SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

Ordinary Council Meeting
17 December 2019

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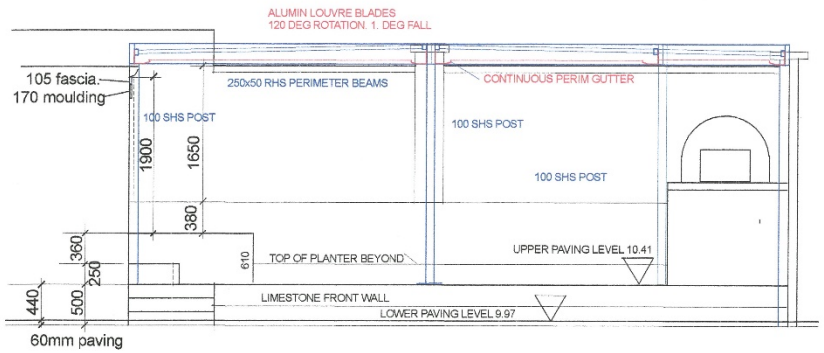
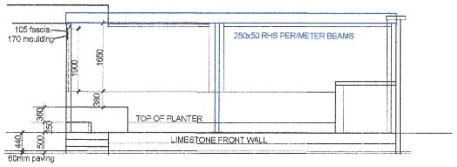
Ordinary Council Meeting

8.1.1 47 Johnston Street – Pergola - Adjustable (Vergola) Site Specification Variations

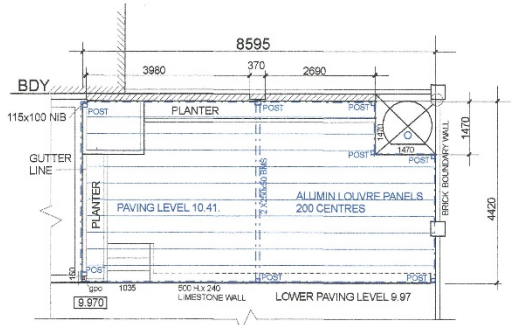
ITEM 8.1.1
ATTACHMENT ONE



SECTION THRU. 1 : 50.



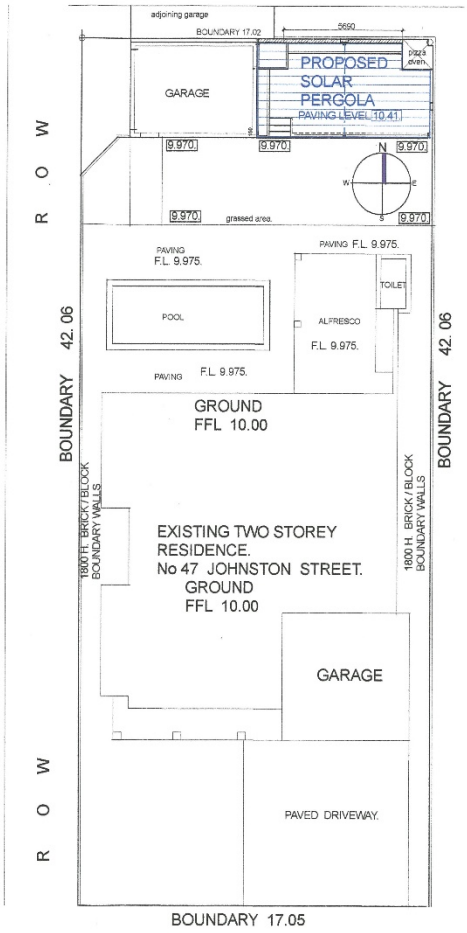
SOUTH ELEVATION. 1:100.



PERGOLA PLAN. 1 :100.

PERGOLA AREA. 46.00m2.

FIXING DETAILS



SITE PLAN. 1: 200.

JOHNSTON STREET

JOHN R SCHULYTA ARCHITECTURAL DESIGN CONSULTANT	2 WATERWAY COURT CHURCHLANDS WA 6018 MOBILE 0407 347 776 EMAIL jrsdcwa@hotmail.com	Client PROPOSED SOLAR PERGOLA Mr D DeBATTISTA LOT 38.Hse 47 Johnston Street Peppermint Grove WA.	SITE PLAN FLOOR PLAN' ELEVATIONS SECTION DETAILS	SCALES AS SHOWN. 8. 8. 2019. Sheet No. 1.OF1.

47 Johnston St

Detailed Landscaping Plan

Prepared by Daniel Debattista

31/10/2019

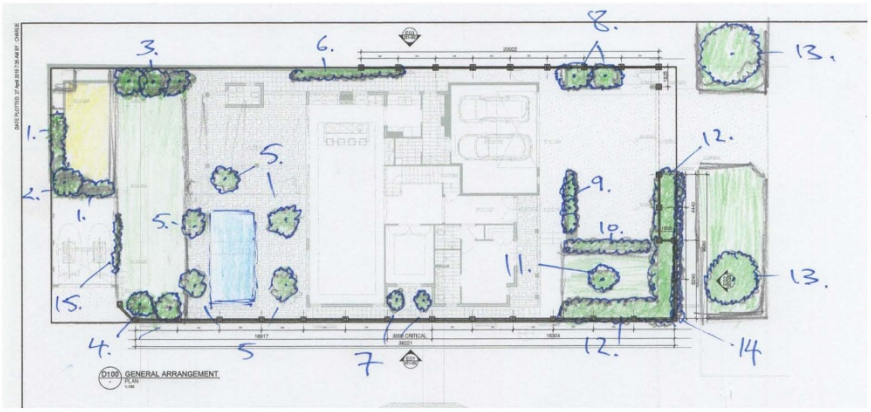
Brief

The purpose of this document is to satisfy the Council's request as below (a detailed landscape plan) and confirm that the structure and landscaping is in keeping with the streetscape. This includes selecting plant species commonly found in near by properties, as well as planting established plants were possible. A bore has been installed and the properties gardens are reticulated.

The council has specifically requested:

To determine the overall impact and merits of this request and recent previous additions the Council requests the re-submission of a comprehensive landscape plan for the whole site indicating the amount of site set-aside for landscaping with turf, shrubbery and trees. The Plan shall provide detail about the location of planting, species and number of plant-stock.

Pizza Oven Area



Proposed Landscaping Plan: 47 Johnston St, Peppermint Grove

Item	Description
1	Existing in ground planter box, under proposed pergola. Plant species TBC (preliminary planting has started)
2	Existing in ground large planter box, under proposed pergola. Plant species TBC. Currently has 1x Cycad, however, requires additional plants.
3	Existing in ground garden bed. Currently has 3 citruses (2 x lime and 1 x lemon). Additional plants to be added.
4	Proposed location for 2 x olive trees (in ground).
5	Proposed locations for large pot-based plants. Species TBC. Potentially palm or yucca.
6	Existing in ground garden bed. Two type of ivy currently planted.
7	Proposed locations for large pots. Species TBC. Potentially palm, olive or yucca.
8	Existing in ground garden bed. Two plum trees currently planted (established 2-meter plus trees). Reviewing shrub options.
9	Existing planter box. Currently has Iceberg roses and Buxus hedge.
10	Existing in ground garden bed. Planted with Agapanthus and Mother in Laws tongue
11	Existing In ground Capital Pear (established 2 metre plus) tree (bore reticulation)
12	Existing in ground garden bed. Viburnum hedging plants are on ordered. Bore reticulation.
13	Existing peppermint tree
14	Existing in ground garden bed, along edge of footpath. Planted with Agapanthus. Reticulated.
15	Proposed climbing fig location.

Supporting Photos

Area 3

Area 14

Area 13

Area 9

Area **11**

Area 6

Area 8

Area 5

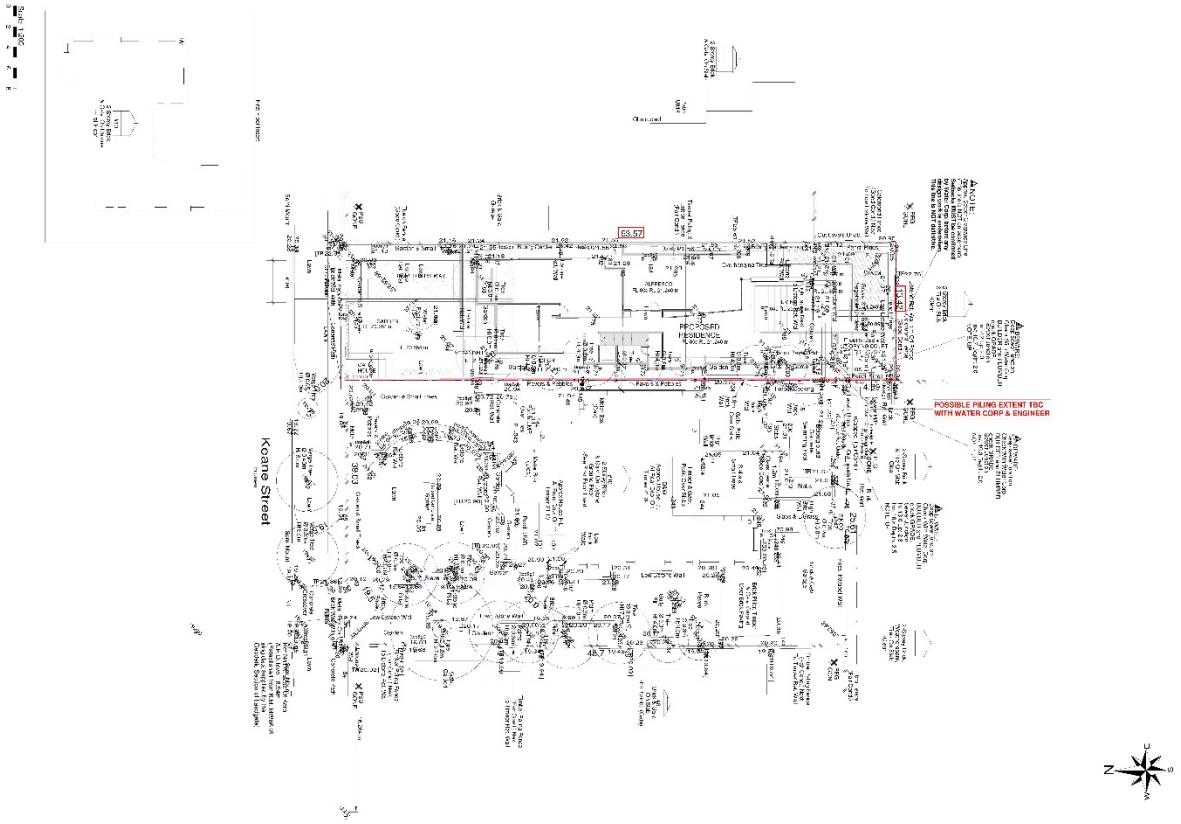
Similar style eco roof to the proposed

SHIRE OF PEPPERMINT GROVE

Ordinary Council Meeting

8.1.2 10 Keane Street – New Single House

ITEM 8.1.2
ATTACHMENT ONE

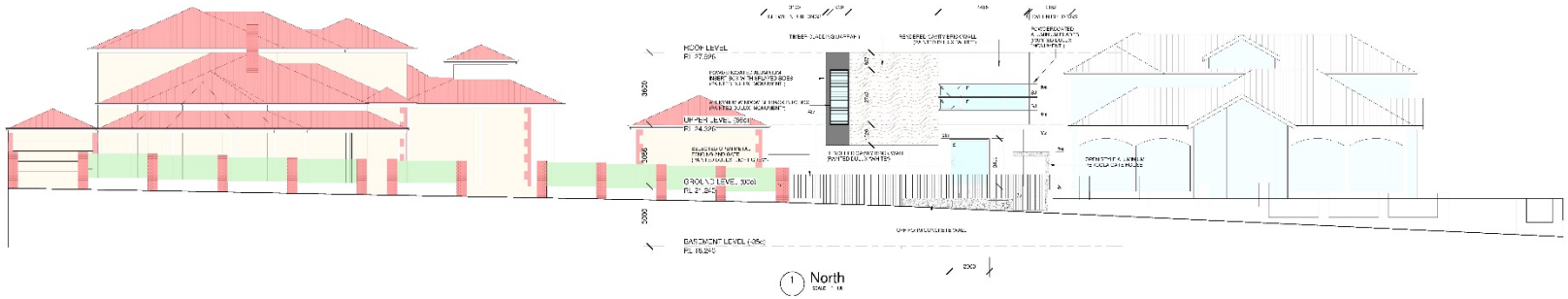


WALSH RESIDENCE

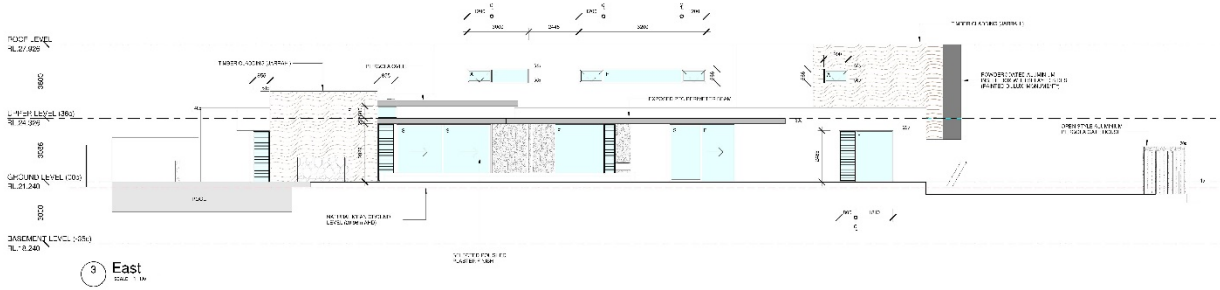
(Lot 10) #10 Keane Street, Peppermint Grove

