

Ordinary Council Meeting Attachments
27 June 2017



SHIRE OF PEPPERMINT GROVE

SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

**Ordinary Council Meeting
27 June 2017**

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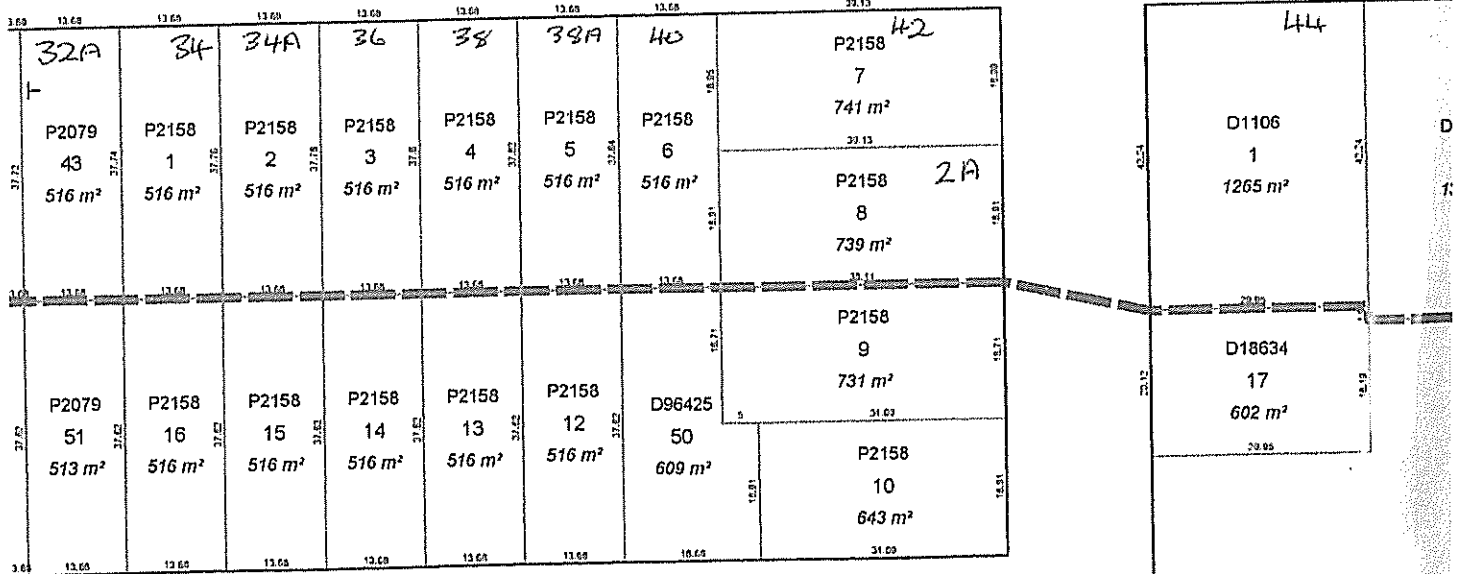
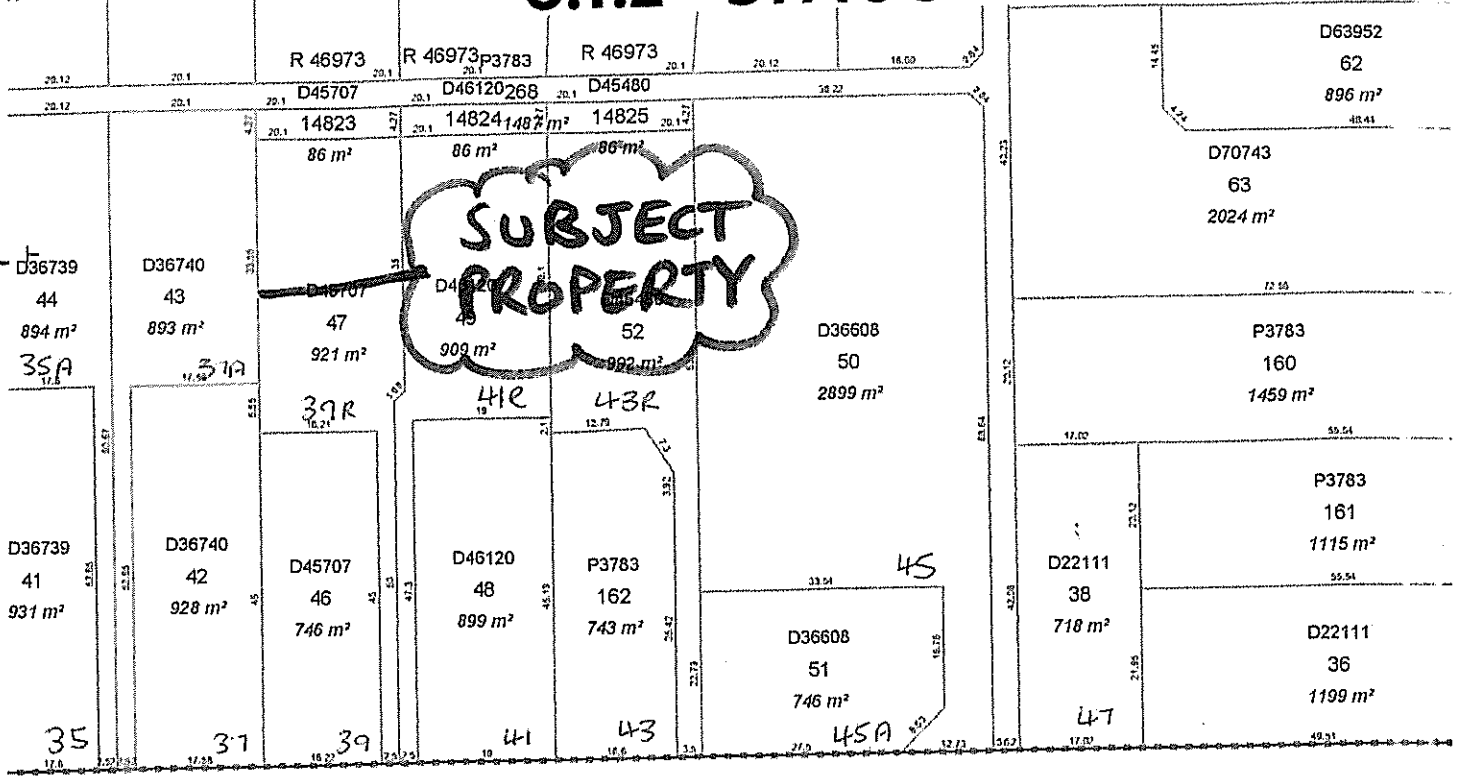
Ordinary Council Meeting

**8.1.2 – Lot 43 (No.37A) Johnston Street
Peppermint Grove - Attachment # 1**

383339 mE
0458049 MIN

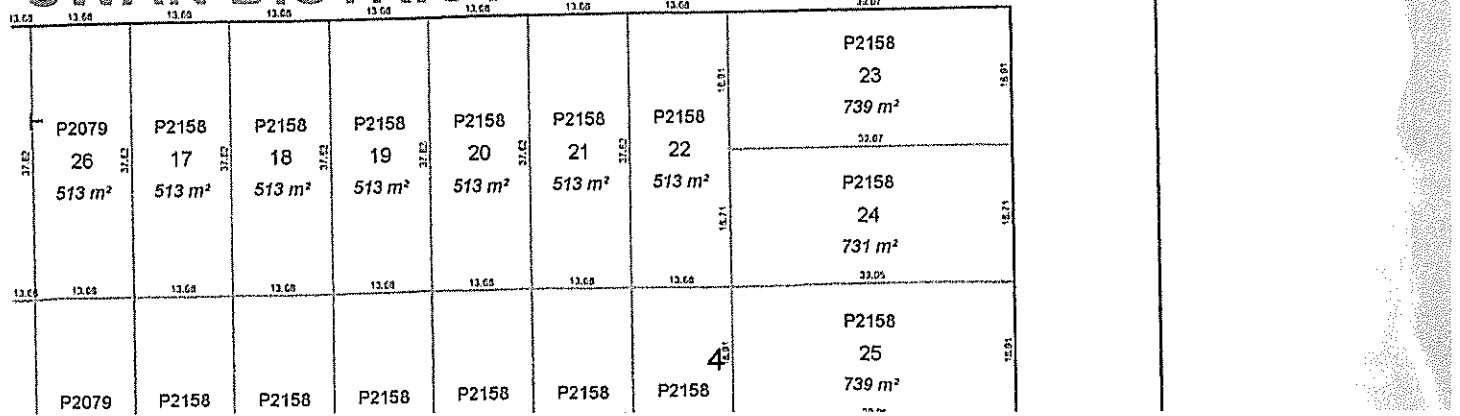
T P3783

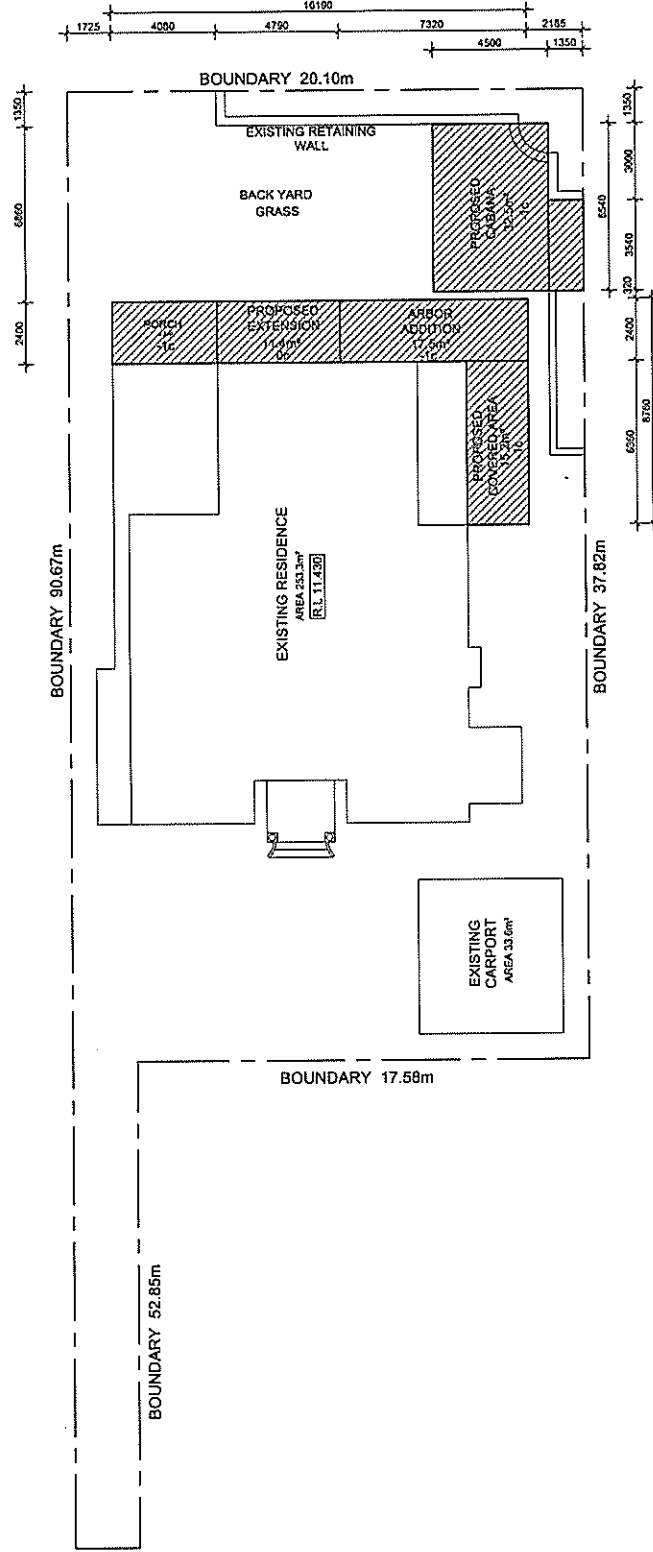
8.1.2 - 37A JOHNSTON ST



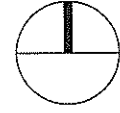
GILL ST

SWAN DISTRICT



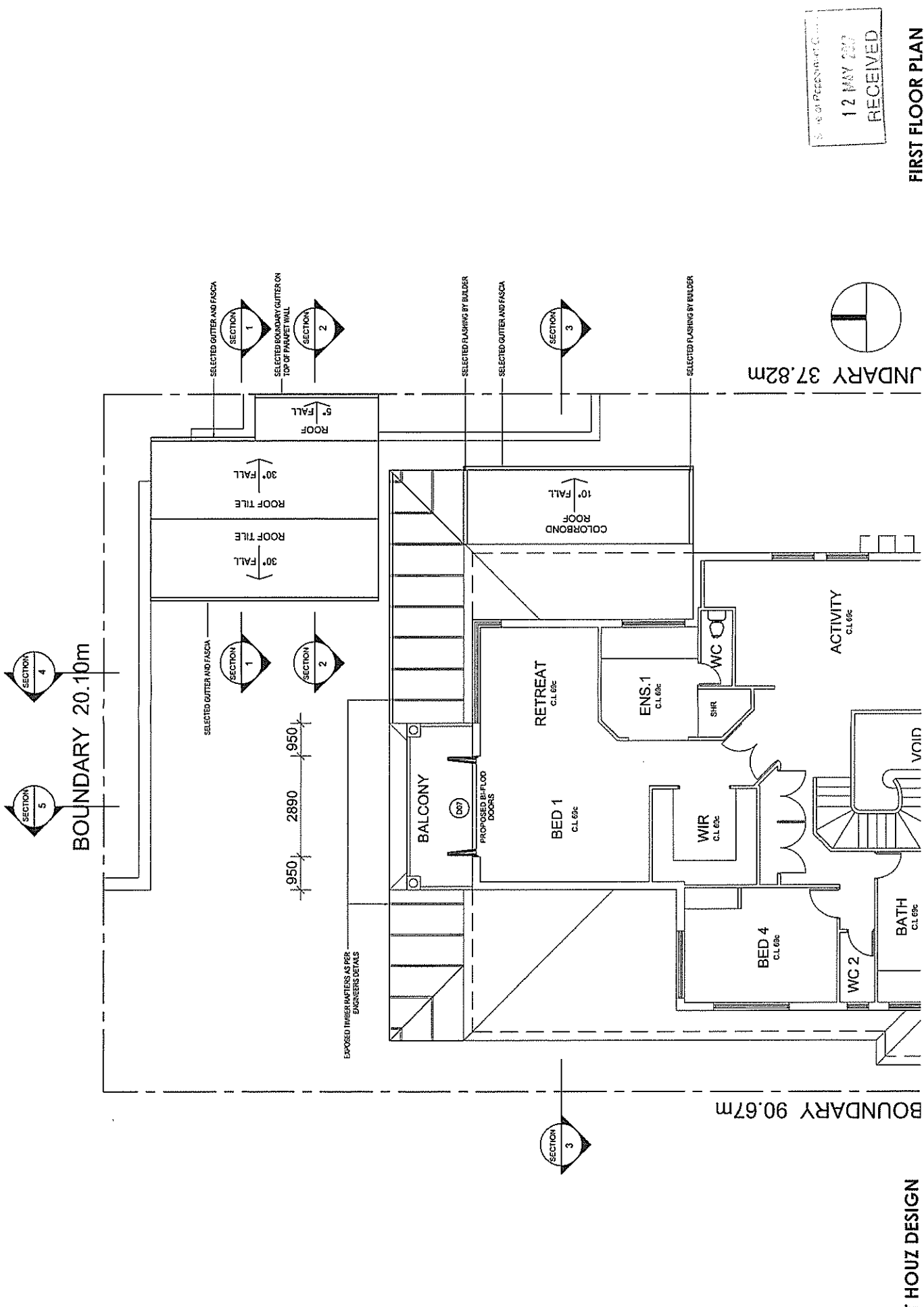


SITE PLAN
1:200



12 MAY 2017
RECEIVED

SITE PLAN
A3 @ 1:200
SHEET 01



BOUNDARY 20.10m

BOUNDARY 90.67m

JNDARY 37.82m

ART HOUZ DESIGN
 Proposed Extension
 LOT 43 JOHNSTON ST, PEPPERMINT GROVE

FIRST FLOOR PLAN
 1:100

Site of Peppermint Grove
 12 MAY 2007
 RECEIVED

CEILING LEGEND

	TAPED AND FLUSHED PLASTER BOARD CEILING, PAINT FINISH
	FEATURE BULK HEAD CEILING, TAPED AND FLUSHED PLASTER BOARD CEILING, PAINT FINISH
	EXTERNAL HARDGROOVE LINING TO LUGS OF EAVES INSTALLED TO MANUFACTURERS SPECIFICATION
	FEATURE TIMBER CLAD CEILING, PAINT FINISH

LIGHTING SYMBOL LEGEND

	CEILING LIGHT SURFACE MOUNTED
	UP LIGHT, SET FLUSH INTO CONCRETE PAVING, TRAFFABLE FITTING WITH COOK TOUCH LENS
	WALL LIGHT 2000 ABOVE FL LINO
	LED DOWN LIGHT
	SINGLE FLUORESCENT LIGHT
	DOUBLE FLUORESCENT LIGHT
	CEILING EXHAUST FAN / RANGE HOOD
	SMOKE DETECTOR
	LIGHT SWITCH, ALLOW FOR TWO WAY WHERE SHOWN
	GASCON LIGHT LED
	CEILING MOUNTED FAN

ELECTRICAL SYMBOL LEGEND

	SINGLE GPO (HEIGHT NOTED)
	DOUBLE GPO (HEIGHT NOTED)
	SINGLE EXTERIOR WATER PROOF GPO (HEIGHT NOTED)
	DOUBLE EXTERIOR WATER PROOF GPO
	PHONE POINT
	DATA POINT
	ELECTRICAL METER BOX LOCATED 1500 AFFL
	SWITCH BOARD / FUSE PANEL LOCATED 1500 AFFL
	GAS BAYONET HEAD
	THERMAL POINT
	HOT WATER UNIT

ABBREVIATIONS

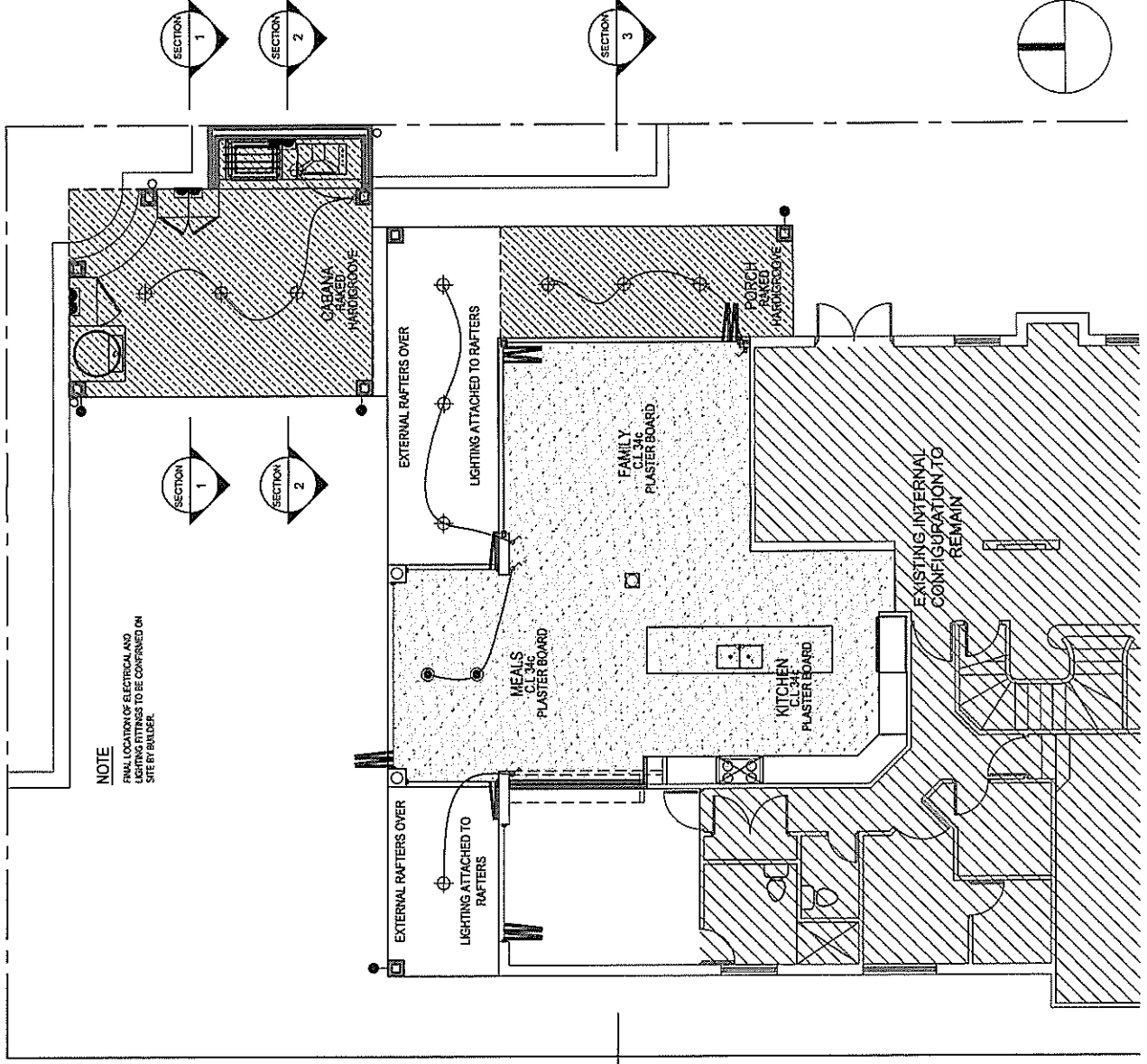
APFL ABOVE FINISHED FLOOR LEVEL
 UB UNDER BENCH
 GPO GENERAL PURPOSE OUTLET
 UNO UNLESS NOTED OTHERWISE

NOTES

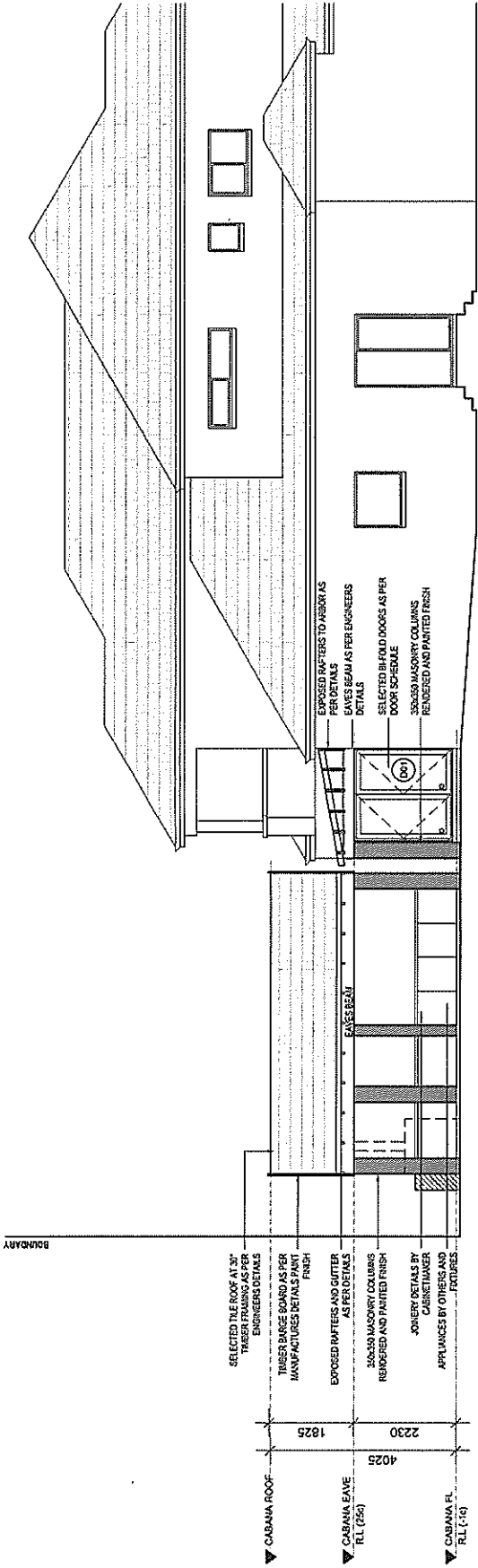
ALL GPO, DATA AND PHONE POINTS TO BE LOCATED 200 AFFL UNO.
 ALL FITTINGS TO BE LOCATED AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
 SECURITY SYSTEM DESIGN AND LAYOUT TO BE APPROVED BY SECURITY CONTRACTOR.
 ALL ELECTRICAL POINTS TO BE FITTED WITH A PROTECTIVE COVER.
 ALL ELECTRICAL POINTS TO BE FITTED WITH A PROTECTIVE COVERED ELECTRICAL BOX.

Site of Peppermint Grove
 12 MAY 2017
 RECEIVED

CEILING AND ELECTRICAL PLAN
A3 @ 1:100
SHEET 06

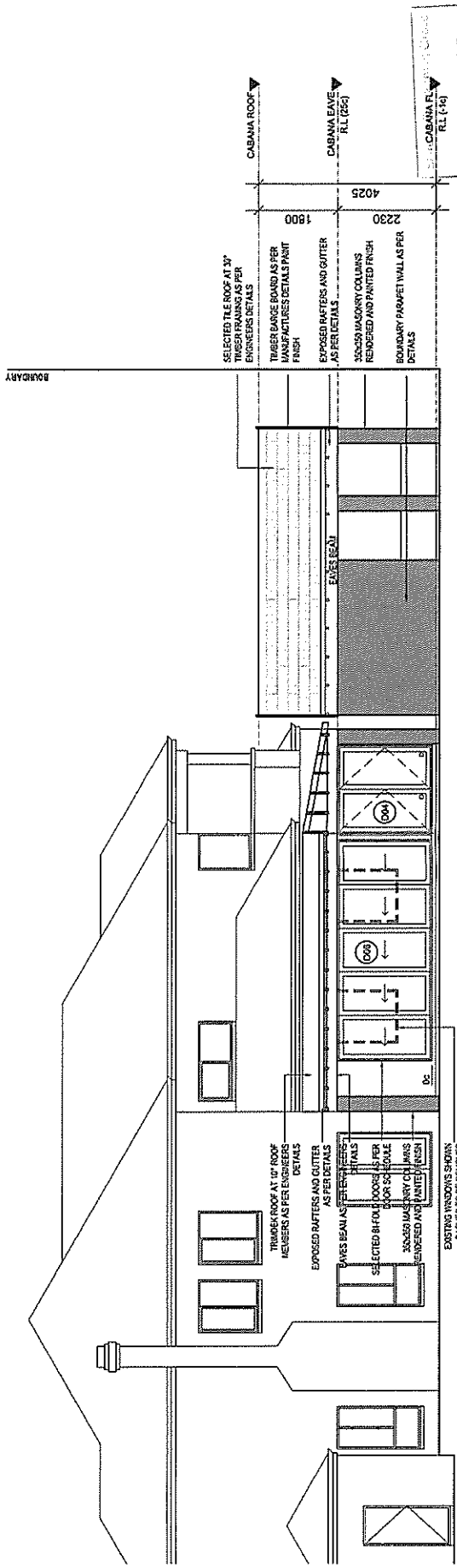


CEILING AND ELECTRICAL PLAN
1:100
8



WEST ELEVATION

1:100



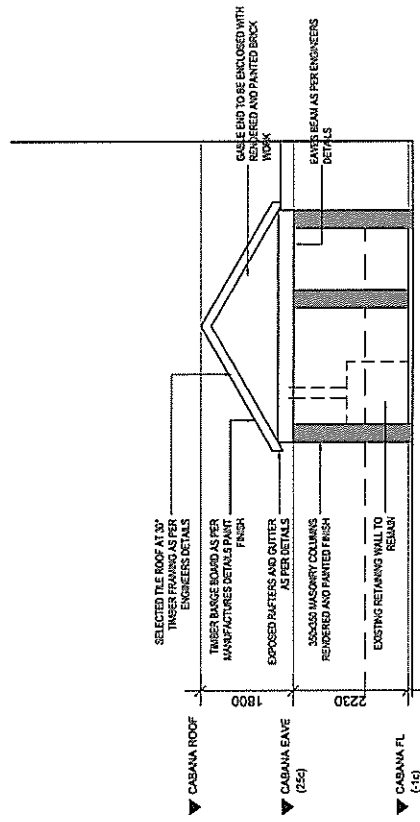
EAST ELEVATION

1:100

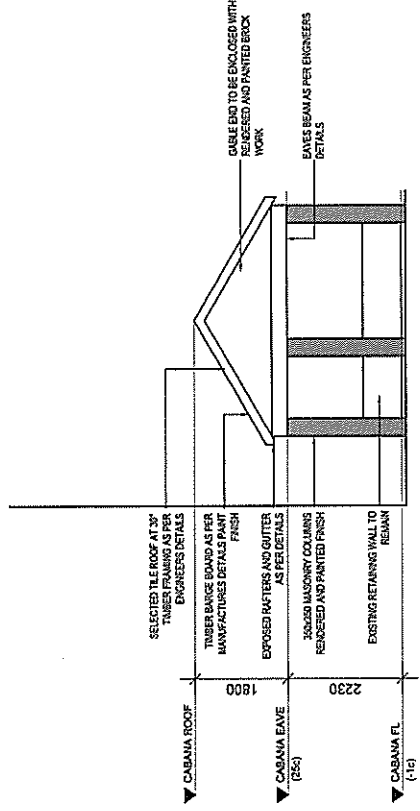
CABANA R.L. (1-1c)
 12 MAY 2017
 RECEIVED

