



SHIRE OF PEPPERMINT GROVE

SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

LATE ITEMS

**Ordinary Council Meeting
17 October 2017**

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Ordinary Council Meeting

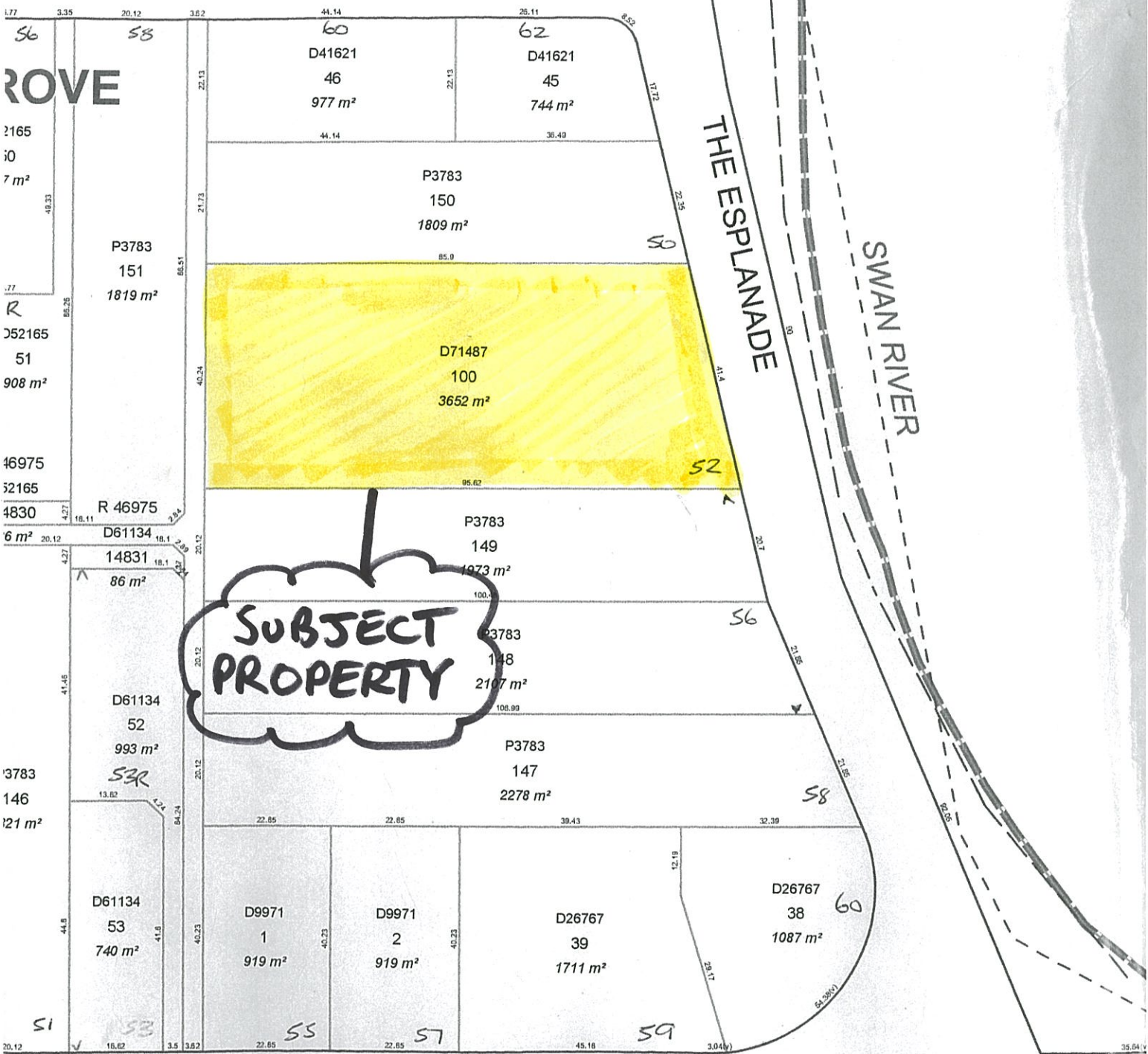
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9.1.1 – 52 The Esplanade Location Map –
Attachment # 1A

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9.1.1 - 52 THE ESPLANADE

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SUBJECT PROPERTY

Manners Hill Park



Ordinary Council Meeting

**9.1.1 – 52 The Esplanade Griffiths Report –
Attachment # 1B**

ATT 2



**Heritage Assessment and
Advice**

**52 The Esplanade, Peppermint
Grove**

Prepared for the owners
April 2014

Griffiths Architects



Revision History

Date of this revision:

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Heritage Assessment	01	Griffiths Architects	Draft	April 2014	Owners

Introduction

52 The Esplanade is being offered for sale. The vendors are endeavouring to establish some clarity on the significance of the place and the sensitivities around development. The house is included in the Shire of Peppermint Grove's MHI with a Management Category 1 for its historic associations, aesthetic value, that it is a landmark and the fact that it has been expanded and has retained the integrity of its original style. The latter is somewhat questionable as this assessment indicates.

The heritage assessment is designed to take an objective look at the heritage values of the place. It is to determine whether the place warrants its Category 1 status and to provide some advice on the development implications that might apply.

Objective

The objective of this report is simply to establish heritage values so that a determination can be made on the future of the place in the event a future owner wishes to make change.

Method

This assessment has been developed on the basis of the State Heritage Office Assessment Documentation Standard Scope of Work, which has its basis in the Australia ICOMOS, *Burra Charter*, Charter for Places of Cultural Significance.

Slight changes in format have been made to bring graphic evidence into the discussion rather than leaving it as a separate section.

Historic Overview

52 The Esplanade, Peppermint Grove was built in 1899 for John McArdell in the Federation Bungalow style. It was extensively remodelled in 1927 for Alfred Oakley in the Old English style and then converted into two flats in 1945. Further additions were made by the Robinsons in 1967, Dr Soo Yen Pan in 1986, and finally by the Browns in 1998.

Physical Evidence Overview

52 The Esplanade, Peppermint Grove is a limestone and tiled roof house in a generous landscaped setting. It was remodelled in 1927 in the Old English style and later converted to flats. Further additions have been made by the Robinsons in 1967 and Dr Soo Yen Pan in 1986. This last addition leaves the house design near its present plan; a large rambling house. A final addition of garage and sail loft was made in the 1990s to complete the plan.

In the process of making changes the original and early concepts have been to a degree overwhelmed by the late twentieth century work. The planning has been made more complex over time and a good deal of authentic detail has been lost. The result is a cumulative legacy of each of the owners.

Statement of Significance

52 *The Esplanade, Peppermint Grove* is a single storey limestone walled and tiled roof house in the Federation Bungalow style with later additions in an established garden setting. The place has cultural heritage significance for the following reasons:

the place is representative of the scale of large housing constructed in Peppermint Grove for the leading members of Western Australian society;

- X the place is part of a collection of four places that makes up a small precinct of places from a similar time, architectural style and construction materials on Peppermint Grove's Esplanade; and,

the place has close associations James Thompson, who resided there from 1907 to 1926, and who was engineer-in-chief of the Public Works Department from September 1904 and Alfred Oakley, who resided there from 1927 to 1945, a prominent pastoralist in whose time the Old English style remodelling and some significant additions took place.

- X Modifications especially since the World War II have distorted the original intent and diminished the aesthetic value and authenticity of the house and are of low significance. Additions and changes from 1986 onwards have no significance.

Conclusion

The assessment for the MHI entry was prepared on the basis of Pascoe's history and a boundary inspection. This is not unusual and is generally the basis for developing municipal heritage inventories or lists.

Assessment

- X The place was given a Category 1 Management Level which would strongly suggest retention and possibly referral for assessment for the State Register. This assessment provides an opportunity to look much more closely at the place. This assessment concludes that the place is more representative rather than highly significant in its own right. The place contributes to a precinct and has historic value. These values suggest that a degree of retention is desirable to underpin the stated values. A re-assignment of Management Category to 2 might be considered by the Shire in the light of this investigation.

Implications

- X Issues of authenticity and integrity of the original and Inter-War concepts suggest that retention of the whole of the place is not necessary and that partial retention and the removal of parts of low significance would be justifiable. The rear of the house has been particularly poorly treated in terms of maintaining original concepts. There are also instances where reconstruction would be desirable.

Generally it is preferable to retain significant layers of the historic development of a place. Following this logic the Federation Bungalow and 1927 Old English style overlays would be maintained.

However, in a scenario that endeavours to bring the place back to its Federation Bungalow style, the removal of the Old English style layers might be considered. There is very little evidence of this layer beyond the crenulated entrance with most of the evidence of this phase of development removed in subsequent phases of remodelling.

In Figure 1, the outline of the present house is indicated with the original elements identified. Figure 2 provides some guidance on what might be removed in a development that has the capacity to retain heritage values and allow a significant rationalisation of the existing house, and increase in accommodation.

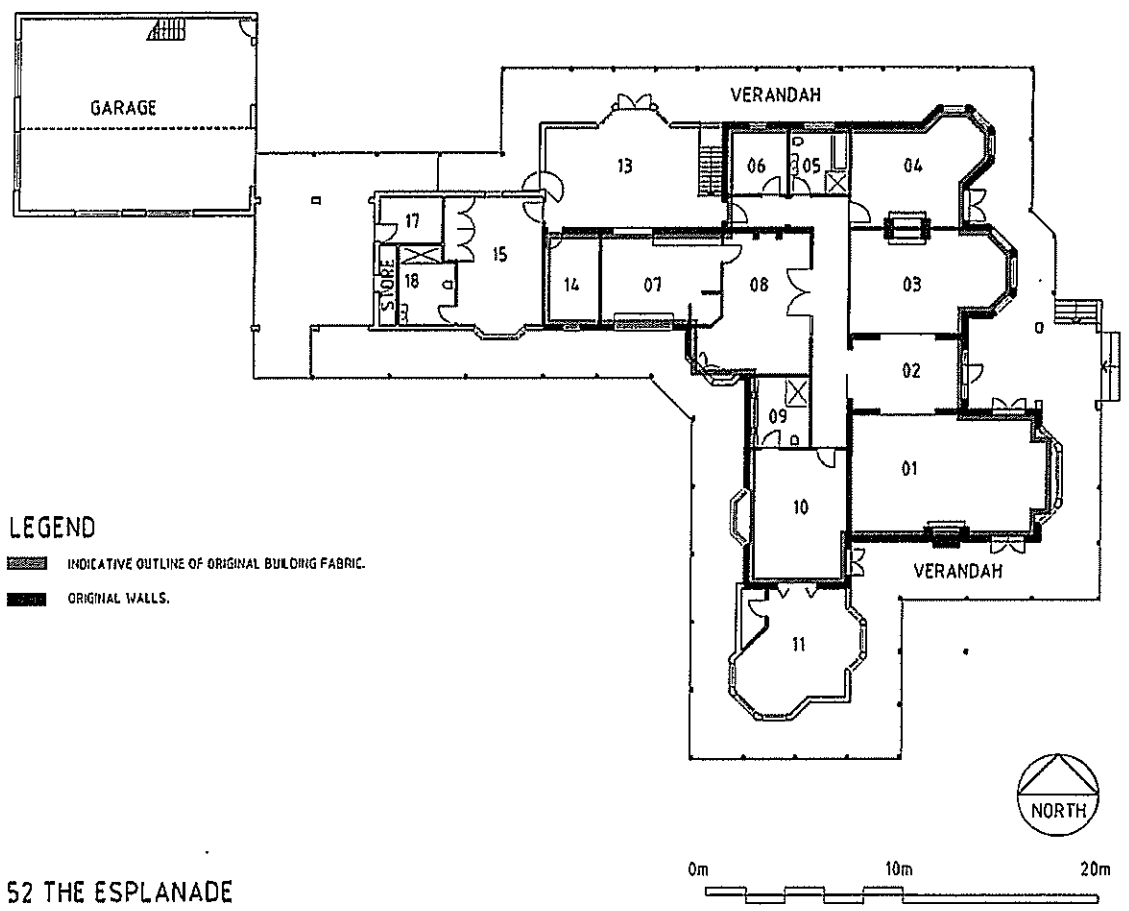
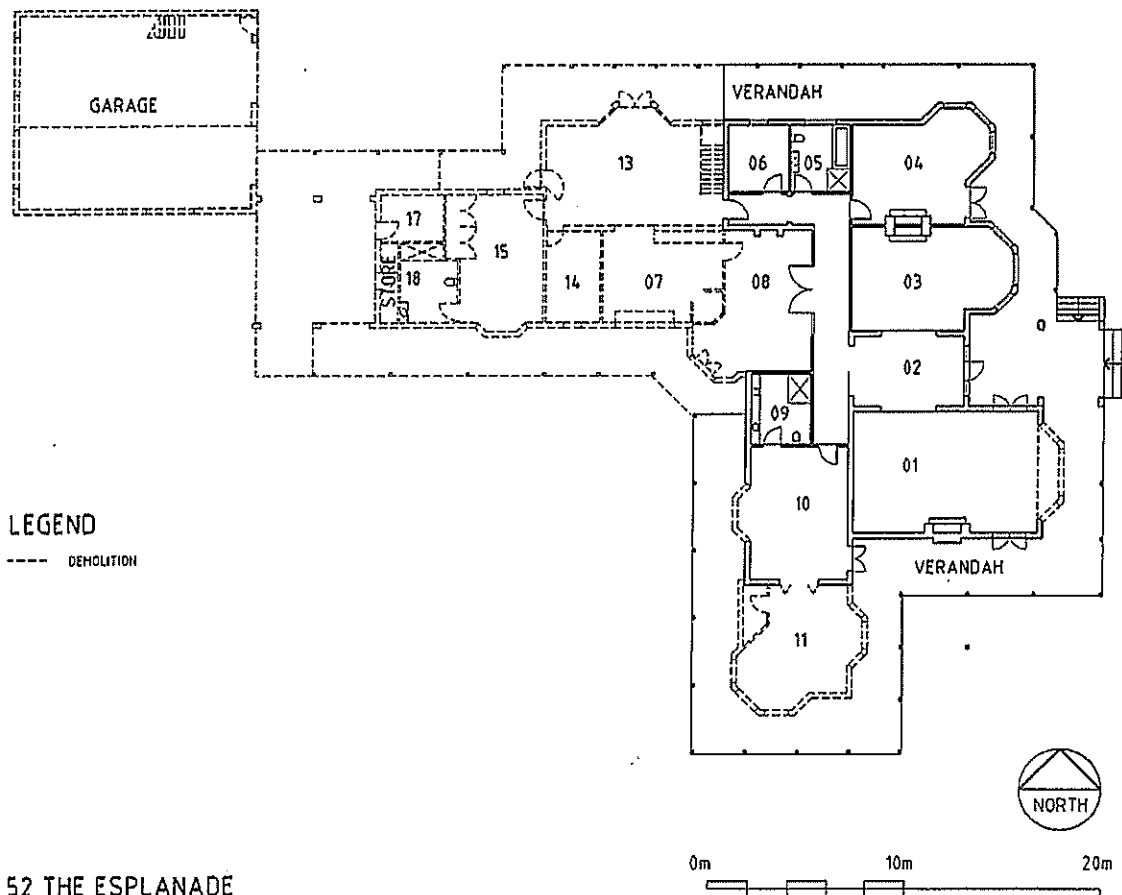


Figure 1 Full Plan with original plan highlighted



52 THE ESPLANADE

Figure 2 Plan with fabric removed showing fabric that should be retained and fabric that would be desirable to be retained.

