



SHIRE OF PEPPERMINT GROVE

SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

**Ordinary Council Meeting
26 July 2016**

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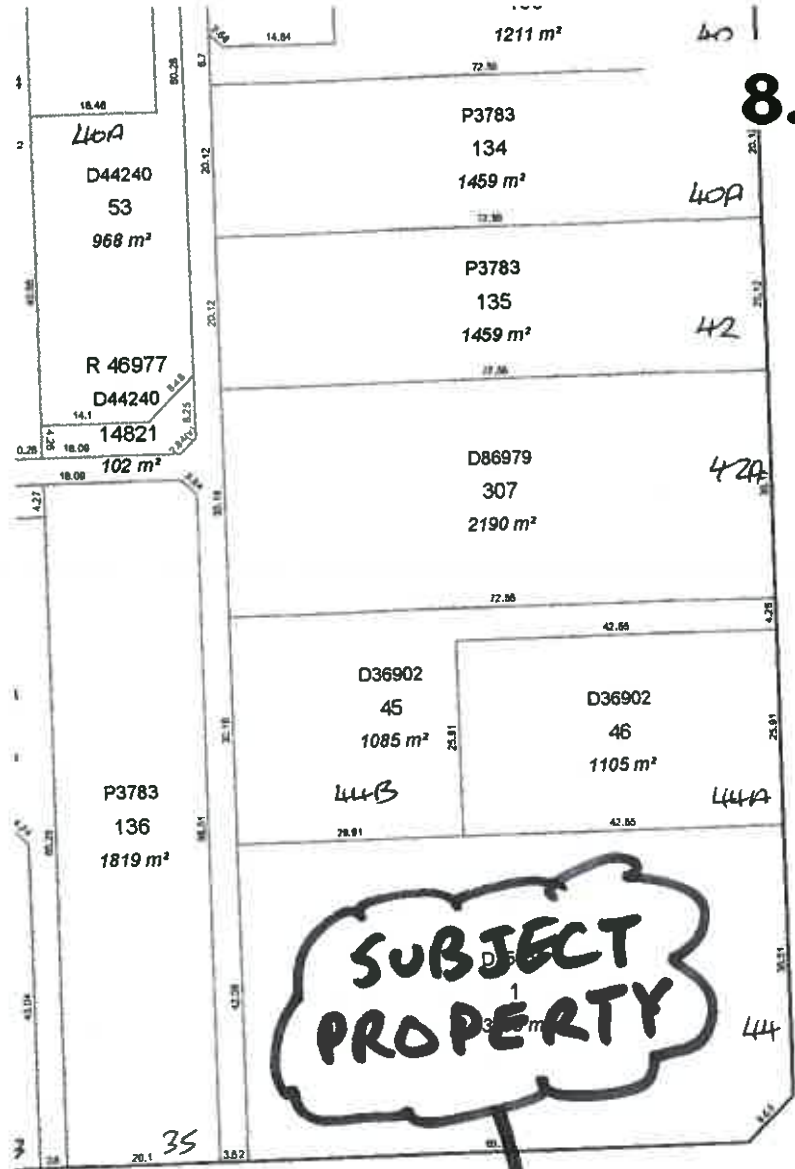
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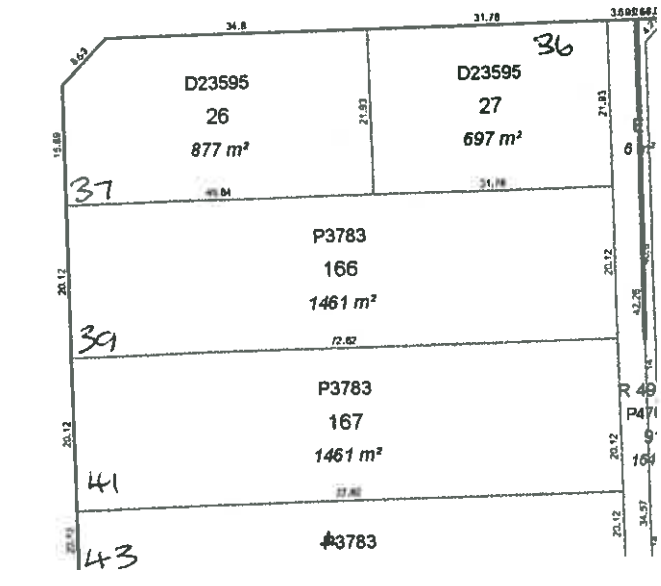
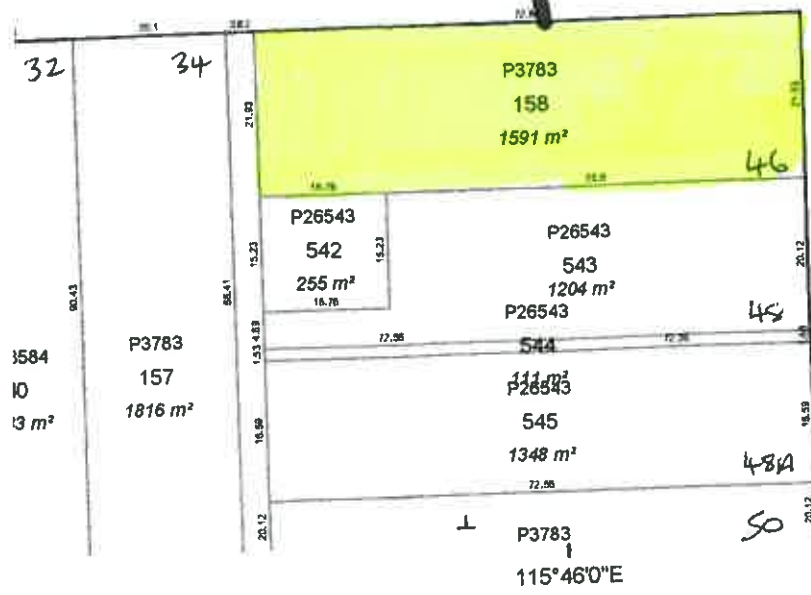
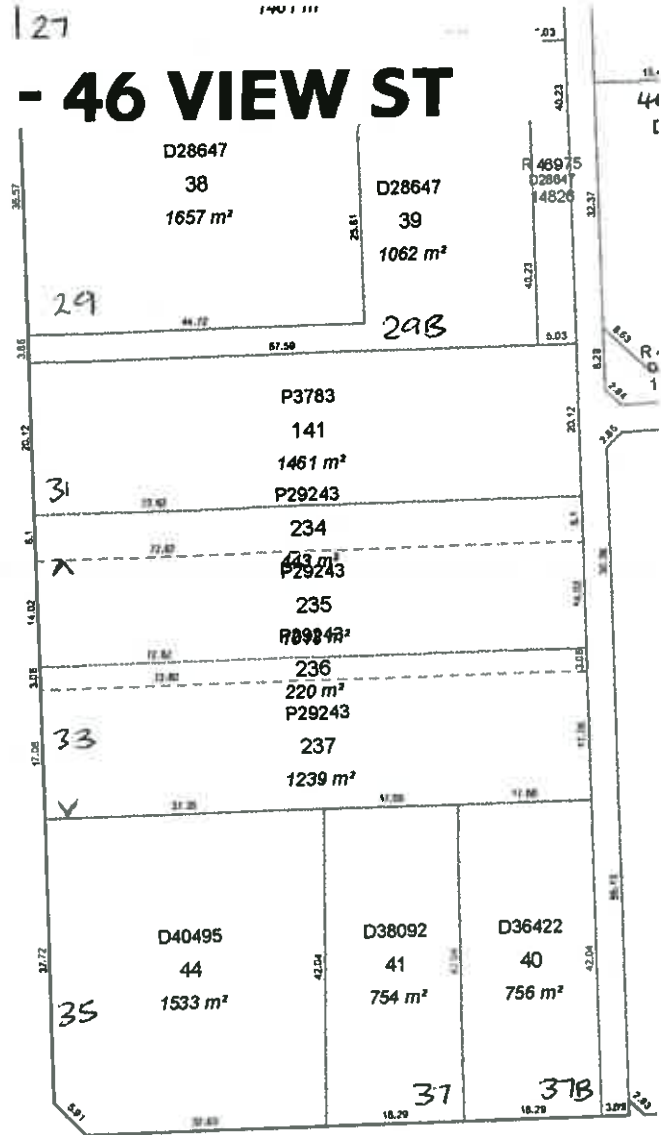
Ordinary Council Meeting

8.1.1 – 46 View Street - Attachment # 1 & 2

8.1.1 - 46 VIEW ST



VIEW ST



DISCLAIMER

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CADASTRAL BOUNDARIES

- Surveyed Boundary
- Unsurveyed Boundary
- Grouped Lot Boundary
- Road Frontage

ADMINISTRATIVE

- Land District
- Locality
- Townsite
- Local Government



7 June 2016
Job Number: 15138
Our Reference:01L 46 VIEW

Chief Executive Officer
Shire of Peppermint Grove
1 Leake Street
Peppermint Grove WA 6011

Attn: Michael Whitbread, Manager Development Services
(michael.whitbread@peppermintgrove.wa.gov.au)

Griffiths Architects



Dear Michael,

46 VIEW STREET, PEPPERMINT GROVE, HERITAGE ASSESSMENT COMMENTARY

Thank you for forwarding TPG's letter of 24 May 2016 concerning the assessment of the above, and in particular to the recommendation that it should be a Category 1 place for inclusion in the MHI and Scheme List.

The difference between the two categories is a fairly fine line and ultimately it will be the Shire's decision on how to progress this matter. In the following we provide some commentary on TPG's submission, which may assist the Shire in reaching a conclusion.

The descriptive material is largely a repeat of our own assessment.

Aesthetic value

In the discussion on aesthetic value, there is a suggestion that the lack of defined style and an architects hand in the design of the house, precludes design excellence and that obscuring by the landscape obscures it.

On the first point the allocation of style is more of a convenience than anything else, and is helpful in describing a place and making comparisons. The style guide was developed in a fairly informal manner and has become a default handbook for identifying Australian architecture. It is far from comprehensive and takes little account of architecture in the West. That said, the lack of a defined style does not preclude design excellence. In my view the place does achieve design excellence.

The fact that an architect did not have a hand in its design is not material either. There will be other houses in Peppermint Grove and elsewhere that are included on the State Register and in MHI's where no architect in the formal sense was involved.

Architecture
Heritage
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Our assessment and the comments provided by the owner's advisers are professional opinions, and it is the Shire's task as representatives of the community to make a determination based on this advice.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Griffiths', with a long horizontal flourish extending to the right.

PHILIP GRIFFITHS FRAIA RIBA M. COMOS
ABWA Reg.No. 1071
for Griffiths Architects



**46 View Street, Peppermint
Grove**

Heritage Assessment

Prepared for Shire of Peppermint Grove

August 2015



Cover: Street view from the east, *Griffiths Architects (2015)*

Revision History

Date of this revision: 18 August 2015

Document	Version	Author	Status	Date	Distribution
Assessment	01	Griffiths Architects	Final	18 Aug 2015	Shire of Peppermint Grove



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Introduction

46 View Street, Peppermint Grove was built in 1932-1938 for James and Lily Paton in the Inter-War Mediterranean and Old English styles. It is located in the context of a number of places included in the Municipal Heritage Inventory as Category 1 places, and is opposite *St Just*, which is included in the State Register.

The heritage assessment of No.46 View Street was the result of Council resolution to seek an initial assessment of several properties as part of the ongoing review of the MHI.

Objective

The objective of this report is to look at the heritage values of the place to determine whether the place should be included in the MHI and if so to recommend a management category.

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

46 View Street, Peppermint Grove was built in 1932-1938 for James and Lily Paton in the Inter-War Mediterranean and Old English styles. It has remained Paton family property since its construction.

At the time of this assessment, the author of the original design was not determined.

Physical Evidence Overview

46 View Street, Peppermint Grove is a limestone foundation, rendered brick walled, with face brick bands and tiled roof house in a generous landscaped setting.

This house exhibits features that are characteristic of a number of styles, but there is no clear dominant set of features that would lead to the conclusion that the house is wholly a single style. The arcades are somewhat reflective of the Inter-War Mediterranean style notably in the treatment of the entry and verandah, while the treatment of the upper floor has characteristics of the Inter-War Old English style, with the use of steeply pitch roofs and the decorative use of 'half timbering' in the gables and use of dormer windows.



Statement of Significance

46 View Street, Peppermint Grove, a two-storey limestone foundation, rendered brick walled and tiled roof house in the Inter-War Mediterranean and Old English styles, has cultural heritage significance for the following reasons:

the place is a fine example of a mixed Inter-War Mediterranean and Old English styles with important authentic internal spaces, which together with its setting contributes to the atmosphere of Peppermint Grove;

the place and in its garden setting makes a positive contribution to the immediate streetscape;

the place is representative of the scale of large housing constructed in Peppermint Grove, relative to the Inter-War era, for the generally prominent members of Western Australian society; and,

the place representative of the inter-war period development of the suburb of Peppermint Grove, and reflective of a time when larger lots were periodically subdivided and a form of consolidation commenced.

The garages, and pool have no significance. Changes the post World War II period onwards have no significance.

Conclusion

Assessment

This assessment concludes that the place has cultural heritage significance that would warrant inclusion on the Shire of Peppermint Grove's MHI. The place has a relatively high level of significance and should be considered for inclusion with a Level 1 management category.

Implications

Management Category 1 suggests that: -

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.

Authorship

The Shire of Peppermint Grove supplied documentary evidence.

Philip Griffiths prepared the physical evidence.

Values and the statement of significance were prepared Philip Griffiths.



Assessment

Statement of Significance

46 View Street, Peppermint Grove, a two-storey limestone foundation, rendered brick walled and tiled roof house in the Inter-War Mediterranean and Old English styles, has cultural heritage significance for the following reasons:

the place is a fine example of a mixed Inter-War Mediterranean and Old English styles with important authentic internal spaces, which together with its setting contributes to the atmosphere of Peppermint Grove;

the place and in its garden setting makes a positive contribution to the immediate streetscape;

the place is representative of the scale of large housing constructed in Peppermint Grove, relative to the Inter-War era, for the generally prominent members of Western Australian society; and,

the place representative of the inter-war period development of the suburb of Peppermint Grove, and reflective of a time when larger lots were periodically subdivided and a form of consolidation commenced.