ELEVATIONS 2
A3 @ 1:100
SHEET 08

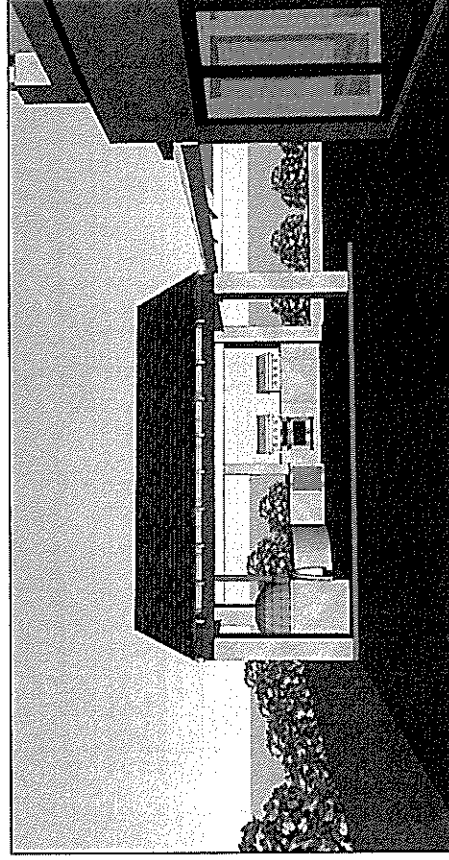
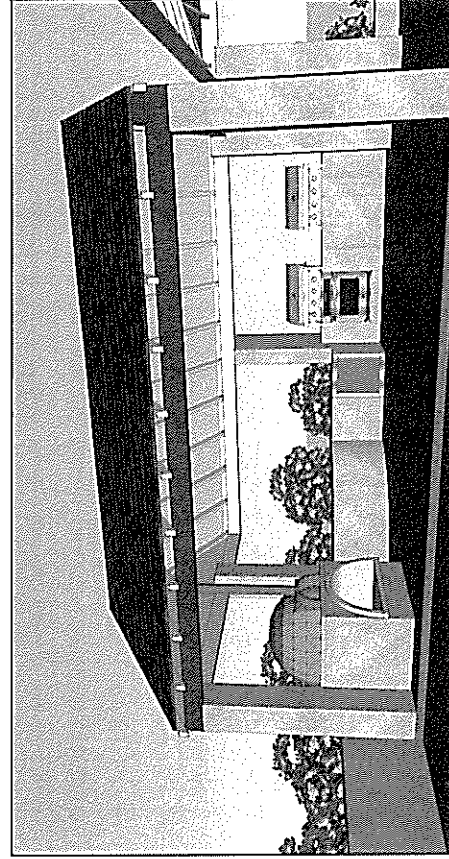
ART HOUZ DESIGN
Proposed Extension
LOT 43 JOHNSTON ST, PEPPERMINT GROVE



SOUTH CABANA ELEVATION
1:100



NORTH CABANA ELEVATION
1:100



Shire of Peppermint Grove
12 MAY 2017
RECEIVED

ELEVATIONS 1
A3 @ 1:100
SHEET 07

ART HOUZ DESIGN
Proposed Extension
LOT 43 JOHNSTON ST, PEPPERMINT GROVE



Ordinary Council Meeting

**8.1.3 – Lot 30 (No.1A) McNeil Street
Peppermint Grove - Attachment # 2**

8.1.3 - 1A MCNEIL ST

COTTESLOE TS

COTTESLOE LOCALITY

TOWN OF COTTESLOE

BURT ST

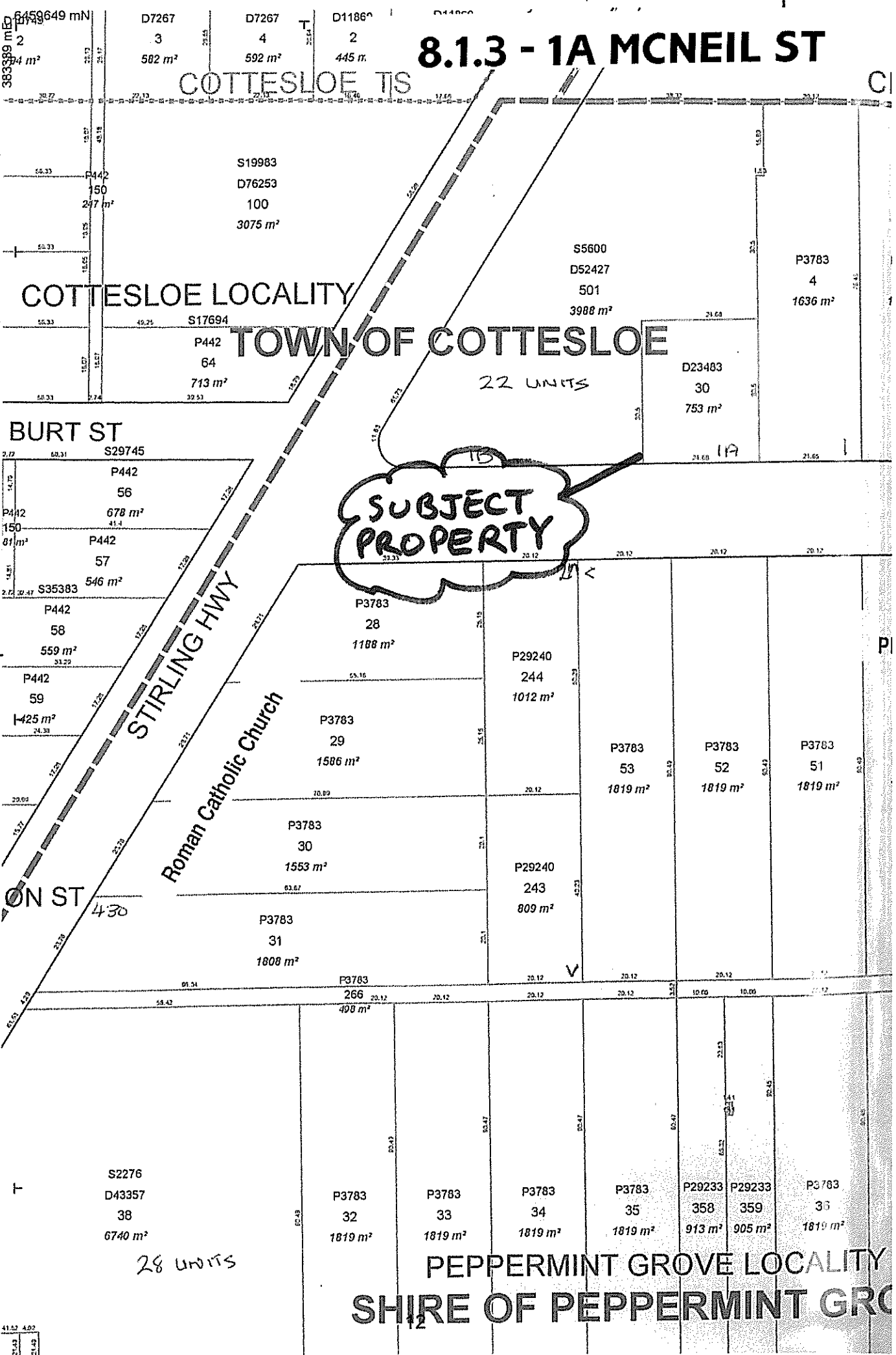
STIRLING HWY

Roman Catholic Church

ON ST



Joins Map 1



11.5	4.02
21.3	
21.4	

OR design
 Craig 0438 975 039
 designright@bigpond.com

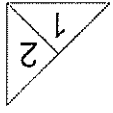
Proposed Works at:
 Lot 30 #1a McNeil St, Peppermint Grove
 For:
 Penn
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UNIT 1

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Drawn	CS	
Date	10/08/15	
Scale	1:100	
Sheet	3 of 16	

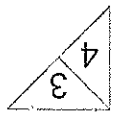
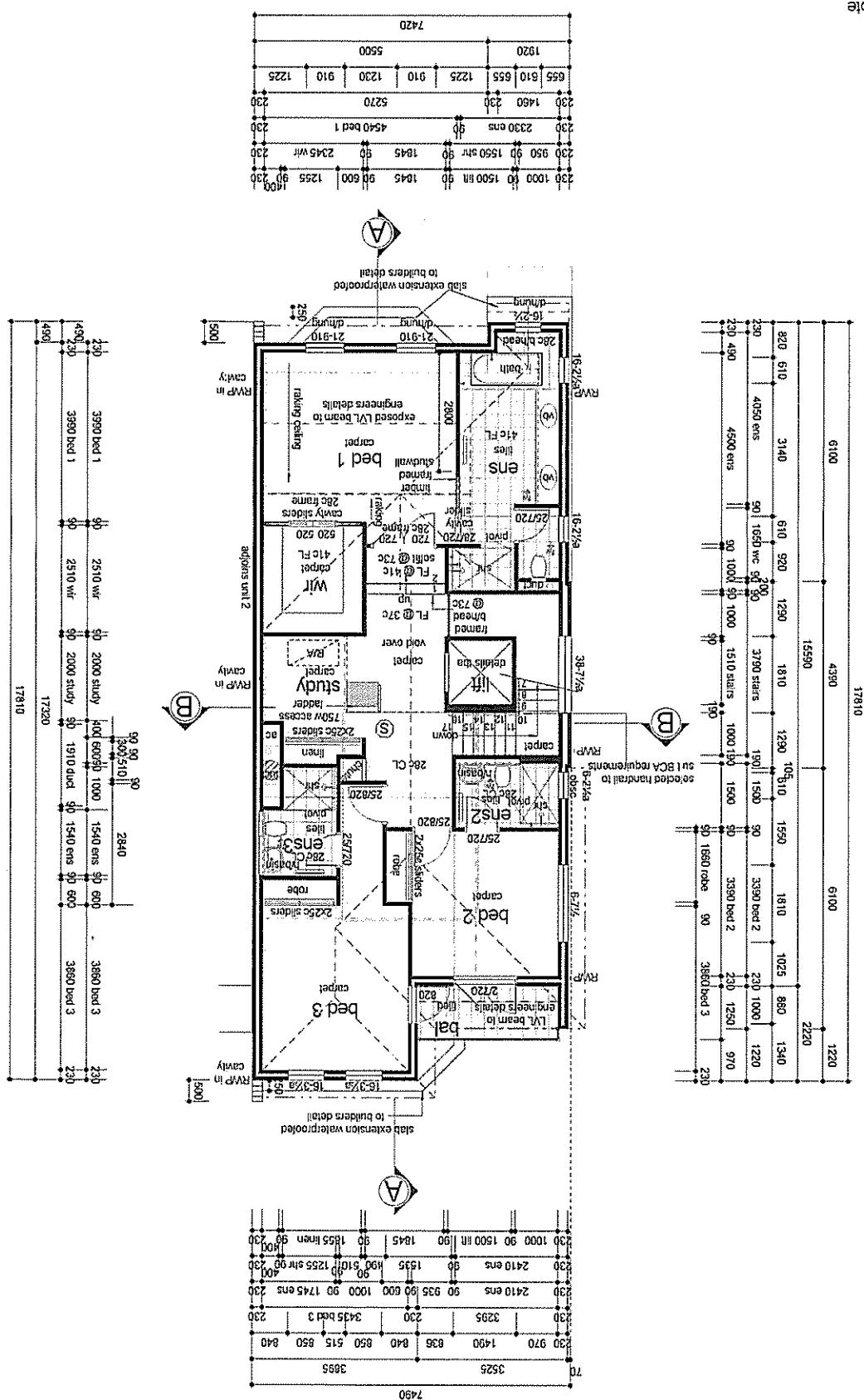
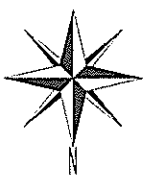
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Drawn	CS	
Date	10/08/15	
Scale	1:100	
Sheet	3 of 16	

FLOOR PLAN
 UPPER FLOOR



Roof Carpenter Note
 Roof beam locations are approximate and can be adjusted on site or varied to suit engineers details.

Roof Plumber Note
 RVP's positions shown are indicative and may be adjusted on site to suit roof timber locations, soakwells locations and existing downpipe locations at roof plumbers discretion.




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 For:

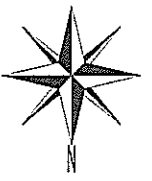
UNIT 1

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10/03/17	various CS	
02/04/17	various CS	

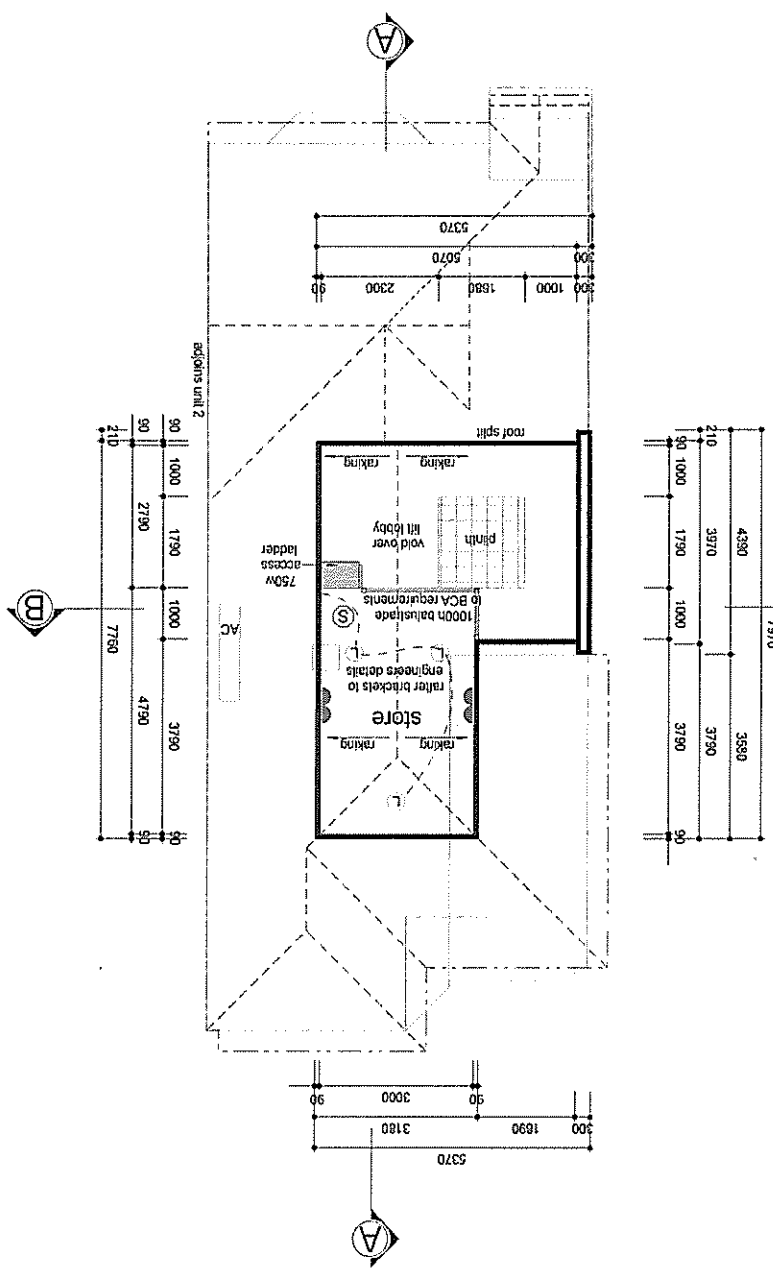
Drawn	: CS
Date	: 10/08/15
Scale	: 1:100
Sheet	: 4 of 16

ELECTRICAL NOTES

EXHAUST FAN
 Exhaust fan positions are approximate. They are to be fitted to suit ceiling joists and other roofing members.
 SMOKE DETECTORS
 TO SUIT 3.7.2 B.C.A.
 LIGHT SWITCHES
 TO BE AT 1350 HIGH

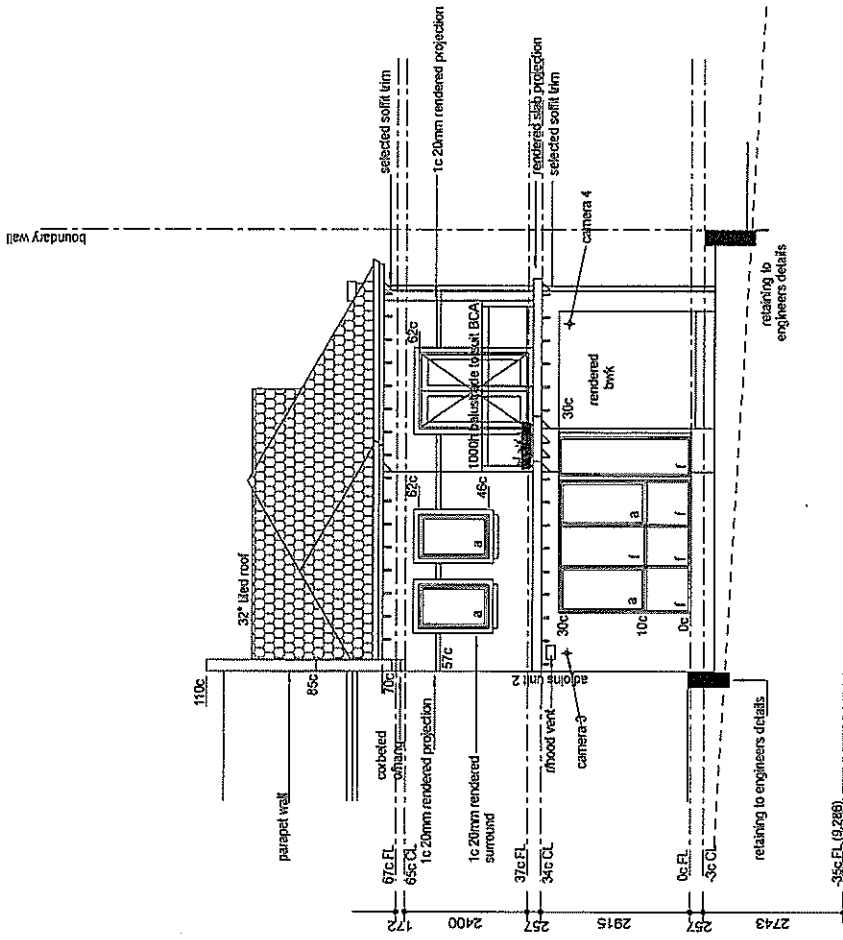


FLOOR PLAN
LOFT FLOOR

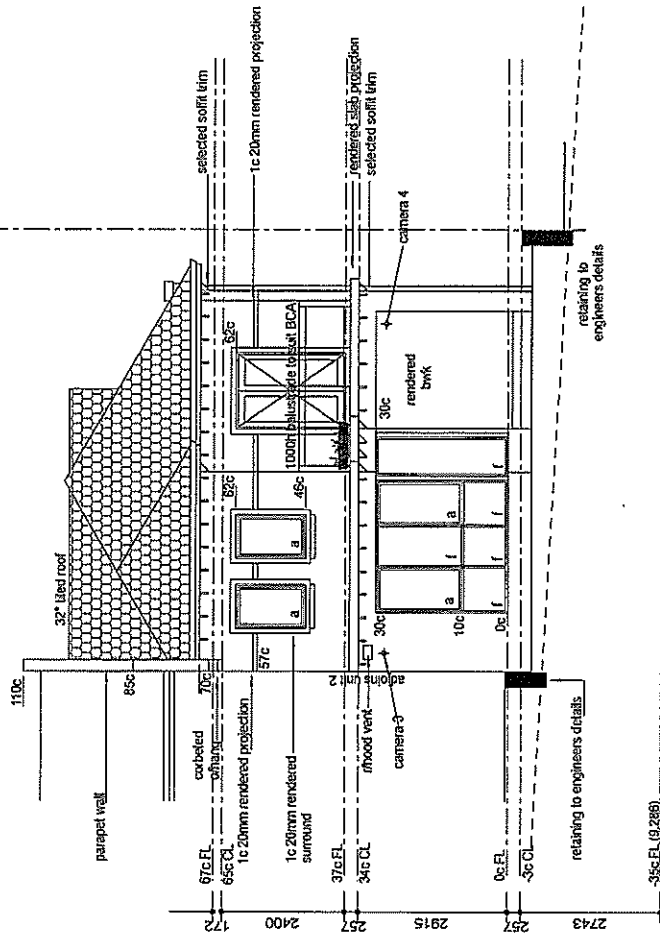


ELECTRICAL LEGEND

	CEILING LIGHT
	WALL LIGHT
	240V DOWN LIGHT
	HALOGEN DOWN LIGHT
	LED DOWN LIGHT
	SINGLE GPO @ 300 AFL
	DOUBLE GPO @ 300 AFL
	SINGLE GPO @ 1050 AFL
	DOUBLE GPO @ 1050 AFL
	SINGLE GPO @ 1550 AFL
	DOUBLE GPO @ 1550 AFL
	EXHAUST FAN
	COMBINED EXHAUST FAN
	GAS POINT
	TV POINT
	PHONE PT
	HOT WATER SYSTEM
	METER BOX
	SMOKE DETECTOR



Elevation 1



Elevation 3

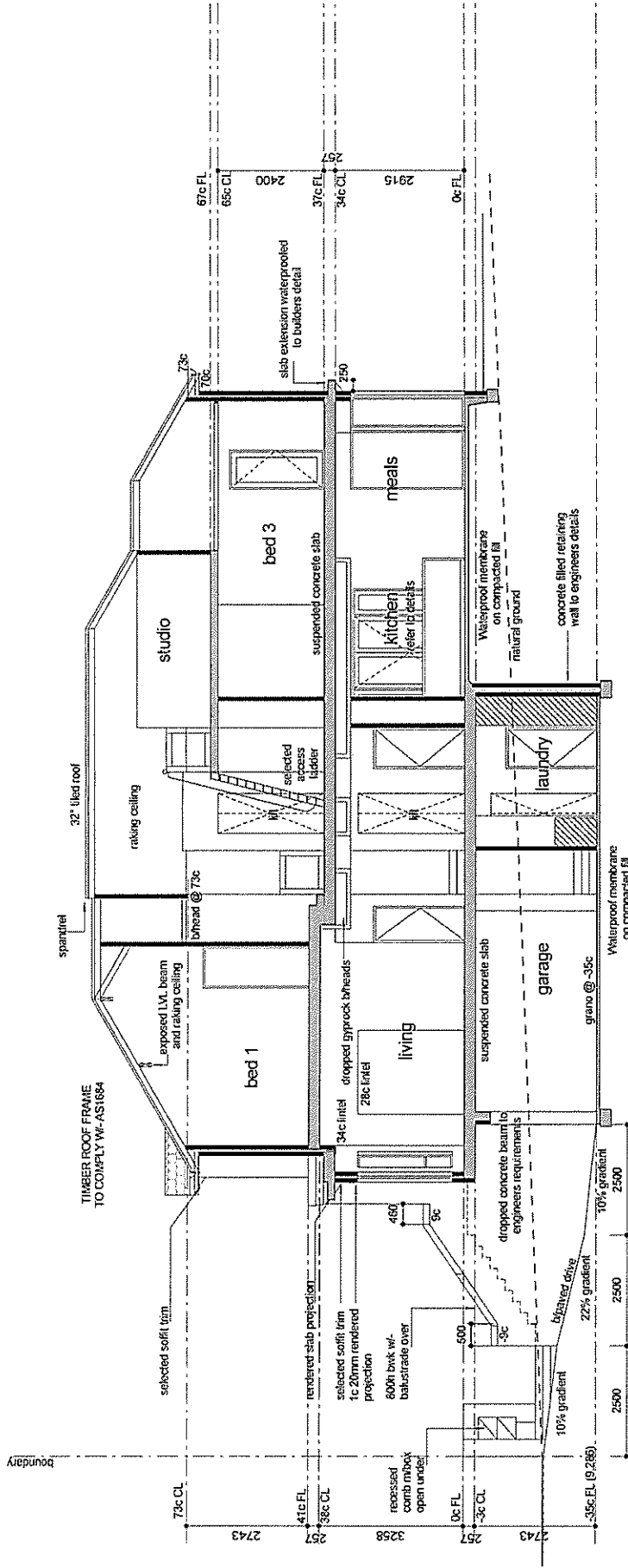
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UNIT 1

Revision	Drawn	CS
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05/10/16	various CS	
02/03/17	various CS	
09/03/17	various CS	
10/03/17	various CS	
05/04/17	various CS	

Date	: 10/08/15
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Sheet	: 5 of 16



Section A-A

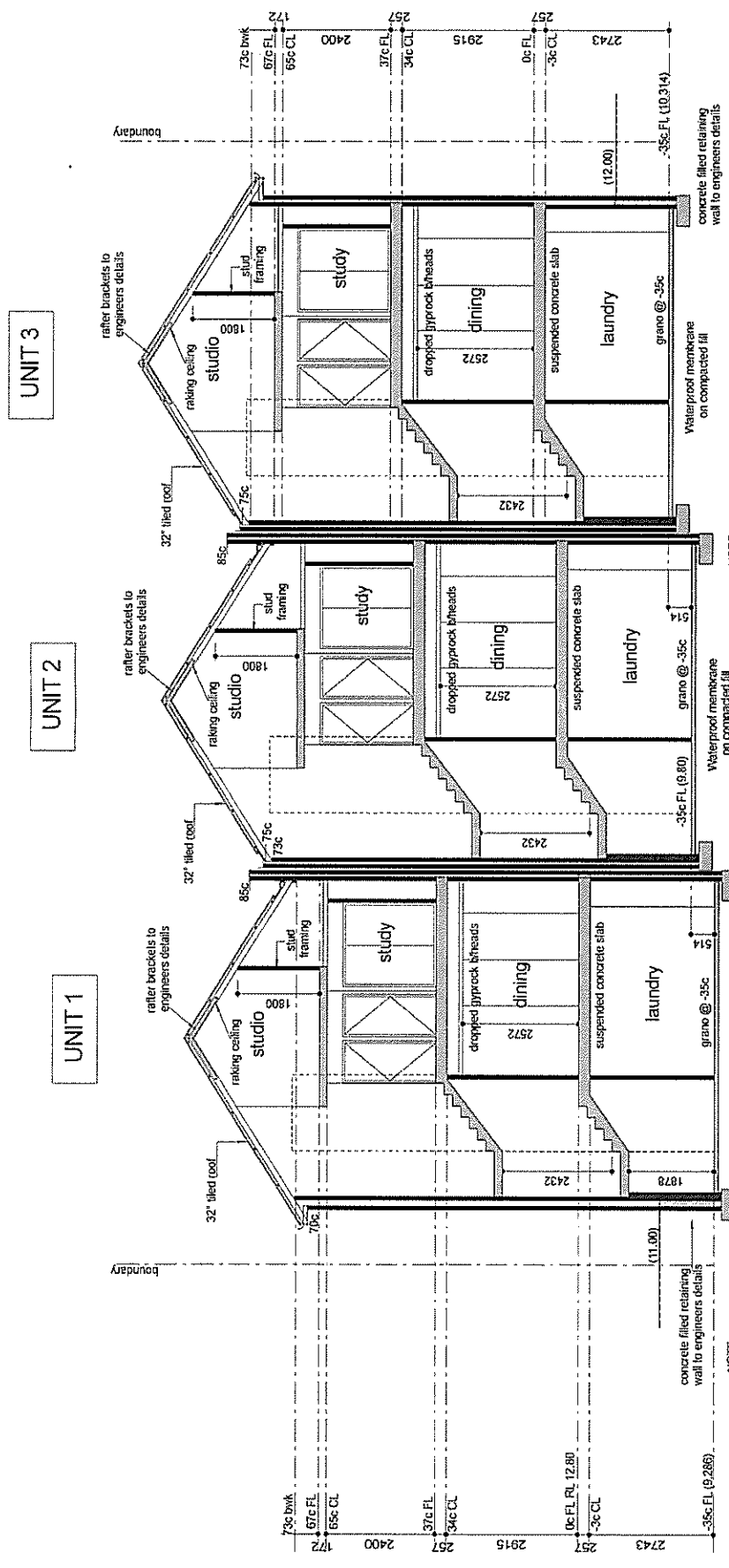
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02/03/17	various CS
02/03/17	various CS
10/03/17	various CS
05/04/17	various CS

UNIT 1

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NOTE:
For concrete footing
& slab details refer
to Engineers drawings

NOTE:
For concrete footing
& slab details refer
to Engineers drawings

NOTE:
For concrete footing
& slab details refer
to Engineers drawings

Section B-B

TIMBER ROOF FRAME
TO COMPLY W/ AS1684



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For:
Penn

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Revision	Description	Date	Drawn
2303/16	various CS	10/08/15	CS
05/10/16	various CS		
02/03/17	various CS		
09/03/17	various CS		
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05/04/17	various CS		