SITE PLAN - SK10

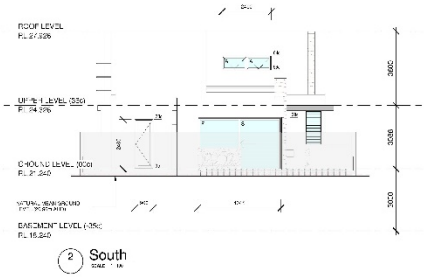
GIORGI



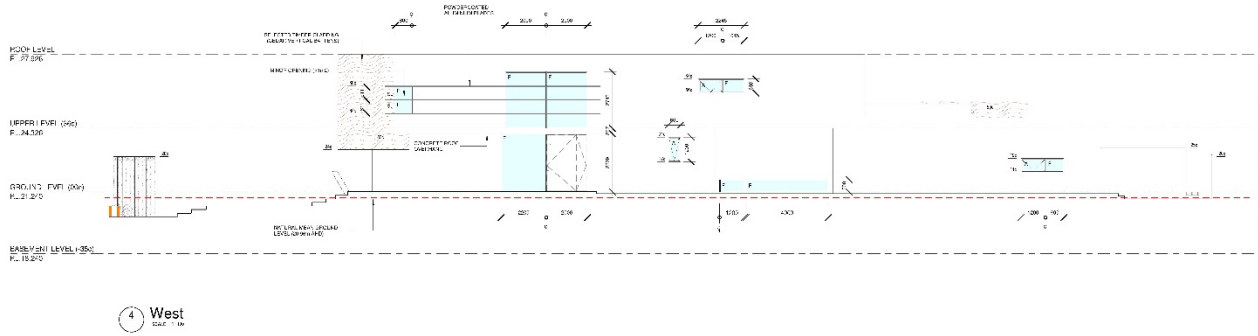
1 North



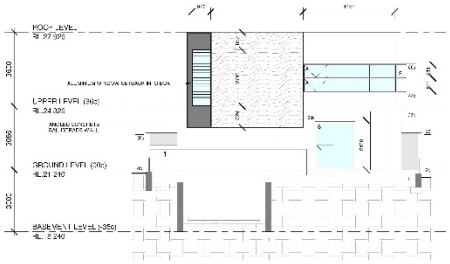
3 East



2 South



4 West



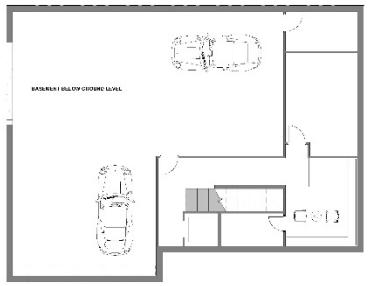
5 Section 03

GIORGI

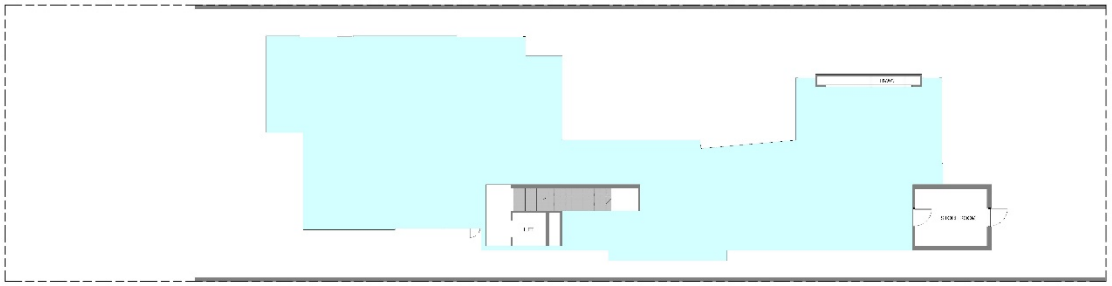
WALSH RESIDENCE

(Lot 10) #10 Keane Street, Peppermint Grove

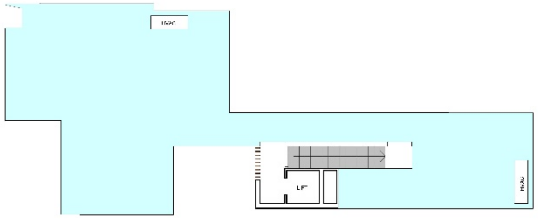
ELEVATIONS - SK10



1 BASEMENT LEVEL (-35c)



2 GROUND LEVEL (00c)

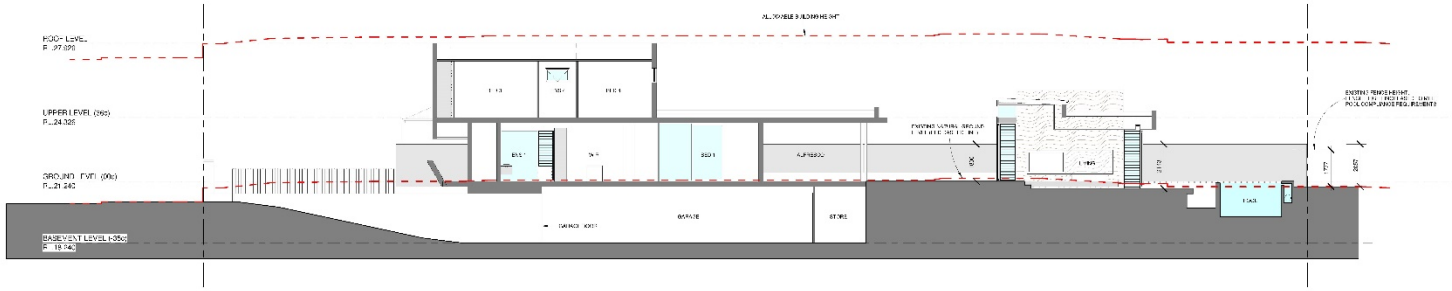


3 UPPER LEVEL (36c)

WALSH RESIDENCE

(Lot 10) #10 Keane Street, Peppermint Grove

GROSS AREA PLANS - SK10



1 SECTION (NORTH - SOUTH)

WALSH RESIDENCE

(Lot 10) #10 Keane Street, Peppermint Grove

SECTION - SK10

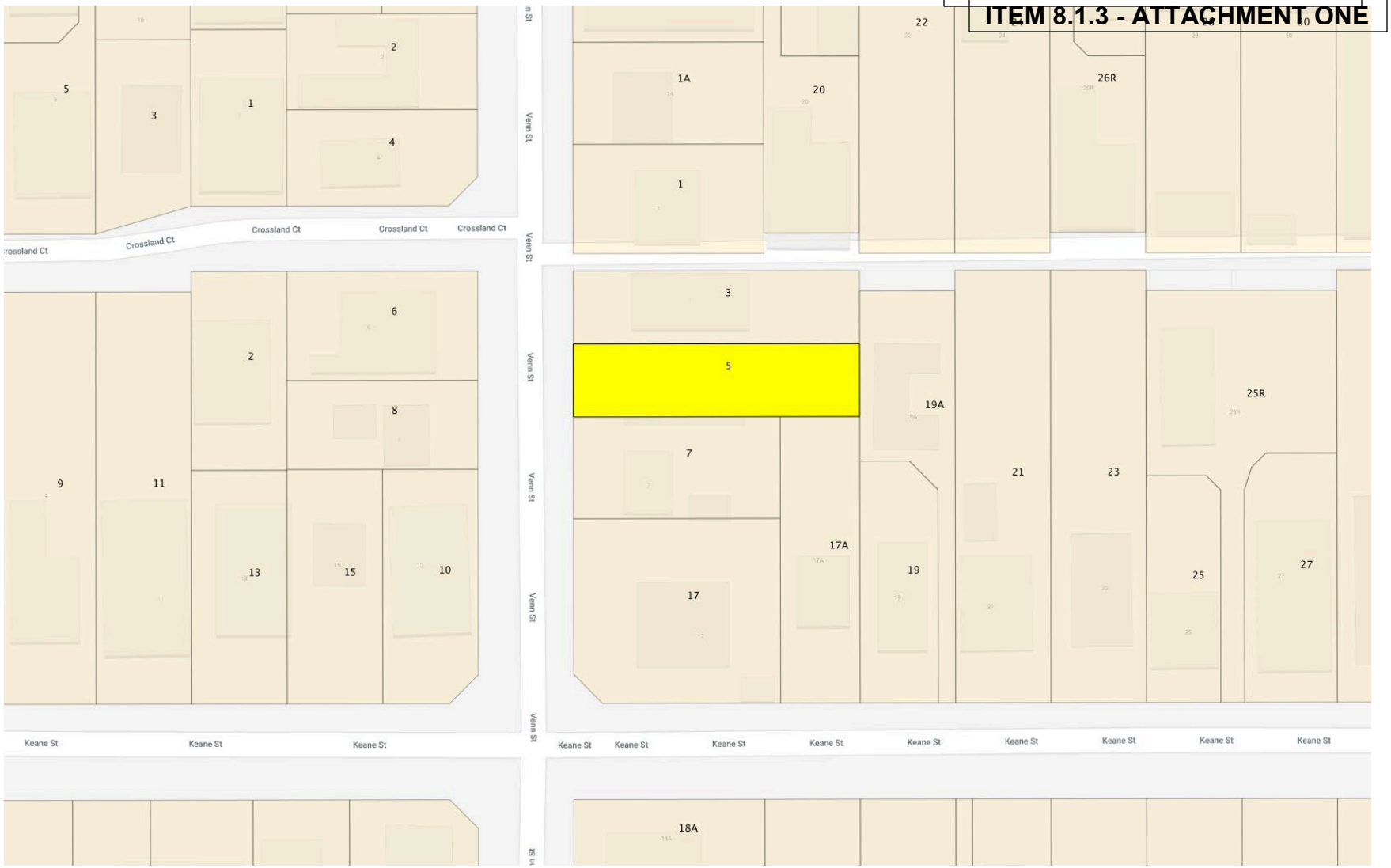
GIORGI

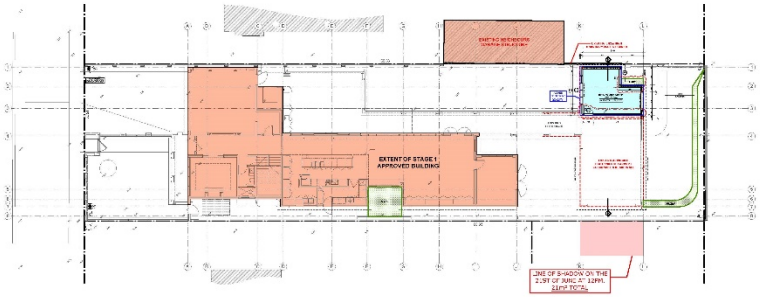
SHIRE OF PEPPERMINT GROVE

Ordinary Council Meeting

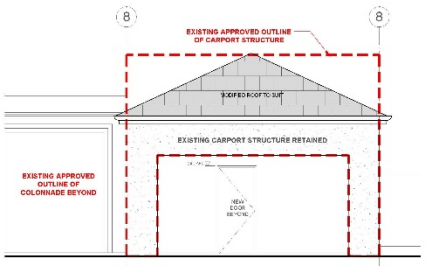
8.1.3 – 5 Venn Street – Workshop & Carport Roof – Application to Modify Approval

ITEM 8.1.3 - ATTACHMENT ONE

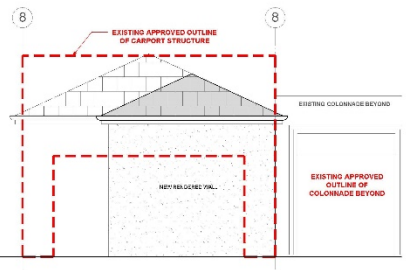




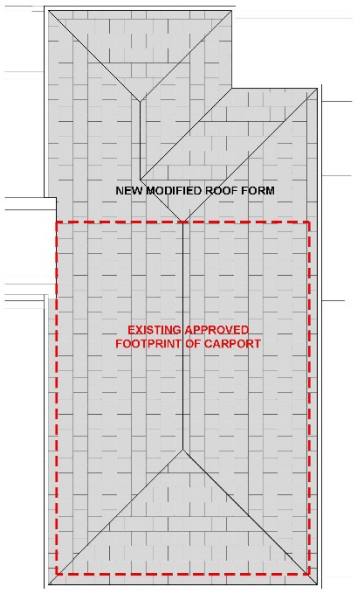
LOCATION PLAN & OVERSHADOW PLAN (STAGE 2 EXTENSION)
SCALE 1:200 @ A1



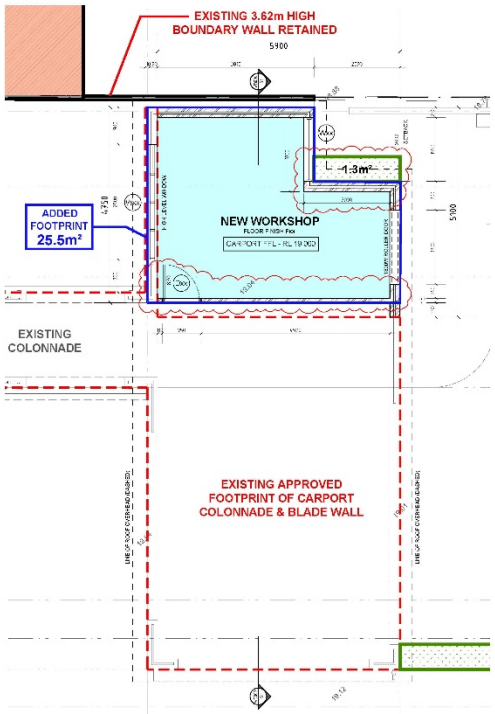
SOUTH ELEVATION (STAGE 2 EXTENSION)
SCALE 1:50 @ A1



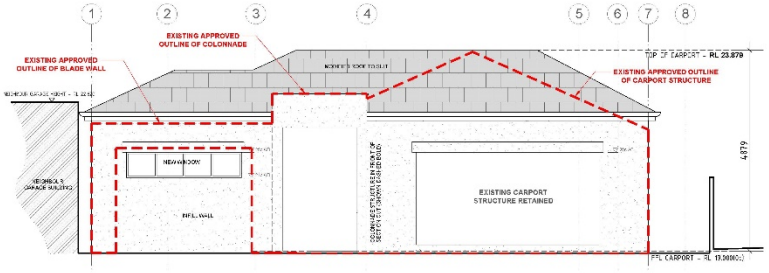
NORTH ELEVATION (STAGE 2 EXTENSION)
SCALE 1:50 @ A1



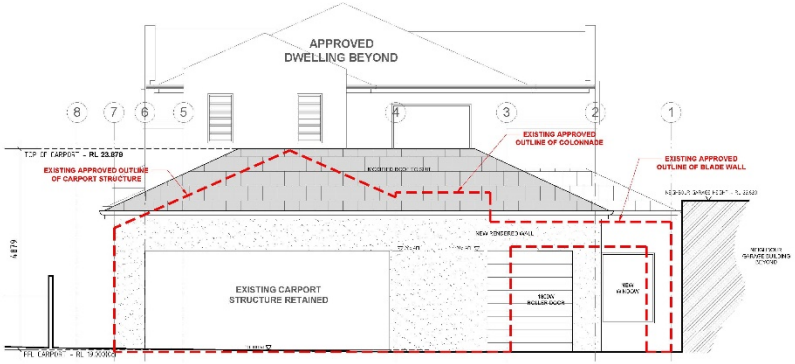
ROOF PLAN (STAGE 2 EXTENSION)
SCALE 1:50 @ A1