The house is located on a rise with a generous front garden. Due to this configuration and setting a two-storey approach to additional accommodation could be appropriate. In this case the additions need not match the original house though they should be sympathetic. The material palette of the existing house might be one way of achieving visual harmony but alternatives might also be considered.

In terms of the interiors there are few authentic finishes in the original house. This suggests that there is some flexibility in terms of approach to the interior.

Any change would need to go through a development application process and should be accompanied by a Heritage Impact Statement.

Authorship

Historian Eddie Marcus of History Now prepared the documentary evidence.

Philip Griffiths prepared the physical evidence.

Values and the statement of significance were prepared on the basis of relative expertise and were combined and agreed by the authors.

Assessment

Statement of Significance

52 The Esplanade, Peppermint Grove is a single storey limestone walled and tiled roof house in the Federation Bungalow style with later additions in an established garden setting. The place has cultural heritage significance for the following reasons:

the place is representative of the scale of large housing constructed in Peppermint Grove for the leading members of Western Australian society;

the place is part of a collection of four places that makes up a small precinct of places from a similar time, architectural style and construction materials on Peppermint Grove's Esplanade;

it is a good example of a Federation Bungalow, with a part Old English Style overlay; and,

the place has close associations James Thompson, who resided there from 1907 to 1926, and who was engineer-in-chief of the Public Works Department from September 1904 and Alfred Oakley, who resided there from 1927 to 1945, a prominent pastoralist in whose time the Old English style remodelling and some significant additions took place.

Modifications especially since the World War II have diminished the aesthetic value and authenticity of the house and are of low significance. Additions and change from 1986 onwards have no significance.

Assessment of Cultural Significance

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

Aesthetic values

52 The Esplanade is a single storey limestone and tiled roof house in the Federation Bungalow style, with Old English style and later overlays. The place sits in a well developed garden setting and is a good example of the former style externally and of the latter style in terms of the crenulated entrance. (Criteria 1.1)

52 The Esplanade is part of a collection of four places that makes up a small precinct of places from a similar time, architectural style and construction materials on Peppermint Grove's Esplanade (Criterion 1.3)

Historic values

52 The Esplanade, Peppermint Grove, is representative of the development of the suburb of Peppermint Grove following the expansion of population as a consequence of the 1890s gold rush. (Criteria 2.1, 2.2)

52 The Esplanade, Peppermint Grove, is representative of the scale of large housing constructed in Peppermint Grove for the leading members of Western Australian society. (Criteria 2.1, 2.2)

52 The Esplanade, Peppermint Grove, is associated with former owner James Thompson, who resided at the residence from 1907 to 1926, and who was engineer-in-chief of the Public Works Department from September 1904. (Criterion 2.3)

52 The Esplanade, Peppermint Grove, is associated with former owner Alfred Oakley, who resided at the residence from 1927 to 1945, and who was a prominent pastoralist. The Oakleys undertook the Old English style remodelling and some significant additions took place. (Criterion 2.3)

52 The Esplanade, Peppermint Grove, is associated with notable Western Australian architects, E. Summerhayes & Son, who were responsible for much of the current building, and who designed the distinctive crenulated porte-cochere. (Criterion 2.3)

Social values

Scientific values

Degree of Significance

Rarity

Representativeness

52 The Esplanade is a representative example of a Federation Bungalow style house with a large amount of re-styling from the inter-war period.

Condition

52 The Esplanade is in good condition.

Integrity

52 The Esplanade retains its residential use and capacity to continue to serve its intended function and be sustained, though its capacity for conservation is limited.

Authenticity

52 The Esplanade retains a moderate to low degree of authenticity.

Supporting Evidence

The documentation for this place was completed by Eddie Marcus, historian, and Philip Griffiths of Griffiths Architects in March 2014.

Documentary evidence

By 1833, a track had been created from Perth to Fremantle,¹ and in the 1860s convict labour created a new Perth-Fremantle Road with a bridge over the Swan River at North Fremantle.² These improvements led to increased traffic on the road and in 1877 portions of land along the ocean front were reserved for public use.³

In 1886, Governor Broome named Cottesloe after Charles Fremantle's brother, who had been raised to the peerage with the title of Baron Cottesloe of Swanbourne and Hardwick. Some subdivisions were offered in Cottesloe in the late 1880s, but development was very slow. As late as 1893 there were six permanent residents living near Cottesloe Beach and three near the Swan River at Peppermint Grove.⁴

In the early 1890s Swan Location 84 comprised 256 acres [100 ha] known as Butler's Hump (now called Keane's Point) and Peppermint Grove. The land belonged to the Butler family, although they were absentee landlords residing in England.⁵

¹ Arrowsmith's plan of the townsite of Perth (1833), in George Seddon, & David Ravine, *A City and Its Setting: Images of Perth, Western Australia* (Fremantle, 1986) p. 100

² For a comprehensive history of Peppermint Grove, see Robert Pascoe, *Peppermint Grove: Western Australia's capital suburb* (Melbourne, 1983)

³ Seddon & Ravine, *City and Its Setting*, p. 15

⁴ James, Ruth Marchant, *Heritage of Pines: A history of the town of Cottesloe, Western Australia* (Cottesloe, 1977), p. 15

⁵ 'Early Peppermint Grove', *West Australian*, 20 October 1937, p. 9

Around 1892 negotiations were started by a syndicate of Perth residents—Alexander Forrest, George Leake and Charles Crossland—to purchase Swan Location 84 for subdivision. The transaction was completed in 1893 for £1,200. The whole of the land was subdivided for sale and the reserve prices on the blocks varied from £7/10 to £12/10.⁶

Edward Keane purchased Butler's Hump, comprising about seven acres [3 ha]; George Bolton, obtained two or three lots at the corner of the Esplanade and Irvine-street; and the Premier, John Forrest, took five acres [2 ha] at the corner of Esplanade and Forrest Street. Keane erected a residence on his land, which changed its name from Butler's Hump to Keane's Point.⁷

The discovery of gold at Coolgardie in 1892 brought an influx of population to Western Australia.⁸ The population of Cottesloe and Peppermint Grove subsequently increased⁹ and local residents and owners then began to agitate for the locality to be declared a road board area. At first the Premier objected stating that 250 acres [100 ha] was far too small an area to justify having a road board. Nonetheless, on 4 October 1895, the Peppermint Grove Road Board was gazetted.¹⁰ At first, the Board included Buckland Hill, later renamed Mosman Park. But following disputes between Buckland Hill and Peppermint Grove residents, the two Shires separated in 1899.¹¹

One of the first actions of the Road Board was to metal Leake Street from Fremantle Road (now Stirling Highway) to the foreshore, and the Esplanade from the end of Leake Street to McNeil Street. However, this work drained the Board's resources, and it had to turn to the Government to plead for the funds to make further roads in the district.¹²

Although it is difficult to date with absolute certainty, the first building at *52 The Esplanade, Peppermint Grove* was probably in 1899. It was erected for John Oldfield McArdeall, a Coolgardie mining consultant and agent.¹³ At this time the residence appears to have been a small cottage consisting of only the front northern section of the current property.¹⁴ Although it is reputed that J. J. Talbot Hobbs designed the original residence, no information has come to light to support this claim.¹⁵

⁶ 'Early Peppermint Grove', *West Australian*, 20 October 1937, p. 9

⁷ 'Early Peppermint Grove', *West Australian*, 20 October 1937, p. 9

⁸ Crowley, F. K., *Australia's Western Third: A history of Western Australia from the first settlements to modern times* (London, 1960), p. 90

⁹ Henderson, Trisha, & Selina Baker, *From Ink to Internet: 100 Years in the life of Cottesloe Primary School* (Cottesloe, 1997), p. 4

¹⁰ 'Early Peppermint Grove', *West Australian*, 20 October 1937, p. 9

¹¹ O'Brien Planning Consultants, 'Shire of Peppermint Grove Municipal Inventory', 1999, p. 8

¹² 'Early Peppermint Grove', *West Australian*, 20 October 1937, p. 9

¹³ Post Office Directory, 1897

¹⁴ Pascoe, *Peppermint Grove*, p. 56

¹⁵ Although Talbot Hobbs' son, Athol Joseph Hobbs, was involved in plans drawn up in 1945 to divide the property into two flats (see below).

In 1907, 52 *The Esplanade, Peppermint Grove*, was purchased by James Thompson, who renamed the place 'Rostrevor'.¹⁶ Thompson was an engineer who joined the Public Works Department in 1891 and assisted C. Y. O'Connor with the railways. He was appointed engineer-in-chief of the Department in September 1904. During his term, work was completed on metropolitan water supply and sewerage, Fremantle harbour and extensions to Victoria Quay, and extensions to North Quay. He also directed all railway construction until 1911.¹⁷

Briefly owned by Henry Masel from 1926 to 1927, 52 *The Esplanade, Peppermint Grove*, was purchased in 1927 by Alfred E. Oakley, who was to make substantial changes to the residence. Oakley, who was born in Fremantle in 1870, was the son of a miller and educated at Fremantle Grammar School. At the age of 16 he left for the North-West and became a jackeroo. After more than four decades of pastoral life, he was the proprietor of the valuable Mt. Phillip station, with 500,000 acres and 30,000 sheep.¹⁸ His relocation to Peppermint Grove in 1927 appears to have for the purposes, at least initially, of having a summer residence in a fashionable part of the metropolitan region.¹⁹

In May 1927, architects E. Summerhayes and Son called for tenders for the erection of additions to Oakley's Peppermint Grove property, which had now been renamed 'Gascoyne'.²⁰ The architects were Edwin Summerhayes and his son, Reginald, who worked together from 1926 until Edwin's retirement in 1934. The practice was primarily engaged in domestic work, and adopted the Inter-War Old English idiom in much of their work at this time.²¹ For Oakley, Summerhayes had the distinctive crenulated porte-cochere added to the front of the residence and appears to have more than doubled the size of the building by extending it to the south.²²

The Oakleys featured prominently in the society pages of the 1930s, with the forthcoming marriage of their daughter Esme given a full photographic spread showing her at home at 52 *The Esplanade, Peppermint Grove*.²³ This photograph shows the crenulated entrance and part of a lounge interior, which at that point had a plate shelf around the walls stained in a dark colour.

¹⁶ Pascoe, *Peppermint Grove*, p. 56; Post Office Directories. This 'Rostrevor' should not be confused with the house of the same name located on Stirling Highway, only a short distance away and a block of apartments in Goodrich Street, East Perth. Rostrevor is a village and townland in County Down, Northern Ireland.

¹⁷ Strickland, R. M., 'Thompson, James (1863-1945)', *Australian Dictionary of Biography* (1990)

¹⁸ 'Pen Portraits of People', *Daily News*, 19 December 1927, p. 6

¹⁹ 'Mostly Personal', *Western Mail*, 15 December 1927, p. 4; 'Glimpsed in the Crowd', *West Australian*, 2 January 1928, p. 8

²⁰ 'Advertising', *Daily News*, 20 May 1927, p. 12

²¹ Taylor, John J., 'Reginald Summerhayes (1897-1965)', *Western Australian Architect Biographies*, <http://www.architecture.com.au>, accessed 7 March 2014

²² Pascoe, *Peppermint Grove*, p. 56

²³ 'When They're at Home', *Western Mail*, 4 March 1937, p. 30



Esme Oakley, whose engagement was announced recently to Keith Robertson, is here seen, in the three top pictures, photographed at her town home, Gascoyne, The Esplanade, Peppermint Grove.

'When They're at Home', *Western Mail*, 4 March 1937

In July 1945, Oakley commissioned architects Hobbs and Winning to draw up plans to convert 52 *The Esplanade, Peppermint Grove*, into two flats, while the Oakleys themselves had relocated to nearby Keane Street.²⁴ The architects' plan shows that by this time, the property was a large residence orientated around a central L-shaped passageway. The major impact of the proposed changes would introduce a new entrance on the north façade (currently bathroom windows), and a new kitchen at the rear of the southern flat.²⁵

Although approval for the subdivision was granted,²⁶ it appears that the death of Alfred Oakley in late 1945 may have resulted in the plan to divide the property not going ahead, and the residence was sold to new owners.²⁷ However, some progress had been made since

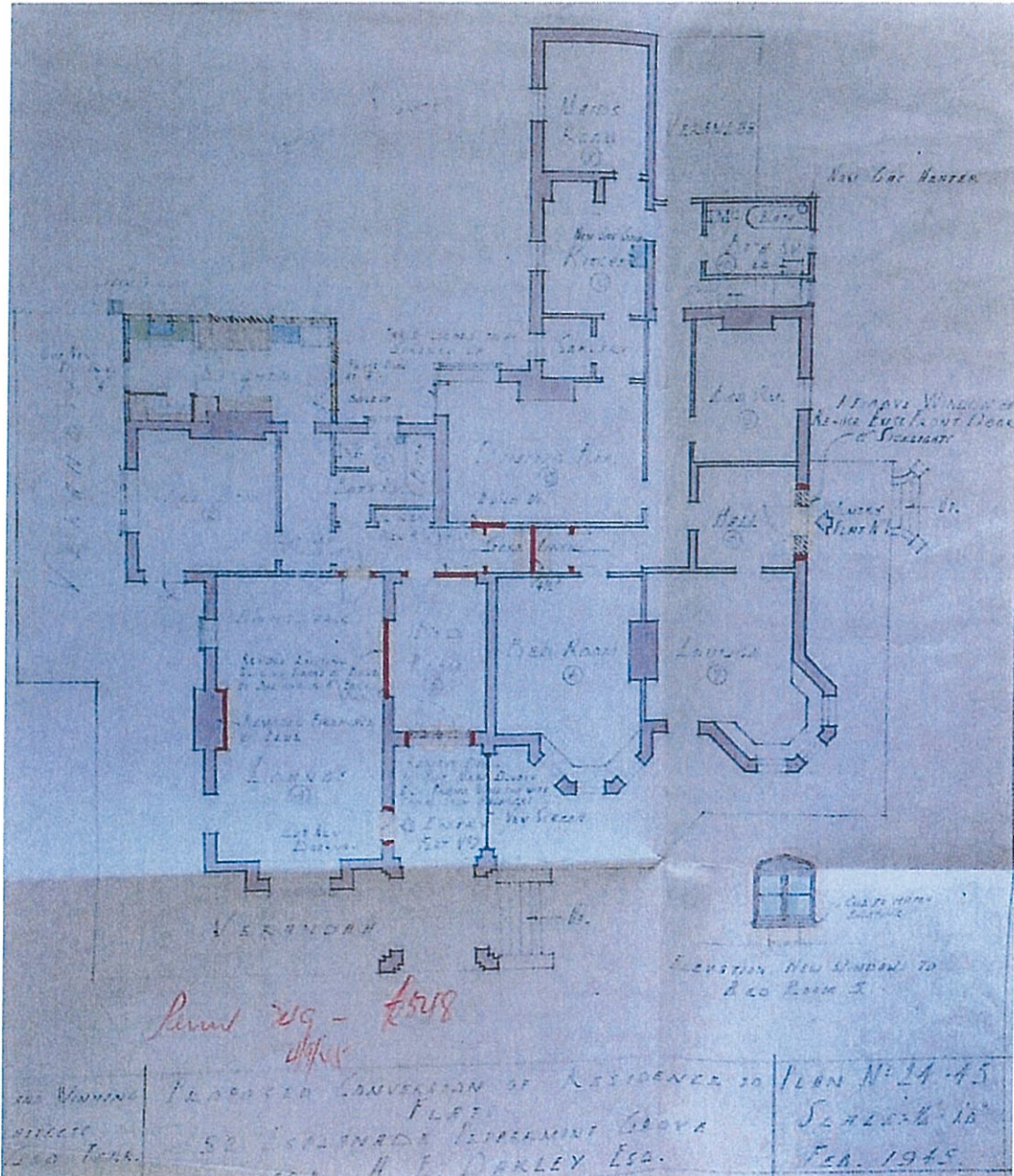
²⁴ [Reference to plans held at SPG]