UNIT 1

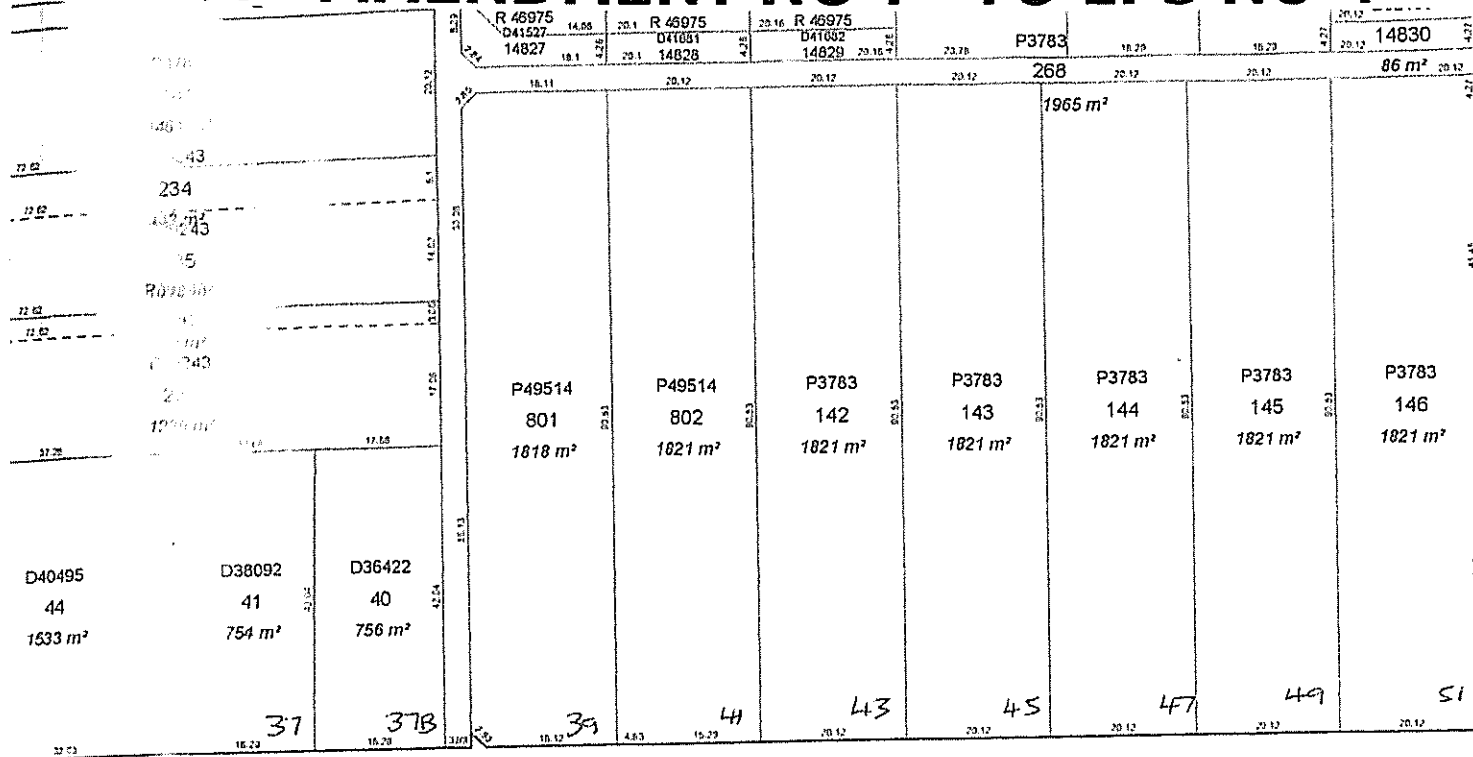
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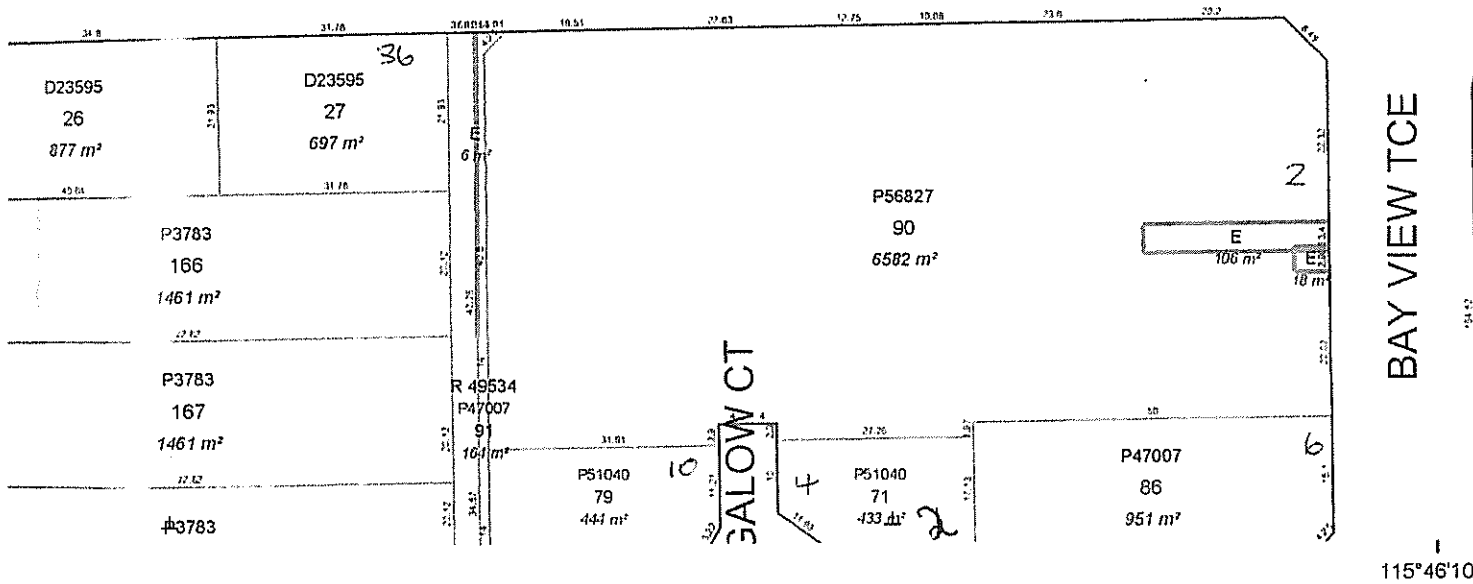
Ordinary Council Meeting

**8.1.4 – Lot 90 (No.2) Bay View Terrace,
Peppermint Grove - Attachment # 3**

8.1.4 - AMENDMENT NO 1 - TO LPS NO 4



KEANE ST



Locality: PEPPERMINT GROVE

Joins Map 6

Scale: 1:1,000



ASTRAL BOUNDARIES

- Red Boundary
- Blue Boundary
- Red Lot Boundary
- Frontage
- Red Road Frontage
- Red Water Mark
- Blue Water Mark

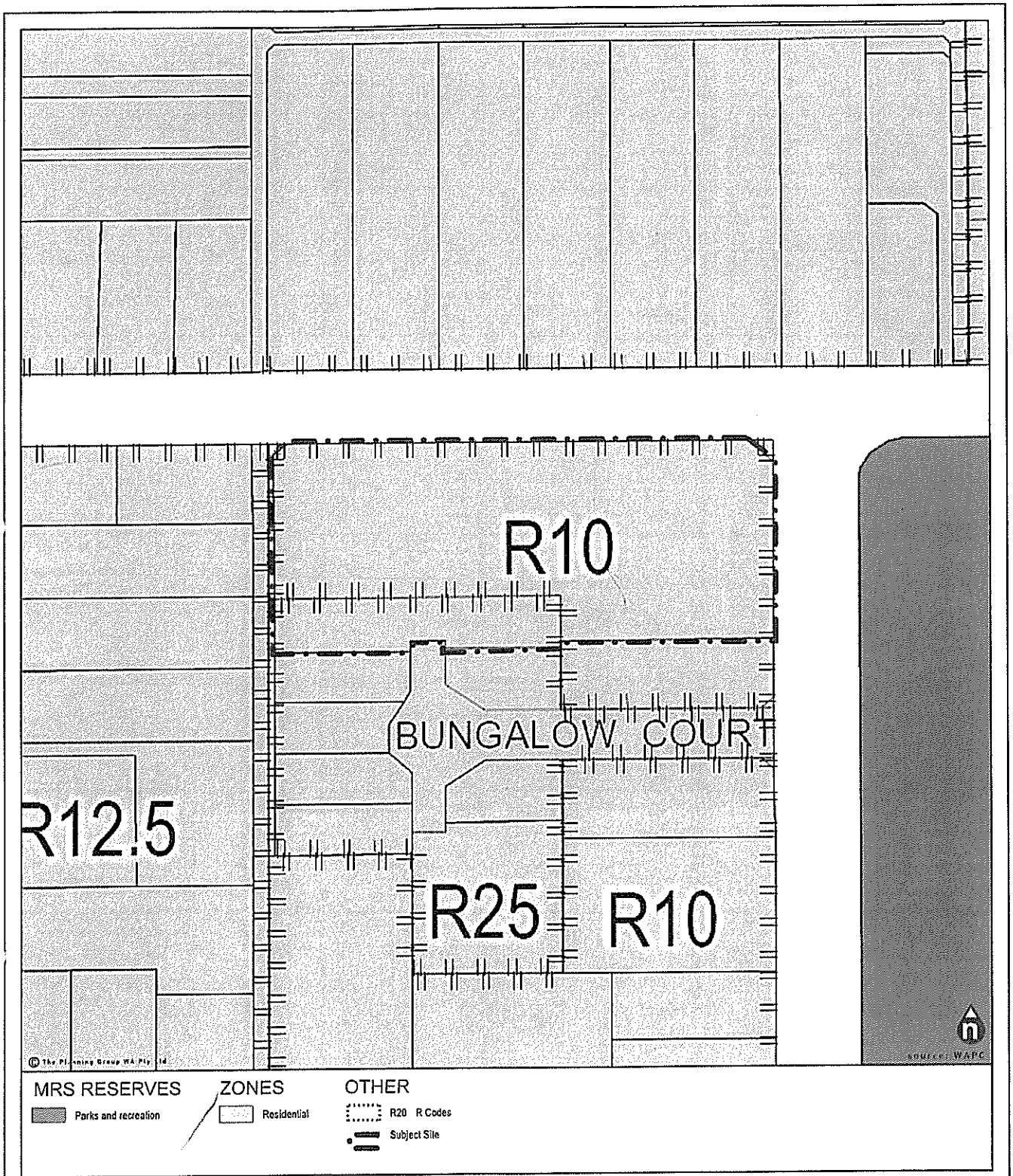
ADMINISTRATION BOUNDARIES

- Land District
- Locality
- Township
- Local Government Authority (LGA)

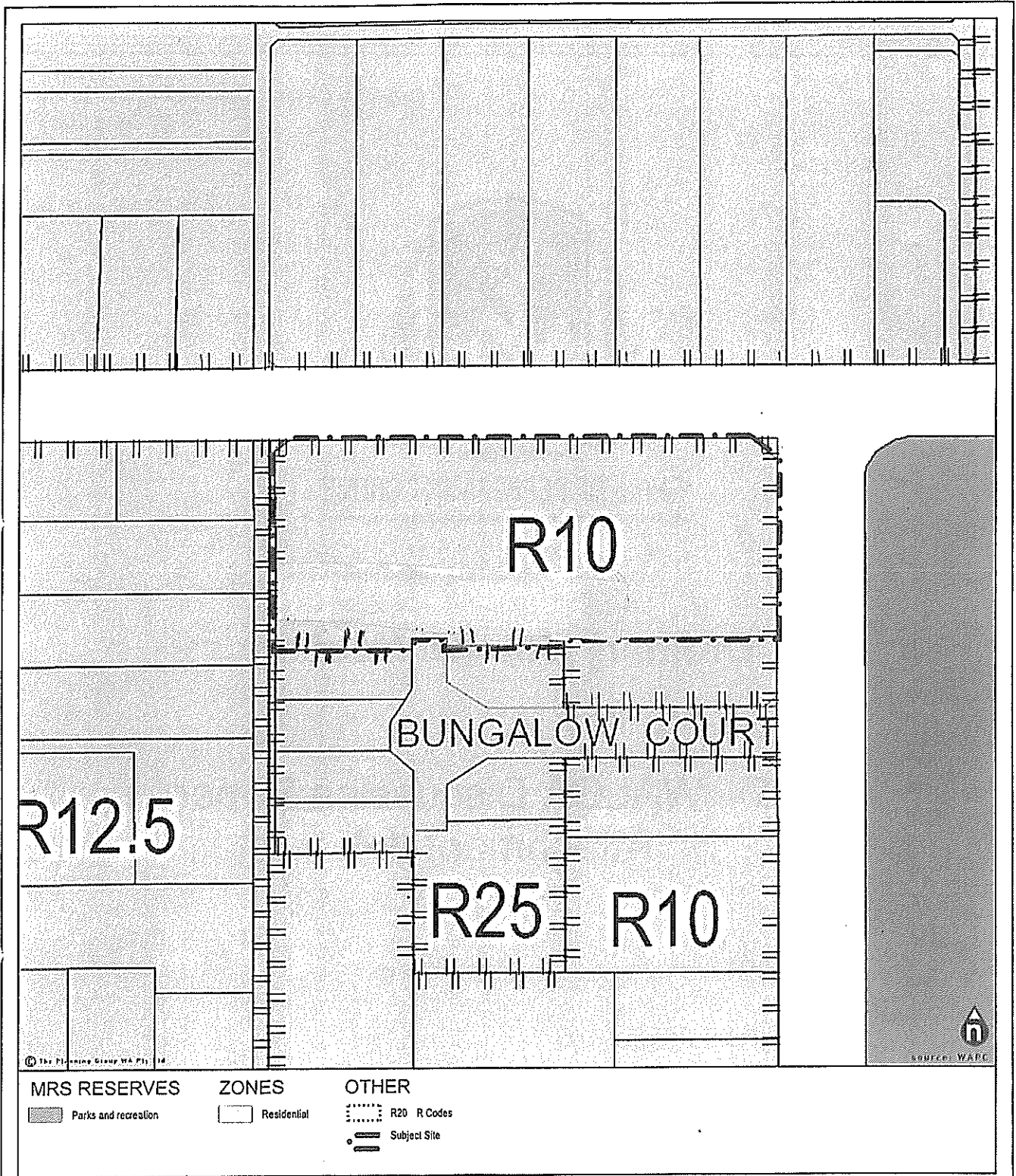
TENURE

- Lot on Survey
- Crown Allotment
- Crown Reserve
- Unallocated Crown Land
- Lease
- Marine Park

- Closed Road
- State Forest
- Timber Reserve
- Road



Current dual coded site under Local Planning Scheme No.4



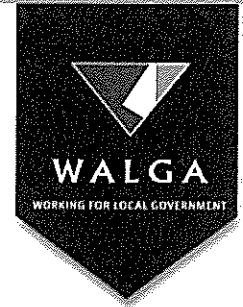
Proposed change aligning the density code and boundary of Lot 90 Bay View Terrace.



Ordinary Council Meeting

8.1.5 – WALGA Discussion Paper - Attachment # 4

8.1.5 - THIRD PARTY APPEALS



Third Party Appeal Rights in Planning Discussion Paper



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1.0 In Brief

At its December 2016 meeting, State Council requested a review of the WALGA Policy position in relation to Third Party Appeal Rights for planning decisions. The decision making environment has changed since the WALGA made its policy position in 2008, and therefore a review of the current position is warranted.

This paper provides background on the development of WALGA's current policy position and a review of the arguments both for and against third party appeals. A literature review was carried out to establish the basis of each argument.

2.0 Background

2.1 Background to WALGA Policy Position

Unlike most of the other jurisdictions in Australia, Western Australia is unique in that no Third Party Appeal Rights exist under the *Planning and Development Act 2005*, although in the past some Local Government planning schemes allowed them. The last Local Government to allow Third Party Appeals was the City of Albany, however with the introduction of the City's new local planning scheme in 2014, which removed Third Party Appeal Rights, there is no longer any Third Party Appeal Rights for planning in Western Australia.

The introduction of Third Party Appeal Rights has been considered by member Councils on several occasions over the last few decades. For instance, Third Party Appeal Rights were considered in 2001 during debate on the new planning appeal system and again the following year during the State Government's consolidation and development of the new *Planning and Development Legislation*.

In 2007, a Private Member's Bill was proposed by Dr Janet Woollard, MLA Member for Alfred Cove, which was modeled on Victoria's *Planning and Development Act 1987*. The justification for the introduction of the Bill was primarily based on Western Australia being the only state without third party appeals and failed to acknowledge that significant differences exist between the Victorian and Western Australian planning system.

At the February 2008 meeting of State Council, WALGA formed a Policy position against the introduction of Third Party Appeal Rights. The report noted that the main arguments against the proposal were:

1. The current strategic and statutory planning processes, and consideration of applications by Councils, already takes into account the views of affected parties and the community generally;
2. Third party appeals could be lodged because of vexatious or commercial interests, not because of genuine planning matters;
3. Such appeals would cause significant delays and additional costs for development, as even lodgment of an appeal would put a development on hold;



4. Additional planning appeals would place a further burden on already stretched Local Government resources. Local Governments would incur additional costs for new administrative steps in processing development applications, preparing for and responding to appeals lodged with the State Administrative Appeals Tribunal (SAT) and legal representation. This is particularly the case since the establishment of the State Administrative Tribunal which has seen planning appeals become more legalistic, costly and resource intensive for Local Governments.

Additionally, the existing State Administrative Tribunal (SAT) system was considered efficient at reconsidering the merits of planning applications and there are currently four ways in which a third party may participate in a planning matter being considered by SAT. These are:

- Being called as a witness by the respondent;
- Making a submission under section 242 of the *Planning and Development Act 2005*;
- Intervening under section 37(3) of the *State Administrative Tribunal Act 2004*, whereby the third party acquires rights and responsibilities as a party a party under the act; and
- Possible participation in mediation.
(SAT)

Subsequently, State Council resolved in February 2008 (326.1/2008), the following position:

That:

1. the member for Alfred Cove, Dr Janet Woollard MLA and the Minister for Planning and Development, Hon Alannah MacTiernan be advised of the inaccuracies and duplications contained in the proposed Planning and Development Amendment (Third Party Appeals) Bill 2007; and
2. as there is no justification for the proposed legislation and there are significant negative implications for Local Government, industry and the community, Local Government continues to be opposed to the introduction of third party appeal rights in Western Australia.

While the above arguments for WALGA's position remain, the decision making environment in WA has changed since the formation of the position in 2008 with changes to legislation arising from the State's planning reform 'Planning Makes it Happen: Phases 1 and 2', and the introduction of Development Assessment Panels (DAPs).

2.2 Changes to the Planning Framework

Historically Local Government in Western Australia has been the main authority tasked with decision-making for development applications, under delegation arrangements from the Western Australian Planning Commission (WAPC).



Since 2009 a number of changes have been implemented to the planning framework, directly impacting on the decision-making powers of Local Government, including:

- The establishment of the Metropolitan Redevelopment Authority (MRA);
- Changes to Structure Planning processes;
- Changes to section 76 of the *Planning and Development Act 2005* to give the Minister for Planning the power to order a Local Government to prepare or adopt an amendment to a local planning scheme;
- The introduction of Improvement Schemes and Plans; and
- The introduction Development Assessment Panels (DAPs).
- The introduction of 'Deemed Provisions' for local planning schemes in the *Planning and Development (Local Planning Schemes) Regulations 2015*;

Given the substantial changes that have occurred within the decision-making environment in Western Australia, and the recent community concerns over the creation of the DAP system to determine development applications in place of Local Governments, it is appropriate to initiate a discussion on the possible role of Third Party Appeal Rights in the Western Australian planning system.

3.0 Current Third Party Appeal Rights in Australia

Third party appeal rights vary by state, with no common 'best practice'. Nationally, the Development Assessment Forum (DAF) a federal government advisory body, provides a Leading Practice Model, which sets out 'tracks' for different development assessment processes.

3.1 Development Assessment Forum (DAF)

The Development Assessment Forum (DAF) was formed in 1998 to bring key stakeholders together to reach agreement on ways to streamline the processes used for development approval while preserving high quality decision making. The DAF published its *Leading Practice Model for Development Assessment* in March 2005, which aims to provide a blueprint for jurisdictions to create a simpler, more effective approach to development assessment. The practice model achieves this by defining ten leading practices that a development assessment system should exhibit, and applying the ten leading practices to six development assessment pathways or tracks.

With regards to Third Party Appeal Rights, DAF's Leading Practice Model states that "*opportunities for third-party appeals should not be provided where applications are wholly assessed against objective rules and tests*", and that "*opportunities for third-party appeals may be provided in limited other cases*". In this way, the DAF model hopes to avoid unnecessary review where objective criteria has already been established by a consultative process. Elements of DAF's *Leading Practice Model for Development Assessment* are used in some jurisdictions.

3.2 Third Party Appeal Rights by State and Territory

State/Territory	Scope of Third Party Appeal Rights	Number & effects of Third Party Appeal Rights (cost, timeframes, etc.)
New South Wales	Appeal rights limited to uses such as major developments where the development is high impact and possibly of state significance ⁱ . A third party objector can bring a merit based appeal in the Land and Environmental Court against a decision to grant development consent only if the development is designated development (development listed as such in the EP & A Regulation).	Third parties have 28 days to lodge an appeal. Court cases can last several days, or weeks for complex cases.
South Australia	Appeal rights limited to 'Category 3' ⁱⁱ developments. A third party who makes a written representation on a proposed Category 3 development has a right to appeal against that decision or any conditions attached to it. A person who disagrees with a decision of a relevant authority, but is a third party who has not taken the opportunity to lodge a written representation during the public comment period is not entitled to appeal.	The number of all appeals lodge with the ERD Court trends between 191-200 appeals per year, with 78% of appeals lodged withdrawn or resolved without going to a full hearing. (LGA SA 2014).
Queensland	DAF based - Appeal rights limited to 'impact assessable' ⁱⁱⁱ developments. The person making the third party appeal must have lodged a 'properly made submission' with the local council within the public notification period for the development application.	No information available.
Tasmania	Broad appeal rights, but third parties can only object to a planning application if it is a 'discretionary' application, which must be advertised. To appeal the third party must have lodged a representation (objection) to an application within the 14-day advertising period, and may lodge an appeal with the tribunal within 14-days of receiving notice of the council decision.	For the 2013-2014 year 117 appeals in total were lodged under the Land Use Planning and Approvals Act (RMPAT 2014) Cost to lodge an appeal with the Resource Management and Planning Appeal Tribunal is \$350, but if appeal proceeds to full hearing, cost for lawyers and expert witnesses may be incurred (RMPAT). RMPAT has 90 days to complete an appeal (RMPAT 2014).
Northern Territory	Appeal rights limited to developments in residential zones, unless the land is adjacent to or opposite a residential zone, in limited circumstances. Third party appeal rights apply only to those persons who made submissions on a Development Application.	No information available
Australian Capital Territory	DAF based - Appeal rights limited to available for those merit or impact track ^{iv} development applications that went through the major notification process, unless exempt by regulation.	Third party appellants must lodge appeals no later than four weeks after the decision was made.

		For the 2015-2016 year 22 applications were received in total for administrative review under Planning and Development. The cost to apply for review is \$325 and cases are subject to 120 day limit (ACAT 2016)
Victoria	Broad appeal rights. Provision of third party appeal rights cover most developments in Victoria. To appeal the third party must have lodged an objection to an application within the advertising period. Anyone who may be affected can make an objection, objectors do not have to show they will be personally affected and may object on broad public interest issues. If, for good reason, a person was unable to lodge an objection, may be able to apply for a review of the decision if VCAT ^v gives permission.	For the 2014/2015 year 4% (2,292) of development applications had a review lodged with VCAT. Hurley et al (2013) found appeals from third parties accounted for 19% of VCAT cases. An objector who lodged an objection in writing must make an application for review (appeal) within 21 days of decision to grant a permit.

i – Examples include chemical factories, large-scale breweries, resource projects such as coal mines and quarries, and turf farms.

ii - In *Category 3* development applications, notice must be given to adjacent owners and occupiers as well as those considered by the relevant authority to be significantly affected by the proposed development. Also, the general public must be notified by publication of a notice in a local or state-wide newspaper.

iii – Act or local planning instruments will dictate the category of a development.

iv – Assessment tracks which are to be followed for the assessment of different kinds of development proposals include; 'merit track' for development proposals that can be assessed using rules and criteria in the code that applies to the proposals, and 'impact track' for development proposals that can be assessed using rules and criteria in the code that to the proposals, relevant environmental impact statements and the statement of strategic directions.

v- Victoria Civil and Administrative Tribunal

3.3 Western Australia State Government Position

In its 2015 report on the review of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the Western Australia Legislative Council noted that the State's position on Third Party Appeal Rights was set out on 3 June 2009, by the then Minister for Child Protection, representing the Minister for Planning, who advised the Legislative Council of the Government's position on third party appeals:

The Government does not currently have any plans to introduce third party appeal rights in Western Australia.

The Government does not believe that the introduction of third party appeal rights in Western Australia is consistent with current attempts to simplify and streamline the planning approvals process. The Planning and Development Act 2005 requires public consultation in relation to the planning framework established in local and regional areas, with public consultation mandated for local and region planning scheme amendments, as well as State Planning Policies, local planning policies and structure plans. As such, the Government believes that the current planning process provides sufficient opportunity for the local community to have a say in what happens in their neighbourhoods. (p.31)

The report states that this remains the Government's policy.



3.4 Judicial Review

The ability for third parties to appeal the process behind an administrative planning decision via judicial review is open in each jurisdiction in Australia, even where merit based Third Party Appeal Rights are present. Judicial reviews are heard by a Judge in a Court of Law, and are a review of the legality of the decisions under challenge, not a review of the merits of a development. This process has a much narrower focus than a planning review, in that the question that the Court is concerned with is about the process and manner in which the decision was made, as opposed to was the decision the correct or best outcome.

To date, the recourse for an affected party in Western Australia has been to pursue the matter through the Supreme Court as a matter of Judicial Review. Over the past two years, there appears to have been an increase in the number of individuals and Councils applying for Judicial Review, most notably *Nairn v Metro-Central JDAP* where the approval of a mixed use tower was disallowed. The continual perusal of such Judicial Reviews may not be in the long term best interest of communities, as they are prohibitively expensive and is focused on the decision making process, rather than the outcome.

4.0 Arguments For and Against Third Party Appeal Rights

A literature review was conducted to establish the most common arguments both for and against third party appeals as well as examine the issues and benefits that may arise from their use. Victoria has the broadest third party appeal rights, and therefore much of the current literature examining third party appeals is focused on that state's experience.

4.1 Arguments Against Third Party Appeals

Legitimate interest and third party appeals – Many authors note that the traditional view of appeal rights holds that the only parties with a direct interest in a development application are the applicant and the responsible authority; meaning property owners are the only ones who should have the right to appeal over their land and that they should be able to use their property with minimal external interference. Therefore, Third Party Appeal Rights, if not clearly defined, may allow individuals to take part in planning decisions in which they have no direct interest. This can lead to opposition on non planning grounds, rather than because of an issue with the merit or substance of the proposal (Ellis2006) (Willey 2006) (Hurley et al 2011).

Loss of representation – This arguments states that the appeals process shifts decision making for development applications away from Local Government and therefore away from the locally elected representation. This shift may reduce accountability and transparency in the planning decisions process for the local community. A large amount of decision making power has been removed from Local Government with the introduction of DAPs. It is argued that Third Party Appeal Rights further weaken the representative nature of Local Government decision making (Ellis 2006) (Willey 2006) (Hurley et al 2011).



Current planning processes provide opportunities to participate – A strong argument against Third Party Appeal Rights is that proactive public engagement, participation and collaboration in policy formation and strategic planning is preferable as these processes focus on higher order engagement which leads to better policy and greater certainty in the process and outcome. Third party appeals tend to encourage adversarial rather than collaborative debate on planning issues. The effect of Third Party Appeal Rights may be to promote short-term decision making and could create planning outcomes that are not in the longer term interest of the community (Ellis 2006) (Willey 2006) (Hurley et al 2011) (Cook et al 2012) (Hurley et al 2013).

Not representative of the broader community- The idea of equity of access to planning decisions is often cited in the literature as a justification for third party appeal rights, however some research reviewed found that the majority of people lodging third party appeals come from a well-organised, well-connected and well-resourced segment of the community, which raises the question of how representative these objections are of the wider community's views (Ellis 2006) (Willey 2006) (Cook et al 2012) (Hurley et al 2013). For example, in their review of Third Party Appeals against multi-unit developments in Victoria, Hurley et al (2013) found that the number of objections against applications increase in more socio-economically advantaged areas, which indicates that developments in these areas are facing more organised community resistance, either by greater propensity for individuals to object, or by effective resident mobilisation (Hurley et al (2013) p.4).

Impact on the decision making process – Researchers argue that the introduction of Third Party Appeal Rights will lead to increased cost and delays, and the possibility of appeals being lodged because of vexatious or commercial interests, not because of genuine planning matters. As a result, the planning approval processes will experience delays which will create inefficiency, uncertainty, increased costs, and could ultimately act as a brake on investment and economic growth (Ellis 2006) (Willey 2006) (Hurley et al 2011).

Failure to determine/Deemed Refusal – While researching multi-unit development in Victoria, Cook et al (2012) found that as the volume of objections to a development application increases, so too does the likelihood of appeal to VCAT. Additionally, failure to determine (where council fails to render a decision within the prescribed timeframes, equivalent to deemed refusal in Western Australia) cases are strongly related to high objection numbers. Therefore, applications which receive the highest number of objections are also the applications which are most likely to be appealed, and are also most likely to be the applications which Council fails to determine. While failures to determine may be instances where the local authority is unable to process applications due to resource constraints, the results and anecdotal evidence suggest that often these cases involve the authority declining to make a decision where there is significant resident opposition (Cook et al (2012) p.39).

Turning planning into a 'numbers game' – Some researchers noted the existence of third party appeals may lead members of the community to believe that the number of objections in and of itself is a way of engaging in the planning process and prevent developments they do not support (Planning Institute of Australia (NSW Division) 2012) (Hurley et al 2013). However, in order to be considered by the responsible authority, an objection needs to be about a valid planning concern. As a result the community's expectations about how it can influence the planning system may not be met.

4.2 Arguments For Third Party Appeals

Legitimate interest – A strong argument is made that neighbouring landowners, occupiers and members of the community often have a very legitimate interest in whether development occurs and the form of that development, as any new development has impacts on existing neighbourhood character, amenity, infrastructure and property values. Equity in the development process is also important, if an applicant has rights of appeal, the argument is that a third party should also have right of appeal to maintain equity. Without Third Party Appeal Rights the wider community is removed as a stakeholder (Ellis 2006) (Willey 2006) (Trenorden 2009).