The garages, and pool have no significance. Changes the post World War II period 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

46 View Street is a two-storey limestone foundation, rendered brick walled and tiled roof house in the Inter-War Mediterranean and Old English styles, it is a fine example of the blended styles with mostly important authentic internal spaces. The place sits in a well-developed garden setting, contributing to the atmosphere of Peppermint Grove in a positive manner. (Criterion 1.1)

46 View Street in its garden setting makes a positive contribution to the immediate streetscape. (Criterion 1.4).

Historic values

46 View Street, Peppermint Grove, is representative of the inter-war period development of the suburb of Peppermint Grove, and reflective of a time when larger lots were periodically subdivided and a form of consolidation commenced in the suburb. (Criteria 2.1, 2.2)



46 View Street, Peppermint Grove, is representative of the scale of large housing constructed in Peppermint Grove, relative to the Inter-War era, for the generally prominent members of Western Australian society. (Criteria 2.1, 2.2)

46 View Street, Peppermint Grove, is associated with the Paton family who built and have occupied the place continuously since its completion. (Criterion 2.3)

Social values

Scientific values

Degree of Significance

Rarity

Representativeness

46 View Street is a fine example of an Inter-War Mediterranean and Old English blended style house.

Condition

46 View Street is in good condition.

Integrity

46 View Street retains its residential use and capacity to continue to serve its intended function and be sustained, with a good capacity for conservation.

Authenticity

46 View Street has had few significant alterations and retains a moderate to high degree of authenticity.

Supporting Evidence

The documentation for this place was completed by Philip Griffiths with assistance from the Shire of Peppermint Grove staff.



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

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

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

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

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

The lots on which 46 View Street was built (Lot 158 and Lot 542) were part of a much larger landholding. On 13 January 1908, Ada Dobbs acquired Lots 13, 14, 15 and 16.¹³ The site on which 46 View Street stands was acquired in the name of Lily Paton, wife of J. L. Paton and grandparents of the present owners, acquired Lot 13 and part of Lot 14 of Section II on 26 September 1932.¹⁴ The lots created were Lot 158 (P3783) and Lot 542 (DP 26543).

Dobbs held the remaining titles until 21 April 1940, when she died and probate was granted on 17 June 1940 when titles passed to her executor Ella Lesley Davies who retained title until 13 August 1940.

Various mortgages were raised and discharged between January 1933 and 1950.

Lily died on 18 November 1964. When probate was granted the place was transferred to Alfred Paton, civil engineer, of Gordon, New South Wales on 31 May 1965.¹⁵

Finally, on 31 May 1965, the place was transferred to James Paton, which remained the case until 1 August 1991, when the property was put in the joint names of James and Ruth Paton.¹⁶

The house was built for James and Lily Paton in 1932. James was a successful accountant who traded under the name of Paton and Morris Chartered Accountants. The original house plan comprised an entrance from View Street to the east side of the house, with a small return verandah across the east and north sides. The front entrance comprises a generous entrance hall, with the no 1 bedroom to the south and lounge to the west. Also to the south of the entrance hall is the bathroom, water closet and stair to the first floor. A corridor runs south of the lounge and to its south lies the no 2 bedroom.

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 CT DP 3783

¹⁴ CT Vol 1031 Fol 171

¹⁵ CT Vol 1031 Fol 171

¹⁶ CT Vol 1031 Fol 171



Further west of the lounge is the dining room and to its north the study, and then at the far west the breakfast room. To the south lies the kitchen and pantries and maids room.

At first floor level there is a card room over the no 1 bedroom, the upper stair landing, a dressing room, an open area and bedrooms.

The drawings do not show the basement area.

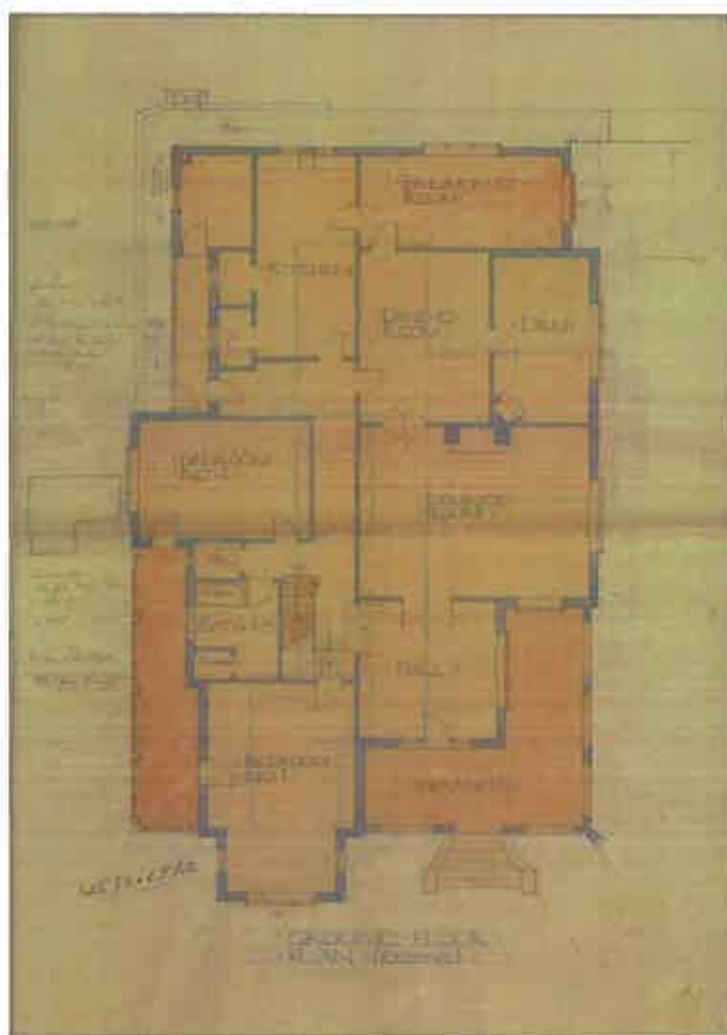


Figure 01 : Ground floor plan
FGB Hawkins & Associates Architects (unknown date)

Undated plans by FGB Hawkins and Associates Architects recorded the plan of the original house and then prepared a number of schemes for alterations and additions to the house. Few of the options were implemented. The main bedroom, then labelled billiard room, was extended south but there remainder left largely untouched.

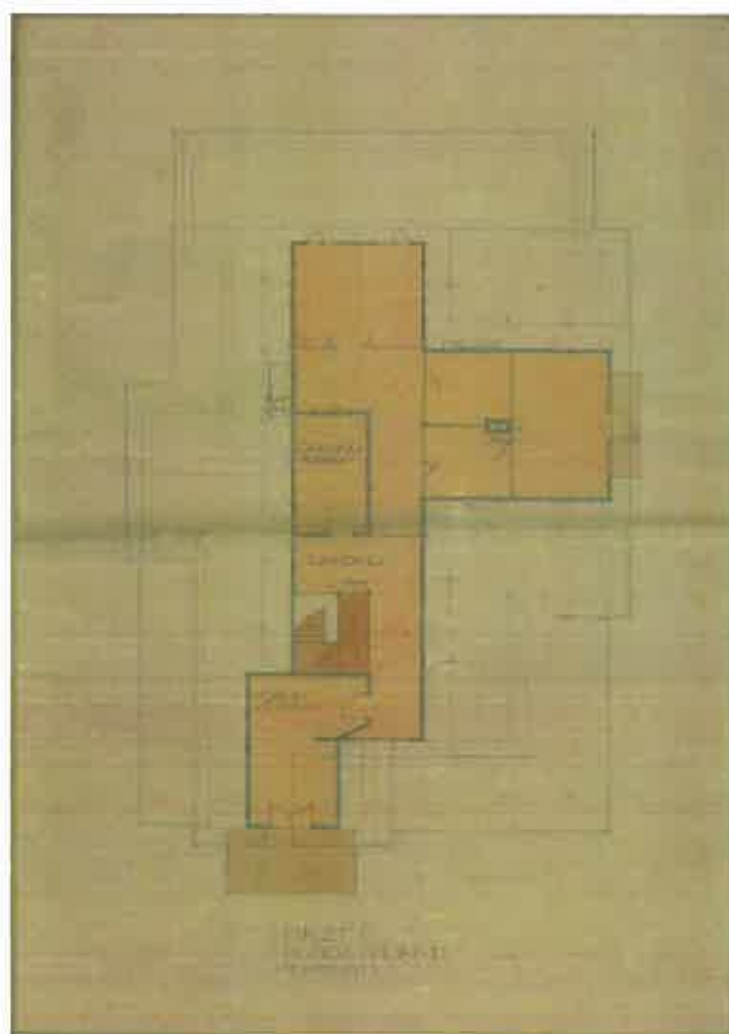


Figure 02 : First floor plan
FGB Hawkins & Associates Architects (unknown date)


Various other improvements were made by James and Ruth Paton, including filling in the south verandah, a carport, swimming pool and rear terrace to the breakfast room.

Physical evidence

46 View Street, Peppermint Grove is a limestone foundation, rendered brick walled, with face brick bands and tiled roof house in a generous landscaped setting. It was built in 1932 for James and Lily Paton. A small number of changes were made subsequently.

46 View Street, Peppermint Grove is one of the number of houses in Peppermint Grove that is built on a subdivided portion of a much larger assemblage of lots, being one former lot and one part lot.

There is a narrow grass verge across the front of the lot with plantings of Peppermint Trees that are in fairly poor condition and a concrete public footpath. Boundary walls at the front of the house are low random coursed limestone with limestone piers and brick copings. The front wall employs the



same pattern and has pairs of gates to close a 'u' shaped bitumen-paved driveway. The rear fence is a low limestone wall with close-boarded pickets over the walls. A gap in the wall accommodates a lemon scented gum. There are screen plantings to the boundaries in the front garden.

Pavings in the front area include bitumen and brick surfaces. Plantings at the front of the house include Pelargonium, Clivea, Azalea, Agapanthus, Roses, Hibiscus, Coprosma, Ivy, Camellia and the like which produce a lush green forecourt to the house.

The front garden provides a lush setting for the house. The combination of house and gardens sit well in the context of the immediate surroundings and make a positive contribution to the immediate streetscape.

The rear garden has a swimming pool, lawns and perimeter plantings including Carob, Hibiscus, Clivea, Magnolia, Philodendron, Palms, Jacaranda, and Eucalypts.


The house has an informal plan that gives rise to varied asymmetrical elevations, constructed with random coursed limestone foundations, rendered brick walls, with brick bands, corbelled brick sills, and a steeply pitched gabled tiled roof.

The front elevation of the house is informally arranged and comprises a two-storey bay to the south of the entry steps, with an arcaded verandah running from the entrance to the north, and this element runs around part of the north side of the house along Keane Street. A particular feature of the verandah is a buttress on the north-east corner, which adds a dynamic element to the verandah. Over the ground floor, the second floor is accommodated under steeply pitched Marseilles pattern terracotta tiled gable roofs, with half-timbered walls and timber casement windows.

The main bedroom window bay on the south side of the east elevation, comprises sets of double hung sashes shaded by tiled timber framed sunhoods and this element is topped by a timber balcony with timber balustrades. The arcaded verandah has a sweeping concrete stair with rendered brick and brick balustrade walls. The arcade has simple semicircular arches, with a rendered brick balustrade topped with a header course of bricks. At the first floor level steeply pitched roofs are covered with Marseilles pattern terracotta tiles, with rams horn finials. The gable walls are simply treated with fine half timbering. In addition to the gables there are dormer windows. Another feature of the roofscape is a balcony to the north side of the house, constructed in timber with steel balustrades. A later light metal awning protects the north facing windows.

There are timber fascias, gutters and a series of render brick chimneys with brick chimney caps.

This house exhibits features that are characteristic of a number of styles, but there is no clear dominant set of features that would lead to the conclusion that the house is wholly a single style. The arcades are somewhat reflective of the Inter-War Mediterranean style notably in the treatment of the entry and verandah, while the treatment of the upper floor has characteristics of the Inter-War Old



English style, with the use of steeply pitch roofs and the decorative use of 'half timbering' in the gables and use of dormer windows.

The ground floor plan closely reflects the as existing plan prepared by Hawkins. The front entrance comprises a generous entrance hall, with the no 1 bedroom to the south and lounge to the west. Also to the south of the entrance hall is the bathroom, water closet and stair to the first floor. A corridor runs south of the lounge and to its south lies the no 2 bedroom. Further west of the lounge is the dining room and to its north the study, and then at the far west the breakfast room. To the south lies the kitchen and pantries and maids room.

At the first floor level there is a card room over the no 1 bedroom, the upper stair landing, a dressing room, an open area and bedrooms.

The entrance hall has carpeted timber floors, splayed skirtings, plastered walls, timber plate shelves, decorative cast plaster cornices and plasterboard ceilings, The front doors is glassed and is flanked by two pairs of windows, with timber framed glazed doors leading off the lounge and to the staircase. This room sets the style for some of the other ground floor rooms.

The lounge has similar features, except that the plate shelf is replaced by a picture rails. There are timber framed double hung sash windows, to the north, but the main feature is a large scaled face brick fire place with a timber mantle. This roof sets the style for the remainder of the ground floor rooms, other than service rooms.

The dining room follows through with the same features as the hall and returns to the plate rack details, with a glazed screen to the breakfast room to the west. The study to the north follows the same palate and pattern.

The breakfast room has been changed so that its west wall is now mainly glazed with steel framed windows and glazed doors leading out to a verandah, in place of the original windows. Its detailing is simple and includes a partly raked plasterboard and cover batten ceiling. This change created an alternative route down the rear garden, rather than having the only path lead from the rear verandah.

The kitchen is pared back in its detail with plasterboard and cover batten ceilings, simple cornices, plastered walls, timber floors and timber fittings. Pantry and scullery are similarly treated.

A lobby leads out to the south verandah, and it is filled in with sliding small pane windows, and plasterboard wall and ceiling linings.

