garden;
- removal of the car port, also to open up the garden;
- removal of the two-metre western extension of the stables to allow them to resume their original plan form, and;
- removal/recovery an insensitive bathroom addition on the ground floor and a section of the south wall onto the garden, an internal wall with two openings and an internal wall with two chimney breasts, a window and some panel doors.

It is proposed to retain most of this material on site for either storage and possible future incorporation or re-use in the proposed works. Interpretation is dealt with in the section below.

On the interior of the house removal of

- removal of the bathroom in the single storey house to recreate the hall;
- a new doorway between the two front rooms of the single storey house to create an ensuite connection;
- the kitchen to the two-storey house to create a pantry, laundry and lift, and
- a first-floor bathroom to create two minor bathrooms and a lift.

B) Construction

The following is a description of the proposed works by section.

Setting

- the filling in of present car and gate entry and creation of new gate entry to access the front of the house;
- transparent gate to Leake Street to allow a view of the front of the house;
- a new garden setting, pool and terrace east of the house.

Griffiths Architects



Exterior

- the filling in of present car and gate entry and creation of new gate entry to access the front;
- restoration of the verandahs including reinstatement of the corner bracket details based on photographic evidence, without the timber louvres;
- operable awning from the west verandah;
- recladding the west verandah; in Hobbs theme
- retreatment of the 1930s addition to form a family room conservatory;
- a new treatment for the west face of the stables;
- a new garage in sympathy and scale to the stables, with access of the right of way
- new dormers and terrace to the two-storey section of the house, not visible from the street.

Interior

- restored entry hall;
- new dressing room and ensuite bathroom to the single storey house
- new lift laundry and pantry to existing kitchen;
- new kitchen and dining under verandah;
- new treatments to old office, laundry and bathroom to achieve a family room in a smaller footprint and expressed in a contemporary manner;
- new lift and bathroom to first floor in place of a large bathroom;
- an attic study within the roof space and an east facing terrace, not visible from the street; and
- conservation of the stables, including retention of feed troughs and a re-fit to create a studio.

Refer to the drawing set for more detail.



Impacts and Mitigation

In reviewing the Statement of Significance for *Weerianna*, impacts might be measured.

A review of the development against the Shire of Peppermint Grove's Heritage List values follows:

Heritage Values	Potential Impact Analysis	Degree and Intensity of Impacts and Mitigation
It is associated with the family of Horatio Sholl for half a century.	The works have no impact on this historic value.	Though there is no impact, the owners have undertaken extensive documentary research on the storey of the house, which will be lodged with the Grove Library on completion. This is a positive outcome.
It is one of the earliest places constructed in the suburb and the largest at that time.	The works have no negative impact on this historic value and the proposed work will see this value enhanced.	This proposal retains the substance of all early periods of development and carries out a good deal of conservation work, resulting in a positive outcome.
It is an exemplar of the Victorian Georgian style and a rare example of its application to a mansion in the suburb.	The proposal will see these aesthetic characteristics presented as they should be to the extent possible.	The proposal has a positive impact on the value and will allow the front of the house to be seen from the street in a manner that is not presently available.
It retains a very high level of integrity	The place will continue to serve as a family home.	There are no impacts on the value and no mitigation required.
It is a landmark and part of a cultural group	There is no work proposed that would impact on this value in a negative way and visual access to the east front is a positive impact.	The outcome is positive and mitigates some of the impact so the development to the east

The heritage values do not articulate the value of the place in any in-depth details. The internal layout of the place is substantially intact and because of this would be considered to have a moderate to high degree of significance, it would also have a high degree of authenticity. The east facing rooms will retain this quality.

Policy Conformity

A review of the development against the Shire of Peppermint Grove's Heritage Policy follows:

The proposal meets the objects of the policy by maintaining the high quality of the environment and preserving the heritage fabric and contribution to the streetscape.

In accordance with the policy:

- the form and fabric of buildings are preserved;
- the contribution of a heritage building to the streetscape is protected and enhanced;
- alterations and additions are of their time and respectful to the early stages of development;
- the existing building remains the dominant structure on the site when viewed from the Leake Street;

Griffiths Architects



- the new development is respectful of the heritage area or precinct and does not detract from its heritage significance;
- significant heritage fabric is retained;
- original front elevations and features are retained and restored;
- intrusive finishes and elements will be removed;
- new work that can be reversed in if required by a future owner; and
- the modest additions do not overwhelm the existing building in terms of bulk, form and scale.

Conclusion

The vast balance of the architect's proposals is on the positive side of heritage retention and there are few adverse impacts on the heritage values indicated.

The presentation of the place from the street is much enhanced, the early Leake Street front door and side window are recovered, a large amount of conservation is to be done for the house and stables, and the significant front rooms conserved. Careful thought about the re-orientation of the outdoor space and location of the garage have been thoughtfully considered against the overall presentation to the street and the retention of original stables. The conservation balance is overwhelmingly a good one.

The adaptation work largely change spaces that were previously adapted or are later construction and the changes do not impact on heritage value. Enclosure of the rear verandah is simply a further iteration of various approaches to the enclosure of the verandah in the past. The restoration of the corner brackets on the front verandah will bring back original detailing that has been lost.

New works, namely turning the loft into a useful space, new courtyard and deck and garage proposals have no negative impact on heritage values. The use of language of the stables for the garage and Talbot Hobbs references is a positive impact.

References

Shire of Peppermint Grove, Municipal Heritage Inventory. Entry for Weerianna 72 Leake Street. Place No. 50. Adopted 18 April 2017.

Shire of Peppermint Grove, Local Planning Policy 3 - Heritage Places 2020.

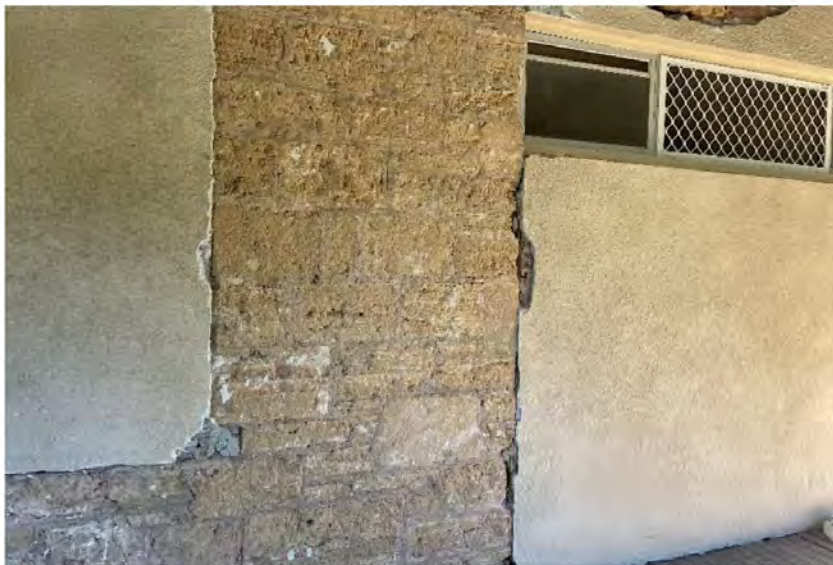
Weerianna, Development Application Set, Meaghan White November 2021



Photographs



Photograph 01: Looking southeast towards a bricked-up window opening on the north façade. The window will be reinstated. *Griffiths Architects, November 2021.*



Photograph 02: Looking southwest towards bricked up window and door openings on the north façade. The door opening will be reinstated. *Griffiths Architects, November 2021.*



Photograph 03: Looking south showing the existing eastern verandah. *Griffiths Architects, November 2021.*



Photograph 04: Looking southwest showing the existing eastern verandah and double storey extension to the south. This fabric will be conserved and in part re-constructed and the single storey structure balustrade removed. *Griffiths Architects, November 2021.*

Griffiths Architects



Photograph 05: Looking east towards rear of original residence. The building to the right will be made smaller and completely made over *Griffiths Architects, November 2021.*



Photograph 06: Looking southeast towards the rear of the western extension. The car port will be removed. *Griffiths Architects, November 2021.*

Griffiths Architects



Photograph 07: Looking east showing the western courtyard and rear of the double storey portion of the place.
Griffiths Architects, November 2021.



Photograph 08: Looking northeast showing the western courtyard, western extension and rear of the double storey portion of the residence. The enclosing shroud will be removed and replaced in a sympathetic new shroud. *Griffiths Architects November 2021.*

Griffiths Architects

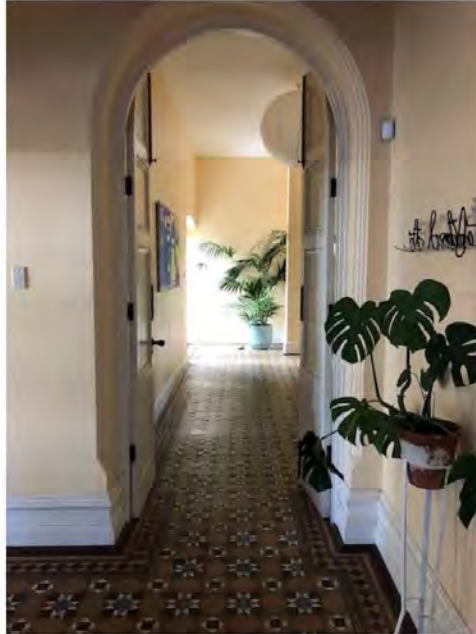


Photograph 09:
Looking east towards the front bay windows of
the living room. No works to occur.
Meaghan White November 2021.



Photograph 10:
Looking south towards fireplace in the living
room. Door in pool room to be rehung on
opposite side of frame. New linear A/C grill to
be cut into existing wall just below ceiling.
Meaghan White November 2021.

Griffiths Architects



Photograph 11:

Looking north towards the entry hall from the stair well. Original entry to be restored in far wall where pot plant sits. Entry hall is to be restored.

Meaghan White November 2021.

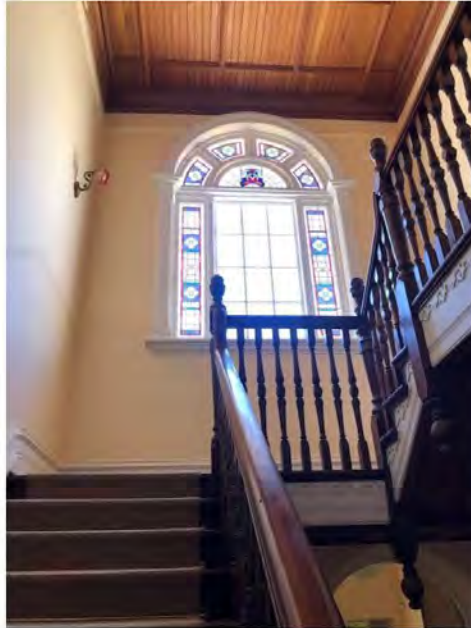


Photograph 12:

Looking south towards the stair well from the entry hall. Entry hall is to be restored.

Meaghan White November 2021.

Griffiths Architects



Photograph 13:

Looking up to the landing of the stair well
between the ground and first floor. No works
to occur.

Meaghan White November 2021.



Weerianna

Curating an enduring local landmark

01
Welcome

06
Peppermint Grove

Traditional Owners
European Explorers
Colonial Settlers
Convicts

16
Weerlianna

Crossland
Shall
d'Espeissis

27
Sir Talbot Hobbs

33
Design Vision

Eminence
Integrity
Nuance
Narrative

52
Thank you





Meaghan and Deon White, together with daughters Aurelia and Zara, purchased 'Weerianna' in April 2020. As architect and urban designer respectively, they have a great passion for history and extensive experience in contemporary adaption of heritage buildings and precincts.

In the 18 months since purchasing 'Weerianna' they have been diligently researching and observing the home through the seasons to build a broad foundation of knowledge. The vision is not only to create a carefully considered restoration and adaption of the home as a new chapter in her history, but also to thoroughly

document the research so that future owners and the community at large have an enduring record of her built and social history.

The wider landholding has many layers of history back to original colonial settlement and beyond. The first home was a timber bungalow built in the 1870's, followed by a single storey home in 1896 by Wilkinson and Smith and then a substantial two storey addition in 1899, designed by renowned architect Sir Talbot Hobbs. It was one of the first homes in Peppermint Grove - a well loved local landmark defined by its elevated riverside corner position - and quickly became a renown social hub.

The vision to restore 'Weerianna' as a cherished and enduring local landmark is driven by four key strategies:

 <p>Eminence <i>enhance the grandeur and aspect of the home to Leake Street and the outlook and aspect to its original riverside setting.</i></p>	 <p>Nuance <i>modernise the previously altered portions of the home with bright, open and climate responsive spaces taking contemporary cues from Sir Talbot Hobbs drive for a new Australian style and his extensive use of arches, oculus and curves.</i></p>
 <p>Integrity <i>reinststate the original period features of the primary Sir Talbot Hobbs renovation and extension as important testament to one of the State's most eminent architects and citizens.</i></p>	 <p>Narrative <i>leverage the restoration process as an opportunity to capture and record all the threads of history to date, the basis of this chapter in her history and an enduring foundation for future changes.</i></p>



Peppermint Grove

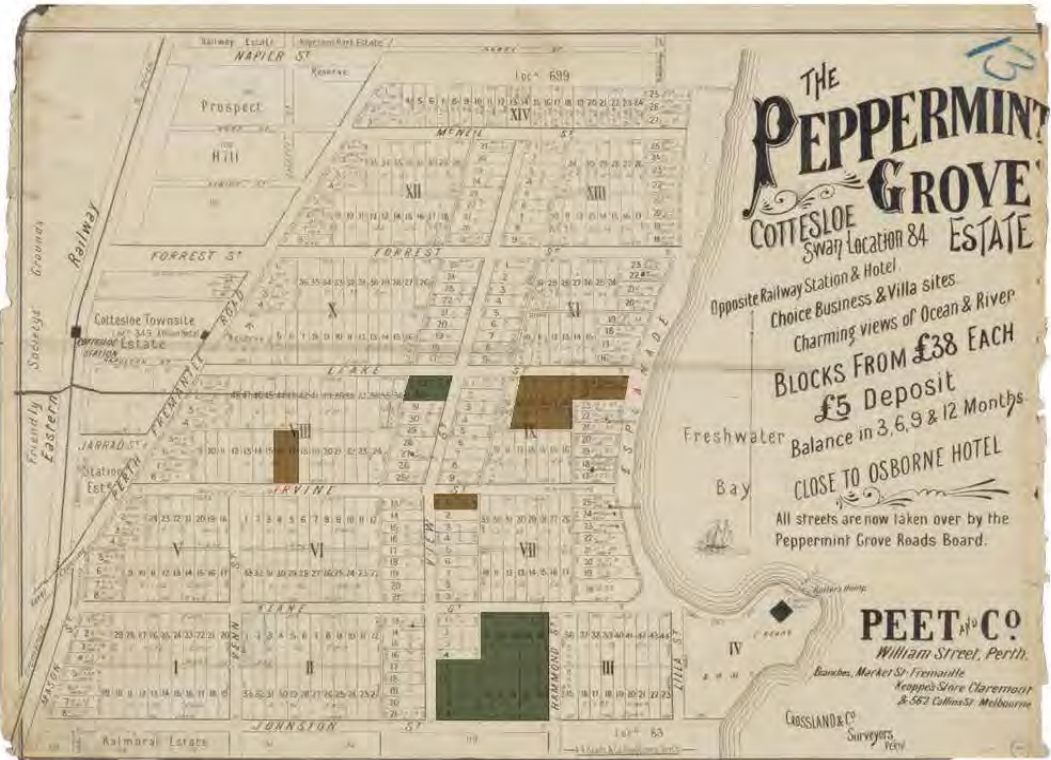
The wider history of Peppermint Grove provides an important context to the significance of 'Weerianna', her place in the local community and the wider history of Western Australia.

The original Sholl landholding has traces of physical history including the ancient pathways of the traditional owners, the curiosity and survey of the early explorers, the trials and tribulations of the colonial settlers and the repent and toil of the convicts – all of these people were active on and around the property.

Not only does the physical setting intersect with so many aspects of our states history and evolution, but so too the social connections. Many of the key people involved in the creation and occupation of the suburb and the home played a key role in the development of Western Australia.

They were some of its earliest colonial settlers and key figures in the development of the state, particularly through the late 1800's and early 1900's as the population soared off the back of our first major mining

boom. The connections run through opening up of our regions of the state, pioneering and investing in new industries and all the way through to the halls of Parliament.



55/15/13: Peppermint Grove Estate, Cottesloe, 1900. State Library Western Australia
 ■ Sholl
 ■ Hobbs

Threads of 'Weerianna'





Traditional Owners

The land on which 'Weerianna' sits was the traditional land of the Mooro people, who were under the leadership of Yellagonga. He was the first to formally meet Captain Stirling's party when they landed near his camp by a spring near current day Spring Street and was described as being amenable and co-operative. His country stretched north of the river to Wanneroo and east to Guildford.

The 'Weerianna' site is on Nyeergardup, described as the "upward tilt of land on which Peppermint Grove partly sits". The Mooro are thought to have used Minderup (Freshwater Bay) mainly as a summer camp for its plentiful supply of fresh water and food including out on the shallow banks of the Karrakatta (place of crabs). The heavily timbered peninsula provided caves for shelter, an abundance of traditional foods including mammals, reptiles and birds.

Quandong fruit was a favoured seasonal treat and flowering trees provided medicines and flavour for festive gatherings. Eggs and Bardee (moth larvae) provided protein.

John Butler's letters to the colonial administrators describe encounters with Yellagonga and his sons and daughters around the site of the nearby Bush Inn just to the south west of the original Sholl property. The records contain important information about the seasonal movements of the Mooro. This includes their hunting practices, such as the use of fire to manage the land, trade and cultural exchanges with groups south of the river.

The traditional owners had a network of tracks through the area which became the early Perth to Fremantle pathways around current day View Street, along Bay View Terrace and Manning Street to Minum Cove and the crossing point at Matagarup (knee deep water).

These then linked south from the Whadjuk land of the Swan Coastal Plain to the Peel region and beyond to the Bibbulmun country of the South West. It is fascinating to contemplate and acknowledge the traditional owners' connection to country and how they would have moved and gathered through this immediate area enjoying many of the great attributes of this country.



The occupation of the land by the colonials wasn't without consequence for the traditional owners. Butler recorded his concern for the traditional owners describing them as "the poor creatures" and urging the administrators to add to his own efforts supplying food as the colonial occupation of land diminished access to traditional country for hunting. Tensions continued to rise as the cultural gap between traditional notions of country and property grew and with it the incidence of violence between traditional owners and colonial settlers. Butler seemed to find himself increasingly in conflict.

South of the river was Beelier land under the leadership of Midgegooroo whose main camp was at Point Walter. Father of the revered Yagan, Midgegooroo was reported to have committed the murder of a colonial servant on the 'Weerianna' site, although conflicting reports place the murder at John Butler's brother's Crown Grant across the river at Point Walter. Ultimately Midgegooroo was publicly executed for his crime and soon after his son Yagan was captured and murdered as a result of a public bounty.

Within the early years of colonial settlement, the traditional owners were moved off their traditional country onto land around the northern end of 'Butler's Swamp' or Lake Claremont as it is now known - a place they would occupy for over a century, before development of surrounding land forced them on again.



Roads between Perth and Fremantle by A. Hillman, 1846 (Source: State Records Office)

European Explorers

The Dutch had been exploring the west coast of Australia long before settlement, first recording contact in 1616 when Dirk Hartog landed near Shark Bay having been blown off course en-route to Batavia (Jakarta).

The first recorded European contact near the Perth metropolitan area occurred when a party under the command of Dutch Captain Willem de Vlamingh landed in January 1697 as part of a search mission for a Dutch party who had gone missing three years earlier. Initially landing on 't Eylandt 't Rottenest' (translating to 'the Island, the rats nest') Vlamingh was full of praise:

"I had great pleasure in admiring the island, which is very attractive, and where it seems to me that nature has denied nothing to make it pleasurable beyond all islands, I have ever seen.....there are many that would scorn the fortunes of our country for the choice of this one here, which would seem paradise on earth."

On 5th January Vlamingh sent a party to further explore the mainland. They landed somewhere near the present-day Cottesloe Beach, heading eastward following aboriginal trails, recording a lake thought to be Lake Claremont, before arriving on the 'Swane Rivier' near Matilda Bay. They found several 'huts', footprints, carved trees, holes containing freshwater and witnessed many fires, but had no recorded direct encounters with the traditional owners. Detailed diaries from various members of the exploration party document how they walked along the river from Matilda Bay, along the beach of Freshwater Bay in front of 'Weerianna', before stopping for the night near Minum Cove where trails would have led them to the known river crossing point.

On the 10th Vlamingh himself led an expedition upriver by longboat including describing an area thought to be Keane's Point:

"We climbed a little hill, which could be properly given the name of 'Belvedere' since from there was a very fine country on all sides, open land mixed with forest.... At 2 o'clock at night, upon observing the glow of several fires....They went straight to the fires, but when they arrived there they neither found nor saw anybody"

Vlamingh eventually returned to Rottnest and began sailing north up the West Australian coast.

In June 1801 French explorers led by François Heirisson, undertook similar longboat trips up the Swan River past Freshwater Bay, also preparing detailed survey maps. The English would soon follow.



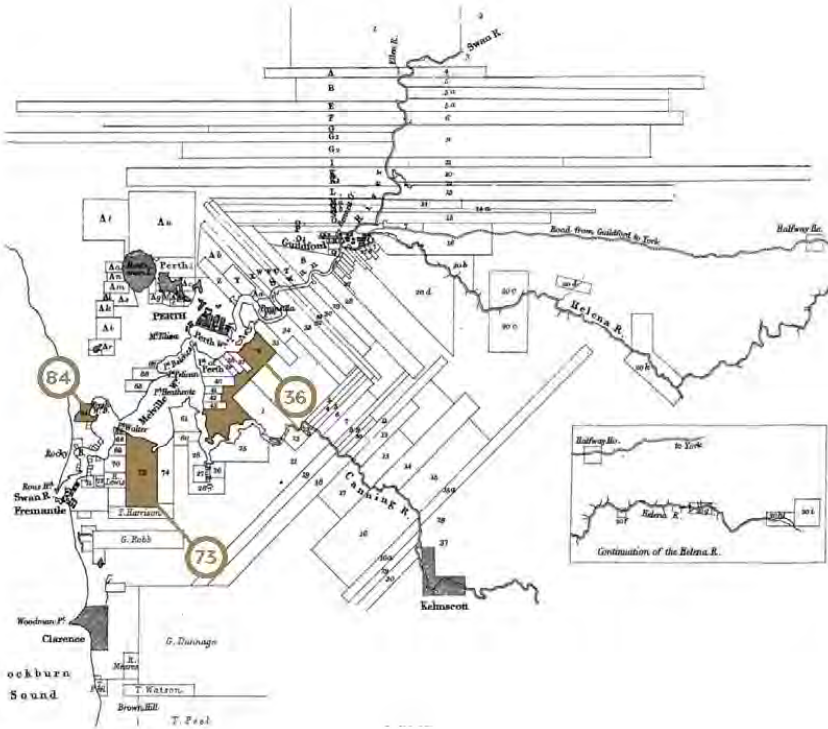
Willem de Vlamingh's ships, with black swans, at the entrance to the Swan River, Western Australia - January 1697. (Source: WAMuseum)

Colonial Settlers

Following de Vlamingh there were numerous fleeting visits to the West Australian coast with both French expeditions and regular passes by the Dutch East India Company recorded in the early 1800s, but it wasn't until Englishman Captain James Stirling surveyed the Swan River in early 1827 that the seeds of settlement were sown.

Returning to England with glowing reports Stirling promoted the opportunity for a new "free" colony heading off a rumoured French plan for a "penal" settlement at Shark Bay. The British Government agreed to pursue a Colony in late 1828 and regulations were created to enable a grant system providing title for land settlers in consideration of the supplies and labour they were able to transport to the new colony. Charles Fremantle officially declared the colony near south mole at the head of the Swan River in May 1829.

John Butler arrived on his ship the Skerne, with his wife Ann, three children, brother Archibald, labourers, livestock, plants, food and a "large store of liquor" in January 1830. With his supplies valued at 1200 pounds he was entitled to 16,000 acres of land. By that stage much of the prime river land had been granted and Butler was keen to secure the Claremont Grant. He and brother Archibald were eventually given three major grants - **Swan Location 36** comprising 972 acres at "Eagles Nest Farm" which is current day Victoria Park through to Pt Henry, **Swan Location 73** to the immediate east of Point Walter comprising current day Attadale and **Swan Location 84** which is the current day boundary of Peppermint Grove.



Arrowsmith Map - Land Grants
 Source: The Colony of Western Australia, 1839



"Prospect Place" - John Butler's
'Bush Inn' and Farm, 1831
(Source: State Records Office)

Butler initially settled in Peppermint Grove establishing "Prospect Place" with a substantial stone house where he was also granted a licence to operate an inn in April 1830. He soon after built the Bush Inn by the side of the Perth - Fremantle track on the east side of current day View Street, between Leake and Irvine Streets. Early mapping of Butler's compound shows a series of buildings touching into the back of the original Sholl landholding and access tracks past the 'Weerianna' site to the riverside wells directly out front of the property.

Interestingly whilst the decision to be on the main Perth to Fremantle track was a key driver for the location of the Bush Inn, it was not a particularly successful venture due to much of the trade between Fremantle and Perth reported to be via the Swan River and competing with a similar establishment at Pt Walter.

The Grant for Butler's Swan Location 84, the current day boundary of Peppermint Grove, wasn't formalised until 1832 and Butler hadn't applied for title until December 1834, with the final grant

following in January 1935. Whether it was the generally harsh conditions in the colony, ongoing disputes with colonial officials or the struggle with the traditional owners it is not known, but Butler moved to his Eagle Nest Farm. By the end of the year, only 5 years into their Swan River Colony adventures, he had left for New South Wales and was never to return.

The Bush Inn property was then leased to a Thomas Bailey through until 1938. A naval Naval Officer diary from December 1837 gives a vivid sense of the setting at that time:

"a thickly wooded country with gentle hill and dale. The trees are nearly all white and red gum and mahogany (jarrah). The blackboy trees give a very strange appearance. They look like burnt trees, about 6 foot high with leaves like thin rushes in large quantities. In the centre there is a long spiral stem about eight feet high.... The roads are only formed by constant passage and are dreadfully sandy. About four miles from the ferry is the Half Way House, a very large good house kept by a Mr Bailey. The house is rigged out

in native mahogany and looks very well indeed. The roads are very pretty, being formed by the trees being cut away, so you are pretty well shaded..."

In the late 1830s the land lease for the Bush Inn was again transferred, this time to a tailor by the name of Thomas Powis. Around this time the Perth to Fremantle track was moved further west to the current day Stirling Highway alignment and so he let the licence lapse, but remained on the property until 1850.

From 1850 John Butler's wife Ann remained the owner of the original Prospect Place grant until her death in 1886. Little is documented of this period, but it seems with an absent landowner and a picturesque riverside setting the land became a popular spot for shacks and squats, making the most of the fishing and boating opportunities in the protected waters of Freshwater Bay.

It was also a home of sorts to the wave of convicts brought in to bolster labour and build infrastructure in the struggling colony. Peppermint Grove was a fine source of timber, limestone and lime, perfect

to rebuild the dusty sand track forming the Perth to Fremantle Road. The wider 'Weerianna' property was said to host one such camp which would have provided proximity to the road and source materials, fresh water and amenity of the bay and nearby colonial buildings.

The new Perth – Fremantle railway opened nearby in 1881. With the opening of the rail there was said to be a steady path of day-trippers walking down what became Leake Street to enjoy a picnic by the river. In 1887 the property was sold to a syndicate comprising Charles Crossland, Alexander Forrest, and George Leake – transferring in 1891 for the modest sum of 3,750 pounds.

Convicts

The arrival of almost 10,000 convicts to Western Australia between 1850 and 1868 helped grow the infrastructure of the struggling colony, particularly roads and buildings. This led to a strong association with the Peppermint Grove area as both the route for the new Perth – Fremantle Road and as a major source of limestone.

Major convict facilities and camps were established at Fremantle Convict Depot (later Fremantle Prison), North Fremantle, Freshwater (the site of the current day Claremont Council chambers) and Mt Eliza (Old Swan Brewery site). Local convict expert, Martin Gibbs, has confirmed there were many secondary camps to reduce the commute to main camps and often with limited formal records.

Local history books also make references to convicts on the current 'Weerianna' site – *"Buckle of 51st Regiment found on the Sholl property, suggesting a base camp for convict road builders stood here."* and *"Colonial relic. A young Maude Sholl scales what remained of a colonial building still standing on the Sholl property"*.

The attached photo features a colonial building in the top left. Patricia Church who features in the photo said at the time "When grandfather bought the block at the bottom of Leake Street, it went right up past the second lane. There were very interesting remains of the stone house built by convicts while they were building Stirling Highway." The location of the buildings at the rear of the original Sholl block appears to be close to the location of the original John Butler buildings and perhaps were a re-use or adjacent extension of the original colonial buildings.

In an interesting personal twist, Deon White's Great Great Grandfather, George White arrived as a convict in 1851 on the Mermaid. He was a wheelwright stationed at the Freshwater Camp, most likely cutting the Jarrah into large discs – known as Hampton Cheeses – used to form the base for the new Perth to Fremantle Road on the current alignment of Stirling Highway. He most certainly would have passed at least nearby in his travels from Fremantle to Claremont and possibly

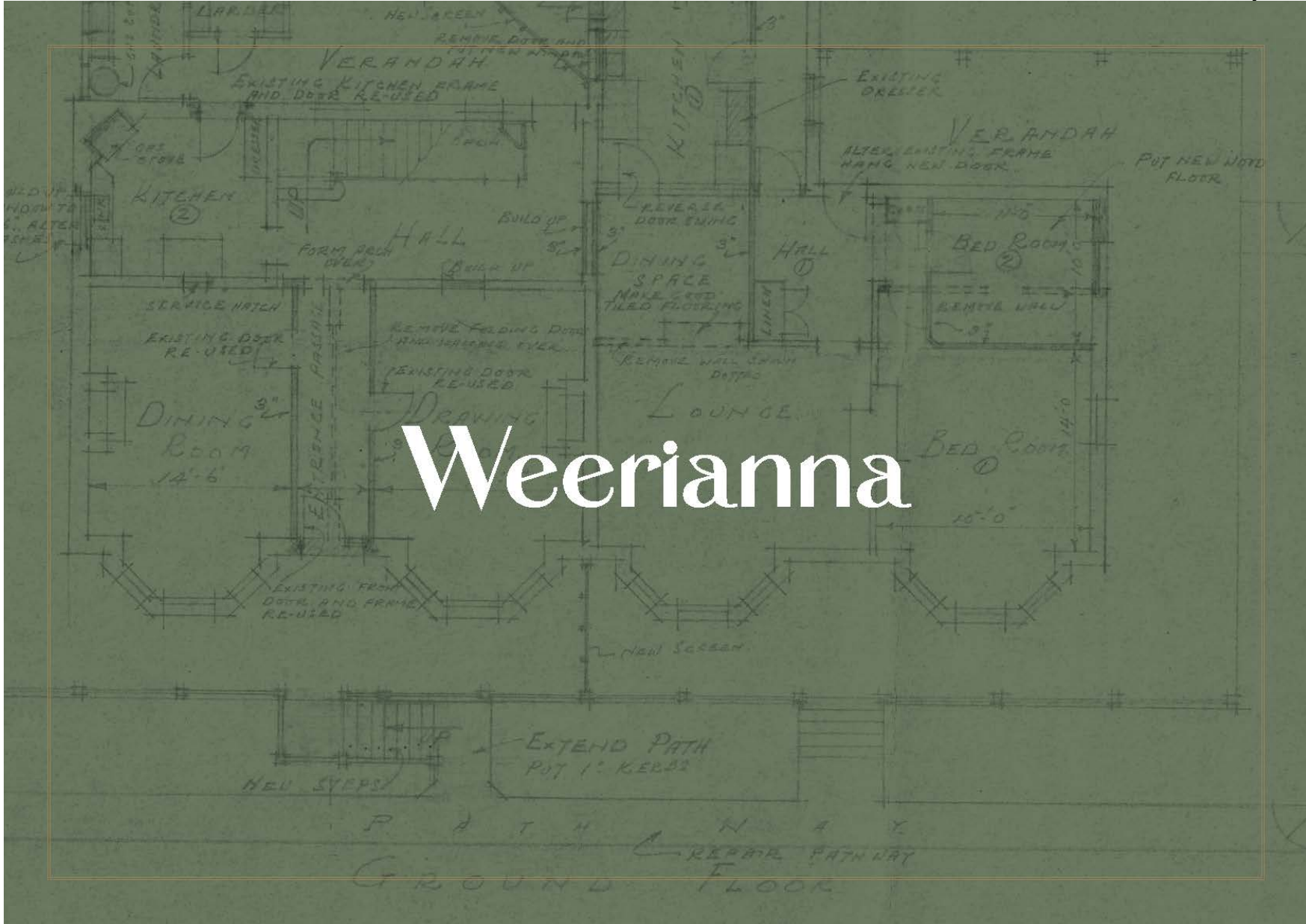


Patricia and Shirley Church, 1924 - "With Jonquil in SE corner of 'Weerianna' Sholl's block in Leake Street about no. 70?". (Source: Presbyterian Ladies College Archive)

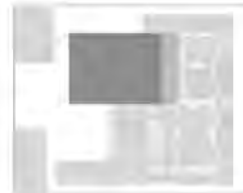
directly through the current 'Weerianna' site if he had an association with the secondary camp to the rear of the Sholl site.

his new life.

In 1852, shortly after arrival he obtained his ticket of leave. He ultimately moved north with his wife and six children, buying one of the first Northampton Town Blocks and building a stone cottage which still stands as part of the State Heritage Listed Chiverton House. He had a wheelwright business employing his son and other former convicts building a new life. A book has been written on the injustice of his conviction, impact of his transportation and the strength he derived from



The original Sholl landholding was developed over many phases dating back to the 1870s and during that time it has only been occupied by three families - Crossland, Sholl and d'Espeissis/Hohnen. The following provides a chronology of the home's occupation and key changes which have occurred over the last 150 plus years.



1870's

Seven room double fronted timber home built on current 'Weerianna' site. Occupied by Charles Crossland during the construction of the Perth to Fremantle Railway 1879 - 1881. Also used by the early members of what became the Royal Freshwater Bay Yacht Club.



1896

Sholl family buy 'Weerianna' site with the 1870 timber home remaining. Wilkinson and Smith Architects design an extension, removing the verandah of timber house and adding a single storey limestone building comprising a front door and entry hall from Leake Street, the main bedroom and dining area. There was also a return verandah to Leake Street and the Freshwater Bay frontage. It is most likely that the timber stables were added at this time also.



1899

Talbot Hobbs Architect was commissioned to design a two storey extension to the south of original home. This incorporated an extension of the original entry into a large entry hall and a grand stairwell to the upper level with cellar below. A grand riverside, double room lounge was built to the east, a kitchen to the south west and the extension of a riverside verandah to form full wrap around. Upstairs there were four bedrooms with eastern, southern and western verandahs.



1930

Architect Unknown (assumed to be Hobbs given family connections, earlier and later additions) Original timber house demolished and replaced with a smaller rendered brick building with a new kitchen, externally accessed maid's quarters and laundry. The entry moved from Leake Street to the western courtyard and the main bedroom was reduced to combine with the entry hall to create a new small bedroom. The out house is still visible in 1937 on Water Corporation plans.



1945

Hobbs Winning Architects – The single and double storey elements are divided into two. The dining room becomes the lounge, the entry hall is reduced to create a small dining room linking to kitchen and the back door becomes the main entry to the two storey section. Also a dividing wall is introduced on the front verandah and an upper bedroom is converted to a bathroom. A 2m extension is added to the original stables to enable parking of cars.



1967

Johnson and Chrystal Architects – The 1930's extension was consolidated to form the current open living room with kitchen. The small bedroom located in the former main entry hall is converted to a bathroom, the entry hall divisions are re-opened and the arched door is re-instated. The current kitchen became a butlers pantry. The upstairs bathroom on the western verandah is relocated into the upper south west bedroom.