Improved participation and decision making – It is often noted that planning is a communicative process which needs to embrace the public in meaningful ways. Third party appeals would have the potential to increase avenues for public engagement with planning, and may deliver better planning decisions as an empowered public, with increased opportunities for participation, can result in improved planning outcomes. Therefore, Third Party Appeal Rights affords the combination of a broader base of input, increased debate and the ability for 'local knowledge' to inform planning approvals which can lead to improved outcomes (Morris 2005) (Ellis 2006) (Willey 2006). As an example, Willey (2006) notes that it is comparatively rare in Victoria for an objector to completely succeed in overturning a decision, but often their involvement is considered to lead to a better planning decision.

Improved consultation – Third party appeal rights may encourage developers to deal with the local community in a more engaging manner and places pressure to concede or improve design elements where appropriate and reasonable to do so (Willey 2006).

Improved transparency – Applicant appeals are a means by which decision-making can be checked and provide property owners a recourse to an independent review body as a safeguard against inconsistent decisions. An argument for Third Party Appeal Rights is that they provide the same opportunity for third parties to scrutinise and challenge decision-making, thus keeping decision-makers accountable. Additionally, Third Party Appeal Rights are purported to discourage corrupt behaviour between developers and local government (Morris 2005) (Willey 2006) (Trenorden 2009).

4.3 Competing Viewpoints

There are strong arguments both for and against third party appeals. The research notes that which side of the argument one lands on often has a great deal to do with the planning culture in which they are operating (Willey 2006) (Trenorden 2009). In Victoria, where third party appeals have become an embedded practice, most stakeholders are supportive of the practice, even while acknowledging negative aspects may be associated with them.

In contrast in places such as Western Australia where third party appeal rights are not a part of the planning culture, views tend to focus predominately on the negative aspects of Third Party Appeal Rights. For example, a concern often expressed is that allowing third party appeals would lead to a 'flood' of appeals, however evidence from Victoria shows that Third Party Appeals account for only 19% of VCAT cases (Hurley et al 2013). So while allowing Third Party Appeals would lead to an increase in appeals, the effect may be overemphasized.

In a 2009 paper, Judge Christine Trenorden, Senior Judge of the Environment, Resources & Development Court in South Australia, argued that the issue of whether Third Party Appeal Rights are necessary may be resolved by the answers to the following questions:

1. *Does the community have confidence that the policy document for a particular area sufficiently describes the desired future character, and contains a comprehensive set of objectives and principles for development in the area, relevant to the local context including the environment?*
2. *Does the community have confidence in the decision-makers to make a decision in the best interests of the community now and in the future?*
3. *Is there a transparency about the decision-making?*
4. *Is there a guarantee that the decision-makers will assess the development in the context of the desired future character, objectives and principles of development for the area (assuming the adequacy of these policy statements)?*
(Trenorden, 2009 p. 13)

The questions put forward by Judge Trenorden speak not to the capability of the decision maker to determine an application, but the “community’s confidence” in their ability. These are not necessarily the same thing. When the decision-maker is appointed by an external body, the community’s confidence in them to make a decision in the best interests of the community now and in the future is diminished. Any lack of transparency around the decision-making process further erodes confidence.

5.0 Issues to Consider

5.1 Criteria for Third Party Appeal Rights in other States

After considering the arguments for and against Third Party Appeal Rights, as well as Judge Trenorden’s questions on determining the necessity of such rights, there may be further debate on what limitations, if any, should be placed on Third Party Appeal Rights were they to be introduced. For instance, it may be that Third Party Appeals be limited to only certain types of applications involving the use of discretionary powers, or instances where the decision-maker has advertised the development. If this were to be the case, then Third Party Appeal Rights would apply to determinations made by both Local Government and DAPs.

Based on the summary of Third Party Appeals processes that exist in other jurisdictions, the primary criteria for allowing Third Party Appeal Rights include:

- Excluding vexatious or commercial interests appeals, and any appeals made on none-genuine planning matters,
- Excluding appeals by those parties who did not previously make a submission.
- Excluding appeals where an application meets ‘deem-to-comply’ requirements, and no discretion has been excised.
- Excluding appeals for some cases of minor development.
- Having a short window in which to appeal (example 14 days).

5.2 Implications for Local Government

Whilst the introduction of third party appeal rights would give the community the ability to appeal decisions made by DAPs, it would also result in the majority of appeals being lodged against decisions made by Local Government. Staff would be impacted as officers would require additional time to prepare for and attend third party appeals, which would likely have an effect on the ability of Local Government officers to complete development application assessment within the required statutory timeframes.

Additional resources would likely be required to administer, resource and potentially engage legal counsel to defend these decisions and this would most likely create an additional financial burden for Local Government. Without proper resources, such a situation could lead to delays in making planning decisions, which in turn, would create inefficiency, uncertainty, increased costs, and could ultimately act as a brake on investment and economic growth.

While limitations could be placed on the type and scope of Third Party Appeal Rights, it is likely that any system which allows Third Party Appeals would result in increased workload and cost for Local Government.

6.0 Conclusion – What is right for Western Australia?

Since WALGA formulated its policy position on Third Party Appeal Rights in 2008, there have been significant changes to the planning system, including the introduction of DAPs as the decision-making body for a range of development applications. By removing the decision-making abilities of democratically elected Local Government representatives and placing it in the hands of appointed panel members, the general public's confidence that planning decisions are being made that are in the best interests of the community has been substantially reduced. This loss of confidence coincides with increased anxiety amongst the community over the changing amenity of suburbs due to increasing density and population pressures.

Third Party Appeal Rights are a complex issue, with strong arguments both for and against their implementation. Property rights must be balanced against the community's rights of participation, and the desire for transparency and accountability in government and decision-making bodies. Local Government must also consider the likely impacts in terms of cost, resourcing and the timely delivery of services.

6.1 Feedback Sought

In order to help WALGA review its position, feedback from the Local Government planning community and Elected members is sought. In light of the information presented, and considering the possible implications for Local Government if some form of Third Party Appeal Rights were to be adopted, WALGA welcomes any feedback or comments on the topic including:

- Would you be in favour of the introduction of some form of Third Party Appeal Rights in Western Australia? Why or Why not?
- Do you feel your Council is likely to support some form of Third Party Appeal Rights?
- Any other comments relating to Third Party Appeal Rights.



WALGA

Feedback can be sent to planning@walga.asn.au or on 9213 2000 to discuss with one of the Planning and Development Team.

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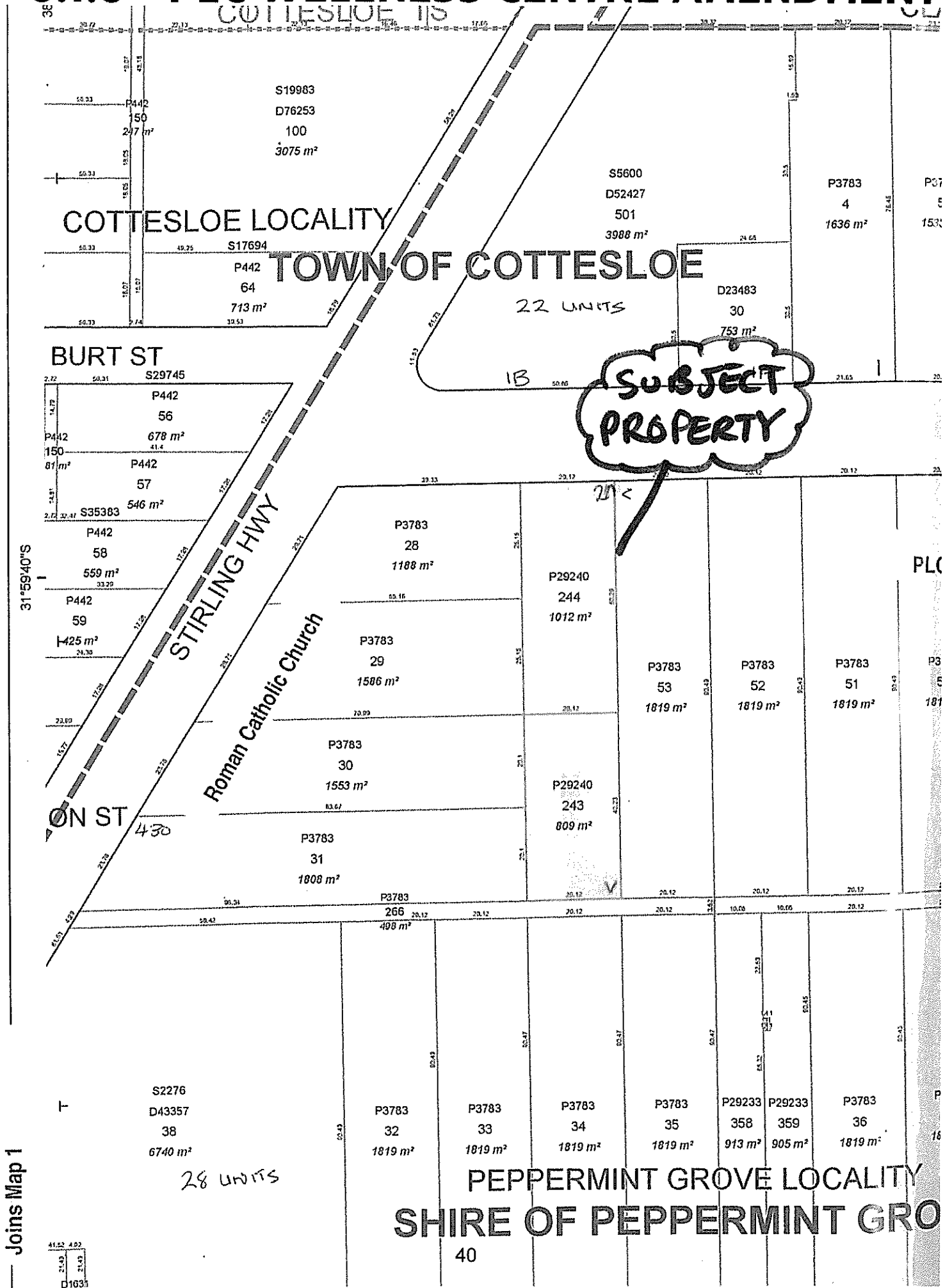
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Ordinary Council Meeting

8.1.6 – Presbyterian Ladies College - Attachment # 5

8.1.6 - PLC WELLNESS CENTRE AMENDMENT



Joins Map 1





Ordinary Council Meeting

8.5.1 – Financial Report May 2017 - Attachment # 6

SHIRE OF PEPPERMINT GROVE
Statement of Financial Activity
for the period 1 July 2016 to 31 May 2017

	ADOPTED BUDGET 2016/17	REVISED BUDGET 2016/17	YTD BUDGET 2016/2017	YTD ACTUAL 2016/2017	VARIANCE \$ Actual v YTD Budget	VARIANCE % Actual v YTD Budget	Comment REF
Operating Revenue							
FEES & CHARGES	300,600	360,780	353,780	350,636	(3,144)	-1%	
GRANTS & SUBSIDIES	169,353	159,857	159,857	167,885	8,028	5%	
CONTRIBUTIONS, REIMBURSEMENTS	1,314,302	1,334,302	1,324,302	1,346,893	22,591	2%	1
INTEREST ON INVESTMENTS	47,800	33,675	32,272	35,876	3,604	11%	
OTHER REVENUE	27,300	33,300	27,750	30,257	2,507	9%	
PROFIT ON SALE OF ASSETS	1,065	1,065	200	1,530	1,330	665%	
	1,860,420	1,922,979	1,898,161	1,933,077	34,916	2%	
Operating Expenses							
EMPLOYEE COSTS	(2,090,422)	(2,095,422)	(1,934,236)	(1,920,098)	14,138	-1%	2
MATERIALS & CONTRACTS	(1,795,767)	(2,085,364)	(1,911,584)	(1,632,252)	279,331	-15%	3
PUBLIC UTILITIES	(151,200)	(156,300)	(143,275)	(130,445)	12,830	-9%	4
DEPRECIATION	(386,384)	(265,623)	(243,488)	(243,488)	0	0%	
INTEREST EXPENSES	(62,136)	(68,014)	(68,014)	(65,077)	2,937	-4%	
INSURANCES	(117,750)	(114,250)	(114,250)	(101,917)	12,333	-11%	5
LOSS ON SALE OF ASSETS	0	0	0	(1,818)	(1,818)		
OTHER EXPENSES	(63,250)	(63,250)	(63,250)	(64,560)	(1,310)	2%	
	(4,666,909)	(4,848,223)	(4,478,096)	(4,159,655)	318,441	-7%	
CHANGE IN NET ASSETS	(2,806,489)	(2,925,244)	(2,579,935)	(2,226,578)	353,357	-14%	
Adjustments for Non-Cash (Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	(1,065)	(1,065)	(200)	288	488	-244%	
Depreciation on Assets	386,384	265,623	243,488	243,488	0	0%	
	385,319	264,558	243,288	243,776	488		
Capital Expenditure							
Land & Buildings	(158,000)	(158,000)	0	0	0		
Plant and Equipment	(139,000)	(139,000)	(105,500)	(104,400)	1,100	-1%	
Furniture & Equipment	(30,000)	(53,500)	(53,500)	(55,331)	(1,831)	3%	
Infrastructure Assets - Roads	(276,228)	(232,381)	(115,720)	(113,637)	2,083	-2%	
Infrastructure Assets - Other	(232,000)	(232,000)	(105,000)	(102,771)	2,229	-2%	
Infrastructure Assets - Footpaths	(110,000)	(110,000)	(60,000)	(57,488)	2,512	-4%	
Infrastructure Assets - Parks & Reserves	0	0	0	0	0		
Infrastructure Assets - Drainage	0	0	0	0	0		
	(945,228)	(924,881)	(439,720)	(433,627)	6,093	-1%	
Capital Revenue							
Proceeds from Disposal of assets	132,250	132,250	100,500	102,912	2,412	2%	
Debt Management							
Repayment of Debentures	(24,186)	(24,186)	(24,186)	(24,186)	0	0%	
Reserves and Restricted Funds							
Transfers to Reserves	(140,300)	(155,300)	(9,500)	(9,922)	(422)	4%	
Transfers from Reserves	183,000	309,838	296,201	278,296	(17,905)	-6%	6
	42,700	154,538	286,701	268,374	(18,327)		
Net Current Assets July 1 B/Fwd	390,000	497,331	497,331	495,386	(1,945)	0%	
Net Current Assets Year to Date	229,466	229,466	1,139,079	1,506,312	367,233	32%	7
Amount Raised from Rates	3,055,100	3,055,100	3,055,100	3,080,256	25,156	1%	8

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2016 to 31 May 2017

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 2016/2017	C/FWD 1 JULY 2016
CURRENT ASSETS		
Cash - Unrestricted	1,614,319	678,616
Cash - Restricted	223,550	491,924
Receivables	160,858	146,862
	1,998,727	1,317,402
CURRENT LIABILITIES		
Sundry Creditors	(141,221)	(199,708)
Leave Provisions	(166,919)	(166,919)
	1,690,587	950,775
Less: Cash - Reserves - Restricted	(223,550)	(491,924)
Add: Cash-Backed Leave Provision	39,275	36,535
NET CURRENT ASSET POSITION	1,506,312	495,386

SHIRE OF PEPPERMINT GROVE

Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2016 to 31 May 2017

3 Reserves

	YTD ACTUAL 2016/2017	BUDGET 2016/17
(a) Roads Reserve		
<i>To be used for</i>		
Opening Balance	105,424	105,424
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
Interest Received	2,175	2,100
	107,599	107,524
(b) Library Infrastructure Reserve		
<i>To be used for</i>		
Opening Balance	109,411	109,411
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	(101,338)	(101,338)
Interest Received	2,257	2,800
	10,330	10,873
(c) Staff Leave reserve		
<i>To be used for</i>		
Opening Balance	36,336	36,336
Amount Set Aside / Transfer to Reserve	0	112,500
Amount Used / Transfer from Reserve	0	0
Interest Received	750	1,080
	37,086	149,916
(d) Infrastructure/Bld Mtce Reserve		
<i>To be used for</i>		
Opening Balance	27,137	27,137
Amount Set Aside / Transfer to Reserve	0	20,000
Amount Used / Transfer from Reserve	0	0
Interest Received	560	0
	27,697	47,137
(e) Plant Reserve		
<i>To be used for</i>		
Opening Balance	0	0
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	0	0
Interest Received	0	0
	0	0
(f) Public Open Space Reserve		
<i>To be used for</i>		
Opening Balance	156,803	156,803
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	(160,038)	(160,000)
Interest Received	3,235	3,500
	(0)	303
(g) Library Leave reserve		
<i>To be used for</i>		
Opening Balance	2,145	2,145
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	0	0
Interest Received	44	180
	2,189	2,325
(h) Information Technology Reserve		
<i>To be used for</i>		
Opening Balance	37,326	37,326
Amount Set Aside/Transfer to Reserve	0	0
Amount Used/Transfer from Reserve	(15,556)	(15,000)
Interest Received	563	1,120
	22,332	23,446

SHIRE OF PEPPERMINT GROVE

Notes to and forming part of the Statement of Financial Activity

for the period 1 July 2016 to 31 May 2017

3 Reserves

(i) Arts & Culture Reserve

To be used for

Opening Balance
 Amount Set Aside/Transfer to Reserve
 Amount Used/Transfer from Reserve
 Interest Received

YTD ACTUAL 2016/2017	BUDGET 2016/17
17,342	17,342
0	0
(1,364)	(16,500)
340	520
16,318	1,362
223,550	342,886

Total Cash Backed Reserves

**Summary of Transfers To and (From)
Cash Backed Reserves**

Transfers to Reserves

Roads Reserve
 Library Infrastructure Reserve
 Staff Leave reserve
 Infrastructure/Bld Mtce Reserve
 Plant Reserve
 Public Open Space Reserve
 Library Leave reserve
 Information Technology Reserve
 Arts & Culture Reserve

YTD ACTUAL 2016/2017	BUDGET 2016/17
2,175	2,100
2,257	2,800
750	113,580
560	20,000
0	0
3,235	3,500
44	180
563	1,120
340	520
9,922	143,800

Transfers from Reserves

Roads Reserve
 Library Infrastructure Reserve
 Staff Leave reserve
 Infrastructure/Bld Mtce Reserve
 Plant Reserve
 Public Open Space Reserve
 Library Leave reserve
 IT Reserve
 Arts & Culture Reserve

0	0
(101,338)	(101,338)
0	0
0	0
0	0
(160,038)	(160,000)
0	0
(15,556)	(15,000)
(1,364)	(16,500)
(278,296)	(292,838)
(268,374)	(149,038)

Total Transfer to/(from) Reserves

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

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2016 to 31 May 2017

4 Cash and Investments

	OPENING BALANCE 2016/2017	MOVEMENT	CLOSING BALANCE 2016/2017
Restricted Cash Investments			
Library Projects Reserve	109,410.72	(99,081.49)	10,329.23
Infrastructure/Building Mtce	27,136.83	559.76	27,696.59
Plant Reserve	0.00	0.00	0.00
IT Reserve	37,326.26	(14,993.74)	22,332.52
Road Works reserve	105,424.29	2,174.66	107,598.95
Library Leave reserve	2,144.96	44.25	2,189.21
Staff Leave Reserve	36,336.29	749.54	37,085.83
Arts/Culture Reserve	17,341.54	(1,024.11)	16,317.43
Public Open Space Reserve	156,803.10	(156,803.10)	0.00
Total Reserves	491,923.99	(268,374.23)	223,549.76

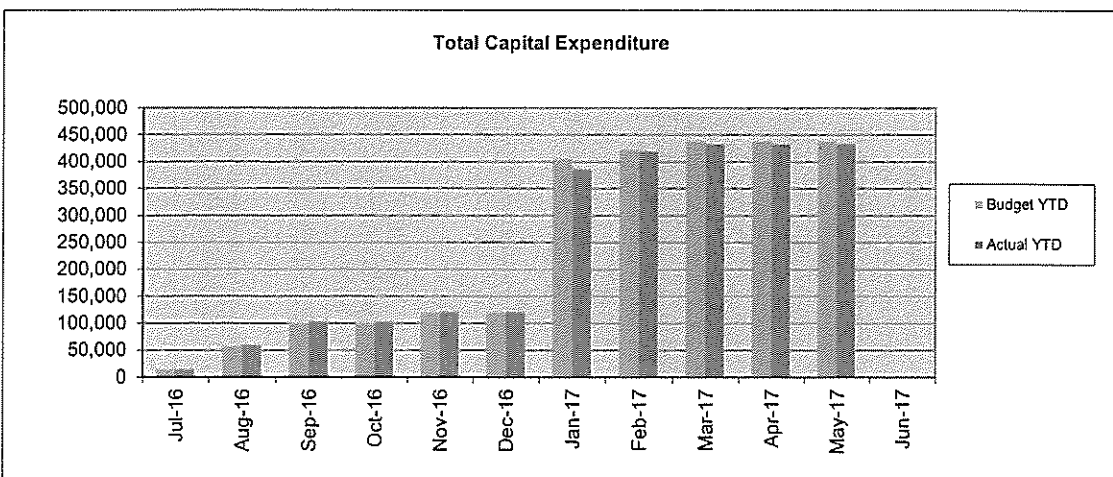
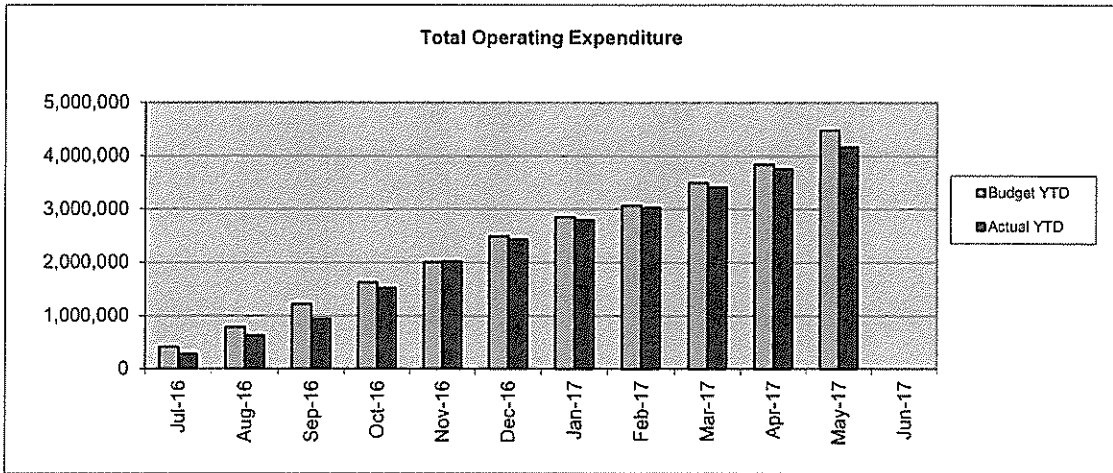
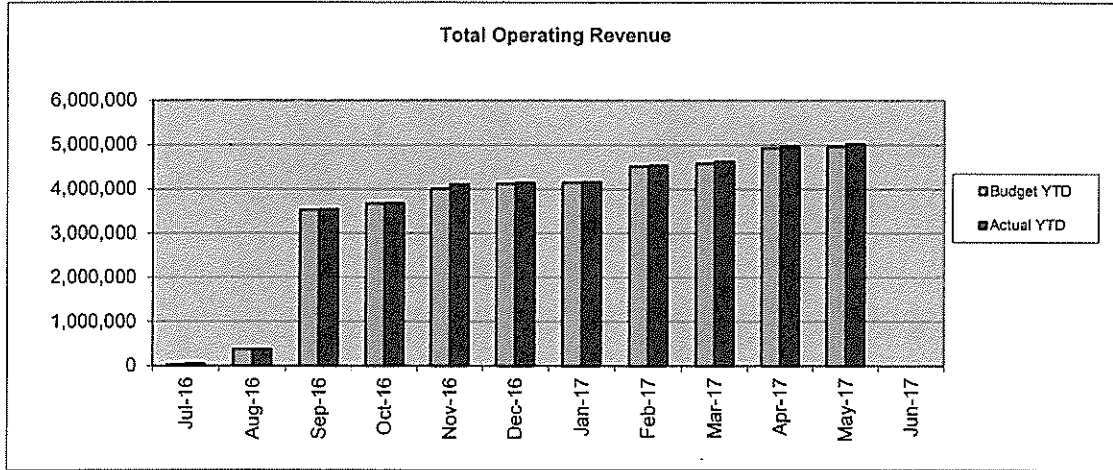
Unrestricted Cash/Investments

Municipal Fund	677,816.00	527,987.00	1,205,803.00
Petty Cash	800.00	0.00	800.00
Term Deposit Municipal	0.00	405,244.48	405,244.48
	678,616.00	933,231.48	1,611,847.48

Fund and TD Number	Amount Invested	Start Date	Maturity Date	Term (Days)	Interest Rate %	Expected Interest
Reserves	223,549.76	08-Mar-17	08-Jun-17	92	2.50%	1,408.67
Reserves Interest Receivable						1,408.67
Municipal 1	405,244.48	03-Apr-17	02-Jun-17	60	2.30%	1,532.16
Municipal Interest Receivable						1,532.16

SHIRE OF PEPPERMINT GROVE
Notes to and forming part of the Statement of Financial Activity
for the period 1 July 2016 to 31 May 2017

5 Revenues and Expenditures



CAPITAL EXPENDITURE 2016/17
(as at 31 MAY 2017)

Category Description	Description	EXPENDITURE		SOURCE OF FUNDS - BUDGET						SOURCE OF FUNDS - ACTUALS				
		2016/17 Budget	2016/17 Actual	2016/17 Grants	2016/17 Trade-In	2016/17 Reserves	2016/17 Muni.*	2016/17 Grants	2016/17 Trade-In	2016/17 Reserves	2016/17 Muni.*			
BUILDINGS - RENEWAL	KEANE'S POINT KIOSK - HEADWORKS	143,000	0			103,000	40,000				0			
BUILDINGS - RENEWAL	PAVILION	15,000	0			15,000								
TOTAL		158,000	0	0	0	118,000	40,000	0	0	0	0	0	0	0
PLANT - RENEWAL	HOLDEN COMMODORE	27,500	28,175		26,000		1,500		27,858				317	
PLANT - RENEWAL	TOYOTA HILUX (AUTO)	35,000	33,091		33,250		1,750		32,182				909	
PLANT - RENEWAL	TOYOTA HILUX (MANUAL)	33,500	0		31,750		1,750		0				0	
PLANT - RENEWAL	FORD RANGER	43,000	43,134		41,250		1,750		42,873				261	
TOTAL		139,000	104,400	0	132,250	0	6,750	0	102,912	0	0	0	1,488	0
FURNITURE - RENEWAL	OFFICE DESKTOP PC'S (10)	15,000	15,556			15,000							15,556	
FURNITURE - RENEWAL	COMMUNITY CENTRE AV EQUIPMENT	22,000	24,775			15,000	7,000						20,230	4,545
FURNITURE - NEW	ARTWORK	16,500	15,000										15,000	
TOTAL		53,500	55,331	0	0	30,000	7,000	0	0	0	0	0	50,786	4,545
ROADS - RENEWAL	MONUMENT STREET	42,667	42,667	34,834			7,833			34,834				7,833
ROADS - RENEWAL	HOBBS PLACE	0	0				0							
ROADS - RENEWAL	BAY VIEW TERRACE	63,055	63,053	23,483			39,570			23,483				39,570
ROADS - RENEWAL	RIGHTS-OF-WAY	86,659	7,917				86,659							7,917
ROADS - RENEWAL	KERBING	40,000	0				40,000							
TOTAL		232,381	113,637	58,317	0	0	174,062	0	58,317	0	0	0	0	55,320
FOOTPATH - RENEWAL	FOOTPATHS	110,000	57,488				110,000							57,488
TOTAL		110,000	57,488	0	0	0	110,000	0	0	0	0	0	0	57,488
OTHER INF. - RENEWAL	WALL - REAR OF OFFICE/GROVE	60,000	0				60,000							
OTHER INF. - RENEWAL	RIVER WALL	105,000	102,771			35,000	70,000						34,257	68,514
OTHER INF. - NEW	RIVER WALL	67,000	0	32,000			35,000		0					
TOTAL		232,000	102,771	32,000	0	35,000	165,000	0	0	0	0	0	34,257	68,514
Grand Total		924,881	433,627	90,317	132,250	183,000	502,812	502,812	58,317	102,912	85,043	433,627	187,355	187,355
						908,379								
RENEWAL CAPEX		841,381	418,627											
NEW CAPEX		83,500	15,000											
Grand Total		924,881	433,627											

* Includes grants totalling \$115,901 received in 2015/16 & brought forward as part of 2016/17 opening surplus

Renewal CAPEX net of grants/trade-ins (inc 15/16 grants b/fwd)	498,569	257,398
Estimated depreciation expenses	386,384	243,488
Asset Sustainability Ratio	1.29	1.06