The former maid's room has been adapted for a laundry with similar treatments to the kitchen.

Bedroom no 2 has similar treatments to the lounge.

The bathroom is simply treated with its original plan form but with more contemporary floor and wall tiles.



Leading up to the first floor, the timber stair has a carpet runner, timber handrail, carved timber newels and turned balusters.

Bedroom no 1 follows the pattern of the lounge and comprises the original bedroom and an extension to the south, taking away part of the original south verandah.

The styling of the ground floor is largely Inter-War Old English style.

The first floor rooms are made up in framed construction with plasterboard and cover batten linings, timber skirtings, plasterboard ceilings with various cornices, glazed timber and panelled doors. The accommodation at this level includes the stair lobby, a living space to the west and a number of bedrooms to the north, south and east, with balconies to the north and east.

Comparative Places

Inter-War Houses in Peppermint Grove

A search of the State Heritage Office database and the Peppermint Grove MHI revealed that 38 houses are recorded in the MHI as being constructed in the Inter-War period in Peppermint Grove. Most of these are in the pre-World War I style palette.

Inter-War Mediterranean Style

A search of the State Heritage Office database revealed a small number of places included under this style, and no registered places.

The first is a Subiaco conservation area in Daglish that comprises very modest two bedroom houses in a small and relatively intact grouping dating from the Inter-War period.

The other is the Day House at 166 Victoria Avenue, Dalkeith, designed by Marshal Clifton.

There may well be many other places that are not registered on the database.

In the Peppermint Grove MHI, the following places are either of the same style or include the style descriptor in the data

6 Irvine Street, Inter-War Mediterranean style

56 Irvine Street, Inter-War Mediterranean style

6 The Esplanade, Inter-War Functionalist/Mediterranean style

35 View Street, Inter-War Arts and Crafts/Mediterranean style

41 View Street, Inter-War Mediterranean style



Inter-War Old English style

The style is well represented on the State Register with a number of places included. The places on the Register are:

The Old Narrogin Inn in Armadale

Kulahea in Cottesloe

Sunset Hospital in Nedlands

Fairbridge Farm School

The Hermitage in Geraldton

Margaret River Hotel

House at 2 Hill Terrace, Mosman Park

The Maisonettes, Nedlands

London Court, Perth

Sister Kate's Children's Home Chapel in Queens Park

Quindanning Hotel near Williams

Darjeeling, Roleystone

St Josephs Church and Presbytery, Subiaco

Mine Managers House, Wiluna

Caves House, Yallingup

Yanchep Inn and McNess House, Yanchep Park.

In the Peppermint Grove MHI, the following places note the same style in the descriptor: -

45 Keane Street-Inter-War Old English/Art Deco

33 McNeil Street, Inter-War Old English style

However, none of these place compare directly with 46 View Street with its combination of style characteristics.



Photographs



Photograph 01 : Aerial view from the west
Bing Maps, AAMHatch (2015)



Photograph 02: Aerial view from the north
Bing Maps, AAMHatch (2015)



Photograph 03: Street view from the north
Griffiths Architects (2015)



Photograph 04: Street view from the east
Griffiths Architects (2015)



Photograph 05: View from yard to the west
Griffiths Architects (2015)



Photograph 06: Entry Hall
Griffiths Architects (2015)



Photograph 07: Lounge Room
Griffiths Architects (2015)



Photograph 08: Dining Room
Griffiths Architects (2015)



Photograph 09: Study
Griffiths Architects (2015)



Photograph 10: Breakfast Room
Griffiths Architects (2015)



Photograph 11: Bedroom 2
Griffiths Architects (2015)



Photograph 12: Bathroom
Griffiths Architects (2015)



Photograph 13: Bedroom 1
Griffiths Architects (2015)



Photograph 14: Staircase from first floor landing
Griffiths Architects (2015)

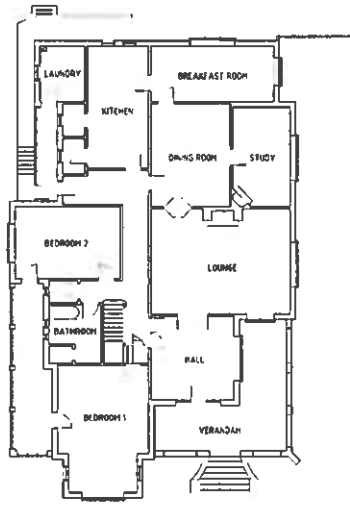


Photograph 15: Card room
Griffiths Architects (2015)

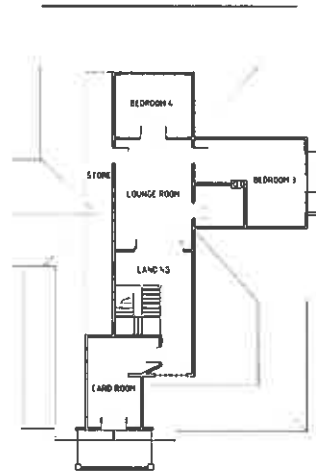


Photograph 16: First floor landing
Griffiths Architects (2015)

Figure 03 Existing Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HERITAGE ASSESSMENT REPORT

10-10-2018
 10-10-2018
 10-10-2018

Griffiths Architects

10 VIEW STREET
 HERITAGE ASSESSMENT
 HERITAGE ASSESSMENT
 GROUND FLOOR PLAN

NO.	DATE	BY	REVISION
01	10/10/18	SK	ISSUED FOR PERMIT

SK.01 P1



24 May 2016

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

Attention: Michael Whitbread

Shire of Peppermint Grove

Doc No: _____ File Ref: _____
 Revd: 25 MAY 2016 Revd By: E A / MDS

Comments: _____



TOWN PLANNING
 URBAN DESIGN AND HERITAGE

Dear Michael,

HERITAGE ADVICE RELATING TO THE HERITAGE VALUE OF NO. 46 VIEW STREET, PEPPERMINT GROVE

Further to your recent correspondence to Mr and Mrs J L Paton regarding the proposed inclusion of their property at 46 View Street, Peppermint Grove (Subject Place) on the Shire of Peppermint Grove (the Shire) Heritage List, TPG Town Planning, Urban Design and Heritage provide the following heritage advice

We have reviewed the level of cultural heritage value attributed to the subject place to determine whether it has sufficient merit to be protected as Category 1 on the Shire's Heritage List. To assist in preparing this we have been guided by the State Heritage Office's *Publication 'Criteria for the Assessment of Local Heritage Places and Areas' (SHO Criteria)*. We have also reviewed the Heritage Assessment for the place, prepared for the Shire in August 2015 by Griffiths Architects and undertaken a comparative assessment of similar places on the Shire's Municipal Heritage Inventory (MHI)

Heritage Status

In Western Australia heritage listings seek to recognise and celebrate places of cultural heritage value. The Heritage of Western Australia Act 1990 (Heritage Act) requires each local government to identify buildings of cultural heritage significance in its district through a Municipal Heritage Inventory (MHI). A MHI is an information source (basically a list) of places of local heritage value, however inclusion on the MHI has no statutory implications/protection requirements. For a local government to have 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

The Shire's MHI was prepared in 1999 and the subject place was notably excluded when other neighbouring properties in the same period of development were included. The buildings included on the MHI are also protected under the statutory Heritage List. In the most recent review of the MHI (and therefore the Heritage List), the Shire's consultants have recommended that the place be included as a Category 1.

Ordinarily, local government heritage lists only include buildings as Category 1 where they are considered to be of *exceptional significance* to the locality. Category 1 places are often included on the State Register of Heritage Places or are considered to be of sufficient significance to be nominated for State registration. Buildings of *some* or even *considerable* significance to the locality are more appropriately given a Category 2 level of protection.

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 local list at the highest category. Rather it is more suitable to be included as a Category 2 place.

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 Perth Western Australia 6000

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 www.tpgwa.com.au

The Planning Group WA Pty Ltd
 ABN 36 097 273 222

1

Description

An external and internal viewing of the place was undertaken on 3rd May 2016 to inform this description.

The subject place is located on the south-western corner at the intersection of View Street and Keane Street in Peppermint Grove. The subject place comprises one L-shaped lot, which is a subdivision of the original landholding of neighbouring circa.1898 property at 48 View Street. The boundary wall is a squared rock-faced limestone construction with brick copes. There are three gateways entering the property, one on View Street, one of Keane Street and one on the corner junction. The masonry gate piers are in the same construction as the boundary wall. The setting is comprised of mature trees and shrubs. The setting has been altered over time and now includes a garage, pool and patio area.

The two-storey, limestone foundation and rendered brick house is setback approximately five metres from the front boundary onto View Street with a semi circular driveway separating the main building from the street. The set back from Keane Street is approximately 3 metres. The dwelling has a steeply pitched roof with Marseilles clay tiles. The View Street elevation has an asymmetrical form with interlocking gables over a ground floor comprising of a protruding bay surmounted with a balcony from the first floor and classically derived balustrade. There is a corner verandah with an arcaded series of Romanesque derived arches. These elements are synonymous with the Inter-War Mediterranean Style. The interconnecting gables contain timber battens with render infill, overhanging eaves and are steeply pitched are more representative of the Inter-War Old English style.

The remaining three elevations are generally symmetrical with one prominent central gable similar to the design of the primary facade. The windows are timber-framed sashes except on the breakfast room where enlarged opening and patio doors have been inserted.

Internally, the building is in the Inter-War Old English Style, with darkly stained timber fixtures and fittings, plasterboard and batten ceilings up stairs and more decorative plaster ceilings in the public rooms. It is largely intact and displays a relatively good quality of craftsmanship from the period.

Changes to the building are:

- The breakfast room has had its garden-facing wall removed and replaced with large glazing and patio doors
- Former maids room has been adapted for a laundry
- Bathrooms have been re-tiled and redecorated
- Various decorative schemes
- Backgarden patio and pool added
- Garage added to with access from Keane Street

Analysis of Heritage Value

The *SHO Criteria* sets out 'a place or area will be of significance to the locality if it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social value.' We have investigated the place in context with these criteria as follows:

Aesthetic Value

A place or area included under this criterion will have characteristics of scale, composition, materials, texture and colour that are considered to have value for the local district. This may encompass creative or design excellence; the contribution of a place to the quality of its setting; landmark quality; or a contribution to important vistas. It is suggested that the subject place has some landmark quality and makes a contribution to the quality of the streetscape however there is insufficient architectural or aesthetic quality.

It is apparent from the documentary evidence provided in the Griffiths Architects report (2015) that the place has no defined architectural style and is a merging of two styles that were prominent during the period. We know from the owners' personal records that the building was designed and constructed by a builder (R E Brock was builder and overseen by Mr A Grono) and not designed by an architect. This is notable in the choice of design paradigms that give the building a hybrid of two styles, where no one architectural prevails. The building therefore does not express design excellence in either style. The building does contribute to the historic streetscape due to its corner location. Its presence however, is somewhat obscured by mature trees and vegetation on the boundary

46 View Street has some aesthetic value formed by its contribution to the streetscape. Internally it has some aesthetic value for its relatively good quality of craftsmanship from the period.

Historic Value

A place or area included under this criterion will be closely associated with events, developments or cultural phases that have played an important part in the locality's history; will have a special association with a person, group of people or organisation important in shaping the locality or be an example of technical or creative achievement from a particular period. There is insufficient information contained within the Griffiths Architects' report (2015) that the place meets any of these criteria to a sufficient level to justify Category 1 level of protection.

As noted in the Griffiths Architects' report (2015) the current lot on which the subject place sits was once part of a larger land holding which was included in the curtilage of the adjacent property, now number 48 View Street. The sub division of lots within the Shire during the interwar period helped shape the suburb but was less significant than earlier lot allocations and roads layout undertaken by the roads board in the late 19th century. The infill development of this lot is considered incidental to the original street layout and growth of the suburb overtime, a practice of subdivisions and amalgamation that still goes on today.

The property has always been in the ownership of the Paton family but this in itself is of little significance to the Shire.

46 View Street has little historic value based on it being a representative example of interwar infill development in Peppermint Grove

Social Value

A place would be considered for inclusion under this criterion if it were one that the community, or a significant part of the community, has held in high regard for an extended period. It would generally make a positive contribution to the local 'sense of place' and local identity. The fact the building was not included on the 1999 MI suggests the place had no value to the community at that time and there is no evidence to suggest that this has changed subsequently.

Scientific Value

A place included under this criterion may be a standing structure or archaeological deposit and will generally be an important benchmark or reference site. The subject place has no scientific value as there is no obvious potential for the place to yield information that will contribute to an understanding of the natural or cultural history of the Shire.

Degree of Significance

The degree or 'level' of significance is important to determine the classification on the local heritage list. This is assessed with reference to the issues of Rarity, Representativeness and Condition/Integrity.

Rarity/ Representativeness

To inform how rare or representative the building is a comparative analysis has been undertaken. A review of the Shire's MHI has noted a number of other dwellings, which appear to be of a similar style i.e. Inter-War Mediterranean or Inter-War Old English:

- No. 6 Irvine Street, 1934 Inter-War Mediterranean – Category 2
- No.2 Bay View Terrace, 1940 Inter-War Mediterranean – Category 2
- No.45 Keane Street, 1930 Inter-War Old English/ Inter-War Art Deco - Category 1
- No.33 McNeil Street, 1936 Inter-War Old English – Category 1
- No 31 View Street, from 1913 Inter-War Mediterranean – Category 2
- No. 41 View Street, 1930's Inter-War Mediterranean/ Modernist- Category 2
- No 43 View Street, 1935 Inter-War Mediterranean – Category 2

Notably those buildings included as Category 1 are all designed by prominent architects of the period, or have associations with well known personalities who have contributed to the history of Western Australia or the development of Peppermint Grove.

46 View Street is not rare but is a good representative example of an Inter-War dwelling in Peppermint Grove, but does not exude the same architectural quality or historical connections as those at Category 1.

Condition/Integrity/ Authenticity

46 View Street is generally in a good condition and its integrity as a residential premises remains. Its authenticity is moderate to high having undergone some change to its interior and back garden.