1990

Palassis Architects designed a renovation. A new kitchen is added to the south west corner, back to its original location. The lower and upper verandahs in the south west corner and western elevation are enclosed and the rear yard stair access to the cellar is filled in. A carport is added to the west side of 1930's extension.



2022

Meaghan White Architects. The original front door and entry hall to Leake Street will be restored. The corner bedroom will be converted to a wardrobe and en-suite, providing direct access to the original dining room as the main master suite. The living space in the 1930's extension has will be reduced by removing the laundry, more window openings and direct access to enclosed verandahs which will include an open kitchen and dining space. The former kitchen will be converted to a laundry, scullery and lift access to the upper level and proposed new attic space in the roof. The upstairs bathroom will be converted into two bathrooms, including an en-suite to southern riverside room. Outdoors the old stables will be converted into a studio, with the carport removed and new garage built to the rear laneway.

1870's – Crossland

The first partly surviving increment of 'Weerianna' is a timber building occupied by Surveyor Charles Crossland, although little is known of its origin. "Looking around Perth": a guide to the architecture of Perth and surrounding towns features 'Weerianna' and comments "A typical limestone house of one and two storeys built for H. W. Sholl on the site of an earlier house occupied by Charles Crossland while he supervised the construction of the Perth – Fremantle railway line."

Charles Crossland came to Western Australia from Victoria and worked in the state's north west, undertaking some of the first colonial surveys in the Fortescue and Murchison areas. When he returned to Perth he held contracts with the Midland Railways who were building the Perth to Fremantle railway line which started construction in 1879 and was opened in March 1881.

Robert Pascoe's book describes the home pictured as "A seven roomed timber house in Leake Street near the river in the 1870's was on the land bought by Horace Sholl after the subdivision

and incorporate into his home". It speculates the home may have been built by Thomas Briggs who 'built a house and gardens near the river', but the precise location is noted as 'conjectural'. Briggs ran the 'Halfway House' on the site of what is now the Albion Hotel.

In the same book the photo below and another taken on the same day describes:

"Jingi-Mia: two photographs taken on the 14th November 1893. The young men (left to right) are Orme, McKay, Sherwood and Stephens. The Sholls later built their house, 'Weerianna' here, and the old cottage became its kitchen, it was demolished in 1829."

The same photo of the house on the Peppermint Grove library website labels it as "Pioneers of the Royal Freshwater Bay Yacht Club heading to the river at Peppermint Grove, 1893".

Records show the club was founded in the Peppermint Grove home of Albury Sherwood on the 14th December 1896 with the jetty and clubhouse originally at the end of Irvine Street



Pioneers of the Royal Freshwater Bay Yacht Club heading to the river at Peppermint Grove, 1893. (Source: Grove Library)

opened in 1897. It is not known if the first house at 'Weerianna' is in fact the house in which the club was founded? Sherwood certainly appears in the 1893 photo with sailing equipment at the time the Sholls purchased the property, but whether this had ever been his home and whether he

was there in 1896 when the club was formed is not known. Certainly by 1896 the Sholls had gone to tender on the initial stone extension constructed across the front of the timber cottage.

So whilst the duration of Crosslands initial stay on the 'Weerianna' site is

unclear, the next chapter is well documented, when on completion of the Midland Railway contract Crossland is recorded as going into partnership with Alexander Forrest – fellow surveyor and explorer, entrepreneur and politician.

"The firm conducts a very large business as land estate agents and surveyors, their connections extending throughout the colony, Mr. Crossland's experiences in the far north-west enables him to give valuable information concerning that immense area, the future prosperity of which he is very sanguine. Since he has been settled in Perth, he has taken an active interest in the development of the auriferous country, and is interested in many important companies, Mr. Crossland can claim to be one of the early supporters of prospecting in the colony, as he was one of the original syndicate that sent out that most successful mining pioneer, Mr. J. Dunn, the discoverer of the Wealth of Nations and other mines. Mr. Crossland was married in 1886 to the daughter of Mr. De Courcy LeRoy, brother of Mr. O'Grady LeRoy, C.M.G., one of the earliest of Western Australian settlers. Mr. Crossland is one of those bright, vivacious gentlemen who combines with a happy disposition keen analytical discrimination in business matters, and to this may be ascribed the successful position he holds in life."

The foundations for current day Peppermint Grove and the 'Weerianna' site were laid when John Butler's widow, Ann Butler, died later in 1886. The land was sold in March 1887 by trustees of the estate to a syndicate comprising Charles Crossland, Alexander Forrest and George Leake, who purchased the 250 acres which is the extent of the current day Shire for 3750 pounds. Forrest and Leake were both in State Parliament with Horace Sholl, with Leake going on to become Premier and the naming inspiration for the Street on which 'Weerianna' would be built. The first titles in the name of the new syndicate are not recorded until 1891.

A Heritage Report by John Taylor from November 2019 shows the first title for the 'Weerianna' site issued to Charles Crossland in November 1893 and included land on the north side of Leake Street now the site of the Japanese Consulate. The portion ultimately bought by the Sholl family was transferred from Crossland in March 1896.

In 1897 Crossland moved to a new home in Guildford designed by Sir Talbot Hobbs who ultimately completed the Sholl's second extension to Crossland's original timber house at 'Weerianna'.

1896 – Sholl Family

The main authors of the 'Weerianna' history are Horatio (Horace) and Jessie Sholl (nee Cave) – it was they who built all of the current day primary structure and for 55 years called it their family home.

The connection to Western Australia started with Horace's Great Uncle Richard Sholl who had come to colony on the Sulphur in 1829. Richard left property to Horace's uncle William Sholl, who with Horace's father Robert John Sholl, came to Perth in 1840 with their mother and sister.

Robert settled in Bunbury where he worked as a teacher, then as a clerk in the District Magistrates Court and for the Postal Department. He then moved to Perth in 1849 to join brother William, who was editor of the Inquirer. Robert also moved into journalism and became editor of the Commercial News and Shipping List

in 1855. During this time he was associated with the Roebuck Bay Pastoral and Agricultural Co., beginning an important family association with the north west.

In 1865 Robert was appointed by the government to help manage the newly proposed settlement of Camden Harbour, an ill-fated settlement 600 miles north-east of Broome. Having already discovered better pasture lands to the west at Glenelg River, he endured ongoing issues with traditional owners, colonial settlers and then the collapse of the pastoral company. Later that year he abandoned the settlement to head south to Tien Tsin Harbour (current day Cossack) where conditions proved to be just as harsh.

By 1866 he had moved onto nearby Walcott which was ultimately gazetted as the Roebourne townsite. He became a JP, district registrar and chairman of the Court of Petty and then Quarter Sessions. Robert Sholl found himself in a tense period of development in the north west - in the middle of balancing order between

the traditional owners, commercial interests of the burgeoning pastoral and pearling industry and expectations of colonial administrators back on the Swan and in the UK. He was recorded as a key advocate for the rights of Aboriginal employees in the 1872 Act governing the pearling industry. In 1879 he bought Mt Welcome Station (also referred to as 'Weerianna' Station) and the homestead still stands today in the backstreets of Roebourne.

Soon after their father's arrival, sons Robert Sholl (Jnr) and Horace joined the family in Roebourne in 1868. In 1873 with Horace aged 22, they started in the pearling industry from the base at Cossack (Tien Tsin Harbour). The start of pearling in the Nickol Bay area saw the industry scaled up from wading to diving for shell in smaller boats, to diving with crews of up to six - eight. Brothers Horace and Robert capitalised on the booming pearling industry with brother Arthur running the station interests.



Robert was an imposing figure at 6'4" and said to be the only white person able to dive to ten fathoms and match the natural talents of the local traditional owners. Robert returned to Perth where he had invested extensively in real estate, pastoral interests, mining and industries including the Perth Ice Works and Brick Works. From 1886 – 1890 he was a Member of the Legislative Council for Gascoyne and remained in various roles in government until his death in 1909.

Horace Sholl or "Horrie" as he was known had lost his eye as a child from an infection caused by a scratch from a fish scale. Ironically his contribution, to compliment his brother's physical prowess, was his eye for a pearl and a reputation as one of the finest in the world no less. He was said to recline on a cane lounge on the verandah of his bungalow with a glass of whiskey, 'waiting for pearlers to bring their gems along'. He was retained by Streeters of London as a buyer and setter of pearls with a keen eye and ability to value, buy and dress pearls. This talent reputedly earned him 2000-3000 pounds a year – in a good year it would



have almost been enough to have bought the entire Peppermint Grove property purchased in 1891 for 3750 pounds, certainly enough to buy his block and fund the main 1340 pound extension undertaken in 1899.

While partnering with Robert in pearling, Horrie also became involved as a pastoralist under H. W. Sholl and Co at Yule River in the Roebourne district. At one point controlling 260,000 acres also thought to include Mt Welcome Station which they had taken over from his father Robert. He was a member of the Legislative Council in 1888 at age 37, before resigning to allow Septimus Bert to take his seat. He re-entered parliament after George Leake resigned, holding the seat for Roebourne in the Legislative Assembly from 1891-1901.

Horrie married Jessie Cave in 1883. The Sholls moved from Roebourne in 1893 and were listed in Hay Street West Perth from 1893 to 1895. They would go on to buy the 'Weerianna' site and at least 6 other blocks in Peppermint Grove from Leake – on the street bearing Leake's name.

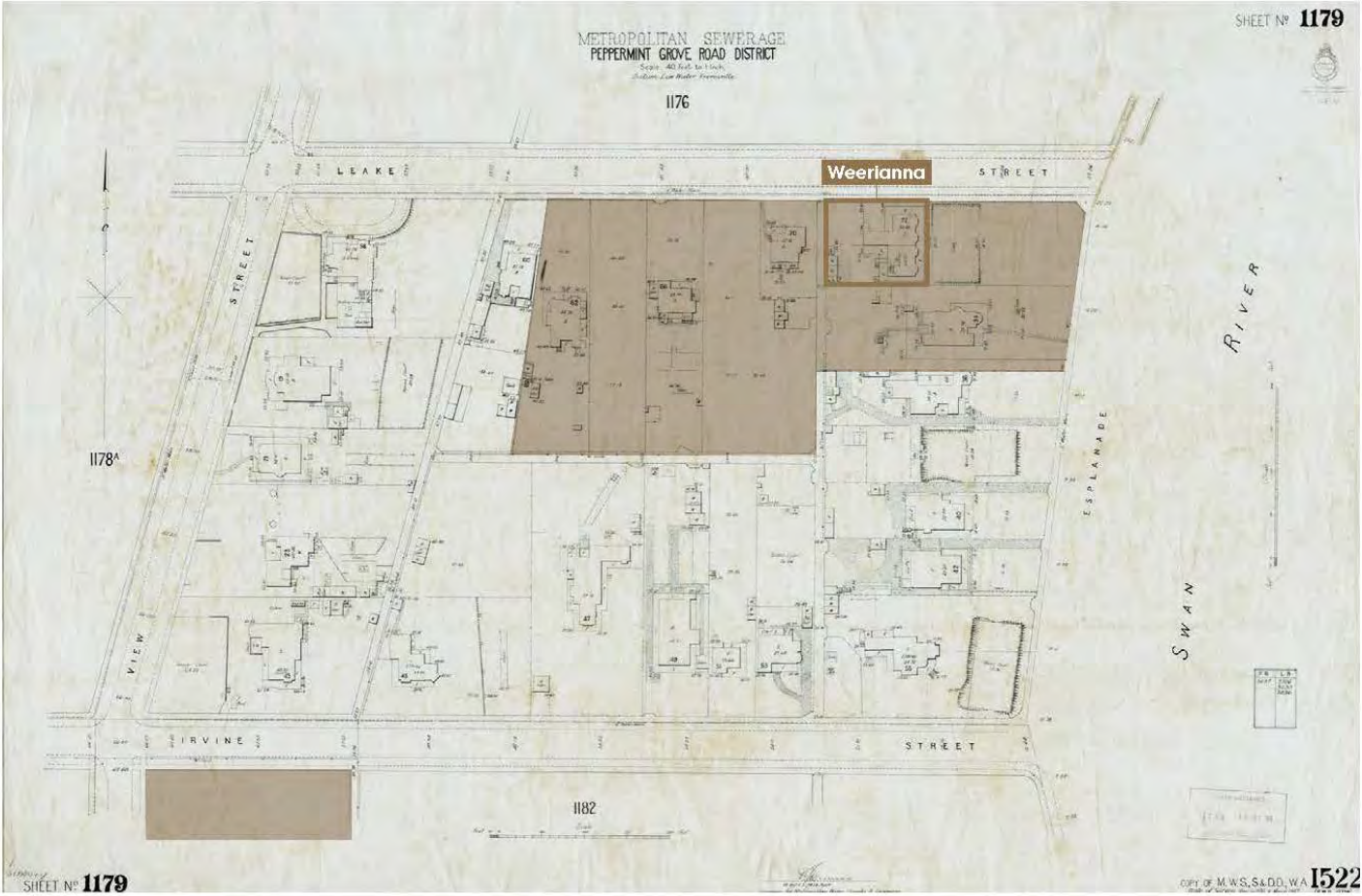
The 'Weerianna' block settled in March 1896. Leake himself also re-entered Parliament in 1894, became Premier in 1901 and died in office in 1902 aged 45. Leake's cousin Hubert Parker also married Sholl's daughter Ada. Two of the son-in-laws became successive Attorney-Generals.

Between 1884 and 1905 the Sholls had three sons and seven daughters. In order to cater for the growing family they first commissioned Wilkinson and Smith Architects in 1896 to design the single storey limestone extension to the front of the original timber house.

Jessie Sholl (Source: Maude Sholl)

Horace Sholl (Source: The History of Western Australia, 1897)

Metropolitan Water and
Sewer Plan, 1937 (Source:
State Records Office)



As their growing brood rapidly expanded they commissioned the emerging Architect of choice and recent Peppermint Grove resident J.J. Talbot Hobbs to design the major two storey limestone addition. Historian Geoffrey Bolton recorded that as one of the earliest families to settle in Peppermint Grove, the generous home, large riverside gardens and 'good looking' offspring reputedly made it the social centre of Edwardian Perth.

The name too had a fitting association with good times. 'Weerianna' is the name given to the local hills to the east of the families initial home and station in Roebourne. The name is derived from the local Ngarluma word 'Wirrianha', which means 'playful or happy'. Certainly the home has been held in great affection within the wider Sholl family and decedents who refer to her as 'old Weeri' – the scene of a least two weddings, many a summer crabbing party and in one case also carried as the name for one of the family sailing boats.

By the time Horace died at home on the 8th November 1927 only Maude and Jesse Sholl remained. In a 1980's audio interview Maude described how the home was "too big" for her and mum and the original timber home was demolished to make way for a smaller 1930's extension still present today. Original builder specifications for the extension describe the re-use of at least one window that appears still present and potentially flooring was also used. The addition provided a new kitchen, separately accessed "maid's room" and laundry.

Jesse Sholl died at home on 12th August 1943. After Jesse died the house was inherited by all 10 Sholl children. Maude stayed on and in 1945 the home was split into two apartments divided by the single and double storey sections of the home. Maude is understood to have shared the two storey section with Flora Bunning.

Settlement correspondence shows "Miss Bunning" in the home just prior to its sale. Flora grew up in the house that became St Hilda's school.



L-R All 10 Sholl Children 1906 - Ada Edith Parker, Penelope Davy, Treverton Sholl, Mary Frances Burgess, Horrie Sholl (Jnr), Maude Irene Sholl, Clara Primrose, Lottie Sholl, Grace Pretoria Schlesinger, Jesse Church. (Source: Lindy Williams)

"Gwen, Jo, Moll and Marg" Church - outside 'Weerianna', 1919 (Source: Maude Sholl)

In 1950, Flora Bunning founded the Chamber Music Society of Western Australia, was an important patron for chamber music, with the UWA Prize still carrying her name.

The single storey section was occupied by Dr Pottinger who was married to Gwen Church, daughter of Jesse Sholl (Jnr -nee. Church), who with Norman Church lived at 62 Leake Street on the home they had built at the back of the original Sholl block. Gwen's daughter Jude Pottinger still recalls living in the small bedroom built over the original Leake Street entry hall.



1951 – d'Espeissis Family

The d'Espeissis family became the owners of 'Weerianna' in 1951 after John d'Espeissis bought the home long admired by his mother from her first arrival into Western Australia as a young adult over 50 years earlier.

John's father Adrien d'Espeissis was born on the family sugar cane estate in Mauritius in 1860. He initially studied Medicine with his uncle Dr Clement Darurty de Grandpre. He was then appointed by the government to represent Mauritius at the Colonial and Indian exhibition in London. He studied Agriculture at Cirencester Royal Agricultural College, then onto Bordeaux to study fermentation and distillation and Paris for further studies in fermentation, distillation and microbiology.

Adrien returned to Australia where his father was an advisor to CSR sugar refinery. He became consulting viticulturalists and inspector of Agriculture for NSW for several years before taking up a similar role in WA. He helped establish the Bureau of Agriculture and authored "Handbook of Horticulture and Viticulture

of Western Australia" still referenced by the industry today. He later settled at Caversham House, one of the first Crown Grants from the 1830's and a property earlier owned by Charles Harper.

In an interesting aside, Harper was a farmer and politician who led development of agriculture in the state – was a renowned innovator and a key driver in the establishment of agricultural co-operation (the foundation of the CBH and Wesfarmers) and the state sponsorship of agricultural research that led to the establishment of the Bureau of Agriculture that ultimately bought d'Espeissis to WA. He was also a pearler in Nickol Bay at the same time as the Sholl brothers, a member of Parliament during their time and a fellow member of the Weld Club.

Adrien's son John studied both Science and Forestry. He worked as a forester in Fiji before returning to a posting with the Forestry Department in Pemberton. He made an initially unsuccessful offer to the "Sholl Family Partnership" in January 1951 for 11,000 pounds to purchase the Sholl's remaining 2700m2

waterfront 'Weerianna' property. The estate declined the offer and the property was auctioned on 27th February 1951 and passed in at 13,000 pounds. It went under contract after the auction to John d'Espeissis for 13,000 pounds.

The property had been listed as 72 and 72a Leake Street and consisted of the two flats, with a Dr G W Pottinger still occupying the smaller flat at a rental of three pounds per week. After the sale John's mother Laetitia occupied the single storey section, with the d'Espeissis family using the larger flat as a city residence. Laetitia's presence in the home was quite fitting as she was the inspiration for the purchase. When Laetitia first came to WA from the east coast she had lived with her godmother Mrs Keane in her family home 'Cappoquin House', in what is now home to the Royal Freshwater Bay Yacht Club. The home was built on the elevated peninsula of land thought to be the same point Vlamingh had described in his 1697 diaries while exploring the Swan River. It is from that same elevated position Laetitia was said to admire the view of 'Weerianna'

across Freshwater Bay. 'Cappoquin House' was built in 1894 is of similar limestone construction to 'Weerianna' and was also designed by architect Talbot Hobbs.

Daughter Jane fondly recalls in the late 50's and early 60's the street being full of children, with the Dawkins and Sanders families on the two adjoining properties. A young Patrick Dawkins was known to be able to slide down the main 'Weerianna' staircase balustrade at pace. Days spent fishing and collecting fresh mussels and all the good things the river has to offer. When not enjoying the many adventures on the river the lane was filled with children building cubbies in the trees on the generous land surrounding homes to the west and occasional mischief lighting fires. Evenings capped off by a performance in the main 'Weerianna' lounge where the generous bay windows and curtain made for the perfect stage.

The separation of the two homes was removed in the late 1960's. Childhood holidays extended into young adulthood when the home became the

city base for John's four children and the scene of many a good party! Daughter Jeanne inherited the home and renovated in 1990 with husband Charles and their three children on returning from living in Papua New Guinea. Charles lived in the home until early 2020, when the home was sold to Paul and Charmaine Blackburne who briefly owned the property while finalising subdivision of the land to build their new riverfront home.



View from 'Weerianoo' to
'Cappoquin' on Keane's
Point. c 1920 Source:
Royal Freshwater Bay
Yacht Club. (Source:
Grove Library)

A sepia-toned portrait of a man with a mustache, wearing a dark suit and a white shirt with a high collar. The portrait is centered on a dark green background. Overlaid on the portrait is the name "Sir Joseph John (J. J.) Talbot Hobbs" in a large, white, serif font.

Sir Joseph John (J. J.) Talbot Hobbs

BA544/3: J. J. Talbot Hobbs, ca.1910
(Source: State Library of WA)

'Weerianna' has a number of design and built iterations, but none is more significant than that contributed by Sir Talbot Hobbs. Hobbs is one of the most celebrated West Australian architects, with a strong connection to Peppermint Grove and a close personal friendship with the Sholls. Local architect John Taylor has written extensively and is a great resource in understanding the life and architecture of Talbotts Hobbs.

Joseph John (J. J.) Talbot Hobbs was born in 1864 into a family of modest means in inner London, not far from Buckingham Palace, moving soon after to the relatively rural suburbs near Wimbledon. Young Hobbs was immersed in a rich environment of craft and design, through the family's joinery and furniture business, whilst surrounded by the architecturally significant homes and public buildings of his home city.

Following time in the family business he joined family friend and builder John Hurst from age 15 as a draftsman on largely residential projects. Architectural qualifications

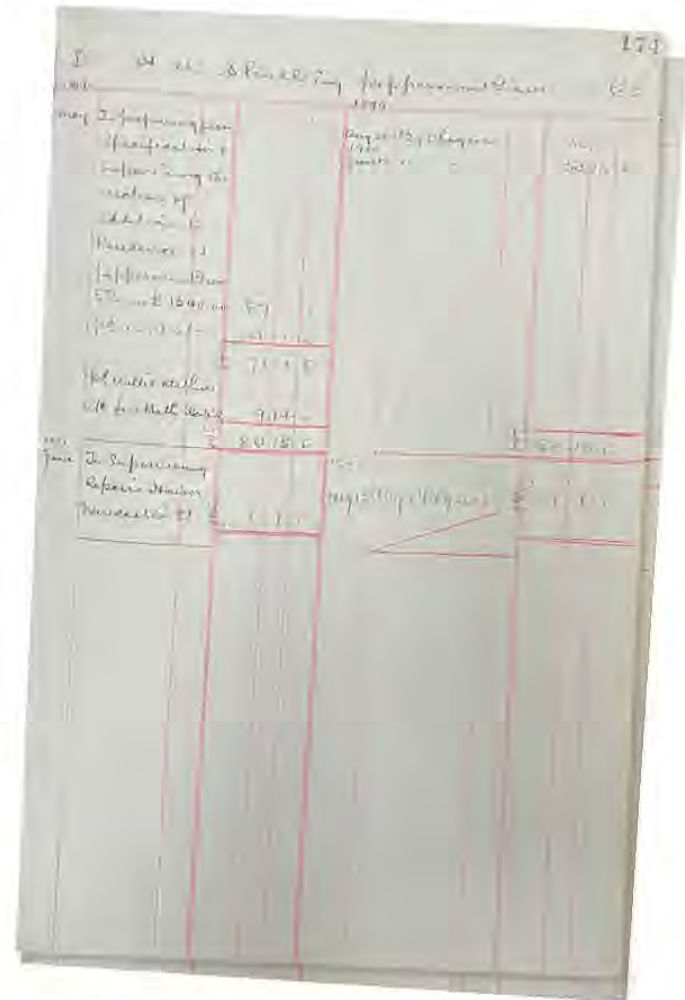
were typically achieved through an articulated arrangement with an Architect and whilst Hobbs qualifications remain unclear, his time with Hurst certainly involved working extensively with Architects involved in Hurst's building projects.

Hurst also worked extensively with Hobbs' family joinery business and it was perhaps this pragmatic grounding in craft and construction, combined with direct collaboration with architects in one of the world's great cities that provided the foundation for the success that followed. Certainly his travels to France and observations of the architectural moves away from the religious inspired Gothic styles and the emerging influence of the more pragmatic Arts and Crafts movement were significant and very relevant to his personal foundations in the profession.

Focused initially in London and then the south coast at Brighton, a young Hobbs followed the fortune of Hurst, as he became involved in larger projects. Hobbs developed a strong relationship with

Hurst's sons and with that the beginnings of a life long association with the military, beginning with participation in the Volunteer Corps. Hurst's growth in scale seemed to also come with financial difficulty, which in 1886 led to his decision to seek new opportunities in the distant Colony of Western Australia with his young family and 22 year old Hobbs in tow.

Working initially as a carpenter including building seats for the new Fremantle Railway Station, Hobbs officially parted formal ties with Hurst in his first year in the colony and at the ripe age of 23 established 'J. Talbot Hobbs, Architect and Surveyor'. Hobbs' arrival in Western Australia came during an unrivaled period of change and wealth. The period was also characterised by limited resources and expertise, where registered architects numbered less than a dozen, mainly employed by government.



(Source: Battye Library)

Clockwise from top left -
The Weld Club, Perth and
Barrack Street, 1890-1899
State Library of WA
b2145448_1

Moirs Chambers, Perth,
T&G Mutual Life Society,
cnr Barrack St & St.
George's Tce., ca. 1928.
State Library of WA
b2609797_1

AMP Chambers, 114 St.
George's Terrace, Perth
State Library of WA
b3430571_1

Dalgety building, 1926?
State Library of WA
b2214855_1



Although officially released from his eight year article association with Hurst, he continued through Hurst as builder on major projects, growing strong relationships with Hurst's sons and their voluntary military service and then the marriage to daughter Edith Hurst.

The worldly and energetic young Hobbs soon began building a strong commercial following in a market generally serviced by Melbourne practices and affiliates. Hobbs himself had an association with Melbourne Architect George Inskip which led to long relationships with the Western Australian Bank and Church of England. The relationship with Inskip also leading to his 1892 admission in the Royal Victorian Institute of Architects.

Hobbs quickly established himself with early work for the Samson Family beginning a long association with the 'colonial elite' including commissions for 'powerful' Western Australian family names..... including Drummond, Forrest, Hamersley, James, Loton, Marmion, Padbury, Roe, Samson, Sandover, Saw, Sherwood and Sholl'.

Perhaps his most symbolic commission was the winning 1891 competition entry for the Weld Club at the hands of a panel of political and business elite, including prolific Government Architect George Temple Poole and Alexander Forrest. John Taylor notes that achieving the win and delivering the building in a demanding committee environment cemented his reputation for design flare, people skills and business acumen.

Hobbs went on to secure architectural commissions with each of the Weld Club committee (excluding Government Architect Temple Poole). Some of his more notable commissions during this early period included Moir Chambers (Perth), Windsor Hotel (South Perth), Queens Hotel (Highgate), Scots Church (Fremantle) and Dalgety Building (Fremantle). His work stretched throughout the state designing banks, churches and residential buildings throughout many of the early farming communities including the now restored Premier Mill in Katanning.

He also began buying land and developing his own commercial and

residential properties, initially in the eastern and northern fringes of the CBD, Fremantle and then Peppermint Grove. Hobbs controlled at least 19 blocks including building four homes on the south west corner of View and Leake Street, three of which still exist. His most impressive investment was 75% of the blocks bound by Bay View Terrace, Keane, View and Johnston Streets. Ultimately selling the south western and eastern corner, he maintained an amalgamation of 5 blocks in the north eastern corner for his beloved family home known as the 'The Bungalow'. An elevated block with generous river views it was renowned for its generous grounds of wide lawn terraces, ornamental plantings, orchard, vegetable patches and a menagerie of pets and domestic farm animals.

Through his association with the Weld Club he would have quite likely interacted with Horace Sholl who was also a member. Hobbs business ledgers show the details of the first commission for 'H. W. Sholl Esq' in May 1899 earning 5% of the 1,340 pound construction cost for a fee

of 67 pounds 'preparing plans, specification & supervising the erection of additions to residence at Peppermint Grove'.

The two appear have developed a close relationship among the early residents in the late 1800's, raising young families only a few hundred metres apart down a dusty lane to the rear of the Esplanade properties that would have directly connected the two homes. It was a bond that extended to Hobbs' role as a pallbearer at Sholl's funeral.

Through his success Hobbs was attributed as a major driver of the Western Australian vernacular. Influenced perhaps by both his family joinery foundations, articulated time in the building industry with Hurst and his early professional exposure to the Arts and Craft movement in London.

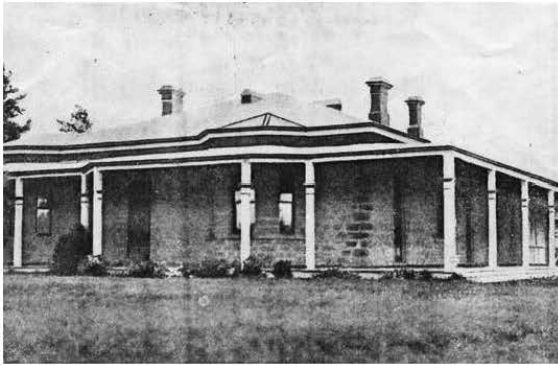
An adaption of the National Federation Style, Hobbs buildings made practical adaptations to the availability of coastal limestone from local quarries, jarrah hardwood and finishes matched to the skill base of local trades. Key design elements

noted by John Taylor included greater focus on connecting indoor/outdoor space, timber framed corrugated iron roofs, wide verandahs, conical towers, tall chimneys, leadlight features warming entry hallways and decorative motifs in glazing and plasterwork featuring local flora and fauna.

He went on to design numerous homes in the suburb, many of which still exist. This included 'Weerianna' which he designed in the Queen Anne Style and featuring many of the signature attributes of his emerging West Australian vernacular. He also designed the Guildford home of surveyor, Peppermint Grove developer and pre 'Weerianna' resident Charles Crossland. The practice was joined by son Athol, became Hobbs, Smith and Forbes, later Hobbs Forbes and Partners, Hobbs Winning and Leighton, Hobbs Winning and ultimately leading Australian founded global practice Woods Bagot.

Beyond his architectural success Hobbs held key leadership roles including the Presidency of the WA Institute of Architects.

Ultimately succeeding in legislating the requirement for the registration of architects, Hobbs built a national business network with a number of board roles and expanded his international travels. His seniority within military ranks grew and he played a major role during World War 1, landing at Gallipoli and leading troops on the Western Front for which he was ultimately knighted. He continued to grow both his architectural and commercial interest after the war and continued a special interest in establishing war memorials at key battle grounds overseas and in Australia. His significance as an architect and citizen is immortalised in a large statue in the WA Supreme Court Gardens.



Clockwise from top left:
The Bungalow, Peppermint Grove;
Cappaquin (RFBYG), Peppermint Grove;
Dilhorn House, Perth
State Library of WA: b2450007_1
Grounds of The Cliffe, early 1900s,
Presbyterian Ladies' College Archives



Interiors of Weerianna.
(Source: Deon White)

Interiors of Weeriana
(Source: Deon White)





Our vision for 'Weerianna' is to: “curate an enduring local landmark”.

The restoration is a modest and subtle adaption of the largely existing fabric informed by extensive research and a series of key design values as follows:



EMINENCE

Enhance the grandeur and aspect of the home to Leake Street and the outlook and aspect to its original riverside setting.



INTEGRITY

Reinstate the original period features of the primary Sir Talbot Hobbs renovation and extension as an important testament to one of the State's most eminent architects and citizens.



NUANCE

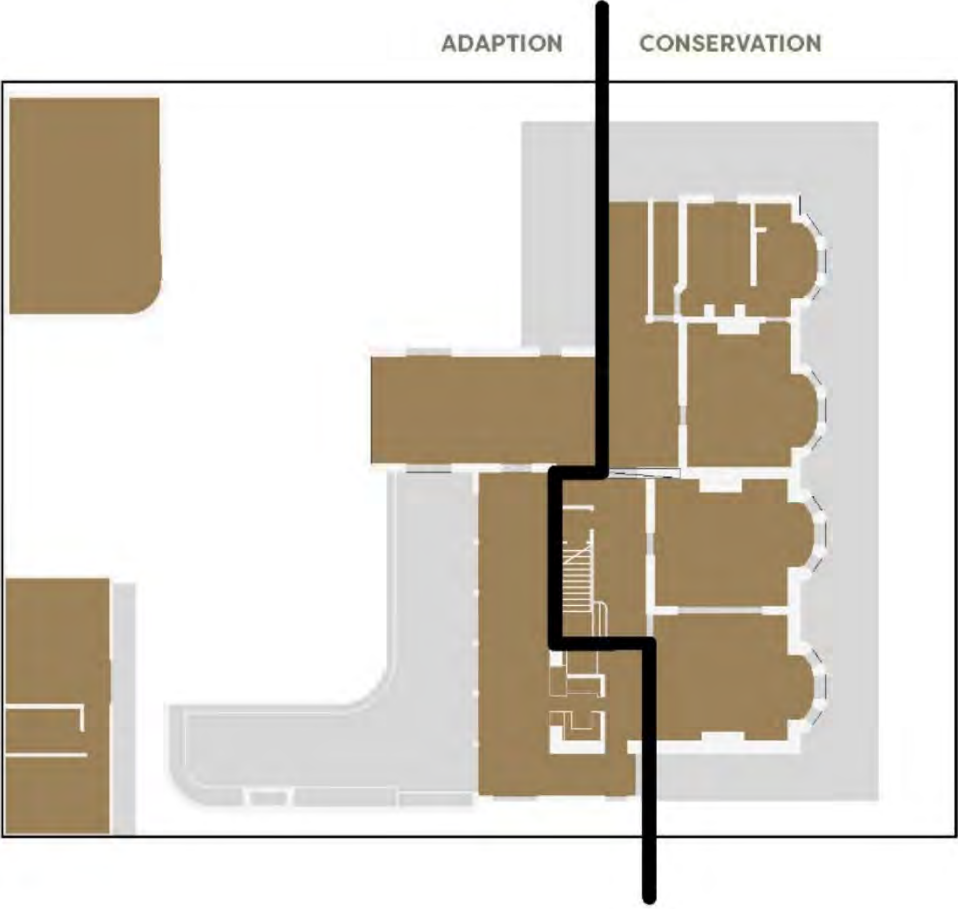
Modernise the previously altered portions of the home with bright, open and climate responsive spaces taking contemporary cues from Sir Talbot Hobbs drive for a new Australian style.



NARRATIVE

Leverage the restoration process as an opportunity to capture and record all the threads of the history to date, the basis of this chapter in her history and an enduring foundation for long term preservation.

Spatially the original major river facing limestone components constructed in 1896 and 1899 will be the focus of the conservation effort, centred on retaining and restoring the original layout and decorative elements. The heavily modified westerly portions built through 1930 and 1990 will retain key built elements of the original 1896 and 1899 structure with appropriate contemporary adaption.





Eminence

Enhance the grandeur and aspect of the home to Leake Street and the outlook and aspect to its original riverside setting.

Like many of the historic homes of the neighbourhood, 'Weerianna' enjoyed the eminence created by the combination of larger homes, set in generous grounds. 'Weerianna' has been particularly valued in the local neighbourhood as one of the few remaining full blocks, accentuated by large setback, elevated corner and riverside location. The inevitable impact of any subdivision is the original eminence is diminished and a number of key design moves will enhance the home in its setting.

01
Riverside Entry

The main façade of 'Weerianna' is orientated east to the riverfront view and while there was an open view from the Esplanade to the main building façade, the Leake Street frontage has been bound by a high limestone wall. The new entry will be located to the north east corner of the home at the closest point to the

river. A glass panel gate will enable the public and visitors alike to be greeted by an open view of the original riverfront façade, with its unique single and double storey elements.

02
Façade restoration and illumination

In order to further enhance the public visibility an eminence of the façade a specialist "wall wash" façade lighting will illuminate the riverside (eastern) and Leake Street (northern) elevations of the property. Wall wash light provides a dramatic experience of the home, bringing out the contrast in the natural limestone, window embayment details and verandah elements. It will provide a new and subtle public experience of the home that celebrate its historical significance.