Ordinary Council Meeting

8.5.2 – Accounts Paid May 2017 - Attachment # 7

ACCOUNTS PAID - MAY 2017

SET No	Vendor Name	Details	Amount	Payment Date
85	HAWAIIIN PTY LTD	REFUND OF OVERPAID RATES	9,540.09	4/05/2017
86	AUSTRALIA POST	POSTAGE - APRIL 2017	413.38	5/05/2017
86	WESTERN METROPOLITAN REGIONAL COUNCIL	WASTE DISPOSAL W/E 22.4.17	4,415.89	5/05/2017
86	GRIFFITHS ARCHITECTS	HERITAGE ADVICE - 72 LEAKE STREET	495.00	5/05/2017
86	CHARLES SERVICE COMPANY	OFFICE/LIBRARY/COMM CENTRE CLEANING - APRIL 17	5,559.19	5/05/2017
86	HERITAGE TREE SURGEONS	TREE REMOVAL	605.00	5/05/2017
86	HERITAGE TREE SURGEONS	TREE REMOVAL	1,045.00	5/05/2017
86	BUTLER SETTINERI (AUDIT) PTY LTD	AUDIT REPORT - RIVER WALL PROJECT	880.00	5/05/2017
86	JMG BUILDING SURVEYORS	CERTIFICATE OF BUILDING DESIGN COMPLIANCE	330.00	5/05/2017
86	JMG BUILDING SURVEYORS	CERTIFICATE OF BUILDING DESIGN COMPLIANCE	330.00	5/05/2017
86	LYNFORD	FORD RANGER 15,000 Km SERVICE	390.00	5/05/2017
86	TEMPTATIONS CATERING	CATERING - 27/4/17 MEETING	828.89	5/05/2017
86	RAECO	LIBRARY STATIONERY	203.37	5/05/2017
86	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION - SUBARU FORESTER	384.30	5/05/2017
86	SD & VH FINDLAY	PAINTING - OFFICE & LIBRARY	1,084.00	5/05/2017
86	CR CHARLES HOHNEN	MEMBER SITTING FEES (6 MONTHS)	3,750.00	5/05/2017
86	CR KAREN FARLEY	MEMBER SITTING FEES (6 MONTHS)	3,750.00	5/05/2017
86	CR SCOTT FLEAY	MEMBER SITTING FEES (6 MONTHS)	3,750.00	5/05/2017
86	SONTEC INTEGRATED SYSTEMS	SECURITY SYSTEM MAINTENANCE	275.00	5/05/2017
86	TOWN OF CLAREMONT	EDRMS - UPGRADE TO HPRM 8.3	1,657.92	5/05/2017
86	CLEAN CITY GROUP PTY LTD	BIN VALET SERVICE 3.5.17	935.00	5/05/2017
86	CLEAN CITY GROUP PTY LTD	COMMUNITY FACILITY CLEANING W/E 30.4.17	715.00	5/05/2017
87	SYNERGY	OFFICE/GROVE ELECTRICITY 10.3.17 TO 18.4.17	6,313.00	8/05/2017
88	PROFESSIONAL PC SUPPORT PTY LTD (PPS)	IT MAINTENANCE - CALL OUT FEE	66.00	12/05/2017
88	WESTERN METROPOLITAN REGIONAL COUNCIL	WASTE DISPOSAL W/E 28.4.17	3,995.79	12/05/2017
88	WILSON SECURITY	ALARM ATTENDANCES	174.08	12/05/2017
88	ACURIX NETWORKS PTY LTD	LIBRARY WI-FI - MAY 2017	357.50	12/05/2017
88	EASIFLEET	STAFF NOVATED VEHICLE LEASE DEDUCTIONS	2,078.10	12/05/2017
88	OPEN SYSTEMS TECHNOLOGY PTY LTD (COUNCIL FIRST)	COUNCILFIRST/OFFICE 365 TO 25.8.17	17,831.12	12/05/2017
88	BUNNINGS TRADE	HARDWARE	83.47	12/05/2017
88	INCREDIBLE BULK	BULK VERGE WASTE COLLECTION - MAY 2017	8,250.00	12/05/2017

ACCOUNTS PAID - MAY 2017

ZZ No	Vendor Name	Details	Amount	Payment Date
88	D U ELECTRICAL PTY LTD	ELECTRICAL MTCE - MHP SWITCHBOARD	132.00	12/05/2017
88	ENVIRO SWEEP PTY LTD (EWCS)	STREET SWEEPING - APRIL 2017	2,462.90	12/05/2017
88	CTI COURIERS	LIBRARY FREIGHT	694.38	12/05/2017
88	ALS LIBRARY SERVICES PTY LTD	LIBRARY BOOK STOCK	45.63	12/05/2017
88	MOWER CITY t/as KC TRANSPORT (WA) PTY LTD	SERVICE HONDA BLOWER & POLESAW	274.00	12/05/2017
88	WORKWEAR GROUP	STAFF UNIFORMS	168.67	12/05/2017
88	BOWDEN TREE CONSULTANCY	TREE CONSULTANCY TO 3.5.17	2,431.00	12/05/2017
88	PERTH SAND SUPPLIES	BEACH SAND	4,556.20	12/05/2017
88	NAPOLEON PAPIER & CO	LIBRARY STATIONERY	5.99	12/05/2017
88	ACTION LOCK SERVICE	PADLOCKS FOR DEPOT & MHP GATES	655.00	12/05/2017
88	ASSET INFRASTRUCTURE MANAGEMENT	MRRG ROAD REHABILITATION GRANT SUBMISSIONS	851.40	12/05/2017
88	FIRE SHIELD SERVICES	ANNUAL FIRE PANEL SERVICE FEES	2,288.00	12/05/2017
88	ALANA HAWKINS	BOND REFUND	550.00	12/05/2017
88	PHIL JOHNSON PLUMBING & GAS	SUPPLY & INSTALL SEPTIC SYSTEM - TENNIS COURTS	8,558.00	12/05/2017
88	CLEAN CITY GROUP PTY LTD	BIN VALET & COMMUNITY FACILITY CLEANING 7.5.17	1,650.00	12/05/2017
88	FUJI XEROX	LIBRARY PHOTOCOPYING	112.06	12/05/2017
89	M & C ARUNDELL	REFUND OF RATES PENALTY INTEREST REVERSED	271.85	12/05/2017
90	BP AUSTRALIA LIMITED	FUEL - APRIL 2017	1,667.83	16/05/2017
91	SYNERGY	LEAKE STREET LIGHTING 28.3.17 TO 27.4.17	31.95	19/05/2017
92	ROCKWATER PTY LTD	GROUNDWATER MONITORING - MARCH/APRIL 2017	1,935.78	19/05/2017
92	SUEZ RECOVERY & RECYCLING (PERTH) PTY LTD	WASTE & RECYCLABLES COLLECTION APRIL 2017	15,763.33	19/05/2017
92	STAPLES AUSTRALIA PTY LTD	SHIRE STATIONERY	161.60	19/05/2017
92	BUNNINGS TRADE	HARDWARE	122.03	19/05/2017
92	CREATION LANDSCAPE SUPPLIES	3 CUBIC METRES OF LANDSCAPE MIX	216.00	19/05/2017
92	AUSTRALIAN TAXATION OFFICE	GST & PAYG TAX REMITTANCE APRIL 2017	48,055.00	19/05/2017
92	SWEET APPLE ROOFING & BUILDING MAINTENANCE	QUARTERLY GUTTER MAINTENANCE - OFFICE/LIBRARY	264.00	19/05/2017
92	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOC	4 x INTEGRATED PLANNING WORKSHOP ATTENDANCE	200.00	19/05/2017
92	PERTH WATER FEATURES	WATER FEATURE CLEANING - APRIL 2017	150.00	19/05/2017
92	ENVIRO SWEEP PTY LTD (EWCS)	STREET SWEEPING - MARCH 2017	2,462.90	19/05/2017
92	TEMPTATIONS CATERING	CATERING - 9/5/17 MEETING	413.20	19/05/2017
92	BENARA NURSERIES	ASSORTED NATIVE TREES & SHRUBS	568.65	19/05/2017

ACCOUNTS PAID - MAY 2017

FFI No	Vendor Name	Details	Amount	Payment Date
92	DEPARTMENT OF TRANSPORT	REGISTRATION - TOYOTA HILUX	103.10	19/05/2017
92	MURPHYS ELECTRICAL CO	DISCONNECTION OF SERVICES	358.05	19/05/2017
92	WESTBOOKS	LIBRARY BOOK STOCK	261.83	19/05/2017
92	MCINTOSH & SON PTY LTD	PARTS FOR SKID STEER LOADER	272.87	19/05/2017
92	ELIZABETH WALKER	SOUND GRABS FROM ORAL HISTORIES	345.00	19/05/2017
92	ACTION LOCK SERVICE	MANNERS HILL GATE PUBLIC KEYS	55.50	19/05/2017
92	PEPPERMINT GROVE TENNIS CLUB	CONTRIBUTION TOWARDS COST OF A DEFIBRILLATOR	1,100.00	19/05/2017
92	TESTEL SAFETY TESTING SERVICES	INPSECT & TEST ELECTRICAL APPLIANCES	246.40	19/05/2017
92	G.N.R. TRUCK AND BOBCAT HIRE	REMEDIAL SITEWORKS AT FRESHWATERS CAFE SITE	2,123.00	19/05/2017
92	TOWN OF COTTESLOE	HEALTH & RANGER SERVICES 1.1.17 TO 31.3.17	10,086.25	19/05/2017
92	LANDGATE	VALUATIONS	226.36	19/05/2017
92	IRON MOUNTAIN AUSTRALIA GROUP PTY LTD (RECALL)	EXTERNAL RECORDS MANAGEMENT	142.76	19/05/2017
92	TURFMASTER FACILITY MANAGEMENT	MOWING OF RESERVES - APRIL 2017	2,637.80	19/05/2017
92	WORMALD	FIRE EXTINGUISHER SERVICE	2,026.20	19/05/2017
92	CLEAN CITY GROUP PTY LTD	BIN VALET & COMMUNITY FACILITY CLEANING 14.5.17	1,705.00	19/05/2017
93	SYNERGY	STREET LIGHTING POWER 3.4.17 TO 2.5.17	3,105.10	24/05/2017
94	SHIRE CREDIT CARDS	SEE ATTACHED DETAILED STATEMENTS OF EXPENSES	6,480.32	24/05/2017
95	CLICK SUPER	SUPER. CONTRIBUTIONS & DEDUCTIONS - MAY 2017	34,252.41	25/05/2017
96	PROFESSIONAL PC SUPPORT PTY LTD	LIBRARY - MANAGED IT SERVICES - JUNE 2017	4,108.50	26/05/2017
96	WESTERN METROPOLITAN REGIONAL COUNCIL	WASTE DISPOSAL W/E 5.5.17 & W/E 12.5.17	16,150.30	26/05/2017
96	WILSON SECURITY	SECURITY ALARM ATTENDANCE FEE	116.05	26/05/2017
96	STAPLES AUSTRALIA PTY LTD	LIBRARY STATIONERY	205.17	26/05/2017
96	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOC	3 x BREAKFAST WITH HON DAVID TEMPLEMAN MLA	150.00	26/05/2017
96	MOWER CITY t/as KC TRANSPORT (WA) PTY LTD	1 HONDA BRUSHCUTTER	759.00	26/05/2017
96	CAPITAL RECYCLING	47.14 TONNES ROAD PROFILES TO LANEWAYS	1,270.42	26/05/2017
96	AUSTRALIAN PLANT WHOLESALERS	ASSORTED NATIVE TREES & SHRUBS	314.60	26/05/2017
96	WESTBOOKS	LIBRARY BOOK STOCK	228.36	26/05/2017
96	RSEA SAFETY PTY LTD	STAFF PROTECTIVE CLOTHING	123.45	26/05/2017
96	LISA TAYLOR	BOND REFUND	550.00	26/05/2017
96	DOMUS NURSERY	ASSORTED NATIVE TREES & SHRUBS	471.61	26/05/2017
96	DIGITALES	"WHO ELSE WRITES LIKE..." LIBRARY SUBSCRIPTION	605.00	26/05/2017

ACCOUNTS PAID - MAY 2017

PT No	Vendor Name	Details	Amount	Payment Date
96	D & L CURNOW	REFUND OF OVERPAID RATES	4,683.88	26/05/2017
96	CLEAN CITY GROUP PTY LTD	BIN VALET & COMMUNITY FACILITY CLEANING 21.5.17	1,650.00	26/05/2017
97	SYNERGY	OFFICE/GROVE PRECINCT POWER 18.4.17 TO 12.5.17	4,677.40	31/05/2017
	TOTAL FOR MAY 2017		279,797.13	

PTO No.	Payee Name	Details	Amount	Payment Date
263	CR R THOMAS	MEMBER SITTING FEES/PRESIDENTIAL ALLOWANCE	9,125.00	9/05/2017
264	CR G PETERS	MEMBER SITTING FEES (6 MONTHS)	3,750.00	9/05/2017
265	CR P MACINTOSH	MEMBER SITTING FEES (6 MONTHS)	3,750.00	9/05/2017
266	CR D HORREX	MEMBER SITTING FEES (6 MONTHS)	3,750.00	9/05/2017
267	WEST AUSTRALIAN NEWSPAPERS	12 WEEKS SUBSCRIPTION TO "THE WEST"	105.60	22/05/2017
268	WATER CORPORATION	WATER	440.15	22/05/2017
269	CASH	LIBRARY PETTY CASH REIMBURSEMENT	187.50	22/05/2017
270	TELSTRA	MOBILE PHONE CHARGES	246.00	22/05/2017
271	BH & SI LEWIS	RATES REBATE REFUND	937.50	22/05/2017
272	TELSTRA	OFFICE/LIBRARY PHONE AND DATA CHARGES	1,594.79	26/05/2017
273	WATER CORPORATION	WATER CHARGES	1,461.74	26/05/2017
	TOTAL FOR MAY 2017		25,348.28	



FlexiPurchase Account Statement

Statement for NAB

Statement Period: 29 Mar 2017 to 28 Apr 2017
Cardholder Name: Paul Rawlings



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code	Department	Net	Tax	Gross	
28 Mar 2017	Account Fees			No Appr Req'd		\$110.00	
	27130	129	0403	\$100.00	\$10.00	\$110.00	
	Account Fees Cc Maintenance Fee Flexipurchase maintenance fee						
Total for this period:						\$110.00	

Cardholder Declaration

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

Signature *Paul Rawlings*

Dated 24 / 5 / 2017

Employee ID: 24

Approved By

Signature *[Signature]*

Dated 24 / 5 / 2017

On Completion

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



**FlexiPurchase
Account Statement**

Statement for NAB

Statement Period: 29 Mar 2017 to 28 Apr 2017
Cardholder Name: Paul Rawlings



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code	Department	Net	Tax	Gross	
28 Mar 2017	Yabrn Pty Ltd Nedlands			Approval Req'd		\$10.00	
	27210	129	1002	\$9.09	\$0.91	\$10.00	
	Purchase Yabrn Pty Ltd Copy of plans						
30 Mar 2017	Yabrn Pty Ltd Nedlands			Approval Req'd		\$10.00	
	27210	129	1002	\$9.09	\$0.91	\$10.00	
	Purchase Yabrn Pty Ltd Copy of plans						
30 Mar 2017	Yabrn Pty Ltd Nedlands			Approval Req'd		\$69.50	
	27210	129	1002	\$63.18	\$6.32	\$69.50	
	Purchase Yabrn Pty Ltd Copy of plans						
13 Apr 2017	Woolworths 4356 Cottesloe			Approval Req'd		\$6.00	
	28280	139	1106	\$5.45	\$0.55	\$6.00	
	Purchase Woolworths 4356 Catering - Library Management C'ttee 13/4/17						
13 Apr 2017	Xia~s Investment Pty Madeley			Approval Req'd		\$30.00	
	28280	139	1106	\$27.27	\$2.73	\$30.00	
	Purchase Xia~s Investment Pty Catering - Library Committee meeting 13/4/2017						
20 Apr 2017	Chpt 1 Peppermint Gr			Approval Req'd		\$63.00	
	28280	129	0801	\$57.27	\$5.73	\$63.00	
	Purchase Chpt 1 Catering - Seniors Housing Mtg						
20 Apr 2017	Yabrn Pty Ltd Nedlands			Approval Req'd		\$112.10	
	27210	129	1002	\$101.91	\$10.19	\$112.10	
	Purchase Yabrn Pty Ltd Copy of plans						
26 Apr 2017	Optus Billing Pay My B Macquarie Par			Approval Req'd		\$65.00	
	30500	169	0403	\$59.09	\$5.91	\$65.00	
	Purchase Optus Billing Pay My B MCS Mobile Phone						
28 Apr 2017	Account Fees			No Appr Req'd		\$6.82	
	27130	129	0403	\$6.20	\$0.62	\$6.82	
	Account Fees Cc Fp User Fee Credit card fee						
Total for this period:						\$372.42	

Cardholder Declaration

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

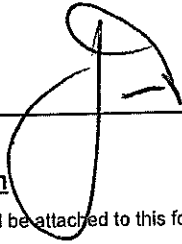
Signature Paul Rawlings

Dated 24/5/17

Employee ID: 24

Approved By

Signature _____

A large, stylized handwritten signature in black ink, written over the signature line.

Dated 24/5/2017

On Completion

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



**FlexiPurchase
Account Statement**

Statement for NAB

Statement Period: 29 Mar 2017 to 28 Apr 2017
Cardholder Name: Donovan Norgard



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code	Department	Net	Tax	Gross	
27 Mar 2017	28845	129	391000 Peppermint Gr	Approval Req'd	\$38.35	\$3.83	\$42.18
	Purchase Bunnings 391000 Insecticide						
27 Mar 2017	28270	139	391000 Peppermint Gr	Approval Req'd	\$116.31	\$11.63	\$127.94
	Purchase Bunnings 391000 Hose & fittings						
29 Mar 2017	27250	139	0604 Fremantle	Approval Req'd	\$17.38	\$1.74	\$19.12
	Purchase Officeworks 0604 Office stationery						
03 Apr 2017	27140	139	0604 Fremantle	Approval Req'd	\$17.15	\$1.71	\$18.86
	Purchase Officeworks 0604 Rubber stamp						
27 Apr 2017	28270	139	Naval Base Concrete Kwinana Beach	Approval Req'd	\$648.00	\$64.80	\$712.80
	Purchase Naval Base Concrete Sewer lid for tennis courts						
28 Apr 2017	27130	129	Account Fees	No Appr Req'd	\$6.20	\$0.62	\$6.82
	Account Fees Cc Fp User Fee Credit card fee						
Total for this period:							\$927.72

Cardholder Declaration

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

Signature _____

Dated ____ / ____ / ____

Employee ID: 169

Approved By

Signature _____

Dated 24/4/2017

On Completion

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


**FlexiPurchase
Account Statement**
Statement for NAB
Statement Period: 29 Mar 2017 to 28 Apr 2017

Cardholder Name: John Merrick

JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code	Department	Net	Tax	Gross	
30 Mar 2017	Woolworths 4356	Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>	\$5.88	✓
28280	139	0403		\$5.35	\$0.53	\$5.88	
	Purchase Woolworths 4356 Milk						
05 Apr 2017	Woolworths 4356	Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>	\$53.98	✓
28150	139	0801		\$49.07	\$4.91	\$53.98	
	Purchase Woolworths 4356 Groceries for Seniors event						
05 Apr 2017	Xia~s Investment Pty	Madeley		Approval Req'd	<input checked="" type="checkbox"/>	\$40.00	✓
28150	139	0801		\$36.36	\$3.64	\$40.00	
	Purchase Xia~s Investment Pty Catering - Seniors Event						
11 Apr 2017	Woolworths 4356	Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>	\$13.00	✓
28150	139	0801		\$11.82	\$1.18	\$13.00	
	Purchase Woolworths 4356 Catering - Seniors Event						
12 Apr 2017	Paypal *boatshedmar			Approval Req'd	<input checked="" type="checkbox"/>	\$239.75	✓
28280	139	0401		\$217.95	\$21.80	\$239.75	
	Purchase Paypal *boatshedmar 4029357733 Catering - Council meeting						
11 Apr 2017	Boatshed Market Pty	Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>	\$79.90	✓
28150	139	0801		\$72.64	\$7.26	\$79.90	
	Purchase Boatshed Market Pty Catering - Seniors Event						
18 Apr 2017	Cellarbrations At Co	Peppermint Gr		Approval Req'd	<input checked="" type="checkbox"/>	\$258.74	✓
28280	139	0401		\$235.22	\$23.52	\$258.74	
	Purchase Cellarbrations At Co Refreshments - Council						
26 Apr 2017	Woolworths 4356	Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>	\$41.53	✓
28280	139	0403		\$37.75	\$3.78	\$41.53	
	Purchase Woolworths 4356 Office Refreshments						
28 Apr 2017	Account Fees			No Appr Req'd	<input type="checkbox"/>	\$6.82	✓
27130	129	0403		\$6.20	\$0.62	\$6.82	
	Account Fees Cc Fp User Fee Credit card fee						
27 Apr 2017	Cellarbrations At Co	Peppermint Gr		Approval Req'd	<input checked="" type="checkbox"/>	\$229.96	✓
28280	139	0401		\$209.05	\$20.91	\$229.96	
	Purchase Cellarbrations At Co Refreshments - WALGA Central Zone Meeting						
Total for this period:						\$969.56	

Cardholder Declaration

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

Signature _____

Dated 24/5/2017

Employee ID: 1

Approved By

Signature _____

Dated 24/5/2017

On Completion

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



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Mar 2017 to 28 Apr 2017
Cardholder Name: Debra Burn



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)	
	GL Code	CC Code	Department	Net	Tax	Gross
30 Mar 2017	Booktopia Pty Ltd Lidcombe			Approved	<input checked="" type="checkbox"/>	\$25.40
	28470	139	1106	\$23.09	\$2.31	\$25.40
	Purchase Booktopia Pty Ltd Books					
30 Mar 2017	Wanewsditi Osborne Park			Approved	<input checked="" type="checkbox"/>	\$35.68
	27180	139	1106	\$32.44	\$3.24	\$35.68
	Purchase Wanewsditi Quokka quarterly subscription					
29 Mar 2017	Booktopia Pty Ltd Lidcombe			Approved	<input checked="" type="checkbox"/>	\$386.04
	28470	139	1106	\$350.95	\$35.09	\$386.04
	Purchase Booktopia Pty Ltd Books					
15 Apr 2017	Adobe Creative Cloud 800-833-6687			Approved	<input checked="" type="checkbox"/>	\$31.89 ✓
	28545	190	1106	\$28.99	\$2.90	\$31.89
	Purchase Adobe Creative Cloud Licence for image library ABN: 980559184					
18 Apr 2017	Blu*thegrovelibrary.Org 888-4014678			Approved	<input checked="" type="checkbox"/>	\$15.94 ✓
	28545	190	1106	\$15.94	\$0.00	\$15.94
	Purchase (USD 11.88) Blu*thegrovelibrary.Org Domain registration annual thegrovekids.net					
28 Apr 2017	Account Fees			No Appr Req'd	<input type="checkbox"/>	\$6.82
	Not Coded	Not Coded	Not Coded	\$6.20	\$0.62	\$6.82
	Account Fees Cc Fp User Fee					
Total for this period:						\$501.77

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.
Signature [Signature] Dated 22/3/17

Employee ID: 51

Approved By

Signature [Signature] Dated 24/5/2017

On Completion

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



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Mar 2017 to 28 Apr 2017
Cardholder Name: Stewart Farley



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)	
	GL Code	CC Code	Department		Net	Tax
29 Mar 2017	28471	139	1106	Approved	\$163.64	\$180.00
	Big W 0456 Willetton Purchase Big W 0456 junior book stock purchases				\$16.36	\$180.00
28 Mar 2017	28520	139	1106	Approved	\$147.50	\$162.25
	Educational Art Nedlands Purchase Educational Art school holiday programme materials april 2017				\$14.75	\$162.25
29 Mar 2017	28520	139	1106	Approved	\$61.82	\$68.00
	Kmart 1024 Kardinya Purchase Kmart 1024 school holiday colouring comp - prizes chocolate				\$6.18	\$68.00
31 Mar 2017	28471	139	1106	Approved	\$141.05	\$155.15
	Booktopia Pty Ltd Lidcombe Purchase Booktopia Pty Ltd kids book purchases				\$14.10	\$155.15
01 Apr 2017	28471	139	1106	Approved	\$124.67	\$124.67
	Bookdepository.Com 441452307905 Purchase Bookdepository.Com kids book stock purchases				\$0.00	\$124.67
31 Mar 2017	28471	139	1106	Approved	\$88.95	\$88.95
	Bookdepository.Com 441452307905 Purchase Bookdepository.Com kids book purchases				\$0.00	\$88.95
02 Apr 2017	28471	139	1106	Approved	\$137.27	\$137.27
	Bookdepository.Com 441452307905 Purchase Bookdepository.Com kids book purchases				\$0.00	\$137.27
30 Mar 2017	28471	139	1106	Approved	\$100.36	\$100.36
	Bookdepository.Com 441452307905 Purchase Bookdepository.Com kids junior book purchases				\$0.00	\$100.36
04 Apr 2017	28471	139	1106	Approved	\$115.18	\$126.70
	Booktopia Pty Ltd Lidcombe Purchase Booktopia Pty Ltd kids book purchases				\$11.52	\$126.70
08 Apr 2017	28471	139	1106	Approved	\$164.55	\$181.00
	Big W 0456 Willetton Purchase Big W 0456 kids book purchases				\$16.45	\$181.00
09 Apr 2017	28520	139	1106	Approved	\$32.73	\$36.00
	Woolworths 4372 Bullcreek Purchase Woolworths 4372 school holiday colouring comp chocolate prizes				\$3.27	\$36.00
09 Apr 2017	28520	139	1106	Approved	\$17.25	\$18.97
	Rave Discounts Myaree Purchase Rave Discounts Myaree kids book purchases				\$1.72	\$18.97

Purchase Rave Discounts
school holiday craft materials april 2017

16 Apr 2017	Bookdepository.Com 441452307905		Approved	<input checked="" type="checkbox"/>	\$133.16
28471	139	1106	\$133.16	\$0.00	\$133.16
Purchase Bookdepository.Com kids book purchases					
13 Apr 2017	Bookdepository.Com 441452307905		Approved	<input checked="" type="checkbox"/>	\$85.51
28471	139	1106	\$85.51	\$0.00	\$85.51
Purchase Bookdepository.Com kids book purchases					
17 Apr 2017	Spotlight Melville Melville		Approved	<input checked="" type="checkbox"/>	\$53.92
28520	139	1106	\$49.02	\$4.90	\$53.92
Purchase Spotlight Melville school holiday craft materials					
19 Apr 2017	Big W 0456 Willetton		Approved	<input checked="" type="checkbox"/>	\$149.00
28471	139	1106	\$135.45	\$13.55	\$149.00
Purchase Big W 0456 kids book purchases					
19 Apr 2017	P.I.C. Enterprises P Osborne Park		Approved	<input checked="" type="checkbox"/>	\$189.65
27250	139	1106	\$172.41	\$17.24	\$189.65
Purchase P.I.C. Enterprises P book covering for stationary					
28 Apr 2017	Account Fees		No Appr Req'd	<input type="checkbox"/>	\$6.82
28770	139	1106	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee credit card fees					
Total for this period:					\$1,997.38

Cardholder Declaration

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

Signature 

Dated / /

Employee ID: 63

Approved By

Signature 

Dated 22 / 5 / 17

On Completion

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



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 29 Mar 2017 to 28 Apr 2017

Cardholder Name: Lance Hopkinson



JSKR VISA Purchasing Card (Client Expenses)

Date	Details	Approval	Receipt Amount (AUD)		
GL Code	CC Code	Department	Net	Tax	Gross
29 Mar 2017	Woolworths 4356 Cottesloe 28770 190 Purchase Woolworths 4356 library kitchen supplies	Approval Req'd	\$14.55	\$1.45	\$16.00
03 Apr 2017	Jb Hi-Fi Online Chadstone 28473 139 Purchase Jb Hi-Fi Online adult dvd cds	Approval Req'd	\$123.65	\$12.37	\$136.02
06 Apr 2017	Jb Hi-Fi Online Chadstone 28473 139 Purchase Jb Hi-Fi Online Adult dvd cd	Approval Req'd	\$101.24	\$10.12	\$111.36
11 Apr 2017	Woolworths 4356 Cottesloe 28770 190 Purchase Woolworths 4356 library kitchen supplies	Approval Req'd	\$6.67	\$0.67	\$7.34
10 Apr 2017	Booktopia Pty Ltd Lidcombe 28470 139 Purchase Booktopia Pty Ltd Adult Books	Approval Req'd	\$298.77	\$29.88	\$328.65
12 Apr 2017	Booktopia Pty Ltd Lidcombe 28470 139 Purchase Booktopia Pty Ltd Adult Books	Approval Req'd	\$241.14	\$24.11	\$265.25
13 Apr 2017	Jb Hi-Fi Online Chadstone 28473 139 Purchase Jb Hi-Fi Online Adult dvd cd	Approval Req'd	\$129.44	\$12.94	\$142.38
20 Apr 2017	Booktopia Pty Ltd Lidcombe 28470 139 Purchase Booktopia Pty Ltd adult books	Approval Req'd	\$266.95	\$26.70	\$293.65
26 Apr 2017	Woolworths 4356 Cottesloe 28770 190 Purchase Woolworths 4356 Library kitchen supplies	Approval Req'd	\$11.82	\$1.18	\$13.00
28 Apr 2017	Account Fees <i>Not Coded</i> <i>Not Coded</i> <i>Not Coded</i> Account Fees Cc Fp User Fee	No Appr Req'd	\$6.20	\$0.62	\$6.82
27 Apr 2017	Booktopia Pty Ltd Lidcombe 28470 139 Purchase Booktopia Pty Ltd Adult Books	Approval Req'd	\$255.45	\$25.55	\$281.00
Total for this period:					\$1,601.47

Cardholder Declaration

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

Signature _____

Dated ____ / ____ / ____

Statement Report

Employee ID: 60

Approved By

Signature

D. Burn

Dated 22 / 5 / 17

On Completion

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



Ordinary Council Meeting

8.5.3 – Draft Budget 2017-2018 - Attachment # 8



2017/18

BUDGET



2017/18 BUDGET

MESSAGE FROM THE SHIRE PRESIDENT

I'm pleased to report that the Shire's financial position is much improved and we ended the 2016/2017 financial year with our cash reserves rebuilt to a level that will enable us to maintain, renew and replace buildings and infrastructure in line with our asset management and long-term financial plans.

Our budget plan for 2017/18 includes expected revenue from rates totalling \$3,149,311, an increase of 2.24% over the 2016/17 rating effort.

This increase is greater than projected inflation due largely to the expected decline in revenue from development application fees (a decrease of \$30,000 in 2017/18) and generally reduced earnings from interest on investments.

In addition Council continues to run a small budget surplus with the opening surplus mainly comprising some 2017/18 grants received in 2016/17 and incomplete projects brought forward and planned to be completed during the year.

With the Shire's financial capacity to maintain and renew its assets now restored 2017/18 sees the focus shift towards how we deliver services to our community.