Conclusion

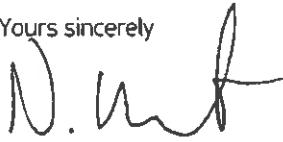
Our investigations into the cultural heritage value of the property as 46 View Street, Peppermint Grove concludes:

- The building is not architecturally designed and is not a good example of either the Inter-War Mediterranean Style or the Inter-War Old English Style of architecture. A building comprising of two very different styles cannot be exemplary of one or the other, as one will inherently compromise the stylistic characteristics of the other.
- The place has some aesthetic value formed by its contribution to the historic streetscape and the relatively high quality of craftsmanship.
- The place represents a period of subdivision and development contributing to the growth of Peppermint Grove in the Inter-War period, however the street layout of the suburb had been well established prior to the construction of this building and the significance of this period of growth is incidental to the primary establishment of the Shire.
- No specific links of exceptional or even considerable historical importance have been established with the place.
- It remains an intact example of a relatively large Inter-War building in a prominent location and has some streetscape value

Given the above, we are of the view that the house itself has some heritage value but do not consider that it sufficient to warrant the currently assigned Management Category 1. It is our opinion that this property would be of sufficient significance to warrant a Category 2 level of protection.

Thank you for the opportunity to prepare this advice on behalf of the property owners. Please do not hesitate to contact Marc Beattie our Senior Heritage Planner or myself on 9289 8300 should you have any queries regarding this advice.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Moredoundt', written in a cursive style.

Nerida Moredoundt
Principal Heritage Architect



Ordinary Council Meeting

8.1.2 – 26R Leake Street - Attachment 2

8.1.2 - 26R LEAKE ST

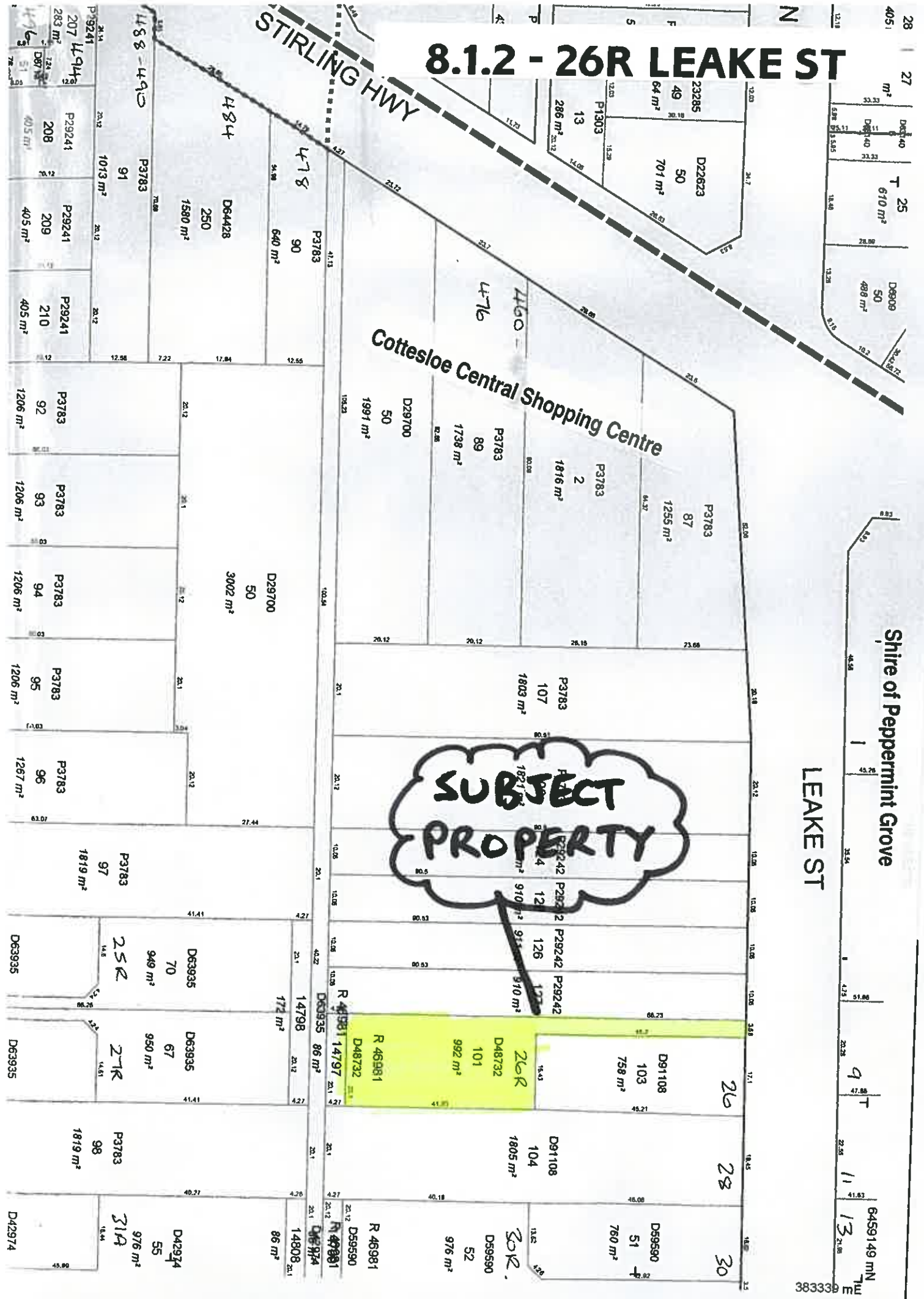
STIRLING HWY

Cottesloe Central Shopping Centre

Shire of Peppermint Grove

LEAKE ST

SUBJECT PROPERTY



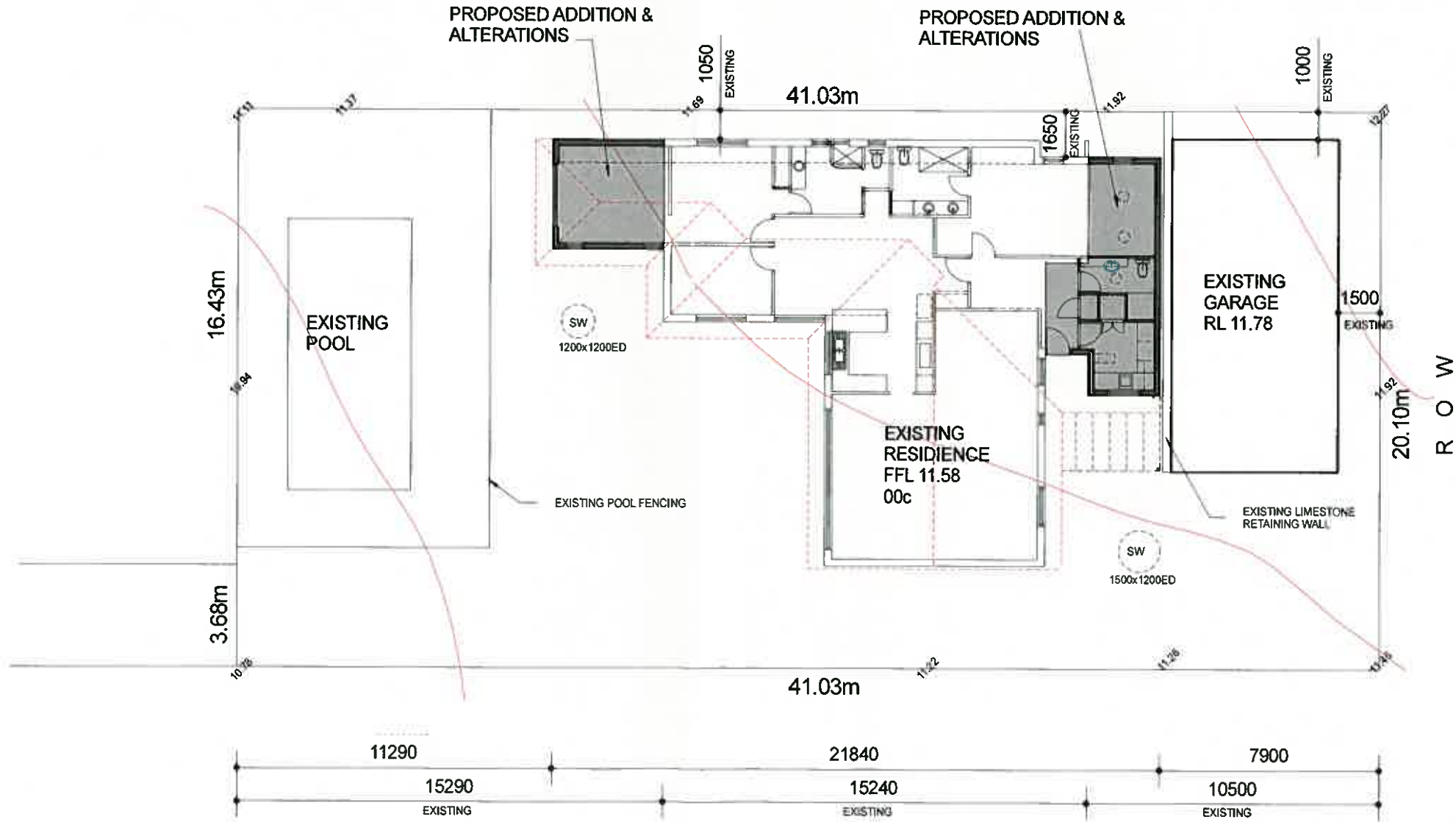
NOTE:
 ALL ROOFED STORMWATER TO DISCHARGE VIA
 RWP'S VIA 90 DIA. PVC PIPES INTO CONC.
 SOAKWELL AS SHOWN.

CONFIRM ALL SETBACKS ON SITE PRIOR TO
 THE COMMENCEMENT OF ANY WORK.
 BUILDER/CONTRACTORS TO CONFIRM LOCATION
 OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF
 WORK.

CONFIRM LOCATION OF EXTERNAL TAPS
 ON SITE.

NOTE:
 EXTEND SAND PAD 1500 PAST THE
 BUILDING LINE WHERE POSSIBLE.

REFER TO SEWER E PLAN FOR
 LOCATION OF JUNCTION POINTS
 AND ALL INVERT LEVELS

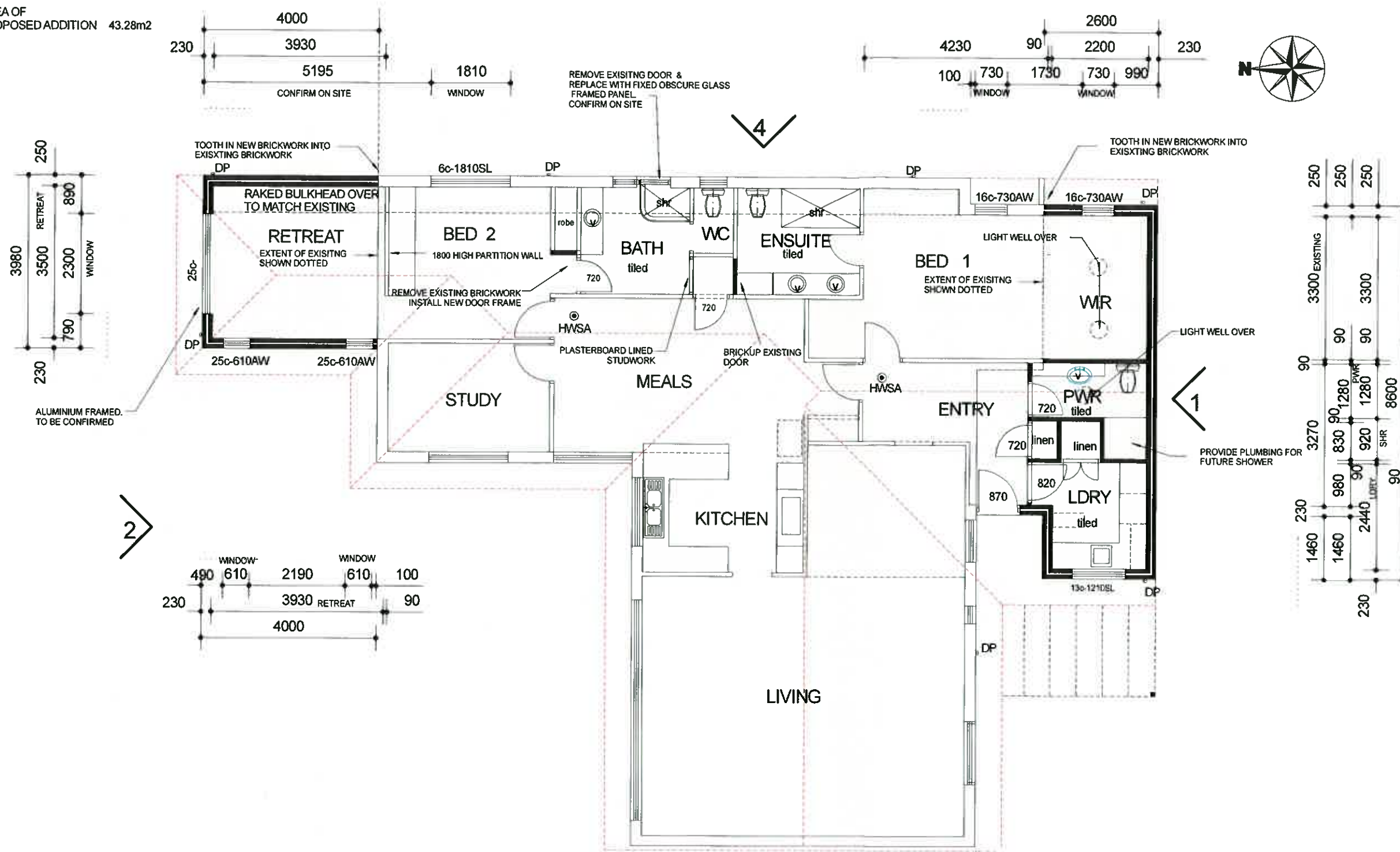


SITE PLAN
 1:200

PROPOSED ADDITION & ALTERATIONS
 HN_o 26R LEAKE STREET
 PEPPERMINT GROVE

JUNE 2016

AREA OF PROPOSED ADDITION 43.28m²



NOTE:
 CHECK & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. IF DISCREPANCIES OF ANY NATURE DO OCCUR NOTIFY THE BUILDER.
 FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING.
 ALL DIMENSIONS SHOWN ON FLOOR PLANS ARE RAW DIMENSIONS ONLY. THEY DO NOT INCLUDE PLASTER THICKNESS OR METAL BEADING TO BRICKWORK.
 LOCATION OF DOWNPIPES IS INDICATIVE ONLY AND MAY BE CHANGED AT BUILDERS DISCRETION TO COMPLY WITH B.C.A. PART 3.5.2.5
 BUILDER/CONTRACTORS TO CONFIRM LOCATION ALL SERVICES PRIOR TO COMMENCEMENT OF WORK