03

Attic Loft

One of the defining aspects of the home's heritage was its panoramic river views. The inevitable reality of subdivision is that view is largely removed, however, the generous attic space enables that defining aspect of the home to be re-instated. Through the benefit of examining extensive local precedent a discrete riverside balcony has been incorporated that will not be visible to the public view of the riverside façade. The attic will be largely contained within the roofline, supported by dormer windows to the west and south elevation which are largely out of public view. Whilst the existing upper verandah and rooms already look east and south over adjoining buildings, the attic openings have been further setback to comply with current privacy standards.







Integrity

Reinstate the original period features of the primary Sir Talbot Hobbs renovation and extension as important testament to one of the State’s most eminent architects and citizens.

‘Weerianna’ is unique in a WA context for both its age and an early period of its history involving three principle and quite varied building phases. Like a number of larger Peppermint Grove homes, however, as it reached the end of its first lifecycle when the founding families had moved on a generation, homes often were split into multiple spaces and with that lost original layout attributes and decorative elements.

Given the dominant scale and influence of the Talbot Hobbs phase and the significance of his community contribution and architecture, the most important focus of the conservation has been the Talbot Hobbs phase. This 1899 addition comprised the large two storey addition and integration with the early two building phases in the 1870’s and 1896.

The task of unpicking the sequence of change was made all the more difficult by the absence of any original plans for the three initial phases. Through over 18 months of research of subsequence plans, a recorded interview with Maude Sholl (youngest of the 10 children) conducted in the 1980’s, her 1909 teenage photo album and personal accounts from Delphine Parker (grand daughter married at ‘Weerianna’) and Jude Pottinger (Great grand daughter and earliest living ‘Weerianna’ resident) we have been able to piece together the nature and sequence of modifications to the layout and manually recreate details of the original decorative elements, long since removed.

The key beneficial features of the conservation achieved from this research are as follows:

01

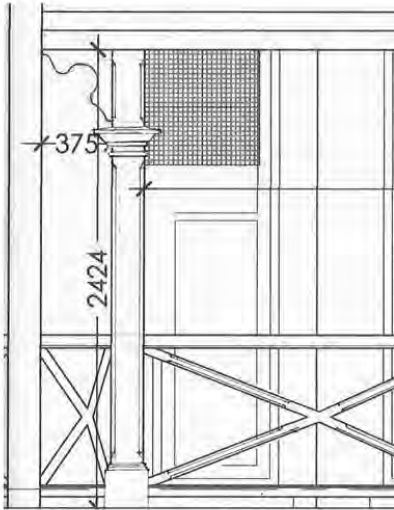
Verandah restoration

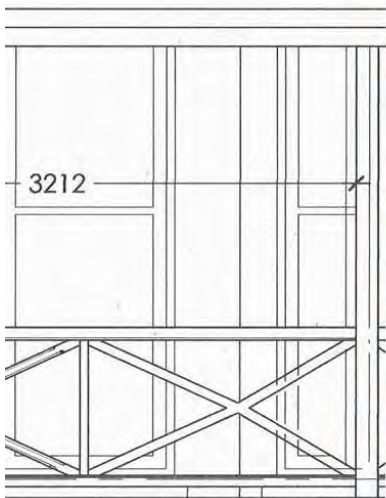
The chance discovery of the 1909 childhood photo album of Maude Sholl, fittingly retained by Sholl and Talbot Hobbs descendant Deb Hunne, provided the higher resolution and close up photos necessary to measure and shape the original decorative verandah details. The decorative details were further verified through paint removal on the original posts to establish fixing points and confirmation of key dimensions. The combination of photographic records and physical interrogation of the existing structure enabled a detailed tracing of the cornice, collar and skirting details which are now being manually reproduced.

The new subdivision boundary is 3m from the verandah edge and in order to enhance the sense of space and usability

of the remaining front yard the crossmember balustrade will be removed from the lower eastern façade, with retention on the south elevation preserving a representative element. The new ground level in the original front yard leaves the verandah at a comfortable seating height to the new front lawn space. The original stairs to the tennis court were removed with the subdivision

The original structural frame of the louvres to the lower section of the two storey section will be re-instated, which also re-establishes the horizontal datum of the single storey section and enables placement of the cornice details at the original height. The original louvre blades, which have been previously removed, will not be re-instated to optimise natural light into the main living room which will experience diminished morning light with the adjoining house construction.





All sketches (Source: Alexander Wilkinson Architect)
Street photo (Source: Maude Sholl)

02

Leake Street Elevation

The plans prepared in 1945 showing the home being split into two apartments indicated a Leake Street entry gate and vague evidence of a Leake Street entry door, further supported by the absence of a border tile on this side

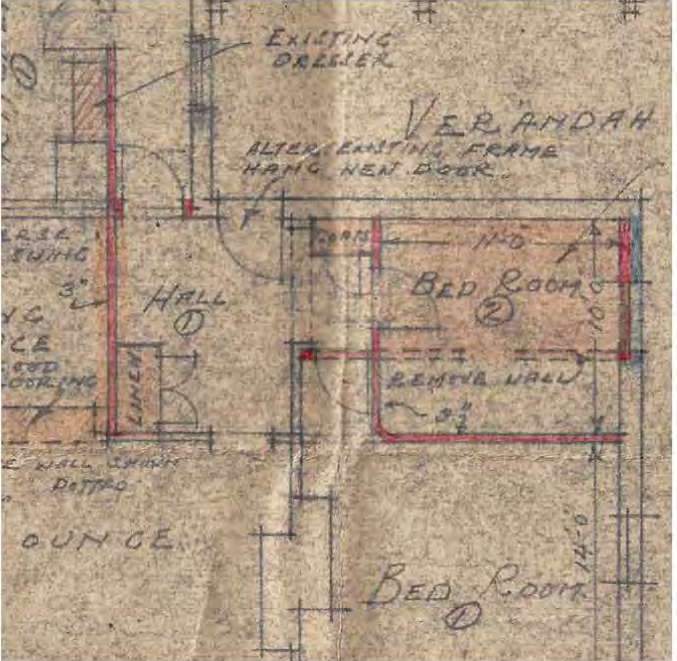
of the entry hall floor tiling. In order to verify the Leake Street entry and suspected bedroom window the subsequent render was removed showing clear evidence of the window and some evidence of a large opening arch visible above later modifications. The 1908 Maude Sholl album contained a photo from Leake Street with

some evidence of the door in the background of the shot. Ultimately it was visits from Delphine Parker who was able to recall the location of the entry and original larger front bedroom of "Gran's". The main bedroom window will be re-instated in the original location and detail. The main entry door

with be re-instated to the Leake Street location and the entry hall enlarged to its original size so the entire entry sequence views directly through the two adjoining single and double storey entry halls are restored. Whilst the location of the entry hall is now beyond doubt, there are no details on the original design and

detailing. In order to deal with the absence of knowledge, but also to signal the adaption of the home, the new entry has been designed with clean contemporary lines and fluted glass for an appropriate combination of natural light and privacy.

Drawing (Source: Hobbs Winning Architects, 1945)
 Original Leake Street entry. (Source: Deon White)





03

Stable Restoration

The original fabric of Peppermint Grove was shaped by a combination of grand homes and generous grounds, but it was also the absence of vehicles and distance to the city that generated another unique character. In addition to the proliferation of windmills and large water tank stands servicing the lush grounds, the gravel lanes were dotted with stables and other outbuildings on the rear property boundaries.

Horses would have provided early freedom of movement in the emerging city, at the very least to get to the train station or further afield. Like many Peppermint Grove residents, the Sholl's rural heritage meant they would have been used to horses as the principal method of transport.

Whilst modified and extended to accommodate vehicles in 1945 and later badly deteriorated by white ants and weather damage, the stables still contain the original horse stalls, feeding troughs and are complete with original timber floors.

The stables are an enduring part of 'Weerianna's' character, the laneway streetscape and one of the few remaining stables remaining in the suburb. The stables will be carefully dismantled and rebuilt with careful consideration given to retaining key stable, bay and trough elements and repairing and replacing original timber cladding and original galvanised roof detail. It will be used as a new architecture studio accessed directly from the lane.





Existing stables.
(Source: Deon White)



04

Garden grounds

The generous eastern riverside grounds of the 'Weerianna' site meant the western portion of the home was largely back of house with a central carport and extensive hardscape. One of the key strategies in the home's restoration is to create a new garden setting and increase long term tree canopy in the western grounds. One of the key moves is to relocate the central carport to the laneway frontage, removing the street cross over and substantial paving areas. The location is consistent with the placement of the retained stable building and historic laneway outbuilding character as evidenced in numerous examples throughout the Shire.

The new garage has been designed to match the proportions and form of the old stable, albeit to a lower absolute height given the grade of the laneway frontage up to Leake Street. The structure will remain setback and behind the existing limestone wall and given the levels within the property are lower than Leake Street, is only marginally visible above the boundary wall. It will be finished in a contemporary timber clad finish to reference the stable materiality. The existing gates to Leake Street will be infilled with matching limestone walling, the crossover removed and the verge landscaped.

The additional space will be used for landscape grounds that enhance and open up the aspect and appreciation of the facades and the opportunity for retention and addition of large trees. Mature screen planting has already been added to the new eastern boundary.







Nuance

Modernise the previously altered portions of the home with bright, open and climate responsive spaces taking contemporary cues from Sir Talbot Hobbs drive for a new Australian style,

The Talbot Hobbs design cues documented by John Taylor are very evident at 'Weerianna' - from his honest and pragmatic use of local limestone and wide verandah elements to the stylistic use of arches, circles and decorative elements. This provides the appropriate contemporary cues for the adaption of the more heavily modified western portion of the site in a manner that distinctly contrasts the more traditional façade but with contemporary stylistic reference to Talbot Hobbs.

01

Western façade

The majority of the outdoor living space now occurs to the west of the home. The previous verandah enclosure provides generous light filled volumes, the backdrop of the original stone façade and large feature oculus to the stairwell behind and a dramatic exterior western façade.

The original timber verandah structure will be retained including removal of some internal detail which is covering the full extent of the original frame. New arched openings placed between the retained verandah columns draw on existing arch elements in the home and open the space up to the full volume of the original verandah openings, restoring the associated sense of scale and visibility of the limestone façade. Later walls near the back door (which also formed the front door of the second apartment) are removed to join the full length of the original verandah space and connect it to the new family room.





02

Family Room

The family room is formed by the heavily modified 1930's portion of the original timber home. Builder's quotations and specifications show that it recycled a window and possibly doors and flooring of the original 1870's home still evident today. Initially it contained a new kitchen and externally accessed maid's room and laundry. It later provided the main kitchen and bathroom spaces for the single storey apartment. In 1990 the passageway and rooms were largely removed to form a new family room. The building will largely be retained on a reduced footprint to increase outdoor garden space. It will be connected to the new kitchen and dining area to form an open plan living environment surrounded by landscaped grounds. It will be finished in the original 1930's pebble render to highlight the distinct period of its construction and common portion of building footprint with the original home on the site.

Stylistic cues will be contemporary arch forms consistent with the overall western elevation, including a large feature arch to the west to draw in natural light and the aspect to the pool area.





Narrative

Leverage the restoration process as an opportunity to capture and record all the threads of the history to date, the basis of this chapter in her history and an enduring foundation for future changes.

The restoration is considered to be part of the custodial responsibility that comes with owning an historic home. That custodial responsibility provides the opportunity to share the home with the wider community and past family members through a range of initiatives that will enhance the appreciation of the home and create and enduring record of the building and its residents.

Openings

One of the unique aspects of 'Weerianna' is that it has only been owned and occupied by effectively two families. It clearly holds a special place in the minds of many family members and descendants and through the course of research over a dozen have visited and toured the home often for the first time. All relatives have been given a standing invitation to tour and it is intended on completion to enable public viewings through the PLC Open Garden Scheme and the Openhouse program to share the process of the restoration and outcome.

Digital Records

In view of the long history and number of decedents many of the records of the home have become disbursed. In collaboration with the Grove Library additional photographic records have already been scanned for cataloguing so that both the direct family members and wider community can be left with a detailed catalogue of all plans, letters and photographs, including all written works and plans associated with the restoration. These will be made available for the public catalogue and potential inclusion in Collections WA.



An Instagram project page @weerianna has also been established to publically share research, design development and construction updates.

Publication

The preceding information documenting the 'Weerianna' history will ultimately be integrated with final photographs of the completed home and published into book form for inclusion in the local library for community access.



Thank you!

The ownership of historic buildings is a special custodial relationship that comes with a unique responsibility to understand, improve and share.

Over the last 18 months extensive research has been undertaken to:

- understand the wider history of Peppermint Grove as the place and setting of the home;
- confirm the sequence and timing of the original home, additions and alterations over that time; and
- where possible to meet the people who have occupied or interacted with her over the decades.

What has been uncovered is that 'Weerianna' has many unique layers of history that tell a wider story of our state's history and that of the Peppermint Grove community. She has many physical layers of history that make for a very rich tapestry of architecture and craft spanning over 150 years. The two primary families that have called 'Weerianna' home also have an incredible history in our state and provided such positive and vivid memories and connections with each other and an insight to life in this incredible home and riverside setting.

This collection of thoughts and images is an expression of gratitude for the opportunity to pen a chapter in the history of 'Weerianna'. It would not have been possible without the assistance of family and community members who have generously loaned, gifted and guided towards key plans, personal letters, family records, photographs, articles, books and personal accounts of family history and events.

Special thanks to:

Sholl Family

Lindy Williams

Delphine Anderson
(Wedding reception at 'Weerianna')

Deb Hunn (also Talbot Hobbs descendant)

Sue Parker

Kate Parker

Liz Towner

Jude Pottinger (also lived at 'Weerianna')

d'Espeissis Family

Charles Hohnen

Astrid d'Epeissis

Jane d'Epeissis

Community

Tony Packer

Sindy Dowson,
The Grove Library

Shannon Lovelady,
Presbyterian Ladies College

Martin Gibbs,
University of New England

Basil Twine,
RFBYC

Anita Wilson,
Weld Club

Damien Hassan,
State Records Office

Friends of Battye Library

Claremont Library

Books

Indigenous history of the Swan and Canning Rivers
Debra Hughes-Hallett

Australia's Last Convicts – Reprobates, Rogues and Recidivists
Friends of Battye Library

Selling Sparrows: Victims or Villains?
Judy Wright

'Lags' A history of the Western Australian convict phenomenon
Bill Edgar

The Challenge and the Chance – The Colonisation and Settlement of North Western Australia 1861 – 1914
Kay Forrest

Cossack Gold – The Romance of the Kimberley's
W. L. Lambden Owen

Between Duty and Design – The Architect – Soldier Sir J.J. Talbot Hobbs
John J. Taylor

Western Australia's Capital Suburb – Peppermint Grove
Robert Pascoe

Claremont – A History
Geoffrey Bolton and Jenny Gregory

Heritage of Pines – A History of Cottesloe
Ruth Marchant

Looking Around Perth – A guide to the architecture of Perth and surrounding towns
Ian Molyneux

Articles and Other Resources

Shire of Peppermint Grove
- Heritage List, 2017

“Weeranna” Heritage
Impact Statement,
John Taylor 2019

Extracts from the business
ledgers of JJ Talbot Hobbs
at the Battye Library

Information, extracts
and contacts from the
Friends of Battye Library

Various press articles, social
notes and tender records
from Perth newspapers
sourced via Trove

Recorded interview with
Maude Shall including
a number of references
to origin and changes to
home, 1990

Language and landmark
information on “Weeranna”
from traditional owners in
Roebourne

Photo Album, Maude
Shall (Loan courtesy of
Deb Hunn), 1908

With the agreement of the
Grove Library all permitted
materials are being
submitted for scanning so
they are available to all
family members, future
owners and the wider
community.

Project Team

Meaghan White
Architect

Deon White
*Heritage Researcher
and Planner*

Phil Griffiths
Heritage Architect

Martin Black
Communications Architect

Alexander Wilkinson
Heritage Architect

Emma Austen
Interior Designer

Amma Bunting
Interior Designer

Yuika Kon
*Interior Designer and
3D Renderer*

Karl Woolfitt
Architect

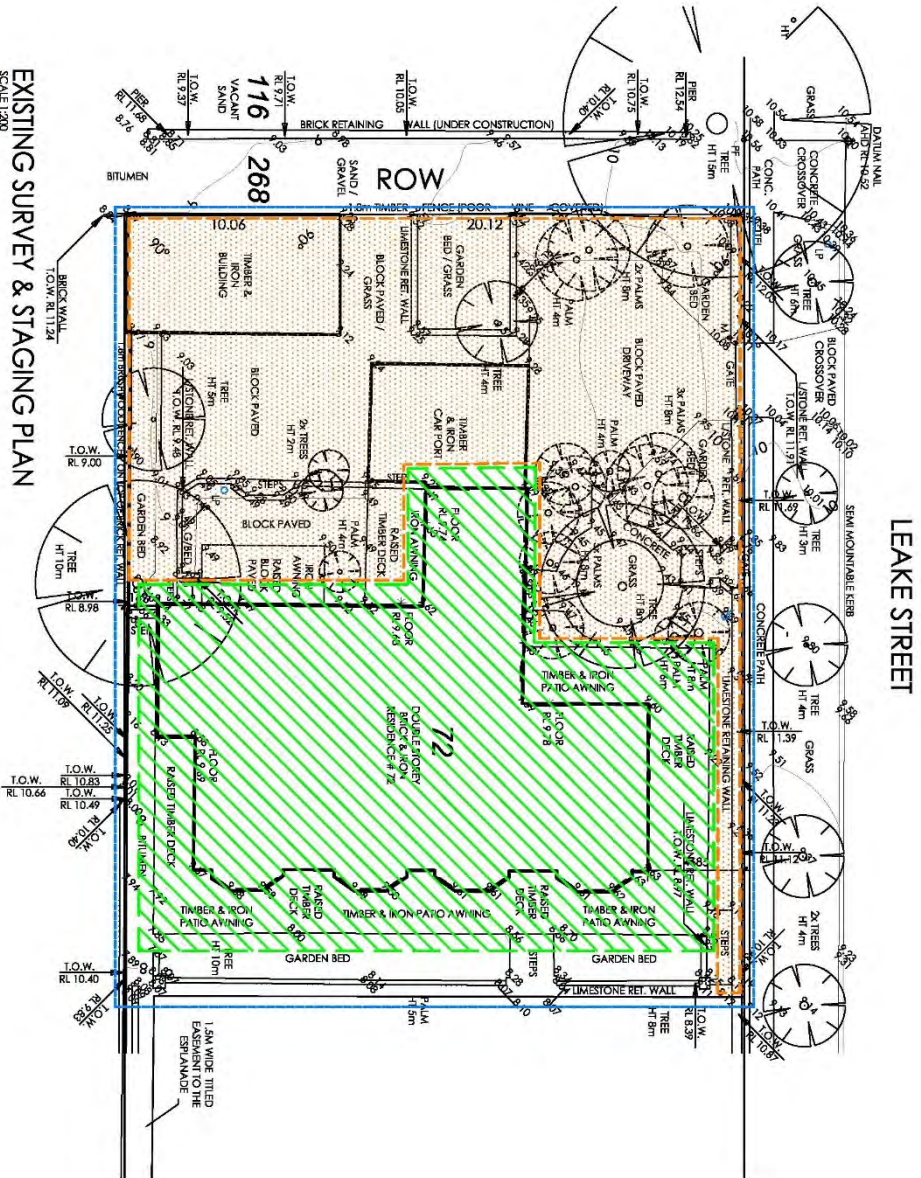
Trevor Warren
Builder

Kelvin Wong
Graphic Designer





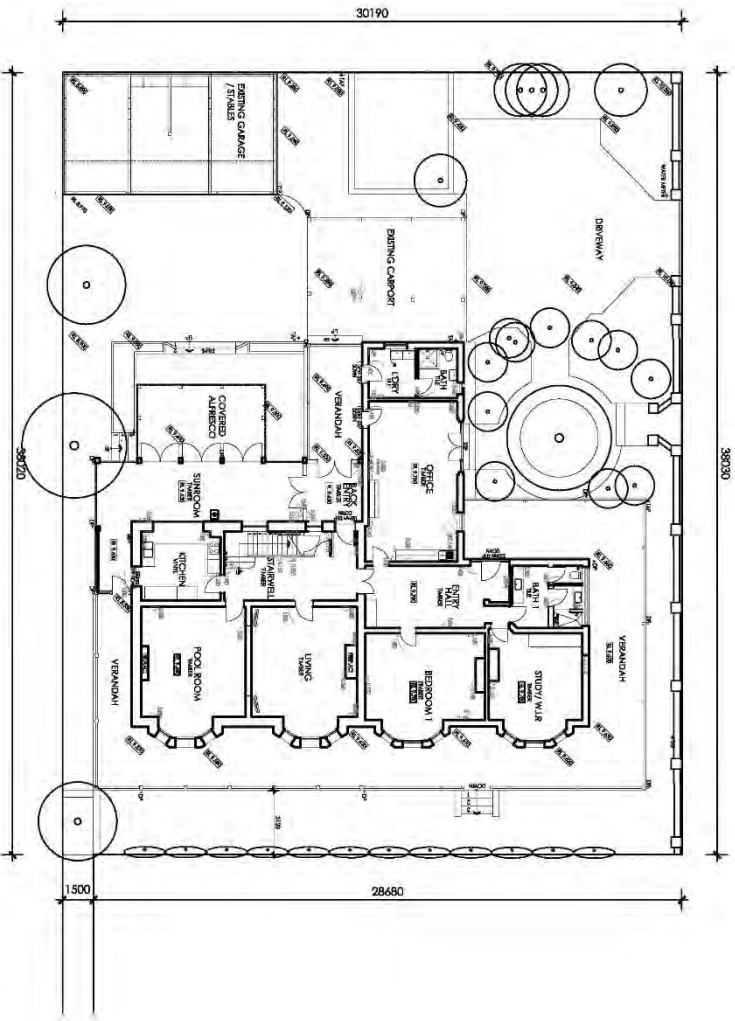




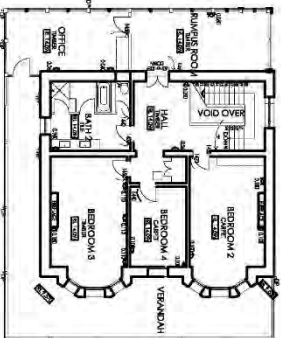
SITE CALCULATIONS

WEERLIANNA
71 LEAKE ST PEPPERWINT GROVE
DECEMBER 2021 Scale 1:200
Cred: Mr. Weerlianna, DA, DWG

DWG: A1.01
Rev: **2**

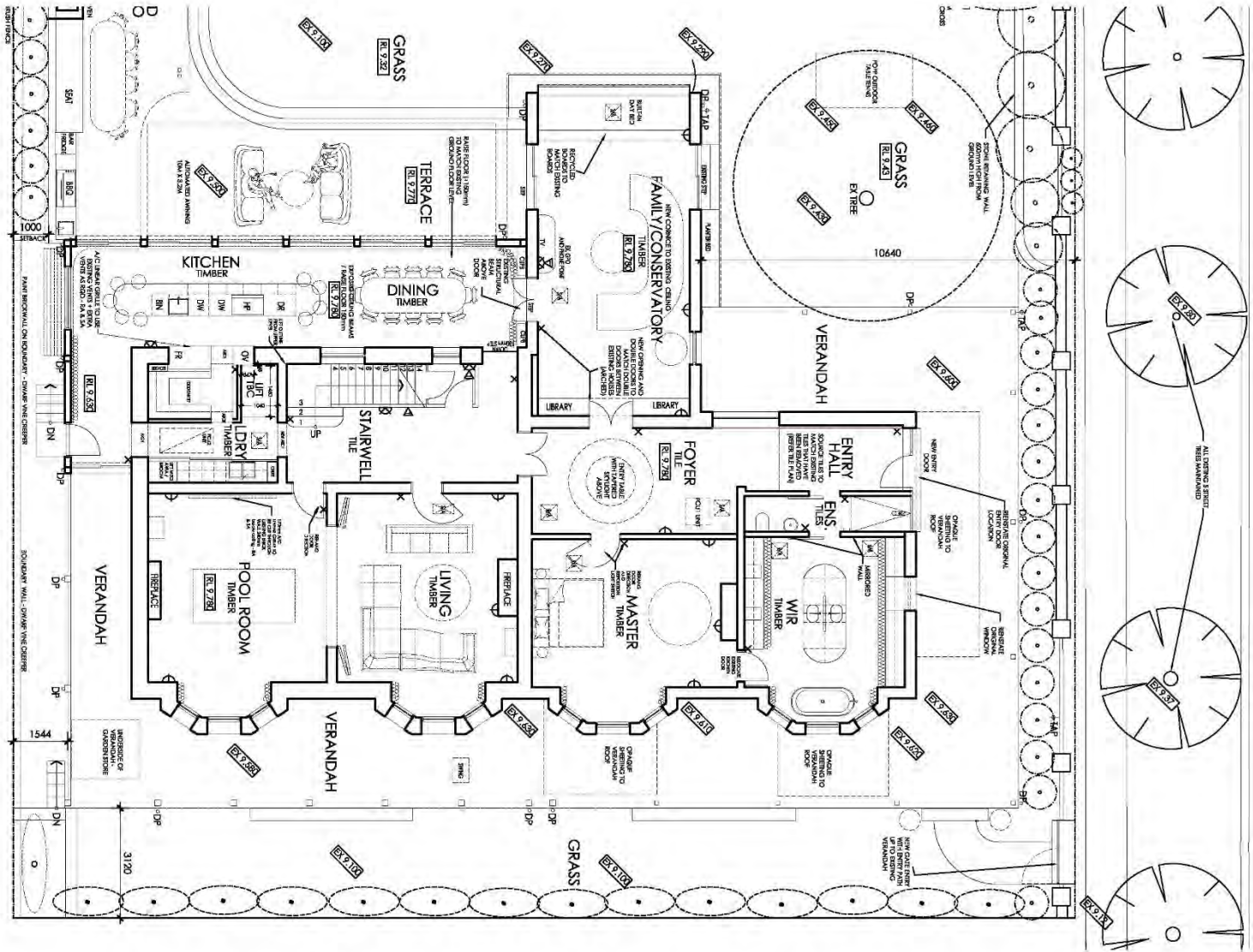


EXISTING SITE PLAN AND GROUND FLOOR PLAN
SCALE 1:200



EXISTING FIRST FLOOR PLAN
SCALE 1:200

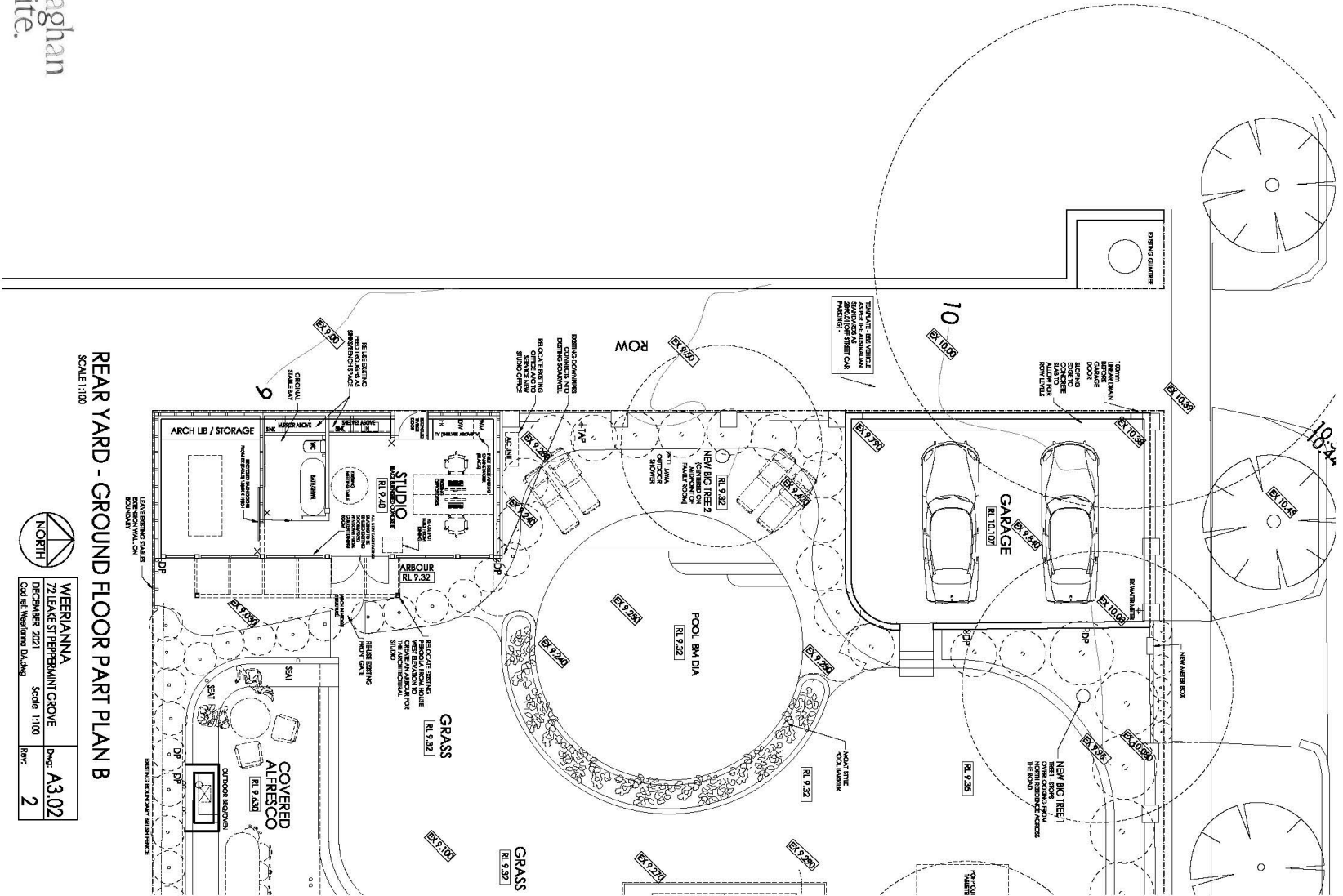




MAIN HOUSE - GROUND FLOOR PART PLAN A
SCALE 1:100
Meaghan White



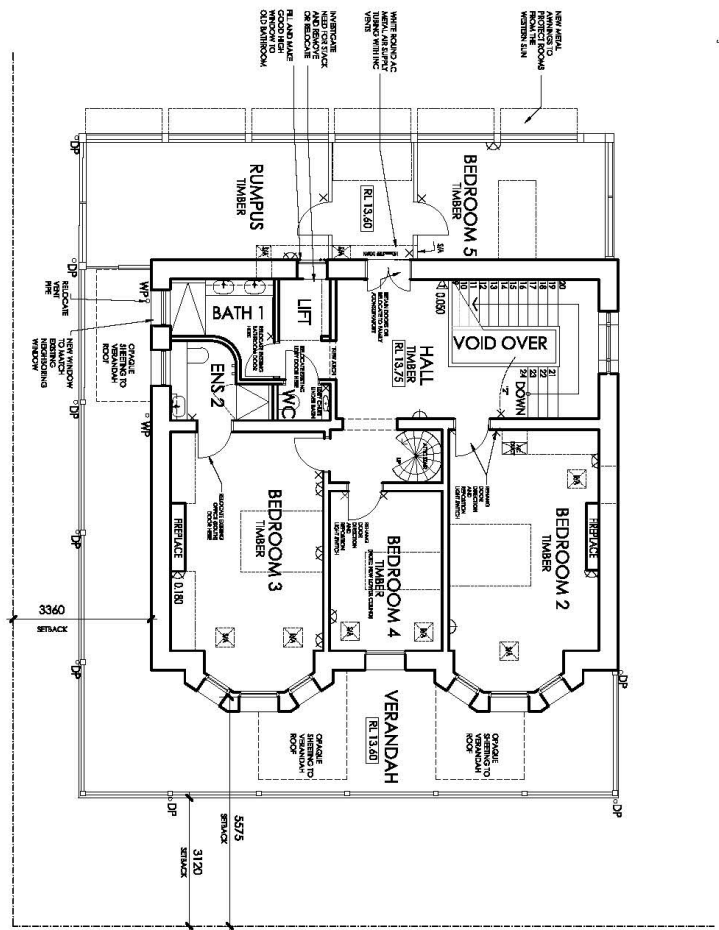
WEERIANNNA	DWG: A3.01
72 LEAKE ST PEPPERWIND GROVE	
DECEMBER 2021	Scale: 1:100
DRG BY: WENDY/DON DAVID	REV: 2



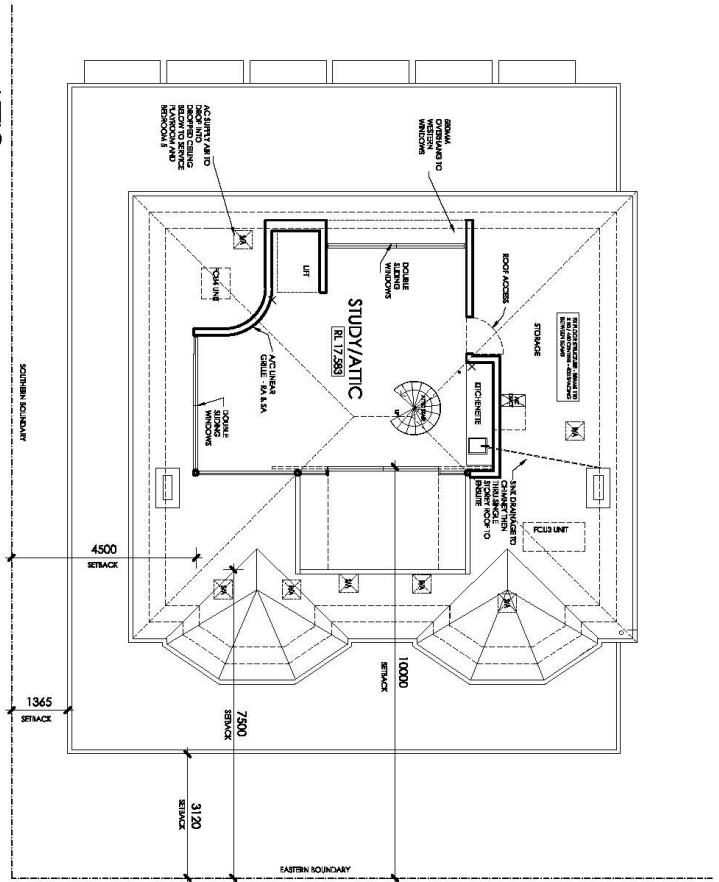
REAR YARD - GROUND FLOOR PART PLAN B
SCALE 1:100



WEERIANNNA	DWG#	A3.02
71 LEANE ST PEPPERWIND GROVE	Scale	1:100
DECEMBER 2021	Rev#	2
Drawn by: Weeriana Duijning		



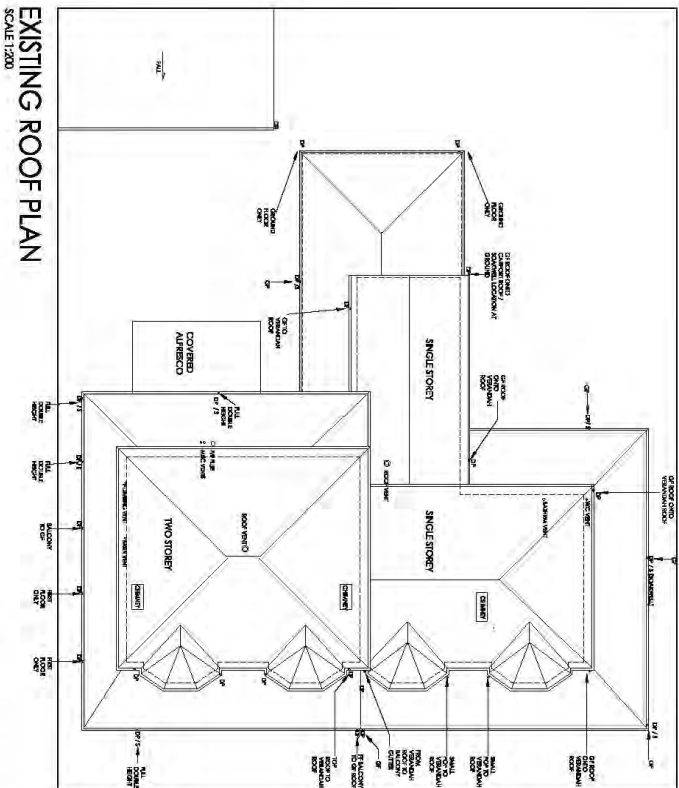
FIRST FLOOR
SCALE 1:100



ATTIC
SCALE 1:100



WEERIANNA 71 LEAKE ST PEPPERMINI GROVE DECEMBER 2021 Client: WEERIANNA DA.MWG	DWG: A3.03 Scale: 1:100 Rev: 2
--	--------------------------------------