GROUND PLAN (STAGE 2 EXTENSION)
SCALE 1:50 @ A1



WEST ELEVATION (STAGE 2 EXTENSION)
SCALE 1:50 @ A1



EAST ELEVATION (STAGE 2 EXTENSION)
SCALE 1:50 @ A1

CLIENT : HAMISH & NGAIRE BECK
DESIGNERS : STUDIO ATELIER
DATE - 21/08/2019
REV : B DESCRIPTION : -

DRAFT FOR REVIEW

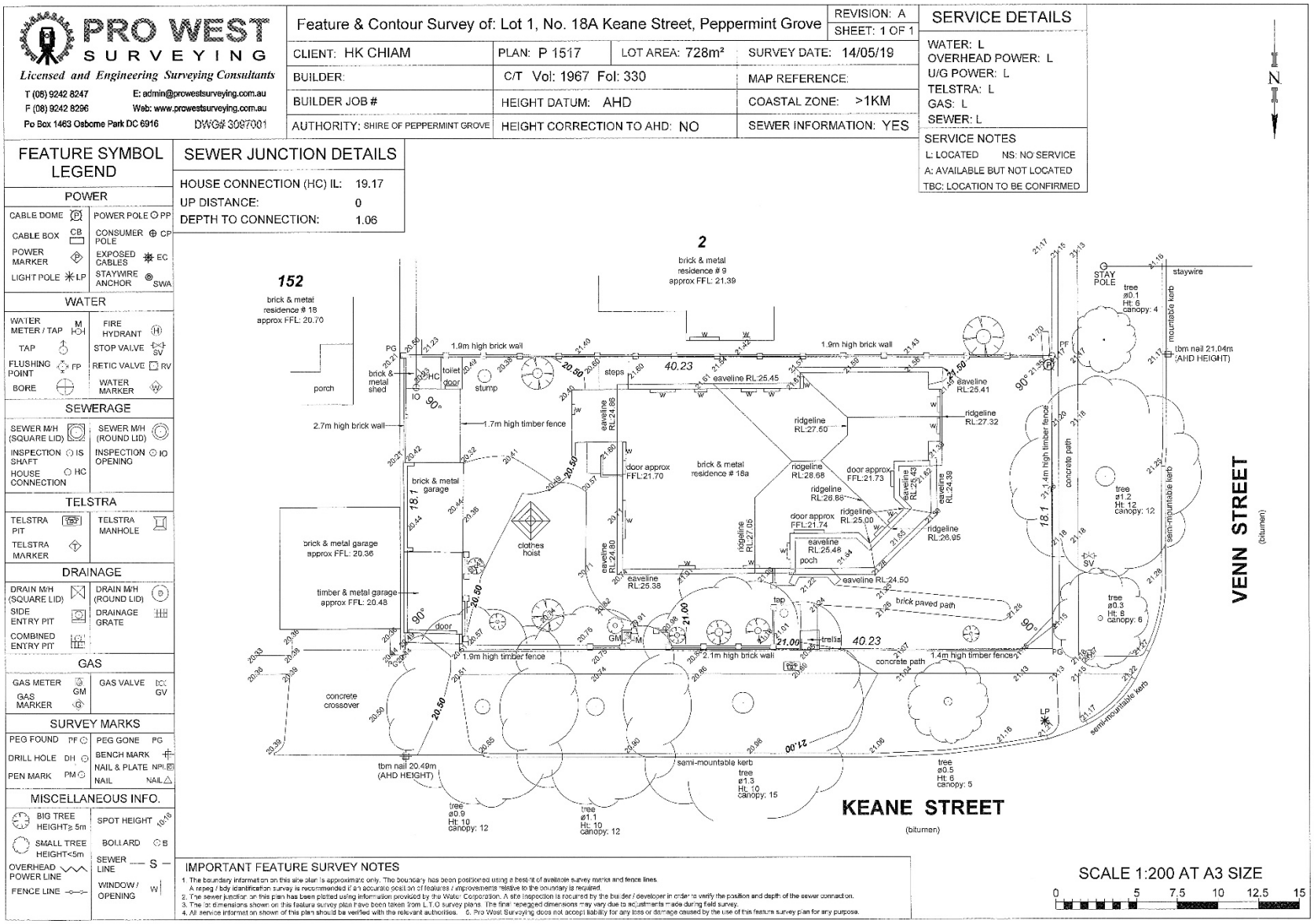
5 VENN STREET, PEPPERMINT GROVE
FUTURE STAGE 2 WORKS
1:100 @ A1
WD800

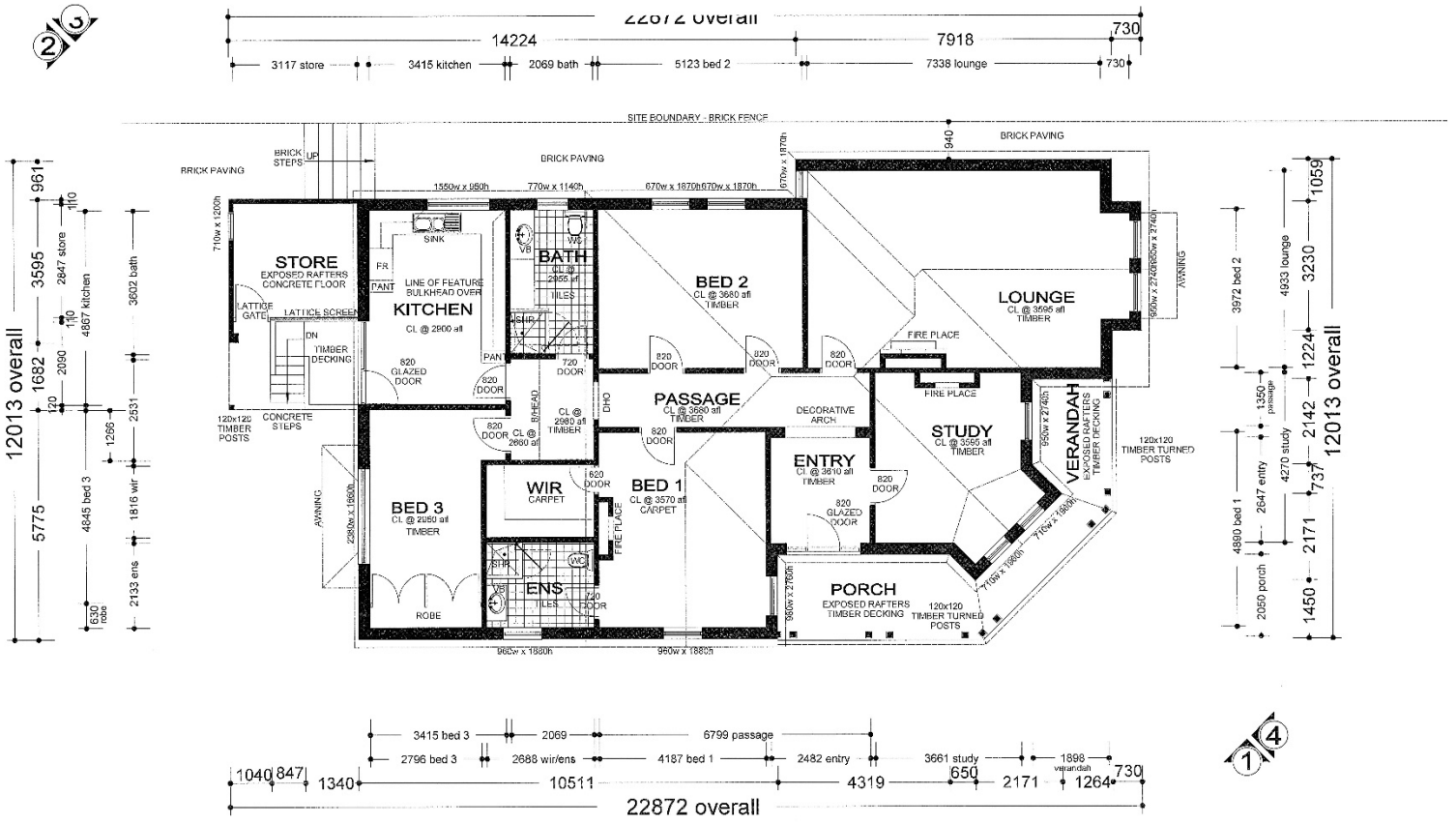
SHIRE OF PEPPERMINT GROVE

Ordinary Council Meeting

8.1.4 – Additions to Single House (Heritage Listed) - 18A Keane Street Peppermint Grove

ITEM 8.1.4
ATTACHMENT ONE


PRO WEST SURVEYING
Licensed and Engineering Surveying Consultants
T (08) 9242 8247
F (08) 9242 8296
E: admin@prowestsurveying.com.au
Web: www.prowestsurveying.com.au
Po Box 1463 Osborne Park DC 6916
DWG# 3087001
Feature & Contour Survey of: Lot 1, No. 18A Keane Street, Peppermint Grove
REVISION: A
SHEET: 1 OF 1
CLIENT: HK CHIAM
PLAN: P 1517
LOT AREA: 728m²
SURVEY DATE: 14/05/19
BUILDER:
C/T Vol: 1967 Fol: 330
MAP REFERENCE:
BUILDER JOB #
HEIGHT DATUM: AHD
COASTAL ZONE: >1KM
AUTHORITY: SHIRE OF PEPPERMINT GROVE
HEIGHT CORRECTION TO AHD: NO
SEWER INFORMATION: YES
SERVICE DETAILS
WATER: L
OVERHEAD POWER: L
U/G POWER: L
TELSTRA: L
GAS: L
SEWER: L
SERVICE NOTES
L: LOCATED NS: NO SERVICE
A: AVAILABLE BUT NOT LOCATED
TBC: LOCATION TO BE CONFIRMED
FEATURE SYMBOL LEGEND
POWER
CABLE DOME
POWER POLE PP
CABLE BOX CB
CONSUMER POLE CP
POWER MARKER
EXPOSED CABLES EC
LIGHT POLE LP
STAYWIRE ANCHOR SWA
WATER
WATER METER / TAP M
FIRE HYDRANT
TAP
STOP VALVE SV
FLUSHING POINT FP
RETIC VALVE RV
BORE
WATER MARKER
SEWERAGE
SEWER M/H (SQUARE LID)
SEWER M/H (ROUND LID)
INSPECTION SHAFT IS
INSPECTION OPENING IO
HOUSE CONNECTION HC
TELSTRA
TELSTRA PIT
TELSTRA MANHOLE
TELSTRA MARKER
DRAINAGE
DRAIN M/H (SQUARE LID)
DRAIN M/H (ROUND LID)
SIDE ENTRY PIT
DRAINAGE GRATE
COMBINED ENTRY PIT
GAS
GAS METER GM
GAS VALVE GV
GAS MARKER
SURVEY MARKS
PEG FOUND PF
PEG GONE PG
DRILL HOLE DH
BENCH MARK
NAIL & PLATE NPL
PEN MARK PM
NAIL
MISCELLANEOUS INFO.
BIG TREE HEIGHT≥ 5m
SPOT HEIGHT
SMALL TREE HEIGHT<5m
BOLLARD B
OVERHEAD POWER LINE
SEWER LINE S
FENCE LINE
WINDOW / OPENING W
SEWER JUNCTION DETAILS
HOUSE CONNECTION (HC) IL: 19.17
UP DISTANCE: 0
DEPTH TO CONNECTION: 1.06
N
152
brick & metal residence # 18 approx FFL: 20.70
2
brick & metal residence # 9 approx FFL: 21.39
brick & metal residence # 18a
brick & metal garage
brick & metal shed
porch
toilet
stump
clothes hoist
brick & metal garage approx FFL: 20.36
timber & metal garage approx FFL: 20.48
concrete crossover
brick paved path
concrete path
steps
pergola
poch
tap
trellis
door
door approx FFL:21.70
door approx FFL:21.73
door approx FFL:21.74
1.9m high brick wall
2.7m high brick wall
1.7m high timber fence
1.9m high timber fence
2.1m high brick wall
1.4m high timber fence
>2.1m high timber fence
eaveline RL:25.45
eaveline RL:25.41
eaveline RL:24.65
eaveline RL:24.80
eaveline RL:25.38
eaveline RL:24.50
eaveline RL:25.48
eaveline RL:24.39
ridgeline RL:27.60
ridgeline RL:27.32
ridgeline RL:28.68
ridgeline RL:26.88
ridgeline RL:25.00
ridgeline RL:27.00
ridgeline RL:26.95
tbm nail 20.49m (AHD HEIGHT)
tbm nail 21.04m (AHD HEIGHT)
STAY POLE
staywire
semi-mountable kerb
tree ø0.1 Ht: 6 canopy: 4
tree ø1.2 Ht: 12 canopy: 12
tree ø0.3 Ht: 8 canopy: 6
tree ø0.9 Ht: 10 canopy: 12
tree ø1.1 Ht: 10 canopy: 12
tree ø1.3 Ht: 10 canopy: 15
tree ø0.5 Ht: 6 canopy: 5
VENN STREET
(bitumen)
KEANE STREET
(bitumen)
IMPORTANT FEATURE SURVEY NOTES
1. The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.
2. The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
3. The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
4. All service informat on shown of this plan should be verified with the relevant authorities. 5. Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.
SCALE 1:200 AT A3 SIZE
0 5 7.5 10 12.5 15



EXISTING CONDITION FLOOR PLAN
1 : 100

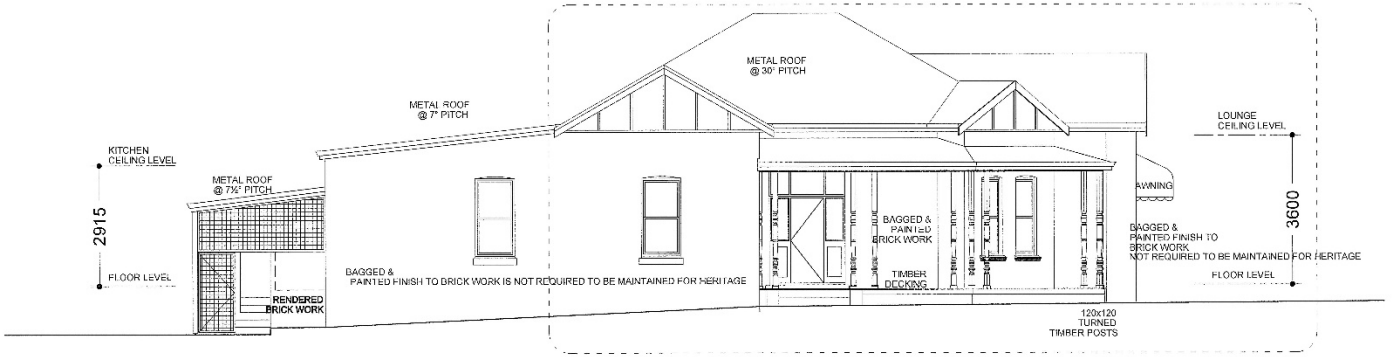
DOCUMENTATION OF EXISTING PROPERTY

18A KEANE STREET PEPPERMINT GROVE
H. K. CHIAM

Clare Mengler
Sustainable Strategies, People and Place
ABN 75 853 279 513
Tel. 0405 257 642
claremengler@gmail.com
claremengler.com

DRAWING	EXISTING FLOOR PLAN
DRAWN	LEIGH SCOTT
DATE	31 MAY 2019
SCALE	1 : 100 @ A3

DRAWING SET	DRAWING NUMBER
EX	01



NORTH ELEVATION

SCALE 1:100

SOME ASPECTS OF THIS ELEVATION, SHOWN IN DASHED BOUNDED AREA TO THE RIGHT ARE TO BE MAINTAINED OR RESTORED IN ACCORDANCE WITH HERITAGE RESTRICTIONS AS FOLLOWS

STATUTORY LISTING

STATE HERITAGE LIST

ADOPTED 07 FEBRUARY 2019

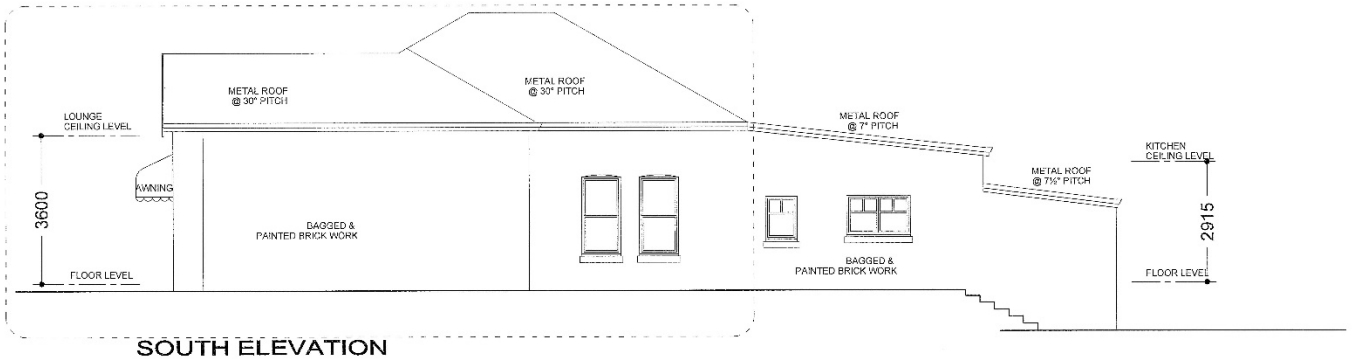
PLACE NUMBER 26121

LOCAL LISTING

MUNICIPAL INVENTORY OF PEPPERMINT GROVE

CATEGORY 1

Buildings, which due to their character create the atmosphere of Peppermint Grove, therefore should be retained, but may be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character.