²⁵ Hobbs & Winning, Plan No. 24-45, 'Proposed Conversion of Residence to Flats' (February 1945, copy held by Shire of Peppermint Grove)

²⁶ Commonwealth of Australia Ministry of Post War Reconstruction, Permit No. 5993, 3 August 1945 (copy held by Shire of Peppermint Grove)

²⁷ 'Obituary', *Northern Times*, 9 November 1945, p. 2

the land was consequently subdivided into Lots 22 and 23 and the kitchen extension was probably built at this time.



Hobbs & Winning, Plan No. 24-45, 'Proposed Conversion of Residence to Flats' (February 1945)

In the late 1940s, 52 The Esplanade, Peppermint Grove, was the site of fêtes, such as the one held by the owner, Mrs Montearth, for the Guides in November 1949, and which was

opened by Violet (later Lady) McLarty.²⁸ This event appears to have been fairly large, with 'pictures, stalls, pipe band, pony rides, Xmas gifts, fresh vegetables and flowers'.²⁹

From around 1950 to the mid-1980s I.G. and G.M. Robinson, who were notable Wongan Hills pastoralists, owned the house.³⁰ It is likely, therefore, that *52 The Esplanade, Peppermint Grove*, continued to operate as a summer residence during this time.

52 The Esplanade, Peppermint Grove, was auctioned in 1986, and a floor plan produced at this time shows some minor changes over the last decades.³¹ A further two bedrooms had been added to the rear of the southern wing, behind the 1945 kitchen extension. The Maid's Room identified at the northwest of the residence in 1945 had now been converted into a Bedroom and laundry. The additions were undertaken in 1967,³² when the Building Surveyor noted that unauthorised accommodation had been added to the building to house a seriously ill member of the Robinson family.³³

²⁸ 'Advertising', *Daily News*, 11 November 1949, p. 17

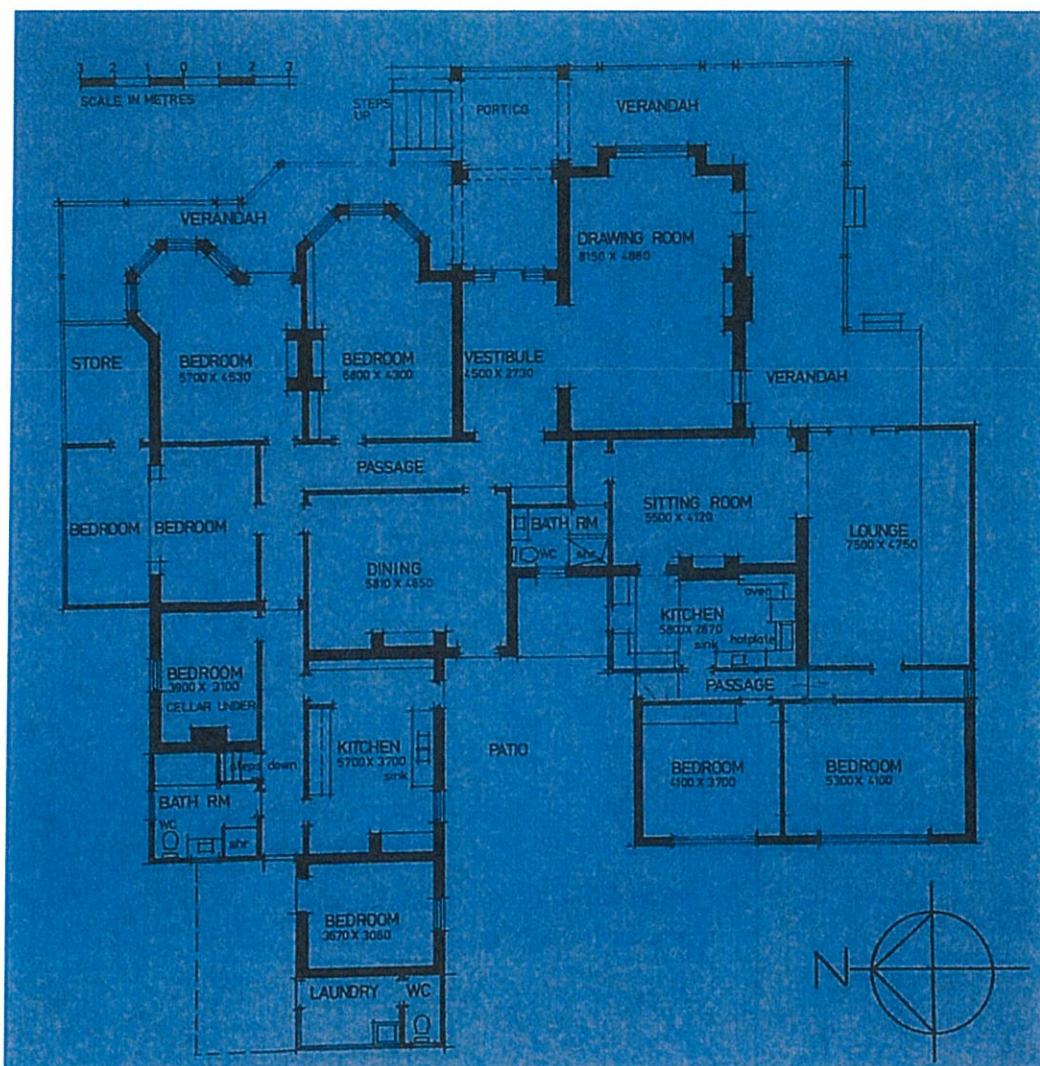
²⁹ 'Coming Events', *West Australian*, 5 November 1949, p. 17

³⁰ Pascoe, *Peppermint Grove*, p. 56

³¹ Peet & Co, 'Ground Floor Plan' (1986, copy held by Shire of Peppermint Grove)

³² M. A. Meaney & Co, 'Plan of Additions' (1967, copy held by Shire of Peppermint Grove)

³³ Correspondence, Building Surveyor to Shire of Peppermint Grove, 6 June 1956 (copy held by Shire of Peppermint Grove)



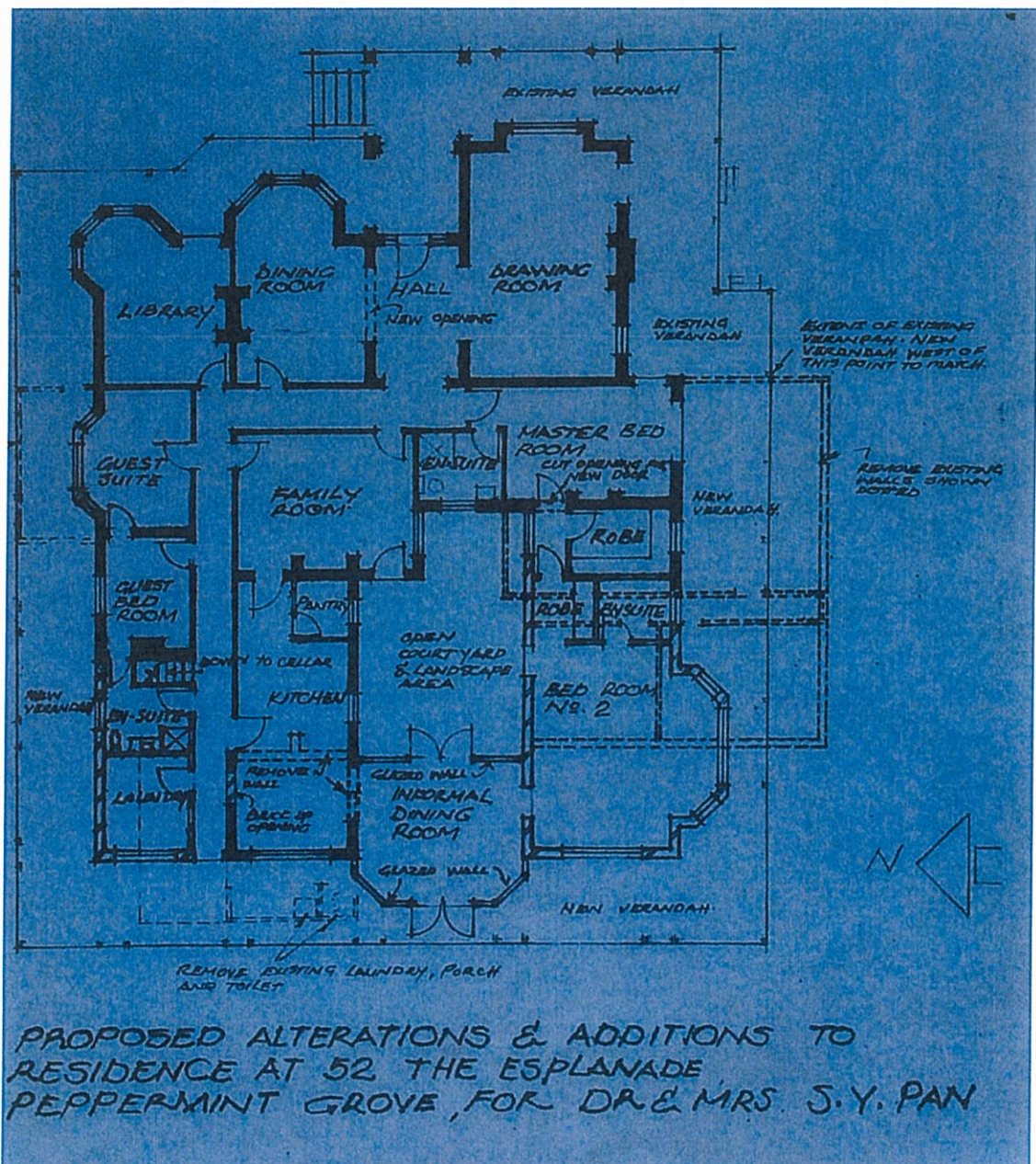
Peet & Co, 'Ground Floor Plan' (1986)

The new owner, Dr Soo Yen Pan, submitted plans for a number of alterations and additions to the residence.³⁴ These were approved subject to the two Lots being amalgamated.³⁵ The proposed changes included new verandahs to all façades, and the creation of an 'Open Courtyard' in the centre of the residence. In addition, it is probable the whole building was reroofed at this time.³⁶ The work completed was quite different to that indicated on the plan and involved large additions to the house.

³⁴ 'Proposed Additions and Alterations to Residence at 52 The Esplanade, Peppermint Grove' (c.1986, unsigned, copy held by Shire of Peppermint Grove)

³⁵ Correspondence, Shire of Peppermint Grove to Dr S. Y. Pan, 23 June 1986 (copy held by Shire of Peppermint Grove)

³⁶ Shire of Peppermint Grove, Building Licence No. 1761, 3 November 1986 (copy held by Shire of Peppermint Grove)



'Proposed Additions and Alterations to Residence at 52 The Esplanade, Peppermint Grove' (c.1986).
None of this work was carried out.

In the late 1990s, the then owners, Mr and Mrs L.M. Brown, made a number of attempts to seek permission to construct a new garage/sail loft at the northwest of *52 The Esplanade, Peppermint Grove*. The addition, designed by David Melsom Architect, proved controversial and the Shire twice refused permission before it was finally constructed.³⁷

³⁷ 'Sail Loft Refused', *The Post*, 1-2 November 1997, p. 6

In 2001, a West Perth company, Dain Pty Ltd, paid around \$6 million for the residence.³⁸

Physical evidence

52 The Esplanade, Peppermint Grove is a limestone and tiled roof house in a generous landscaped setting. It was built in 1899 for John McArdell in the Federation Bungalow style. It was extensively remodelled in 1927 for Alfred Oakley and then converted into two flats in 1945, further added to by the Robinsons in 1967, Dr Soo Yen Pan in 1986 and finally by the Browns in 1998.

52 The Esplanade, Peppermint Grove is one of four houses built over a similar period on the Esplanade between Keane and Irvine streets. The others are at 56, 58 and 59/60 and all were built for eminent West Australians and have continued to be family homes. They have been periodically adapted and extended to suit current living standards. All enjoy sweeping views across Freshwater Bay to Point Resolution and the Darling Ranges beyond.

There is a narrow verge across the front of the lot with plantings of Peppermint Trees. A concrete path and a white rendered masonry wall sit in front of the house. It has applied trelliswork and in part screens the house. The house is set on a rise, as are its neighbours, and there is a planted screen behind the front wall further obscuring the house from open view. The screen reveals only the crenulated porch, upper parts of the verandah and roofscape. The drive is to the northern side of the house and is laid in concrete interlocking blocks, with random rock edges and dense plantings of shrubs. A plane of lawn is located in front of the house, fringed with shrubs and provides views to the river. Landform apart, none of the garden is historic.

The house is set across the front of the lot and extends deep into along the northern side. The original house takes up just over half of the house's length. To the rear there is a double carport and garage, with sail loft set near the rear boundary.