EXISTING ROOF PLAN
SCALE 1:200

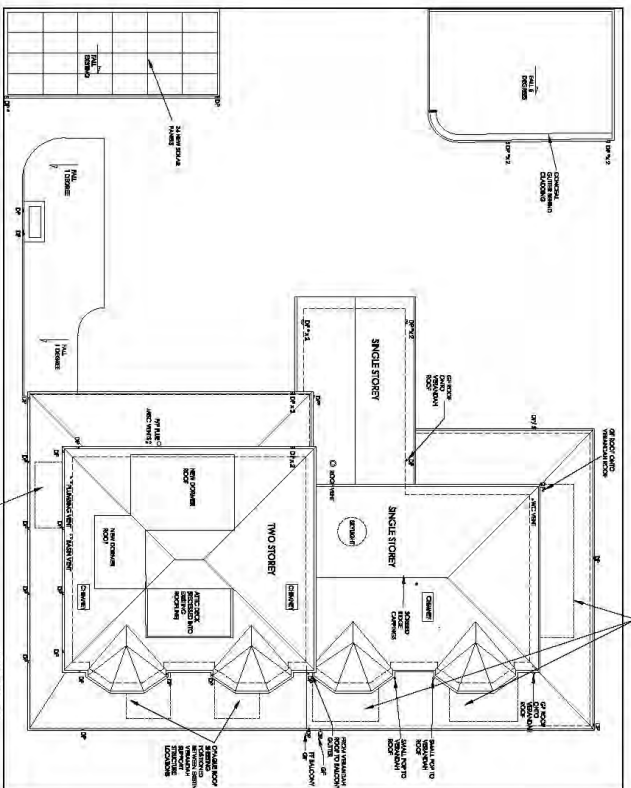
RESTORATION ROOF DETAILS

ROOF SHEETING
Remounting Roofing Thru Oak Deep 21mm Heritage
Gavensised 7600

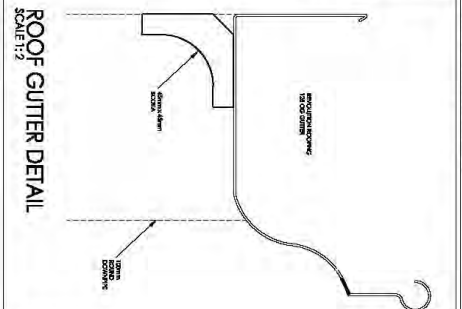
ROOF GUTTER
Anglia 125 OG gutter profile - Heritage
Gavensised 7600 & Colobond
SEE DRAWING BELOW

DOWNPIPES
Round 100mm downpipes - except 75mm
downpipes to family room
Heritage Gavensised 7600 & Colobond

OPAQUE ROOF SHEETING
Anglia Wondaglas (Recr) In Thru Oak Deep 21mm
profile. Positioned between existing verandah
structure supports (intended to allow replacement
sheets to be installed from underneath if required -
discuss with roof contractor)



NEW ROOF PLAN
SCALE 1:200

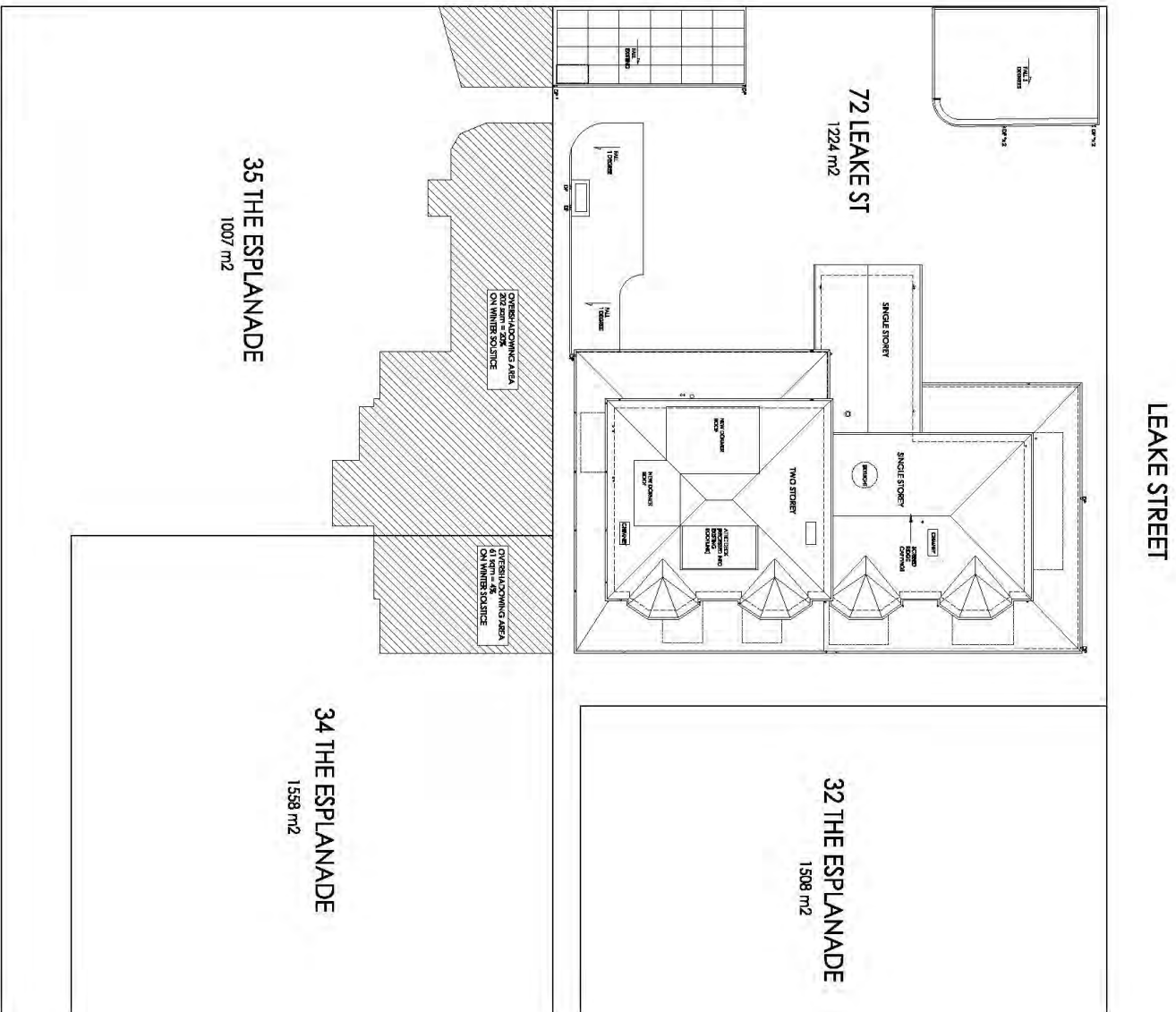


ROOF GUTTER DETAIL
SCALE 1:2

Meaghan
White.



WEERIANNA 71 LEANE ST PEPPERMINI GROVE NOVEMBER 2021 Centre: WARRIMONG DIALING	DWG: A3.04 Scale 1:200 Rev: 1
---	-------------------------------------



OVERSHADOWING DIAGRAM
SCALE 1:200

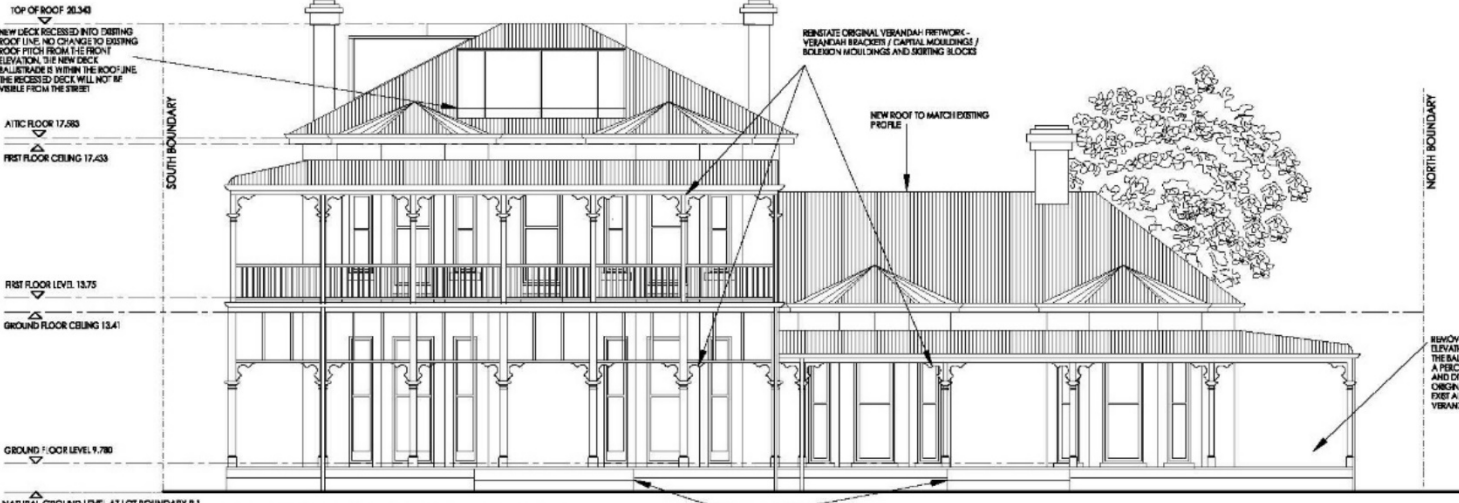
Meaghan
White.



WEERIANNA	DWG: A3.05
72 LEAKE ST PEPPERWINT GROVE	NOVEMBER 2021
Scale 1:200	Rev: 1
Client: Weerianna DAWS	



EXISTING EAST ELEVATION
 SCALE 1:100



PROPOSED EAST ELEVATION
 SCALE 1:100

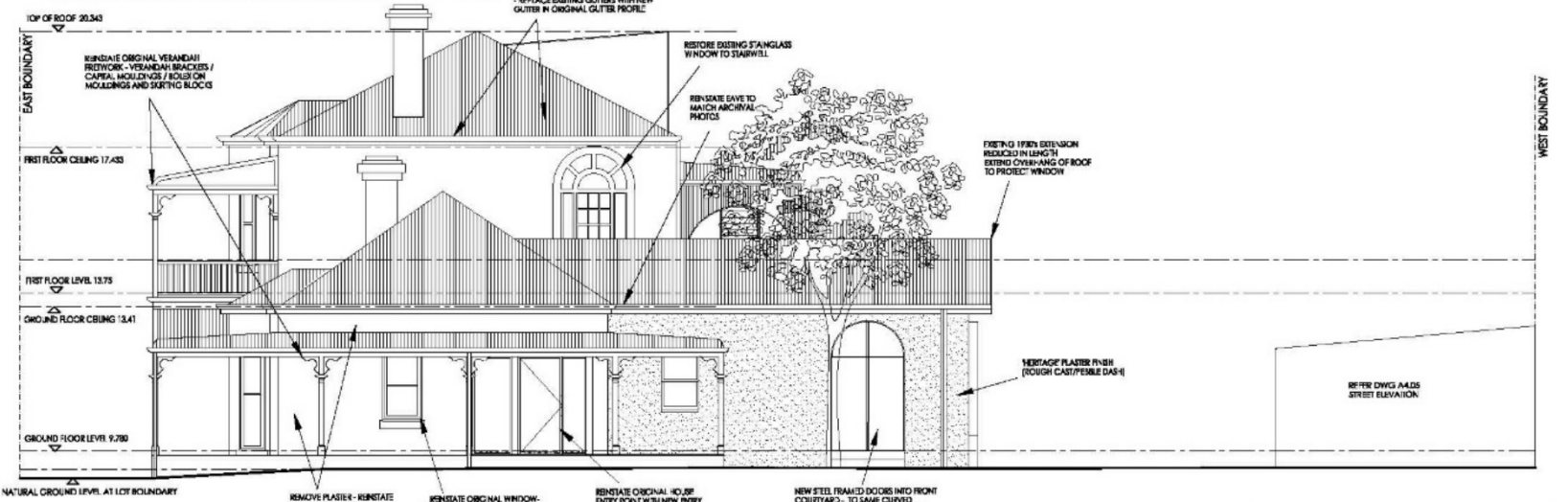
Meaghan
 White.

WEERIANNA 72 LEAKE ST PEPPERMINT GROVE	Dwg: A4.01
NOVEMBER 2021 Cadref: Weeriana_DA.dwg	Scale 1:100 Rev: 1

Meaghan
 White.



EXISTING NORTH ELEVATION (LEAKE STREET)



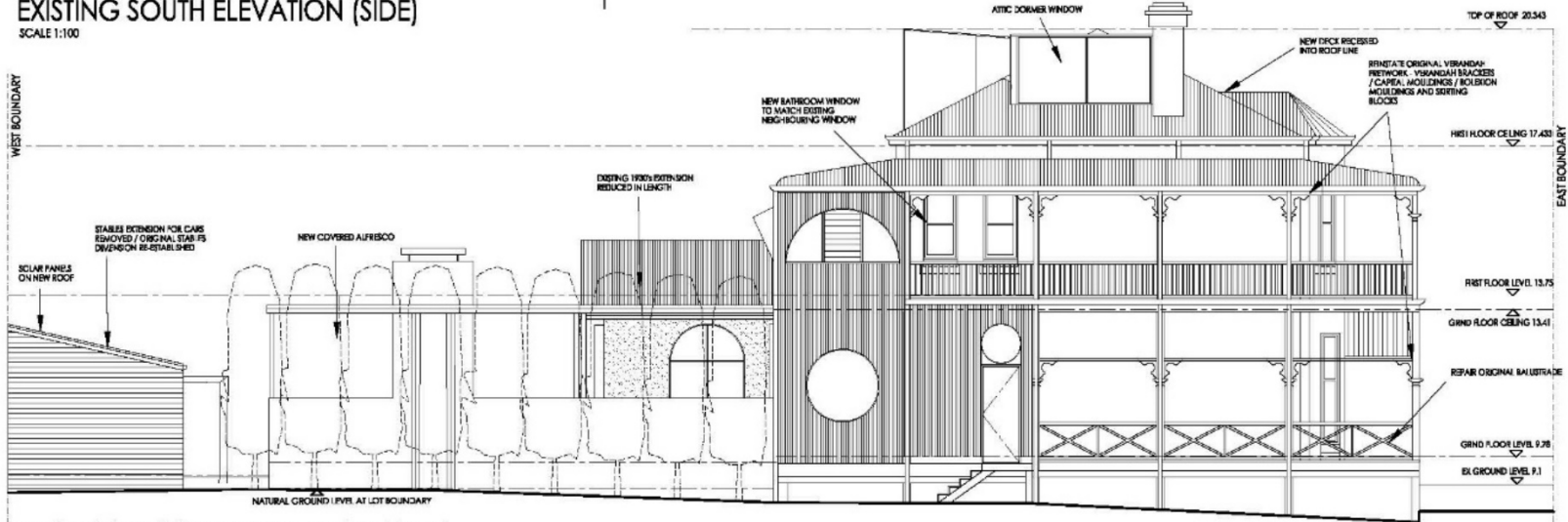
PROPOSED NORTH ELEVATION
 SCALE 1:100
 (LEAKE STREET)

WEERIANNA 72 LEAKE ST PEPPERMINT GROVE	Dwg: A4.02
NOVEMBER 2021 Scale 1:100	Rev: 1
Coord: weeriana_DA.dwg	

Meaghan White.



EXISTING SOUTH ELEVATION (SIDE)
 SCALE 1:100



PROPOSED SOUTH ELEVATION (SIDE)
 SCALE 1:100

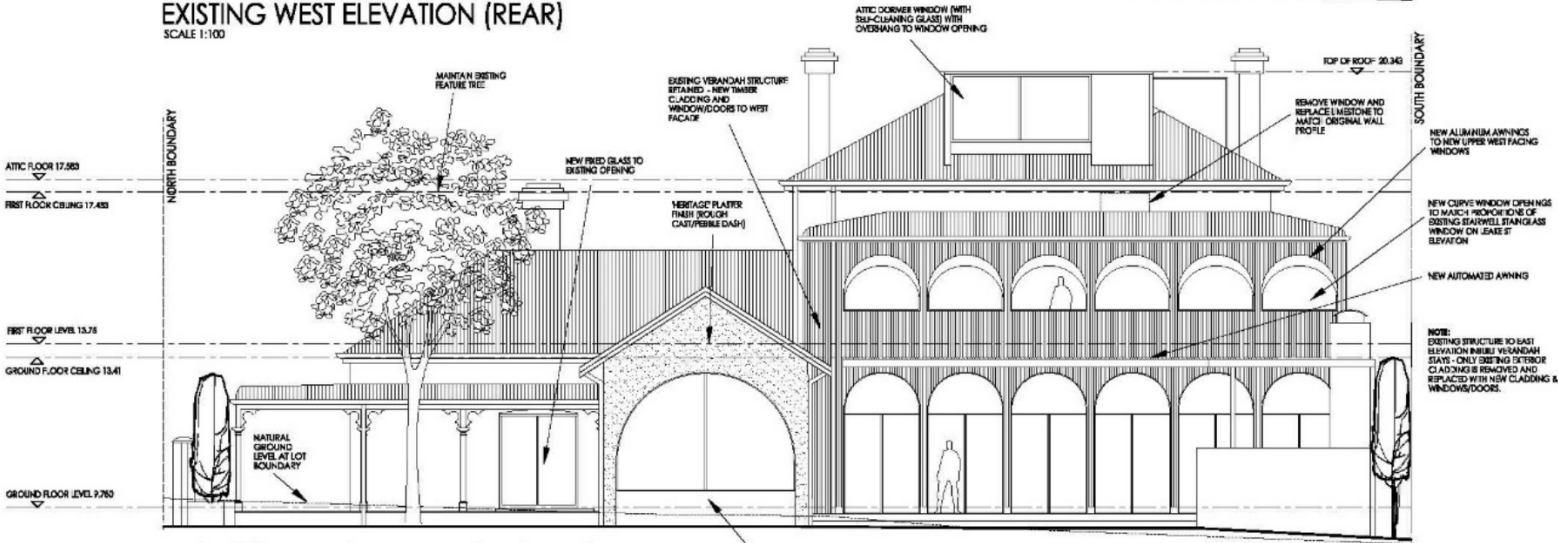
WEERIANNA 72 LEAKE ST PEPPERMINT GROVE	Dwg: A4.03
NOVEMBER 2021 Scale 1:100	Rev: 1
Code ref: Weeriana_DA.dwg	

Meaghan
 White.



EXISTING WEST ELEVATION (REAR)

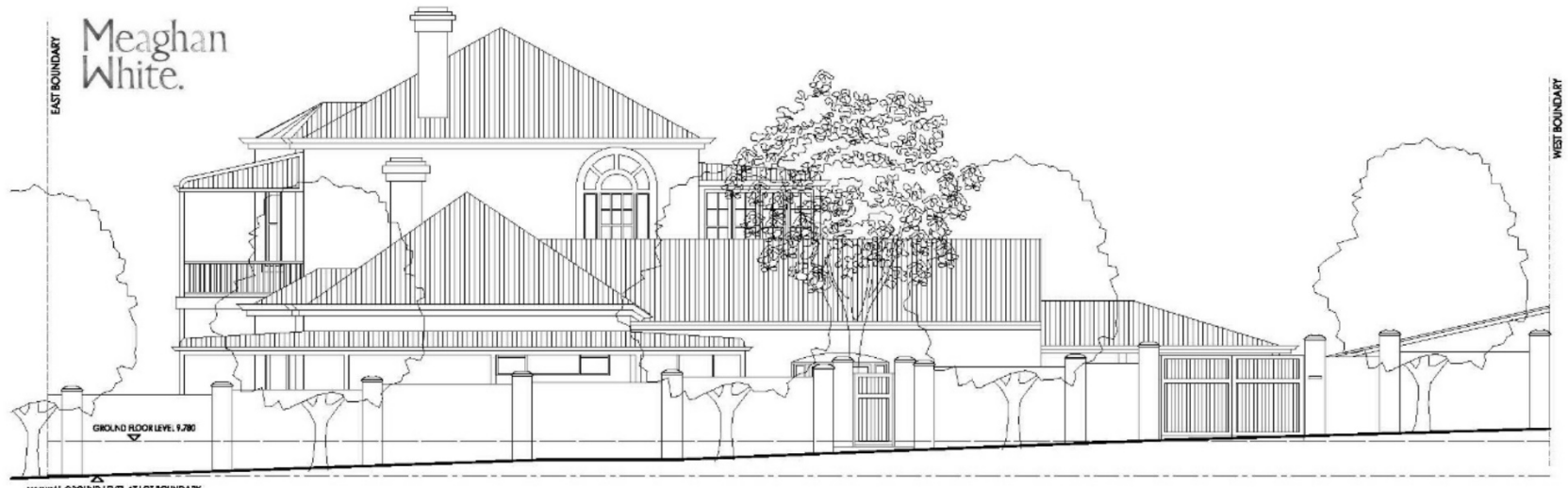
SCALE 1:100



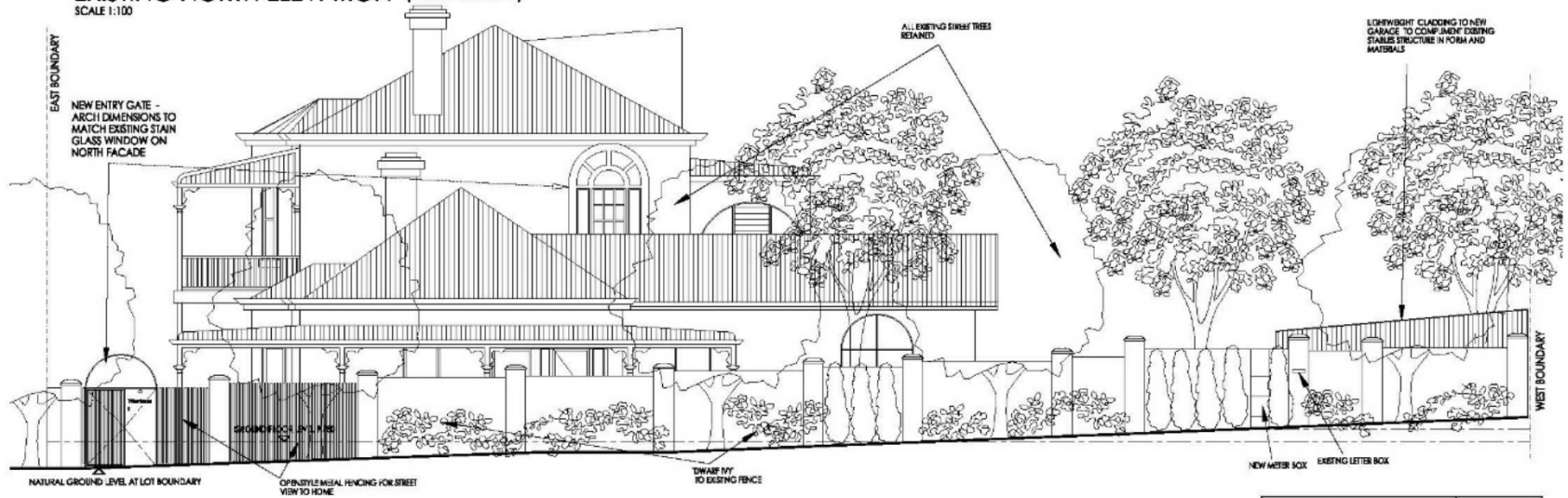
PROPOSED WEST ELEVATION (REAR)

SCALE 1:100

WEERIANNA		Dwg: A4.04
72 LAKE ST PEPPERMINT GROVE		
NOVEMBER 2021	Scale 1:100	Rev: 1
Cad ref: Weeranna_DA.dwg		



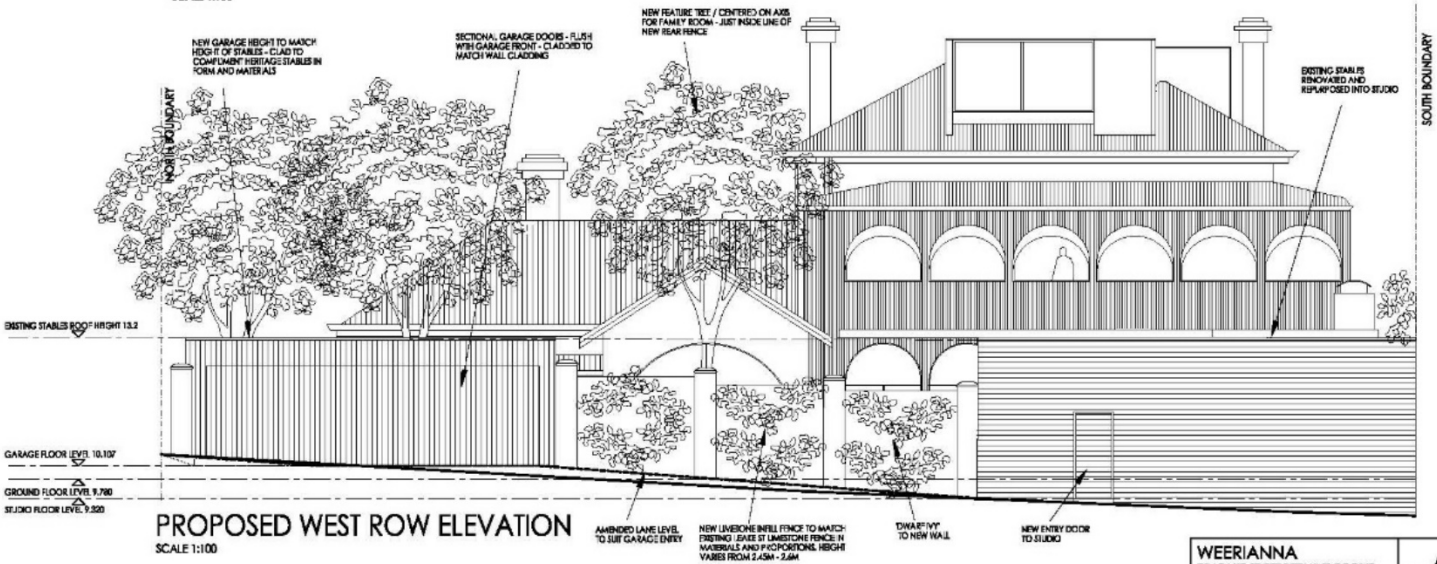
EXISTING NORTH ELEVATION (LEAKE STREET)
 SCALE 1:100



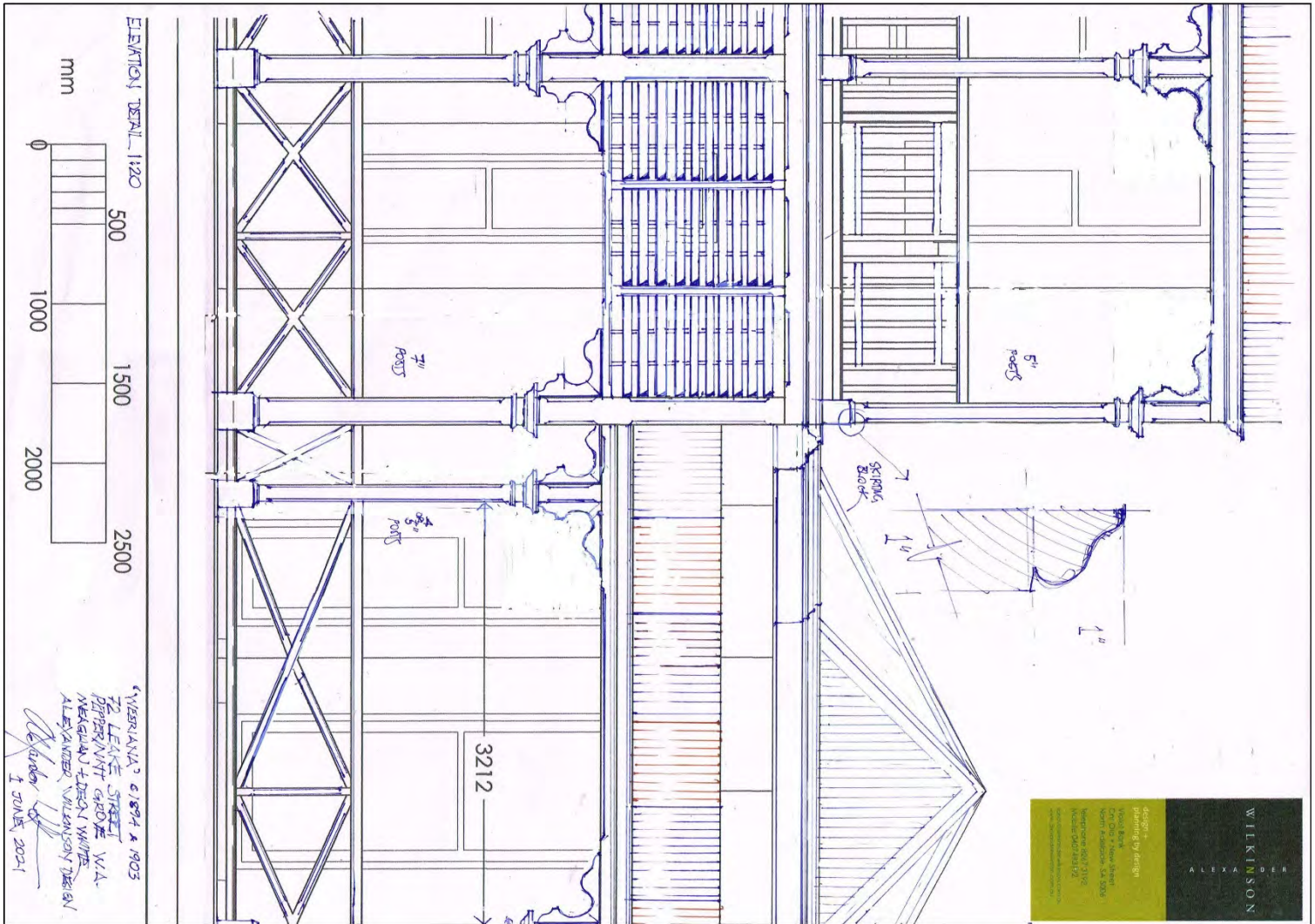
PROPOSED NORTH ELEVATION (LEAKE STREET)
 SCALE 1:100

WEERIANNA		Dwg: A4.05
72 LEAKE ST PEPPERMINT GROVE		Scale 1:100
DECEMBER 2021		Rev: 2
Cadref: Weeriana_DA.dwg		

Meaghan
 White.



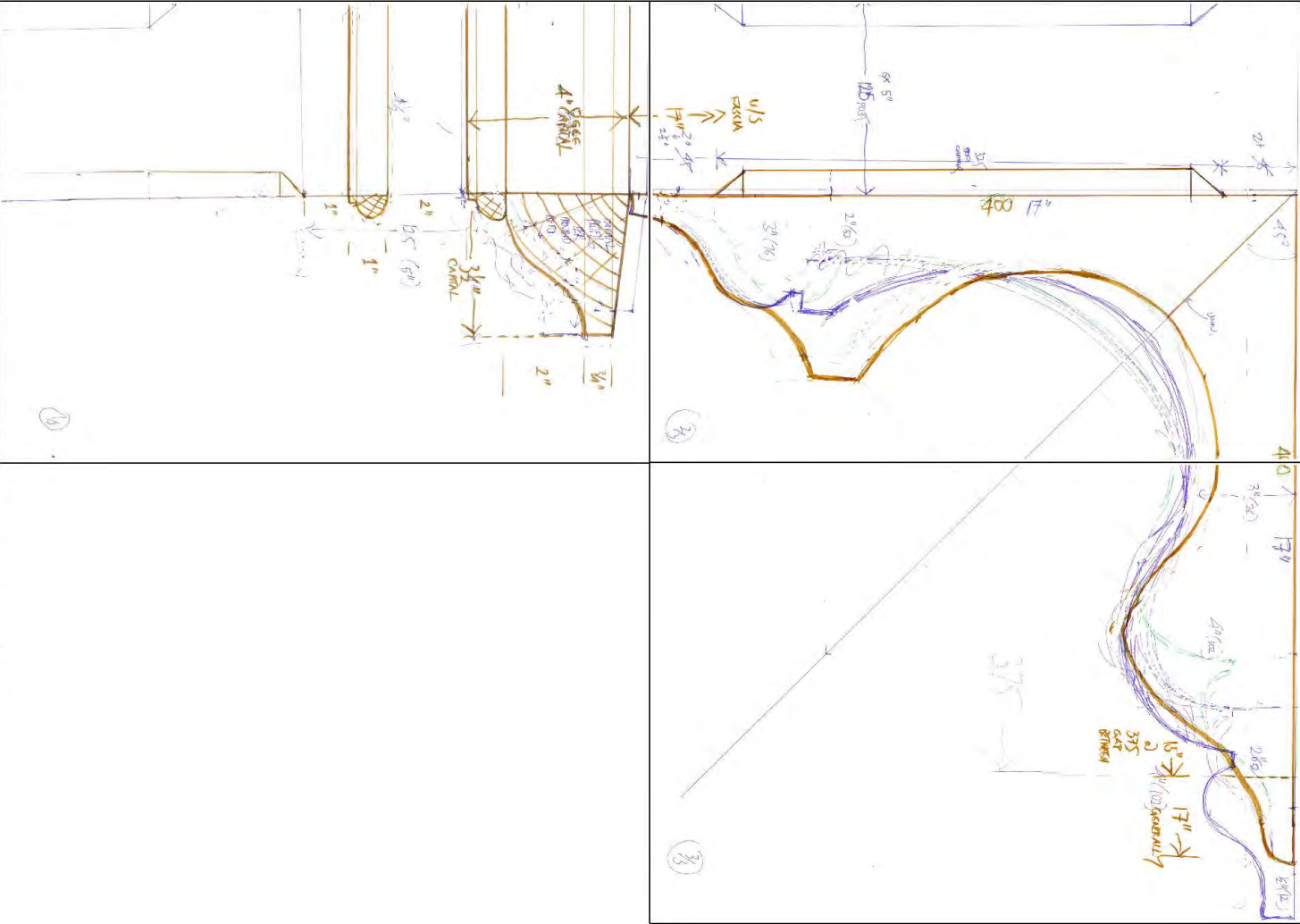
WEERIANNA		Dwg: A4.06
72 LEAKE ST PEPPERMINT GROVE		
NOVEMBER 2021	Scale 1:100	Rev: 1
Cad ref: Weerianna_DA.dwg		



ORIGINAL FRONT ELEVATIONAL DETAIL - FROM ARCHIVAL PHOTOGRAPHS
SCALE - REFER SCALE ABOVE

Meaghan
White.