SOUTH ELEVATION

SCALE 1:100

THE ASPECTS OF THIS ELEVATION SHOWN IN DASHED BOUNDED AREA TO THE LEFT ARE ASSOCIATED WITH THE HERITAGE OF THE BUILDING, THE RESTRICTIONS UPON THESE ASPECTS ONLY RELATE TO VISIBILITY FROM THE STREETSCAPE, WHICH DOES INCLUDE THE ROOF FORM

DOCUMENTATION OF EXISTING PROPERTY

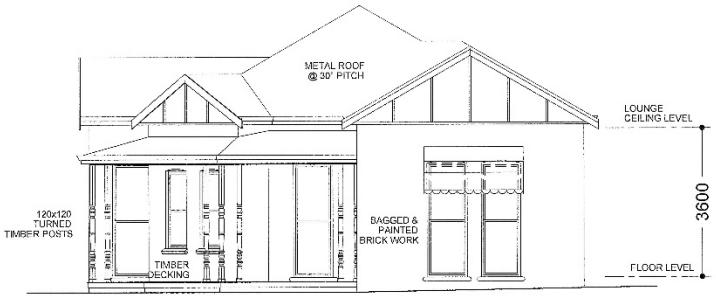
18A KEANE STREET PEPPERMINT GROVE

H. K. CHIAM

Clare Mengler
Sustainable Strategies, People and Place
ABN 75 858 279 513
Tel. 0405 557 542
claremengler@gmail.com
claremengler.com

DRAWING	EXISTING NORTH & SOUTH ELEVATIONS
DRAWN	LEIGH SCOTT
DATE	31 MAY 2019
SCALE	1 : 100 @ A3

DRAWING SET	DRAWING NUMBER
EX	02



WEST ELEVATION

SCALE 1:100

ALL ASPECTS OF THIS ELEVATION ARE TO BE MAINTAINED OR RESTORED IN ACCORDANCE WITH HERITAGE RESTRICTIONS AS FOLLOWS

STATUTORY LISTING

STATE HERITAGE LIST

ADOPTED 07 FEBRUARY 2019

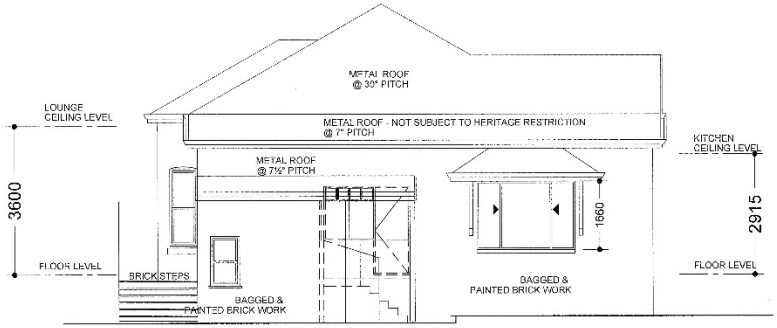
PLACE NUMBER 26121

LOCAL LISTING

MUNICIPAL INVENTORY OF PEPPERMINT GROVE

CATEGORY 1

Buildings, which due to their character create the atmosphere of Peppermint Grove, therefore should be retained, but may be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character.



EAST ELEVATION

SCALE 1:100

THIS ELEVATION DOES NOT EXHIBIT ASPECTS OF HERITAGE SIGNIFICANCE OTHER THAN ORIGINAL ROOF FORM AND DOUBLE HUNG WINDOW SHOWN TO THE LEFT

DOCUMENTATION OF EXISTING PROPERTY

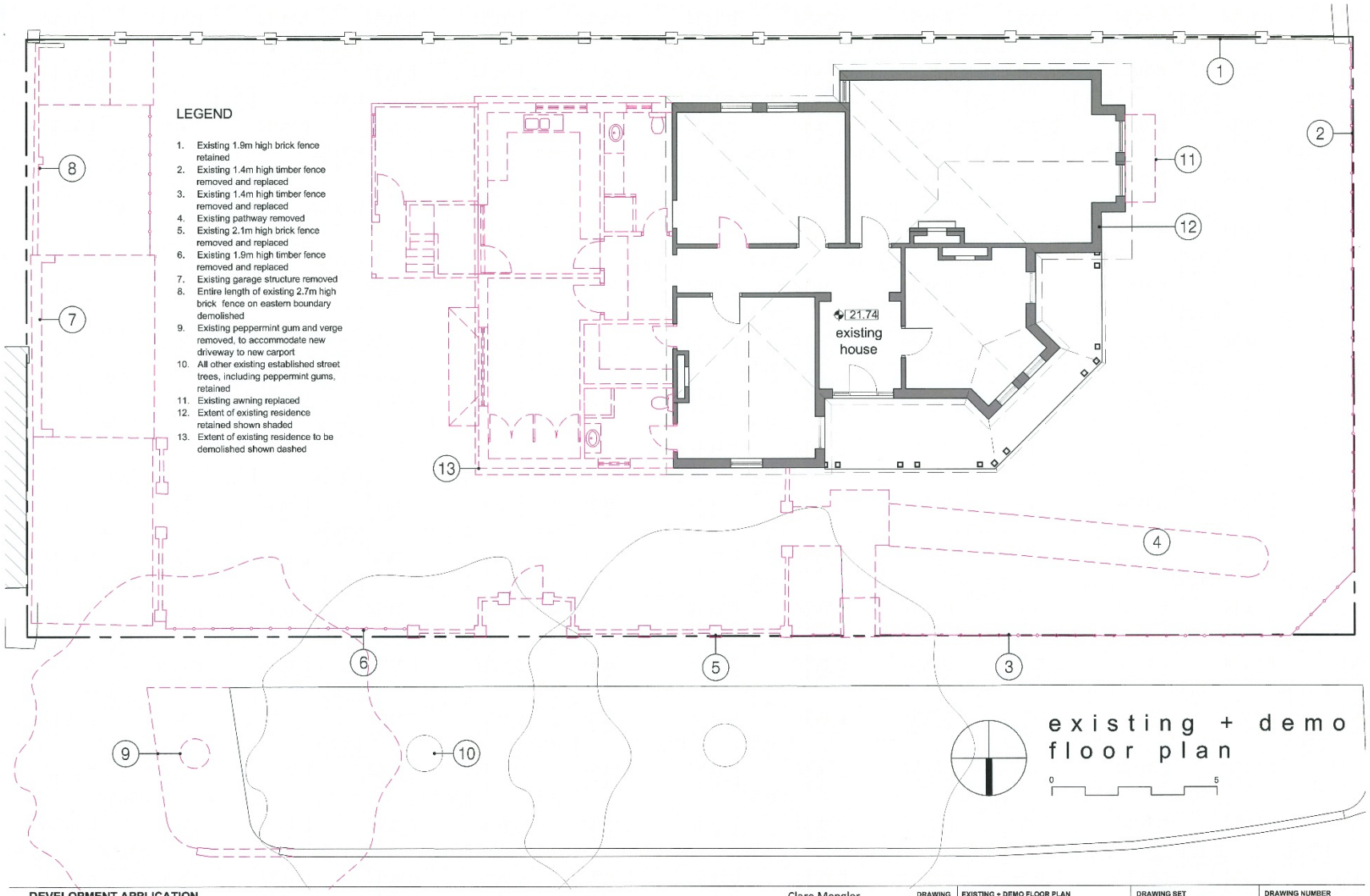
18A KEANE STREET PEPPERMINT GROVE

H. K. CHIAM

Clare Mengler
Sustainable Strategies, People and Place
ABN 75 653 279 515
Tel. 0405 557 542
claremengler@gmail.com
claremengler.com

DRAWING	EXISTING EAST & WEST ELEVATIONS
DRAWN	LEIGH SCOTT
DATE	31 MAY 2019
SCALE	1 : 100 @ A3

DRAWING SET	DRAWING NUMBER
EX	03


LEGEND
1. Existing 1.9m high brick fence retained
2. Existing 1.4m high timber fence removed and replaced
3. Existing 1.4m high timber fence removed and replaced
4. Existing pathway removed
5. Existing 2.1m high brick fence removed and replaced
6. Existing 1.9m high timber fence removed and replaced
7. Existing garage structure removed
8. Entire length of existing 2.7m high brick fence on eastern boundary demolished
9. Existing peppermint gum and verge removed, to accommodate new driveway to new carport
10. All other existing established street trees, including peppermint gums, retained
11. Existing awning replaced
12. Extent of existing residence retained shown shaded
13. Extent of existing residence to be demolished shown dashed
21.74
existing house
existing + demo floor plan
0
5
DEVELOPMENT APPLICATION
18A KEANE STREET PEPPERMINT GROVE
H. K. CHIAM
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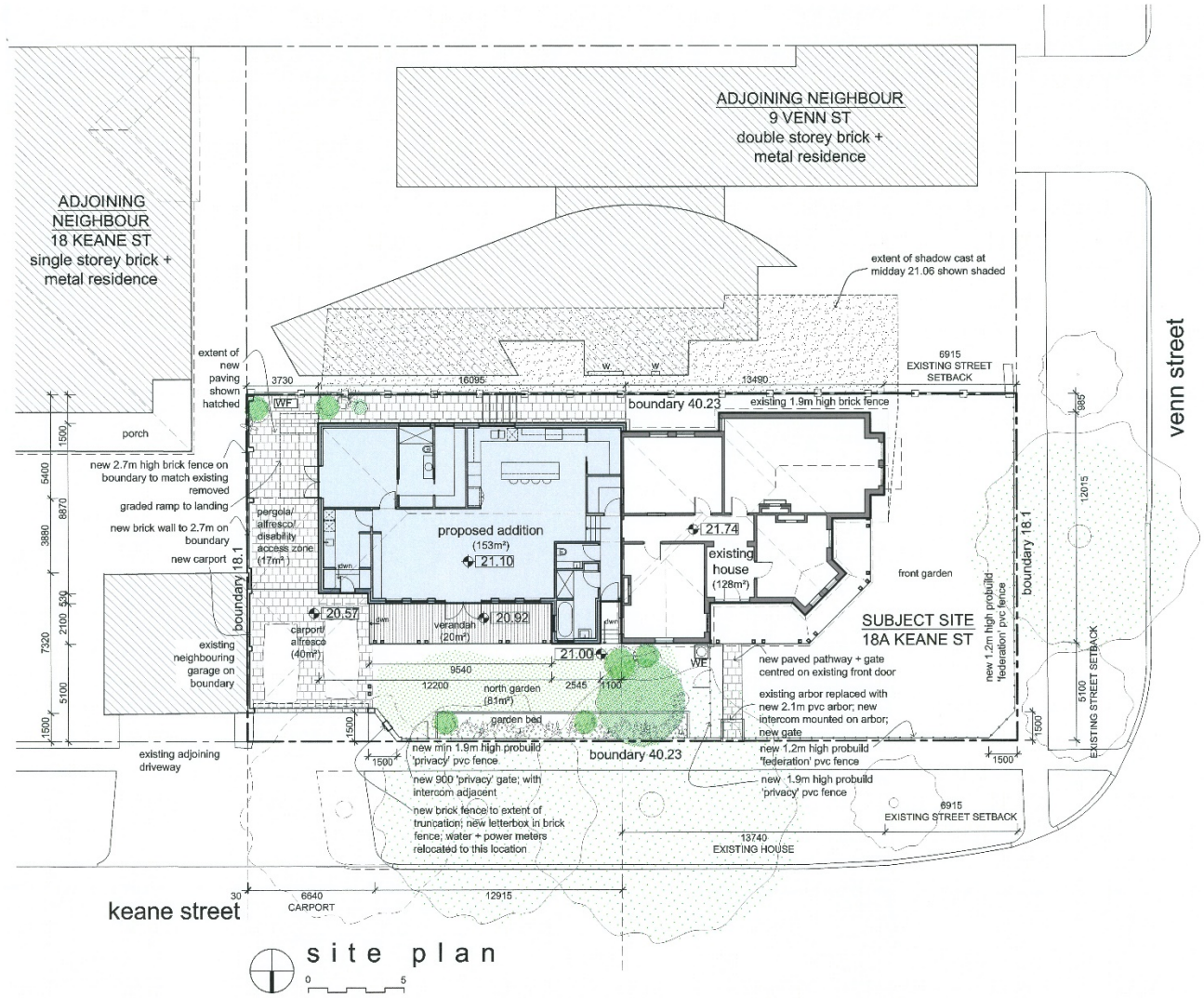
DRAWING
EXISTING + DEMO FLOOR PLAN
DRAWN
CM | MS
DATE
07-10-2019
SCALE
1:100 @ A3
DRAWING SET
DA
DRAWING NUMBER
01
REVISION
02



LOT INFO:
18A KEANE STREET, PEPPERMINT GROVE
PLAN: P 1517 VOL: 1967 FOL: 330
ZONING: R12.5

LOT AREA:	728m²
TOTAL PROPOSED DWELLING AREA:	281m²
(total area can be broken down into:	
area of existing house retained:	*128m²*
proposed addition area:	*153m²)*
CARPORT:	40m²
OPEN SPACE:	407m²
	(approx 56% of site)

SHADOW CAST AT 12PM 21.06: approx 140m²
(approx 19.2% of adjoining site)

DEVELOPMENT APPLICATION

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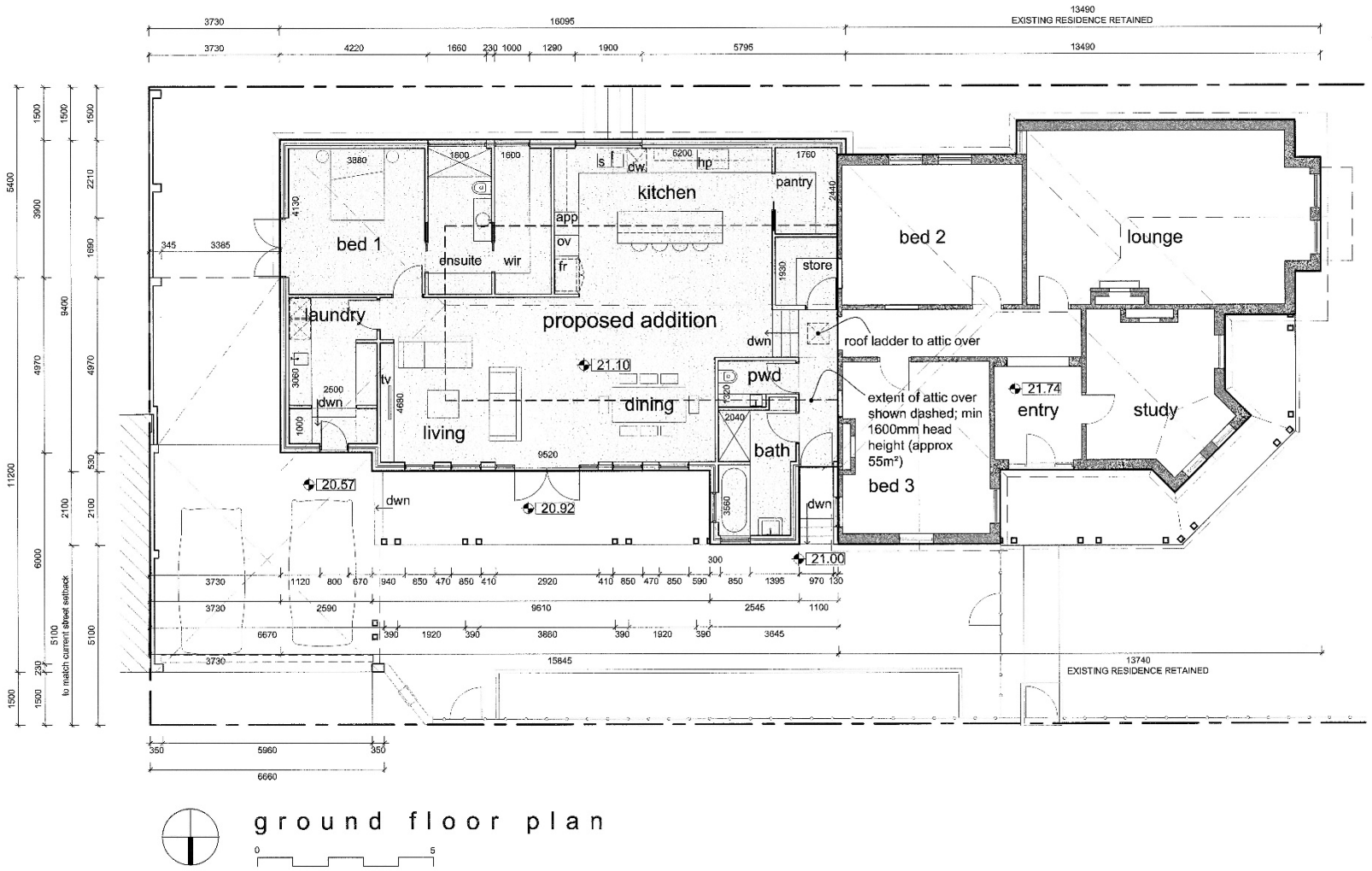
DRAWING	PROPOSED SITE PLAN
DRAWN	CM | MS
DATE	07-10-2019
SCALE	1:200 @ A3