The rear garden has an informally planned edged lawn, with bed plantings that include Camphor Laurel, Oleander, Banana Palm, Guava, Cotton Palms, Apple Trees, Citrus Trees, Grevillea, Camellia, Dianthus, Loquat, Figs, Wisteria, Weeping Mulberry, Roses, and Gardenia. Only the Camphor Laurel would appear to be an historic planting.

The Main House and its additions.

The original house is constructed of Cottesloe limestone, in random course blocks with ruled joints, voussoir stone arches and a timber framed roof clad with modern tiles. It is styled like a Federation Bungalow style house, though details such as the posts, valance boards, original timber floors, foundation walls, and balustrades are no longer in place. The plan is irregular in form and features polygonal bays north of the entrance. A bay window to the

³⁸ 'It's all happening on The Esplanade', *The Post*, 22 February 2014, p. 95

lounge is a later addition, as are all other bay windows around the house. Later sections of the house have been designed to match, but appear to have been constructed in Carabooda or similar limestone.

The verandah has a recent limestone foundation wall and has a brick paved surface. Replacement posts are square and set on post brackets. A dominant feature of the verandah is the rendered masonry crenulated portico erected in 1927 or so. This was when the house was given an 'Old English' style makeover and is one of few features left from that time. The verandah soffit is finished with pine boarding. A verandah extends all around the house, which was not the case with the earlier iterations, when only the front and part of the sides appear to have had verandahs.

In terms of an original profile, it would appear that rooms 1-10 on the plan at Figure 3 were part of the original construction. There have been numerous alterations in some of those rooms as the interior descriptions would indicate. The original cellar access was external and is now an internal one in room 13, part of an eastward extension that includes rooms 14-18. A further extension comprises rooms 11 and 12.

The roof follows the irregular plan form. It is hipped and gabled and finished with clay tiles and ram's horn finials on gables and ridges. It was completed in 1986. The gables feature finely detailed fretwork, which would appear not to be a feature of the original design. Early photographs shown half timbering and rendered panels. A feature of the roofscape is a number of rendered chimneys with decorative caps and clay chimney pots. Gutters are quads.

The front door is four panelled with side and hopper lights under a two-pointed Tudor arch. This would appear to be part of the 1927 work and later. Other original door openings have glazed and panelled doors, with fine astragals that suggest that they might be original. More contemporary doors are made up in a variety of patterns, some of which are quite elaborate.

Windows are single pane double hung sashes with rendered sills. All have had the sash weights disconnected or removed and now operate with spiral winders and a number have been extended down to floor level. A number of new windows have been inserted into original walls such as the two sets of sashes in the northern bathroom wall.

The plan is organised around an 'L' shaped corridor with the original 10 rooms all having their access of this corridor. Extensions are planned in a different manner and rooms are used for access rather than corridors.

The original rooms comprise the Lounge (Room 1), Hall (Room 2), Sitting room (Room 3), Study/Bedroom (Room 4), Bathroom (Room 5, though perhaps not this the present plan form), Bedroom (Room 5, though perhaps not this plan form), cellar under the bedroom,

Kitchen (Room 7), Dining Room (Room 8), Bathroom (Room 9) and Retreat (Room 10 though again the plan has been altered) and Retreat (Room 10, minus its original fireplace).

Room 1 has timber floors, moulded timber skirtings, plastered walls with picture rails, cornices and two ceiling roses. As with the remainder of the original sections of the house, ceilings, cornices and ceiling roses appear to be late works. There is a bay window on the east side of the room which is a later addition. The room also has a fireplace with firebox and mantel. The opening into the room has been enlarged and trimmed with classically derived mouldings added. Doors to the north and south are most likely later additions. Doors are four-panelled and this is a theme that runs through most of the house.

Room 2 has a marble tiled floor moulded skirtings, plastered walls, cornices and a domed stained glass ceiling feature. Though the hall retains its original plan almost everything in it has been changed to achieve the current presentation. As with room 1 the openings to either side have been enlarged. A security grille has been added to the west end of the hall. The two-pointed arch and label mould at the western end of the hall are most likely the product of the 1927 makeover.

Room 3 closely reflects room 1 but with a taller fireplace and dado rail. Unlike room 1 the bay window is authentic.

The north/south passage continues the finishes of the hall and it would appear to have been extensively upgraded.

Room 4 is similar to room 3 in its treatment but has a marble fireplace that would appear to be recent work.

Room 5 is a contemporary bathroom with recent windows to the north side, a stone tiled floor, contemporary fittings and finishes and a rooflight.

Room 6 appears to be in its early plan form but a fireplace has been removed, ceilings replaced and finishes upgraded.

Room 7 is the original kitchen and has stone tiled floors, new ceilings, a new window to the south wall and a pantry fitted in to the corner of the room.

Room 8 is the dining room. It has been remodelled in plan and all finishes replaced, with stone floors a marble fireplace, domed ceiling, cornices, picture rails and the like.

Similarly rooms 9 and 10 have been extensively remodelled to the point where original work is difficult to determine. However the external walls, bay window apart are original fabric.

Rooms 11 and 12 are part of the 1980s program, and comprise a bedroom and walk in robe. They use the decorative language of the remainder of the house in a loose manner.

Room 13 retains original limestone walls and the entrance to the cellar. This room simply used the external walls of the rear of the house to create a new room. The existing walls are used as a feature. The remaining rooms 14-18 are also part of the 1980s work.

The stone faced and tiled roof garage and sail loft are part of the program completed in the 1990s.

Generally the house and grounds are in good condition.

Comparative

House Type

The house plan was one of a number of bungalows built in the Federation period and is size designed for a prominent family.

The treatment is of a good standard commensurate with middle class requirements. The decorative approach employs many of the devices of the Federation Bungalow style.

Federation Bungalow Style

The Federation Bungalow style was widely used in Western Australia and Peppermint Grove. Peppermint Grove has very good representations of the style. There are 1489 examples of the style included in the Heritage Council's database, and some 41 of those are located in Peppermint Grove.

52 The Esplanade has moderate authenticity externally and moderate to low authenticity internally.

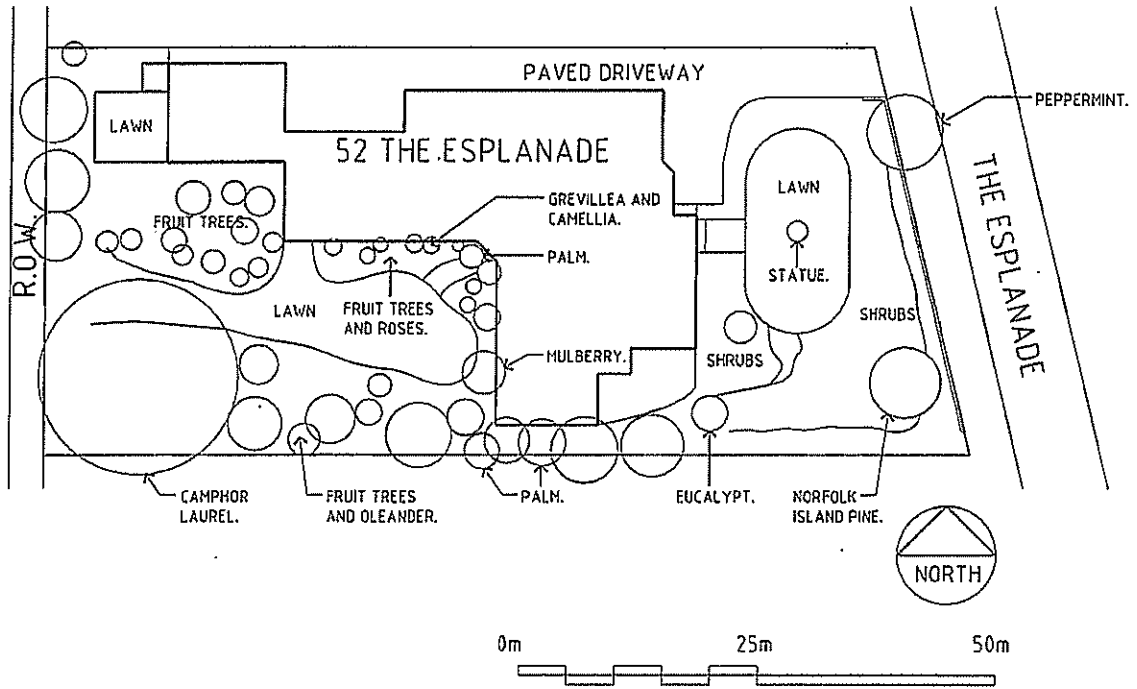
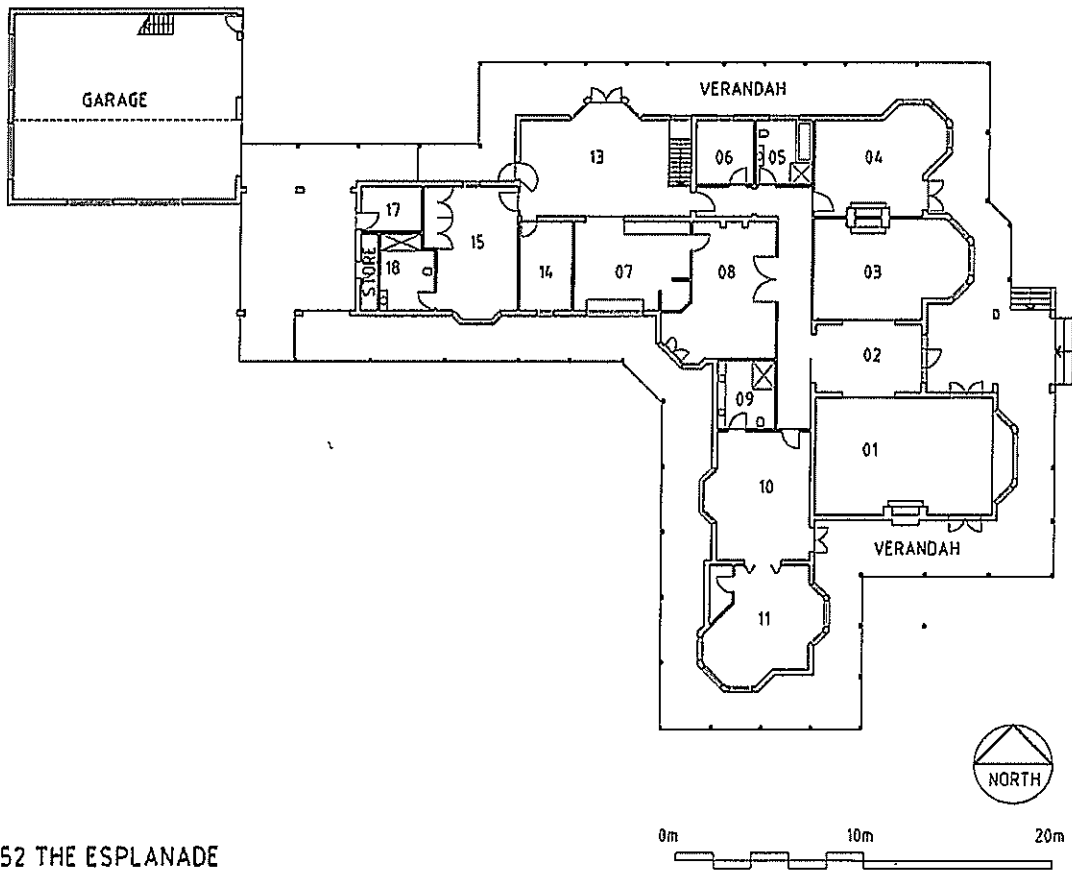


Figure 3 Site Plan



52 THE ESPLANADE

Figure 4 Floor Plan



52 The Esplanade Streetscape context.



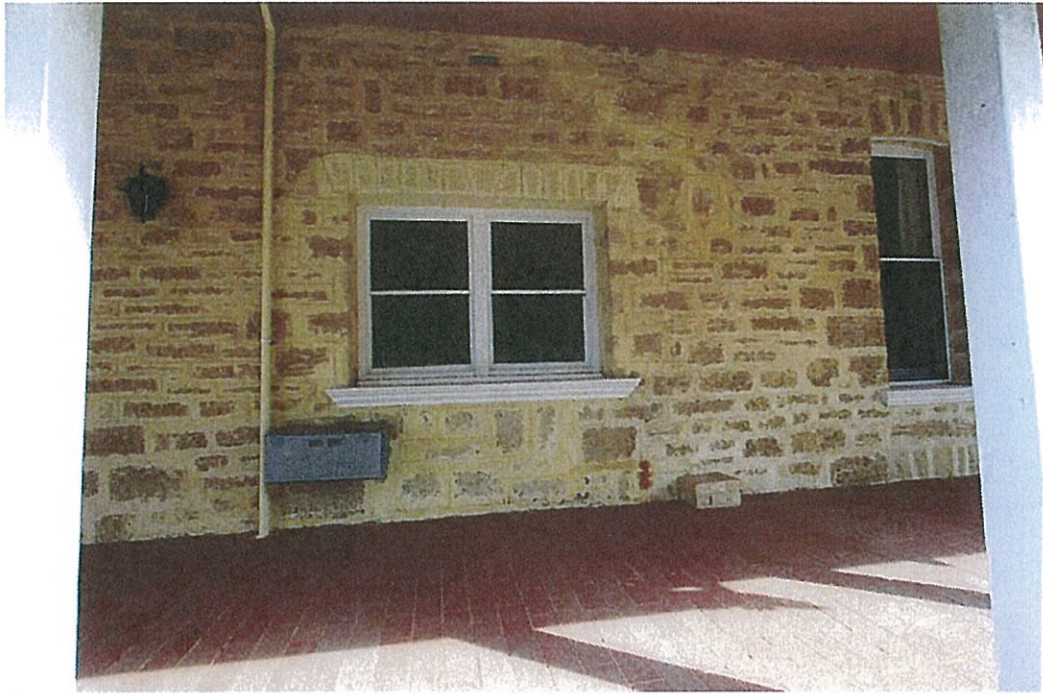
52 The Esplanade view from the driveway. The Old English style entrance is a later addition from 1927. Tile roofing is replacement tiling.



East elevation, indicating the 1927 entry, the added bay window to the left and change in gable treatments.



North side of the house. The verandah is a replacement and the gables to the verandahs a later addition.



The bathroom windows are a later addition with an authentic window to the right.



The carports and garage are late additions.



This room is an addition, infilling an original open area and access to the basement.