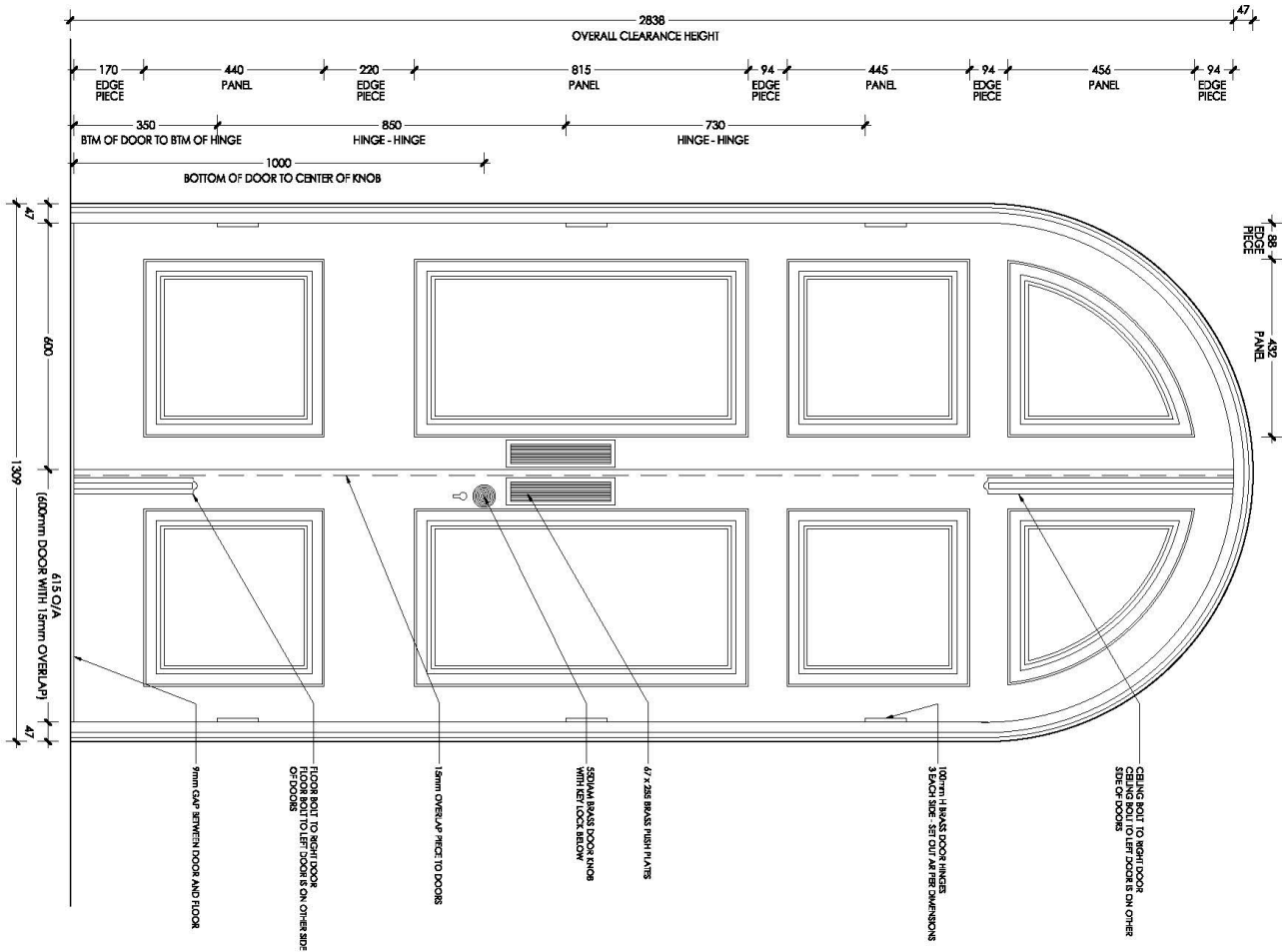
WEERIANNIA 72 LEAKE ST PEPPERMINI GROVE NOVEMBER 2021 Cdr:ref: Weerinnia DAI.dwg	Dwg: A5.01 Rev: -
---	----------------------



ORIGINAL CAPITAL BRACKET DETAIL - FROM ARCHIVAL PHOTOGRAPHS
 SCALE - REFER SCALE ABOVE

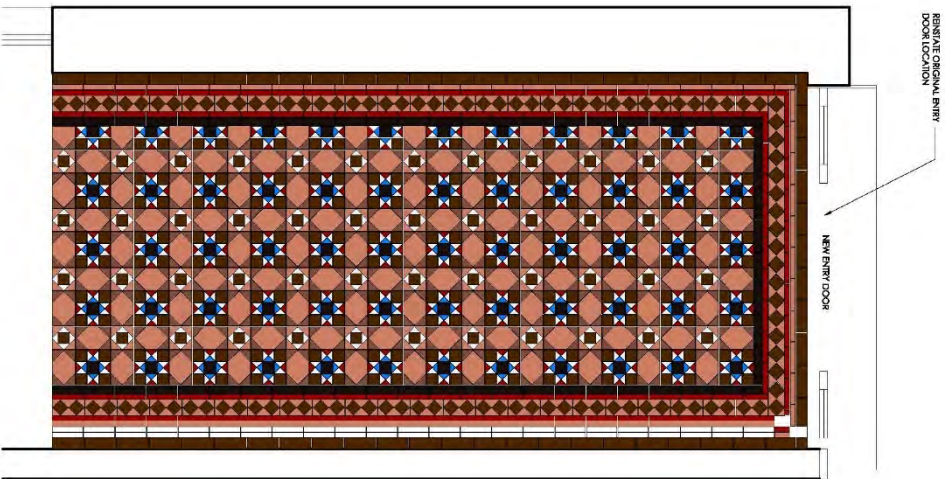
Meaghan
 White.

WEERIANNNA	Dwg: A5.02
72 LEAKE ST PEPPERWINT GROVE	Rev: -
NOVEMBER 2021	
Scale-refler dwg	
Col ref Weeranna DA.dwg	

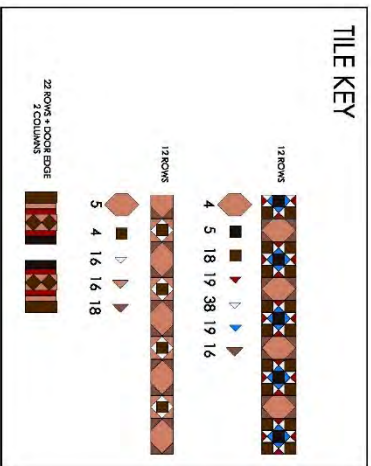


EXISTING DOOR ELEVATION BETWEEN FOYER AND STAIRWELL / REPLICATE DOORS FOR NEW FAMILY ROOM CONSERVATORY ENTRY EAST AND SOUTH
EXISTING INTERNAL DOOR ELEVATION
 SCALE 1:10 @ A3

WEERIANNA 71 LEANE ST PEPPERWINT GROVE NOVEMBER 2021 Condra Weeranna DA.MW	DWG: A5.03 Scale: 1:10 @ A3 Rev: -
---	--

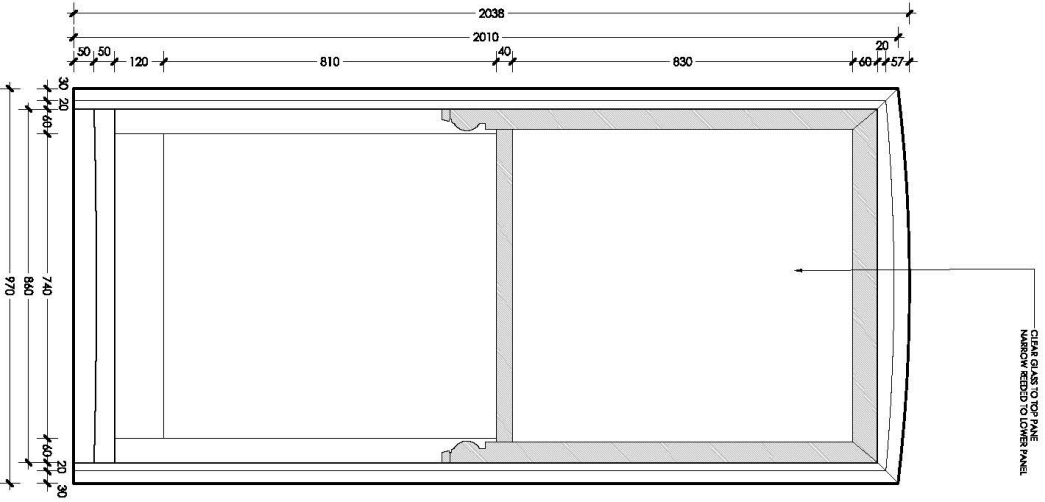


TILE PLAN FOR REINSTATED ORIGINAL HOME ENTRY - CONTINUED AND
REPLICATED FROM EXISTING TILE LAYOUT IN ENTRY FOYER
ENTRY HALL TILE PLAN
SCALE 1:20 @ A3

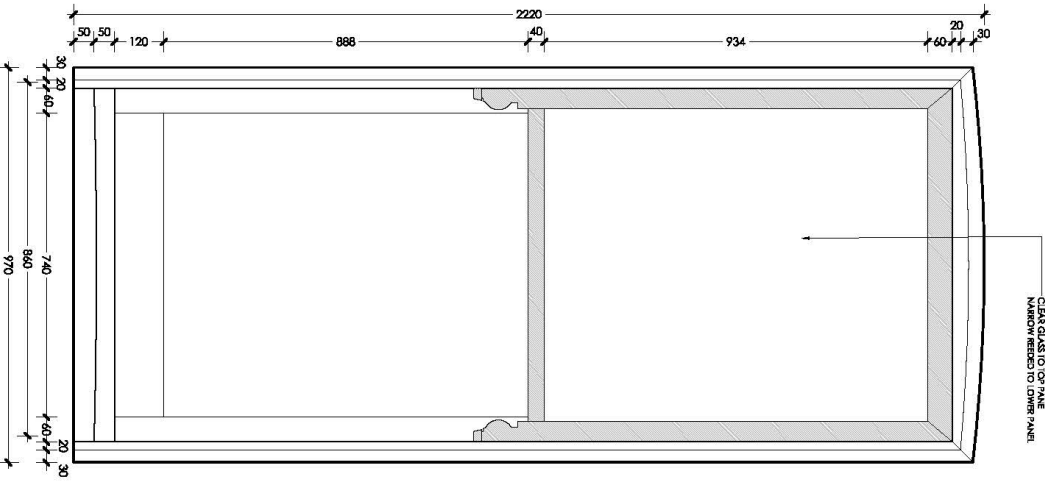


Meaghan
White.

WEERIANNA 72 LEAKE ST PEPPERMINT GROVE NOVEMBER 2021 Cadd. ref: Weerianna DA.DWG	DWG: A5.04 Rev: -
---	-----------------------------



EXTERNAL ELEVATION
 DESIGN TO MATCH EXISTING BATHROOM WINDOW
REPLACEMENT WIR WINDOW
 SCALE: 1:10 @ A3



EXTERNAL ELEVATION
 REPLICA OF EXISTING BATHROOM WINDOW
NEW BATHROOM WINDOW
 SCALE: 1:10 @ A3

Meaghan
 White.

WIEERIANNA	DWG: A5.05
71 LENEX ST PERPERMENT GROVE	REV: -
AUGUST 2021	
Scale 1:10 @ A3	
Doc ref: Weeriana DWG A5	



VIEW FROM NORTH SIDE OF LEAKE ST



VIEW FROM NORTH SIDE OF LEAKE ST



ENTRY FROM LEAKE ST



VIEW LOOKING DOWN REAR LANE

Meaghan
White.

3D IMAGES

WEERIANNA 72 LEAKE ST PEPPERMINT GROVE DECEMBER 2021 Cad ref: Weeranna_3D.dwg
--



VIEW OF INSIDE OF ENTRY GATE



VIEW TO NEW NORTH ENTRY FROM WEST LAWN



VIEW LOOKING TOWARDS FAMILY ROOM



VIEW LOOKING WEST INTO ALFRESCO AREA

Meaghan
White.

3D IMAGES

WEERIANNA 72 LEAKE ST PEPPERMINT GROVE DECEMBER 2021 Cod ref: Weerfama_3D.rvtg



Meaghan
White.

3D IMAGES

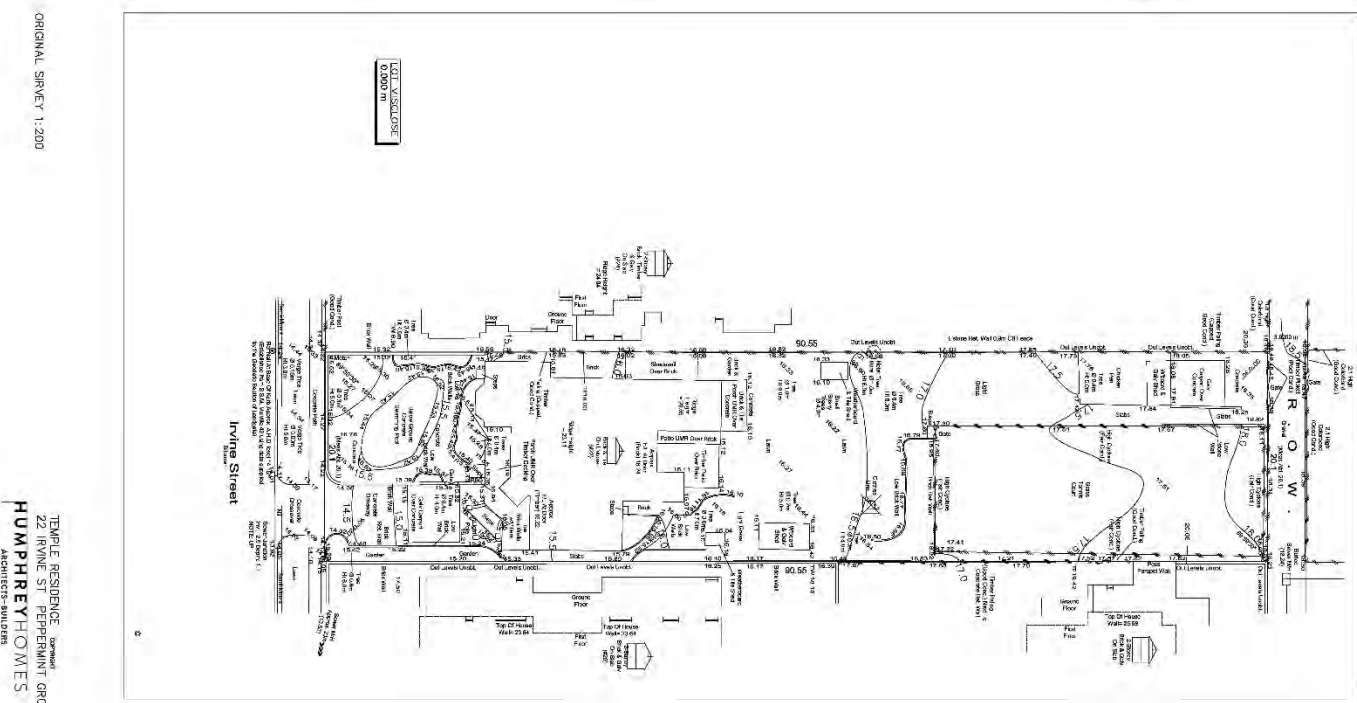
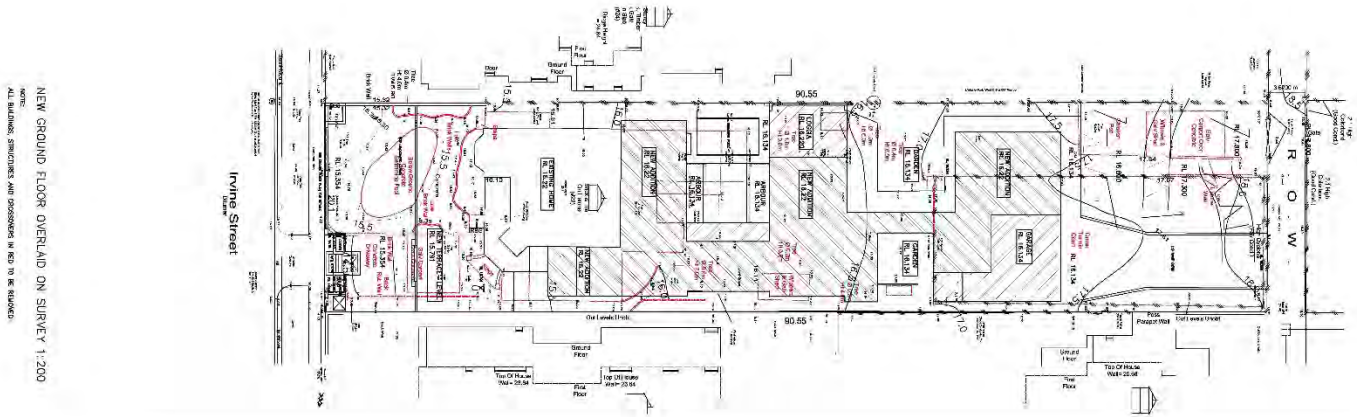
WEERIANNA
72 LEAKE ST PEPPERMINT GROVE
DECEMBER 2021
Cad ref: Weeranna_3D.dwg



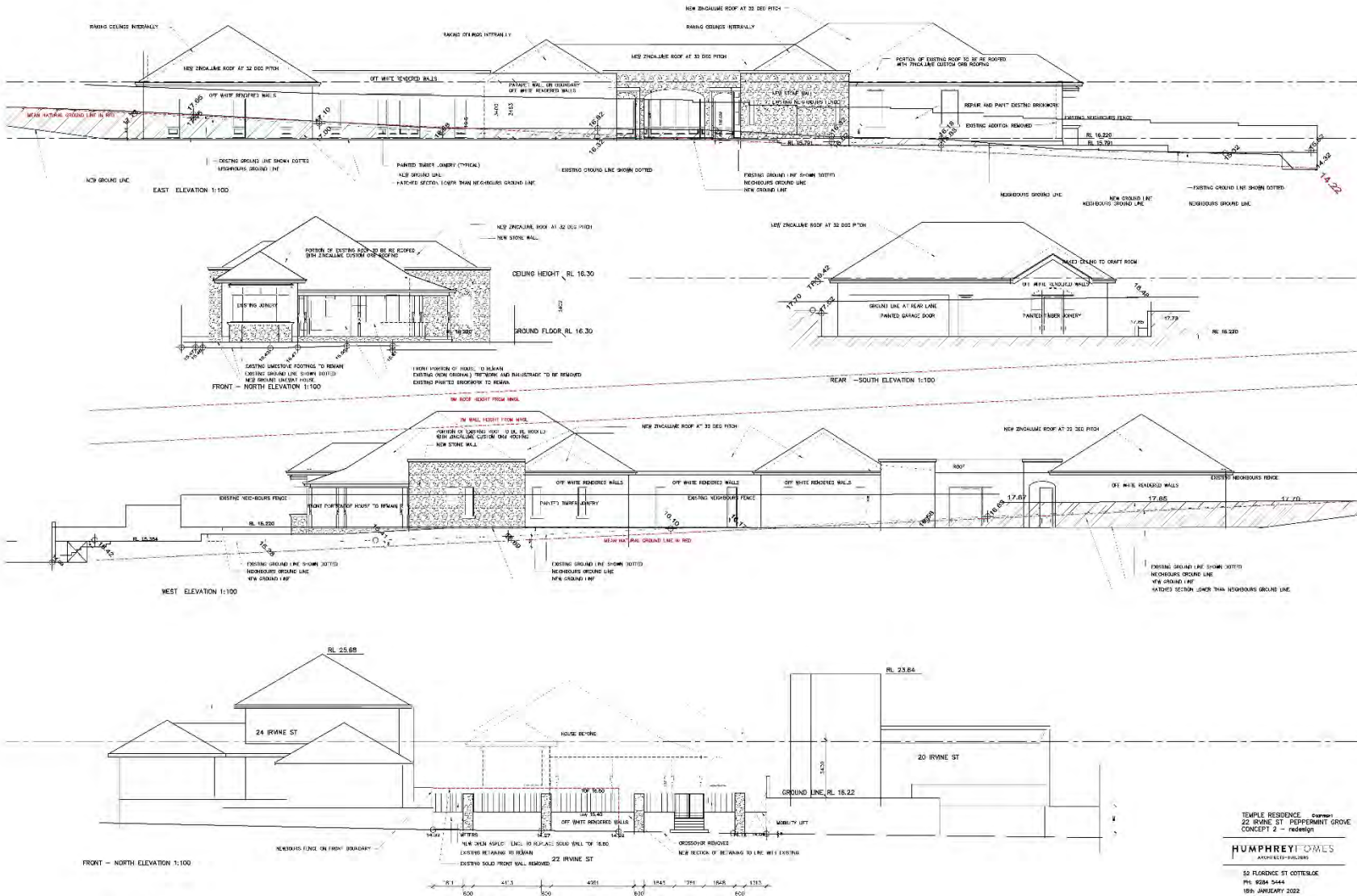
Ordinary Council Meeting

8.1.2 – Development – new Addition & Alteration to Existing Category 2 Heritage Property (Re-submission) - 22 Irvine Street – Revised design





TEMPLE RESIDENCE
22 IRVINE ST PEPPERHINT GROVE
ADMIRITY HOMES
ARCHITECT-BUILDERS
52 FLORENCE ST COTTESLOE
PH: 0294 5444
2ND AUGUST 2021



TEMPLE RESIDENCE - 22 IRVINE ST PEPPERHART GROVE
 CONCEPT 2 - redesign
HUMPHREY OWLES
 ARCHITECTS
 52 FLEAINGE ST OTTERLEIGH
 PH: 9284 3444
 18th JANUARY 2022



Residence
22 Irvine Street, Peppermint Grove
Heritage Assessment

Prepared for Humphrey Homes

On behalf of Mike Temple

September 2021

Griffiths Architects



Griffiths Architects



ABN 91 277 671 706

1/315 Rokaby Road, Subiaco

Western Australia 6008

Telephone 08 9381 1666

mail@griffithsarchitects.com.au

www.griffithsarchitects.com.au

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: View of the hallway looking north. Griffiths Architects, September 2021.

Revision History

Date of this revision: 30 September 2021

Document	Version	Author	Status	Date	Distribution
Assessment	01	Griffiths Architects	Draft	30/09/2021	Humphrey Homes

Griffiths Architects



Contents

Introduction	4
Objective	4
Method	4
Historic Overview	4
Physical Evidence Overview	5
Statement of Significance	5
Assessment Conclusion	6
Discussion	6
Authorship	6
Assessment of Cultural Significance	7
Level of Significance	7
Documentary Evidence	9
Physical Evidence	13
Comparative Places	16
Photographs	17
Floor Plan	28



Introduction

The Heritage Assessment of *22 Irvine Street, Peppermint Grove* was undertaken for Humphrey Homes on behalf of the owners to assist in understanding the cultural heritage significance of the place and to ascertain whether or not it has (i) cultural heritage significance; and (ii) therefore whether or not it is worthy of built heritage conservation.

22 Irvine Street was included in the Shire of Peppermint Grove Municipal Inventory in 1999 as a Management Category 2 place and is subsequently included in the TPS Scheme List in July 2018. As with almost all inventories, the assessment of physical evidence was made by means of an inspection from the public domain. The public face of *22 Irvine Street* contrasts with the information gained from a detailed examination of the exterior and interior.

Although not regularly maintained for a time, the place retains a good deal of authentic fabric, both internally and externally.

Additions on the whole have not been well conceived or executed, and by in large these elements are in poor condition.

Objective

The objective of this report is to look at the heritage values of the place to determine whether or not it has cultural heritage significance warranting retention in the Municipal Heritage Inventory (MHI) as a Management Category 2 place. From this an assessment would be undertaken to ascertain as to whether or not heritage conservation is appropriate.

Method

This assessment has been developed in accordance with the State Heritage *Criteria for the Assessment of Local Heritage Places and Areas: A Practical Guide to Identifying, Grading and Documenting Places and Areas in Local Government Inventories*, which has its basis in the Australia ICOMOS, *Burra Charter*, Charter for Places of Cultural Significance

Historic Overview

In November 1913, tenders were called for a "villa residence" to be constructed for Alice Barry, spouse of Jack Barry, publican. Although the Rate Book for 1915 still records the site as vacant, it is probable the extant residence was constructed in 1914 and occupied by 1915. The architect for the new residence was William A. Nelson, a significant figure in Western Australian Institute of Architects (WAIA) in the early years of the 20th century.



Since its completion the place has undergone a number of changes to the original building and a number of additions made. The main changes to the original fabric comprise re-roofing, a cast iron balustrade, and painting to the façade, removal of the original kitchen and bathroom. The additions are numerous and are recorded in the evidence.

Physical Evidence Overview

22 Irvine Street, Peppermint Grove was constructed as a single storey brick and rendered brick and tile Federation Bungalow. The original plan comprised a thrust bay window and return verandah with turned posts and a cast iron frieze, central hall and passage, three rooms on the east side of the corridor and two on the west, with a kitchen and bathroom to the rear. Additions were made to the east (ensuite bathroom, west (verandah infill) and south (meals and kitchen, laundry and additional bedrooms and laundry).

The Municipal Inventory describes the place as an Inter-War California Bungalow. However, the place was built in the Federation period as the evidence clearly shows, and despite all of the change, the place is still strongly reflective of the Federation Bungalow style. The exact style is arguable, but that is not material to heritage value.

Statement of Significance

The following Statement of Significance was developed by Hocking Planning and Architecture in the first instance for the MHI

This single storey rendered brickwork and tiled residence, in a much-adapted Inter-War California Bungalow style, has cultural significance because:

it has historical associations with the Marfleet and Barrie families, whilst latterly it has been associated with Anthony Craig, a former Councillor and Shire President;

it is part of a cultural group and is within a townscape area.

This statement is not truly reflective of the heritage values of the place and following a more detailed examination, a fresh statement of significance has been prepared.

22 Irvine Street, Peppermint Grove, a single storey rendered brick and hipped tile Federation Bungalow, has cultural significance for the following reasons:

the place is characteristic of the vernacular architecture of Peppermint Grove and the surrounding area from the early 20th century;

the place is a representative example of the Federation Bungalow style, with alterations since construction to meet the needs of owners;

the place contributes to the streetscape and cultural environment of Peppermint Grove;

Griffiths Architects



the place is representative of the growth of residential districts in the Perth metropolitan area, especially those of the western suburbs, in the early 20th century, and,

the place has local associations with the A.W. Nelson, the architects, Marfleet and Barry families, and with Anthony Craig, former councillor and Shire President.

The infilled west verandah (1950s), bedrooms and a laundry (1962), ensuite-bathroom to the east (1970), pool (1970), kitchen and laundry (1992), carports, boundary street wall, and outbuildings have little significance and in some cases are intrusive.

Assessment Conclusion

This assessment concludes that the place has local cultural heritage significance and that the primary heritage values associated with the place are aesthetic historic and social values in relation to the 1915 house. This assessment identifies the place as being of some cultural heritage significance with an associated Level 2 Shire of Peppermint Grove management category.

In summary the 1915 core house has (i) cultural heritage significance, and (ii) therefore it is worthy of built heritage conservation.

Discussion

This assessment concludes that the place has local cultural heritage significance, and the Council may decide that retention is warranted based on the assessment.

If the Council determines that retention and conservation is not warranted, it is open to consider the replacement house.

The replacement house is modest in scale, planned and designed to respect the Peppermint Grove context. This part of Irvine Street on the south side of the street comprises mostly late 20th and early 21st century houses and this design would not look out of place in that context. The north side of the street is more representative of the historic Peppermint Grove context and the replacement house would not impact on it.

Authorship

Eddie Marcus of History Now prepared the documentary evidence.

Philip Griffiths prepared the physical evidence.

Values and the statement of significance were prepared Eddie Marcus and Philip Griffiths.



Assessment of Cultural Significance

The criteria included in State Heritage Criteria for the Assessment of Local Heritage Places and Areas, have been used to determine the cultural heritage significance of the place.

Aesthetic value

22 Irvine Street, though not easily read from the street, is characteristic of the vernacular architecture of Peppermint Grove and the surrounding area from the early 20th century.

The place is a representative example of the Federation Bungalow style, with alterations since construction to meet the needs of owners.

Historic value

The place has local associations with the Marfleet, Fleetingly, and Barry family who had it built, and with Anthony Craig, former councillor and Shire President of the Shire of Peppermint Grove.

The place is representative of the growth of residential districts in the Perth metropolitan area, especially those of the western suburbs, in the early 20th century.

The place is associated with William A. Nelson, a significant figure in Western Australian Institute of Architects (WAIA) in the early years of the 20th century, who designed the house.

Scientific value

Social value

The place contributes to the streetscape and cultural environment of Peppermint Grove and therefore a sense of place.

Level of Significance

Rarity

Representativeness

Notwithstanding the numerous additions and the fact that it is somewhat obscured from the street, the place is characteristic of the vernacular architecture of Peppermint Grove and the surrounding area from the early 20th century.

Condition

22 Irvine Street is in varying degree of condition. Generally, the original house is in fair to good condition, with some deterioration in joinery and the roof. The interior has fared better and is in good condition.

The additions are all in fair to poor condition.

Griffiths Architects



Integrity

Although the place has been altered and modifications have taken place, the core house has the capacity to carry on serving its intended purpose. The place retains a high degree of integrity.

Authenticity

The original house has most of its original interior fabric in place and the exterior is either in place (front) or capable of recovery without speculation. There have been changes to the verandah, some windows and the exterior has been painted.

The place retains a moderate to high degree of authenticity externally and a high degree of authenticity internally.

Level of Significance

Some Cultural Heritage Significance and for reasons that the original authors could not have known the Shire Municipal Inventory in 1999 Management Category 2 is warranted.



Documentary Evidence

The Perth to Fremantle line opened in 1881, offering the potential for European settlement of the western suburbs. However, these remained largely undeveloped until the 1890s. An early residence near Cottesloe Beach was 'The Summit' in Avonmore Terrace for John Charles Griffiths Foulkes, later MLA for Claremont.¹ In 1895, the Government granted £110 for improvements to the Perth-Fremantle Road (now Stirling Highway) and a further £100 for maintenance, making residential development along its route a more attractive proposition. By the turn of the 20th century, the population of the South Cottesloe area was approaching 1,500 permanent residents, with an increasing number of prominent Perth people building summer homes near the ocean.²

Mosman Park and Peppermint Grove developed in a similar way to Cottesloe,³ growth being driven by the discovery of gold in the 1890s. The foreshore at Peppermint Grove had long been a picnic area for Perth residents, and when Peppermint Grove Estate was first advertised from June 1891, marketed by Alexander Forrest, it was noted as being desirable because it occupied the space of the 'Picnic Grounds'.⁴ In 1895, residents of what is now Mosman Park and Peppermint Grove petitioned the Government, and a Roads Board was given responsibility for the area. In 1899, the district was split into two, creating Peppermint Grove and Buckland Hill, which later (1938) became known as Mosman Park.⁵ The first significant homes were large and set on large blocks of land, which set a pattern for development of Peppermint Grove. Examples included Edward Keane's 'Cappoquin' (c. 1894, now part of Royal Freshwater Bay Yacht Club), George Bolton's residence (James Wright, 1892) and Wright's 'Kensetholme' (c. 1894).⁶

Robert Pascoe has suggested Irvine Street was the first to be laid in Peppermint Grove,⁷ to allow Edward Keane to reach Cottesloe Station from his residence. In any case, the State Government did not provide sufficient money to surface the streets of Peppermint Grove, so the more influential householders applied pressure to have their residences connected to the Perth-Fremantle Road.⁸

Pascoe has given a, somewhat romanticised, idea of the experience of seeing Peppermint Grove around 1910, of which the following conveys the area around Irvine Street:

¹ For a history of Cottesloe and surrounding area, see: James, R. M., *Heritage of Pines: A History of Cottesloe* (Town of Cottesloe, 1977); 'Biographical Register of Members of the Parliament of Western Australia', www.parliament.wa.gov.au (accessed 23 September 2021)

² James, *Heritage of Pines*: 11ff

³ For Mosman Park see: Tuettemann, E., *Between River and Sea: A History of Mosman Park, Western Australia* (Town of Mosman Park, 1991)

⁴ *Daily News* 8 June 1891: 3

⁵ Downey, H. S. G., *Mosman Park: Western Australia* (Town of Mosman Park): 46

⁶ Pascoe, Robert, *Peppermint Grove, Western Australia's Capital Suburb* (OUP, 1983)

⁷ Pascoe, *Peppermint Grove*: 31

⁸ Pascoe, *Peppermint Grove*: 31

Griffiths Architects



Pausing at corner of View and Irvine Streets, the visitor would catch a glimpse of the bay again from on high, looking past the two-storey stone Hawthornden, home of the Drummonds, on the right-hand side, and the Church family's house on the left.

Looking back along the western stretch of Irvine Street, sloping gently towards the Perth-Fremantle Road, either side of the street contained spacious bungalows with the characteristic long backyards of Peppermint Grove.⁹

The future site of 22 Irvine Street, Lot 4, was owned by Arthur Marfleet by 1900.¹⁰ The Marfleet family was part of Marfleet, Davey & Co, Land, who were, among other things, estate agents.¹¹ It is possible, therefore, that Lot 4 was purchased as an investment rather than for erecting a family home. The site remained undeveloped when obtained by Alice and James 'Jack' Barry in 1913.¹² Jack Barry, the owner of the 22 Irvine Street, was a well-known publican, who took a keen interest in racing. He ran a stud in Redcliffe and his horses were regular runners in WA, winning several races.¹³

In November 1913, tenders were called for a "villa residence" to be constructed for Alice Barry.¹⁴ Although the Rate Book for 1915 still records the site as vacant, it is probable the extant residence was constructed in 1914 and occupied by 1915. The architect for the new residence was William A. Nelson, a significant figure in Western Australian Institute of Architects (WAIA) in the early years of the 20th century. Extant places designed by him include St James' Anglican Church, Moora; Bank of New South Wales (fmr), Northam; Bank of New South Wales (fmr), 349-355 Murray Street Perth; Bank of New South Wales (fmr), Wagin; Moora Town Hall; Commercial Hotel (fmr) Moora; Moora District Hospital & Myles Memorial Arch; and the Seamen's [Sailors'] Rest, 28 Marine Terrace, Fremantle.¹⁵

Within Peppermint Grove, a number of very large bungalows were constructed, which Pascoe has described as being "almost qualified as mansions".¹⁶ The typical grand Edwardian Bungalow, represented by 22 Irvine Street, would have had a significant verandah, with service rooms confined to the rear. Many were architect designed, most prominently by J. J. Talbot Hobbs, but also by Nelson, and Olson & Sanders.

⁹ Pascoe, *Peppermint Grove*: 39

¹⁰ Peppermint Grove Rate Books, information supplied by The Grove Library

¹¹ *West Australian* 11 December 1897: 8

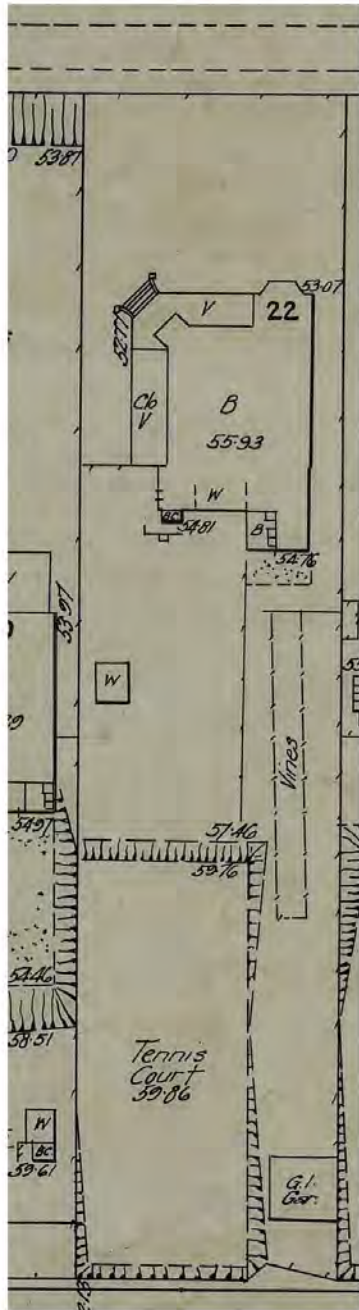
¹² Note that the early Rate Book entries mistakenly spell the surname as Barrié. This error has been repeated in some histories of the place.

¹³ [Obituary], *West Australian* 13 July 1942: 5. For more on Barry's love of horses, see: *Kalgoorlie Miner* 17 September 1927: 6

¹⁴ *West Australian* 12 November 1913: 3

¹⁵ Taylor, John, 'William Arthur Nelson (1875-1958)' (2011)

¹⁶ Pascoe, *Peppermint Grove*: 53



The 1935 Metropolitan Sewer Pan to the left indicates a house of the Federation Bungalow style.