DRAWING SET: DA
DRAWING NUMBER: 02 REVISION 02



ground floor plan

0 5

DEVELOPMENT APPLICATION

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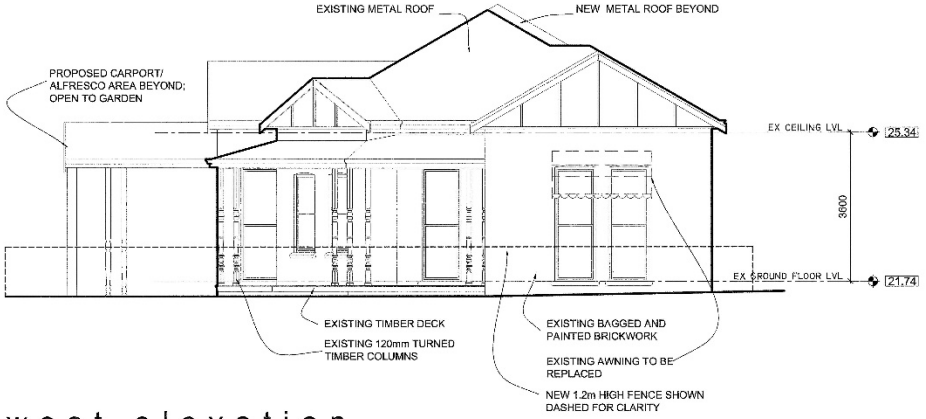
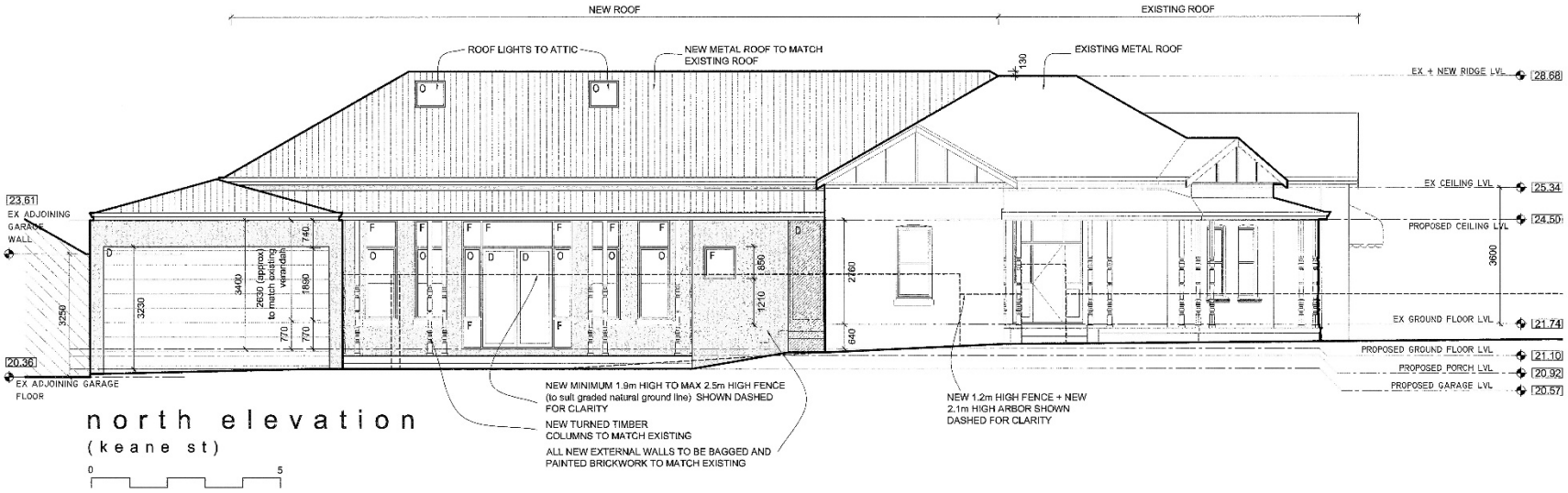
DRAWING	PROPOSED FLOOR PLAN
DRAWN	CM | MS
DATE	02-10-2019
SCALE	1:100 @ A3

DRAWING SET: DA
DRAWING NUMBER: 03
REVISION: 01



west elevation
(venn st)



north elevation
(keane st)

0 5

DEVELOPMENT APPLICATION

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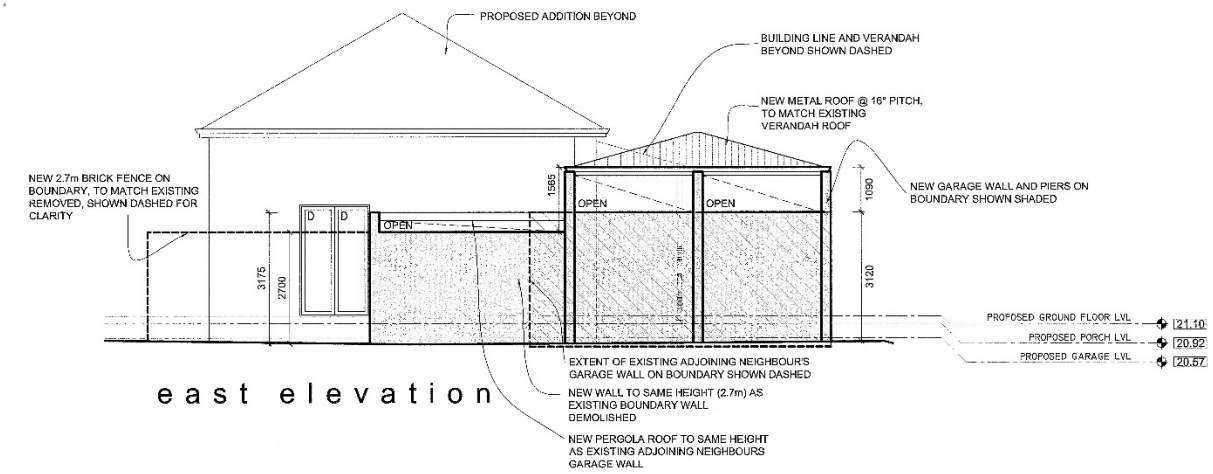
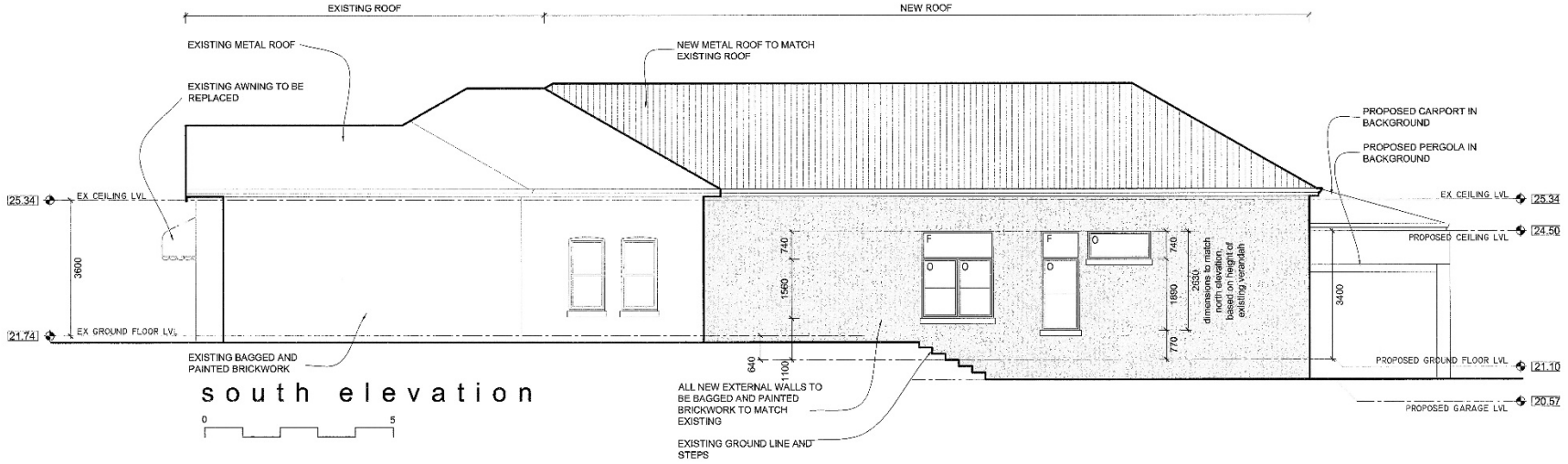
DRAWING	PROPOSED ELEVATIONS
DRAWN	CM | MS
DATE	02-10-2019
SCALE	1:100 @ A3

DRAWING SET: DA
DRAWING NUMBER: 04
REVISION: 01





DEVELOPMENT APPLICATION

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DRAWING	PROPOSED ELEVATIONS
DRAWN	CM | MS
DATE	07-10-2019
SCALE	1:100 @ A3

DRAWING SET: DA
DRAWING NUMBER: 05
REVISION: 02

ADJOINING NEIGHBOUR
18 KEANE ST

SUBJECT SITE
18 KEANE ST

north elevation
(keane st streetscape)

NEW GARAGE DOOR; COLOUR TO MATCH ROOF SHEETING

ALL MATERIALS TO ADDITION TO MATCH EXISTING:
- BAGGED + PAINTED BRICKWORK TO MATCH EXISTING
- METAL ROOF SHEETING TO MATCH EXISTING

NEW PVC PICKET STYLE FENCE; WHITE

BAGGED + PAINTED BRICKWORK TO CARPORT AND BRICK FENCE, TO MATCH EXISTING

SUBJECT SITE
18 KEANE ST

ADJOINING NEIGHBOUR
9 VENN ST

NO SIGNIFICANT CHANGE TO VENN ST STREETSCAPE:
- EXISTING RESIDENCE FRONTING VENN ST TO BE RETAINED
- EXISTING 1.4M PICKET FENCE TO BE REPLACED BY SIMILAR FENCE, TO 1.2m HEIGHT
- EXISTING AWNING TO BE REPLACED BY SIMILAR AWNING WITH STEEL ROOF SHEETING; STEEL ROOF SHEETING TO MATCH EXISTING HOUSE

west elevation
(venn st streetscape)

DEVELOPMENT APPLICATION

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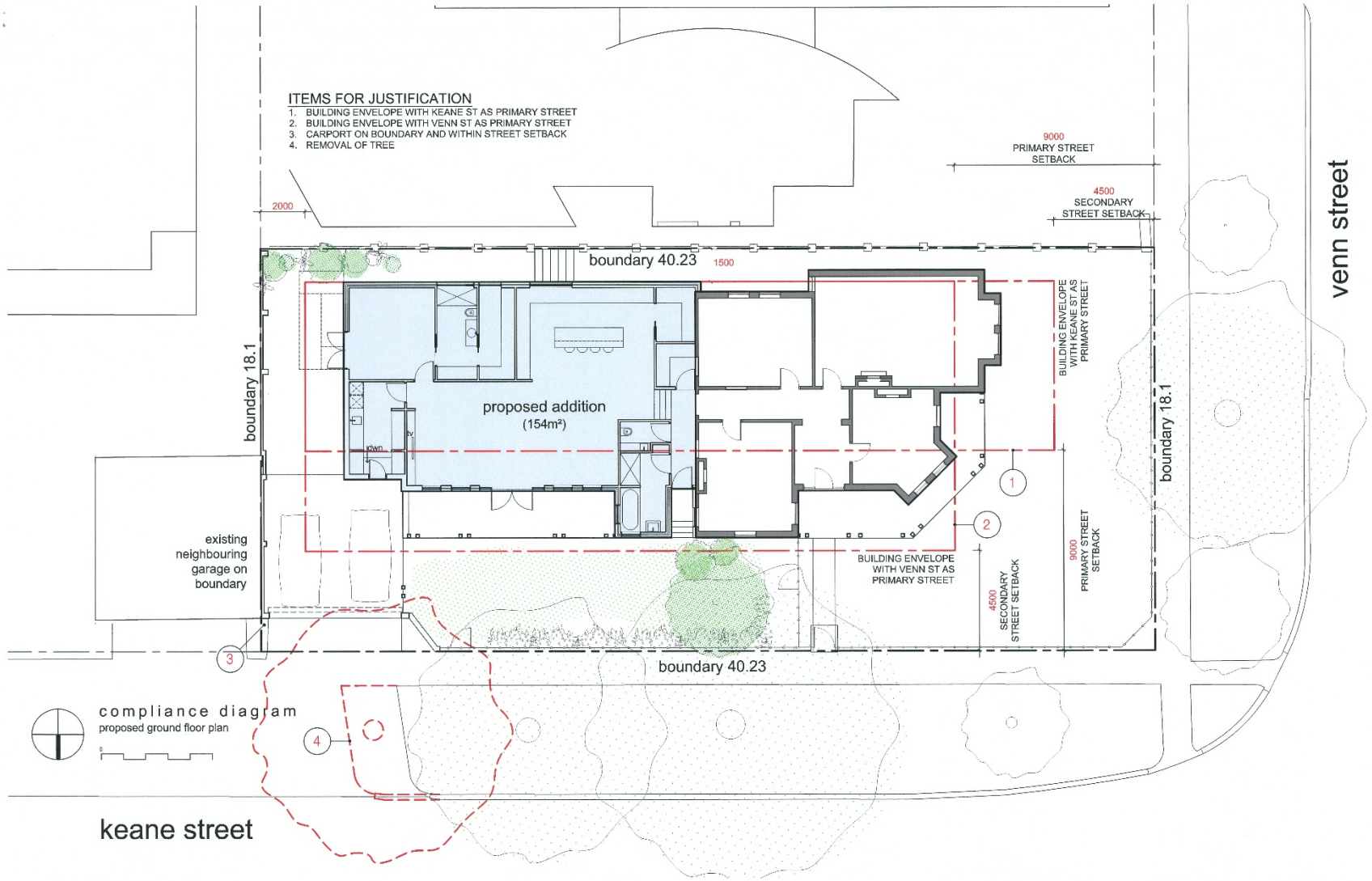
DRAWING	PROPOSED STREET ELEVATIONS
DRAWN	CM | MS
DATE	02-10-2019
SCALE	not to scale

DRAWING SET: DA
DRAWING NUMBER: 06 REVISION 01



DEVELOPMENT APPLICATION

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DRAWING	SITE PLAN/ JUSTIFICATION ITEMS
DRAWN	CM | MS
DATE	02-10-2019
SCALE	1:150 @ A3

DRAWING SET	DRAWING NUMBER
DA	07 REVISION 01

ITEM 8.1.4
ATTACHMENT THREE

Development Application for
18A KEANE STREET PEPPERMINT GROVE

Design Statement

This proposal aims to retain, improve and add to an existing Category 1 Heritage listed house (Place No: 26121), on a large 728sqm corner block. Whilst the house address is to Keane St, the original house sits fronting Venn St; the 'backyard' is currently located east of the house and is bounded on one side by Keane St. The house is of the Queen Anne era, and is a brick and metal roof structure, with a timber verandah that addresses the street corner/ truncation. The tuck-pointed brickwork has been bagged and painted and the house has been in a painted pale cream colour for many decades. It is in a precinct with other neighbouring tuck-pointed Queen Anne residences.