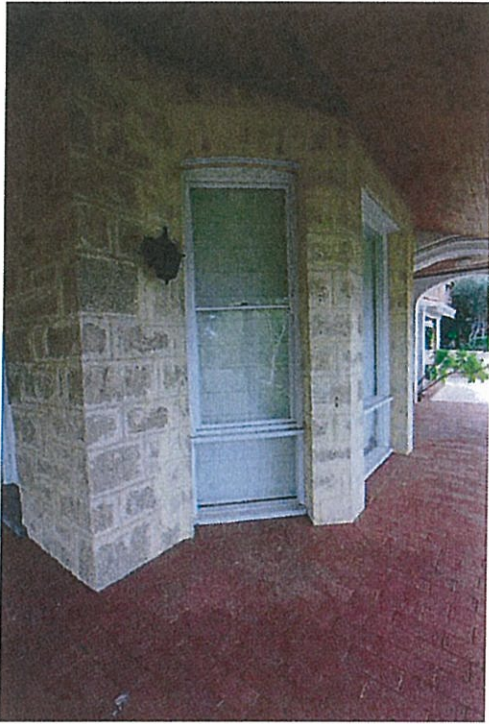
All the work in this photograph is a late addition.



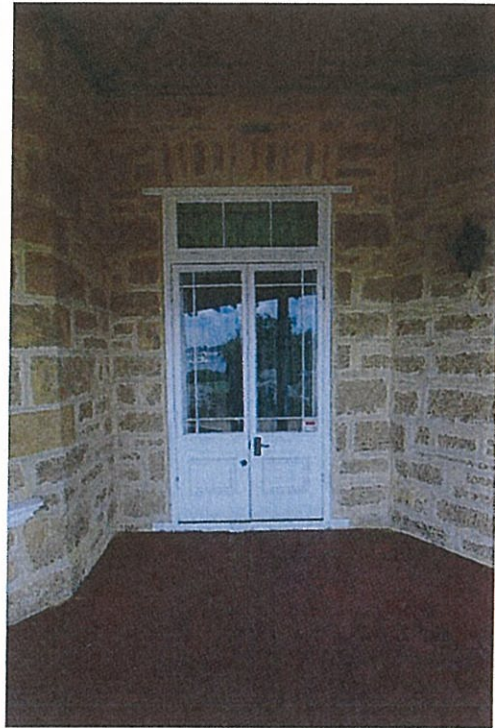
All the work in this photograph is a late addition.



Garden looking east. Most elements on the far left are recent and the remainder has undergone varying degrees of change.



- ✕ The bay window to room 1 has been modified, originally a rectangular bay, it now has spayed corners. The window sills have been extended down also.



- The door into room 4 may be one of the few surviving original doors.



- Hall looking east (Room 2) Floors, ceilings, cornices and openings are replacements.



Hall looking west (Room 2). The arch is most likely a survivor of the 1927 refit.



Lounge looking south east (Room 1). The ceiling, cornices and bay window are all from the 1980s phase of development.



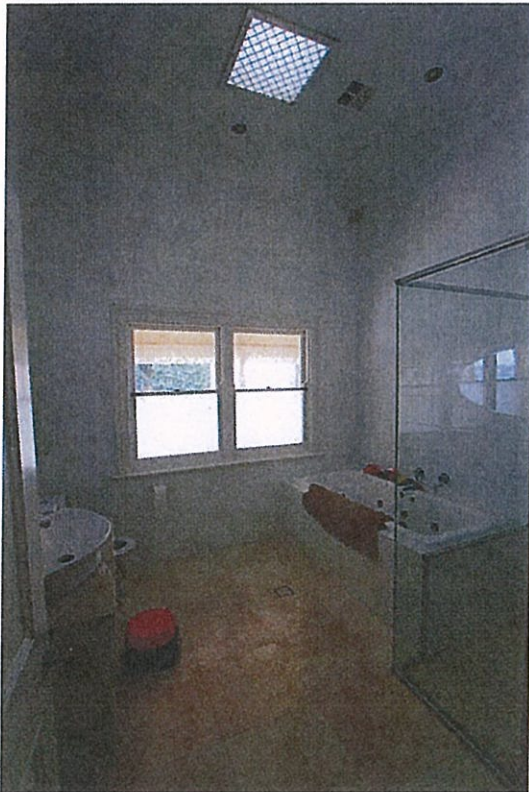
Sitting room (Room 3).



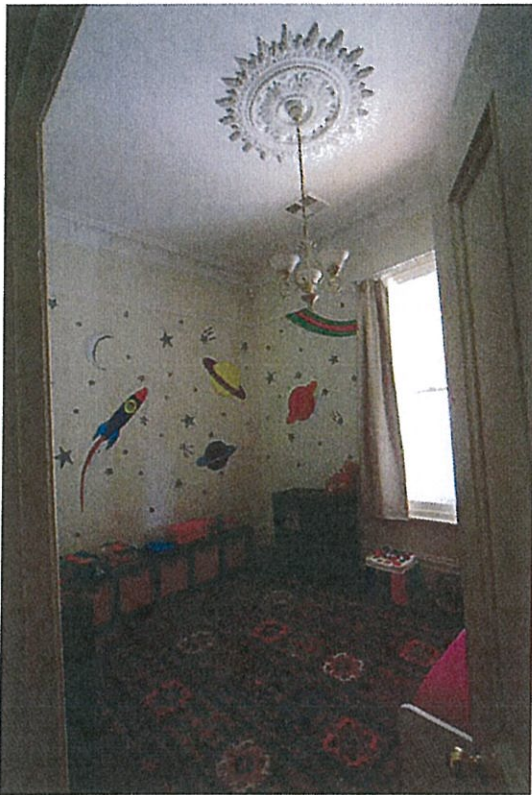
Corridor looking north. Floors, ceilings and cornices are replacement material.



Bedroom/study (Room 4) The fireplace, ceiling and rose are all replacement material.



Bathroom (Room 5) is all 1980s work, including the windows in the north wall.



Bedroom (Room 6). The room originally had a fireplace on the west wall, but this has been removed, new ceilings, cornices and a rose fitted. The cellar is under this room.



Cellar. All finishes are new.



Family Living (Room 13) looking west, is a new room, but the limestone walls are part of the original house.



Family Living (Room 13) looking east. The limestone walls and door opening are part of the original house. The cellar stair is on the left.



Bedroom 15 is a late addition.



Dining room (Room 8) is part of the original plan. However, the fireplace, bay window, ceiling and glazed doors are all part of a late modification.



Retreat (Room 10). Although the main walls are part of the original house, it has been modified substantially, including the addition of the bay window to the right.



Bedroom and robe (Rooms 11 and 12) are both late additions.



Ordinary Council Meeting

**9.1.1 – 52 The Esplanade 23 March Owner
Submission – Attachment # 1C**

Shire of Peppermint Grove

Doc No: R17/00602 File Ref: LP1386

Rcvd: 24 MAR 2017

Rcvd By: EA

Comments: Hand-delivered approx

12 noon 24/3/17

23rd March 2017

19 Hill Tee

Mosman Park

PO Box 55 Collesloe 6911

Mr John Merrick
 Chief Executive Officer
 Shire of Peppermint Grove
 PO Box 221 Collesloe WA 6011
 Fax 9286 8610

Dear Mr Merrick,

The stated requirement for Category I, Category II, that a building creates the atmosphere of Peppermint Grove is far too sweeping & in fact a "catch all" condition, as it could apply to any building in the shire. This is a nonsense!

In respect to 52 The Esplanade, this building is not an example of a design & build typical to 1898, 1920, 1930, 1950 or 2000. It is in fact a building that has been altered, parts demolished, added to & renovated over most of its history & therefore not Category I under plan 3.

In respect to category I, buildings if in the opinion of the Shire councillors (who represent the rate payers) believe that the building should be retained as significant, obviously the rate payers should accept some responsibility for the rates & taxes paid on the property & to its maintenance. It is entirely unreasonable that the owner should be responsible for 100% of the rates & taxes & maintenance when it is simply clear to the Shire councillors that such a listing severely damages the resale value of the property.

If consideration of a change in

categories from 1 to 2, The council will only act on a 100% vote of the councillors. This is not fair or reasonable since just one councillor can decide the fate of the consideration. This person, having no equity in the property (as with the others) can be biased for many & varied reasons with no effect or consideration for the hapless owner who is obviously suffering monetary damages. A simple majority would be more in order.

If 52 The Esplanade was not listed as category I Dain Pty Ltd could have sold this property at least 3 years ago, saving at least \$450,000 in land tax. Our neighbour, 56 The Esplanade, sold about 3 years ago for \$17,250,000.00 & the new owner was allowed to keep only the facade of the house in his re-build.

This seems to me to indicate that your council is not treating me fairly & equal to the previous owners of 56 The Esplanade.

Since 52 The Esplanade has been on the market the agent has received two offers, the first at least 18 months ago was for \$13,000,000, the second only 1 month ago was \$13,000,000. Both were rejected by the agent. In both cases their offers were based on the negative impact of the heritage listing!

It is clear that your council's decision of a total 100% objection to any alteration of the heritage listing has cost me at least \$7,500,000 plus loss of interest which would amount to around \$8,000,000.00.

As a law abiding Australian who has worked hard for any gain, I do not believe

that I should be treated as a lesser person than my neighbours.

In Planning scheme 4, before any building can be categorised it should clearly state the reasons, in a house of a particular period (complete) with dates, or of particular design with detailed evidence that proper research has been done to verify this category.

Buildings which due to their character create the atmosphere of Peppermint Grove is just too vague, especially if decided by rate payers representatives that believe they have no risk to their own properties ever being listed.

Even if a property is listed on behalf of the rate payers, the rate payers should accept responsibility for any loss to the owner of that property due to their actions.

Better still is that the council on behalf of the rate payers, purchase the targeted property + then heritage list it. I have no hesitation in saying that the rate payers would say delist the property so that it can be sold like all other properties.

In conclusion I wish to have my property of 52 The Esplanade delisted as Category II immediately.

Sydney Brown
for Dain Pty Ltd.



Ordinary Council Meeting

9.1.1 – 52 The Esplanade TPG Report–
Attachment # 1D

4

Our Ref 716-561

20 March 2017

Mr John Merrick
Chief Executive Officer
Shire of Peppermint Grove
PO Box 221
Cottesloe WA 6011

Shire of Peppermint Grove



Doc No: _____ File Ref: _____

Rcvd: 21 MAR 2017 Rcvd By: _____

Comments: _____

Attention: Michael Whitbread

Dear Mr Merrick,

HERITAGE SUBMISSION RELATING TO THE CULTURAL HERITAGE VALUE OF NO. 52 THE ESPLANADE, PEPPERMINT GROVE

In response to your letter dated March 3rd to the owners of No. 52 The Esplanade, Peppermint Grove (subject place), TPG+Place Match have been engaged to review the cultural heritage value of their property and to request that it is re-categorised on the Shire of Peppermint Grove (the Shire) Heritage List under the new Local Planning Scheme No.4.

In order to make this written request we have undertaken a Peer Review of the Heritage Assessment and Advice prepared for the current owner by Griffiths Architects in April 2014. I also undertook a site visit to confirm the findings of the Griffiths report. We have been guided by the State Heritage Office's Publication 'Criteria for the Assessment of Local Heritage Places and Areas' (SHO Criteria), which is informed by the principles established in the ICOMOS Burra Charter.

Heritage Status

The *Heritage of Western Australia Act 1990* requires each local government to identify buildings of cultural heritage significance in its district through a Municipal Heritage Inventory (MHI). For a local government to have the statutory authority and the ability to influence or manage the development of a heritage place, that place needs to be identified within a Heritage List under the town planning scheme. The Shire's first MHI was prepared in 1995 and categorised places A-C, with 'A' being those of greatest significance. At that time the subject place was a Category B place and was noted as having 'extensive additions'.

The Shire's current MHI was prepared in 1999 and buildings included on the MHI are also protected under the Shire's statutory Heritage List now adopted under its Town Planning Scheme No. 4.

The Shire's Heritage List Management Categories are defined as follows:

- *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.'*
- *Category 2: 'Buildings, which also contribute to the character and atmosphere of Peppermint Grove. These buildings may be altered or extended in a manner which recognises and retains some original features or which may be demolished, but the replacement building should recognise by its position the adjoining residence and precinct. The owner to provide an archival record for any building demolished under this category and the Shire to provide a plaque for inclusion in the adjoining footpath to recognise the cultural significance of the property'*

The subject place is currently listed as a Category 1 on the Shire's Heritage List.

Local government Heritage Lists include buildings as Category 1 where they are considered to be of exceptional significance to the locality being 'rare or outstanding examples' as per the SHO Criteria. Category 1 places are often also included on the State Register of Heritage Places or are considered to be of sufficient significance to be nominated for State registration. Buildings of considerable or even some/moderate significance to the locality are more appropriately given a Category 2 level of protection (or lower where these categories are defined). The Shire's previous 1995 MHI appeared to more accurately reflect the extensive nature of change in the property.

As discussed below it is our view that the subject place does not demonstrate sufficient cultural heritage significance to be included on the Shire's Heritage List at the highest category. Rather it is more suitable to be included as a Category 2 place because it is of some/moderate significance in that it contributes to the heritage of the locality, but has some altered or modified elements (as per the SHO Criteria).

Analysis of Heritage Value

Analysis of Heritage Assessment

The Heritage Assessment (Griffiths, 2014) is presented in two clear sections Documentary Evidence and Physical Evidence. The findings of the evidence are then distilled into a Statement of Significance that states the cultural heritage values of the place

Documentary Evidence

The Heritage Assessment presents a detailed and well-researched history and historical context. This section outlines that 52 The Esplanade, Peppermint Grove was built in 1899 for John McArdell in the Federation Bungalow style. It was extensively remodelled in 1927 for Alfred Oakley in the Old English style and then converted into two flats in 1945. Further additions were made by the Robinsons in 1967, Dr Soo Yen Pan in 1986, and finally by the Browns in 1998.

The evidence indicates that the property has connections with a number of historical figures. Most notably James Thompson, who resided there from 1907 to 1926, and who was engineer-in-chief of the Public Works Department from September 1904. The building was substantially altered subsequent to the Thompson family residing there and no longer represents the building from that period.

The historical evidence also points to the fact that the two periods of greatest significance were the original 1899 Federation era construction and the 1927 Inter- War Old English Style remodelling, designed by Edwin Summerhayes and Son. Both these periods have been extensively altered, both externally and internally, and their intactness is moderate to low.

Physical Evidence

This section of the Heritage Assessment provides a clear description of the setting and fabric of the subject place. Generally the condition and appearance of the building is consistent with our findings on site. However intrusive investigation and localised opening up, which is outside the scope of a heritage assessment, may reveal hidden features or provide further evidence on phases of construction.

In relation to the setting, the Heritage Assessment states that 52 The Esplanade is part of a collection of four places that makes up a small precinct of places (comprises 52, 56 and 58 The Esplanade and 59 Keane Street) from a similar time, architectural style and construction materials on Peppermint Grove's Esplanade. We note that the subject property appears as the most altered of the four and does not retain the same level of authenticity that the others do and that this somewhat diminishes its contribution to the group. Of the four properties only No.58 The Esplanade is currently a Category 2 place, despite the Shire's place record form assessing it as a rare exemplar of the Federation Bungalow style and demonstrating a more authentic streetscape presence than the subject place.