It provides evidence to show that the western verandah was partly enclosed and that there was the typical back verandah, also partly enclosed with the kitchen and bathroom being accessible from the verandah, and a brick laundry to the rear.

There is a weatherboard shed on the western boundary midway down the block and a tennis court to the rear, with a grape vine arbour on the eastern boundary.

Figure 1: Metropolitan Sewer Plan circa 1935.
SROWA_series634_cons4156_item1181

Griffiths Architects



Figure 2:	Figure 3:	Figure 4:	Figure 5:
Landgate aerial view	Landgate aerial view	Landgate aerial view	Landgate aerial view
1953	1965	1970	2020

In 1931, 22 Irvine Street was occupied by Ethel and Augustus Lord.¹⁷ In 1942 the place was transferred to Lily and Henry Manchester, and subsequently, in 1955, to Sylvia and Anthony Boyd Craig.¹⁸ Born in Perth and educated at Hale School, Craig was initially a costing clerk at H. L. Brisbane & Wunderlich Ltd. At the age of 19, he enlisted at No. 4 RAAF Recruiting Centre, Perth. Craig's elementary training was in a Tigermoth, and he qualified as a pilot in April 1942. He was sent to the UK where, during 1943, he studied an advanced flying course and was trained to fly Lancaster Bombers. Stationed in the UK until 1945, Craig achieved Pilot Officer in early 1943 and Flight Lieutenant mid-1944. After the War, Craig returned to Perth and married Sylvia in 1946 and moved to 22 Irvine Street, in 1955. He was elected to the council in 1956 and served the Shire for 35 years, sixteen of which he was Shire President.¹⁹

David Craig, Anthony's son recalls that the large playroom on the west side of the home was added to replace an old verandah sleepout in the 1950s.

In 1962, two bedrooms and a laundry were added to the back of the house and a carport to the rear of the lot²⁰.

The wrought ironwork on the verandah was relocated from a North Perth residence in the 1960s.²¹

¹⁷ *Daily News* 17 November 1931: 8

¹⁸ Peppermint Grove Rate Books, information supplied by The Grove Library

¹⁹ Information supplied by The Grove Library

²⁰ Shire of Peppermint Grove property file.

²¹ Correspondence: David Craig to Chris Shellabear (September 2021)



A pool was constructed in the 1970 to a design by M. Felear, Architect.²²

An en-suite was added to the east side of the bathroom to the master bedroom by builder G.T. West and Co.²³

In the 1992, the original bathroom at the back of the house was rebuilt as a new laundry and bathroom and the kitchen remodelled as open plan to designs by Neil Robertson, Architect.²⁴

Physical Evidence

22 Irvine Street is a single storey painted brick, rendered brick and limestone and terracotta Swiss pattern tiled hipped roofed Federation Bungalow (1915), infilled west verandah (1950s), bedrooms and a laundry (1962), ensuite-bathroom to the east (1970), pool (1970) and removed kitchen and laundry (1992).

Setting

22 Irvine Street is located on the south side of the street, not far distant from Stirling Highway. Its immediate context on the same side of the street comprises mainly very late twentieth century and early twenty first century houses, while the north side of the street has numerous heritage places to provide a quite different context.

22 Irvine Street is set well back from the lot boundary and is largely obscured from street view by a 2.4m high painted brick wall with a clay tiled capping. There is a concrete drive to the west and ficus trees over the drive further obscure the view. The fence provides enclosure to the 1970 swimming pool to the east. A simple carport at the head of the drive detracts from the presentation of the house.

There are narrow accessways to the sides of the house and then a very large rear garden with avocado trees, *Metrosideros*, *Coprosma*, a fenced tennis court, hills hoist, framed asbestos clad shed and a carport.

Main House (1915)

22 Irvine Street is a single storey painted brick, rendered brick and limestone and terracotta Swiss pattern tiled hipped roofed Federation Bungalow. There is a partly infilled return verandah to the front of the of the house and the original diagonally set stair to the northwest corner providing access to it.

The external plan form features a thrust bay, bay window, a centrally located front door with side and hopper lights, a French window to the western room and a diagonal bay window. The front elevation features original timber joinery, painted tuckpointed brick, painted rendered banding, and limestone foundations/wall to the eastern bay window.

²² Shire of Peppermint Grove property file

²³ ibid

²⁴ ibid



The verandah is supported as a separate element with turned posts, a cast iron frieze, probably not original, cast-iron balustrade, which is not original, and timber flooring of various sizes and ages. The western verandah has been 'filled in' with a brick construction sleepout (1950s). Like the rest of the house, the original clay terracotta tiles have been replaced with Swiss pattern tiles.

The original side elevations are cavity wall construction, with English garden wall bond outer leaves, with unusually wide eaves, boarded, and double hung sash windows with rendered sills and soldier course arches. There are replacement gutters and downpipes.

Additions obscure part of the eastern elevation and almost all of the western and southern elevations.

Notwithstanding all of this change, the place still reads as a Federation Bungalow, with various additions obscuring parts of it from the sides and rear.

The plan of the original part of the house consists of hall which tapers to a corridor, with three original rooms to the east and two to the west. The original kitchen and bathroom and access verandah have been removed.

The front hall comprises carpeted timber floors, large, moulded timber skirtings, plain plastered walls, cast plaster wall vents, pressed metal cornices and ceilings, four panel timber doors with moulded architraves. The front door assembly comprises a part glazed and panelled door with matching sidelights, and three hopper lights above. The original glazing may have been stained glass, but the current system is textured coloured glass. The door to Bedroom 1 has been adapted from a hinged to a sliding door. The walls angle in towards the south to narrow the hall to a corridor, marked by an arch and noting that the skirting size reduced for the hall. The original rear door and hopper light remain in place, though the sash has been removed and replaced with fixed glass. The door has mostly original hardware. There is minor cracking over some doors, which is typical of houses of this period and construction type.

The Formal Lounge is styled in the same manner, but with a diagonal bay window and French window, containing an original chimney breast and a replacement fireplace and mantle that probably date from the 1950s, there is also an old call bell button to the east of the fireplace. The bay window is entered through a similar arch to the hall corridor and the bay comprises a window seat, two large timber casement windows and hopper lights. Like most other doors and windows in the house there is a good deal of original hardware. There is an original pressed metal ceiling, cornice and ceiling rose.

Bedroom 1 is in the same style, with a different pattern pressed metal ceiling, a bay window entered through an arch, a small window to the west side and a fireplace to the east, now concealed by built in robes. The northern plane of the bay window has had the sashes removed and they have been replaced with a fixed light, but the hoppers and coloured glass remain in place. The door to the hall has been converted to a sliding door and a new opening introduced to provide access to the adjoining bedroom. There is an original pressed metal ceiling, cornice and ceiling rose.



Bedroom 2 has a double hung sash window, a diagonal fireplace and original pressed metal ceiling, cornice and ceiling rose. The fireplace has an original surround and mantle but has been filled in by a cupboard. The skirtings are simpler than the front rooms.

The formal dining room is the grandest room in the house and would have originally opened on to the west verandah, via a bay window and doors. The styling is consistent with the other rooms of the house with a different pattern pressed metal ceiling, a bay window and door arrangement entered through an arch, a diagonal fireplace to the northwest. The detail of the bay includes a part of French panelled and glazed doors, panelled and glazed sidelights and colour glass hopper and fixed lights. The southern doors that would have led onto the original back verandah follow suit. The fireplace mantle and surrounds are detailed with turned half post pilasters, timber mantle and shelf and a bevel edged mirror. From the adjoining sunroom, the original west elevation can be read in its entirety, with the brick wall painted as for the exterior of the front of the house.

The northern plane of the bay window has had the sashes removed and they have been replaced with a fixed light, but the hoppers and coloured glass remain in place. The door to the hall has been converted to a sliding door and a new opening introduced to provide access to the adjoining bedroom. There is an original pressed metal ceiling, cornice and ceiling rose.

West verandah (1950s)

This is a simple skillion roofed addition in face brick with aluminium windows and flush doors, supported on a tubular steel half truss, and purlins supporting common rafters. Though oral evidence suggests 1950s, the construction is more like 1960. It detracts from the presentation of the house.

Bedrooms and a laundry (1962)

This element is of very simple cavity wall construction in stretcher bond with a tile roof, two simple bedrooms and an open-fronted laundry. It is poorly designed and constructed.

Ensuite-bathroom to the east (1970)

The space was created by a stretcher bond brick walls and a skillion roof and it too detracts from the presentation of the house.

Removed kitchen and laundry (1992)

This element was of very simple cavity wall construction in stretcher bond with a tile roof.



Comparative Places

There are 42 places in Peppermint Grove noted as being constructed in the 1910s. Among these are:

- 11 Irvine Street (1913): single storey painted brick and iron cottage, in the Federation Queen Anne style
- 15 Irvine Street (1913): single storey brick and iron cottage, in the Federation Arts & Crafts style
- 17 Irvine Street (1913): single storey residence of 'blood and bandages' brickwork, bullnose verandah, iron, timber joinery and cast-iron decoration, in the Federation Queen Anne style
- 19 Irvine Street (1910): austere and finely proportioned limestone and iron cottage, in the Federation Bungalow style
- 21 Irvine Street (1915): single storey brick and iron residence, in a blended Federation Bungalow/Queen Anne style
- 30 Irvine Street (1910): single storey painted brick and iron bungalow, in the Federation Queen Anne / Federation Free Classical style

22 Irvine Street is, therefore, representative of the residences being constructed immediately before World War I in the immediate area surrounding the subject site.

Conclusion of the Assessment

22 Irvine Street is, therefore, representative of the residences being constructed immediately before World War I in the immediate area surrounding the subject site.

Notwithstanding all of the changes, the effect has been cumulative, and the original house is more authentic than not.

It is a good example of the time, style and of the work of William A. Nelson, a significant figure in Western Australian Institute of Architects (WAIA) in the early years of the 20th century.



Photographs



Photograph 1: Neighbouring development to the west. Griffiths Architects, September 2021.



Photograph 2: Neighbouring development to the east. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 3: 22 Irvine Street as it presents from the street. Griffiths Architects 2021.



Photograph 4: 22 Irvine Street from the driveway. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 5: A view from the swimming pool. Griffiths Architects, September 2021.



Photograph 6: The entrance steps, front verandah and bay window to formal lounge, and on the right is the later sleepout. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 7: Front entrance and bay window to bedroom 1. The balustrade is not original and clashes with the turned posts. Griffiths Architects, September 2021.



Photograph 8: The bay window, indicating two sashes removed to make way for the fixed pane. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 9: The original east elevation in English garden wall bond and original windows. Griffiths Architects, September 2021.



Photograph 10: Original brickwork from the first kitchen with later bedroom and laundry additions beyond. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 11: Rear of the house looking north. Griffiths Architects, September 2021.



Photograph 12: Entrance Hall looking toward the front door. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 13: Internal view of the hallway looking south. Griffiths Architects, September 2021.

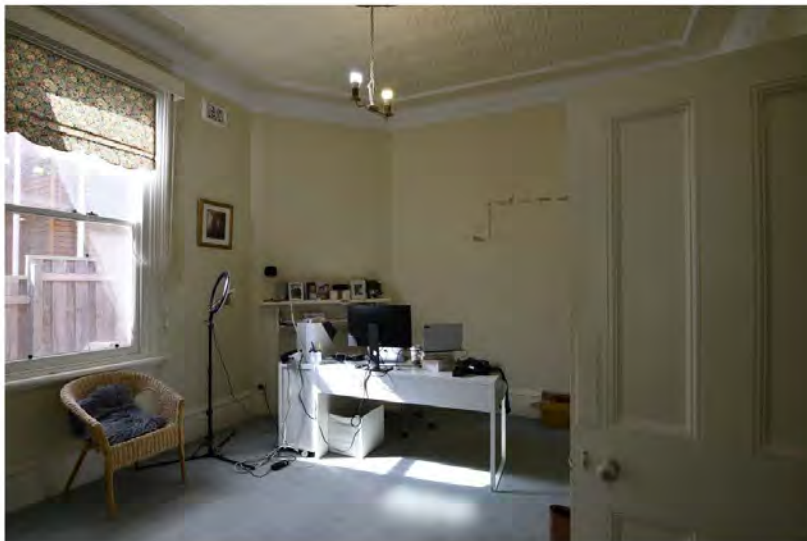


Photo14: An internal view of the formal lounge. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 14: Bedroom 1 looking north, with robes sourcing the fireplace. Griffiths Architects, September 2021.



Photograph 15: Bedroom 2 looking south. Griffiths Architects, 2021.

Griffiths Architects



Photograph 16: Formal dining room looking south. Griffiths Architects, September 2021.



Photograph 17: Formal dining room looking north. Griffiths Architects, September 2021.



Photograph 18: The sleepout that shrouds the western elevation of the house with the dining room bay to the right. Griffiths Architects, September 2021.



Photograph 19: An internal view showing the detail of the dining room bay. Griffiths Architects, September 2021.

Griffiths Architects



Photograph 20: An internal view looking toward the original kitchen, which has been much modified.
Griffiths Architects, September 2021.



Photograph 22: The front door of 22 Irvine Street. Griffiths Architects, September 2021.



Floor Plan

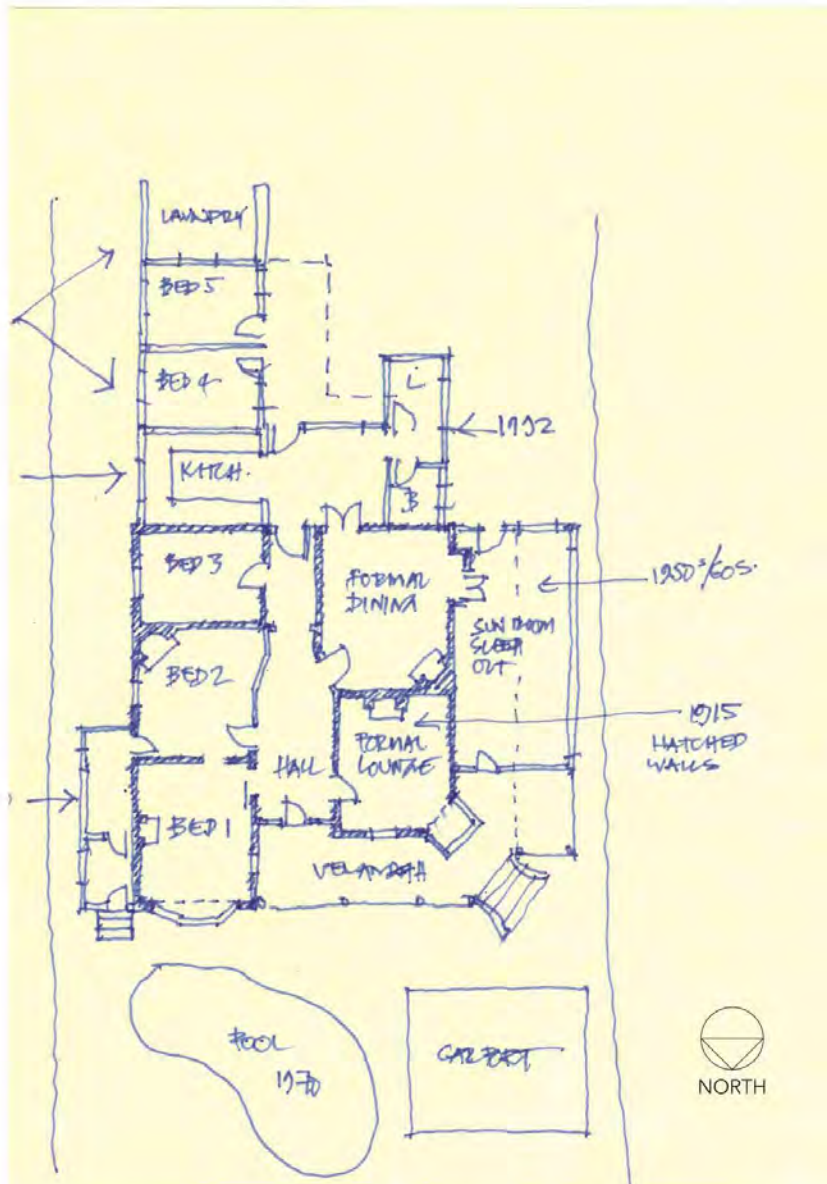


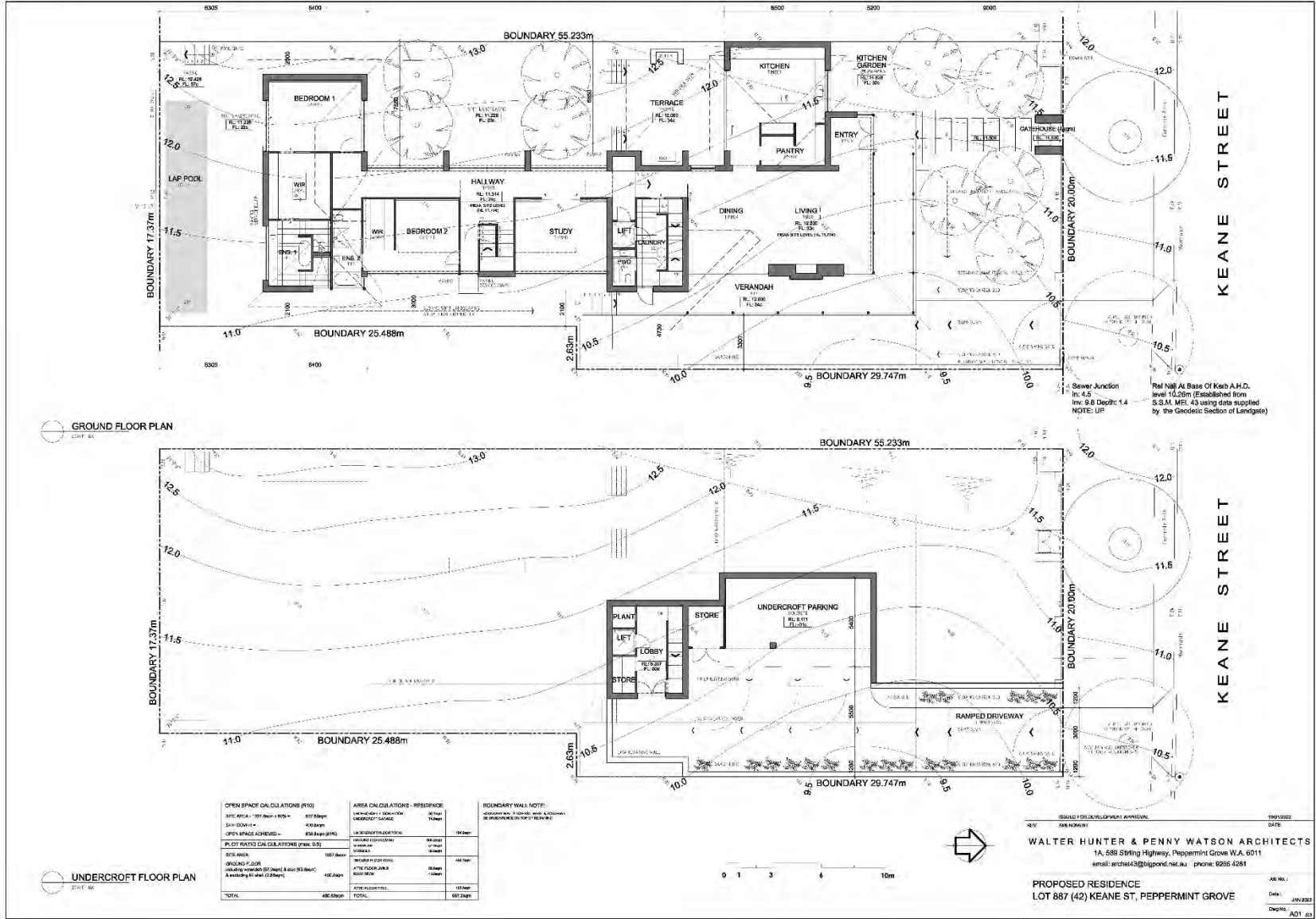
Figure 6: A sketched Floor Plan of 22 Irvine Street. The hatched walls to the north indicate the 1915 original walls of A.W. Nelson's design. Griffiths Architects, September 2021.

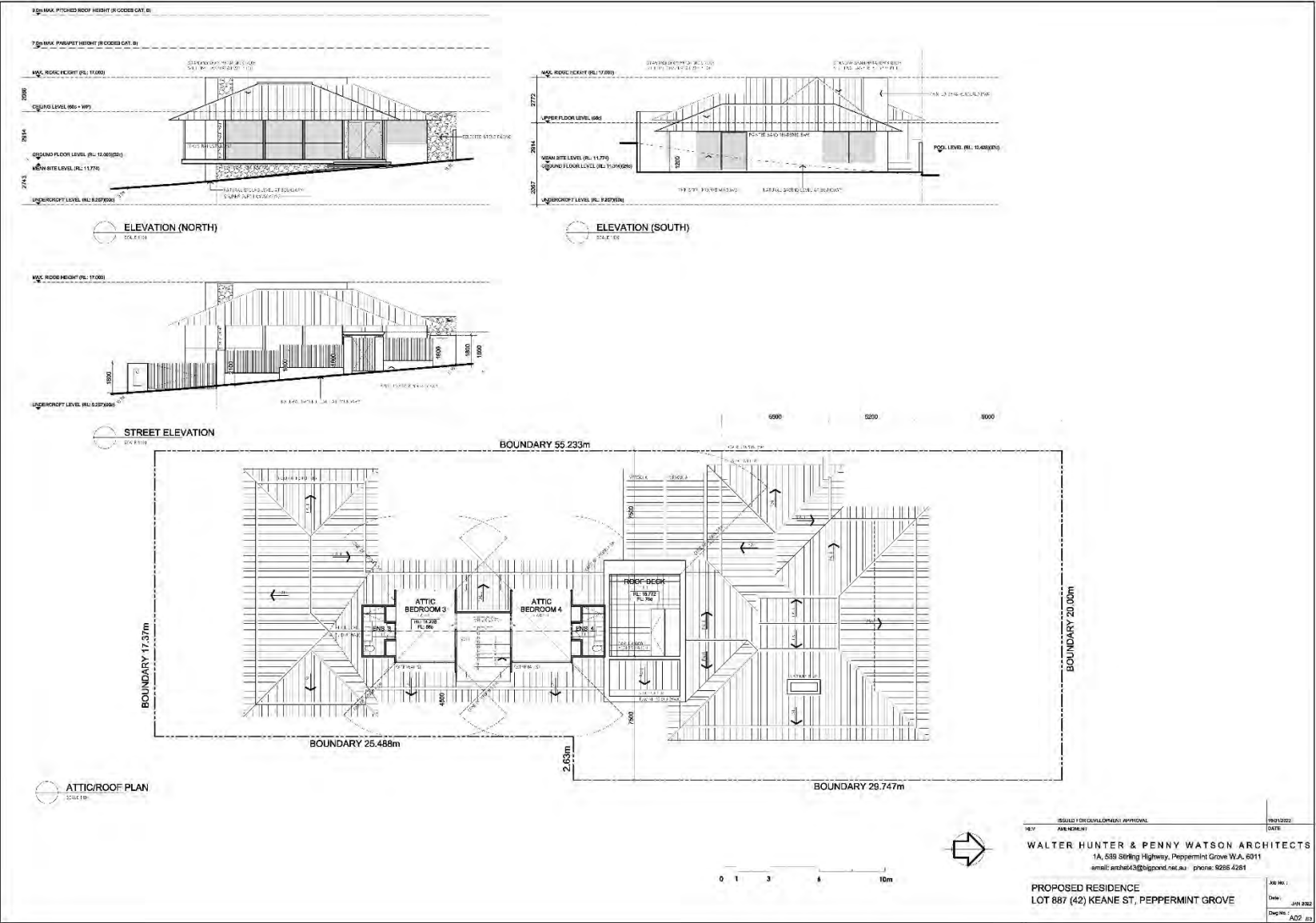


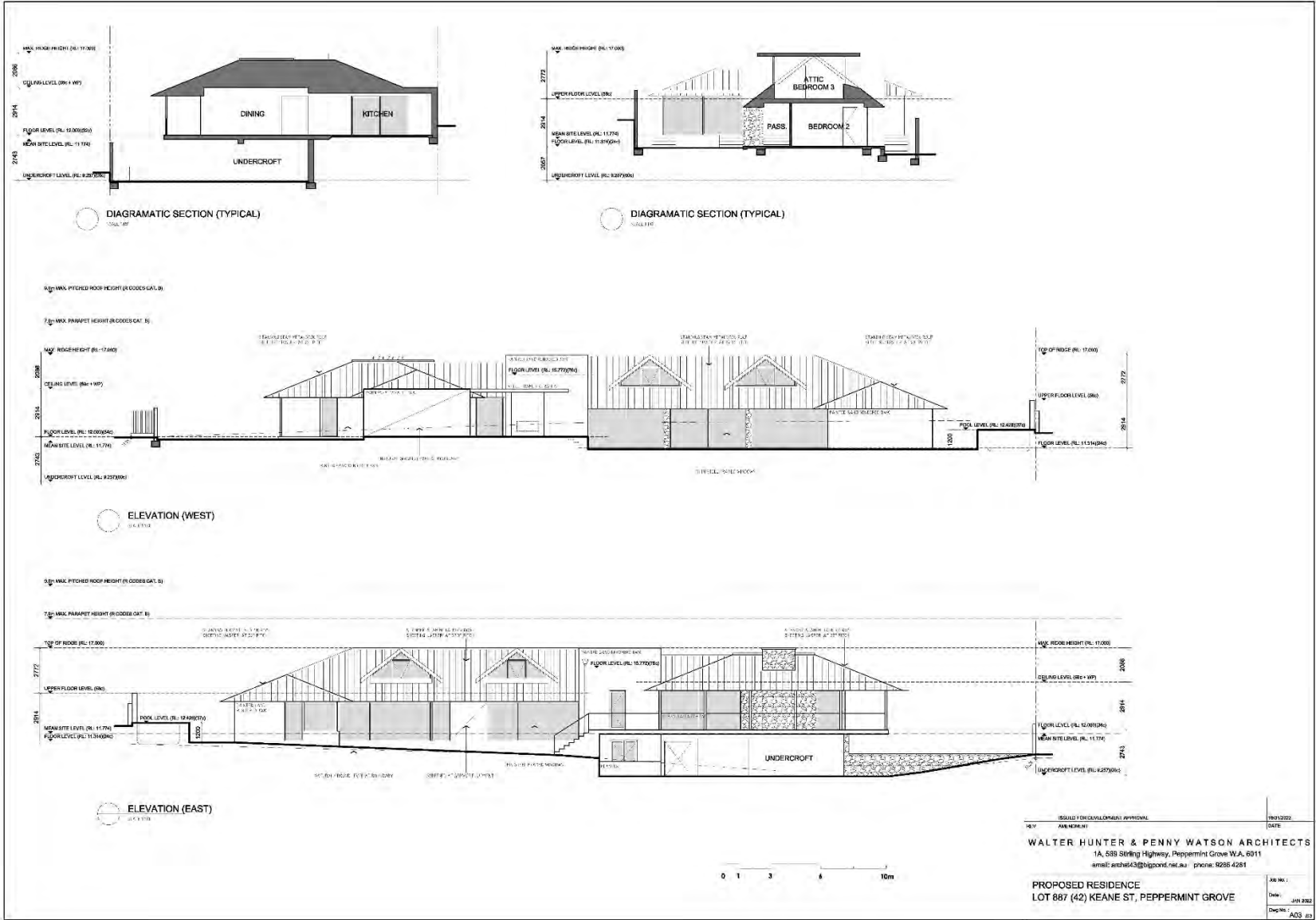
Ordinary Council Meeting

8.1.3 – Development - New Single
Residence with Attic and Recessed balcony
– 44 Keane Street, Peppermint Grove











Ordinary Council Meeting

8.3.1 – Financial Statements for Period Ended 31 December 2021

SHIRE OF PEPPERMINT GROVE
FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021

TABLE OF CONTENTS

Statement of Comprehensive Income by Nature or Type	2
Statement of Financial Position	3
Net Current Assets	6
Reserve Funds	7
Investments	9
Graphs for Operating & Capital	10
Capital Works Program	11
Trust Fund	12

SHIRE OF PEPPERMINT GROVE
Statement of Financial Activity
FOR THE PERIOD ENDED 31 DECEMBER 2021

	ADOPTED BUDGET 2021/22	YTD BUDGET 2021/22	YTD ACTUAL 2021/22	VARIANCE \$ Actual v YTD Budget	VARIANCE % Actual v YTD Budget
Operating Revenue					
FEES & CHARGES	325,698	179,925	185,362	5,437	3%
GRANTS & SUBSIDIES	30,192	93,946	91,290	(2,656)	-3%
CONTRIBUTIONS, REIMBURSEMENTS	1,246,332	596,885	595,003	(1,882)	0%
INTEREST ON INVESTMENTS	35,200	16,500	16,530	30	0%
OTHER REVENUE	7,442	500	23	(478)	-96%
PROFIT ON SALE OF ASSETS	0		0	0	
	1,644,864	887,756	888,208	452	0%
Operating Expenses					
EMPLOYEE COSTS	(2,133,401)	(1,065,951)	(1,099,170)	(33,219)	3%
MATERIALS & CONTRACTS	(2,017,916)	(1,070,940)	(801,448)	269,492	-25%
PUBLIC UTILITIES	(94,650)	(47,420)	(44,803)	2,617	-6%
DEPRECIATION	(582,290)	(291,145)	(287,360)	3,785	-1%
INTEREST EXPENSES	(54,964)	(27,780)	(25,011)	2,769	-10%
INSURANCES	(104,134)	(102,934)	(97,026)	5,908	-6%
LOSS ON SALE OF ASSETS	(20,504)			0	
OTHER EXPENSES	(109,732)	(59,866)	(50,863)	9,003	-15%
				0	
				0	
	(5,117,591)	(2,666,036)	(2,405,681)	260,355	-10%
CHANGE IN NET ASSETS	(3,472,727)	(1,778,280)	(1,517,474)	260,807	-15%
Adjustments for Non-Cash (Revenue) and Expenditure					
{Profit}/Loss on Asset Disposals	20,504	(20,504)	0	20,504	-100%
Depreciation on Assets	582,290	291,145	287,360	(3,785)	-1%
	602,794	270,641	287,360	16,719	
Capital Expenditure					
Land & Buildings	(69,900)	0	0	0	
Plant and Equipment	(150,000)	0	0	0	
Furniture & Equipment	(3,000)	0	0	0	
Infrastructure Assets - Roads	(135,000)	(2,600)	(2,600)	0	0%
Infrastructure Assets - Other	(532,850)	0	0	0	
Non Operating grants	177,734	0	0	0	
	(713,016)	(2,600)	(2,600)	0	0%
Capital Revenue					
Proceeds from Disposal of assets	50,000	0	0	0	
Debt Management					
Repayment of Debentures	(40,077)	(17,750)	(17,750)	0	0%
Proceeds from New Debentures	25,000			0	
Self-Supporting Loan Principal Income					
Reserves and Restricted Funds					
Transfers to Reserves	(172,930)	0	0	0	
Transfers from Reserves	248,000	0	0	0	
Other Restricted Cash	0	0	0	0	0%
	75,070	0		0	
Net Current Assets July 1 B/Fwd	83,169	74,576	74,576	0	0%
Net Current Assets Year to Date	4,617	1,976,365	2,253,074	276,709	14%
Amount Raised from Rates	3,419,404	3,429,778	3,428,960	(817)	

Ordinary Council Meeting Attachments
22 February 2022

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2021

No.	Name	Current Year Balance 30-Nov-21	Last Year Balance 30-Nov-20
50002	Assets		
50005	Current Asset		
51000	Bank Accounts		
51111	Municipal Bank	\$1,909,815	\$2,043,023
51112	Reserve Bank	\$1,290,764	\$1,163,877
51113	Trust Bank	\$34,850	\$23,500
51210	MHP BONDS	(\$3,800)	(\$5,450)
51220	COMMUNITY CENTRE BONDS	\$0	\$0
51250	FOOTPATH & ROAD BONDS	(\$32,500)	(\$18,500)
51260	LOCAL EMERGENCY MANAGEMENT COMMITTEE FDS	\$0	(\$56,880)
51999	Total Bank Accounts	\$3,199,129	\$3,149,570
52000	Investments		
52999	Total Investment Accounts	\$0	\$0
53000	Cash on Hand		
53111	Petty Cash	\$546	\$546
53999	Total Cash On Hand	\$546	\$546
54000	Debtors		
54100	Rates Debtors	\$830,176	\$594,182
54300	Sundry Debtors	\$42,956	\$8,638
54600	FESA Clearing Account	(\$283,878)	(\$169,364)
54999	Total Debtors	\$589,254	\$433,456
59999	Total Current Assets	\$3,788,928	\$3,583,572
60000	Non-Current Assets		
60100	Non-Current Receivables		
60101	Lease Receivable - Freshwaters Cafe	\$98,504	\$98,504
60199	Total Non-Current Receivables	\$98,504	\$98,504
61000	Land		
61100	Land	\$8,040,000	\$7,184,121
61999	Total Land	\$8,040,000	\$7,184,121
62000	Buildings & Improvements		
62100	Buildings & Improvements	\$7,280,781	\$7,982,330
62199	Less Accumulated Depreciation	(\$563,081)	(\$416,219)
62999	Total Buildings & Improvements	\$6,717,700	\$7,566,111
63000	Furniture & Equipment		
63100	Furniture & Equipment	\$52,051	\$42,881
63199	Less Accumulated Depreciation	(\$19,565)	(\$15,264)
63999	Total Furniture & Equipment	\$32,486	\$27,617
64000	Plant & Equipment		
64100	Plant & Equipment	\$409,829	\$414,079
64199	Less Accumulated Depreciation	(\$132,407)	(\$99,847)
64999	Total Plant & Equipment	\$277,422	\$314,232
65000	Road Infrastructure		
65100	Road Infrastructure	\$11,080,930	\$10,785,087
65199	Less Accumulated Depreciation	(\$691,557)	(\$477,936)
65999	Total Road Infrastructure	\$10,389,373	\$10,307,151
66000	Other Infrastructure		
66100	Other Infrastructure at Cost	\$4,629,040	\$4,393,654
66199	Less Accumulated Depreciation	(\$469,424)	(\$339,925)
66999	Total Infrastructure	\$4,159,616	\$4,053,729
68000	Right of Use Assets		

Ordinary Council Meeting Attachments
22 February 2022

68100	Right of Use Assets	\$60,916	\$93,071	
68999	Total Right of Use Assets	\$60,916	\$93,071	
69000	Other Non-Current Assets			
69600	Investment in WMRC	\$120,045	\$145,045	
69605	Portion of Library Equity	\$0		
69610	Investment in LG House	\$17,517	\$17,517	
69995	Total Other Non Current Assets	\$137,562	\$162,562	
69998	Total Non Current Assets	\$29,913,579	\$29,807,097	
69999	Total Assets	\$33,702,507	\$33,390,669	
70000	Liabilities			
70001	Current Liabilities			
71000	Clearing Accounts			
71150	Other Deductions	\$2,036	\$2,036	
71210	GST on Sales	(\$1,591)	(\$12,535)	
71220	GST on Purchases	\$9,018	\$33,432	
71430	Pensioner Rebate Clearing	\$5,168	(\$15)	
71999	Total Clearing Accounts	\$14,632	\$22,918	
72000	Creditors			
72100	Sundry Creditors Control	(\$99,629)	(\$247,772)	
72400	Bonds & Deposits- Trust Fund	\$0	\$0	
72999	Total Creditors	(\$99,629)	(\$247,772)	
73000	Provisions			
73100	Provision for Annual Leave	(\$73,618)	(\$100,528)	
73200	Provision for LSL	(\$108,106)	(\$115,742)	(\$167,092)
73999	Total Provisions	(\$181,724)	(\$216,270)	
74000	Loans Leases Overdrafts			
74100	Loans Current	(\$17,750)	(\$16,617)	
74999	Total Loans Leases Overdrafts	(\$17,750)	(\$16,617)	
75000	Accruals			
75100	Unspent Grants	\$0	\$0	
75200	Accrued Expenses	\$0	\$0	
75300	Accrued Salaries and Wages	(\$55,406)	(\$52,330)	
75999	Total Accruals	(\$55,406) #	(\$52,330)	
76000	Other Current Liabilities			
76100	BCITF	\$9,035	\$8,038	
76110	Building Service Levy	(\$45,719)	(\$16,615)	
76300	Suspense Account	(\$25)	(\$76)	
76400	Lease Liability	(\$33,762)	(\$31,583)	
76999	Total Other Current Liabilities	(\$70,471)	(\$40,236)	
77999	Total Current Liabilities	(\$410,348)	(\$550,307)	
80000	Non-Current Liabilities			
81000	Provisions			
81200	Provision for LSL	(\$26,919)	(\$19,661)	
81999	Total Provisions	(\$26,919)	(\$19,661)	
82000	Loans Leases Overdrafts			
82100	Loans Non Current	(\$657,267)	(\$724,982)	
82999	Total Loans Leases Overdrafts	(\$657,267)	(\$724,982)	
83000	Other Non-Current Liabilities			

Ordinary Council Meeting Attachments
22 February 2022

83200	Lease Liability - Non Current	(\$65,237)	(\$65,237)
83999	Total Non-Current Liabilities	(\$65,237)	(\$65,237)
84999	Total Non Current Liabilities	(\$749,423)	(\$809,880)
85999	Total Liabilities	(\$1,159,771)	(\$1,360,187)
89999	Total Net Assets	\$32,542,735	\$32,030,482
90000	Equity		
91000	Reserves Cash		
91100	Road Reserve	\$444,108	\$391,739
91101	Library Projects Reserve	\$11,194	\$11,134
91102	Staff Leave Reserve	\$106,384	\$105,816
91103	Building & Infrastructure Reserve	\$642,983	\$589,552
91106	Plant Replacement Reserve	\$20,984	\$20,872
91109	IT Reserve	\$24,202	\$24,073
91110	Public Art Reserve	\$20,934	\$823
91111	Legal Costs Reserve	\$19,974	\$19,867
91999	Total Reserves Cash	\$1,290,763	\$1,163,876
92000	Revaluation Surplus		
92200	Asset Revaluation Land	\$7,584,050	\$6,728,171
92300	Asset Revaluation Buildings & Improvements	\$579,515	\$1,375,297
92400	Asset Revaluation Furniture & Equipment	\$0	\$0
92500	Asset Revaluation Plant & Equipment	\$0	\$0
92600	Asset Revaluation Road Infrastructure	\$9,768,320	\$9,768,320
92700	Asset Revaluation Other Infrastructure	\$1,567,329	\$1,567,329
92999	Total Revaluation Surplus	\$19,499,214	\$19,439,118
95000	Retained Earnings		
95100	Retained Earnings	\$12,551,599	\$12,099,440
95901	Budget Opening Balance 01/07	\$0	\$0
95902	Budget Closing Balance 30/06	\$0	\$0
95999	Total Retained Earnings	\$12,551,599	\$12,099,440
96000	Reserve Transfers		
96100	Transfers to Reserves Cash	(\$1,476,380)	(\$1,349,490)
96200	Transfers from Reserves Cash	\$677,539	\$677,539
96499	Total Net Reserve Transfers	(\$798,841)	(\$671,951)
96999	Total Equity	\$32,542,735	\$32,030,482

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 JULY 2021 to 31 DECEMBER 2021

1 Basis of Accounting

This financial report is a special-purpose financial report, which has been prepared in accordance with applicable Australian Accounting Standards, the Local Government Act 1995 (as amended) and accompanying regulations. The report has been prepared on an accrual basis under the convention of historical cost accounting.