The extent of the proposal involves partial demolition of existing non-heritage structures, to make way for a modest ground floor addition, which will accommodate new living areas and a master bedroom. A new double carport is proposed, to replace an existing carport, and this will involve widening the existing driveway and crossover.

In keeping with an approach suitable for a Category 1 building, the proposal seeks to retain the full extent of the heritage of the original house, and to extend it in a manner which is both discrete and sympathetic to this original structure, and demolish of a slightly dilapidated lean-to addition to the east.

The proposed addition will then continue many of the character features of the original house, including:

- Matching the existing main roof style, height and pitch.
- The proposed addition will maintain the wall line of the existing entry on the Northern side, allowing the verandah detail at this existing entry to be replicated on the new proposed Keane St frontage. Visually this will allow the distinctive gable end of the existing heritage house to stand out, and not be dominated by proposed structures.
- Proposed window and door opening sizes, style and sill details to reflect original window and door details. This includes window openings of a size that reflects existing window openings, use of distinctive brick-on-edge sills and the use of side and highlight glazing panes.
- The proposed generous north facing verandah matches the depth of the existing verandah and incorporates turned timber posts, with these proposed verandah timber post's style and spacing to reflect the original turned timber post details.
- Materiality of the exterior of the proposed addition to match the existing fabric, including bagged, painted brickwork and zincalume roof sheeting to match the existing structure
- All retained original rooms are unchanged

- All existing internal features in the existing portion of the house, such as cornices, architraves, mouldings, ceiling roses and timber floors are to be maintained. This will be contrasted against more modern finishes in the interior of the new portion of the house.
- Minor rectification works where required to the existing verandah decking and structure in general
- Some parts of the building as it currently stands have been extended with non-aligned brick coursing, and returning these parts to tuck-pointed red brick would be conspicuous. It is proposed that the existing and proposed parts are to maintain the bagged and painted elegant pale cream colour. The most well maintained heritage part, which is the part addressing the corner intersection, and under a verandah, could be returned to red-brick tuck pointing, and this has been allocated as an option for restoration by the owner in future years. In all regards, otherwise, all the existing condition heritage parts are to be maintained in their current state.

In addition to this retention and continuation of the existing heritage fabric and character, the design of the addition is based on the following design intentions:

- Introducing a respectful visual 'break' between the proposed addition and the existing heritage dwelling on the northern, Keane St frontage. This is achieved by positioning an external door and porch setback from the existing and proposed adjacent wall planes, ensuring that this space between existing and new structures will always be in shadow, creating a recessive visual element between the two.
- An overall modest building footprint that leaves a generous site area for north and street facing garden space.
- Minimal impact to adjoining neighbours by limiting the extent of the building envelope to the ground floor only.
- Appropriate solar orientation with North facing living areas that open up to a generous north facing verandah and garden space.
- Building to boundary only in areas where an existing boundary wall exists. The proposed carport is the only proposed structure on the boundary. It is located in the same area of the existing carport on the subject site and is adjacent to the adjoining neighbour's boundary garage wall.
- The design of the proposed carport is intended to create a versatile space that can complement the outdoor living spaces. Rather than being an enclosed garage, it is designed to be an open carport, accessible from the garden and verandah, and suitable for use as an occasional alfresco space.
- Design for access and mobility for future, if required, has been taken into account, with accommodation made for disabled access from the proposed carport

Justification for Deem to Comply aspects of the proposal

There are R-Code non-compliances and areas which require assessment by opinion in this application, most of which largely come about by responding to the heritage classification of the existing condition, which does not fall inside current site controls in the R-Codes or the local policy. Please refer to the diagram on sheet DA-07 which identifies the areas of non-compliance, and which are described in more detail below.

Due to the retention of the existing heritage dwelling, there are some areas of non-compliance that existing entirely due to these existing conditions.

LPS4 Clause: 26 Modification of R-Codes point (2)
Setbacks and definition of Primary and Secondary Streets
(Shown as Items 1 + 2 on sheet DA07)

LPS4 Clause 26 Modification of R-Codes point (2) states that for R12.5 coded areas the setback from the front street boundary to any building, including a carport or garage, shall be a minimum of 9 metres from the primary street and 4.5 metres from the secondary street.

The street address for this subject site is 18A Keane Street.

However, the house is laid out as though Venn Street is the Primary Street.

It is proposed that Venn Street is considered the Primary street for the purpose of assessment, however in neither case is the existing residence compliant.

The Keane Street setback of the existing residence is 5.1m. Therefore the existing residence is non-compliant with site controls in the first place in the case that Keane street is considered the Primary Street.

The setback of the existing residence from Venn St is 6.9m, and in the instance that Venn St is considered the Primary Street, the existing condition is also non-compliant.

Retention of the heritage dwelling causes the non-compliance in this instance, and given the heritage listing this is a condition that is not able to be modified. It is proposed that an extension in keeping with the scale and appearance of the existing heritage dwelling, as offered by this proposal, which does not cause adverse amenity to adjoining properties or streetscape, is a sensible and modest proposal for bringing the property into useful amenity for the current and future owners.

R-Codes Clauses: 5.1.2 Street setback
5.2.1 Setback of garages and carports
Carport is forward of the street setback and on the lot boundary
(Shown as Items 3 on sheet DA07)

In the case that Keane street is described as the Primary street, the proposed carport is considered an area of the building forward of the primary street setback according to Figure 2a of the R-codes.

Two reasons are offered for this non-compliance:

- The first is that there is an existing carport in that location, and the proposed carport replaces this existing carport.
- The second is that there is an existing garage directly adjoining that location on the boundary on 18 Keane Street. This proposal intends to match the height of this adjoining garage, thereby ensuring no adverse impact.

In addition, this can be partly justified by clause 5 C3.2 (i) which states that walls may be built up to a lot boundary where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension.

Locating the carport in this position provides better lines of sight and street surveillance (according to Design principle 5.2.3) than a carport placed further into the property.

Additional items for consideration for Local Jurisdiction

Existing Peppermint Tree to be removed
(Shown as Item 4 on sheet DA07)

The proposal identifies that access to the proposed double carport would require a widening of the existing driveway and crossover, resulting in the loss of an existing Peppermint Tree on the Keane St verge.

It is the only verge tree that will be affected, and is the smallest of the three significant trees on the Keane St verge.

The proposal's inclusion of a double carport, intended to bring the site up to modern standards and serviceability, and that is sensitively located in the same location as the existing carport, abutting the adjoining neighbour's garage on boundary, necessitates the unavoidable removal of this tree.

Local Fencing Policy

It is proposed that Venn Street is considered the Primary street for the purpose of assessment. The Venn Street fencing is in compliance with the Local Fencing Policy.

The proposed side street 'Keane Street' has an existing 2.1m high brick fence and an existing 1.9m high picket fence – both of which are proposed to be replaced with a 1.9m high PVC solid fence with a picket appearance. The choice of PVC responds to a termite problem with the current timber fence which has been replaced twice by the current owner.

The Local Fence policy allows for solid to 1.8m on the secondary / side street, so this design proposal requires a decision by discretion to allow for the 1.9m, being a compromise between the existing 2.1m high section and the existing 1.9m high section.

Ordinary Council Meeting

8.1.5 – 32 The Esplanade – New Single House

Ordinary Council Meeting

8.4.1 – Financial Statements November 2019

SHIRE OF PEPPERMINT GROVE

MONTHLY FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 NOVEMBER 2019

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Net Current Assets	7
Reserve Funds	8
Investments	10
Graphs for Operating & Captial	11
Capital Works Program	12
Trust Fund	13

SHIRE OF PEPPERMINT GROVE
Statement of Financial Activity
for the period 1 July 2019 to 30 November 2019

	ADOPTED BUDGET 2019/20	YTD BUDGET 2019/20	YTD ACTUAL 2019/20	VARIANCE $ Actual v YTD Budget	VARIANCE % Actual v YTD Budget
Operating Revenue					
FEES & CHARGES	249,534	153,594	175,306	21,712	14%
GRANTS & SUBSIDIES	357,684	314,511	133,830	(180,681)	-57%
CONTRIBUTIONS, REIMBURSEMENTS	1,363,459	656,576	619,021	(37,555)	-6%
INTEREST ON INVESTMENTS	75,600	30,900	20,589	(10,311)	-33%
OTHER REVENUE	9,200	150	121	(29)	-19%
PROFIT ON SALE OF ASSETS	0	0	0	0	
	2,055,477	**1,155,731**	**948,867**	**(206,864)**	-18%
Operating Expenses					
EMPLOYEE COSTS	(2,228,643)	(970,120)	(993,939)	(23,819)	2%
MATERIALS & CONTRACTS	(1,925,767)	(855,217)	(790,624)	64,593	-8%
PUBLIC UTILITIES	(128,396)	(52,902)	(44,953)	7,949	-15%
DEPRECIATION	(473,123)	0	0	0	
INTEREST EXPENSES	(59,316)	0	0	0	
INSURANCES	(100,952)	(100,952)	(95,829)	5,123	-5%
LOSS ON SALE OF ASSETS	0	0	0	0	
OTHER EXPENSES	(149,540)	(19,750)	(29,319)	(9,569)	48%
	(5,065,737)	**(1,998,941)**	**(1,954,664)**	**44,277**	-2%
CHANGE IN NET ASSETS	**(3,010,260)**	**(843,210)**	**(1,005,797)**	**(162,587)**	19%
Adjustments for Non-Cash (Revenue) and Expenditure					
(Profit)/Loss on Asset Disposals	0	0	0	0	
Depreciation on Assets	431,088	0	0	0	
	431,088	0	0	0	
Capital Expenditure					
Land & Buildings	(192,906)	0	(1,692)	(1,692)	
Plant and Equipment	(161,358)	(57,200)	(37,812)	19,388	-34%
Furniture & Equipment	(10,000)	(10,000)	(7,533)	2,467	-25%
Infrastructure Assets - Roads	(411,700)	(211,700)	(221,038)	(9,338)	4%
Infrastructure Assets - Other	(226,600)	(206,600)	(5,550)	201,050	-97%
Infrastructure Assets - Footpaths	(80,000)	0	0	0	
Infrastructure Assets - Parks & Reserves	0				-97%
Infrastructure Assets - Drainage	0	0		0	
	(1,082,564)	(485,500)	(273,625)	211,875	-44%
Capital Revenue					
Proceeds from Disposal of assets	27,200	0	0	0	
Debt Management					
Repayment of Debentures	(29,645)	(29,645)	(29,645)	0	0%
Reserves and Restricted Funds					
Transfers to Reserves	(202,002)	0	0	0	
Transfers from Reserves	348,866	0	0	0	
	146,864	0	0	0	
Net Current Assets July 1 B/Fwd	240,785	265,325	265,325	0	0%
Net Current Assets Year to Date	34,135	2,215,137	2,253,296	38,159	2%
Amount Raised from Rates	**3,310,667**	**3,308,167**	**3,297,038**	**(11,129)**	0%

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2019

No.	Name	Current Year Balance 30-Nov-19
50002	**Assets**	
50005	**Current Asset**	
51000	**Bank Accounts**	
51111	Municipal Bank	1,857,742.43
51112	Reserve Bank	1,338,530.52
51113	Trust Bank	53,998.00
51210	MHP BONDS (RECEIPTS)	-31,870.00
51211	MHP BONDS (PAYMENTS)	28,820.00
51220	COMMUNITY CENTRE BONDS (RECEIPTS)	-6,488.00
51221	COMMUNITY CENTRE BONDS (PAYMENTS)	4,200.00
51250	FOOTPATH & ROAD BONDS (RECEIPTS)	-161,610.00
51251	FOOTPATH & ROAD BONDS (PAYMENTS)	115,550.00
51999	Total Bank Accounts	3,198,872.95
52000	**Investments**	
52999	Total Investment Accounts	0
53000	Cash on Hand	
53111	Petty Cash	800
53999	**Total Cash On Hand**	**800**
54000	**Debtors**	
54100	Rates Debtors	1,034,295.01
54300	Sundry Debtors	356,955.85
54600	FESA Pensioner/Senior Rebate Debtors	-295,861.99
54999	**Total Debtors**	**1,095,388.87**
59999	**Total Current Assets**	**4,295,061.82 #**
60000	**Non-Current Assets**	
60100	Non-Current Receivables	
60101	Lease Receivable - Freshwaters Cafe	64,946.81
60199	**Total Non-Current Receivables**	64,946.81
61000	**Land**	
61100	Land	1,646,190.00
61999	**Total Land**	**1,646,190.00**
62000	**Buildings & Improvements**	
62100	Buildings & Improvements	5,822,868.40
62199	Less Accumulated Depreciation	-160,783.03
62999	**Total Buildings & Improvements**	**5,662,085.37**
63000	**Furniture & Equipment**	

63100	Furniture & Equipment	32,637.31
63199	Less Accumulated Depreciation	-11,090.90
63999	**Total Furniture & Equipment**	**21,546.41**
64000	**Plant & Equipment**	
64100	Plant & Equipment	247,688.26
64199	Less Accumulated Depreciation	-40,421.24
64999	**Total Plant & Equipment**	**207,267.02**
65000	**Road Infrastructure**	
65100	Road Infrastructure	10,519,577.77
65199	Less Accumulated Depreciation	-187,118.00
65999	**Total Road Infrastructure**	**10,332,459.77**
66000	**Other Infrastructure**	
66100	Other Infrastructure at Cost	4,067,498.47
66199	Less Accumulated Depreciation	-143,260.00
66999	**Total Infrastructure**	**3,924,238.47**
69000	Other Non-Current Assets	
69600	Investment in WMRC	180,470.68
69995	**Total Other Non Current Assets**	**180,470.68**
69998	**Total Non Current Assets**	**22,039,203.87**
69999	**Total Assets**	**26,331,114.24**
70000	**Liabilities**	
70001	Current Liabilities	
71000	Clearing Accounts	
71150	Other Deductions	2,036.24
71210	GST on Sales	-48,171.46
71220	GST on Purchases	64,713.49
71430	Pensioner Rebate Clearing	
71999	**Total Clearing Accounts**	**18,578.27**
72000	**Creditors**	
72100	Sundry Creditors Control	-468,978.71
72999	**Total Creditors**	**-468,978.71**
73000	**Provisions**	
73100	Provision for Annual Leave	-128,163.72
73200	Provision for LSL	-94,052.51
73999	**Total Provisions**	**-222,216.23**
74000	Loans Leases Overdrafts	
74100	Loans Current	-29,645.00
74999	**Total Loans Leases Overdrafts**	**-29,645.00**