During 2017 the Shire will be conducting a review of its ten-year strategic community plan. This review will include a number of community workshops and will seek as much input from residents and stakeholders as possible. Allied to this process will be a thorough review of the many plans that inform the strategic community plan including the service delivery plan.

Notwithstanding these reviews the Shire has included \$20,000 in the budget to commence construction of a new website that is hoped to become the platform for future enhanced interaction with residents and other stakeholders.

Information on our capital works programme for the next twelve months is detailed overleaf.

With best wishes

A handwritten signature in black ink that reads 'Rachel Thomas'.

Rachel Thomas
SHIRE PRESIDENT



2017/18 BUDGET

CAPITAL WORKS 2017/18

The following projects of a capital nature have been included in the 2017/18 budget:

Roads & Kerbs

- Hobbs Place – asphalt overlay;
- The Esplanade (Irvine Street to Leake Street) – asphalt overlay;
- Rights-of-Way – progressive improvements to running surfaces;
- Progressive replacement of damaged kerbing.

Footpaths

- Completion of district-wide footpath renewal works.

Buildings

- Completion of Manners Hill Park Pavilion rehabilitation work;
- Solar panels to the administration office and depot buildings.

Other Infrastructure

- Renewal and extension of the Swan River wall;
- Replace temporary fence adjacent to Administration Office/Grove Precinct;
- Ongoing purchase of public artworks.

Other

- Replace Shire website.

SHIRE OF PEPPERMINT GROVE

DRAFT BUDGET

FOR THE YEAR ENDED 30TH JUNE 2018

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SHIRE OF PEPPERMINT GROVE
STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE
FOR THE YEAR ENDED 30TH JUNE 2018

	NOTE	2017/18 Budget \$	2016/17 Estimated \$	2016/17 Budget \$
Revenue				
Rates	8	3,149,311	3,080,256	3,055,100
Operating Grants, Subsidies & Contributions		1,386,076	1,426,078	1,388,994
Fees and Charges	11	261,300	262,512	300,600
Interest Earnings	2(a)	62,790	66,270	66,800
Other Revenue		5,500	125,770	8,300
		<u>4,864,977</u>	<u>4,960,885</u>	<u>4,819,794</u>
Expenses				
Employee Costs		(2,198,351)	(2,091,212)	(2,090,422)
Materials and Contracts		(1,816,643)	(1,987,630)	(1,795,767)
Utility Charges		(150,973)	(149,252)	(151,200)
Depreciation on Non-Current Assets	2(a)	(136,956)	(265,624)	(386,384)
Interest Expenses	2(a)	(63,376)	(68,006)	(62,136)
Insurance Expenses		(112,930)	(101,917)	(117,750)
Other Expenditure		(64,250)	(64,250)	(63,250)
		<u>(4,543,479)</u>	<u>(4,727,891)</u>	<u>(4,666,909)</u>
		321,497	232,994	152,885
Non-Operating Grants, Subsidies and Contributions		85,599	113,827	94,661
Profit on Asset Disposals	4	0	1,530	1,065
Loss on Asset Disposals	4	0	(1,818)	0
		<u>0</u>	<u>(1,818)</u>	<u>0</u>
NET RESULT		407,096	346,533	248,611
Other Comprehensive Income				
Changes on Revaluation of non-current assets		0	0	0
Total Other Comprehensive Income		<u>0</u>	<u>0</u>	<u>0</u>
TOTAL COMPREHENSIVE INCOME		<u>407,096</u>	<u>346,533</u>	<u>248,611</u>

Notes:

All fair value adjustments relating to remeasurement of financial assets at fair value through profit or loss and (if any) changes on revaluation of non-current assets in accordance with the mandating of fair value measurement through Other Comprehensive Income, is impacted upon by external forces and is not able to be reliably estimated at the time of budget adoption.

Fair value adjustments relating to the re-measurement of financial assets at fair value through profit or loss will be assessed at the time they occur with compensating budget amendments made as necessary.

It is anticipated, in all instances, any changes upon revaluation of non-current assets will relate to non-cash transactions and as such, have no impact on this budget document.

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF PEPPERMINT GROVE
STATEMENT OF COMPREHENSIVE INCOME
BY PROGRAM
FOR THE YEAR ENDED 30TH JUNE 2018

NOTE	2017/18 Budget \$	2016/17 Estimated \$	2016/17 Budget \$
Revenue (Refer Notes 1,2,8 to 13)			
Governance	5,000	45,633	5,000
General Purpose Funding	3,245,081	3,234,892	3,184,400
Law, Order, Public Safety	15,000	14,371	11,500
Health	17,000	14,560	17,000
Community Amenities	100,000	100,894	136,000
Recreation and Culture	1,404,868	1,383,024	1,375,169
Transport	16,028	16,253	14,925
Economic Services	62,000	62,578	75,800
Other Property and Services	0	88,680	0
	<u>4,864,977</u>	<u>4,960,885</u>	<u>4,819,794</u>
Expenses Excluding			
Finance Costs (Refer Notes 1,2 & 14)			
Governance	(931,247)	(851,028)	(892,734)
General Purpose Funding	(85,123)	(81,046)	(82,803)
Law, Order, Public Safety	(40,722)	(39,207)	(39,356)
Health	(49,486)	(56,776)	(54,967)
Education and Welfare	(63,191)	(40,185)	(23,644)
Community Amenities	(685,414)	(676,914)	(652,554)
Recreation & Culture	(1,994,997)	(2,021,223)	(1,921,922)
Transport	(528,546)	(692,179)	(862,284)
Economic Services	(101,378)	(109,145)	(74,509)
Other Property and Services	0	(92,182)	0
	<u>(4,480,104)</u>	<u>(4,659,884)</u>	<u>(4,604,773)</u>
Finance Costs (Refer Notes 2 & 5)			
Recreation & Culture	(63,376)	(68,006)	(62,136)
	<u>(63,376)</u>	<u>(68,006)</u>	<u>(62,136)</u>
Non-operating Grants, Subsidies and Contributions			
Recreation & Culture	0	55,510	32,000
Transport	85,599	58,317	62,661
	<u>85,599</u>	<u>113,827</u>	<u>94,661</u>
Profit/(Loss) On			
Disposal Of Assets (Refer Note 4)			
Governance	0	0	32
Transport	0	(288)	1,033
	<u>0</u>	<u>(288)</u>	<u>1,065</u>
NET RESULT	407,096	346,533	248,611
Other Comprehensive Income			
Changes on Revaluation of non-current assets	0	0	0
Total Other Comprehensive Income	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL COMPREHENSIVE INCOME	<u>407,096</u>	<u>346,533</u>	<u>248,611</u>

Notes:

All fair value adjustments relating to remeasurement of financial assets at fair value through profit or loss and (if any) changes on revaluation of non-current assets in accordance with the mandating of fair value measurement through Other Comprehensive Income, is impacted upon by external forces and is not able to be reliably estimated at the time of budget adoption.

Fair value adjustments relating to the re-measurement of financial assets at fair value through profit or loss will be assessed at the time they occur with compensating budget amendments made as necessary.

It is anticipated, in all instances, any changes upon revaluation of non-current assets will relate to non-cash transactions and as such, have no impact on this budget document.

This statement is to be read in conjunction with the accompanying notes.

**SHIRE OF PEPPERMINT GROVE
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2018**

	NOTE	2017/18 Budget \$	2016/17 Estimated \$	2016/17 Budget \$
Cash Flows From Operating Activities				
Receipts				
Rates		3,149,311	3,080,256	3,160,100
Operating Grants, Subsidies and Contributions		1,386,076	1,426,078	1,388,994
Fees and Charges		261,300	262,512	300,600
Interest Earnings		62,790	66,270	47,800
Goods and Services Tax		165,000	177,711	190,000
Other Revenue		5,500	125,770	27,300
		<u>5,029,977</u>	<u>5,138,596</u>	<u>5,114,794</u>
Payments				
Employee Costs		(2,198,351)	(2,091,212)	(2,090,422)
Materials and Contracts		(1,859,243)	(1,987,630)	(1,842,017)
Utility Charges		(150,973)	(149,252)	(151,200)
Interest Expenses		(63,376)	(68,006)	(62,136)
Insurance Expenses		(112,930)	(101,917)	(117,750)
Goods and Services Tax		(165,000)	(231,000)	(190,000)
Other Expenditure		(64,250)	(64,250)	(63,250)
		<u>(4,614,123)</u>	<u>(4,693,267)</u>	<u>(4,516,775)</u>
Net Cash Provided By Operating Activities	14(b)	<u>415,853</u>	<u>445,329</u>	<u>598,019</u>
Cash Flows from Investing Activities				
Payments for Purchase of Property, Plant & Equipment	3	(43,500)	(338,492)	(327,000)
Payments for Construction of Infrastructure	3	(414,688)	(278,616)	(618,228)
Non-Operating Grants, Subsidies and Contributions used for the Development of Assets		85,599	113,827	94,661
Proceeds from Sale of Plant & Equipment	4	<u>0</u>	<u>155,387</u>	<u>132,250</u>
Net Cash Used in Investing Activities		<u>(372,589)</u>	<u>(347,894)</u>	<u>(718,317)</u>
Cash Flows from Financing Activities				
Repayment of Debentures	5	<u>(25,884)</u>	<u>(24,186)</u>	<u>(24,186)</u>
Net Cash Provided By (Used In) Financing Activities		<u>(25,884)</u>	<u>(24,186)</u>	<u>(24,186)</u>
Net Increase (Decrease) in Cash Held		17,380	73,248	(144,484)
Cash at Beginning of Year		1,243,788	1,170,540	1,064,871
Cash and Cash Equivalents at the End of the Year	14(a)	<u>1,261,169</u>	<u>1,243,788</u>	<u>920,387</u>

This statement is to be read in conjunction with the accompanying notes.

**SHIRE OF PEPPERMINT GROVE
RATE SETTING STATEMENT
FOR THE YEAR ENDED 30TH JUNE 2018**

	NOTE	2017/18 Budget \$	2016/17 Actual \$	2016/17 Budget \$
Revenues	1,2			
Governance		5,000	45,633	5,000
General Purpose Funding		95,770	154,636	129,300
Law, Order, Public Safety		15,000	14,371	11,500
Health		17,000	14,560	17,000
Community Amenities		100,000	100,894	136,000
Recreation and Culture		1,404,868	1,438,534	1,407,169
Transport		101,627	74,570	78,651
Economic Services		62,000	62,578	75,800
Other Property and Services		0	88,680	0
		<u>1,801,265</u>	<u>1,994,456</u>	<u>1,860,420</u>
Expenses	1,2			
Governance		(931,247)	(851,030)	(892,734)
General Purpose Funding		(85,123)	(81,046)	(82,803)
Law, Order, Public Safety		(40,722)	(39,207)	(39,356)
Health		(49,486)	(56,776)	(54,967)
Education and Welfare		(63,191)	(40,185)	(23,644)
Community Amenities		(685,414)	(676,914)	(652,554)
Recreation & Culture		(2,058,373)	(2,089,229)	(1,985,091)
Transport		(528,546)	(692,179)	(861,251)
Economic Services		(101,378)	(109,145)	(74,509)
Other Property and Services		0	(92,182)	0
		<u>(4,543,479)</u>	<u>(4,727,893)</u>	<u>(4,666,909)</u>
Net Operating Result Excluding Rates		(2,742,214)	(2,733,437)	(2,806,489)
Adjustments for Cash Budget Requirements:				
Non-Cash Expenditure and Revenue				
(Profit)/Loss on Asset Disposals	4	0	0	(1,065)
Depreciation on Assets	2(a)	136,956	265,624	386,384
Capital Expenditure and Revenue				
Purchase Land and Buildings	3	(23,500)	(143,000)	(158,000)
Purchase Infrastructure Assets - Roads	3	(174,688)	(116,587)	(276,228)
Purchase Infrastructure Assets - Footpaths	3	(50,000)	(57,488)	(110,000)
Purchase Infrastructure Assets - Other	3	(190,000)	(104,541)	(232,000)
Purchase Furniture and Equipment	3	(20,000)	(30,556)	(30,000)
Purchase Plant and Equipment	3	0	(164,936)	(139,000)
Proceeds from Disposal of Assets	4	0	155,387	132,250
Repayment of Debentures	5	(25,884)	(24,186)	(24,186)
Transfers to Reserves (Restricted Assets)	6	(340,790)	(654,588)	(140,300)
Transfers from Reserves (Restricted Assets)	6	51,560	294,136	183,000
ADD Estimated Surplus/(Deficit) July 1 B/Fwd	7	261,470	495,386	390,000
LESS Estimated Surplus/(Deficit) June 30 C/Fwd	7	32,221	261,470	229,466
Amount Required to be Raised from General Rate	8	<u>(3,149,310)</u>	<u>(3,080,256)</u>	<u>(3,055,100)</u>

This statement is to be read in conjunction with the accompanying notes.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The budget has been prepared in accordance with applicable Australian Accounting Standards (as they apply to local government and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this budget are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the budget has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in the financial statements forming part of this budget.

In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 16 to this budget document.

(b) 2016/17 Actual Balances

Balances shown in this budget as 2016/17 Actual are as forecast at the time of budget preparation and are subject to final adjustments.

(c) Rounding Off Figures

All figures shown in this budget, other than a rate in the dollar, are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions.

Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a Gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(f) Superannuation

The Council contributes to a number of Superannuation Funds on behalf of employees.

All funds to which the Council contributes are defined contribution plans.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks, other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are shown as short term borrowings in current liabilities in the statement of financial position.

(h) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(i) Inventories

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(j) Fixed Assets

Each class of fixed assets within either property, plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Mandatory Requirement to Revalue Non-Current Assets

Effective from 1 July 2012, the Local Government (Financial Management) Regulations were amended and the measurement of non-current assets at Fair Value became mandatory.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Fixed Assets (Continued)

The amendments allow for a phasing in of fair value in relation to fixed assets over three years as follows:

(a) for the financial year ending on 30 June 2013, the fair value of all of the assets of the local government that are plant and equipment; and

(b) for the financial year ending on 30 June 2014, the fair value of all of the assets of the local government -

- (i) that are furniture and equipment; and
- (ii) that are land and buildings

and

(c) for a financial year ending on or after 30 June 2015, the fair value of all of the assets of the local government.

Thereafter, in accordance with the regulations, each asset class must be revalued at least every 3 years.

In 2013, Council commenced the process of adopting Fair Value in accordance with the Regulations.

Relevant disclosures, in accordance with the requirements of Australian Accounting Standards, have been made in the budget as necessary.

Land Under Control

In accordance with Local Government (Financial Management) Regulation 16(a), the Council was required to include as an asset (by 30 June 2013), Crown Land operated by the local government as a golf course, showground, racecourse or other sporting or recreational facility of state or regional significance.

Upon initial recognition, these assets were recorded at cost in accordance with AASB 116. They were then classified as Land and revalued along with other land in accordance with the other policies detailed in this Note.

Whilst they were initially recorded at cost (being fair value at the date of acquisition (deemed cost) as per AASB 116) they were revalued along with other items of Land and Buildings at 30 June 2014.

Initial Recognition and Measurement between Mandatory Revaluation Dates

All assets are initially recognised at cost and subsequently revalued in accordance with the mandatory measurement framework detailed above.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Individual assets acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework detailed above, are carried at cost less accumulated depreciation as management believes this approximates fair value. They will be subject to subsequent revaluation of the next anniversary date in accordance with the mandatory measurement framework detailed above.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Fixed Assets (Continued)

Revaluation

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Transitional Arrangement

During the time it takes to transition the carrying value of non-current assets from the cost approach to the fair value approach, the Council may still be utilising both methods across differing asset classes.

Those assets carried at cost will be carried in accordance with the policy detailed in the ***Initial Recognition*** section as detailed above.

Those assets carried at fair value will be carried in accordance with the ***Revaluation Methodology*** section as detailed above.

Land Under Roads

In Western Australia, all land under roads is Crown land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, Council elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the fact Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

In respect of land under roads acquired on or after 1 July 2008, as detailed above, Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

Whilst such treatment is inconsistent with the requirements of AASB 1051, Local Government (Financial Management) Regulation 4(2) provides, in the event of such an inconsistency, the Local Government (Financial Management) Regulations prevail.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the Council.

Depreciation

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Fixed Assets (Continued)

Major depreciation periods used for each class of depreciable asset are:

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment (except light vehicles)	5 to 15 years
Sealed roads and streets formation	not depreciated
- pavement	50 years
- bituminous seals	20 years
- asphalt surfaces	25 years
Gravel roads formation	not depreciated
pavement	50 years
gravel sheet	12 years
Formed roads (unsealed) formation	not depreciated
pavement	50 years
Footpaths - slab	40 years
Sewerage piping	100 years

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in profit or loss in the period which they arise.

When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained surplus.

Capitalisation Threshold

Expenditure on items of equipment under \$5,000 is not capitalised. Rather, it is recorded on an asset inventory listing.

(k) Fair Value of Assets and Liabilities

When performing a revaluation, the Council uses a mix of both independent and management valuations using the following as a guide:

Fair Value is the price that Council would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Fair Value of Assets and Liabilities (Continued)

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset (i.e. the market with the greatest volume and level of activity for the asset or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (ie the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

Fair Value Hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The Council selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Council are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Fair Value of Assets and Liabilities (Continued)

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of an asset at its current service capacity.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Council gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability and considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

As detailed above, the mandatory measurement framework imposed by the Local Government (Financial Management) Regulations requires, as a minimum, all assets carried at a revalued amount to be revalued at least every 3 years.

(l) Financial Instruments

Initial Recognition and Measurement

Financial assets and financial liabilities are recognised when the Council becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the Council commits itself to either the purchase or sale of the asset (ie trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transaction costs, except where the instrument is classified 'at fair value through profit or loss', in which case transaction costs are expensed to profit or loss immediately.

Classification and Subsequent Measurement

Financial instruments are subsequently measured at fair value, amortised cost using the effective interest rate method, or cost.

Amortised cost is calculated as:

- (a) the amount in which the financial asset or financial liability is measured at initial recognition;
- (b) less principal repayments and any reduction for impairment; and
- (c) plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the effective interest rate method.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(l) Financial Instruments (Continued)

The effective interest method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

(i) Financial assets at fair value through profit and loss

Financial assets are classified at "fair value through profit or loss" when they are held for trading for the purpose of short term profit taking. Assets in this category are classified as current assets. Such assets are subsequently measured at fair value with changes in carrying amount being included in profit or loss.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Loans and receivables are included in current assets where they are expected to mature within 12 months after the end of the reporting period.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed maturities and fixed or determinable payments that the Council's management has the positive intention and ability to hold to maturity. They are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Held-to-maturity investments are included in current assets where they are expected to mature within 12 months after the end of the reporting period. All other investments are classified as non-current.

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either not suitable to be classified into other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

They are subsequently measured at fair value with changes in such fair value (i.e. gains or losses) recognised in other comprehensive income (except for impairment losses). When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

Available-for-sale financial assets are included in current assets, where they are expected to be sold within 12 months after the end of the reporting period. All other available for sale financial assets are classified as non-current.

(v) Financial liabilities

Non-derivative financial liabilities (excl. financial guarantees) are subsequently measured at amortised cost. Gains or losses are recognised in the profit or loss.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(l) Financial Instruments (Continued)

Impairment

A financial asset is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events (a "loss event") having occurred, which has an impact on the estimated future cash flows of the financial asset(s).

In the case of available-for-sale financial assets, a significant or prolonged decline in the market value of the instrument is considered a loss event. Impairment losses are recognised in profit or loss immediately. Also, any cumulative decline in fair value previously recognised in other comprehensive income is reclassified to profit or loss at this point.

In the case of financial assets carried at amortised cost, loss events may include: indications that the debtors or a group of debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments; indications that they will enter bankruptcy or other financial reorganisation; and changes in arrears or economic conditions that correlate with defaults.

For financial assets carried at amortised cost (including loans and receivables), a separate allowance account is used to reduce the carrying amount of financial assets impaired by credit losses. After having taken all possible measures of recovery, if management establishes that the carrying amount cannot be recovered by any means, at that point the written-off amounts are charged to the allowance account or the carrying amount of impaired financial assets is reduced directly if no impairment amount was previously recognised in the allowance account.

Derecognition

Financial assets are derecognised where the contractual rights for receipt of cash flows expire or the asset is transferred to another party, whereby the Council no longer has any significant continual involvement in the risks and benefits associated with the asset.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

(m) Impairment of Assets

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another standard (e.g. AASB 116) whereby any impairment loss of a revaluation decrease in accordance with that other standard.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Impairment of Assets (Continued)

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of adopting this budget, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2015.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on this budget document.

(n) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(o) Employee Benefits

Short-Term Employee Benefits

Provision is made for the Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position. The Council's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Other Long-Term Employee Benefits

Provision is made for employees' long service leave and annual leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Council's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Council does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

(q) Provisions

Provisions are recognised when the Council has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(r) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where the Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for sale where it is held as non-current based on the Council's intentions to release for sale.

(s) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current budget year.

(t) Budget Comparative Figures

Unless otherwise stated, the budget comparative figures shown in this budget document relate to the original budget estimate for the relevant item of disclosure.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

	2017/18 Budget \$	2016/17 Actual \$	2016/17 Budget \$
2. REVENUES AND EXPENSES			
(a) Net Result			
The Net Result includes:			
(i) Charging as Expenses:			
Auditors Remuneration			
Audit Services	9,000	9,138	8,000
Other Services	0	0	0
Depreciation			
By Program			
Governance	96,284	2,000	94,284
Recreation and Culture	28,479	2,000	55,977
Transport	12,193	261,624	219,535
Other Property and Services	0	0	16,589
	<u>136,956</u>	<u>265,624</u>	<u>386,384</u>
By Class			
Land and Buildings	105,818	0	105,818
Furniture and Equipment	14,945	0	14,943
Plant and Equipment	16,193	16,193	16,193
Roads	0	148,780	148,780
Footpaths	0	100,651	55,127
Parks	0	0	38,481
Drainage	0	0	7,043
	<u>136,956</u>	<u>265,624</u>	<u>386,384</u>
Interest Expenses (Finance Costs)			
- Debentures (refer note 5(a))	63,376	68,006	62,136
	<u>63,376</u>	<u>68,006</u>	<u>62,136</u>
(ii) Crediting as Revenues:			
Interest Earnings			
Investments			
- Reserve Funds	20,790	9,922	7,800
- Other Funds	25,000	27,486	40,000
Other Interest Revenue (refer note 13)	17,000	28,862	19,000
	<u>62,790</u>	<u>66,270</u>	<u>66,800</u>

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

2. REVENUES AND EXPENSES (Continued)

(b) Statement of Objective

In order to discharge its responsibilities to the community, Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the Shire's Community Vision, and for each of its broad activities/programs.

**COMMUNITY VISION
TO REMAIN A SHIRE VALUED FOR ITS AMBIENCE AND INDEPENDENCE**

GOVERNANCE

Administration and operation of facilities and services to Members of Council. Other costs that relate to the tasks of assisting elected members and ratepayers.

GENERAL PURPOSE FUNDING

Rates, general purpose government grants and interest revenue. Costs associated with raising of rates and other funding activities.

LAW, ORDER, PUBLIC SAFETY

Supervision of various bylaws, fire prevention, emergency services, pest control and animal control.

HEALTH

Maternal and infant health, immunisation control, health inspections, pest control and preventative services.

EDUCATION AND WELFARE

Contributions towards various community services such as aged persons support and other voluntary services.

COMMUNITY AMENITIES

Rubbish collection and recycling services, administration of the Town Planning Scheme and maintenance of bus shelters.

RECREATION AND CULTURE

Maintenance of parks and reserves. Administration of the Cottesloe - Peppermint Grove - Mosman Park Combined Library.

TRANSPORT

Construction and maintenance of roads, drainage, footpaths, parking and traffic signs. Cleaning of streets and maintaining street verges and street trees.

ECONOMIC SERVICES

Implementation of building controls.

OTHER PROPERTY & SERVICES

Plant operation and overheads.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

3. ACQUISITION OF ASSETS	2017/18 Budget \$
The following assets are budgeted to be acquired during the year:	
<u>By Program</u>	
Governance	
Land and Buildings	5,000
Furniture and Equipment	20,000
Infrastructure Assets - Other	60,000
Recreation and Culture	
Land and Buildings	15,000
Infrastructure Assets - Other	130,000
Transport	
Infrastructure Assets - Roads	174,688
Land and Buildings	3,500
Infrastructure Assets - Footpaths	50,000
	458,188
<u>By Class</u>	
Land and Buildings	23,500
Infrastructure Assets - Roads	174,688
Infrastructure Assets - Footpaths	50,000
Infrastructure Assets - Other	190,000
Furniture and Equipment	20,000
Plant and Equipment	0
	458,188

A detailed breakdown of acquisitions on an individual asset basis can be found in the capital expenditure budget attached to this budget document.

4. DISPOSALS OF ASSETS

The following assets are budgeted to be disposed of during the year.

<u>By Program</u>	<small>Net Book Value</small> 2017/18 BUDGET \$	<small>Sale Proceeds</small> 2017/18 BUDGET \$	<small>Profit(Loss)</small> 2017/18 BUDGET \$
	0	0	0

<u>By Class</u>	<small>Net Book Value</small> 2017/18 BUDGET \$	<small>Sale Proceeds</small> 2017/18 BUDGET \$	<small>Profit(Loss)</small> 2017/18 BUDGET \$
	0	0	0

<u>Summary</u>	2017/18 BUDGET \$
Profit on Asset Disposals	0
Loss on Asset Disposals	0
	0

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

Particulars	Principal 1-Jul-16	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			2017/18 Budget \$	2016/17 Actual \$	2017/18 Budget \$	2016/17 Actual \$	2017/18 Budget \$	2016/17 Actual \$
Recreation & Culture Library	839,937	0	25,884	24,186	814,053	839,937	63,376	68,006
	839,937	0	25,884	24,186	814,053	839,937	63,376	68,006

All debenture repayments are to be financed by general purpose revenue.

(b) New Debentures - 2017/18

No new borrowings are proposed in 2017/18.

(c) Unspent Debentures

Council had no unspent debenture funds as at 30th June 2017 nor is it expected to have unspent debenture funds as at 30th June 2018.

(d) Overdraft

Council has not utilised an overdraft facility during the financial year although an overdraft facility of \$200,000 with the National Australia Bank does exist. It is not anticipated that this facility will be required to be utilised during 2017/18.

SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018

	2017/18 Budget \$	2016/17 Actual \$	2016/17 Budget \$
6. RESERVES			
(a) Leave Reserve			
Opening Balance	169,018	36,336	36,336
Amount Set Aside / Transfer to Reserve	3,750	132,682	113,580
Amount Used / Transfer from Reserve	0	0	0
	<u>172,768</u>	<u>169,018</u>	<u>149,916</u>
(b) Plant Replacement Reserve			
Opening Balance	0	0	0
Amount Set Aside / Transfer to Reserve	20,000	0	0
Amount Used / Transfer from Reserve	0	0	0
	<u>20,000</u>	<u>0</u>	<u>0</u>
(c) Infrastructure/Building Reserve			
Opening Balance	379,431	27,137	27,137
Amount Set Aside / Transfer to Reserve	209,450	352,294	20,000
Amount Used / Transfer from Reserve	(51,560)	0	0
	<u>537,321</u>	<u>379,431</u>	<u>47,137</u>
(d) Information Technology Reserve			
Opening Balance	22,472	37,326	37,326
Amount Set Aside / Transfer to Reserve	560	703	1,120
Amount Used / Transfer from Reserve	0	(15,556)	(15,000)
	<u>23,032</u>	<u>22,472</u>	<u>23,446</u>
(e) Road Reserve			
Opening Balance	268,277	105,424	105,424
Amount Set Aside / Transfer to Reserve	106,700	162,853	2,100
Amount Used / Transfer from Reserve	0	0	0
	<u>374,977</u>	<u>268,277</u>	<u>107,524</u>
(f) Library Leave Reserve			
Opening Balance	0	2,145	2,145
Amount Set Aside / Transfer to Reserve	0	58	180
Amount Used / Transfer from Reserve	0	(2,203)	0
	<u>0</u>	<u>0</u>	<u>2,325</u>
(g) Public Open Space Reserve			
Opening Balance	0	156,803	156,803
Amount Set Aside / Transfer to Reserve	0	3,235	0
Amount Used / Transfer from Reserve	0	(160,038)	(153,000)
	<u>0</u>	<u>0</u>	<u>3,803</u>
(h) Library Infrastructure Reserve			
Opening Balance	10,394	109,411	109,411
Amount Set Aside / Transfer to Reserve	260	2,322	2,800
Amount Used / Transfer from Reserve	0	(101,338)	(15,000)
	<u>10,654</u>	<u>10,394</u>	<u>97,211</u>
(i) Arts & Culture Reserve			
Opening Balance	2,784	17,342	17,342
Amount Set Aside / Transfer to Reserve	70	442	520
Amount Used / Transfer from Reserve	0	(15,000)	0
	<u>2,854</u>	<u>2,784</u>	<u>17,862</u>
Total Reserves	<u>1,141,606</u>	<u>852,376</u>	<u>449,224</u>

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All of the above reserve accounts are to be supported by money held in financial institutions.
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**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

6. RESERVES (Continued)	2017/18 Budget \$	2016/17 Actual \$	2016/17 Budget \$
SUMMARY OF RESERVE TRANSFERS			
Transfers to Reserves			
Leave Reserve	3,750	132,682	113,580
Plant Replacement Reserve	20,000	0	0
Infrastructure/Building Reserve	209,450	352,294	20,000
Information Technology Reserve	560	703	1,120
Road Reserve	106,700	162,853	2,100
Library Leave Reserve	0	58	180
Public Open Space Reserve	0	3,235	0
Library Infrastructure Reserve	260	2,322	2,800
Arts & Culture Reserve	70	442	520
	<u>340,790</u>	<u>654,588</u>	<u>140,300</u>
Transfers from Reserves			
Leave Reserve	0	0	0
Plant Replacement Reserve	0	0	0
Infrastructure/Building Reserve	(51,560)	0	0
Information Technology Reserve	0	(15,556)	(15,000)
Road Reserve	0	0	0
Library Leave Reserve	0	(2,203)	0
Public Open Space Reserve	0	(160,038)	(153,000)
Library Infrastructure Reserve	0	(101,338)	(15,000)
Arts & Culture Reserve	0	(15,000)	0
	<u>(51,560)</u>	<u>(294,136)</u>	<u>(183,000)</u>
Total Transfer to/(from) Reserves	<u>289,230</u>	<u>360,452</u>	<u>(42,700)</u>

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Long Service/ Annual Leave Reserve.