2 Net Current Assets

	31-Dec-2021	Closing Surplus 2020/21
CURRENT ASSETS		
Cash - Unrestricted	1,908,911	817,971
Cash - Restricted	1,290,764	1,290,764
Receivables	589,254	22,950
	<u>3,788,929</u>	<u>2,131,685</u>
CURRENT LIABILITIES		
Sundry Creditors	(187,850)	(584,620)
Leave Provisions	(55,406)	(181,725)
Long Term Borrowings		
	<u>3,545,673</u>	<u>1,365,340</u>
Less: Cash - Reserves - Restricted	<u>(1,290,764)</u>	<u>(1,290,764)</u>
Difference	<u>1,835</u>	
NET CURRENT ASSET POSITION	<u>2,253,074</u>	<u>74,576</u>

SHIRE OF PEPPERMINT GROVE

Notes to and forming part of the Statement of Financial Activity
FOR THE PERIOD ENDED 30 NOVEMBER 2021

3 RESERVE FUNDS

	YTD ACTUAL 2021/22	BUDGET 2021/22
(a) Roads & Drain Reserve		
<i>To be used for</i>		
Opening Balance	444,108	444,239
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(113,000)
Interest Received	0	30
	444,108	331,269
(b) Library Infrastructure Reserve		
<i>To be used for</i>		
Opening Balance	11,193	35,513
Amount Set Aside / Transfer to Reserve	0	20,000
Amount Used / Transfer from Reserve	0	0
Interest Received	0	700
	11,193	56,213
(c) Staff Leave Reserve		
<i>To be used for</i>		
Opening Balance	106,385	108,273
Amount Set Aside / Transfer to Reserve	0	50,000
Amount Used / Transfer from Reserve	0	0
Interest Received	0	900
	106,385	159,173
(d) Infrastructure/Bld Mtce Reserve		
<i>To be used for</i>		
Opening Balance	642,983	643,402
Amount Set Aside / Transfer to Reserve	0	100,000
Amount Used / Transfer from Reserve	0	(135,000)
Interest Received	0	1,300
	642,983	609,702
(e) Plant Reserve		
<i>To be used for</i>		
Opening Balance	20,985	21,214
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	0
	20,985	21,214
(f) Legal Costs Reserve		
<i>To be used for</i>		
Opening Balance	19,975	20,085
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	0
	19,975	20,085
(g) Information Technology Reserve		
<i>To be used for</i>		
Opening Balance	24,201	24,465
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	0
	24,201	24,465

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
FOR THE PERIOD ENDED 30 NOVEMBER 2021

3 RESERVE FUNDS

	YTD ACTUAL 2021/22	BUDGET 2021/22
(h) Arts & Culture Reserve		
<i>To be used for</i>		
Opening Balance	20,934	20,823
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	0
	20,934	20,823
Total Cash Backed Reserves	1,290,764	1,242,944

	YTD ACTUAL 2021/22	BUDGET 2021/22
Summary of Transfers To and (From) Cash Backed Reserves		
Transfers to Reserves		
Roads & Drain Reserve	0	30
Library Infrastructure Reserve	0	20,700
Staff Leave Reserve	0	50,900
Infrastructure/Bld Mtce Reserve	0	101,300
Plant Reserve	0	0
Legal Costs Reserve	0	0
Information Technology Reserve	0	0
Arts & Culture Reserve	0	0
	0	172,930
Transfers from Reserves		
Roads & Drain Reserve	0	(113,000)
Library Infrastructure Reserve	0	0
Staff Leave Reserve	0	0
Infrastructure/Bld Mtce Reserve	0	(135,000)
Plant Reserve	0	0
Legal Costs Reserve	0	0
IT Reserve	0	0
Arts & Culture Reserve	0	0
	0	(248,000)
Total Transfer to/(from) Reserves	0	(75,070)

All of the above reserve accounts are supported by money held in financial inst

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
FOR THE PERIOD ENDED 30 NOVEMBER 2021

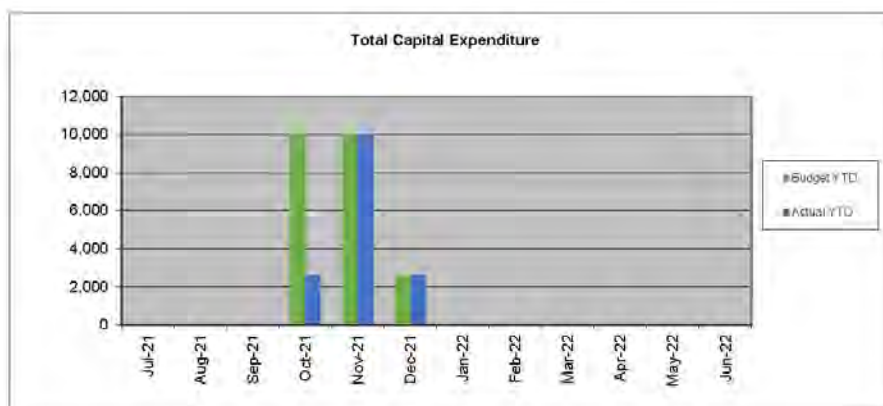
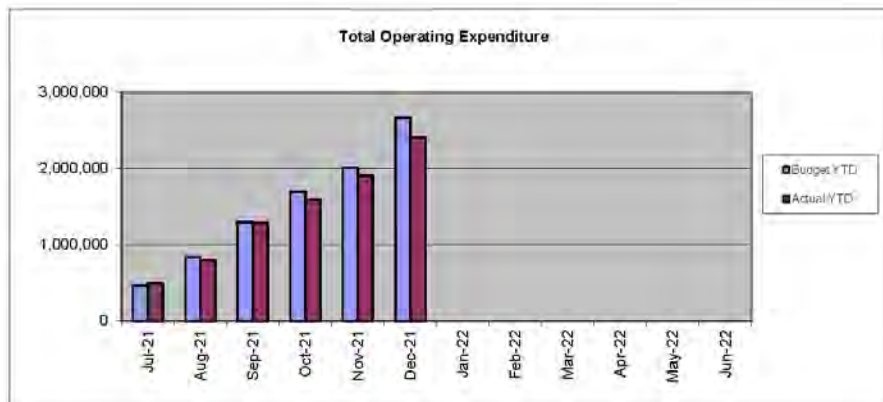
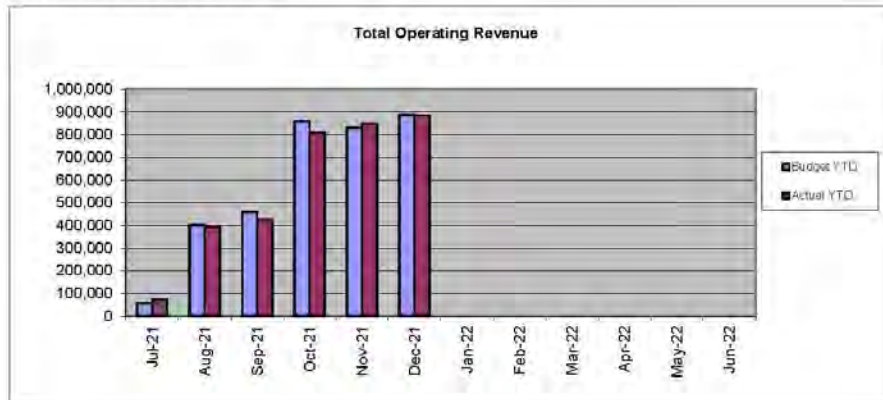
4 Cash and Investments

	OPENING BALANCE 2021/22	MOVEMENT	CLOSING BALANCE 2021/22
Restricted Cash Investments			
Library Projects Reserve	11,193.00	0.00	11,193.00
Infrastructure/Building Mtce	642,983.00	0.00	642,983.00
Plant Reserve	20,985.00	0.00	20,985.00
IT Reserve	24,201.00	0.00	24,201.00
Road Works reserve	444,108.00	0.00	444,108.00
Staff Leave Reserve	106,385.00	0.00	106,385.00
Arts/Culture Reserve	20,934.00	0.00	20,934.00
Legal Costs Reserve	19,975.00	0.00	19,975.00
Total Reserves	1,290,764.00	0.00	1,290,764.00
Unrestricted Cash/Investments			
Municipal Fund	1,908,365.65	0.00	1,908,365.65
Petty Cash	545.00	0.00	545.00
Term Deposit Municipal	0.00	0.00	0.00
	1,908,910.65	0.00	1,908,910.65

Fund and TD Number	Amount Invested	Start Date	Maturity Date	Term (Days)	Interest Rate %	Expected Interest
Reserves	1,290,764.00	1/07/2021	24/06/2022	284	0.58%	5,825.06
Reserves Interest Receivable						5,825.06
Municipal F & Acc	1,373,593.00	ON CALL			0.35%	2,403.79
Municipal Interest Receivable						2,403.79

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2021 to 31 OCTOBER 2021

Revenues and Expenditures



CAPEX 2021/22		EXPENDITURE	
Proposed Date of Project	Description	2021/22 Actual	2021/22 BUDGET
PROPERTY			
FURNITURE & EQUIPMENT			
AMP	Minor renewal works for appliances , furniture& Fixtures-Office		3,000
TOTAL FURNITURE & EQUIPMENT		0	3,000
LAND & BUILDINGS			
MARCH 2022	Main Entry Protection Structure- Depot		15,000
OCTOBER 2021	Replace Eastern, North & west external decking- operating		16,150
AUGUST 2021	Archive Room Damp Repairs		15,000
JANUARY 2022	Painting Works- LIBRARY		5,000
JANUARY 2022	Painting Works- Office		3,000
APRIL 2022	Mechanical Services-Aircon		15,750
TOTAL LAND & BUILDINGS		0	69,900
TOTAL PROPERTY		\$ -	\$ 72,900
PLANT & EQUIPMENT			
MAY 2021	Minor Plant		3,000
SEPTEMBER 2021	Articulated Front end Loader Replacement		100,000
AUGUST 2021	Water Trailer		9,000
NOVEMBER 2021	Works Utilitty Replacement		38,000
	Proceeds on Sale of Assets		
TOTAL PLANT & EQUIPMENT		0	150,000
TRANSPORT			
ROADS			
MARCH 2022	Intersection Path & Retaining Wall - McNeil & Forrest / Esplanade	0	50,000
DECEMBER 2021	New Pedestrian Crossing adjacent to Cottesloe Primary School- Keane St	2,600	30,000
JUNE 2022	Minor drainage renewal works		10,000
JUNE 2022	Minor paths works		35,000
JUNE 2022	Minor kerb renewal works		10,000
TOTAL ROADS		2,600	135,000
RECREATION			
FEBRUARY 2022	Renewal of street furniture	0	57,000
MARCH 2022	Replacement of Depot storage bunds		25,000
APRIL 2022	Manners Hill Park - Bollard and gate renewal		37,500
TOTAL RECREATION		0	119,500
NEW CAPITAL WORKS			
JANUARY 2022	Parking facilities construction - Manners Hill Park tennis club/ Keane Street- LRCIP- Phase 2		278,350
	LRCIP- Phase 3- Stirling Hwy Footpath Upgrade		70,000
OCTOBER 2021	Variable Message Display and parking count system		50,000
DECEMBER 2021	Rainwater "for internal building plumbing" for "garden" irrigation		15,000
TOTAL NEW CAPITAL WORKS			413,350
Grand Total		2,600	890,750
RENEWAL CAPEX		2,600	477,400

TRUST FUNDS				
AS AT THE 31 DECEMBER 2021				
Funds held at balance date which are required to be held in trust and which are not included in the financial statements are as follows:				
	1-Jul-21	Amounts Received	Amounts Paid	31-Oct-21
	\$	\$	\$	\$
MANNERS HILL BONDS	3,800	3,750	3,750	3,800
COMMUNITY CENTRE BONDS	0		0	0
FOOTPATH BONDS	30,500	2,000		32,500
LEMC FUNDING	51,607		51,607	0
				0
	85,907	5,750	55,357	36,300



Ordinary Council Meeting

8.3.2 – Financial Statements for Period Ended 31 January 2022

***Due to end of month processing and the cut off dates for agenda reports, this report will be included in the FINAL Ordinary Council Agenda 22 February 2022.**



Ordinary Council Meeting

8.3.3 – Accounts Paid December 2021

Accounts Paid December 2021

Payment / Invoice	Date	Description	Amount
EFT Payment			
EFT Payment - EFT00445			
3000 - SuperChoice WASuperannuation			
PJ000639	04/11/21	FORTNIGHT 2022-10 - From Payroll	4,675.16
PJ000641	18/11/21	FORTNIGHT 2022-11 - From Payroll	4,750.53
NOV 2021	30/11/21	Superannuation Contribution	20,345.63
		Total 3000	29,771.32
		Total EFT00445	29,771.32
EFT Payment - EFT00446			
109 - Professional PC Support Pty Ltd (PPS)			
19963M	16/11/21	Managed Services Agreement - Dec 2021	5,653.82
		Total 109	5,653.82
162 - Western Metropolitan Regional Council			
INV-81463	31/10/21	WMRC - MSW General Waste	2,387.28
M-2111322	15/11/21	WMRC - MSW General Waste	4,482.01
		Total 162	6,869.29
1933 - KONE ELEVATORS PTY LTD			
193747483	17/11/21	Service fee contract Jan to Mar 2022	2,202.98
		Total 1933	2,202.98
2414 - Open Systems Technology Pty Ltd (Council First)			
SI006767	29/11/21	Meraki MS120-24P Ent. Lic. 1 year	1,611.15
SI006786	02/12/21	Avepoint Cloud Backup - Dec 2021	111.38
SI006788	02/12/21	CF Subscription Jan-Mar 2022	17,181.62
		Total 2414	18,904.15
300 - Suez Recovery & Recycling (Perth) Pty Ltd			
165895	31/10/21	Residential Waste Services	13,031.13
		Total 300	13,031.13
3002 - Winc Australia Pty Ltd			
9037657650	22/11/21	stationery as selected online	319.20
9037537545	10/11/21	stationery as selected online	417.05
		Total 3002	736.25
3007 - TOTAL PACKAGING (WA) PTY LTD			
00035988	08/11/21	Dog bags	230.45
		Total 3007	230.45
3009 - State Library of Western Australia			
RI029620	25/08/21	Better Beginnings Program 2021-2022	825.00
		Total 3009	825.00
3012 - Bunnings Trade			
2157 00153252	04/11/21	Digital spirit level and straight edge	272.04
2433 01143805	04/11/21	Pot plants as door prizes for Seniors Morning Tea	145.65
2433 00140095	17/11/21	Hardware	95.28
2402 00191015	18/11/21	Hardware	243.70
2402 01299031	30/11/21	Rapid set concrete	51.20
		Total 3012	807.87
3013 - Heritage Tree Surgeons			
2086	23/11/21	Insurance tidy up corner Keane & View St	660.00
2087	25/11/21	Clearance pruning and removals	6,182.00
2088	01/12/21	Tree removals - Bay View Tce, Keane St	4,840.00
2089	01/12/21	Clearance pruning	7,392.00
2090	07/12/21	Clearance pruning	3,498.00
		Total 3013	22,572.00
3060 - BENARA NURSERIES			
324096	29/09/21	Plants	512.22
		Total 3060	512.22
3067 - MURPHYS ELECTRICAL CO			
00111784	16/11/21	Order PO02565	270.60

Accounts Paid December 2021

Payment / Invoice	Date	Description	Amount
		Total 3067	270.60
3092 - Tassie Devil Linemarking/ Tazcar Pty.Ltd.			
2469A	08/12/21	Irvine St No Standing lines	481.25
		Total 3092	481.25
3120 - Westbooks			
325745	11/11/21	Adult books as selected	1,635.03
325925	22/11/21	Adult books as selected	419.17
326129	30/11/21	Junior books as selected online	261.40
326130	30/11/21	Order PO02475	45.02
326132	30/11/21	Junior books as selected online	47.56
		Total 3120	2,408.18
3225 - DOMUS NURSERY (HERITAGE WAY PTY LTD)			
157080	10/11/21	Street tree purchases	403.74
		Total 3225	403.74
3375 - TESTEL AUSTRALIA PTY LTD			
WAUCD1459	16/11/21	Depot electrical safety tagging	261.80
		Total 3375	261.80
340 - TOWN OF COTTESLOE			
13038	16/11/21	Health Svcs 01 July to 30 Sept 2021	2,351.25
13039	16/11/21	Ranger Svcs 01 July to 30 Sept 2021	7,820.00
		Total 340	10,171.25
3405 - PORTER CONSULTING ENGINEERS			
00021763	25/11/21	Johnston St / Stirling Hwy pedestrian crossing	2,365.00
		Total 3405	2,365.00
3431 - Salary Packaging Australia Pty Ltd (SPA)			
PJ000643	02/12/21	FORTNIGHT 2022-12 - From Payroll	358.35
29112021	29/11/21	Novated DB 29112021	10.54
13122021	13/12/21	Novated DB 13122021	10.54
PJ000645	16/12/21	FORTNIGHT 2022-13 - From Payroll	358.35
		Total 3431	737.78
3436 - Sports Surf Technology			
INV-3321	24/11/21	Groundwater analysis	1,562.00
INV-3255	10/09/21	Retic groundwater reporting	544.50
		Total 3436	2,106.50
3466 - REPCO - GPC ASIA PACIFIC PTY LTD			
4500527459	04/10/21	Degreaser, cleaning products	94.70
		Total 3466	94.70
3550 - Connect Call Centre Services			
00108736	15/11/21	Overcalls fees - Oct 2021	48.62
		Total 3550	48.62
3604 - Officeworks			
22724573	11/11/21	Otto Dividers	283.51
		Total 3604	283.51
3609 - JTAGZ PTY LTD			
00020839	15/11/21	2022 Rig tags for registration purposes	170.50
		Total 3609	170.50
3618 - THE FACTORY			
23/15277-2	23/11/21	Christmas Decorations 2021	11,000.00
		Total 3618	11,000.00
3660 - Iconic Property Services			
PSI017260	01/11/21	Cleaning of Shire Depot	10,364.76
PSI017414	25/11/21	Order PO02490	223.04
		Total 3660	10,587.80
3679 - PORSCHE CLUB OF WA			

Accounts Paid December 2021

Payment / Invoice	Date	Description	Amount
REFUND PORSCHÉ CLUB MHP 21/11/2021	23/11/21	Refund Porsche Club MHP 21/11/2021	550.00
		Total 3679	550.00
3690 - ADS - TONIA BATES			
INV-0041	19/10/21	Order PO02493	1,761.10
		Total 3690	1,761.10
3744 - Animal Companions INC			
REFUND ANIMAL COMPANIONS 211127	27/11/21	Refund MHP 211127	550.00
		Total 3744	550.00
3772 - First Aid Pro Pty Ltd.			
V324409	06/09/21	First Aid Training 11 people - 17th June 2021	500.00
		Total 3772	500.00
3783 - Chellew Hawley Pty Ltd t/as Sifting Sands			
INV-0370	07/12/21	Keanes point playground - sand clean	698.50
		Total 3783	698.50
3786 - Profounder Turfmaster Pty Ltd			
INV-0150	27/10/21	Mowing - Manners Hill Park	4,620.00
		Total 3786	4,620.00
3795 - Solmec Consultants			
21-726-01	01/12/21	HVAC Report - Fee proposal 30/08/2021	6,138.00
		Total 3795	6,138.00
3814 - Akwaaba African Art and Craft			
0000009	06/10/21	drumming workshop	385.00
		Total 3814	385.00
3815 - Consulate - General of Japan			
REFUND CONSULATE JAPAN 211123	24/11/21	Rates A3840 Refund Consulate Japan 211123	1,575.63
		Total 3815	1,575.63
3816 - Gia Barbarich			
REFUND G BARBARICH 211123	23/11/21	MHP Refund G Barbarich 20/11/2021	550.00
		Total 3816	550.00
3817 - Refleks Metal Polishing			
IV1435	30/11/21	Brass lettering - finishing	731.50
		Total 3817	731.50
598 - PHIL JOHNSON PLUMBING & GAS			
00014482	30/11/21	MHP toilet repairs	306.00
00014571	30/11/21	Repairs to Public Toilets	144.00
		Total 598	450.00
693 - Clean City Group Pty Ltd			
1260	08/11/21	Bin return service	825.00
1262	15/11/21	Bin return service	825.00
1267	15/11/21	Park inspection services - MHP	1,573.00
1268	23/11/21	Bin return service	825.00
1270	30/11/21	December delivery of PepTalk	302.50
		Total 693	4,350.50
		Total EFT00446	136,596.62
EFT Payment - EFT00447			
3029 - Australian Taxation Office			
PJ000639	04/11/21	FORTNIGHT 2022-10 - From Payroll	14,880.00
PJ000641	18/11/21	FORTNIGHT 2022-11 - From Payroll	15,522.00
	01/12/21	GST Settlement	667.00
	01/12/21	GST Settlement	15,696.00

Accounts Paid December 2021

Payment / Invoice	Date	Description	Amount
Total 3029			15,373.00
Total EFT00447			15,373.00
EFT Payment - EFT00448			
162 - Western Metropolitan Regional Council			
M-2112122	30/11/21	WMRC - MSW General Waste	3,877.64
Total 162			3,877.64
2414 - Open Systems Technology Pty Ltd (Council First)			
SI006794	09/12/21	Anti-virus Monthly Fee April-June 2021	148.20
SI006801	13/12/21	STP Transactions - Nov 2021	25.30
SI006809	14/12/21	Microsoft Azure - Nov 2021	272.98
SI006795	09/12/21	Antivirus Monthly Fee July-Oct 21	384.19
Total 2414			830.67
300 - Suez Recovery & Recycling (Perth) Pty Ltd			
45971919	30/11/21	Depot Waste - Skip Bin 4.5MT dry waste	350.77
165942	30/11/21	Residential Waste Services	12,914.84
Total 300			13,265.61
3007 - TOTAL PACKAGING (WA) PTY LTD			
00036029	24/11/21	Dog poo bags	686.40
Total 3007			686.40
3015 - CREATION LANDSCAPE SUPPLIES			
236407	08/11/21	Landscaping mix	210.95
Total 3015			210.95
3030 - Marketforce			
41765	24/11/21	Catering for OCM 23 November 2021	353.80
Total 3030			353.80
3048 - Western Australian Local Government Assoc. (WALGA)			
I3089873	08/11/21	Attendance of SP Role of Mayor and Pres workshop	295.00
Total 3048			295.00
3050 - ENVIRO SWEEP PTY LTD (EWCS)			
91427	30/11/21	Contract road sweeping FY21/22 (via WALGA eQuote)	1,375.00
Total 3050			1,375.00
3051 - TEMPTATIONS CATERING			
E25435	12/10/21	ABF Catering 12 October ABF	393.60
E25437	09/11/21	ABF/OCM Council Meetings Catering 2021-2022	393.60
Total 3051			787.20
3055 - STRATA GREEN			
140665	16/11/21	Tree stakes and hort supplies	1,283.06
Total 3055			1,283.06
3057 - CTI Couriers			
CISC4446464	30/11/21	Library Courier services - Nov 2021	540.39
Total 3057			540.39
3081 - DATA DOCUMENTS			
10832	30/11/21	20 Peppermint Grove Perfect bound books	1,641.20
Total 3081			1,641.20
3120 - Westbooks			
326233	02/12/21	Adult books as selected	1,609.80
Total 3120			1,609.80
3133 - Concept Av			
12153	20/10/21	Comm Centre AV repairs	143.00
Total 3133			143.00
3147 - EUROZ SECURITIES			
REFUND ERUOZ SECURITIES 211126	26/11/21	Refund MHP Eruoz Securities 211126	550.00
Total 3147			550.00
3148 - Cr Shire President Rachel Thomas			

Accounts Paid December 2021

Payment / Invoice	Date	Description	Amount
CR R THOMAS - PRESIDENT QTR2	31/12/21	Cr R Thomas - President Allowance Fee Qtr 2	8,306.00
		Total 3148	8,306.00
3149 - Cr Charles Hohnen CR C HOHNEN - DEPUTY ALLOW QTR 2	31/12/21	Cr C Hohnen - Deputy Allowance Fee Qtr 2	3,213.00
		Total 3149	3,213.00
3150 - Cr Karen Farley CR K FARLEY - SITTING FEE QTR 2	31/12/21	Cr K Farley - Sitting Fee Qtr 2	2,272.00
		Total 3150	2,272.00
3151 - Cr Greg Peters QTR 2 SITTING FEE - CR G PETERS	31/12/21	Cr G Peters - Sitting Fee Qtr 2/ pro-rata	395.00
		Total 3151	395.00
3152 - Cr Peter Macintosh CR P MACINTOSH - SITTING FEE QTR 2	31/12/21	Cr P Macintosh - Sitting Fee Qtr 2	2,272.00
		Total 3152	2,272.00
3154 - Cr Dawne Horrex CR D HORREX - SITTING FEE QTR 2	31/12/21	Cr D Horrex - Sitting Fee Qtr 2	2,272.00
		Total 3154	2,272.00
3221 - NAPOLEON PAPIER & CO 1298,1327,1354	30/11/21	Magazines as selected	192.54
		Total 3221	192.54
3376 - METAL ARTWORK CREATIONS 85010	29/10/21	Cr Plaque & staff name badges	143.00
		Total 3376	143.00
3423 - COMMERCIAL & RESIDENTIAL CARPENTERS 202154	27/11/21	Admin handrail repairs	707.80
		Total 3423	707.80
3429 - DONALD BURNETT REIMBURSEMENT DB 211214	14/12/21	CEO DATA Reimbursement DB 211214	421.60
		Total 3429	421.60
3431 - Salary Packaging Australia Pty Ltd (SPA) PJ000647 27122021	30/12/21 27/12/21	FORTNIGHT 2022-14 - From Payroll Novated DB 27122021	358.35 10.54
		Total 3431	368.89
3453 - SHRED-X PTY LTD 01720053	30/11/21	240L Permanent Security Bin - Nov 2021	33.00
		Total 3453	33.00
3469 - ALTUS TRAFFIC PTY LTD 359127	21/11/21	Generic TMP for T-Junction	440.00
		Total 3469	440.00
3476 - Titan Ford IHF6/88 TMAST569947	05/08/21	Ford Ranger 15,000km service	451.00
		Total 3476	451.00
3613 - QUADIENT NEOPOST FINANCE AUSTRALIA PTY LTD 2021.24846	01/12/21	Lease mail folding machine - Dec 2021	220.00
		Total 3613	220.00
3626 - Cr Doug Jackson			

Accounts Paid December 2021

Payment / Invoice	Date	Description	Amount
CR D JACKSON - SITTING FEE QTR 2	31/12/21	Cr D Jackson - Sitting Fee Qtr 2/ pro-rata	1,877.00
Total 3626			1,877.00
3627 - Cr Patrick Dawkins			
CR P DAWKINS- SITTING FEE QTR 2	31/12/21	Cr P Dawkins- Sitting Fee Qtr 2	2,272.00
Total 3627			2,272.00
3660 - Iconic Property Services			
PSI017388	04/12/21	Order PO02490	869.50
Total 3660			869.50
3735 - Vocus Ltd			
P795404	01/12/21	Library Site A WIFI - Dec 2021	526.90
Total 3735			526.90
3786 - Profounder Turfmaster Pty Ltd			
INV-0238	25/11/21	Mowing - Manners Hill Park	4,620.00
Total 3786			4,620.00
3795 - Solmec Consultants			
21-726-02	17/12/21	PO02464 Final part payment (2)	682.00
Total 3795			682.00
3803 - AVP Unit Trust T/AS Griffin Valuation Advisory			
1968	06/12/21	Revaluation of Land & Buildings as per your quote	7,040.00
Total 3803			7,040.00
3808 - Market Creations Agency			
II25-2	30/11/21	CouncilConnect Intranet Development -1	3,315.60
IP77-1	26/11/21	Peptalk Newsletter Artwork Dec Issue	2,563.00
Total 3808			5,878.60
448 - LANDGATE			
370443-10000982	25/11/21	GRV INT VALS - 30/10-12/11/2021	172.40
1145417	01/12/21	Transfer of Land Act Doc. 3/11/21	27.20
Total 448			199.60
52 - Iron Mountain Australia Group Pty Ltd			
AUS980343	30/11/21	Archive storage - Dec 2021	14.29
Total 52			14.29
598 - PHIL JOHNSON PLUMBING & GAS			
00014636	09/12/21	MHP toilet maintenance	96.00
Total 598			96.00
660 - WORMALD Australia			
8591900	29/11/21	Depot fore extinguisher testing	132.00
Total 660			132.00
693 - Clean City Group Pty Ltd			
1269	30/11/21	Bin return service	825.00
Total 693			825.00
Total EFT00448			74,190.44
EFT Payment - EFT00449			
3124 - WA TREASURY CORPORATION			
41 49731 211228	28/12/21	WATC Loan Capital payment 21 1228	41,700.34
Total 3124			41,700.34
Total EFT00449			41,700.34
Total - EFT Payment			297,631.72
			\$ 297,631.72
Other - DD00282			
123 - Synergy			
2013396251	12/11/21	Electricity 08 Oct-12 Nov 2021	2,013.52
Total 123			2,013.52

Accounts Paid December 2021

Payment / Invoice	Date Description	Amount	
Total DD00282		2,013.52	
Other - DD00283			
123 - Synergy			
2013405338	23/11/21 Shire Electricity 23.9.21 to 23.11.21	333.19	
Total 123		333.19	
Total DD00283		333.19	
Other - DD00284			
Reversed and replaced with DD00287			
Total DD00284		0.00	
Other - DD00285			
3377 - WESTNET PTY LTD			
129402657	17/11/21 Web Hosling 31/10/21 to 30/11/21	15.99	
Total 3377		15.99	
Total DD00285		15.99	
Other - DD00286			
Reversed and replaced with CHQ449			
Total DD00286		0.00	
Other - DD00287			
123 - Synergy			
3000168391	25/11/21 Depot Electricity 24.9.21 to 25.11.21	1,452.83	
Total 123		1,452.83	
Total DD00287		1,452.83	
Other - DD00288			
3062 - WATER CORPORATION			
9001298479 0054	22/11/21 Reserve Johnston St - 19 Nov 2021	8.33	
Total 3062		8.33	
Total DD00288		8.33	
Other - DD00289			
3062 - WATER CORPORATION			
9001298815 0126	22/11/21 63 Johnston St - 19 Nov 2021	523.52	
Total 3062		523.52	
Total DD00289		523.52	
Other - DD00290			
123 - Synergy			
2009410596	02/12/21 Streetlights - 01 Nov to 02 Dec 2021	3,397.91	
Total 123		3,397.91	
Total DD00290		3,397.91	
Other - DD00291			
123 - Synergy			
2033413803	22/12/21 Streetlights (2) - 01 Nov to 02 Dec 2021	36.43	
Total 123		36.43	
Total DD00291		36.43	
CHQ449			\$ 7,781.72
3101 - PETTY CASH (Shire & Library)			
CHQ#449SHIRE			
PETTY CASH - NOV 2021	30/11/21 CHQ#449Shire Petty Cash - Nov 2021	175.85	
Total 3101		175.85	
Total 449		175.85	\$ 175.85
Other - BPAY238			
3041 - Telstra Corporation Ltd			
4074199292 T311 10 AUG 2021	10/08/21 TW Depot Mobiles 10 Aug to 09 Sept 2021	87.54	
Total 3041		87.54	
Total BPAY238		87.54	
Other - BPAY239			