75000	Accruals	
75300	Accrued Salaries and Wages	-24,324.00
75999	**Total Acruals**	**-24,324.00**
76000	**Other Current Liabilities**	
76100	BCITF	13,113.96
76110	Building Service Levy	-13,830.45
76300	Suspense Account	-377.4
76999	**Total Other Current Liabilities**	**-1,093.89**
77999	**Total Current Liabilities**	**-727,679.56**
80000	**Non-Current Liabilities**	
81000	Provisions	
81200	Provision for LSL	-3,443.00
81999	**Total Provisions**	**-3,443.00**
82000	**Loans Leases Overdrafts**	
82100	Loans Non Current	-756,707.73
82999	**Total Loans Leases Overdrafts**	**-756,707.73**
85999	**Total Liabilities**	**-1,487,830.29**
89999	**Total Net Assets**	**24,843,283.95**
90000	**Equity**	
91000	Reserves Cash	
91100	Road Reserve	-387,298.62
91101	Library Projects Reserve	-11,007.88
91102	Staff Leave Reserve	-149,106.87
91103	Building & Infrastructure Reserve	-568,039.52
91106	Plant Replacement Reserve	-20,635.86
91109	IT Reserve	-23,799.69
91110	Public Art Reserve	-20,586.81
91111	Legal Costs Reserve	-158,055.27
91999	**Total Reserves Cash**	**-1,338,530.52**
92000	Revaluation Surplus	
92200	Asset Revaluation Land	-1,190,240.00
92300	Asset Revaluation Buildings & Improvements	634,957.21

92400	Asset Revaluation Furniture & Equipment	89,906.41
92500	Asset Revaluation Plant & Equipment	26,936.57
92600	Asset Revaluation Road Infrastructure	-9,768,320.22
92700	Asset Revaluation Other Infrastructure	-1,567,329.45
92999	**Total Revaluation Surplus**	**-11,774,089.48**
95000	**Retained Earnings**	
95100	Retained Earnings	-12,570,556.66
95901	Budget Opening Balance 01/07	0
95902	Budget Closing Balance 30/06	0
95999	**Total Retained Earnings**	**-12,570,556.66**
96000	**Reserve Transfers**	
96100	Transfers to Reserves Cash	1,207,433.03
96200	Transfers from Reserves Cash	-367,540.32
96499	**Total Net Reserve Transfers**	**839,892.71**
96999	**Total Equity**	**-24,843,283.95**

SHIRE OF PEPPERMINT GROVE

Notes to and forming part of the Statement of Financial Activity

for the period 1 July 2019 to 30 November 2019

1 Basis of Accounting

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

2 Net Current Assets

	30-Nov-2019	YTD ACTUAL 2018/19
CURRENT ASSETS		
Cash - Unrestricted	1,855,942	755,356
Cash - Restricted	1,338,531	1,331,817
Receivables	1,095,389	105,023
	4,289,861	2,192,196
CURRENT LIABILITIES		
Sundry Creditors	(450,400)	(395,767)
Leave Provisions	(247,634)	(199,287)
	3,591,827	1,597,142
Less: Cash - Reserves - Restricted	(1,338,531)	(1,331,817)
Add: Current Liabilities not cleared		
NET CURRENT ASSET POSITION	**2,253,296**	**265,325**

SHIRE OF PEPPERMINT GROVE

Notes to and forming part of the Statement of Financial Activity

for the period 1 July 2019 to 30 November 2019

3 Reserves

	YTD ACTUAL 2018/19	BUDGET 2019/20
(a) Roads Reserve		
To be used for		
Opening Balance	385,356	385,356
Amount Set Aside / Transfer to Reserve	1,942	0
Amount Used / Transfer from Reserve	0	(200,000)
Interest Received	0	9,171
	387,298	**194,527**
(b) Library Infrastructure Reserve		
To be used for		
Opening Balance	10,953	10,953
Amount Set Aside / Transfer to Reserve	55	0
Amount Used / Transfer from Reserve	0	0
Interest Received	0	261
	11,008	**11,214**
(c) Staff Leave reserve		
To be used for		
Opening Balance	148,359	148,359
Amount Set Aside / Transfer to Reserve	748	0
Amount Used / Transfer from Reserve	0	(45,566)
Interest Received	0	3,531
	149,107	**106,324**
(d) Infrastructure/Bld Mtce Reserve		
To be used for		
Opening Balance	565,191	565,191
Amount Set Aside / Transfer to Reserve	2,848	183,755
Amount Used / Transfer from Reserve	0	(103,300)
Interest Received	0	0
	568,039	**645,646**
(e) Plant Reserve		
To be used for		
Opening Balance	20,532	20,532
Amount Set Aside/Transfer to Reserve	104	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	489
	20,636	**21,021**
(f) Legal Costs Reserve		
To be used for		
Opening Balance	157,262	157,262
Amount Set Aside/Transfer to Reserve	793	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	3,743
	158,055	**161,005**
(g) Information Technology Reserve		
To be used for		
Opening Balance	23,680	23,680
Amount Set Aside/Transfer to Reserve	120	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	564
	23,800	**24,244**

SHIRE OF PEPPERMINT GROVE

Notes to and forming part of the Statement of Financial Activity

for the period 1 July 2019 to 30 November 2019

3 Reserves

	YTD ACTUAL 2018/19	BUDGET 2019/20
(h) Arts & Culture Reserve		
To be used for		
Opening Balance	20,484	20,484
Amount Set Aside/Transfer to Reserve	104	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	488
	20,588	**20,972**
Total Cash Backed Reserves	**1,338,531**	**1,184,953**

	YTD ACTUAL 2018/19	BUDGET 2018/19
Summary of Transfers To and (From) Cash Backed Reserves		
Transfers to Reserves		
Roads Reserve	1,942	9,171
Library Infrastructure Reserve	55	261
Staff Leave reserve	748	3,531
Infrastructure/Bld Mtce Reserve	2,848	183,755
Plant Reserve	104	489
Legal Costs Reserve	793	3,743
Information Technology Reserve	120	564
Arts & Culture Reserve	104	488
	6,714	**202,002**
Transfers from Reserves		
Roads Reserve	0	(200,000)
Library Infrastructure Reserve	0	0
Staff Leave reserve	0	(45,566)
Infrastructure/Bld Mtce Reserve	0	(103,300)
Plant Reserve	0	0
Legal Costs Reserve	0	0
IT Reserve	0	0
Arts & Culture Reserve	0	0
	0	**(348,866)**
Total Transfer to/(from) Reserves	**6,714**	**(146,864)**

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

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2019 to 30 November 2019

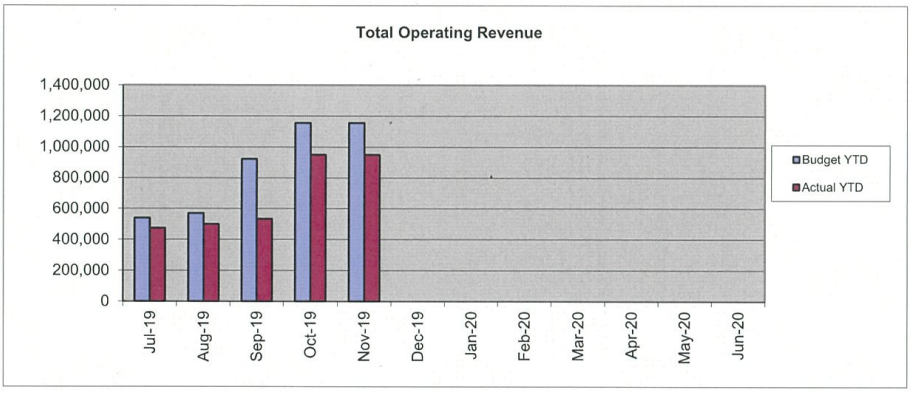
4 Cash and Investments

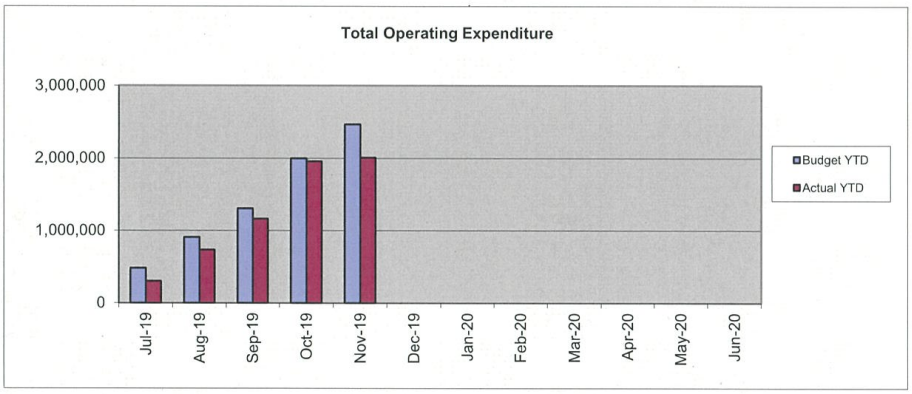
	OPENING BALANCE 20119/20	MOVEMENT	CLOSING BALANCE 2019/20
Restricted Cash Investments			
Library Projects Reserve	10,953.00	54.88	11,007.88
Infrastructure/Building Mtce	565,191.00	2,848.00	568,039.00
Plant Reserve	20,532.00	103.86	20,635.86
IT Reserve	23,680.00	119.69	23,799.69
Road Works reserve	385,356.00	1,942.00	387,298.00
Staff Leave Reserve	148,359.00	747.87	149,106.87
Arts/Culture Reserve	20,484.00	104.00	20,588.00
Legal Costs Reserve	157,262.00	793.27	158,055.27
Total Reserves	**1,331,817.00**	**6,713.57**	**1,338,530.57**
Unrestricted Cash/Investments			
Municipal Fund	754,556.00	1,100,586.00	1,855,142.00
Petty Cash	800.00	0.00	800.00
Term Deposit Municipal	0.00	0.00	0.00
	755,356.00	**1,100,586.00**	**1,855,942.00**

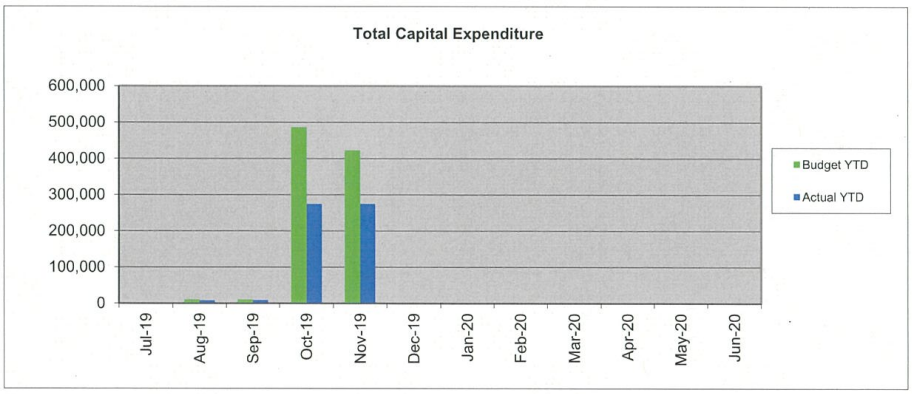
Fund and TD Number	Amount Invested	Start Date	Maturity Date	Term (Days)	Interest Rate %	Expected Interest
Reserves	2,439,116.57	24/09/2019	24/12/2019	90	1.70%	10,224.24
Reserves Interest Receivable						**10,224.24**
Municipal Interest Receivable						**0.00**

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2019 to 30 November 2019

Revenues and Expenditures







			EXPENDITURE		SOURCE OF FUNDS -BUDGET				SOURCE OF FUNDS -ACTUALS			
Proposed Date of Project	Description	Account Number	2019/20 Budget	2019/20 Actual	2019/20 Grants	2019/20 Trade-In	2019/20 Reserves	2019/20 Muni.*	2019/20 Grants	2019/20 Trade-In	2019/20 Reserves	2019/20 Muni.*
August 2019	IT EQUIP./PRINTERS	41039	10,000	7,533				10,000				0
TOTAL FURNITURE & EQUIPMENT			**10,000**	**7,533**	**0**	**0**	**0**	**10,000**	**0**	**0**	**0**	**0**
November 2019	TIP TRUCK	41119	57,200	59,630		27,200		30,000				0
December 2019	SOLAR LED SPEED SIGNS	41119	25,000					25,000				0
November 2019	ADMIN RETIC CONTROLLER	41119	11,000					11,000				0
June 2020	GO AND RED LIN BINS	41119	68,158					68,158				0
Proceeds on sale- truck		41113		-21,818								
Plant & Equipment												
TOTAL PLANT & EQUIPMENT			**161,358**	**37,812**	**0**	**27,200**	**0**	**134,158**	**0**	**0**	**0**	**0**
August 2019	FENCE AT REAR OF COMMUNITY	41011	20,000					20,000				0
March 2020	ADMIN PATH	41011	30,000					30,000				0
December 2019	SOLAR PANELS- ADMIN	41021	40,000					40,000				
December 2019	SOLAR PANELS- LIBRARY	41021	73,000		66,364			6,636				
December 2019	REMOTE GEOTHERMAL MONITOR	41011	18,906		12,486			6,420				
November 2019	REPLACE LIB WINDOW COVERS	41021	6,000		5,455			545				
November 2019	CCTV LIBRARY	41021	5,000		4,546			454				
June 2020	MANNERS HILL PAVILION	41021	50,000	1,692	0			50,000				
TOTAL LAND & BUILDINGS			**242,906**	**1,692**	**88,851**	**0**	**0**	**154,055**	**0**	**0**	**0**	**0**
JANUARY 2020	LEAKE STREET RESEAL	41121	211,700	221,038	151,133			60,567				
FEBRUARY 2020	JOHNSTON STREET RESEAL	41121	200,000				200,000					
May 2019	KERBING	41121										
TOTAL ROADS			**411,700**	**221,038**	**151,133**	**0**	**200,000**	**60,567**	**0**	**0**	**0**	**0**
May 2020	FOOTPATHS	41131	50,000					50,000				
TOTAL FOOTPATHS			**50,000**	**0**	**0**	**0**	**0**	**50,000**	**0**	**0**	**0**	**0**
Infrastructure Assets-Parks & Reserves												
Infrastructure Assets-Parks & Reserves Total			**0**	**0**								
								0				0
June 2020	RIVERWALL	41131	206,600	5,550			103,300	103,300				0
			0	0								
TOTAL OTHER INFRASTRUCTURE			**206,600**	**5,550**	**0**	**0**	**103,300**	**103,300**	**0**	**0**	**0**	**0**
Grand Total			**1,082,564**	**273,625**	**239,984**	**27,200**	**303,300**	**512,080**	**0**	**0**	**0**	**0**
							1,082,564				0	
RENEWAL CAPEX			852,500	266,092								
NEW CAPEX			230,064	7,533								
Grand Total			**1,082,564**	**273,625**								

Renewal CAPEX net of trade-ins	**825,300**	**266,092**
Estimated depreciation expenses	**439,982**	**439,982**
Asset Sustainability Ratio	**1.88**	**0.60**

TRUST FUNDS					
AS AT THE 30 NOVEMBER 2019					
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-19	Amounts Received	Amounts Paid	30-Sep-19
		$	$	$	$
MANNERS HILL BONDS		1,950	1,100		3,050
FOOTPATH BINDS		37,060	10,000	0	47,060
COMMUNITY CENTRE BONDS		4,088		200	3,888
NOMINATION DEPOSITS			400	400	0
		43,098	11,500	200	53,998