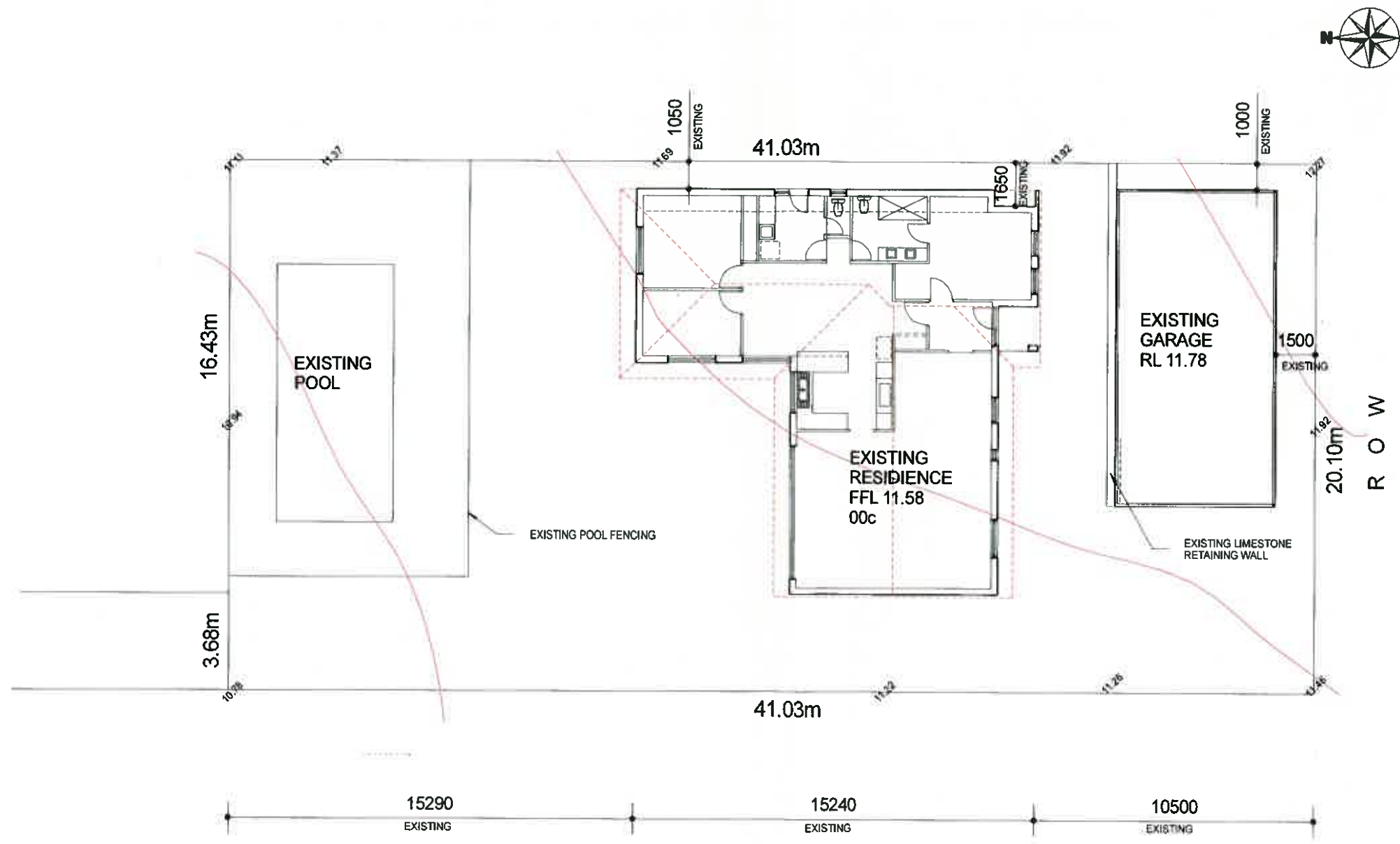
NOTE:
 METAL CORNER BEADS TO ALL CORNERS OF INTERNAL PLASTERED WALLS
 STRUTTING BEAM SIZES ON LOCATION TO STRUCTURAL ENGINEERS DETAILS.
 BRICKWORK OVER CORNER OPENINGS AND ALL OPENINGS OVER 2290 TO HAVE 2 No. 6 mm GALVANISED RODS IN 2 No. BED JOINTS OVER
 PROVIDE LIFTOFF HINGES TO DOOR FRAMES FOR BATHROOMS, ENSUITES & WC
 PROVIDE BOTTOM WEATHER SEAL TO FRONT ENTRANCE DOOR & GARAGE ENTRANCE DOOR.
 R 4.0 MINIMUM INSULATION TO CEILING AREAS OF HOUSE & GARAGE

NOTE:
 REFER TO ENERGY EFFICIENCY REPORTS FOR SPECIFIED DETAILS & REQUIREMENTS

FLOOR PLAN
 1:100

PROPOSED ADDITION & ALTERATIONS
 HNo 26R LEAKE STREET
 PEPPERMINT GROVE

JUNE. 2016

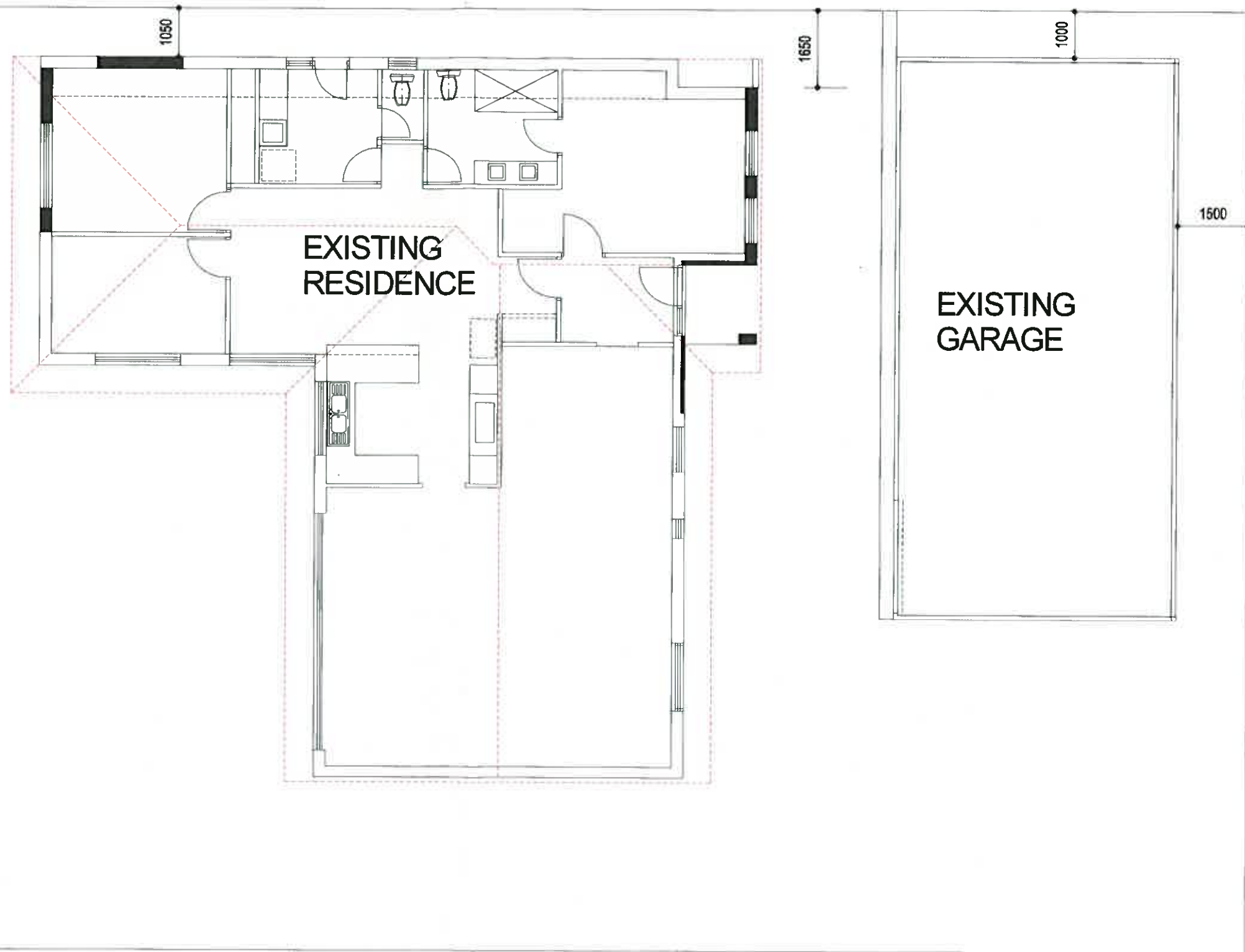


EXISTING SITE PLAN
1:200

PROPOSED ADDITION & ALTERATIONS
HN_o 26R LEAKE STREET
PEPPERMINT GROVE

JUNE 2016

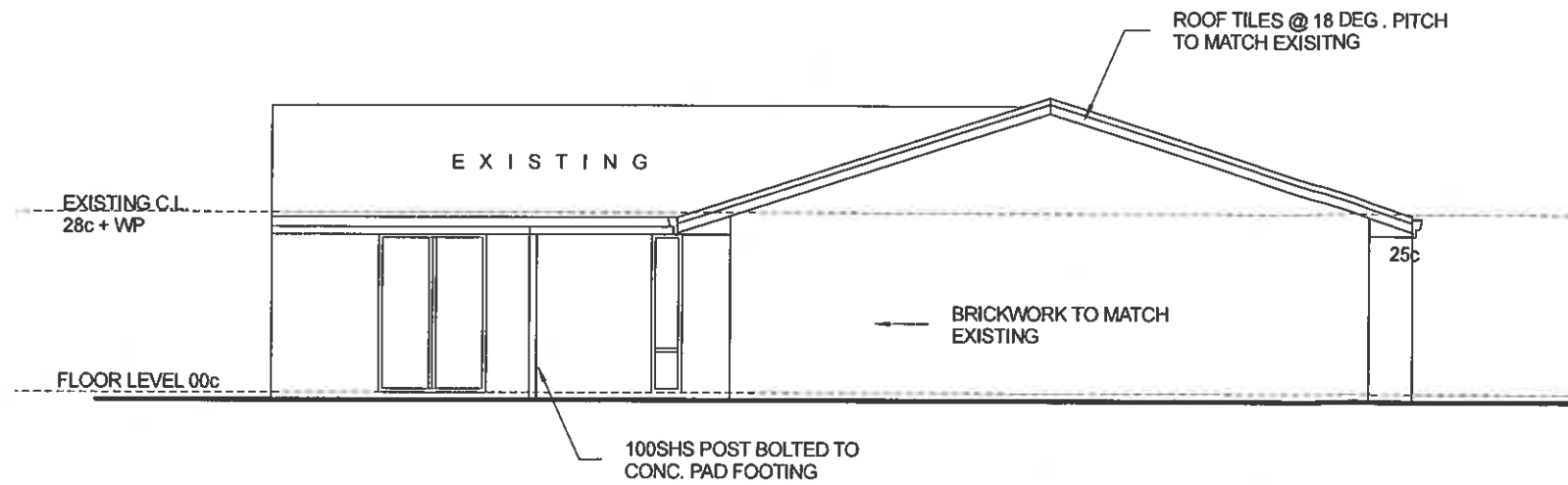
NOTE
BRICKWORK SHOWN SHADED
AND ADJACENT WINDOWS, DOORS
SHALL BE REMOVED.
MAKE GOOD TO SURROUNDING
AREAS ON COMPLETION.