We also agree with the findings of the Heritage Assessment that the dwelling could be classified as a Federation Bungalow with Old English style overlay and that it has been subject to modification and additions over the years. Both the original and overlay architectural styles have been substantially

compromised by the changes noted in the Heritage Assessment. The changes impact on the authenticity and presentation of the subject place and the building can no longer be fully understood in its 1899 or 1927 periods of construction.

Statement of Significance

The Statement of Significance clearly defines the cultural heritage significance of place in accordance with the State Heritage Office guidelines. We agree that:

- The place is representative of the scale of large housing constructed in Peppermint Grove for the leading members of Western Australian society
- The place is part of a collection of four places that makes up a small precinct of places from a similar time, architectural style and construction materials on Peppermint Grove's Esplanade
- The place has close associations James Thompson, who resided there from 1907 to 1926, and who was engineer-in-chief of the Public Works Department from September 1904 and Alfred Oakley, who resided there from 1927 to 1945, a prominent pastoralist in whose time the Old English style remodelling and some significant additions took place.
- Modifications especially since the World War II have diminished the aesthetic value and authenticity of the house and are of low significance. Additions and change from 1986 onwards have no significance.

Points we would argue could be augmented are that:

- it is a good example of a Federation Bungalow, with a part Old English Style overlay

Whilst we agree the subject place was originally an example of a Federation Bungalow it has been so heavily altered in numerous phases of development that it is no longer a 'good example'. It may however be possible through restorative works to enhance this value and return the building closer to its original form and detailing.

Recommendations

The Griffiths report neatly summarises that:

The place was given a Category 1 Management Level, which would strongly suggest retention and possibly referral for assessment for the State Register. This assessment provides an opportunity to look much more closely at the place. This assessment concludes that the place is more representative rather than highly significant in its own right. The place contributes to a precinct and has historic value. These values suggest that a degree of retention is desirable to underpin the stated values. A re-assignment of Management Category to 2 might be considered by the Shire in the light of this investigation.

We entirely concur with the above conclusion. We do not believe the place has sufficient heritage value in its own right to be included on the Shire's Municipal Inventory as a Category 1 place. Given the extent of alteration to the building over time the place is more appropriately assigned a Category 2.

We trust this letter in conjunction with the Griffiths Architects Heritage Assessment (2014) is sufficient for the Shire to consider the reclassification of this property. If there is a requirement for further information to assist your deliberations please do not hesitate to contact myself on 9289 8300 should you have any queries regarding this advice.

Yours sincerely
TPG + PLACE MATCH

A handwritten signature in black ink that reads "Marc Beattie". The signature is written in a cursive, flowing style.

Marc Beattie
Senior Heritage Planner



Ordinary Council Meeting

9.1.1 – 52 The Esplanade Notice to
owner/occupier– Attachment # 1E

15 September 2017

Dain Pty Ltd
52 The Esplanade
PEPPERMINT GROVE WA 6011



Dear Sir / Madam

HERITAGE LISTING OF 52 THE ESPLANADE, PEPPERMINT GROVE

I refer to the letter dated 10 August 2017 and sent on behalf of Dain Pty Ltd – as the sole registered proprietor of 52 The Esplanade, Peppermint Grove (*Lot 100*) – by Hotchkin Hanly Lawyers.

I also refer to the allegations in Hotchkin Hanly Lawyers' letter in respect to:

- the Shire of Peppermint Grove's (*Shire*) Heritage List (*Heritage List*) established under clause 8 of Schedule 2 (*Deemed Provisions*) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- the entry of Lot 100 in the Heritage List.

The Shire does not agree with the allegations in Hotchkin Hanly Lawyers' letter.

Notwithstanding the Shire's position, the Shire provides Dain Pty Ltd with the below written notice.

Notice in accordance with clause 8 of Deemed Provisions

1. Pursuant to clause 8 of the Deemed Provisions, the Shire must not enter a place in, or remove a place from, the Heritage List, or modify the entry of a place in the Heritage List, unless the Shire:

- (a) notifies in writing each owner and occupier of the plan and provides each of them with a description of the place and the reasons for the proposed entry;
- (b) invites each owner and occupier to make submissions on the proposal within 21 days of the day on which the notice is served or within a longer period specified in the notice;

- (c) *carries out any other consultation the local government considers appropriate; and*
 - (d) *following any consultation and consideration of the submissions made on the proposal, resolves that the place be entered in the heritage list with or without modifications, or that the place be removed from the heritage list.'*
2. This letter is a notice and invitation to Dain Pty Ltd as the registered proprietor or owner of Lot 100 for the purposes of clause 8(3)(a) and (b) of the Deemed Provisions.

Description of the place

3. In accordance with clause 8(3)(a) of the Deemed Provisions, the description of the place is as follows:
- (a) 52 The Esplanade, Peppermint Grove; and
 - (b) Lot 100 on Diagram 71487 being the whole of the land contained in Certificate of Title volume 1842 Folio 15.

Reasons for the proposed entry

4. In accordance with clause 8(3)(a) of the Deemed Provisions, the reasons for the proposed entry of the place in the Heritage List are as follows.
5. Lot 100 is a place of cultural heritage significance and worthy of built heritage conservation because –
- (a) Lot 100 is a place that is representative of:
 - (i) a Federation Queen Anne Bungalow; and
 - (ii) a large house constructed in Peppermint Grove for the leading members of Western Australian society.
 - (b) Lot 100 is a place that contributes to the heritage of the locality.
 - (c) Lot 100 is a landmark place as part of a cultural group of developments from a consistent historical period and architectural style.
 - (d) Lot 100 is a place that has historic value and is a rare example of a place of its style.
 - (e) Lot 100 is a place associated with historical figures and prominent past residents of Peppermint Grove.

Invitation to make submissions

6. In accordance with clause 8(3)(b) of the Deemed Provisions, you are invited to make submissions, on behalf of Dain Pty Limited as the owner of Lot 100, on the proposal to

enter Lot 100 in the Heritage List. You must lodge your submissions with the Shire within 21 days of being served this notice.


7. Your submission must be addressed to 'Manager Development Services' and may be lodged either by –
- (i) email to: admin@peppermintgrove.wa.gov.au; or
 - (ii) post to: PO Box 221, Cottesloe 6911.

If you have any questions in respect of this Notice then please contact the Shire's Manager Development Services, Michael Whitbread on 9286 8600.

Yours sincerely,



John Merrick JP
CHIEF EXECUTIVE OFFICER



cc'd: Dain Pty Ltd
PO Box 55
COTTESLOE 6911



Ordinary Council Meeting

9.1.1 – 52 The Esplanade 5 October Owner
Submission– Attachment # 1F

AAT 6

Shire of Peppermint Grove

Doc No: R17/2011 File Ref: LE077

Rcvd: - 9 OCT 2017 Rcvd By: MCO

Comments: _____

Mr L.M. Brown
19 Hill Terrace,
MOSMAN PARK, W.A. 6012

5th October 2017

The Manager Development Services
Shire of Peppermint Grove
1 Leake Street,
PEPPERMINT GROVE, W.A. 6011

Dear Sir,

RE: 52 THE ESPLANADE, PEPPERMINT GROVE

I am the sole director of Dain Pty Ltd, the owner of the above mentioned property and I respond to your letter of the 15th September 2017 regarding its heritage classification.

Within your letter you list the reasons for the proposed entry of the place in the Heritage List and I make the following comments to the items listed.

Item 5 (a) Lot 100 is a place that is representative of (i) "a Federation Queen Anne Bungalow" (FQAB). The place is not a FQAB. In the words of historians Eddie Marcus & Robert Pascoe the original home is described as "a small cottage" and "small bungalow" situated on the northern block Lot 23. At this time Lots 23 & 22 (now Lot 100) were owned by different families). Thompson Lot 23, Wood Lot 22. (See attached map from Pascoe's "Peppermint Grove".)

As pointed out in the Griffith Report and the Peer Review it has been extended and altered many times (1927, converted to flats in 1945, 1967, 1986 & 1998) as to reduce any original heritage value.

Item 5 (a) (ii) "a large home constructed in Peppermint Grove for leading members of Western Australian society". I challenge the Shire to demonstrate how John McArdeell, James Thompson, Henry Masel, Alfred Oakley, Mr Monteath, G.M. Robinson, Soo Yen Pan and L.M. Brown are any more "leading" than any resident of Peppermint Grove before, then or since. With the greatest respect to the families of these people they are all virtually unknown.

Further the home is no larger than most of the homes in Peppermint Grove (especially on The Esplanade). The land holding is large but the home is not.

Item 5 (b) "contributes to the heritage of the locality" - What does this mean? Given the hybrid nature of the home any reasonable judge would conclude the block size and the set back make the biggest contribution to the heritage of the locality.

Item 5 (c) "part of a cultural group of developments from a consistent historical period and architectural style" . For the record 60 & 58 The Esplanade were demolished, 56 has been so changed it would be difficult to identity its heritage. So that leaves 52 alone with its hybrid of architectural features. By the way, how does the new café shop "Freshwater" fit into this so called "Heritage Locality".

Item 5 (d) "Historical value and a rare example of a place of its style". This has been adequately answered earlier in this missive . No real historic value.

Item 5 (e) "associated with historical figure". The answer to this is already made. I don't believe that any of the owners of the property were so outstanding that they stand head and shoulders above any of the hundreds of residents who have lived in Peppermint Grove.

We applied to have the heritage category of our property changed from 1 to 2 (not the current 2 but the previous 2). You resolved to retain the Category 1. This is despite the recommendations of the planning staff at the Shire, the Senior Heritage Planner of TPG and the Shire's Heritage Architect Mr Phil Griffiths. I protest at this unjust decision. The Shire certainly had not hesitated to use Griffith's opinion when it suits them. This smacks of hypocrisy and not acting in good faith.

Some older properties are suitable for restoration for 21st century living, some are not.

In the case of 56 The Esplanade I am advised by the selling agent that all intended parties looked forward to the restoration of the original part of the home.
The same selling agent has advised me that no aspect of Number 52 has been of interest to restore. The layout, construction and positioning on the block are inappropriate for modern living.

I ask how many of the Shire Councillors bothered to request to inspect the property before condemning it to Category 1.

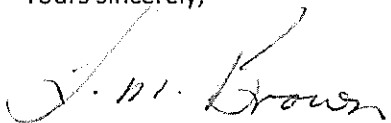
The relevant features of the property are the block size, the setback and elevated prominence of the site. The Shire should be focusing on these areas and not on the preservation or partial preservation of a mediocre residence.

In recent times the Shire blocked the demolition of Number 58 which caused long delays, enormous costs and considerable angst for the owners.

The end result was demolition with appropriate setback for the new development. The new home is both tasteful and prominent and adds far more to the atmosphere of the Shire than the previous residence.

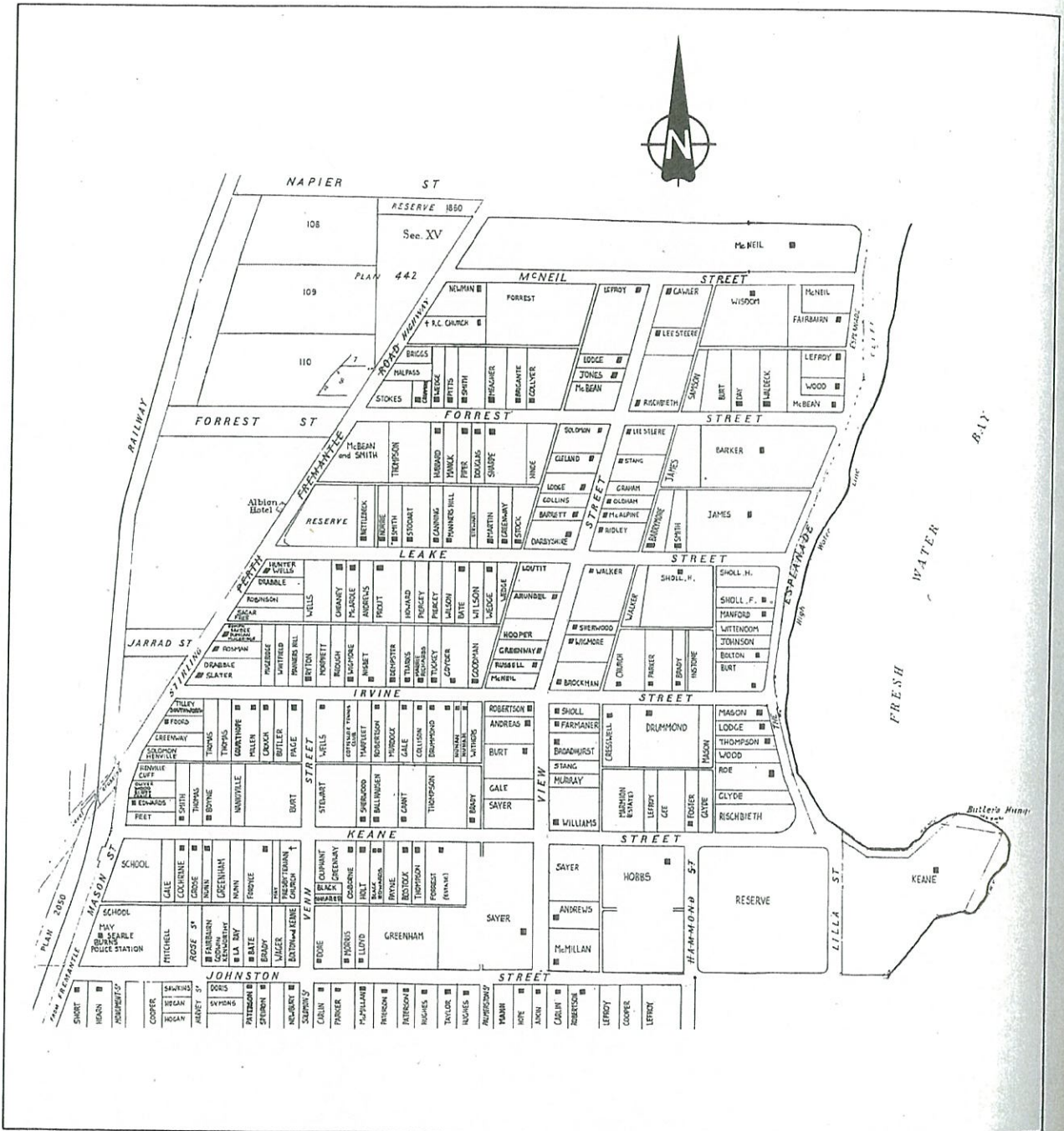
This is what the Shire should be encouraging.