SHIRE OF PEPPERMINT GROVE

Ordinary Council Meeting

8.4.2 – Accounts Paid November 2019

8.5.2 Accounts Paid November 2019

No.	Vendor Name	Details	Amount	Payment Date
EFT00312	PROFFESSIONAL PC SUPPORT PTY LTD	IT SUPPORT	1,932.15	4/11/2019
EFT00312	WESTERN METROPOLITAN REGIONAL COUNCIL	WASTE DISPOSAL SERVICES	9,325.14	4/11/2019
EFT00312	WILSON SECURITY	SECURITY SERVICES	446.60	4/11/2019
EFT00312	ACURIX NETWORKS PTY LTD	LIBRARY WIFI OCTOBER 2019	368.50	4/11/2019
EFT00312	SHAMROCK ELECTRICS	ADMINISTRATION BUILDING MAINTENANCE	770.00	4/11/2019
EFT00312	OPEN SYSTEMS TECHNOLOGY (COUNCILFIRST)	COUNCILFIRST SERVICES	258.67	4/11/2019
EFT00312	WINC AUSTRALIA PTY LTD	OFFICE STATIONERY	5.25	4/11/2019
EFT00312	TOTAL PACKAGING	DOG WASTE REMOVAL BAGS	514.80	4/11/2019
EFT00312	BUNNINGS TRADE	HARDWARE AND TOOLS	1,430.34	4/11/2019
EFT00312	HERITAGE TREE SURGEONS	VERGE TREE MAINTENANCE/REMOVAL	21,835.00	4/11/2019
EFT00312	PORT PRINTING	OFFICE STATIONERY	905.30	4/11/2019
EFT00312	MARKETFORCE	ADVERTISEMENTS	1,872.22	4/11/2019
EFT00312	PERTH IRRIGATION CENTRE	PARKS AND RESERVES MAINTENANCE	135.45	4/11/2019
EFT00312	WALGA	NEW LIBRARY WEBSITE AND LG CONVENTION	11,337.21	4/11/2019
EFT00312	ENVIRO SWEEP PTY LTD	CONTRACT ROAD SWEEPING	1,203.40	4/11/2019
EFT00312	TEMPTATIONS CATERING	CATERING FOR MEETINGS	363.61	4/11/2019
EFT00312	CTI COURIERS	LIBRARY COURIERS	359.30	4/11/2019
EFT00312	BENARA NURSERIES	LANDSCAPING SUPPLIES	557.59	4/11/2019
EFT00312	BEE ADVICE	BEE CONTROL SERVICE	320.00	4/11/2019
EFT00312	AXIIS CONTRACTING	FOOTPATH MAINTENANCE	5,380.54	4/11/2019
EFT00312	SUNNY SIGN	TRAFFIC AND PARKING SIGN MAINTENANCE	231.00	4/11/2019
EFT00312	COTTESLOE PEST CONTROL	PEST CONTROL	660.00	4/11/2019
EFT00312	BOOKERY (CAVAL PTY LTD)	LIBRARY BOOK STOCK	810.00	4/11/2019
EFT00312	NAPOLEON PAPIER & CO	LIBRARY BOOK STOCK	630.56	4/11/2019
EFT00312	ASSET MANAGEMENT INFRASTRUCTURE	FOOTPATH INSPECTION	3,267.00	4/11/2019
EFT00312	SEASHORE ENGINEERING PTY LTD	DBCA RIVERBANK PROJECT CONSULTANCY	4,433.00	4/11/2019
EFT00312	BUZZ ENTERPRISES T/A SIFTING SANDS	PLAYGROUND SAFETY MAINTENANCE	594.00	4/11/2019
EFT00312	METAL ARTWORK CREATIONS	STAFF UNIFORM AND BADGES	66.00	4/11/2019
EFT00312	COMMERCIAL & RESIDENTIAL CARPENTERS	PARKS AND RESERVES MAINTENANCE	880.00	4/11/2019
EFT00312	CITY TOYOTA	PLANT AND EQUIPMENT SERVICE	418.66	4/11/2019
EFT00312	SHRED-X PTY LTD	SECURE WASTE REMOVAL	33.00	4/11/2019

8.5.2 Accounts Paid November 2019

EFT00312	NATURAL AREA HOLDINGS	PARKS AND RESERVES MAINTENANCE	1,650.22	4/11/2019
EFT00312	CONNECT CALL CENTRE SERVICES	AFTER HOURS CALL SERVICE	5.01	4/11/2019
EFT00312	STEPHEN CARRICK ARCHITECTS PTY LTD	HERITAGE CONSULTANT	484.00	4/11/2019
EFT00312	WOBURN ARCHITECTURE & INFRASTRUCTURE	HERITAGE ARCHITECT REPORTS	14,000.00	4/11/2019
EFT00312	BONUS LABELS	DINGHY REGISTRATION LABELS	275.00	4/11/2019
EFT00312	NEOPOST FINANCE AUSTRALIA	OFFICE EQUIPMENT LEASE	220.00	4/11/2019
EFT00312	LEARNING HORIZONS	LIBRARY CONSULTANCY	1,650.00	4/11/2019
EFT00312	MCLEODS BARRISTERS & SOLICITORS	LEGAL EXPENSES	660.53	4/11/2019
EFT00312	PHIL JOHNSON PLUMBING	DINGHY REGISTRATION LABELS	132.00	4/11/2019
EFT00312	CLEAN CITY GROUP	PARKS AND RESERVES MAINTENANCE	6,655.00	4/11/2019
EFT00312	FUJI XEROX	OFFICE PRINTING EXPENSES	480.09	4/11/2019
EFT00312	SUEZ RECOVERY & RECYCLING (PERTH) PTY LTD	WASTE REMOVAL SERVICE NOVEMBER 2019	13,187.23	4/11/2019
EFT00312	CONCEPT AV	OFFICE EQUIPMENT	2,150.50	4/11/2019
EFT00312	SECURITY & KEY DISTRIBUTORS	SECURITY MAINTENANCE	280.01	4/11/2019
EFT00312	CHERIE K RYAN	STAFF REIMBURSEMENT	92.00	4/11/2019
EFT00313	AGM AUTOMATION	LIBRARY ASSET MANAGEMENT PLAN	682.00	11/11/2019
EFT00313	ASKA ILLUSTRATION	LIBRARY CHILDRENS BOOK WEEK AUTHOR	650.00	11/11/2019
EFT00313	CONSTRUCTION TRAINING FUND (CTF)	BICTF LEVY OCTOBER 2019	5,524.22	11/11/2019
EFT00313	BUNNINGS TRADE	TOOLS AND HARDWARE	663.02	11/11/2019
EFT00313	SIAN TURNER	AUTHORS FEES	650.00	11/11/2019
EFT00313	CIVICA PTY LTD	LIBRARY ANNUAL IT MANAGED SERVICE	33,335.37	11/11/2019
EFT00313	OPEN SYSTEMS TECHNOLOGY PTY LTD (COUNCIL FIRST)	COUNCILFIRST SERVICES	7,454.70	11/11/2019
EFT00313	DEPT OF FIRE & EMERGENCY SERVICES (DFES)	EMERGENCY SERVICES LEVY 2019/20	8,058.31	11/11/2019
EFT00313	DEPT OF MINES INDUSTRY REGULATION & SAFETY (DMIRS)	BSL LEVY OCTOBER 2019	3,784.75	11/11/2019
EFT00313	DOMUS NURSERY (HERITAGE WAY PTY LTD)	LANDSCAPING SUPPLIES	627.99	11/11/2019
EFT00313	JOHN TAYLOR ARCHITECT	HERITAGE ARCHITECT REPORTS	3,770.10	11/11/2019
EFT00313	PROFESSIONAL PC SUPPORT PTY LTD (PPS)	LIBRARY MANAGED IT SERVICES	5,653.82	11/11/2019
EFT00313	SALARY PACKAGING AUSTRALIA PTY LTD (SPA)	STAFF NOVATED LEASE PAYROLL DEDUCTIONS	368.89	11/11/2019
EFT00313	TURFMASTER FACILITY MANAGEMENT	PARKS/VERGE MAINTENANCE	16,710.00	11/11/2019
EFT00313	WESTBOOKS	LIBRARY BOOK STOCK	3,092.87	11/11/2019
EFT00314	DEPT OF TRANSPORT - REGO SEARCHES	PLANT AND EQUIPMENT REGISTRATION	44.20	18/11/2019
EFT00315	WA SUPERANNUATION	EMPLOYEE SUPERANNUATION CONTRIBUTIONS	27,312.97	29/11/2019
EFT00316	SHIRE PRESIDENT RACHEL THOMAS	PRESIDENTS ALLOWANCE	9,125.00	29/11/2019

8.5.2 Accounts Paid November 2019

EFT00316	CR CHARLES HOHNEN	COUNCILLORS ALLOWANCE	3,750.00	29/11/2019
EFT00316	CR KAREN FARLEY	COUNCILLORS ALLOWANCE	3,750.00	29/11/2019
EFT00316	CR PETER MACINTOSH	COUNCILLORS ALLOWANCE	3,750.00	29/11/2019
EFT00316	CR DAWNE HORREX	COUNCILLORS ALLOWANCE	3,750.00	29/11/2019
EFT00316	CR PATRICK DAWKINS	COUNCILLORS ALLOWANCE	1,442.50	29/11/2019
EFT00317	CR GREG PETERS	COUNCILLORS ALLOWANCE	3,750.00	29/11/2019
		SUBTOTAL	**260,966.59**	

No.	Payee	Details	Amount	Posting Date
TEFT00015	OSWALD HOMES	BOND REFUND	1,000.00	5/11/2019
TEFT00015	SAM COBLEY	BOND REFUND	550.00	5/11/2019
TEFT00015	MAX STEWART	BOND REFUND	100.00	5/11/2019
TEFT00015	NOELENE FRANCIS	BOND REFUND	100.00	5/11/2019
TEFT00015	STACEY HOLMWOOD	BOND REFUND	100.00	5/11/2019
TEFT00015	ANDRA KINS	BOND REFUND	100.00	5/11/2019
TEFT00015	WARVRA-WA RETIREMENT VILLAGES RE. ASS. INC	BOND REFUND	100.00	5/11/2019
TEFT00015	COLIN WEE	BOND REFUND	100.00	5/11/2019
TEFT00015	ANNA MARIE WILSON - STYLE IQ	BOND REFUND	100.00	5/11/2019
TEFT00015	CONSERVATION COUNCIL OF WA	BOND REFUND	100.00	5/11/2019
TEFT00015	SRI CHINMOY CENTER	BOND REFUND	100.00	5/11/2019
TEFT00015	MORAG ELIZABETH LOCAL	BOND REFUND	100.00	5/11/2019
TEFT00015	AUSTRALIAN FELDENKRAIS GUILD WA DIVISION	BOND REFUND	100.00	5/11/2019
TEFT00015	SANDRA ROBINSON	BOND REFUND	100.00	5/11/2019
TEFT00015	CCUSA	BOND REFUND	100.00	5/11/2019
TEFT00015	ROSEMARY MORGAN	BOND REFUND	100.00	5/11/2019
TEFT00015	GREG DIMOND	BOND REFUND	100.00	5/11/2019
TEFT00015	PATRICIA HAMILTON	BOND REFUND	100.00	5/11/2019
		SUBTOTAL	**3,150.00**	

No.	Payee	Details	Amount	Posting Date
DD00110	WESTNET PTY LTD	BMS HOSTING SYSTEM OCTOBER 2019	75.89	1/11/2019
DD00111	BP AUSTRALIA LIMITED	FUEL	1,347.89	21/11/2019
DD00112	SYNERGY	ELECTRICITY	33.45	21/11/2019

8.5.2 Accounts Paid November 2019

DD00113	SYNERGY	ELECTRICITY	3,144.37	22/11/2019
		SUBTOTAL	**4,601.60**	

No.	Payee	Details	Amount	Posting Date
BPAY92	CITY OF NEDLANDS	BUILDING APPROVAL CERTIFICATION SERVICE	203.50	5/11/2019
BPAY93	TELSTRA CORPORATION LIMITED	TELEPHONE/DATA	34.95	5/11/2019
BPAY94	WATER CORPORATION	WATER	1,059.80	11/11/2019
		SUBTOTAL	**1,298.25**	

Total **270,016.44**

Ordinary Council Meeting

8.5.1 – LGIS Surplus Distribution

24 October 2019

Shire of Peppermint Grove
04 NOV 2019
RECEIVED

Mr Don Burnett
Chief Executive Officer
Shire of Peppermint Grove
PO Box 221
COTTESLOE WA 6911

Dear Don

LGIS 2019 Surplus Distribution

Further to my previous correspondence in August, I am pleased to advise that the LGIS 2018/19 results have now been finalised and a surplus distribution is available to Member Local Governments.

For the Shire of Peppermint Grove, your share of the surplus is $9,304.

Your Local Government can choose to receive its surplus distribution: as an immediate refund via electronic transfer; opt for LGIS to retain the funds to offset your contribution next year; or for LGIS to hold the amounts in trust for risk mitigation activities.

LGIS is a WALGA service, for which we partner with JLT, and which is governed by a sub-board to State Council. It was the decision of the LGIS board, endorsed by State Council, that each Local Government decide on how they wished to apply their surplus share by determination of Council to ensure that all Elected Members were involved in the process.

As such, please advise WALGA or your LGIS account manager once your Council decision has been formalised.

To revisit my previous advice, the surplus this year is a consequence of a lower than anticipated number of claims in Property and WorkCare; a better than expected performance in investments; and a reduced requirement of the capital needed to be carried by the Scheme.

As part of the surplus distribution process, LGIS representatives will meet with your executive team to further discuss the options. This meeting is also an opportunity to discuss how your Local Government can get the most out of your membership, including access to risk mitigation services.

In addition, representatives from WALGA and LGIS are also available to present to a meeting of your Council for a general briefing on your mutual scheme and how it works, which may be of particular interest to Elected Members who are new to the sector.

In closing, I would again take the opportunity to thank you for your continued support of this WALGA service and encourage all Elected Members to seek to have an understanding of this significant investment by their Council and the benefits delivered by the mutual scheme model.

Yours sincerely

Cr Lynne Craigie OAM
President

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SHIRE OF PEPPERMINT GROVE

Ordinary Council Meeting

8.5.2 – Matters for Information and Noting

Matters for Information and Noting

Building Permits Issued November 2019

Application Number	Location	Work Type	Delegated Authority
BA2019/00041	70 Leake Street	Amendment to BA2019/00016 – Revised stair location	Officer
BA2019/00042	40 The Esplanade	Boundary Wall Additions	Officer
BA2019/00043	49A Johnston Street	Balcony Refurbishment	Officer
BA2019/00044	56 The Esplanade	Pergola Addition	Officer
BA2019/00045	48 View Street	Replacement of Existing Roof Tiles	Officer
BA2019/00046	5 Venn Street	Demolition	Officer
BA2019/00047	5 Venn Street	New Single House	Officer

Planning Approvals Issued August 2019

Application Number	Location	Delegated Authority
DA2019/00030	492-494 Stirling Highway	Council
DA2019/00031	144 Forrest Street	Council

Infringements August 2019

Date Issued	Parking Infringement Location	Value
11/11/19	McNeil Street	$45
12/11/19	McNeil Street	$45
18/11/19	Leake Street	$45
18/11/19	Leake Street	$45
18/11/19	Johnston Street	$45
18/11/19	Johnston Street	$45
18/11/19	Johnston Street	$45
25/11/19	Leake Street	$45
25/11/19	Leake Street	$45
30/11/19	Johnston Street	$35
Total Value		**$440**

Library Statistics November 2019

Library Statistics	November 2019	November 2018
Loans	15,363	16,523
New Borrowers	288	267