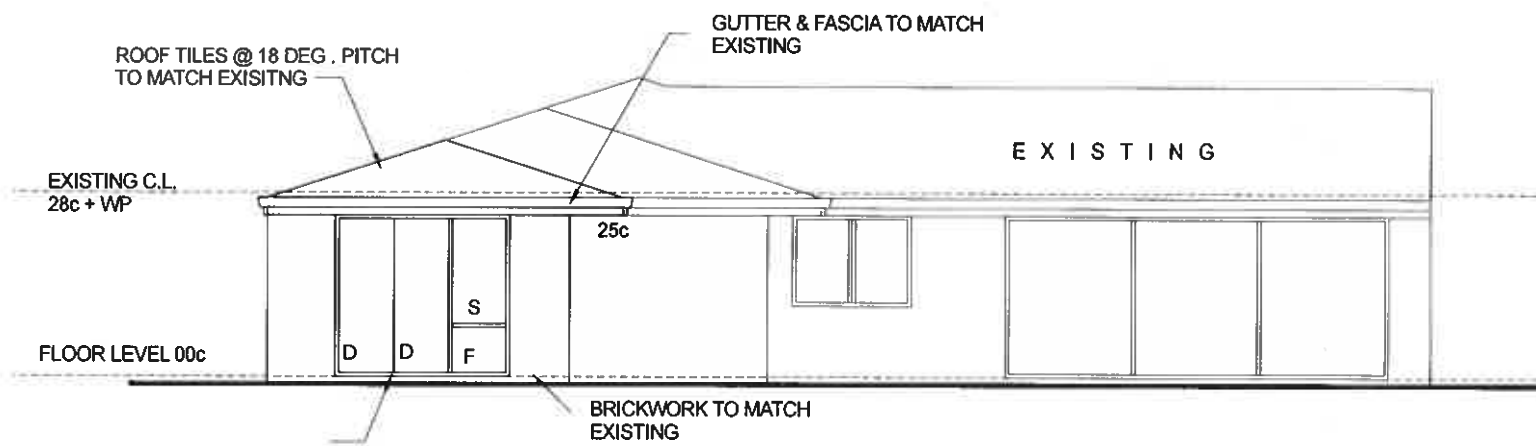
EXISTING FLOOR PLAN
1:100

PROPOSED ADDITION & ALTERATIONS
HN_o 26R LEAKE STREET
PEPPERMINT GROVE

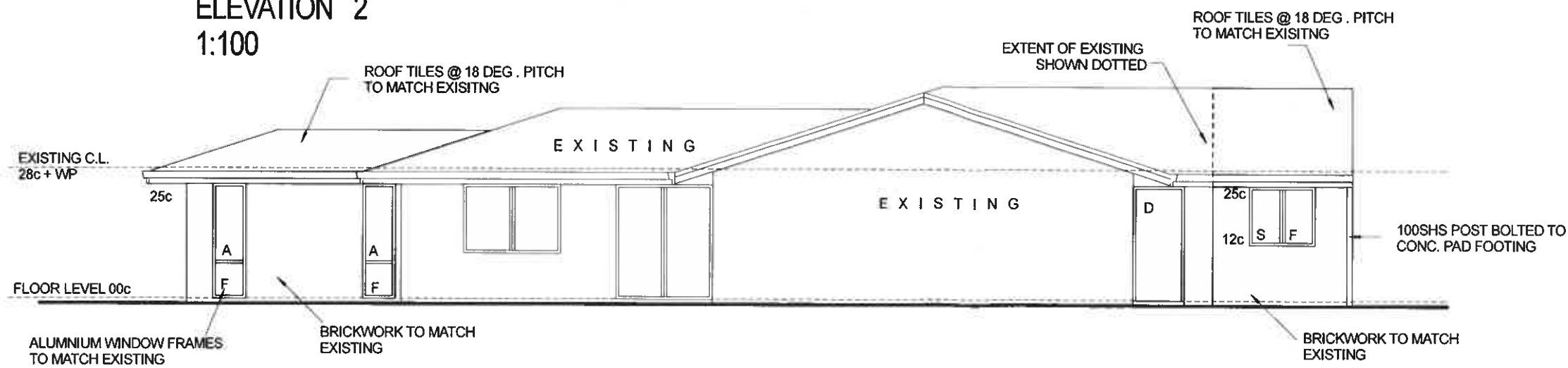
JUNE 2016



ELEVATION 1
1:100



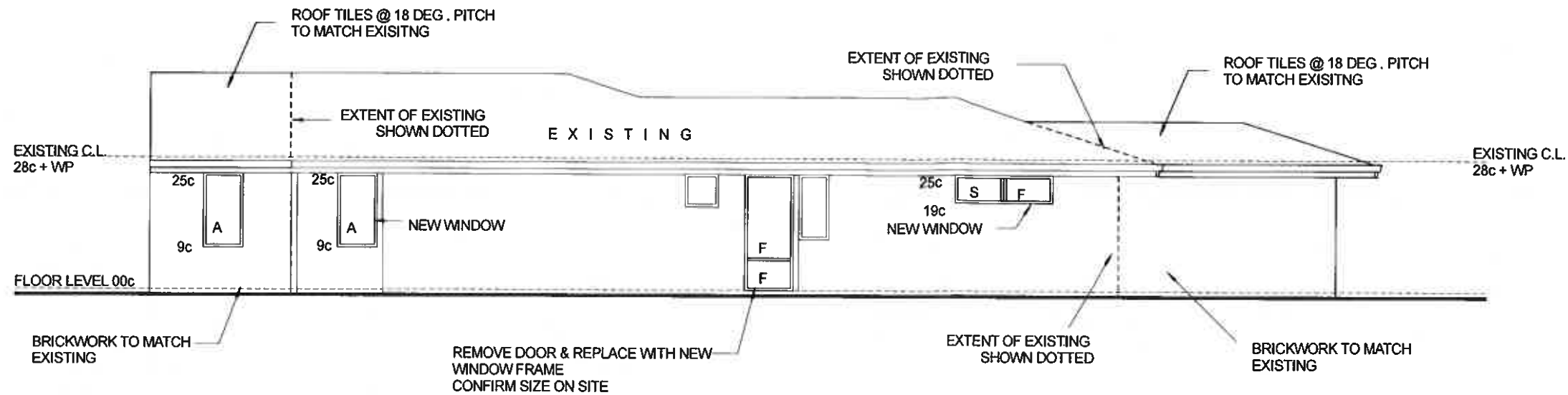
ELEVATION 2
1:100



ELEVATION 3
1:100

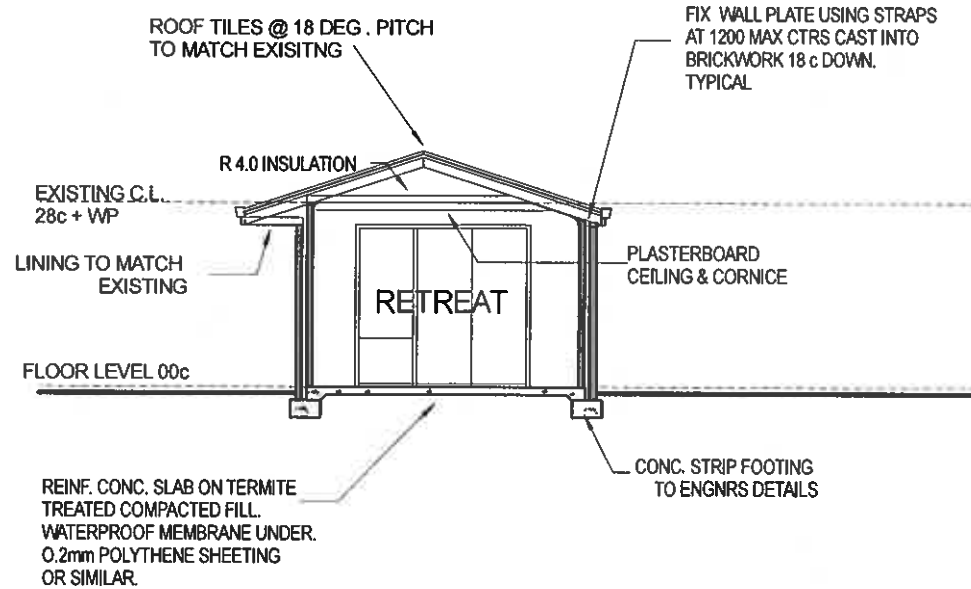
PROPOSED ADDITION & ALTERATIONS
HN0 26R LEAKE STREET
PEPPERMINT GROVE

JUNE 2016

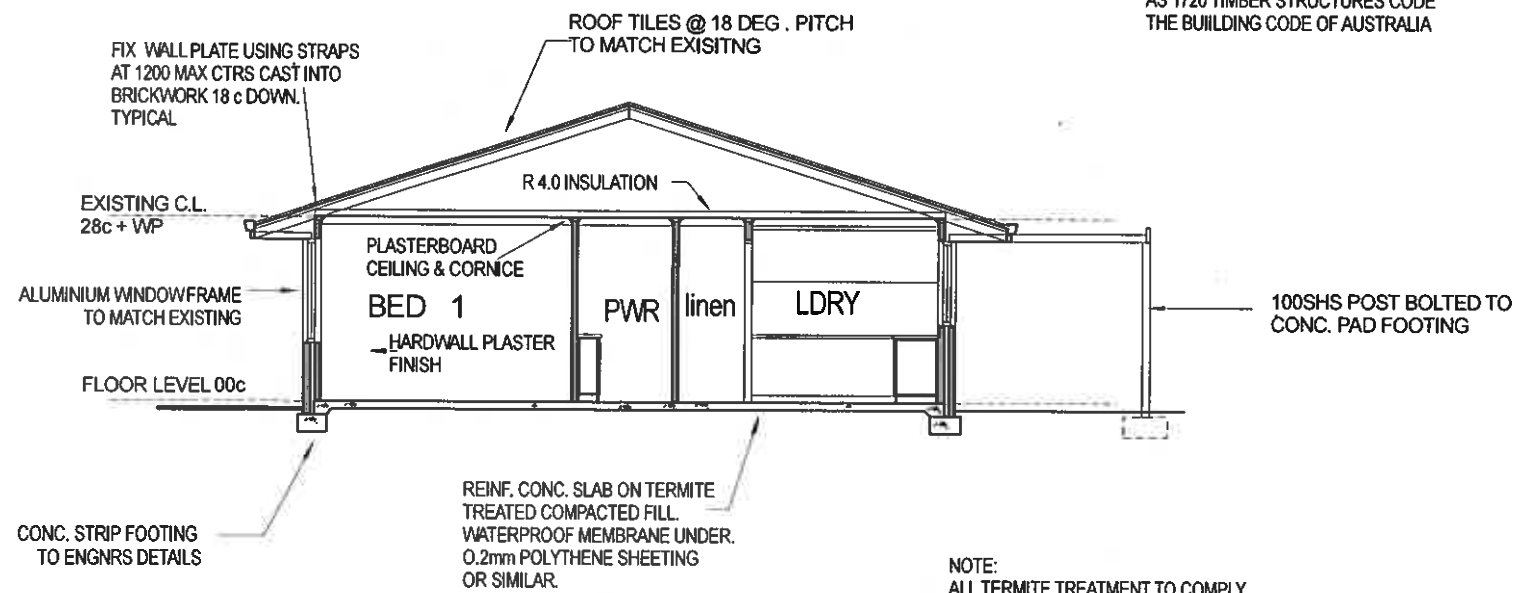


ELEVATION 4
1:100

NOTE:
ALL TIMBERWORK TO CONFORM WITH
AS 1684 TIMBER FRAMING CODE
AS 1720 TIMBER STRUCTURES CODE
THE BUILDING CODE OF AUSTRALIA



SECTION A:A
1:100



SECTION B:B
1:100

NOTE:
ALL TERMITE TREATMENT TO COMPLY
WITH AS 3660-1, 2000 THE BUILDING CODE OF
AUSTRALIA AND THE REQUIREMENTS
OF THE LOCAL AUTHORITY.

BIFLEX CHEMICAL SPRAY SHALL BE USED.

HOMEGUARD PHYSICAL BARRIER SHALL BE
USED ON ALL BOUNDARY WALLS.

**PROPOSED ADDITION & ALTERATIONS
HN_o 26R LEAKE STREET
PEPPERMINT GROVE**

JUNE 2016



Ordinary Council Meeting

8.5.1 – Financial Report - Attachment # 3

SHIRE OF PEPPERMINT GROVE
Statement of Financial Activity
for the period 1 July 2015 to 30 June 2016

	ADOPTED BUDGET 2015/16	REVISED BUDGET 2015/16	YTD BUDGET 2015/2016	YTD ACTUAL 2015/2016	VARIANCE \$ Actual v YTD Budget	VARIANCE % Actual v YTD Budget	Comment REF
Operating Revenue							
FEES & CHARGES	278,340	278,840	278,840	317,731	38,891	14%	1
GRANTS & SUBSIDIES	93,055	201,848	201,848	175,563	(26,285)	-13%	2
CONTRIBUTIONS, REIMBURSEMENTS	1,281,086	1,281,086	1,281,086	1,263,400	(17,686)	-1%	3
INTEREST ON INVESTMENTS	43,200	43,200	43,200	51,912	8,712	20%	
OTHER REVENUE	41,300	41,300	41,300	118,622	77,322	187%	4
PROFIT ON SALE OF ASSETS	0	0	0	240	240		
	1,736,981	1,846,274	1,846,274	1,927,468	81,194	4%	
Operating Expenses							
EMPLOYEE COSTS	(2,126,224)	(2,106,437)	(2,106,437)	(2,036,751)	69,686	-3%	5
MATERIALS & CONTRACTS	(1,921,091)	(1,858,655)	(1,858,655)	(1,689,753)	168,902	-9%	6
PUBLIC UTILITIES	(158,291)	(149,291)	(149,291)	(144,802)	4,489	-3%	
DEPRECIATION	(293,500)	(293,500)	(293,500)	(377,294)	(83,794)	29%	7
INTEREST EXPENSES	(65,204)	(65,204)	(65,204)	(63,803)	1,401	-2%	
INSURANCES	(121,445)	(121,445)	(121,445)	(119,683)	1,762	-1%	
LOSS ON SALE OF ASSETS	(405)	(405)	(405)	(14,312)	(13,907)	3434%	8
OTHER EXPENSES	(63,250)	(63,250)	(63,250)	(63,250)	0	0%	
	(4,749,410)	(4,658,187)	(4,658,187)	(4,509,648)	148,539	-3%	
CHANGE IN NET ASSETS	(3,012,429)	(2,811,913)	(2,811,913)	(2,582,180)	229,733	-8%	
Adjustments for Non-Cash (Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	405	405	405	14,072	13,667	3375%	
Depreciation on Assets	293,500	293,500	293,500	377,294	83,794	29%	
	293,905	293,905	293,905	391,366	97,461		
Capital Expenditure							
Land & Buildings	(15,000)	(95,000)	(95,000)	(20,931)	74,069	-78%	9
Plant and Equipment	(163,295)	(254,543)	(254,543)	(256,528)	(1,985)	1%	
Furniture & Equipment	(40,000)	(5,000)	(5,000)	(5,115)	(115)	2%	
Infrastructure Assets - Roads	(20,000)	(175,247)	(175,247)	(72,800)	102,447	-58%	10
Infrastructure Assets - Other	(180,000)	0	0	0	0		
Infrastructure Assets - Footpaths	0	(90,000)	(90,000)	(49,571)	40,430	-45%	11
Infrastructure Assets - Parks & Reserves	0	(105,000)	(105,000)	0	105,000	-100%	12
Infrastructure Assets - Drainage	(47,150)	(47,150)	(47,150)	0	47,150	-100%	13
	(465,445)	(771,940)	(771,940)	(404,944)	366,996	-48%	
Capital Revenue							
Proceeds from Disposal of assets	102,000	158,460	158,460	151,678	(6,782)	-4%	
Debt Management							
Repayment of Debentures	(22,600)	(22,600)	(22,600)	(22,600)	0	0%	
Reserves and Restricted Funds							
Transfers to Reserves	(65,000)	(84,990)	(84,990)	(87,185)	(2,195)	3%	
Transfers from Reserves	175,295	177,865	177,865	151,616	(26,249)	-15%	14
	110,295	92,875	92,875	64,431	(28,444)		
Net Current Assets July 1 B/Fwd	1,645	68,584	68,584	68,584	0	0%	
Net Current Assets Year to Date	1,721	1,721	1,721	650,094	648,373	37674%	
Amount Raised from Rates	2,994,350	2,994,350	2,994,350	2,983,759	(10,591)	0%	15