Yours sincerely,


L.M. Brown

(Map attached over page)

PEPPERMINT GROVE



Peppermint Grove: rate-payers in 1910



Ordinary Council Meeting

**9.1.1 – 52 The Esplanade Notice to TPG
and Griffiths– Attachment # 1G**

ATT:7

Our Ref; MW:JM (LE077C)

5 October 2017



Mr. Marc Beattie
Senior Heritage Planner
TPG Placematch
Level 7/ 182 St Georges Terrace
Perth WA 6000

Dear Marc

HERITAGE LISTING OF 52 THE ESPLANADE, PEPPERMINT GROVE

I refer to 52 The Esplanade, Peppermint Grove (*Property*).

The Shire of Peppermint Grove has given notice to the owner and occupier of the proposal to enter the Property as a place in its heritage list. This notice was in accordance with Clause 8 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

You have made a submission to the Shire in respect of the Property's heritage significance, including your letter dated 20 March 2017. In light of this, you are invited to make submissions on the proposal to enter the Property in the Shire's heritage list.

Please make sure any submission is lodged by 12 October 2017. Your submission may be lodged by –

1. email to: admin@peppermintgove.wa.gov.au; or
2. post to: PO Box 221, Cottesloe 6911.

If you have any questions in respect of this invitation then please do not hesitate to contact, Mr Michael Whitbread on 9286 8606.

Yours Sincerely


Mr John Merrick JP
CHIEF EXECUTIVE OFFICER

ATT 7

Our Ref; MW:JM (LE077C)

5 October 2017



Phillip Griffiths Architects
1/315 Rokeby Rd,
Subiaco WA 6008

Dear Phillip

HERITAGE LISTING OF 52 THE ESPLANADE PEPPERMINT GROVE

I refer to 52 The Esplanade, Peppermint Grove (*Property*).

The Shire of Peppermint Grove has given notice to the owner and occupier of the proposal to enter the Property as a place in its heritage list. This notice was in accordance with Clause 8 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

You have made a submission to the Shire in respect of the Property's heritage significance, including a report from April 2014. In light of this, you are invited to make submissions on the proposal to enter the Property in the Shire's heritage list.

Please make sure any submission is lodged by 12 October 2017. Your submission may be lodged by –

- 1. email to: admin@peppermintgove.wa.gov.au; or
- 2. post to: PO Box 221, Cottesloe 6911.

If you have any questions in respect of this invitation then please do not hesitate to contact, Mr Michael Whitbread on 9286 8606.

Yours faithfully

**Mr John Merrick JP
CHIEF EXECUTIVE OFFICER**



Ordinary Council Meeting

9.1.1 – 52 The Esplanade Griffiths
Submission– Attachment # 1H



10 October 2017
Job Number: 14118
Our Reference: Ref 02L Peppermint Grove

Chief Executive Officer
Shire of Peppermint Grove
PO Box 221
Cottesloe WA 6911

Attention: Michael Whitbread
(admin@peppermintgrove.wa.gov.au)

Griffiths Architects



Dear Michael,

HERITAGE LISTING OF 52 (211) THE ESPLANADE, PEPPERMINT GROVE

Thank you for your letter of 5 October 2017 concerning the potential listing of the above address.

As you are no doubt aware, we prepared an assessment for Mack Hall, who was acting on the instruction of the owners. We understand that the assessment was provided to the Shire to assist it in its deliberation on the standing of the place in the MHI and to determine whether Management Category 1 should be retained, or Management Category 2 considered, given the report's findings.

In our view, the place has heritage value and our assessment included the following paragraph in its summary and recommendations section:

The place was given a Category 1 Management Level (in the Municipal Inventory) which would strongly suggest retention a possible referral for assessment for the State Register. This assessment provides an opportunity to look much more closely at the place. This assessment concludes that the place is more representative rather than highly significant in its own right. The place contributes to a precinct and has historic value. These values suggest that a degree of retention is desirable to underpin the stated values. A re-assignment of Management Category to 2 might be considered by the Shire in the light of this investigation.

As a consequence, we also suggested:

Issues of authenticity and integrity of the original and Inter-War concepts suggest that retention of the whole of the place is not necessary and that partial retention and the removal of parts of low significance would be justifiable. The rear of the house has been particularly poorly treated in terms of maintaining original concepts. There are also instances where reconstruction would be desirable.

Generally, it is preferable to retain significant layers of the historic development of a place. Following this logic, the Federation Bungalow and 1927 Old English style overlays would be maintained.

Architecture
Heritage
Interiors

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However, in a scenario that endeavours to bring the place back to its Federation Bungalow style, the removal of the Old English style layers might be considered. There is very little evidence of this layer beyond the crenulated entrance with most of the evidence of this phase of development removed in subsequent phases of remodelling.

Since that time our view has not changed. We appreciate that a Management Category 2 level would still qualify the place for the scheme list, but would give the owner or future owners some flexibility in the manner in which change might occur and the extent to which it might occur.

Yours sincerely,

PHILIP GRIFFITHS
ABWA Reg.No. 1071
For Griffiths Architects



Ordinary Council Meeting

9.1.2 – Access and Inclusion Plan (AIP) - 2017 - 2022– Attachment # 2

Shire of Peppermint Grove



Access and Inclusion Plan (AIP) 2017 - 2022



This Plan is available in alternative formats upon request including standard and large print, in electronic format by email, in audio format on CD and on the Shire website.

Acknowledgements

In pursuit of its ongoing commitment to developing an even more friendly and welcoming community and in response to its legal obligation under the State Disability Service Act 1993 (DSA) (and amendments 2004), the Shire of Peppermint Grove has reviewed its Access and Inclusion Plan (Disability) 2017-2022.

The Shire of Peppermint Grove acknowledges the input received from many individuals and groups within the community, which has been invaluable in the preparation of this Access and Inclusion Plan (AIP) 2017-2022.

In particular, the Shire wishes to thank everyone who provided feedback and comment, including:

- individual community members
- local community groups
- Shire and library employees
- Disability Services Commission
- Access & Inclusion Reference Group.

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2.0 Background

The Shire of Peppermint Grove

The Shire of Peppermint Grove is the local government authority for the beautiful, leafy, riverside suburb of Peppermint Grove and is situated twelve kilometres from the city of Perth, capital of Western Australia.

Peppermint Grove is an historic colonial municipality bordered by the local government areas of Cottesloe, Claremont and Mosman Park with the Swan River on its eastern boundary.

Peppermint Grove is predominantly a residential area and includes some of the most exclusive residential property developments in Western Australia. Although there are commercial and educational land uses in the area these have relatively minor influence on the suburb.

Functions, Facilities and Services Provided

The Royal Fresh Water Bay Yacht Club and the Peppermint Grove Tennis Club are also located within the municipality and have a significant role in the social activities of many residents in the locality.

The area is well served by a number of beautiful parks. The riverside parklands are developed to encourage the passive enjoyment of one of the most attractive parts of the metropolitan area.

Extensive, accessible library facilities are provided jointly by the local governments of Peppermint Grove, Mosman Park and Cottesloe at The Grove Precinct.

Incorporated into the Grove Precinct are The Grove library and the Community Learning Centre which provides meeting space and houses Westcoast Community Centre and the area's Child and Adolescent Health Centre.

The main retail and trade services in Peppermint grove are located in the Cottesloe Central Shopping Centre which is the largest shopping complex in the local area with other services also located along Stirling Highway to Johnston Street.

Major transport routes to Peppermint Grove are Stirling Highway and the Fremantle to Perth Passenger Railway Service. The nearest train station is Cottesloe, situated 300m west of the Shire office.

Significant community facilities and attractions include:

- The Grove Precinct including the Shire Administration Offices, The Grove library, Community Learning Centre, Child Health Centre and landscaped grounds
- Manners Hill Park, including an accessible toilet and Pavilion
- Keanes Point parkland including children's play equipment, an all-abilities playground, accessible seating, accessible toilets, boat launching ramp, grassed open space and barbeque facilities
- Freshwater Bay Recreational Jetty, boating jetty and the foreshore beach reserve
- Royal Freshwater Bay Yacht Club
- Peppermint Grove Tennis Club
- Cottesloe Primary School
- Presbyterian Ladies' College
- Cottesloe Central Shopping Centre

Leadership

Local Government carries a responsibility both legally and morally to lead by example with regard to providing access and inclusion to all its buildings, services and events.

Services to the Community:

- Provision and maintenance of footpaths, playing areas, parks, gardens and reserves
- Public Library and Community Learning Centre
- Senior citizen information and referral services
- Child Health - Education and Open Clinics
- Home support services via SHINE Community Services.
- Citizenship ceremonies
- Community events and celebrations

SHINE Community Services provides services such as domestic assistance; personal care; social support; respite care; meal services; assessment; client care coordination; case management; counselling/support, information and advocacy for carers and clients; allied health; centre-based day care; home and garden maintenance and transport.

Regulatory Services:

- Planning of road systems, sub-divisions, developmental control and town planning scheme amendments
- Building approvals for construction, additions or alterations to buildings
- Environmental health services and ranger services, including dog control
- Development, maintenance and control of parking

General Administration:

- Provision of general information to the public
- Lodging of applications, bookings, complaints and payment of fees including rates and dog licences

Processes of Government:

- Ordinary and special Local Government Council and committee meetings
- Council meetings and election of Council Members
- Community consultations

The Shire of Peppermint Grove seeks to ensure that the services of the municipality are accessible to people with disability, and where possible will influence other service providers within the community to ensure those services are also accessible to people with disability.

People with Disability in the Shire of Peppermint Grove:

According to the Australian Bureau of Statistics (ABS) 2015 Survey of Disability Ageing and Carers (SDAC), 18.3% of Australians or almost one in five people, identify themselves as having some form of disability.

The number of people with disability in Western Australia is increasing, due mainly to our ageing population. This number will increase substantially as the 'baby boomer generation' moves into the older age groups and acquire disability. In addition, medical and technical advances have resulted in an increased life expectancy for people with disability. According to the ABS, 51% of Western Australians over 60 years of age have a disability, while the rate is 81% for those aged 85 years and over. Prevalence of disability in Australia is increasing and it is estimated that one in four Western Australians will have a disability by 2026.

The Australian Bureau of Statistics reports that in 2015, 18.9% of Peppermint Grove's residents were over the age of 65 years, and so we can estimate that approximately 311 people are either ageing and/or have a disability and living within the Shire boundaries.

Planning for Better Access and Inclusion

The Shire is committed to the pursuit of excellence in the provision of access and inclusion for people with disability and will actively work to identify and implement current best practices by ensuring that it:

- complies with all relevant disability legislation
- considers relevant access and inclusion standards, codes and guidelines
- maintains ongoing network contact with relevant groups and individuals including the major disability advocacy organisations, and
- maintains ongoing contact with relevant local community groups and individuals

It is a requirement of the Disability Services Act 1993 that all Local Governments develop and implement a Disability Access and Inclusion Plan that outlines the ways in which they will ensure that people with disability have equal access to its facilities and services. This Access and Inclusion Plan (AIP) intends to meet the requirements of the Act.

Other legislation underpinning access and inclusion includes the Western Australia Equal Opportunity Act (1984) and the Commonwealth Disability Discrimination Act 1992 (DDA). Under the DDA, organisations can voluntarily implement a disability Action Plan. While these Action Plans are not compulsory, they can assist organisations to become more accessible and inclusive, and can provide some clarity during disability discrimination proceedings. An AIP can also satisfy the DDA's requirements for Action Plans.

Improved Access and Inclusion for People with Disability

The Shire of Peppermint Grove is committed to facilitating the inclusion of people with disability through the improvement of access to its facilities and services. Towards this goal the Shire adopted its first Disability Service Plan (DSP) in 1995 and second DSP in 2001 to address the barriers within the community for people with disability. In 2008, the Shire developed its first Disability Access and Inclusion Plan (DAIP) 2008-2011 and this was reviewed in 2012 as the Disability Access & Inclusion Plan (DAIP) 2012-2016 which was adopted in May 2012 and amended in June 2014 to include Outcome 7; *People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.*

The DSP addressed its statutory requirements under the WA Disability Services Act (1993) which states that local governments are required to develop and implement a Disability Access and Inclusion Plan which identifies barriers to access and inclusion and proposes solutions to ensure that people with disability have equality of access to services and facilities. This Access and Inclusion Plan (AIP) intends to meet the requirements of the Act.

Since the adoption of the initial DSP, the Shire has implemented many initiatives and made significant progress towards better access. Initiatives that have been achieved since are reported to DSC via the DAIP Progress Reporting system annually as required. For further details on what the Shire has achieved during the life of the 2012-2016 DAIP, please see p 13.

3.0 Access and Inclusion Policy Statement

Disability Rights

The concept of disability rights simply implies ensuring that people with disability get a 'fair go' at accessing and participating in all aspects of community life. The Shire acknowledges that people with disability have the same fundamental rights as all other members of the community and takes action to make the world more accessible and inclusive because it is 'the right and proper thing to do'.

Principles Applicable to People with Disability

A set of internationally recognised principles applicable to people with disability have been developed to inform and guide the implementation of disability laws, practices and policies.

The Shire is committed to operating in a manner that is consistent with the following ten principles:

1. People with disability have the inherent right to respect for their human worth and dignity.
2. People with disability, whatever the origin, nature, type or degree of disability, have the same basic human rights as other members of society and should be enabled to exercise those basic human rights.
3. People with disability have the same rights as other members of society to realise their individual capacities for physical, social, emotional, intellectual and spiritual development.
4. People with disability have the same right as other members of society to services which will support their attaining a reasonable quality of life in a way that also recognises the role and needs of their families and carers.
5. People with disability have the same right as other members of society to participate in, direct and implement the decisions which affect their lives.
6. People with disability have the same right as other members of society to receive services in a manner that results in the least restriction of their rights and opportunities.
7. People with disability have the same right as other members of society to pursue any grievance concerning services.
8. People with disability have the right to access the type of services and support that they believe are most appropriate to meet their needs.

9. People with disability who reside in rural and regional areas have a right, as far as is reasonable to expect, to have access to similar services provided to people with disability who reside in the metropolitan area.
10. People with disability have a right to an environment free from neglect, abuse, intimidation and exploitation.

Social Inclusion

The Shire is committed to ensuring that the community is accessible and inclusive for people with disability, their families and carers. The Shire interprets an accessible and inclusive community as one in which people with a disability can access and are welcomed to participate in all Local Government functions, facilities and services (both in-house and contracted) in the same manner and with the same rights and responsibilities as other members of the community.

The Shire of Peppermint Grove recognises that people with disability are valued and contributing members of the community who make a variety of contributions to local social, economic and cultural life. The Shire believes that a community that recognises its diversity and supports the participation and inclusion of all of its members makes for a richer community life.

The Shire of Peppermint Grove believes that people with disability, their families and carers should be supported to remain in the community of their choice.

Consultation

The Shire is committed to consulting with people with disability, their families and carers and, where required, disability organisations to ensure that barriers to access and inclusion are identified and addressed appropriately.