- to provide funding to meet the ongoing liability of staff annual and long service leave

Plant Replacement Reserve

- to set aside sufficient funds to allow for the cost of replacing/upgrading plant & equipment

Infrastructure/Building Reserve

- to upgrade and replace recreational infrastructure & Council buildings

Information Technology Reserve

- to be used to fund future information technology development

Road Works Reserve

-to set aside sufficient funds for the upgrade and maintenance of the road and drainage systems.

Leave Reserve (Library Staff)

-to provide funding to meet the liability of staff leave entitlements of the Grove library

Library Infrastructure Reserve

-to provide funds for capital expenditure projects for the Grove library

Public Open Space Reserve

-This reserve was established in 2007/08 following receipt of Public Open Space funds.

Arts & Culture Reserve

- to be used for arts and cultural projects

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

	Note	2017/18 Budget \$	2016/17 Actual \$
7. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	14(a)	119,562	391,412
Cash - Restricted Reserves	14(a)	1,141,606	852,376
Receivables		40,000	64,186
Inventories		0	0
		<u>1,301,169</u>	<u>1,307,974</u>
LESS: CURRENT LIABILITIES			
Payables and Provisions		<u>(300,110)</u>	<u>(363,146)</u>
NET CURRENT ASSET POSITION		1,001,059	944,828
Less: Cash - Restricted Reserves	14(a)	(1,141,606)	(852,376)
Plus: Cash-Backed Provisions		<u>172,768</u>	<u>169,018</u>
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD		<u><u>32,221</u></u>	<u><u>261,470</u></u>

The estimated surplus/(deficiency) c/fwd in the 2016/17 actual column represents the surplus (deficit) brought forward as at 1 July 2017.

The estimated surplus/(deficiency) c/fwd in the 2017/18 budget column represents the surplus (deficit) carried forward as at 30 June 2018.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

8. RATING INFORMATION - 2017/18 FINANCIAL YEAR

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2017/18 Budgeted Rate Revenue \$	2017/18 Budgeted Interim Rates \$	2017/18 Budgeted Back Rates \$	2017/18 Budgeted Total Revenue \$	2016/17 Actual \$
General Rate								
Residential	7.6500	577	33,796,260	2,585,414	5,000	0	2,590,414	2,519,211
Commercial	7.6500	21	5,903,927	451,650	0	0	451,650	444,184
Railway Reserve	7.6500	2	530,800	40,606	0	0	40,606	38,863
Sub-Totals		600	40,230,987	3,077,671	5,000	0	3,082,671	3,002,258
Minimum Payment	Minimum \$							
Residential	1,360	34	493,740	46,240	0	0	46,240	68,744
Commercial	1,360	15	160,550	20,400	0	0	20,400	9,254
Sub-Totals		49	654,290	66,640	0	0	66,640	77,998
Discounts (Note 12)							0	0
Total Amount Raised from General Rate							3,149,311	3,080,256
Specified Area Rates (Note 9)							0	0
Total Rates							3,149,311	3,080,256

All land except exempt land in the Shire of Peppermint Grove is rated according to its Gross Rental Value (GRV)

The general rates detailed above for the 2017/18 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

9. SPECIFIED AREA RATE - 2017/18 FINANCIAL YEAR

No specified area rate will apply in 2017/18

10. SERVICE CHARGES - 2017/18 FINANCIAL YEAR

No service charges will apply in 2017/18

11. FEES & CHARGES REVENUE	2017/18 Budget \$	2016/17 Actual \$
General Purpose Funding	8,000	7,885
Law, Order, Public Safety	11,500	10,871
Health	7,000	7,060
Community Amenities	100,000	100,894
Recreation & Culture	65,300	65,444
Transport	8,000	8,284
Economic Services	61,500	62,074
Other Property & Services	0	0
	<u>261,300</u>	<u>262,512</u>

**12. RATE PAYMENT DISCOUNTS, WAIVERS AND CONCESSIONS
- 2017/18 FINANCIAL YEAR**

No rate payment discounts, waivers or concessions are proposed for 2017/18

13. INTEREST CHARGES AND INSTALMENTS - 2017/18 FINANCIAL YEAR

The following interest charge is proposed in the 2017/18 budget:-

11% interest (annual) will be charged on a daily basis on all rates outstanding after the due date, i.e. 14 August 2017.

This charge will not apply to rates outstanding where the ratepayer has previously elected to pay the rate by instalments, unless the instalments are overdue and/or the ratepayer is an entitled person under the Rates and Charges (Rebates and Deferrals) Act 1992.

The total estimated revenue to be obtained from this interest charge is \$4,000.

Payment of Rates by Instalments

Where a person elects to make the payment of rates by instalments, four (4) equal payments are to be made on or before the following dates.

First Instalment	Due Date:	14 August 2017
Second Instalment	Due Date:	16 October 2017
Third Instalment	Due Date:	14 December 2017
Fourth Instalment	Due Date:	14 February 2018

An additional charge of \$30 per assessment will be imposed where a person elects to make the payments by instalments. This charge will be levied to cover the cost of the administration required.

The total estimated revenue to be obtained from this instalment administration fee is \$4,000.

Interest at 5% will be charged for the instalment option unless any instalment is overdue and if this occurs the rate of 11% will apply on any payments outstanding. The estimated revenue from this interest charge is \$13,000.

SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018

14. NOTES TO THE STATEMENT OF CASH FLOWS

(a) Reconciliation of Cash

For the purposes of the statement of cash flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:

	2017/18 Budget \$	2016/17 Actual \$	2016/17 Budget \$
Cash - Unrestricted	119,562	327,885	533,662
Cash - Restricted	1,141,606	915,903	386,724
	<u>1,261,169</u>	<u>1,243,788</u>	<u>920,386</u>

The following restrictions have been imposed by regulation or other externally imposed requirements:

Leave Reserve	172,768	169,018	87,416
Plant Replacement Reserve	20,000	0	0
Infrastructure/Building Reserve	537,321	379,431	47,137
Information Technology Reserve	23,032	22,472	23,446
Road Reserve	374,977	268,277	107,524
Library Leave Reserve	0	0	2,325
Public Open Space Reserve	0	0	3,803
Library Infrastructure Reserve	10,654	10,394	97,211
Arts & Culture Reserve	2,854	2,784	17,862
Restricted Grants	0	63,527	0
	<u>1,141,606</u>	<u>915,903</u>	<u>386,724</u>

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

Net Result	407,096	346,533	248,611
Depreciation	136,956	265,624	386,384
(Profit)/Loss on Sale of Asset	0	288	(1,065)
(Increase)/Decrease in Receivables	24,186	34,058	105,000
Increase/(Decrease) in Payables	(63,036)	(69,919)	(65,750)
Increase/(Decrease) in Employee Provisions	(3,750)	(17,428)	19,500
Grants/Contributions for the Development of Assets	(85,599)	(113,827)	(94,661)
Net Cash from Operating Activities	<u>415,853</u>	<u>445,329</u>	<u>598,019</u>

**(c) Undrawn Borrowing Facilities
Credit Standby Arrangements**

Bank Overdraft limit	200,000	200,000	200,000
Bank Overdraft at Balance Date	0	0	0
Credit Card limit	9,000	9,000	9,000
Credit Card Balance at Balance Date	0	0	0
Total Amount of Credit Unused	<u>209,000</u>	<u>209,000</u>	<u>209,000</u>
Loan Facilities			
Loan Facilities in use at Balance Date	<u>814,053</u>	<u>839,937</u>	<u>839,937</u>
Unused Loan Facilities at Balance Date	<u>0</u>	<u>0</u>	<u>0</u>

**SHIRE OF PEPPERMINT GROVE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2018**

	2017/18 Budget \$	2016/17 Actual \$
15. ELECTED MEMBERS REMUNERATION		
The following fees, expenses and allowances were paid to council members and/or the president.		
Meeting Fees	52,500	52,500
President's Allowance	10,750	10,750
	63,250	63,250

16. TRUST FUNDS

Funds held at balance date over which the municipality has no control and which are not included in the financial statements are as follows:

	Balance 1-Jul-17 \$	Estimated Amounts Received \$	Estimated Amounts Paid (\$)	Estimated Balance 30-Jun-18 \$
Community Centre Bonds	4,588	500	(500)	4,588
Manners Hill Park Bonds	11,350	6,000	(6,000)	11,350
Footpath Deposit Funds	111,060	20,000	(20,000)	111,060
	126,998	26,500	(26,500)	126,998

17. MAJOR LAND TRANSACTIONS

No major land transactions are proposed in 2017/18.

18. TRADING UNDERTAKINGS AND MAJOR TRADING UNDERTAKINGS

No trading undertakings or major trading undertakings are proposed in 2017/18.

SHIRE OF PEPPERMINT GROVE
2017/18 BUDGET
CAPITAL EXPENDITURE SCHEDULE

ACCOUNT NUMBER	DESCRIPTION	COST	FUNDING			
		Expenditure	Grant Income	Reserve	Trade-In	Municipal
		\$	\$	\$		\$
Roads	The Esplanade	99,688	85,599	-	-	14,089
Roads	Hobbs Place	25,000	-	-	-	25,000
Roads	Right-of-Way Upgrades	30,000	-	-	-	30,000
Inf - Other	Riverwall Repairs & Extension	105,000	-	36,560	-	68,440
Building	Pavilion	15,000	-	15,000	-	-
Building	Office Solar Panels (6.5Kw)	5,000	-	-	-	5,000
Building	Depot Solar Panels (6.5Kw)	3,500	-	-	-	3,500
Footpaths	Footpath Renewal	50,000	-	-	-	50,000
Furniture/Equip	Website	20,000	-	-	-	20,000
Inf - Other	Public Artworks	25,000	-	-	-	25,000
Inf - Other	Wall - Administration Office	60,000	-	-	-	60,000
Roads	Kerbing Renewal	20,000	-	-	-	20,000
	Total	458,188	85,599	51,560	-	321,029

(a) Renewal CAPEX net of grants/trade-ins	139,089
(b) Estimated Depreciation Expense	136,956
Asset Sustainability Ratio (a) divided by (b)	1.02

SHIRE OF PEPPERMINT GROVE SCHEDULE OF FEES AND CHARGES FOR THE YEAR ENDING 30 JUNE 2018.

Program	Type of Fee	Legislation	Fee/Charge - * GST Inclusive	\$ Estimated Revenue
General Purpose Funding Governance	Rate/Property Enquiry Fee	Local Government Act 1995	\$150 for each written enquiry	4,000
	Rate Instalment Fee	Local Government Act 1995	\$30 per assessment	4,000
	Copy of Electoral Rolls	Local Government Act 1995	\$50 per copy	0
	Sale of Council Minutes	Local Government Act 1995	\$15* per copy	0
	Sale of Annual Report/Budget	Local Government Act 1995	\$15* per copy	0
	Copy of Council Local Laws	Local Government Act 1995	\$25 per local law	0
	FOI Applications	FOI Act 1992	\$30 per application	0
	Copy of Rate Book/Street Listing	Local Government Act 1995	\$100 per copy	0
	Cat/Dog Fines and penalties	Dog Act 1976/Cat Act 2013	As per relevant Act	2,000
	Cat/Dog Impounding Fees	Dog Act 1976/Cat Act 2013	\$120	0
Law, Order & Safety	Cat/Dog License Fees	Dog Act 1976/Cat Act 2013	Various	5,500
	Vehicle Impounding Fees	Local Government Act 1995	\$250 plus towing costs	0
	ESL Administration Fee	Local Government Act 1995		4,000
	Notification Fee	Food Act 2008/Local Government Act 1995	\$50	50
	Exempted Food Premises fee	Food Act 2008/Local Government Act 1995	Nil	
	Annual Risk Assessment/ Inspection Fee	Food Act 2008/Local Government Act 1995	Primary Classification \$525	2,100
	High Risk	Food Act 2008/Local Government Act 1995	Additional Classification \$230	460
	Medium Risk	Food Act 2008/Local Government Act 1995	Primary Classification \$460	3,220
	Medium Risk	Food Act 2008/Local Government Act 1995	Additional Classification \$230	0
	Low Risk	Food Act 2008/Local Government Act 1995	Primary Classification \$230	1,150
Health	Low Risk	Food Act 2008/Local Government Act 1995	Additional Classification \$230	0
	Very Low Risk	Food Act 2008/Local Government Act 1995	No fee	0
	Transfer Fee	Food Act 2008/Local Government Act 1995	\$50	20
	Application Fee Construction and Establishment of Food Premises (including one off notification fee)	Food Act 2008/Local Government Act 1995		0
	Risk Level	Food Act 2008/Local Government Act 1995		0
	High/Medium	Food Act 2008/Local Government Act 1995	\$400	0
	Low Risk	Food Act 2008/Local Government Act 1995	\$150	0
	Very Low Risk	Food Act 2008/Local Government Act 1995	\$50	0
	To amend or refurbish a good premises	Food Act 2008/Local Government Act 1995	\$200	0
	Community Amenities	Additional Domestic Refuse Service	Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	\$470*pa for (1) Weekly Service - 240L MGB
Refuse Service - Non Rateable Properties		Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	\$470*pa for (1) Weekly Service - 240L MGB	0
Commercial Refuse Service		Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	\$470*pa for (1) Weekly Service - 240L MGB	60,000
Additional Domestic Recycling Service		Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	\$235*pa for (1) Weekly Service - 240L MGB	0
Additional Commercial Recycling Service		Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	\$235*pa for (1) Weekly Service - 240L MGB	0
Additional collection bin		Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	\$110* per 240 litre bin	0
Special Rubbish Removal		Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	Various costs with a minimum of \$125*	0
Additional Rate Payer Tip Pass Fees		Waste Avoidance and Resource Recovery Act 2007 - s.67 and Local Government Act 1995	\$100* per each additional tip pass	0
Town Planning Fees		Town Planning (Local Govt Planning Fees) Regs 2000	Various - Scale of charges based on cost of development	0
Zoning Enquiry/Property Enquiry Fee		Local Government Act 1995	\$150* per enquiry	30,000
Zoning Enquiry/Property Enquiry Fee	Sale of Town Planning Scheme Text	Local Government Act 1995	\$35 per copy	0
	Fence Approval Administration Fees	Local Government Act 1995	\$120* per application	0
	Sale of Municipal Heritage Inventory:	Local Government Act 1995		0
	- Single property Black & White (hard copy) Fee		\$4.40* per double sided sheet	0
	- Single property Colour Fee (hard copy) Fee		\$5.50* per double sided sheet	0
	- Whole Inventory Colour (hard copy) Fee		\$66.00* per copy	0
	- Whole Inventory Black & White (hard copy) Fee		\$44.00* per copy	0
	- Whole Inventory on CD Rom Fee		\$44.00* per copy	0

SHIRE OF PEPPERMINT GROVE SCHEDULE OF FEES AND CHARGES FOR THE YEAR ENDING 30 JUNE 2018.

Program	Type of Fee	Legislation	Fee/Charge - * GST inclusive	\$ Estimated Revenue
Recreation & Culture	Manners Hill Park Pavilion	Local Government Act 1995	\$220* per use, Shire of Peppermint Grove residents	2,500
	Manners Hill Park Pavilion	Local Government Act 1995	\$385* per use, Non-Shire of Peppermint Grove residents	1,500
	Manners Hill Park Electricity	Local Government Act 1995	\$65* per use	500
	Manners Hill Park Pavilion - bond	Local Government Act 1995	\$950* per booking	0
	Kean's Point - Hire of Childrens Play Shelter	Local Government Act 1995	\$55* per hire	0
	Foreshore Dinghy Mooring	Local Government Act 1995	\$65* per mooring per annum.	3,000
	Foreshore Dinghy Impound fee	Local Government Act 1995	\$110* per vessel impounded.	0
	Peppermint Grove Tennis Club	Local Government Act 1995	Annual recalculation pump hire	2,300
	Manners Hill Park Parking Supervision	Local Government Act 1995	All cost	0
	Library Café Rental	Local Government Act 1995	\$8,000 annual lease	8,000
	Library - Lost and Damaged Books	Local Government Act 1995	Depreciated and/or replacement value of each item	3,000
	Library - Account fee for very over due items	Local Government Act 1995	\$3.00 per item, to a maximum of \$15	7,000
	Library - Photocopying & Printing	Local Government Act 1995	20c* per sheet (Black); 50c* per sheet (Colour)	5,000
	Library - Replacement Cards & Sundry Income	Local Government Act 1995	\$5.50* per card	500
	Library - Non member internet usage	Local Government Act 1995	\$3.00* per hour	5,000
	Library - Local History - copying and supply of CD	Local Government Act 1995	\$56.60* (scanning additional as per below)	0
	Library - Sale of Books	Local Government Act 1995	Various - Full or partial cost recovery	3,000
	Library - Pod Room	Local Government Act 1995	\$11.00* per hour	2,000
	Library - Book club book hire	Local Government Act 1995	Various - full cost recovery	0
	Library - Events	Local Government Act 1995	Various - full or partial cost recovery	0
	Library - Pod Hire	Local Government Act 1995	\$11.00* per hour	0
	Library - After Hours Duty Management	Local Government Act 1995	\$46.20* per hour per member of staff - Weeknights after 6pm & Saturdays	0
	Library - After Hours Duty Management	Local Government Act 1995	\$55.00* per hour per member of staff - Sundays	0
	Library - Replacement of locker key	New	\$11.00*	0
	Community Centre & Flax Room- Community Groups Meetings, classes & groups	Local Government Act 1995	\$22.00* per hour	9,000
	Community Centre & Small Meetings spaces - Community Groups Meetings, classes & groups	Local Government Act 1995	\$15.00* per hour (min 2 hours after 6pm)	2,000
	Community Centre & Small Meetings spaces - Local Community Groups Meetings	Local Government Act 1995	\$112.50* full day (8am to 6pm Mon - Fri; 8am to 4pm Weekends)	5,000
	Community Centre & Library Hall - All other hirers	Local Government Act 1995	\$45* per hour or \$275 full day (8am to 6pm Mon - Fri; 8am to 4pm Weekends)	6,000
	Community Centre & Library Hall - Private Hirers/Commercial meetings & seminars	Local Government Act 1995	\$30.00* per hour (min 2 hours after 6pm)	0
	Community Centre & Library Hall - All other hirers	Local Government Act 1995	\$275.00* full day (8am to 6pm Monday to Friday, 8am to 4pm Saturday or Sunday)	0
Community Centre - Cancellation Fee. More than 24 hours notice.	Local Government Act 1995	\$55.00*	0	
Community Centre - Cancellation Fee. Less than 24 hours notice.	Local Government Act 1995	Full hire cost forfeited	0	
Bond (Booking Deposit)	Local Government Act 1995	\$100.00 per booking	0	
Small Meeting Rooms/Spaces - Community Groups	Local Government Act 1995	\$15.00* per hour	0	
Small Meeting Rooms/Spaces - All hirers	Local Government Act 1995	\$22.00* per hour	0	
Small Meeting Rooms/Spaces - Community Groups Meetings, classes & groups	Local Government Act 1995	\$15.00* per hour (min 2 hours after 6pm)	0	
Small Meeting Rooms/Spaces - Private Hirers/Commercial meetings & seminars	Local Government Act 1995	\$20.00* per hour (min 2 hours after 6pm)	0	
Community Centre & Library Hall - All other hirers - After hours duty management	Local Government Act 1995	\$46.20* per hour per member of staff - Weeknights after 6pm & Saturdays; \$55 per staff member Sundays	0	

SHIRE OF PEPPERMINT GROVE SCHEDULE OF FEES AND CHARGES FOR THE YEAR ENDING 30 JUNE 2018.

Program	Type of Fee	Legislation	Fee/Charge -- * GST Inclusive	\$ Estimated Revenue
Transport	Parking Fines	Local Government Act 1995	At cost	8,000
	Road Verge Footpath Reinstatement	Local Government Act 1995	Various	0
Economic Services	Building Permit Statistical Information	Local Government Act 1995	\$44,000 per annum	500
	Copy of Building Plans	Local Government Act 1995	\$50	1,000
	Building Fees	Building Act 2011	Various fees from 1 July 2017 as published by the Building Commission	60,000
	Swimming Pool Inspection Fee	Local Government Act 1995	\$25 per swimming pool	0
			TOTAL	261,300

2017-18 BUDGET
Shire of Peppermint Grove

G/L Acct. No.	Name	17/18 Budget	17/18 Shire	17/18 Grove
10001	Operating Income			
11000	Rates Revenue			
11110	General Rates	3,077,671	3,077,671	0
11120	Interim Rates	5,000	5,000	0
11130	Minimum Rates	66,640	66,640	0
11999	Total Rates Revenue	3,149,311	3,149,311	0
12000	Contributions & Donations			
12120	Grove Donations	0		
12130	Grove Contributions	1,338,668	0	1,338,668
12140	Infant Health Contributions	10,000	10,000	0
12150	Halloween Contributions	3,000	3,000	0
12999	Total Contributions & Donations	1,351,668	13,000	1,338,668
13000	Reimbursements			
13110	Reimbursements (GST Included)	2,500	2,500	0
13120	Reimbursements (GST Free)	2,500	2,500	0
13999	Total Reimbursements	5,000	5,000	0
14000	Grants - Operating			
14120	Grants Commission General Purpose	15,900	15,900	0
14130	Local Roads	9,080	9,080	0
14140	Other Road Grant/Subsidy	8,028	8,028	0
14150	Other Grants	1,400	500	900
14999	Total Grants - Operating	34,408	33,508	900
15000	Grants - Non Operating			
15110	Non Operating Grants - Roads	66,459	66,459	0
15115	Non Operating Grants - Roads (NO GST)	19,140	19,140	0
15120	Other Non Operating Grants	0	0	0
15999	Total Grants - Non Operating	85,599	85,599	0
17000	Interest Earnings			
17110	Interest on Rates Instalments	13,000	13,000	0
17120	Interest on Rates Outstanding	4,000	4,000	0
17130	Interest on Municipal Account	10,000	10,000	0
17150	Interest on Muni Investments	15,000	15,000	0
17160	Interest on Reserve Fund Investments	20,790	20,790	0
17999	Total Interest Earnings	62,790	62,790	0
18000	Profit on Disposal of Assets			
18500	Profit on Disposal of Plant & Equipment	0	0	0
18999	Total Profit on Disposal of Assets	0	0	0

2017-18 BUDGET
Shire of Peppermint Grove

G/L Acct. No.	Name	17/18 Budget	17/18 Shire	17/18 Grove
20000	<u>Fees Charges & Penalties</u>			
20160	Building Licence Fees	60,000	60,000	0
20170	Building Statistics	✓ 1,000	1,000	0
20180	Community Centre Hire Fees	✓ 24,000	0	24,000 ✓
20190	Demolition Licences	500	✓ 500	0
20200	Dog Licences	✓ 5,000	5,000	0
20205	Cat Licences	✓ 500	500	0
20210	Dinghy Registration Fees	✓ 3,000	3,000	0
20220	Food Act Fees	✓ 7,000	7,000	0
20230	ESL Administration Fee	✓ 4,000	4,000	0
20240	Fines & Penalties (Parking)	✓ 8,000	8,000	0
20250	Fines - Library Late Returns	✓ 7,000	0	7,000 ✓
20260	Impounded & Abandoned Vehicles	0	0	0
20270	Information Search Fee	0	0	0
20280	Instalment Administration Fee	✓ 4,000	4,000	0
20290	Lease/Rent Revenue	8,000	0	8,000 ✓
20300	Fines & Penalties - Dogs	✓ 2,000	2,000	0
20310	Lost Book Charges	✓ 3,000	0	3,000 ✓
20320	Manners Hill Park Fees	✓ 4,000	4,000	0
20350	Other Library Income	✓ 5,000	0	5,000 ✓
20370	Photocopier Charges - Library	✓ 5,000	0	5,000 ✓
20390	Private Works Income	0	0	0
20400	Property Enquiry Fees	✓ 4,000	4,000	0
20410	Public Email Charges	500	0	500 ✓
20459	Refuse Removal - GST Applicable - Commercial	✓ 10,000	10,000	0
20460	Refuse Removal- GST Applicable - Residential	✓ 60,000	60,000	0
20480	Sundry Fees and Charges	✓ 500	0	500 ✓
20490	Sale of Books & Publications	✓ 3,000	0	3,000 ✓
20610	Swimming Pool Fees	0	0	0
20630	Tennis Club Fees	✓ 2,300	2,300	0
20640	Tip Pass Sales	0	0	0
20650	Development Application Fees	✓ 30,000	30,000	0
20999	Total Fees Charges and Penalties	261,300	205,300	56,000
22000	<u>Other Revenue</u>			
22110	Commissions (BSL & CTF)	500	500	0
22120	Refund Suspense Account	0	0	0
22999	Total Other Revenue	500	500	0
24999	Total Income	4,950,576	3,555,008	1,395,568

2017-18 BUDGET
Shire of Peppermint Grove

G/L Acct. No.	Name	17/18 Budget	17/18 Shire	17/18 Grove
25000	Operating Expenditure			
26000	Employee Costs			
26110	Salaries	1,916,211	1,074,202	842,009
26310	Superannuation	240,123	158,042	82,081
26530	Staff Uniforms/Protective Clothing	4,000	2,000	2,000
26540	Staff Training/Conferences	12,017	12,017	0
26550	Staff Subsidies (Allowances)	0	0	0
26560	FBT Expenses	20,000	15,000	5,000
26570	OH&S Expenses	4,000	4,000	0
26590	First Aid Expenses	2,000	2,000	0
26999	Total Employee Costs	2,198,351	1,267,261	931,090
27000	Office Expenses			
27110	Office Equipment Lease Expenses	22,916	4,537	18,379
27120	Audit Fees	10,000	10,000	0
27130	Bank Charges	7,590	7,350	240
27140	Other Office Expenses	3,000	3,000	0
27150	Office Equipment Maintenance	8,000	8,000	0
27160	IT Operations	191,772	80,264	111,508
27170	Legal Expenses	20,000	20,000	0
27180	Periodicals/Publications	6,000	0	6,000
27190	Postage & Freight	8,000	6,000	2,000
27210	Printing - External	6,500	4,500	2,000
27250	Stationery	14,000	8,000	6,000
27260	Subscriptions/Memberships	14,290	14,290	0
27499	Total Office Expenses	312,068	165,941	146,127
27500	Consultancy			
27530	Community Consultation	30,000	30,000	0
27560	Engineering (Civil)	0	0	0
27570	Engineering (Transport)	10,300	10,300	0
27580	Environmental	11,516	11,516	0
27590	Financial	0	0	0
27600	Heritage Architect	4,000	4,000	0
27610	Indigenous Consultation	0	0	0
27620	Tree Consultant	4,000	4,000	0
27630	Legal	24,000	24,000	0
27640	Marketing	0	0	0
27650	Project Management	10,000	10,000	0
27720	Urban Planning	0	0	0
27730	Valuation	0	0	0
27790	Other Consultants	24,465	24,465	0
27999	Total Consultancy	118,281	118,281	0

2017-18 BUDGET
Shire of Peppermint Grove

G/L Acct. No.	Name	17/18 Budget	17/18 Shire	17/18 Grove
28000	<u>Materials & Contracts</u>			
28120	Advertising & Promotions	4,000	3,000	1,000
28130	Artists, Entertainers & Performers	0	0	0
28140	Analytical Expenses	580	580	0
28150	Aged Person's Expenses	4,000	4,000	0
28200	Contract Drainage Mtce	25,000	25,000	0
28210	Conference Expenses	4,000	4,000	0
28238	Records Management	3,000	3,000	0
28240	Contract Labour External	9,050	9,050	0
28250	Contract Mowing	31,980	31,980	0
28260	Contract Road Sweeping	29,900	29,900	0
28270	Contracted Parks & Reserves Mtce.	80,000	80,000	0
28275	Community Safety Expenses	3,000	3,000	0
28280	Dining & Refreshments	18,000	18,000	0
28290	Disability Services Plan	4,000	4,000	0
28300	Animal Control Expenses	5,000	5,000	0
28310	Election Expenses	14,500	14,500	0
28320	Emergency Services Levy	6,770	3,220	3,550
28340	Activities / Events	13,120	13,120	0
28350	Minor Plant & Tools	6,000	6,000	0
28360	Fuel & Oil	16,200	15,400	800
28390	Hire of Equipment	0	0	0
28410	Gallipoli Remembered Contribution	0	0	0
28460	Lost Library Book Purchases	3,500	0	3,500
28470	Library Acquisitions-Adult	25,000	0	25,000
28471	Library Acquisitions-Children	12,000	0	12,000
28472	Library Acquisitions-eResources	11,864	0	11,864
28473	Library Acquisitions/Video's/DVD's	3,000	0	3,000
28480	License & Registration Fees vehicles	4,900	4,000	900
28490	Materials - Road/Path Repairs	25,000	25,000	0
28500	Minor Equipment	2,000	0	2,000
28510	Newsletter (PEPTALK)	9,300	9,300	0
28520	Library Special Services Program	7,000	0	7,000
28525	Children's Book Week	2,500	0	2,500
28530	Library Training/Conferences	4,000	0	4,000
28535	Library IT Enhancements	1,180	0	1,180
28540	Library Board Van Expenses	6,800	0	6,800
28545	Library Media Applications	3,095	0	3,095
28550	Library Internet/WiFi	9,235	0	9,235
28555	Local History Materials	2,500	0	2,500
28560	Pest Control	1,800	1,800	0
28570	Library Photocopier Costs	2,500	0	2,500
28575	Oral History Project	9,000	0	9,000
28580	Carols by Candlelight	13,520	13,520	0
28590	SHINE Contributions	16,470	16,470	0