SHIRE OF PEPPERMINT GROVE
Statement of Financial Activity
for the period 1 July 2015 to 30 June 2016

	ADOPTED BUDGET 2015/16	REVISED BUDGET 2015/16	YTD BUDGET 2015/2016	YTD ACTUAL 2015/2016	VARIANCE \$ Actual v YTD Budget	VARIANCE % Actual v YTD Budget
Operating Revenue						
GENERAL PURPOSE FUNDING	124,840	95,109	95,109	119,065	23,956	25%
GOVERNANCE	10,060	24,305	24,305	25,284	979	4%
LAW, ORDER, PUBLIC SAFETY	11,800	11,800	11,800	13,555	1,755	0%
HEALTH	13,500	13,500	13,500	14,957	1,457	0%
COMMUNITY AMENITIES	123,000	118,500	118,500	191,058	72,558	61%
RECREATION & CULTURE	1,344,036	1,419,036	1,419,036	1,407,181	(11,855)	-1%
TRANSPORT	13,225	86,644	86,644	70,367	(16,277)	-19%
ECONOMIC SERVICES	96,520	77,380	77,380	79,241	1,861	2%
OTHER PROPERTY & SERVICES	0	0	0	6,761	6,761	0%
	1,736,981	1,846,274	1,846,274	1,927,469	81,195	4%
Operating Expenses						
GENERAL PURPOSE FUNDING	(85,500)	(85,500)	(85,500)	(87,905)	(2,405)	3%
GOVERNANCE	(857,458)	(829,235)	(829,235)	(858,512)	(29,277)	4%
LAW, ORDER, PUBLIC SAFETY	(60,150)	(45,150)	(45,150)	(39,061)	6,089	-13%
HEALTH	(56,550)	(56,550)	(56,550)	(55,730)	820	-1%
EDUCATION & WELFARE	(32,000)	(32,000)	(32,000)	(23,005)	8,995	-28%
COMMUNITY AMENITIES	(667,624)	(681,624)	(681,624)	(604,469)	77,155	-11%
RECREATION & CULTURE	(2,043,678)	(2,042,678)	(2,042,678)	(1,917,925)	124,753	-6%
TRANSPORT	(865,250)	(807,250)	(807,250)	(823,870)	(16,620)	2%
ECONOMIC SERVICES	(78,200)	(78,200)	(78,200)	(74,080)	4,120	-5%
OTHER PROPERTY & SERVICES	(3,000)	0	0	(25,092)	(25,092)	
	(4,749,410)	(4,658,187)	(4,658,187)	(4,509,649)	148,538	-3%
CHANGE IN NET ASSETS	(3,012,429)	(2,811,913)	(2,811,913)	(2,582,180)	229,733	-8%
Adjustments for Non-Cash (Revenue) and Expenditure						
(Profit)/Loss on Asset Disposals	405	405	405	14,072	13,667	0%
Depreciation on Assets	293,500	293,500	293,500	377,294	83,794	29%
	293,905	293,905	293,905	391,366	97,461	
Capital Expenditure						
Land & Buildings	(15,000)	(95,000)	(95,000)	(20,931)	74,069	-78%
Plant and Equipment	(163,295)	(254,543)	(254,543)	(256,528)	(1,985)	1%
Furniture & Equipment	(40,000)	(5,000)	(5,000)	(5,115)	(115)	2%
Infrastructure Assets - Roads	(20,000)	(175,247)	(175,247)	(72,800)	102,447	-58%
Infrastructure Assets - Other	(180,000)	0	0	0	0	
Infrastructure Assets - Footpaths	0	(90,000)	(90,000)	(49,571)	40,430	-45%
Infrastructure Assets - Parks & Reserves	0	(105,000)	(105,000)	0	105,000	-100%
Infrastructure Assets - Drainage	(47,150)	(47,150)	(47,150)	0	47,150	-100%
	(465,445)	(771,940)	(771,940)	(404,944)	366,996	-48%
Capital Revenue						
Proceeds from Disposal of assets	102,000	158,460	158,460	151,678	(6,782)	-4%
Debt Management						
Repayment of Debentures	(22,600)	(22,600)	(22,600)	(22,600)	0	0%
Reserves and Restricted Funds						
Transfers to Reserves	(65,000)	(84,990)	(84,990)	(87,185)	(2,195)	3%
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	110,295	92,875	92,875	64,431	(28,444)	
Net Current Assets July 1 B/Fwd	1,645	68,584	68,584	68,584	0	0%
Net Current Assets Year to Date	1,721	1,721	1,721	650,094	648,373	37674%
Amount Raised from Rates	2,994,350	2,994,350	2,994,350	2,983,759	(10,591)	0%

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2015 to 30 June 2016

1 Basis of Accounting

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

2 Net Current Assets

	YTD ACTUAL 2015/2016	C/FWD 1 JULY 2015
CURRENT ASSETS		
Cash - Unrestricted	635,091	171,221
Cash - Restricted	491,924	556,355
Receivables	137,593	158,099
	1,264,608	885,675
CURRENT LIABILITIES		
Sundry Creditors	(44,112)	(182,258)
Leave Provisions	(114,305)	(114,305)
	1,106,191	589,112
Less: Cash - Reserves - Restricted	(491,924)	(556,355)
Add: Cash-Backed Leave Provision	35,827	35,827
NET CURRENT ASSET POSITION	650,094	68,584

SHIRE OF PEPPERMINT GROVE

Notes to and forming part of the Statement of Financial Activity

for the period 1 July 2015 to 30 June 2016

3 Reserves

	YTD ACTUAL 2015/2016	REVISED BUDGET 2015/16
(a) Roads Reserve		
<i>To be used for</i>		
Opening Balance	82,681	82,681
Amount Set Aside / Transfer to Reserve	19,990	19,990
Amount Used / Transfer from Reserve	0	0
Interest Received	2,753	1,650
	105,424	104,321
(b) Library Infrastructure Reserve		
<i>To be used for</i>		
Opening Balance	106,260	106,260
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
Interest Received	3,152	4,200
	109,412	110,460
(c) Staff Leave reserve		
<i>To be used for</i>		
Opening Balance	35,290	35,290
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
Interest Received	1,047	350
	36,337	35,640
(d) Infrastructure/Bld Mtce Reserve		
<i>To be used for</i>		
Opening Balance	26,355	26,355
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
Interest Received	782	750
	27,137	27,105
(e) Plant Reserve		
<i>To be used for</i>		
Opening Balance	62,492	62,492
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	(63,286)	(62,865)
Interest Received	794	1,200
	(0)	827
(f) Public Open Space Reserve		
<i>To be used for</i>		
Opening Balance	234,648	234,648
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	(84,490)	(115,000)
Interest Received	6,644	5,580
	156,802	125,228
(g) Library Leave reserve		
<i>To be used for</i>		
Opening Balance	5,813	5,813
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	(3,840)	0
Interest Received	172	200
	2,145	6,013
(h) Information Technology Reserve		
<i>To be used for</i>		
Opening Balance	1,747	1,733
Amount Set Aside/Transfer to Reserve	35,000	35,000
Amount Used/Transfer from Reserve	0	0
Interest Received	579	35
	37,326	36,768

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2015 to 30 June 2016

4 Cash and Investments

	OPENING BALANCE 2015/2016	MOVEMENT	CLOSING BALANCE 2015/2016
Restricted Cash Investments			
Library Projects Reserve	106,259.21	3,151.51	109,410.72
Infrastructure/Building Mtce	26,355.18	781.65	27,136.83
Plant Reserve	62,492.08	(62,492.08)	0.00
IT Reserve	1,747.39	35,578.87	37,326.26
Road Works reserve	82,681.06	22,743.23	105,424.29
Library Leave reserve	5,812.71	(3,667.75)	2,144.96
Staff Leave Reserve	35,289.64	1,046.65	36,336.29
Arts/Culture Reserve	1,068.90	16,272.64	17,341.54
Public Open Space Reserve	234,648.89	(77,845.79)	156,803.10
Total Reserves	556,355.06	(64,431.07)	491,923.99

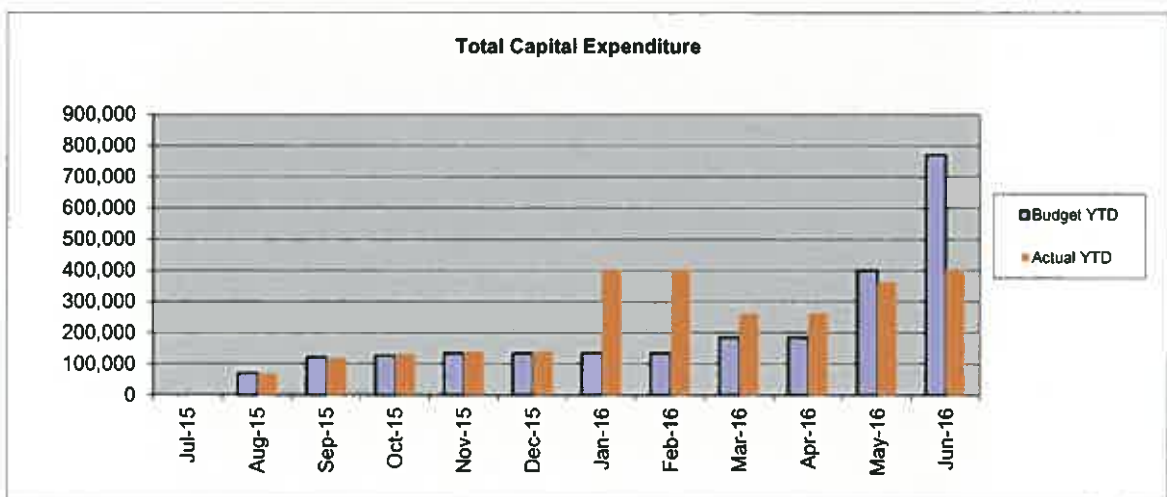
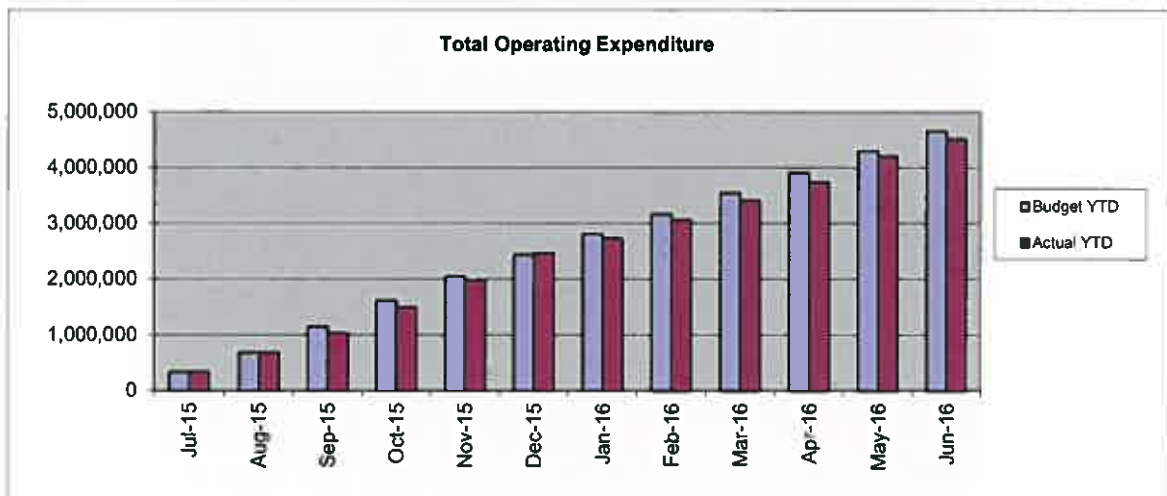
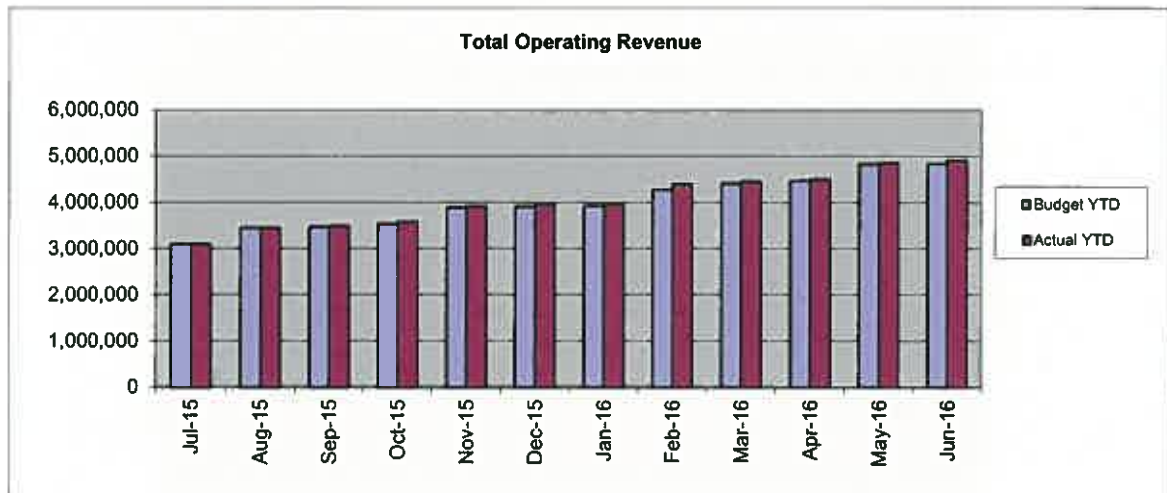
Unrestricted Cash/Investments