Working in Partnership

The Shire is committed to working in partnership with relevant Government Departments, local community groups and businesses to facilitate the inclusion of people with disability through improved access to information, services and facilities in the community.

Access and Inclusion Plan (AIP)

The Shire is committed to achieving the seven desired outcomes of its Access and Inclusion Plan.

These are:

1. People with disability have the same opportunities as other people to access the services of, and any events organised by, the Shire of Peppermint Grove.
2. People with disability have the same opportunities as other people to access the Shire of Peppermint Grove buildings and other facilities at the Shire of Peppermint Grove.
3. People with disability receive information from the Shire of Peppermint Grove in a format that will enable them to access the information as readily as other people are able to access it.
4. People with disability receive the same level and quality of service from the staff of the Shire of Peppermint Grove as other people receive from the staff of the Shire of Peppermint Grove.
5. People with disability have the same opportunities as other people to make complaints to the Shire of Peppermint Grove.
6. People with disability have the same opportunities as other people to participate in any public consultation by the Shire of Peppermint Grove.
7. People with disability have the same opportunities as other people to obtain and maintain employment with the Shire of Peppermint Grove.

4.0 Development of the Access and Inclusion Plan

Responsibility for the Planning Process

Overall responsibility for the Access & Inclusion Plan (Disability) process lies with the Shire's Chief Executive Officer (CEO). The Shire's Community Development Officer reports directly to the Manager of Library and Community Development who is delegated to oversee the AIP (Disability).

AIP Review Process

In March 2017, the AIP (Disability) review was conducted in accordance with the requirements as set out in the Disability Services Act.

The project extended over a six month period and included:

- Background research and information gathering
- Consideration of effectiveness and achievements of the existing DAIP 2012-2016
- Review of all relevant disability related legislation
- Review of current access and inclusion practices and other relevant policies
- Community and stakeholder consultations

The review process included input from a range of both internal and external stakeholders including:

- Shire of Peppermint Grove and The Grove Library Staff
- People with disability , their family members and carers
- Residents, ratepayers and visitors to the Shire
- The Disability Services Commission's local area coordinator for the Shire of Peppermint Grove
- The local community and general public
- The Access & Inclusion Reference Group

The consultation was aimed at identifying:

- The Shire's achievements in improving access in recent years
- Difficulties and barriers community members still experience with the Shire's services and events, buildings and infrastructure, customer service, information, complaints mechanisms, and consultation processes
- Possible outcomes, objectives and strategies for inclusion in the revised AIP (Disability).
- Priorities for the revised AIP (Disability).

Organisational functions that were reviewed include:

- Services and events
- Buildings and facilities
- Customer service
- Complaints mechanisms
- Consultation processes

Consultation with the community involved information being collected through a range of methods including:

- A DAIP Review Survey was developed and letter-box dropped to every household in the Shire
- DAIP Review Surveys were available to the general public at the Shire offices and at The Grove library
- DAIP Review Surveys were mailed to all businesses within the Shire
- DAIP Review Surveys were available on the Shire website
- DAIP Review Surveys were given to all elected Members of Council
- DAIP Review Surveys were available to staff, clients and visitors at SHINE Community Services
- Staff DAIP Review Surveys were available to all Shire and library staff
- One on one interviews with the CEO and all senior managers
- Face to face interviews
- Consultation with major disability groups
- The formation of a Reference Group consisting of local residents

Promotion of the AIP review process included:

- Widespread email circulation of the AIP (Disability) Review Survey
- Advertisement in *The Post* and in the resident newsletter, *PepTalk*
- Link on the Shire website
- Viewed on The Grove library's e-notice board
- Local contacts and community groups emailed

Widespread email circulation of the DAIP Review Survey included:

- Cottesloe Primary School
- Presbyterian Ladies' College
- Cottesloe Central Shopping Centre
- OIC Cottesloe Police Station
- Peppermint Grove Tennis Club
- Residents from the Shire of Peppermint Grove
- Child Health Clinic
- Westcoast Community Centre Inc.
- SHINE Community Services
- Town of Cottesloe
- Town of Mosman Park
- Town of Claremont

Findings of the Consultation

The Shire is responding positively to its obligations under Federal and State disability laws.

There are good levels of awareness among staff about the overarching legal obligation not to discriminate on the basis of a person's disability and to ensure equitable access and inclusion for everyone. Staff is committed to working in a more accessible and inclusive way but some may feel they don't always have the necessary skills, information and/or knowledge to do so.

Staff and community members are keen for the Shire to go beyond the minimum legal requirements and pursue excellence by identifying and implementing contemporary best practices in access and inclusion.

Since implementing a formal disability planning process in 2007, the Shire has developed and implemented a range of initiatives to improve access and inclusion. Some of the more notable of these include:

- The Shire reviewed its priorities in 2009 when an audit of its facilities was investigated with the purpose of assessing their suitability for access for people with disability. Recommendations were made and many of these priorities have been addressed, in particular those made in regard to Keanes Point Reserve parkland and children's play equipment, grassed open space and BBQ facilities. All priorities and standards in regard to the library have been met; however, in the 2012-2016 DAIP, it was identified that there was difficulty in accessing the northern garden entrance into the library. At this time, as it is not the primary entrance to the building, it is impractical to modify this complete disability access audit was conducted on all Shire owned and operated buildings in 2009. The audit identified what needed to be done to meet minimum standards and priorities were set. The Grove library incorporated all priorities when it was constructed in 2010 and all recommendations were achieved.
- The Shire is currently working to complete other priority items and will continue to implement all improvements over time.
- An audit of footpaths has been completed and a program of upgrades is continuing.
- Playground facilities at Keanes Point have been upgraded to improve access for people with disability.
- The Grove Library precinct provides fully accessible facilities such as a large-key keyboard as well as upgraded materials and a range of alternative format resources such as talking books, online books, electronic books, large print books and captioned DVDs.

- A Hearing Loop is available in the council chambers and community centre.
- Shire Staff work in partnership with Presbyterian Ladies' College and the Town of Mosman Park staff to make sport and recreation activities more accessible to people with disability by continuing with the Sportslink program.
- Shire information can be made available in a range of formats including Braille, large print, audible and digital formats upon request.
- The Shire has an ongoing disability awareness training program for Staff.
- Shire elections are held via the Electoral Commission's postal voting service. On poll day, the Shire's accessible administration building is open to assist voters who may wish to vote in person.
- Accessible public toilets adjoining the recently constructed Freshwater Café are open during café hours.

The review also identified a variety of remaining barriers to access and inclusion to be addressed in the revised AIP.

Access Barriers

While the review and consultation recognised a great deal of achievements in improving access, it also identified a range of barriers that require attention. These access barriers include:

1. The Shire's website is currently under review to make improvements to best meet the needs of people with disability.
2. People with disability may not be aware of consultation opportunities within the Shire.
3. Community members reported that there were some areas where the accessibility of the pedestrian environment could be improved.
4. Suitable parking for people with disability may not be meeting the needs of this growing demographic.
5. Some staff may be uninformed or lacking in confidence to adequately provide the same level of service to people with disability as that provided to other members of the community.
6. Some members of the community may feel socially excluded.

The identification of these barriers will form the basis of the AIP (Disability) Implementation Plan that will be developed to identify specific tasks and time frames for each strategy.

Responsibility for Implementing the AIP (Disability)

It is a requirement of the Disability Services Act that a public authority must take all practical measures to ensure that the AIP (Disability) is implemented by its officers, employees, agents and contractors.

Implementing the AIP (Disability) has implications across all functions of the organisation. Responsibility for implementing the AIP (Disability) lies with all staff. Some actions in the Implementation Plan will apply to all areas of the Shire while others will apply to a specific area. The Implementation Plan sets out who is responsible for each task and a timeframe for completing that task.

Review and Evaluation Mechanisms

The Disability Services Act sets out the minimum review requirements for public authorities in relation to Access and Inclusion Plans. The Shire's AIP (Disability) will be reviewed at least every five years, in accordance with the Act. The AIP (Disability) Implementation Plan may be amended on a more regular basis to reflect progress and any access and inclusion issues which may arise. Whenever the AIP (Disability) is amended, a copy of the amended plan will be lodged with Disability Services Commission.

Communicating the Plan to the Community

The Shire will inform the community through the local resident newspaper and the Shire website that it has developed a reviewed AIP (Disability). In addition, the Shire will circulate this information via the same networks engaged for the community consultation.

Monitoring and Reviewing

The AIP (Disability) will be monitored by the Senior Management Team (SMT) to review its progress and also by the Access & Inclusion Reference Group that is made up of residents. The Shire's AIP (Disability) 2017-2022 will be reviewed in early 2022.

Evaluation

Reports on the AIP (Disability) implementation process will be presented to Council for endorsement.

Each year, the Shire will provide advice to the community regarding the progress of the AIP (Disability) in its Annual Report. The community will be encouraged to advise the Shire regarding their access and inclusion needs on an ongoing basis.

The Shire's staff will execute the AIP (Disability) Implementation Plan. Wherever possible, any needs brought to the Shire's attention that are not already scheduled within the implementation plan will be prioritised for action.

If the Shire's AIP (Disability) Implementation Plan nears completion before the end of the five year time-frame formal, advertised, accessible community consultation will commence.

A notice about the consultation process will be placed in the local community newspaper and in the Shire's resident newsletter, posted on the Shire website and circulated to disability service providers.

In seeking feedback the Shire will also endeavour to identify additional barriers that were not identified in the initial consultation.

The Shire will use some of the consultation processes used during the initial consultations including: questionnaires and meetings with people with disability.

Elected Members of Council and Shire employees will also be requested to provide feedback on how well they believe the strategies are working and to make suggestions for improvement.

Implementation Plans will be amended based on the feedback received.

Reporting on the AIP (Disability)

The Disability Services Act sets out the minimum reporting requirements for public authorities in relation to AIPs.

The Shire will report on the implementation of its AIP (Disability) through its Annual Report and the prescribed progress report template to the Disability Services Commission by 4 July each year, outlining:

- Progress towards the desired outcomes of its AIP (Disability);
- Progress of its agents and contractors towards meeting the seven desired outcomes;
- Strategies used to inform agents and contractors of its AIP (Disability); a copy of the Shire's DAIP is forwarded to contractors via email.

5.0 STRATEGIES TO IMPROVE ACCESS AND INCLUSION

As a result of the review process the following overarching strategies will guide tasks, reflected in the Implementation Plan, that the Shire of Peppermint Grove will undertake from 2017-2022 to improve access to its services, buildings and information. The seven desired outcomes provide a framework for improving access and inclusion for people with disability in the Shire of Peppermint Grove.

Outcome 1:

People with disability have the same opportunities as other people to access the services of, and any events organised by the Shire of Peppermint Grove.

Strategy	Timeline
Establish an Access and Inclusion Community Reference Group to guide the implementation of AIP (Disability) activities.	During the AIP Review process and ongoing
Ensure that people with disability have an opportunity to comment on access to services.	Ongoing
Develop links between the AIP (Disability) and other Shire plans and strategies.	Ongoing
Continue to ensure that all Shire events are organised in a way that makes them as accessible and inclusive as possible.	Ongoing

Outcome 2:

People with disability have the same opportunities as other people to access the Shire of Peppermint Grove buildings, facilities and infrastructure.

Strategy	Timeline
Continue to improve physical access to the Shire's buildings, facilities and infrastructure.	Ongoing
Ensure that relevant Shire staff is aware of and comply with the latest version of the Building Code of Australia.	Ongoing
Ensure that the Shire's pedestrian facilities are built and maintained so that they are accessible to people with disability.	Ongoing
Ensure that ACROD parking meets the needs of people with disability in terms of number, design and location.	Ongoing
Ensure that the Shire's parks, playgrounds, public toilets and reserves are as accessible to people with disability as possible.	August 2017 and ongoing
Advocate to local businesses the requirements for and benefits flowing from improved access for people with disability.	Ongoing
Ensure that accessible toilet facilities are adequate in terms of location, design and maintenance.	Ongoing
Encourage Shire staff, agents and contractors to consider access and inclusion issues during all stages of a project.	Ongoing
Work in partnership with other organisations to ensure that relevant pedestrian infrastructure complies with the Accessible Public Transport Standard.	Ongoing

Outcome 3:

People with disability receive information from the Shire of Peppermint Grove in a format that will enable them to access the information as readily as other people are able to access it.

Strategy	Timeline
Improve community awareness that Shire information is available in alternative formats upon request.	Ongoing
Improve staff awareness of accessible information needs and how to obtain information in other formats.	October 2017 and Ongoing
Provide documentation regarding services, facilities, events and customer feedback in an appropriate format using clear and concise language.	Ongoing
Ensure that the Shire website meets contemporary good practice.	January 2018 and Ongoing
Continue to promote the National Relay Service (NRS) and consider the appropriateness of introducing a TTY facility for use in disaster/emergency management situations.	Ongoing
Continue the use of social media to improve access to the Shire's information for people with disability.	Ongoing

Outcome 4:

People with disability receive the same level and quality of service from the staff of the Shire of Peppermint Grove as other people receive from the staff of the Shire of Peppermint Grove.

Strategy	Timeline
Improve employee awareness, knowledge and skills to provide an accessible and inclusive service to people with disability.	October 2017 and ongoing
Improve the awareness of new employees and new Councillors about disability and access issues.	October 2017 and ongoing
Consider creative ways of generating and sustaining staff awareness, knowledge and skills of disability access and inclusion issues.	Ongoing
Increase staff awareness that ensuring access and inclusion for people with disability has implications across all functions within the organisation and that all staff members have responsibility for implementing the AIP (Disability).	October 2017 and ongoing

Outcome 5:

People with disability have the same opportunities as other people to make complaints to the Shire of Peppermint Grove.

Strategy	Timeline
Ensure that current grievance mechanisms are accessible for people with disability.	Ongoing
Ensure that people with disability have an opportunity to comment on Shire services, events, infrastructure, customer service, communication and information provision.	Ongoing
Increase staff awareness that comments and complaints from people with disability provide invaluable assistance in ensuring equitable access and inclusion for all.	October 2017 and ongoing

Outcome 6:

People with disability have the same opportunities as other people to participate in public consultation by the Shire of Peppermint Grove.

Strategy	Timeline
Improve community awareness about consultation processes in place.	Ongoing
Commit to ongoing monitoring of the AIP (Disability) to ensure implementation and satisfactory outcomes.	Ongoing
Improve access for people with disability to the established consultative processes of the Shire.	Ongoing
Seek a broad range of views on disability and access issues from the local community.	Ongoing
Develop and implement a strategy to maintain regular communication with interested residents/ratepayers/ visitors and relevant State Government Departments.	Ongoing

Outcome 7:

People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

Strategy	Timeline
Continue to use inclusive recruitment practices.	Ongoing
Consider offering employment opportunities directly to people with disability via established disability employment services.	Ongoing