Accounts Paid December 2021

Payment / Invoice	Date Description	Amount	
3041 - Telstra Corporation Ltd			
K4024510709	08/11/21 Depot NBN oct 21	64.99	
	Total 3041	64.99	
	Total BPAY239	64.99	
Other - BPAY240			
3041 - Telstra Corporation Ltd			
4074199284 T 311 10 NOV 2021	10/11/21 Parks & Enviro Retic 10/11/21 to 9/12/21	89.99	
	Total 3041	89.99	
	Total BPAY240	89.99	
Other - BPAY241			
3041 - Telstra Corporation Ltd			
4074199292 T 311 - 10 NOV 2021	10/11/21 TW Depot Mobiles 10.11.21 to 9.12.21	109.98	
	Total 3041	109.98	
	Total BPAY241	109.98	
Other - BPAY242			
3178 - DEPT OF TRANSPORT (Registration VEHICLE SERVICES)			
1HFG788 REGO FORD RANGER	01/12/21 1HFG788 Rego Ford Ranger exp 11/01/2023	397.40	
	Total 3178	397.40	
	Total BPAY242	397.40	\$ 749.90
Other - CCP00024			
3084 - Shire Credit Cards -NAB Visa flexi purchase			
NAB VISA FEES 29 OCT TO 29	10/12/21 NAB Visa Fees 29 Oct to 29 Nov 2021	110.00	
CLS SF NAB VISA 29 OCT TO 29	29/11/21 CLS SF NAB Visa 29 Oct to 29 Nov 2021	1,970.44	
ALS LH NAB VISA 29 OCT TO 29	29/11/21 DVDS ALS LH NAB Visa 29 Oct to 29 Nov 2021	1,219.63	
CEO DB NAB VISA 29 OCT TO 29	29/11/21 CEO DB NAB Visa 29 Oct to 29 Nov 2021	271.50	
MCCS MC NAB VISA 29 OCT TO	29/11/21 MCCS MC NAB Visa 29 Oct to 29 Nov 2021	86.34	
MDS RM NAB VISA 29 OCT TO	29/11/21 FUEL MDS RM NAB Visa 29 Oct to 29 Nov 2021	181.15	
MIS DN NAB VISA 29 OCT TO 29	29/11/21 Admin MIS DN NAB Visa 29 Oct to 29 Nov 2021	1,040.26	
DEPOT TW NAB VISA 29 OCT TO	29/11/21 Fuel Depot TW NAB Visa 29 Oct to 29 Nov 2021	596.29	
DEPOT RY NAB VISA 29 OCT TO	29/11/21 Fuel Depot RY NAB Visa 29 Oct to 29 Nov 2021	450.43	
	Total 3084	5,926.04	
	Total CCP00024	5,926.04	\$ 5,926.04
	Total - Other	14,633.51	\$ 14,633.51
TOTAL Accounts Paid - December 2021		\$	312,265.23



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021
Cardholder Name: Lance Hopkinson



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)	
	GL Code	CC Code	Department	Net	Tax	Gross
03 Nov 2021	Jb Hi-Fi Southbank			Approval Req'd	<input checked="" type="checkbox"/>	\$127.87
28473	139	1106		\$116.25	\$11.62	\$127.87
Purchase Jb Hi-Fi adult DVD/CD						
05 Nov 2021	Woolworths/Cottesloe Grov			Approval Req'd	<input checked="" type="checkbox"/>	\$12.00
28770	139	1106		\$10.91	\$1.09	\$12.00
Purchase Woolworths/Cottesloe Grov dishwasher tablets						
04 Nov 2021	Peppermint News Agc Peppermint			Approval Req'd	<input checked="" type="checkbox"/>	\$250.20
27180	139	1106		\$227.45	\$22.75	\$250.20
Purchase Peppermint News Agc Monthly newspapers for the library						
09 Nov 2021	Woolworths/Cottesloe Grov			Approval Req'd	<input checked="" type="checkbox"/>	\$2.39
28770	139	1106		\$2.17	\$0.22	\$2.39
Purchase Woolworths/Cottesloe Grov milk						
09 Nov 2021	Academy Coffe Kitche Claremont			Approval Req'd	<input checked="" type="checkbox"/>	\$13.30
28770	139	1106		\$12.09	\$1.21	\$13.30
Purchase Academy Coffe Kitche WSLG managers meeting						
14 Nov 2021	Adobe Systems Pty Ltd Sydney			Approval Req'd	<input checked="" type="checkbox"/>	\$43.99
28545	129	1005		\$39.99	\$4.00	\$43.99
Purchase Adobe Systems Pty Ltd /history adobe suite						
14 Nov 2021	Woolworths/Cottesloe Grov			Approval Req'd	<input checked="" type="checkbox"/>	\$9.00
28770	139	1106		\$8.18	\$0.82	\$9.00
Purchase Woolworths/Cottesloe Grov J.P. supplies						
14 Nov 2021	Woolworths/Cottesloe Grov			Approval Req'd	<input checked="" type="checkbox"/>	\$5.39
27180	139	1106		\$4.90	\$0.49	\$5.39
Purchase Woolworths/Cottesloe Grov sunday newspapers						
18 Nov 2021	Collins Booksellers Cottesloe			Approval Req'd	<input checked="" type="checkbox"/>	\$412.16
28470	139	1106		\$374.69	\$37.47	\$412.16
Purchase Collins Booksellers new local stock purchasing						
18 Nov 2021	Jb Hi-Fi Southbank			Approval Req'd	<input checked="" type="checkbox"/>	\$242.79
28473	139	1106		\$220.72	\$22.07	\$242.79
Purchase Jb Hi-Fi adult dvd/cd						
22 Nov 2021	Woolworths/Cottesloe Grov			Approval Req'd	<input checked="" type="checkbox"/>	\$5.50
28770	139	1106		\$5.00	\$0.50	\$5.50
Purchase Woolworths/Cottesloe Grov kitchen supplies						

Ordinary Council Meeting Attachments
22 February 2022

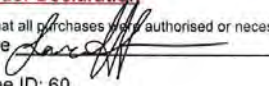
22 Nov 2021	Onemusic Australia Ultimo	Approval Req'd	<input checked="" type="checkbox"/>	\$88.22	
28545	129	1106	\$80.20	\$8.02	\$88.22
Purchase Onemusic Australia Library APRA licence					

Total for this period: \$1,212.81

plus fees \$ 6.82 = \$1219.63

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature 

Dated 02 / 11 / 2021

Employee ID: 60

Approved By

Signature 

Dated 2 / 12 / 2021

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021

Cardholder Name: Stewart Farley



JSKR VISA Purchasing Card (Client Expenses)

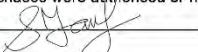
Date	Details		Approval	Receipt		Amount (\$AUD)	
	GL Code	CC Code		Department	Net		Tax
30 Oct 2021		Big W/Rockingham Road Spearwood	Approved		<input checked="" type="checkbox"/>	\$476.00	
	28471	139		1106	\$431.82	\$43.18	\$475.00
		Purchase Big W/Rockingham Road children's book purchases					
01 Nov 2021		Booktopia Pty Ltd Lidcombe	Approved		<input checked="" type="checkbox"/>	\$430.16	
	28471	139		1106	\$391.05	\$39.11	\$430.16
		Purchase Booktopia Pty Ltd children's book purchases					
01 Nov 2021		Educational Art Nedlands	Approved		<input checked="" type="checkbox"/>	\$67.71	
	28520	139		1106	\$61.55	\$6.16	\$67.71
		Purchase Educational Art Holiday craft supplies					
02 Nov 2021		Booktopia Pty Ltd Lidcombe	Approved		<input checked="" type="checkbox"/>	\$351.82	
	28471	139		1106	\$319.83	\$31.99	\$351.82
		Purchase Booktopia Pty Ltd Junior Book purchases					
04 Nov 2021		Booktopia Pty Ltd Lidcombe	Approved		<input checked="" type="checkbox"/>	\$81.89	
	28471	139		1106	\$55.99	\$5.60	\$61.59
		Purchase Booktopia Pty Ltd Junior Book purchases					
06 Nov 2021		The Lit Centre Inc Fremantle	Approved		<input checked="" type="checkbox"/>	\$92.00	
	28471	139		1106	\$83.64	\$8.36	\$92.00
		Purchase The Lit Centre Inc children's book purchases					
13 Nov 2021		Big W/Rockingham Road Spearwood	Approved		<input checked="" type="checkbox"/>	\$74.00	
	28471	139		1106	\$67.27	\$6.73	\$74.00
		Purchase Big W/Rockingham Road children's book purchases					
16 Nov 2021		Booktopia Pty Ltd Lidcombe	Approved		<input checked="" type="checkbox"/>	\$122.59	
	28471	139		1106	\$111.45	\$11.14	\$122.59
		Purchase Booktopia Pty Ltd Junior Book purchases					
17 Nov 2021		Bookdepository.Com 441452307905	Approved		<input checked="" type="checkbox"/>	\$182.21	
	28471	139		1106	\$165.65	\$16.56	\$182.21
		Purchase Bookdepository.Com Junior Book purchases					
19 Nov 2021		Booktopia Pty Ltd Lidcombe	Approved		<input checked="" type="checkbox"/>	\$30.59	
	28471	139		1106	\$27.81	\$2.78	\$30.59
		Purchase Booktopia Pty Ltd					

Ordinary Council Meeting Attachments
22 February 2022

Junior Book purchases						
24 Nov 2021	Officeworks 0616 O'Connor		Approved	<input checked="" type="checkbox"/>		\$75.85
27250	139	1106	\$68.95	\$6.90	\$75.85	
Purchase Officeworks 0616 paper for certificates and brochures						
29 Nov 2021	Account Fees		No Appr Req'd	<input type="checkbox"/>		\$6.82
27130	139	1106	\$6.20	\$0.62	\$6.82	
Account Fees Cc Fp User Fee						
Account Fees						
Total for this period:						\$1,970.44

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature  Dated 19/01/2022

Employee ID: 63

Approved By

Signature  Dated 19 / 01 / 2022

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021
Cardholder Name: Donald Burnett

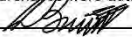


JSKR VISA Purchasing Card (Client Expenses)

Date	Details	Approval	Receipt	Amount (\$AUD)
GL Code	CC Code	Payment	Net	Tax
28 Oct 2021	Adobe Acropro Subs Adobe.Ly/Ensu	Approved	<input checked="" type="checkbox"/>	\$21.99
27260	190	0403	\$19.99	\$2.00
	Purchase Adobe Acropro Subs Adobe license fee October 2021 ABN: 880559184			
01 Nov 2021	Liquorland 3230 Cottesloe	Approval Req'd	<input checked="" type="checkbox"/>	\$20.00
28280	190	0403	\$18.18	\$1.82
	Purchase Liquorland 3230 Council fridge restock			
01 Nov 2021	Woolworths/Cottesloe Grov Cottesloe	Approval Req'd	<input checked="" type="checkbox"/>	\$25.35
28280	190	0403	\$23.05	\$2.30
	Purchase Woolworths/Cottesloe Grov Staff fridge stock			
01 Nov 2021	Subway Mosman Park Mosman Park	Approval Req'd	<input checked="" type="checkbox"/>	\$154.00
28280	190	0403	\$140.00	\$14.00
	Purchase Subway Mosman Park Function catering			
18 Nov 2021	Woolworths/Cottesloe Grov Cottesloe	Approval Req'd	<input checked="" type="checkbox"/>	\$12.35
28280	190	0403	\$11.23	\$1.12
	Purchase Woolworths/Cottesloe Grov staff fridge			
25 Nov 2021	Woolworths/Cottesloe Grov Cottesloe	Approval Req'd	<input checked="" type="checkbox"/>	\$9.00
27140	190	0403	\$8.18	\$0.82
	Purchase Woolworths/Cottesloe Grov Xmas decorations			
29 Nov 2021	Account Fees	No Appr Req'd	<input type="checkbox"/>	\$6.82
27130	190	0403	\$6.20	\$0.62
	Account Fees Co Fp User Fee Monthly account fees			
27 Nov 2021	Adobe Systems Pty Ltd Sydney	Approval Req'd	<input checked="" type="checkbox"/>	\$21.99
27260	190	0403	\$19.99	\$2.00
	Purchase Adobe Systems Pty Ltd Adobe monthly licence EO			
Total for this period:				\$271.50

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature  Dated 19 / 01 / 2022

Employee ID: 5

Approved By

Signature  Dated 20 / 01 / 2022

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021

Cardholder Name: Donovan Norgard



JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt		Amount (\$AUD)
	GL Code	CC Code		Department	Net	
03 Nov 2021	28845	Landgate Midland 129	1104	Approval Req'd	<input checked="" type="checkbox"/>	\$147.25
		Purchase Landgate Landgate search - 620 Stirling Hwy		\$133.86	\$13.39	\$147.25
04 Nov 2021	28845	Officeworks 0616 O'Connor 129	1104	Approval Req'd	<input checked="" type="checkbox"/>	\$108.50
		Purchase Officeworks 0616 Wireless keyboard and A4 paper		\$98.64	\$9.86	\$108.50
02 Nov 2021	28360	Ampol Mosman Pa 55363f Mosman Park 129	1104	Approval Req'd	<input checked="" type="checkbox"/>	\$114.59
		Purchase Ampol Mosman Pa 55363f Fuel		\$104.17	\$10.42	\$114.59
07 Nov 2021	28360	Bp Exp Myaree 1840 Myaree 129	1104	Approval Req'd	<input checked="" type="checkbox"/>	\$127.81
		Purchase Bp Exp Myaree 1840 Fuel		\$116.28	\$11.63	\$127.91
15 Nov 2021	28360	Ampol Mosman Pa 55363f Mosman Park 129	1104	Approval Req'd	<input checked="" type="checkbox"/>	\$123.63
		Purchase Ampol Mosman Pa 55363f Fuel		\$112.39	\$11.24	\$123.63
19 Nov 2021	28360	Bp Exp Myaree 1840 Myaree 129	1104	Approval Req'd	<input checked="" type="checkbox"/>	\$92.95
		Purchase Bp Exp Myaree 1840 Fuel		\$84.50	\$8.45	\$92.95
22 Nov 2021	28830	Westata Hose Supplie Welshpool Approved 129	1104	Approved	<input checked="" type="checkbox"/>	\$73.16
		Purchase Westata Hose Supplie Suction hose grey		\$66.51	\$6.65	\$73.16
24 Nov 2021	28845	Canning Vale Cash & Canningvale Approved 129	1104	Approved	<input checked="" type="checkbox"/>	\$24.25
		Purchase Canning Vale Cash & Depot tea		\$22.05	\$2.20	\$24.25
23 Nov 2021	28360	Ampol Mosman Pa 55363f Mosman Park 129	1104	Approved	<input checked="" type="checkbox"/>	\$98.58
		Purchase Ampol Mosman Pa 55363f Fuel		\$87.80	\$8.78	\$96.58
25 Nov 2021	28360	Bp Exp Myaree 1840 Myaree 129	1104	Approved	<input checked="" type="checkbox"/>	\$46.72
		Purchase Bp Exp Myaree 1840		\$42.47	\$4.25	\$46.72

Fuel						
29 Nov 2021	Account Fees			No Appr Req'd	<input type="checkbox"/>	\$6.82
	<i>Not Coded</i>	129	1104	\$6.20	\$0.62	\$6.82
	Account Fees Cc Fp User Fee					
27 Nov 2021	Puma Binningup Binningup			Approval Req'd	<input checked="" type="checkbox"/>	\$77.90
	28360	129	1104	\$70.82	\$7.08	\$77.90
	Purchase Puma Binningup					
	Fuel					
Total for this period:						\$1,040.26

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature _____ Dated 30/11/2021

Employee ID: 169

Approved By

Signature _____ Dated 30 / 11 / 2021

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



*FlexiPurchase
Account Statement*

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021

Cardholder Name: Michael Costarella



JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt		Amount (\$AUD)
	GL Code	CC Code		Department	Net	
16 Nov 2021	27160	Officeworks 0604 139	Fremantle 0403	No Appr Req'd	<input checked="" type="checkbox"/>	\$79.52
		Purchase Officeworks 0604 USB adapters for telephone head sets		\$72.29	\$7.23	\$79.52
29 Nov 2021	27130	Account Fees 190	0403	No Appr Req'd	<input type="checkbox"/>	\$6.82
		Account Fees Cc Fp User Fee Bank Fees		\$6.20	\$0.62	\$6.82
Total for this period:						\$86.34

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature

Dated 19 / 01 / 2022

Employee ID: E0005

Approved By

Signature

Dated 19 / 01 / 2022

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



**FlexiPurchase
Account Statement**

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021

Cardholder Name: Ross Montgomery



JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt		Amount (\$AUD)
	GL Code	CC Code		Department	Net	
02 Nov 2021	28360	Puma Energy Dianella	1002	Approval Req'd	<input checked="" type="checkbox"/>	\$44.51
	139	Purchase Puma Energy Dianella Fuel Mazda 6		\$40.46	\$4.05	\$44.51
03 Nov 2021	27140	Adobe Systems Pty Ltd Sydney	1002	Approval Req'd	<input checked="" type="checkbox"/>	\$21.99
	190	Purchase Adobe Systems Pty Ltd Monthly Subscription to Adobe Software for mapping and documentary certification.		\$19.99	\$2.00	\$21.99
16 Nov 2021	28360	Puma Energy North Pe Perth	1002	Approval Req'd	<input checked="" type="checkbox"/>	\$72.83
	139	Purchase Puma Energy North Pe Mazda Fuel		\$66.21	\$6.62	\$72.83
19 Nov 2021	26540	Lgpa Perth	1002	Approval Req'd	<input checked="" type="checkbox"/>	\$35.00
	119	Purchase Lgpa Professional Development Event		\$31.82	\$3.18	\$35.00
29 Nov 2021	27130	Account Fees	1002	No Appr Req'd	<input type="checkbox"/>	\$6.82
	190	Account Fees Cc Fp User Fee Monthly Credit Card Fees		\$6.20	\$0.62	\$6.82
Total for this period:						\$181.15

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature *R. Montgomery*

Dated ___ / ___ / 30/11/2021

Employee ID: 100

Approved By

Signature *R. Smith*

Dated 30 / 11 / 2021

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021

Cardholder Name: Tim Whitham



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt	Amount (\$AUD)
	GL Code	CC Code	Department	Net	Tax	Gross
29 Oct 2021	Ampol Mosman Pa 55363f Mosman Park			Approval Req'd	<input checked="" type="checkbox"/>	\$99.90
	28360	139	1104	\$90.82	\$9.08	\$99.90
	Purchase Ampol Mosman Pa 55363f ute fuel					
28 Oct 2021	Bunnings 483000 Claremont			Approval Req'd	<input checked="" type="checkbox"/>	\$82.09
	28270	139	1104	\$74.63	\$7.46	\$82.09
	Purchase Bunnings 483000 hardware					
01 Nov 2021	Ampol Mosman Pa 55363f Mosman Park			Approval Req'd	<input checked="" type="checkbox"/>	\$160.00
	28360	139	1104	\$145.45	\$14.55	\$160.00
	Purchase Ampol Mosman Pa 55363f truck fuel					
08 Nov 2021	Bunnings 483000 Claremont			Approval Req'd	<input checked="" type="checkbox"/>	\$152.41
	28270	139	1104	\$138.55	\$13.86	\$152.41
	Purchase Bunnings 483000 hardware					
11 Nov 2021	Ampol Mosman Pa 55363f Mosman Park			Approval Req'd	<input checked="" type="checkbox"/>	\$95.07
	28360	139	1104	\$86.43	\$8.64	\$95.07
	Purchase Ampol Mosman Pa 55363f ute fuel					
29 Nov 2021	Account Fees			No Appr Req'd	<input type="checkbox"/>	\$6.82
	27130	190	0301	\$6.20	\$0.62	\$6.82
	Account Fees Cc Fp User Fee bank fees					
Total for this period:						\$596.29

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature Dated 30 / 11 / 21

Employee ID: TW

Approved By

Signature Dated 30/11/2021

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Oct 2021 to 29 Nov 2021

Cardholder Name: Robert Young



JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt		Amount (\$AUD)
	GL Code	CC Code		Department	Net	
11 Nov 2021	Coles Express 6919 Mosman Park		Approval Req'd	<input checked="" type="checkbox"/>		\$206.35
	28360	139				
	Purchase Coles Express 6919 Ute fuel and Jerry cans					
		1201		\$187.59	\$18.76	\$206.35
15 Nov 2021	Bob Jane T Mart Clar Claremont		Approval Req'd	<input checked="" type="checkbox"/>		\$40.00
	28500	139				
	Purchase Bob Jane T Mart Clar Kabota tyre					
		1201		\$36.36	\$3.64	\$40.00
18 Nov 2021	Batteryworld Oconnor O'Connor		Approval Req'd	<input checked="" type="checkbox"/>		\$24.00
	28350	139				
	Purchase Batteryworld Oconnor Batterys for car remotes					
		1201		\$21.82	\$2.18	\$24.00
19 Nov 2021	T/Pts Oconnor O'Connor		Approval Req'd	<input checked="" type="checkbox"/>		\$33.13
	28500	139				
	Purchase T/Pts Oconnor Trailer parts					
		1201		\$30.12	\$3.01	\$33.13
22 Nov 2021	Coles Express 6919 Mosman Park		Approval Req'd	<input checked="" type="checkbox"/>		\$109.36
	28360	139				
	Purchase Coles Express 6919 Ute Fuel					
		1201		\$99.42	\$9.94	\$109.36
24 Nov 2021	Bunnings 453000 O'Connor		Approval Req'd	<input checked="" type="checkbox"/>		\$30.77
	28350	139				
	Purchase Bunnings 453000 workshop materials					
		1201		\$27.97	\$2.80	\$30.77
29 Nov 2021	Account Fees		No Appr Req'd	<input type="checkbox"/>		\$6.82
	27130	139				
	Account Fees Cc Fp User Fee Bank fees					
		1201		\$6.20	\$0.62	\$6.82
Total for this period:						\$450.43

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature Dated 30 / 11 / 2021

Employee ID: RY

Approved By

Signature Dated 30/11/2021



Ordinary Council Meeting

8.3.4 – Accounts Paid January 2022

***Due to end of month processing and the cut off dates for agenda reports, this report will be included in the FINAL Ordinary Council Agenda 22 February 2022.**



Ordinary Council Meeting

8.3.5 – 2021/22 Budget Review

Staff are currently finalising the 2021/22 budget review and the report and attachment will be presented to the Ordinary Council meeting on the 22 February 2022



Ordinary Council Meeting

8.3.6 – Lease of Aged Care (Wearne) Facility – Curtin Heritage Living Incorporated



Surrender of Lease

Approved form 2017-82745 Reg 3 of the Transfer of Land Regulations 2004

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.



Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Lodging party details

Name McLeods, Barristers and Solicitors
Address 220 Stirling Hwy
CLAREMONT WA 6010
Issuing box 346K
Phone 0893833133
Fax 089383 4935
Email mcleods@mcleods.com.au
Reference 48259 Cott - Surrender of Lease

Preparer details

Name Trudi Firth
Phone +61 8 9383 3133
Reference 48259 Cott - Surrender of Lease

Land / Interest

Title(volume-folio)	Extent	Land description	Interest
2704-97	Whole	LOT 555 ON DEPOSITED PLAN 62538	LEASE K909030

Lessee(s)

CURTIN HERITAGE LIVING INC. (ABN 92393012622) OF 40 MARINE PARADE COTTESLOE WA 6011

Lessor(s)

TOWN OF CLAREMONT (GPR L115) OF 308 STIRLING HIGHWAY, CLAREMONT
TOWN OF COTTESLOE (GPR L116) OF 109 BROOME STREET, COTTESLOE
TOWN OF MOSMAN PARK (GPR L121) OF POST OFFICE BOX 3, MOSMAN PARK
SHIRE OF PEPPERMINT GROVE (GPR L123) OF 1 LEAKE STREET, PEPPERMINT GROVE

Operative words

The lessee(s) as registered proprietor(s) of the above lease(s) hereby surrender the lease(s) over the land described above.

Execution date

Lessee(s) execution

Executed by CURTIN HERITAGE LIVING INC. (ABN
92393012622)

Signature _____

Signer name _____

Signer designation DIRECTOR _____

Signature _____

Signer name _____

Signer designation MANAGING DIRECTOR &
COMPANY SECRETARY _____

Lessor(s) execution

The common seal of TOWN OF CLAREMONT (GPR L115) was hereunto affixed in the presence of

Common Seal

Signature _____
Signer name _____
Signer designation MAYOR

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER

The common seal of TOWN OF COTTESLOE (GPR L116) was hereunto affixed in the presence of

Common Seal

Signature _____
Signer name _____
Signer designation MAYOR

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER

The common seal of TOWN OF MOSMAN PARK (GPR L121) was hereunto affixed in the presence of

Common Seal

Signature _____
Signer name _____
Signer designation MAYOR

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER

Executed by SHIRE OF PEPPERMINT GROVE (GPR
L123)

Signature _____
Signer name _____
Signer designation PRESIDENT

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER



Lease

Approved form 2017-82730 Reg 3 of the Transfer of Land Regulations 2004

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.



Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Lodging party details

Name McLeods, Barristers and Solicitors
Address 220 Stirling Hwy
CLAREMONT WA 6010
Issuing box 346K
Phone 0893833133
Fax 089383 4935
Email mcleods@mcleods.com.au
Reference 48259 COTT

Preparer details

Name Trudi Firth
Phone +61 8 9383 3133
Reference 48259 COTT

Land / Interest

Title(volume-folio)	Extent	Land description	Interest
2704-97	Whole	LOT 555 ON DEPOSITED PLAN 62538	FEE SIMPLE

Lessor(s)

TOWN OF CLAREMONT (GPR L115) OF 308 STIRLING HIGHWAY, CLAREMONT
TOWN OF COTTESLOE (GPR L116) OF 109 BROOME STREET, COTTESLOE
TOWN OF MOSMAN PARK (GPR L121) OF POST OFFICE BOX 3, MOSMAN PARK
SHIRE OF PEPPERMINT GROVE (GPR L123) OF 1 LEAKE STREET, PEPPERMINT GROVE

Lessee(s)

CURTIN HERITAGE LIVING INC. (ABN 92393012622) OF 40 MARINE PARADE, COTTESLOE, WA 6011

Terms and conditions

Commencement
Duration 25 years 0 months 0 days
Option to renew No

Operative words

The lessor(s) hereby leases to the lessee(s) the land described above in the terms and conditions set out or referred to in this lease subject to the limitations, interests, encumbrances and notifications as shown on the certificate of title and/or otherwise affect the land under the legislation stated above.

Execution date

Lessor(s) execution

The common seal of TOWN OF CLAREMONT (GPR L115) was hereunto affixed in the presence of

Common Seal

Signature _____
Signer name _____
Signer designation MAYOR

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER

The common seal of TOWN OF COTTESLOE (GPR L116) was hereunto affixed in the presence of

Common Seal

Signature _____
Signer name _____
Signer designation MAYOR

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER

The common seal of TOWN OF MOSMAN PARK (GPR L121) was hereunto affixed in the presence of

Common Seal

Signature _____
Signer name _____
Signer designation MAYOR

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER

The common seal of SHIRE OF PEPPERMINT GROVE (GPR L123) was hereunto affixed in the presence of

Common Seal

Signature _____
Signer name _____
Signer designation PRESIDENT _____

Signature _____
Signer name _____
Signer designation CHIEF EXECUTIVE OFFICER _____

Lessee(s) execution

Executed by CURTIN HERITAGE LIVING INC. (ABN 92393012622)

Signature _____
Signer name _____
Signer designation DIRECTOR _____

Signature _____
Signer name _____
Signer designation MANAGING DIRECTOR & COMPANY SECRETARY _____

ORDINARY COUNCIL MEETING

23 NOVEMBER 2021

10.1.3 LEASE OF AGED CARE (WEARNE) FACILITY - CURTIN HERITAGE LIVING INCORPORATED

Directorate: Corporate and Community Services
Author(s): Shane Collie, Director Corporate and Community Services
Authoriser(s): Matthew Scott, Chief Executive Officer
File Reference: D21/49273
Applicant(s): Internal
Author Disclosure of Interest: Nil

SUMMARY

For Council to pass resolutions surrendering the current Lease over the Wearne Aged Care Facility and to enter into a new Lease over the upgraded facility on the site.

OFFICER RECOMMENDATION IN BRIEF

That Council surrender the current Lease over the Wearne Aged Care Facility to Curtin Heritage Living Incorporated and enter into a new lease with the same service provider now that the upgraded facility has been substantially completed.

BACKGROUND

As part of the new development of the Wearne premises a new Lease is contemplated as part of the current Agreement with Curtin Heritage Living Incorporated. The new Lease is to take effect when Practical Completion is reached for Stage 1 of the Development.

The Lease of the premises known as Wearne is for the land situated at Lot 555 Gibney Street, Cottesloe, Certificate of Title Volume 2704 Folio 97. The Lease is held in quarter shares by the Town of Cottesloe, Town of Claremont, Town of Mosman Park and the Shire of Peppermint Grove.

As part of the redevelopment project, the stakeholders involved have entered an Agreement to Lease that defines:

- a. Curtin Heritage Living (the Lessee) has sole responsibility for the redevelopment works; and
- b. On practical completion of the residential care development and stage 1 of the retirement village:
 - a. Curtin Heritage Living will surrender, and the owners (Lessor) will accept a surrender of the original lease, and
 - b. The Lessor will grant a new 25-year lease of the land to the Lessee. The terms of the lease have been agreed.

There are conditions precedent, all of which have either been met or will be met on practical completion:

ORDINARY COUNCIL MEETING

23 NOVEMBER 2021

No.	Item	Status
1.	The Lessee preparing and providing to the Lessor a risk management plan for the redevelopment project.	Completed in 2018. Updated and circulated 2019.
2.	Completion of an agreed Master Plan.	Completed and approved by landowner councils in 2018.
3.	The Lessee undertakes an open and competitive process to select an appropriately credentialed not-for-profit manager of the premises; and	Landowner councils agreed that the condition was satisfied when an independent report on manager selection recommended that Curtin Heritage Living adopt a direct form of management in 2019.
4.	Practical completion of the first stage of redevelopment being achieved in accordance with the agreement by the deadline outlined in the agreement (within 8 years of the execution of the Agreement for Lease or August 9, 2023).	Practical completed expected in November with all residents scheduled to enter the new home and village from December 1.

Clause 8 of the current Agreement to Lease document reads as follows:

8. Completion of New Lease

8.1 Completion of New Lease

Subject to the due and punctual performance by the Lessee of all its covenants as contained herein and Completion of the Redevelopment Works by the Deadline for Practical Completion (or such other date as agreed by the parties), the Lessee authorises the Lessor's solicitors to complete the New Lease by the insertion of the following information:

- (a) Commencement Date;
- (b) Termination Date;
- (c) details of the Manager; and
- (d) any other information as may be necessary to complete the Lease in registrable form.

8.2 Execution of New Lease

The New Lease will be finalised by the Lessor's solicitors and will be submitted to the Lessee for execution at least 14 days before the commencement of the New Lease term. The Lessee agrees to execute and return to the Lessor's solicitors the duly executed Lease in triplicate before the commencement of the New Lease term. The Lessor will execute a copy of the New Lease and deliver it to the Lessee before the commencement of the New Lease term.

A new Lease has been drafted and is attached to this Report.

OFFICER COMMENT

Curtin Heritage Living Incorporated have already indicated that they are satisfied with the contents of the draft new Lease. There are a number of other administrative matters that require attending to prior to this matter being finalised. These include:

1. The current lease registered on the title (and due to expire in 2029) needs to be surrendered. Each local government will need to confirm its preferred execution clause.
2. The Commonwealth Bank of Australia will need to Discharge its mortgage from the current lease. This will be something that Curtin Heritage will need to arrange.
3. The commencement date of the New Lease will need to be confirmed.
4. Each local government will need to resolve to enter into the new lease and execute the document under common seal.
5. The Minister for Lands will need to provide consent to the New Lease.
6. The duplicate Certificate of Title will need to be provided.

The Surrender of Lease and New Lease will need to be registered at Landgate.

In April 2016 all four local governments passed resolutions to enter into the original Lease with what was then known as "Curtin Care". Those resolutions also contained a delegation to the Chief Executive Officers for action on "all matters relating to the Agreement to Lease Lot 555 to Curtin Care". There was an exception clause which stated that the delegation did not apply if "the matter for decision is a material change to the terms and conditions of the Lease".

While it could be argued that this removes the requirement for the four local governments to pass resolutions to enter into a new Lease, it is preferred that they do given that the entity has changed its legal name to Curtin Heritage Living Incorporated, and the fact that the issue at hand is an entirely new Lease and not an inconsequential amendment.

ORDINARY COUNCIL MEETING

23 NOVEMBER 2021

ATTACHMENTS

- 10.1.3(a) Final Draft Lease **[CONFIDENTIAL] [UNDER SEPARATE COVER]**
- 10.1.3(b) Draft Surrender of Lease [under separate cover]
- 10.1.3(c) Draft Landgate Cover Sheet [under separate cover]
- 10.1.3(d) Item 10.1.4 April 2016 Minutes - Proposal for New Lease - Wearne [under separate cover]

CONSULTATION

Curtin Heritage Living Incorporated.
Town of Mosman Park.
Town of Claremont.
Shire of Peppermint Grove.
McLeods Solicitors.

STATUTORY IMPLICATIONS

Local Government Act 1995

Section 3.58 of the Local Government Act 1995 deals with the disposal of property which includes licences, leasing or sale. However within Regulation 30 of the Local Government (Functions and General) Regulations 1996 an exemption is provided for charitable, not-for profit, sporting groups etc., in respect to the provisions of Section 3.58 of the Act.

Section 3.59 (1) of the *Local Government Act 1995* describes a Major Land Transaction. A **major land transaction** means a land transaction other than an exempt land transaction if the total value of —

- (a) the consideration under the transaction; and
- (b) anything done by the local government for achieving the purpose of the transaction,

is more, or is worth more, than the amount prescribed for the purposes of this definition;

The Wearne Lease is not a Major Land Transaction as the consideration (\$1) is under the prescribed amount. The prescribed amount is in this situation the lesser of —

- (i) \$10 000 000; or
- (ii) 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year;

POLICY IMPLICATIONS

There are no perceived Policy implications arising from the officer's recommendation.

ORDINARY COUNCIL MEETING

23 NOVEMBER 2021

STRATEGIC IMPLICATIONS

This report is consistent with the Town's *Strategic Community Plan 2013 – 2023*.

Priority Area 1: Protecting and enhancing the wellbeing of residents and visitors

Major Strategy 1.5: Continue to improve access and inclusion of aged persons and those with disabilities.

RESOURCE IMPLICATIONS

Lease preparation costs are shared equally between all parties.

ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

There are no perceived sustainability implications arising from the officer's recommendation.

VOTING REQUIREMENT

Simple Majority.

OFFICER RECOMMENDATION

THAT Council:

1. **Surrender the current Lease over the Wearne Aged Care Facility to Curtin Heritage Living Incorporated.**
2. **Enter into a new lease over the Wearne Aged Care Facility to Curtin Heritage Living Incorporated in the substantial form as attached to this Report.**
3. **Provide Delegated Authority to the Chief Executive Officer to make any minor, non substantial changes to the lease document if required.**
4. **That the Chief Executive Officer and the Mayor be authorised to sign and seal the new Lease document.**



Ordinary Council Meeting

8.4.1 – Matters for Information and Noting

Matters for Information and Noting

Building Permits Issued December 2021 – January 2022

Month	Application Number	Location	Delegated Authority
December	BA 2021 / 00047	Scotch Boatshed	Delegated
December	BA 2021 / 00048	26 The Esplanade (Demolition)	Delegated
December	BA 2021 / 00049	46 Johnston Street	Delegated
December	BA2021 / 00050	Royal Freshwater Bay Yacht Club	Delegated
January	BA2021 / 00051	22R Keane Street	Delegated
January	BA2021 / 00052	27 View Street	Delegated
January	BA2021 / 00053	10 View Street	Delegated

Planning Approvals Issued December 2021 – January 2022

Month	Application Number	Location	Delegated Authority
December	DA 2021 / 00036	32 The Esplanade	Delegated
December	DA 2021 / 00039	10 Irvine Street	Delegated
December	DA 2021 / 00040	1 Bungalow Court	Delegated
January	DA 2021 / 00045	12 The Esplanade	Delegated
January	DA 2021 / 00038	143 Forrest Street	Delegated

Infringements December 2021 – January 2022

Month	Reason	Amount
December	Driving Or Parking On Reserve	\$35.00
December	Stopping In No Stopping Area	\$45.00
December	Stopping In No Stopping Area	\$45.00
January	Driving Or Parking On Reserve	\$35.00
January	Stopping In No Stopping Area	\$45.00
January	Stopping In No Stopping Area	\$45.00
January	Stopping In No Stopping Area	\$45.00
January	Stopping In No Stopping Area	\$45.00
January	Stopping In No Stopping Area	\$45.00