Municipal Fund	166,621.35	470,319.82	636,941.17
Library Advance	4,000.00	(4,000.00)	0.00
Petty Cash	600.00	200.00	800.00
Term Deposit Municipal	0.00	0.00	0.00
	171,221.35	466,519.82	637,741.17

Fund and TD Number	Amount Invested	Start Date	Maturity Date	Term (Days)	Interest Rate %	Expected Interest
Reserves	491,973.98	08-Jun-16	06-Sep-16	90	2.92%	3,542.21
Reserves Interest Receivable						3,542.21
Municipal 1	0.00					0.00
Municipal 2	0.00					0.00
Municipal 3	0.00					0.00
Municipal 4	0.00					0.00
Municipal Interest Receivable						0.00

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2015 to 30 June 2016

5 Revenues and Expenditures





Ordinary Council Meeting

8.5.2 – Accounts for Payment - Attachment # 4

List of Accounts Paid During June 2016

Chq/EFT	Date	Name	Description	Amount
1	14/06/2016	TELSTRA CORPORATION	CALLS & CHARGES - LIBRARY - TO 9/6/16	95.69
2	14/06/2016	WATER CORPORATION	WATER USAGE - TO 4 MAY 2016	1,396.00
203	14/06/2016	CITY OF NEDLANDS	LOST AND DAMAGED BOOKS - LIBRARY	253.60
204	14/06/2016	THE BUSH STOP	US MEMORIAL SERVICE WREATH	100.00
205	14/06/2016	TOWN OF BASSENDEAN	LOST BOOK	12.10
416	2/06/2016	IINET - IINET LIBRARY	LIBRARY INTERNET	165.90
416	8/06/2016	FUJII2 - FUJI LEASE-A500039533 (\$200.20)	LIBRARY PRINTER LEASE	200.20
416	8/06/2016	FUJI - FUJI LEASE CHARGES-A500039532 (\$259.60)	LIBRARY PRINTER LEASE	259.60
416	15/06/2016	NATIONAL AUSTRALIA & COMMONWEALTH BANKS	BANK FEES	226.87
416	1/06/2016	WEST NET	SHIRE INTERNET	220.78
EFT10310	9/06/2016	BEE ADVICE	BEEHIVE TREATMENT - 5 CROSSLAND COURT VERGE TREE	160.00
EFT10311	9/06/2016	BUNNINGS TRADE	VARIOUS GOODS - DEPOT	153.27
EFT10312	9/06/2016	BUSINESS & SAFETY PRINTING	STATIONERY	616.00
EFT10313	9/06/2016	CHARLES SERVICE COMPANY	CLEANING MAY 2016	5,767.18
EFT10314	9/06/2016	CLEAN CITY GROUP PTY LTD	RUBBISH BIN VALET & INFRASTRUCTURE CLEANING SERVICE	1,771.00
EFT10315	9/06/2016	ENZED PERTH AND WANGARA	BOBCAT REPAIR - LEAKING HYDRAULIC HOSE REPLACEMENT	1,397.58
EFT10316	9/06/2016	IRON MOUNTAIN AUSTRALIA GROUP PTY LTD	RECORD STORAGE RETENTION - COUNCIL MINUTES	96.60
EFT10317	9/06/2016	LANDGATE	GRV VALUATIONS	409.70
EFT10318	9/06/2016	NAPOLEON STREET NEWS	PERIODICALS - LIBRARY - APRIL 2016	601.39
EFT10319	9/06/2016	PERTH LANDSCAPE DESIGN	GROVE GARDEN MAINTENANCE - 11/5/16-27/5/16	1,083.50
EFT10320	9/06/2016	PROFESSIONAL PC SUPPORT PTY LTD (PPS)	IT NETWORK SUPPORT - JUNE 2016	6,584.90
EFT10321	9/06/2016	RAECO	BOOKGUARDS - LIBRARY	150.08
EFT10322	9/06/2016	ROADS 2000	LILLA STREET CAR PARKING BAYS	69,915.67
EFT10323	9/06/2016	STAPLES AUSTRALIA PTY LTD	STATIONERY - LIBRARY	143.34
EFT10324	9/06/2016	STATE LIBRARY OF WA	RECOVERY OF LOST & DAMAGED BOOKS	12.10
EFT10325	9/06/2016	SYNERGY	ELECTRICITY	1,050.50
EFT10326	13/06/2016	ATCO GAS AUSTRALIA	CUT AND CAP TO GAS PIPES - KEANES POINT KIOSK	402.60
EFT10327	13/06/2016	AUSTRALIA POST	POSTAGE - LIBRARY ACCOUNT - MAY 2016	19.95
EFT10328	13/06/2016	BENARA NURSERIES	ASSORTED PLANTS - STREET TREES	746.63
EFT10329	13/06/2016	BUNNINGS TRADE	VARIOUS GOODS - DEPOT HARDWARE	567.21
EFT10330	13/06/2016	CLEAN CITY GROUP PTY LTD	RUBBISH BIN VALET & INFRASTRUCTURE CLEANING SERVICE	1,771.00
EFT10331	13/06/2016	CREATION LANDSCAPE SUPPLIES	LANDSCAPE MIX - DEPOT	144.00
EFT10332	13/06/2016	DEEP GREEN CORPORATION	GROVE PRECINCT GARDEN MAINTENANCE - JUNE 2016	357.86
EFT10333	13/06/2016	DEPT OF TRANSPORT	VEHICLE REGISTRATION SEARCH FEES	190.95

List of Accounts Paid During June 2016

Chq/EFT	Date	Name	Description	Amount
EFT10334	13/06/2016	EASIFLEET	STAFF MOTOR VEHICLE LEASE CHARGES	2,043.43
EFT10335	13/06/2016	HAVILAH LEGAL	PROFESSIONAL FEES - RATES	648.40
EFT10336	13/06/2016	MARKETFORCE	ADVERTISEMENT	99.20
EFT10337	13/06/2016	MERCEDES GROUP PTY LTD (ZORZI)	10 THE ESPLANADE - BOND REFUND	1,000.00
EFT10338	13/06/2016	PHIL JOHNSON PLUMBING & GAS	MENS TOILETS MAINTENANCE - GROVE PRECINCT	318.00
EFT10339	13/06/2016	ROYAL LIFE SAVING SOCIETY	HOME POOL INSPECTIONS - X2	88.00
EFT10340	13/06/2016	SHACKS HOLDEN	CAR SERVICE - HOLDEN VF (WHITE) COMMODORE 15,000KM	373.55
EFT10341	13/06/2016	SYNERGY	ELECTRICITY - KEANES POINT RESERVE ABOLISHMENT - CAFE	392.85
EFT10342	13/06/2016	TASSIE DEVIL LINEMARKING	LEAKE STREET LINEMARKING	104.50
EFT10343	13/06/2016	TOWN OF MOSMAN PARK	CCAD EVENT REIMBURSEMENT - MOSMAN PARK ANZAC	80.00
EFT10344	13/06/2016	WESTERN METROPOLITAN REGIONAL COUNCIL	WASTE DISPOSAL	5,435.58
EFT10345	15/06/2016	ACURIX NETWORKS PTY LTD	ADSL MONITORING/SUPPORT - JUNE 2016	346.50
EFT10346	15/06/2016	ALS LIBRARY SERVICE PTY LTD	SELECTED BOOKS- LIBRARY	337.69
EFT10347	15/06/2016	BOWDEN TREE CONSULTANCY	TREE PRUNING THE ESPLANADE VERGE TREES	528.00
EFT10348	15/06/2016	BUILDING COMMISSION	BUILDING COMMISSION LEVY COLLECTIONS	356.10
EFT10349	15/06/2016	BUNNINGS TRADE	VARIOUS GOODS - DEPOT	243.63
EFT10350	15/06/2016	CITY OF SUBIACO	DAMAGED AND LOST BOOKS	12.10
EFT10351	15/06/2016	CLEAN CITY GROUP PTY LTD	RUBBISH BIN VALET & INFRASTRUCTURE CLEANING SERVICE	616.00
EFT10352	15/06/2016	CONSTRUCTION TRAINING FUND	BCITF LEVY COLLECTIONS	263.50
EFT10353	15/06/2016	COTTESLOE NEWS DELIVERY	LIBRARY NEWSPAPER AND MAGAZINES - 8/5/16-4/6/16	450.43
EFT10354	15/06/2016	CREATIVE SPACES	GRAPHIC DESIGN OF SIGN FACE	759.00
EFT10355	15/06/2016	ENVIRO SWEEP	ROAD SWEEP MAY 2016	2,462.90
EFT10356	15/06/2016	FUJI XEROX	PHOTOCOPYING IMPRESSIONS	158.49
EFT10357	15/06/2016	GRIFFITHS ARCHITECTS	HERITAGE ASSESSMENTS	1,320.00
EFT10358	15/06/2016	ROCKWATER PTY LTD	GROVE PRECINCT GROUND WATER MONITORING	1,772.30
EFT10359	15/06/2016	STAPLES AUSTRALIA PTY LTD	STATIONERY - LIBRARY	183.32
EFT10360	15/06/2016	SYNERGY	ELECTRICITY - STREET LIGHT TARIFF 25/4/16-24/5/16	2,740.50
EFT10361	15/06/2016	TURFMASTER FACILITY MANAGEMENT	MOWING RESERVES MANNERS HILL PARK - MAY 2016	1,318.90
EFT10362	15/06/2016	WAVESOUND PTY LTD	SUBSCRIPTION - ATOMIC TRAINING	1,870.00
EFT10363	15/06/2016	WILSON SECURITY	ALARM MONITORING	232.10
EFT10364	15/06/2016	YOUR TUTOR TUTORING AUSTRALASIA	YOUR TUTOR SUBSCRIPTION - 8/6/16-31/8/16	3,080.00
EFT10365	17/06/2016	AUSTRALIAN TAXATION OFFICE (ATO)	May BAS Remittance	37,069.00
EFT10366	17/06/2016	BUNNINGS TRADE	PAINTING SUPPLIES - DEPOT	296.04
EFT10367	17/06/2016	CLEAN CITY GROUP PTY LTD	RUBBISH BIN VALET & INFRASTRUCTURE CLEANING SERVICE	1,155.00

List of Accounts Paid During June 2016

Chq/EFT	Date	Name	Description	Amount
EFT10368	17/06/2016	DEPT OF FIRE & EMERGENCY SERVICES (DFES)	ESL LEVY QUARTER 4 REMITTANCE	31,857.01
EFT10369	17/06/2016	GREAT SOUTHERN TOYOTA	NEW HILUX UTE LEADING HAND - 1GBC917	18,092.55
EFT10370	17/06/2016	J & V CONTRACTORS	RIGHT OF WAYS DRAINAGE WORKS	624.80
EFT10371	17/06/2016	PROFESSIONAL TREE SURGEONS	TREE PRUNING WORK	528.00
EFT10372	17/06/2016	SYNERGY	ELECTRICITY - 13/5/16-9/6/16	6,945.10
EFT10373	17/06/2016	WESTERN METROPOLITAN REGIONAL COUNCIL	WASTE DISPOSAL	8,627.23
EFT10374	22/06/2016	APACE AID (INC.)	NATIVE PLANTS - 2016 SUBSIDY SCHEME - X200 PLANTS	300.00
EFT10375	22/06/2016	CLEAN CITY GROUP PTY LTD	RUBBISH BIN VALET & INFRASTRUCTURE CLEANING SERVICE	1,771.00
EFT10376	22/06/2016	COVS	PARTS	525.70
EFT10377	22/06/2016	EASIFLEET	STAFF MOTOR VEHICLE LEASE CHARGES	2,043.43
EFT10378	22/06/2016	HERITAGE TREE SURGEONS	TREE PRUNING MAINTENANCE	3,443.00
EFT10379	22/06/2016	MJB PAYNE CONSULTANTS - CIVIL & STRUCTURAL ENGINEERS	JOHNSTON ST SUMP RELOCATION - STAGE 2 WORKS	2,860.00
EFT10380	22/06/2016	PEACOCK BROS PTY LTD	X2 STAND UP/SIT DOWN MULTI WORK DESK	1,397.00
EFT10381	22/06/2016	PERTHWASTE	WASTE BIN COLLECTION - MAY 2016	21,082.68
EFT10382	22/06/2016	PROFESSIONAL PC SUPPORT PTY LTD (PPS)	SET UP OF MOIS MOBILE PHONE - IT SUPPORT	39.88
EFT10383	22/06/2016	TEMPTATIONS CATERING	CATERING FOR COUNCIL MEETING - 14/6/16	363.60
EFT10384	22/06/2016	TOWN OF CAMBRIDGE	WESROC CEO LUNCHEON	50.00
EFT10385	22/06/2016	WA TREASURY CORPORATION	GROVE LOAN REPAYMENT	41,700.34
EFT10386	22/06/2016	WEST COAST SHADE	SHADE SAIL REMOVAL - WINTER 2016	2,244.00
DD5861.1	9/06/2016	BT FUNDS MANAGEMENT LIMITED	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	1,327.41
DD5861.2	9/06/2016	RAWLINGS SUPERANNUATION FUND	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	927.03
DD5861.3	9/06/2016	WA SUPER	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	9,580.08
DD5861.4	9/06/2016	AUSTRALIAN SUPER	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	2,055.53
DD5867.1	9/06/2016	AMP SUPER	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	55.94
DD5903.1	1/06/2016	BP AUSTRALIA LIMITED	FUEL & OIL MAY 2016	1,390.24
DD5912.1	23/06/2016	BT FUNDS MANAGEMENT LIMITED	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	1,327.41
DD5912.2	23/06/2016	WA SUPER	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	9,488.08
DD5912.3	23/06/2016	RAWLINGS SUPERANNUATION FUND	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	927.03
DD5912.4	23/06/2016	AUSTRALIAN SUPER	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	2,055.53
DD5912.5	23/06/2016	AMP SUPER	SUPERANNUATION DEDUCTIONS/CONTRIBUTIONS	123.49
338,951.85				338,951.85