2017-18 BUDGET
Shire of Peppermint Grove

G/L Acct. No.	Name	17/18 Budget	17/18 Shire	17/18 Grove
28595	Private Works Expenditure	0	0	0
28600	Parking Control- Contract	28,800	28,800	0
28605	Parking Control Expenses - Other	600	600	0
28610	Building Control - Contract	6,000	6,000	0
28615	Swimming Pool Inspections	0	0	0
28620	School Related Expenses	3,000	3,000	0
28625	Neighbourhood Watch Expenses	2,800	2,800	0
28630	Tree Purchases	4,000	4,000	0
28640	Street Tree Contractor	80,000	80,000	0
28645	Street Verges	4,000	4,000	0
28650	Town Planning Scheme Expenses	2,000	2,000	0
28670	Removal - Abandoned & Non Perishable Goods	0	0	0
28680	Safety & First Aid	0	0	0
28770	Sundry Expenses	3,480	0	3,480
28780	Title Searches	150	150	0
28790	Traffic Signs & Linemarking	8,000	8,000	0
28810	Tyres	2,000	2,000	0
28820	Valuation Expenses	2,000	2,000	0
28830	Plant Parts & Repairs	12,500	12,500	0
28845	Works Admin Expenses	3,000	3,000	0
28860	Office Landscaping Supplies	3,000	2,250	750
28900	Residential Waste	226,940	226,940	0
28905	Residential Bulk Waste	40,500	40,500	0
28910	Poisons & Pesticides Disposal	100	100	0
28915	Residential Tip Passes	12,000	12,000	0
28920	Bin Valet Service	56,420	56,420	0
28925	Waste Recycling	53,560	53,560	0
28930	Bin Replacements	9,000	9,000	0
28935	Other Refuse	110,000	110,000	0
28999	Total Materials & Contracts	1,128,114	1,012,460	115,654

2017-18 BUDGET
Shire of Peppermint Grove

G/L Acct. No.	Name	17/18 Budget	17/18 Shire	17/18 Grove
29000	<u>Council Buildings & Facilities Maintenance</u>			
29100	Administration Building Maintenance	36,113	36,113	0
29110	Chambers Building Maintenance	0	0	0
29120	Shire Depot Building Maintenance	2,000	2,000	0
29130	Manners Hill Toilet Maintenance	2,000	2,000	0
29140	Keane's Pt Toilet Maintenance	1,500	1,500	0
29150	Scotch College Toilets Maintenance	0	0	0
29160	Freshwater Bay Jetty Maintenance	0	0	0
29200	Grove Library & Cafe Building Mtce.	90,885	0	90,885
29210	Community Centre Building Maintenance	11,400	0	11,400
29220	Infant Health Clinic Building Mtce.	4,106	4,106	0
29230	Cleaning of Infrastructure - Contractors	102,176	51,176	51,000
29300	Building Maintenance - Cleaning Materials	2,000	2,000	0
29500	Building Maintenance - Other Expenses	0	0	0
29700	Building Security	2,000	1,500	500
29999	Total Council Building & Facilities Maintenance	254,180	100,395	153,785
30000	<u>Utilities</u>			
30100	Electricity	82,373	28,500	53,873
30200	Gas	150	50	100
30300	Water	16,500	13,000	3,500
30400	Communications (Telephones) - General	11,000	10,500	500
30500	Telephones - Mobiles	3,000	3,000	0
30700	Street Lighting	37,950	37,950	0
30999	Total Utilities	150,973	93,000	57,973
31000	<u>Insurance</u>			
31110	Industrial Special Risk (Property) Insurance	33,000	9,500	23,500
31120	Public Liability Insurance	13,630	12,280	1,350
31130	Vehicle & Plant Insurance	4,700	4,250	450
31150	Fidelity Guarantee Insurance	1,200	1,200	0
31160	Worker's Compensation Insurance	47,400	27,070	20,330
31190	Personal Injury Insurance	450	450	0
31200	Journey Injury Insurance	750	750	0
31210	Management Liability Insurance	8,400	8,400	0
31220	Marine Cargo Insurance	200	200	0
31230	Salary Continuance Insurance	3,200	3,200	0
31999	Total Insurance	112,930	67,300	45,630
32000	<u>Depreciation</u>			
32300	Depreciation on Buildings & Improvements	105,818	105,818	0
32400	Depreciation on Furniture & Equipment	14,945	14,945	0
32500	Depreciation on Plant & Equipment	16,193	16,193	0
32600	Depreciation on Road Infrastructure	0	0	0
32700	Depreciation on Other Infrastructure	0	0	0
32999	Total Depreciation	136,956	136,956	0

2017-18 BUDGET
Shire of Peppermint Grove

G/L Acct. No.	Name	17/18 Budget	17/18 Shire	17/18 Grove
33000	Loss on Disposal of Assets			
33500	Loss on Disposal of Plant & Equipment	0	0	0
33999	Total Loss on Disposal of Assets	0	0	0
35000	Interest Expense			
35100	Interest on Loans/Overdraft	57,517	57,517	0
35110	Guarantee Fee	5,860	5,860	0
35999	Total Interest Expense	63,377	63,377	0
37000	Elected Members Costs			
37110	Allowances - Mayor & Deputy Mayor	10,750	10,750	0
37120	Allowances - Councillors	52,500	52,500	0
37999	Total Elected Members Costs	63,250	63,250	0
38000	Other Expenses			
38250	Donations, Contributions & Subsidies	5,000	5,000	0
38999	Total Other Expenses	5,000	5,000	0
40000	Internal Allocations			
40100	Administration Allocations	0	69,668	69,668
40999	Total Internal Allocations	0	69,668	69,668
44999	Total Expenditure	4,543,480	3,023,553	1,519,927
45999	(Profit) Loss	407,096		



Ordinary Council Meeting

LATE ITEMS



Ordinary Council Meeting

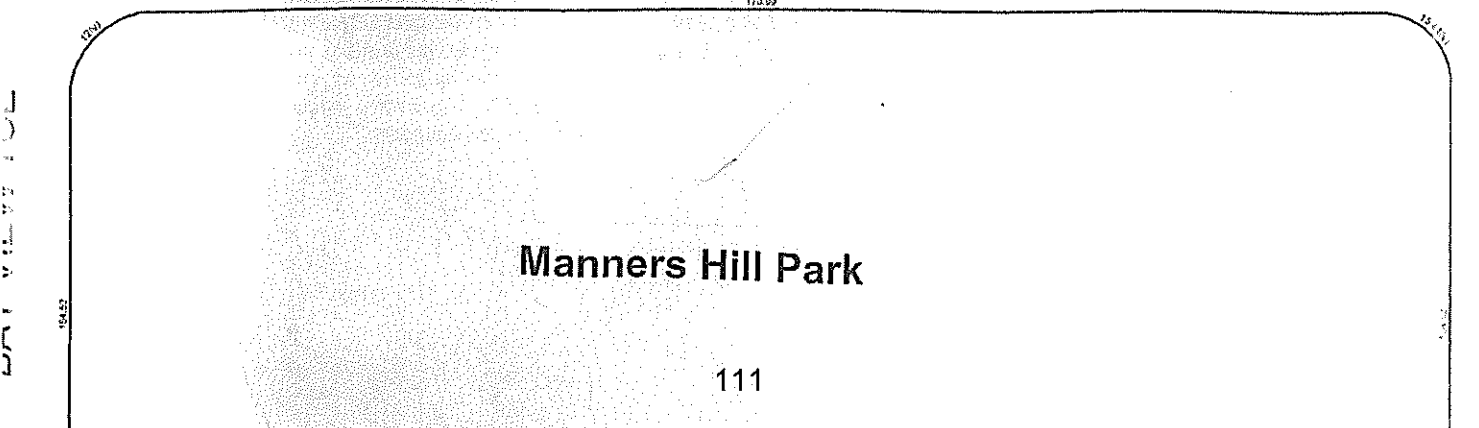
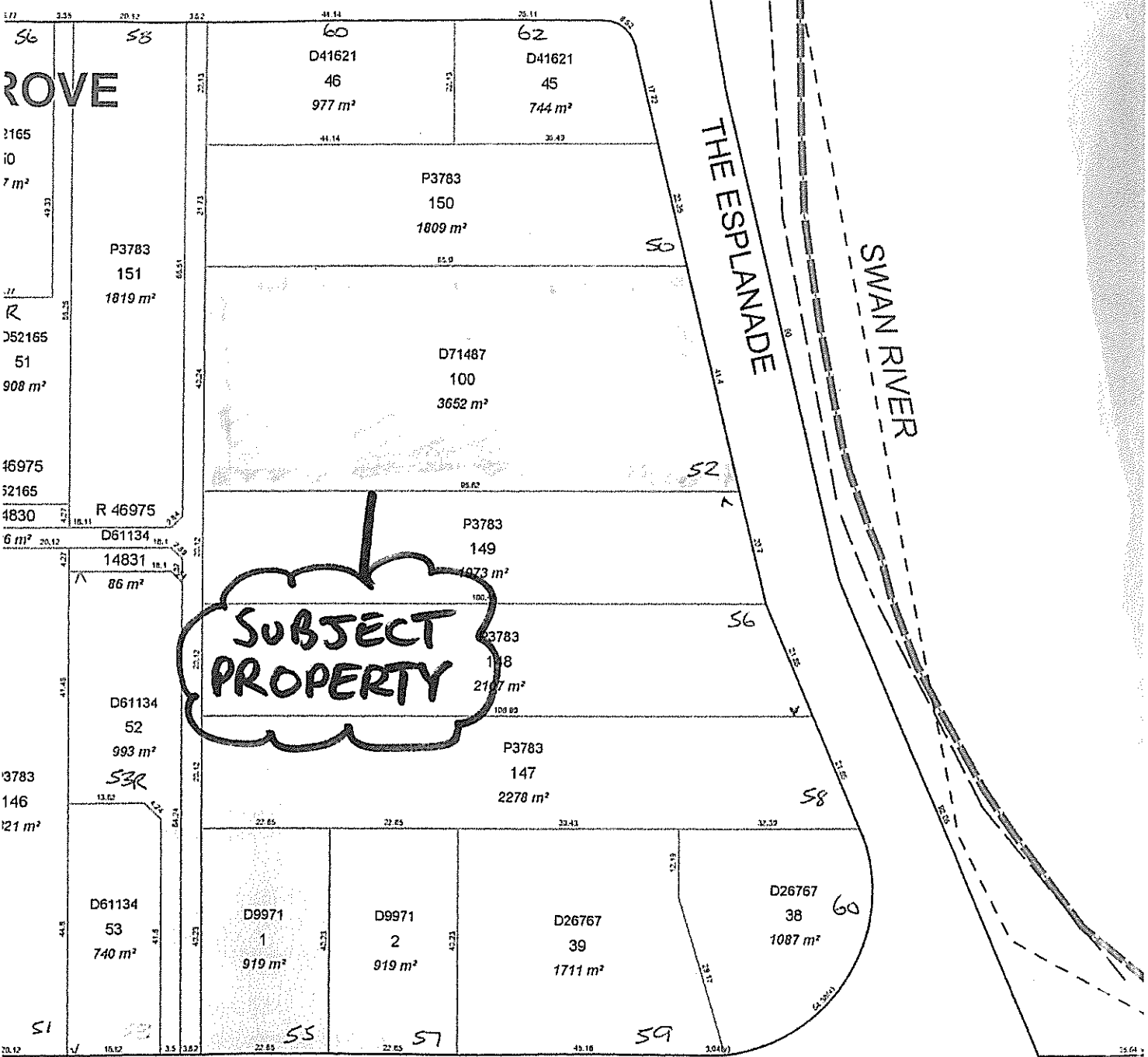
**9.1.1 - 52 The Esplanade Peppermint
Grove - Attachment # 9**

9
S3
3.3 3.5
S5
16.62
10.22

822 m²

9.1.1 - 52 THE ESPLANADE

ST



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

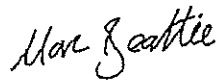
The Griffiths report neatly summarises that:

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

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 Collierie 6911

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

Fax 92868610

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 should be more in order.

If 52 The Esplanade was not listed as category I Dair 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 Leppermint 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 Dair Pty Ltd.



Heritage Assessment and
Advice

52 The Esplanade, Peppermint
Grove

Prepared for the owners
April 2014

Griffiths Architects



Revision History

Date of this revision:

Document	Version	Author	Status	Date	Distribution
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;

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.

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

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

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.

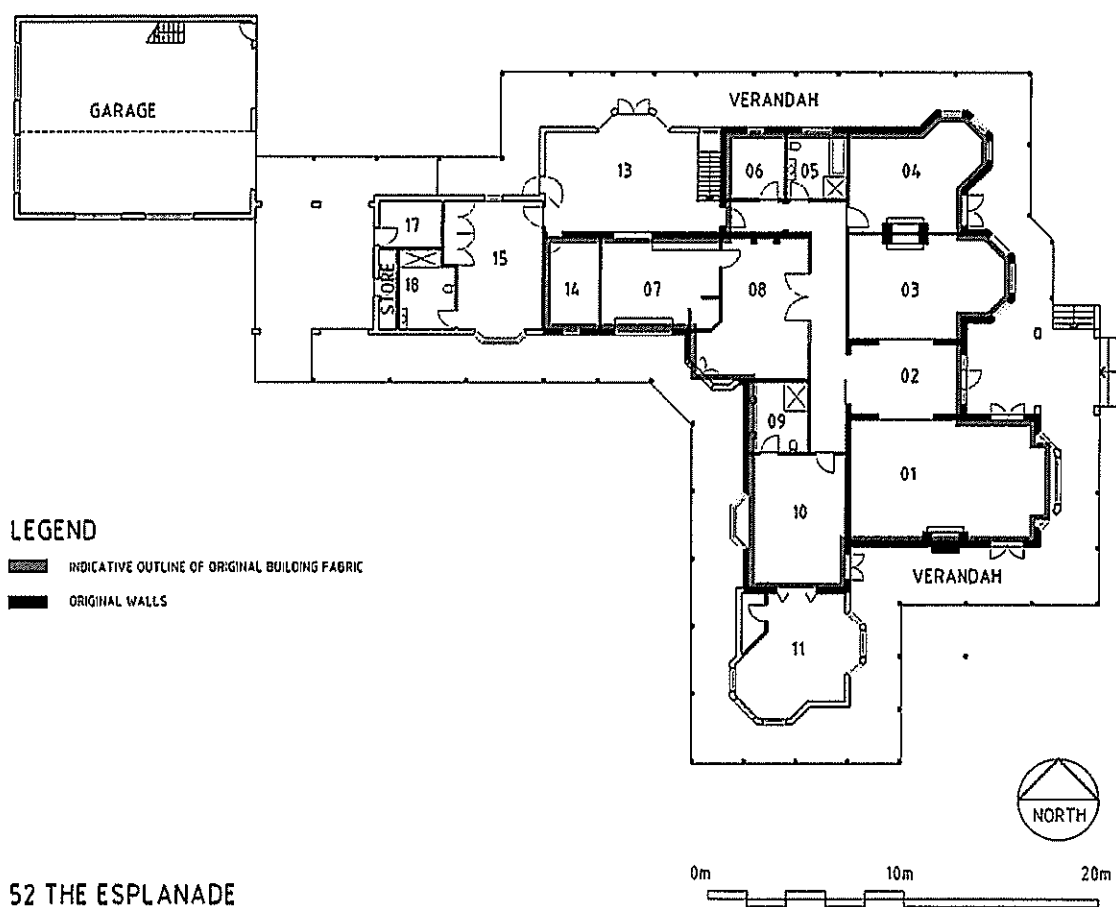
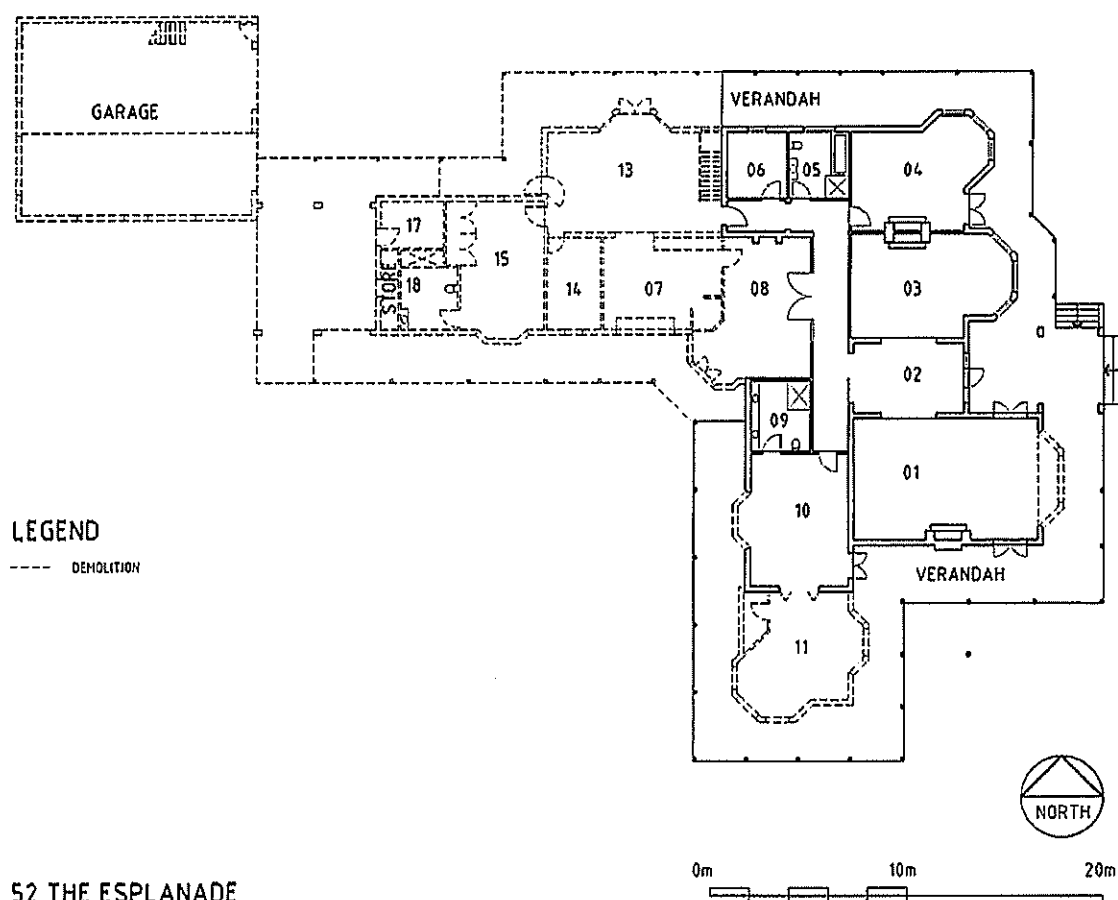


Figure 1 Full Plan with original plan highlighted



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 McArdell, 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

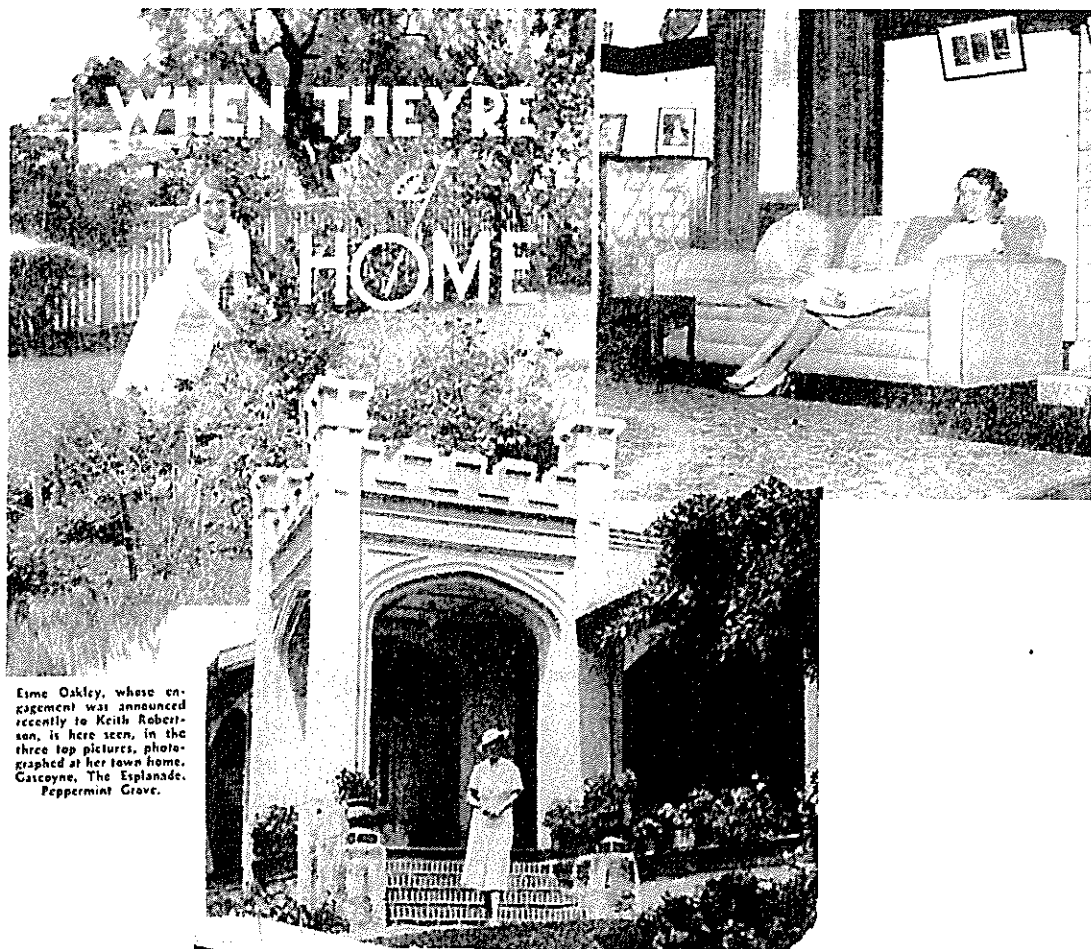
¹⁹ 'Mostly Personal', *Western Mail*, 15 December 1927, p. 4; 'Glimpsed in the Crowd', *West Australian*, 2 January 1928, p. 8

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



Eime 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

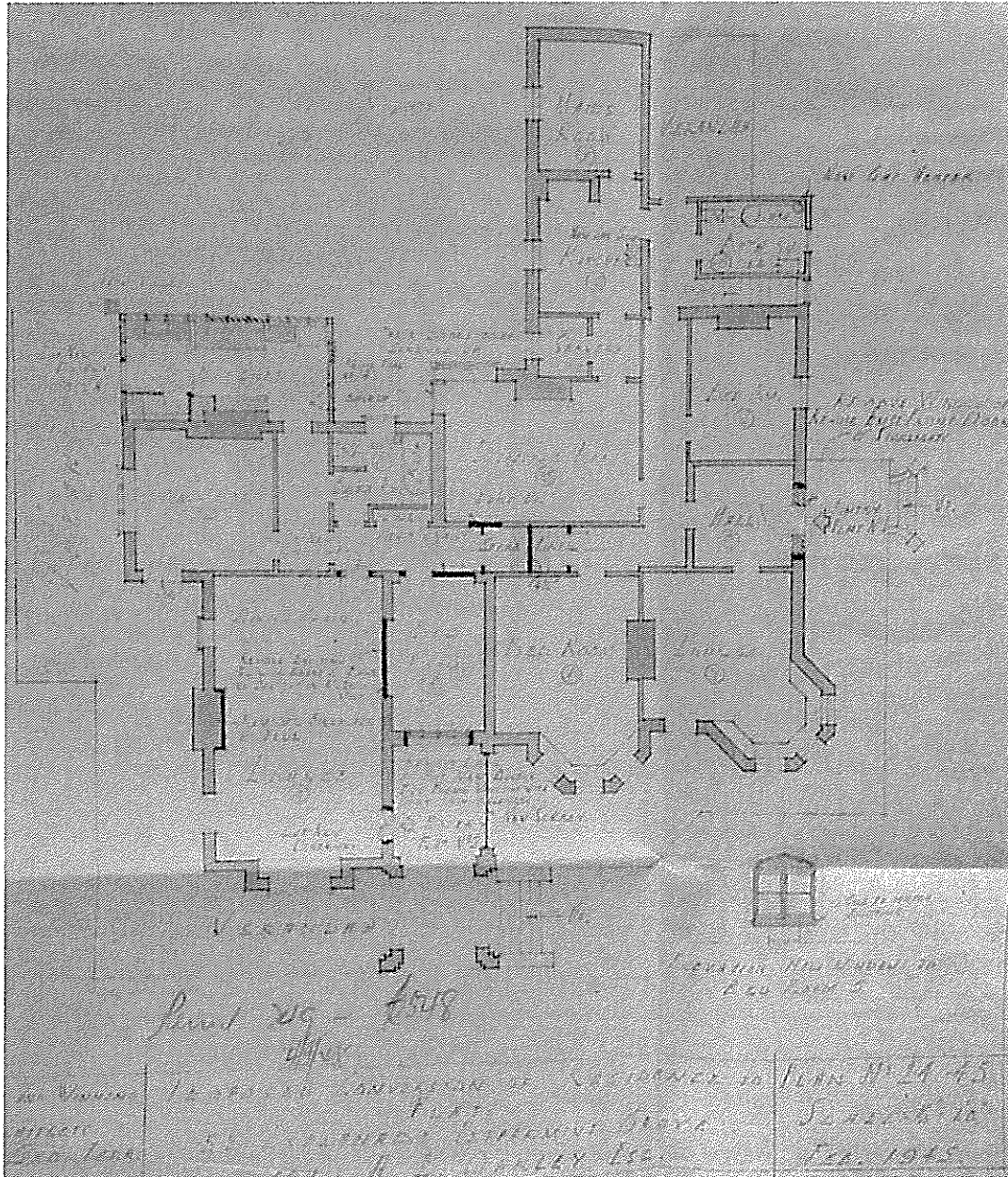
²⁴ [Reference to plans held at SPG]

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 Monteath, 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

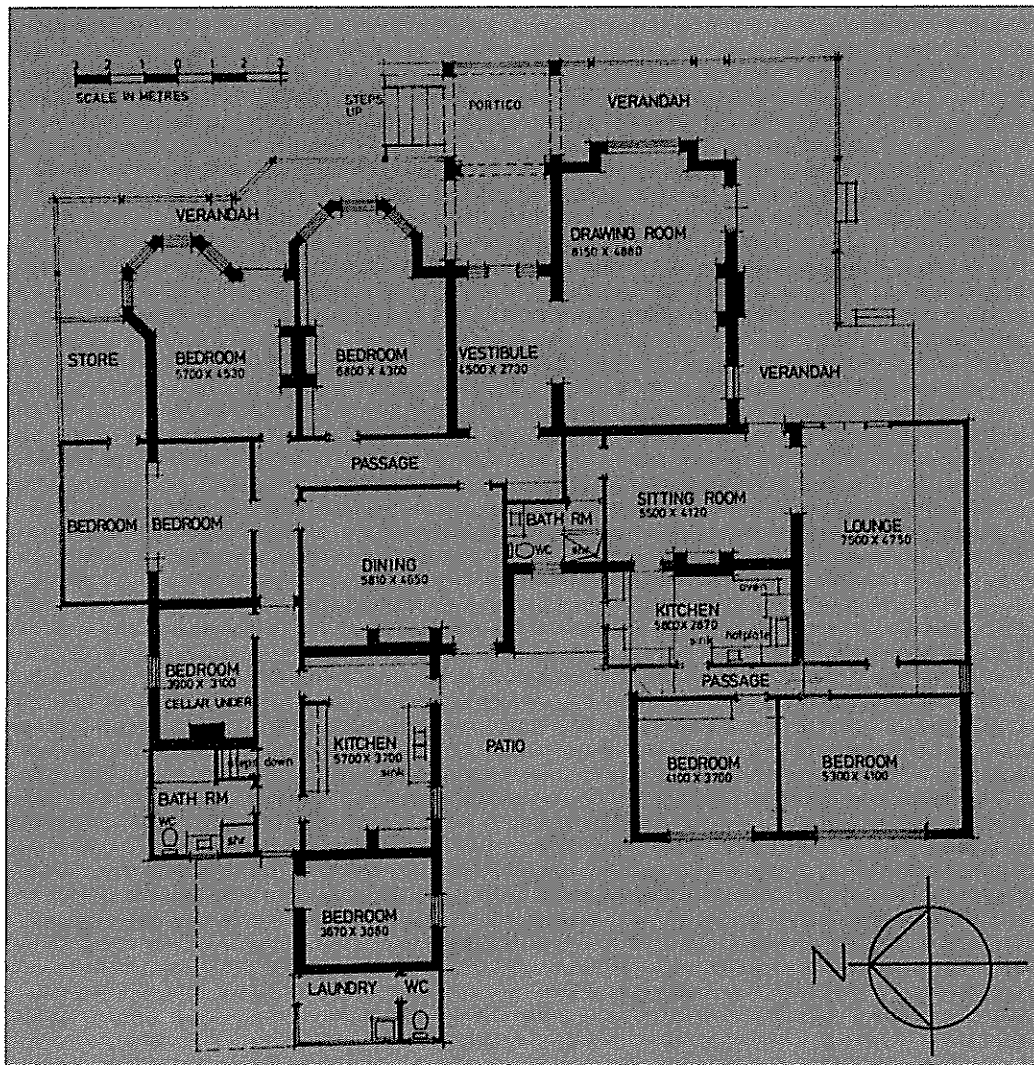
²⁹ 'Coming Events', *West Australian*, 5 November 1949, p. 17

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)



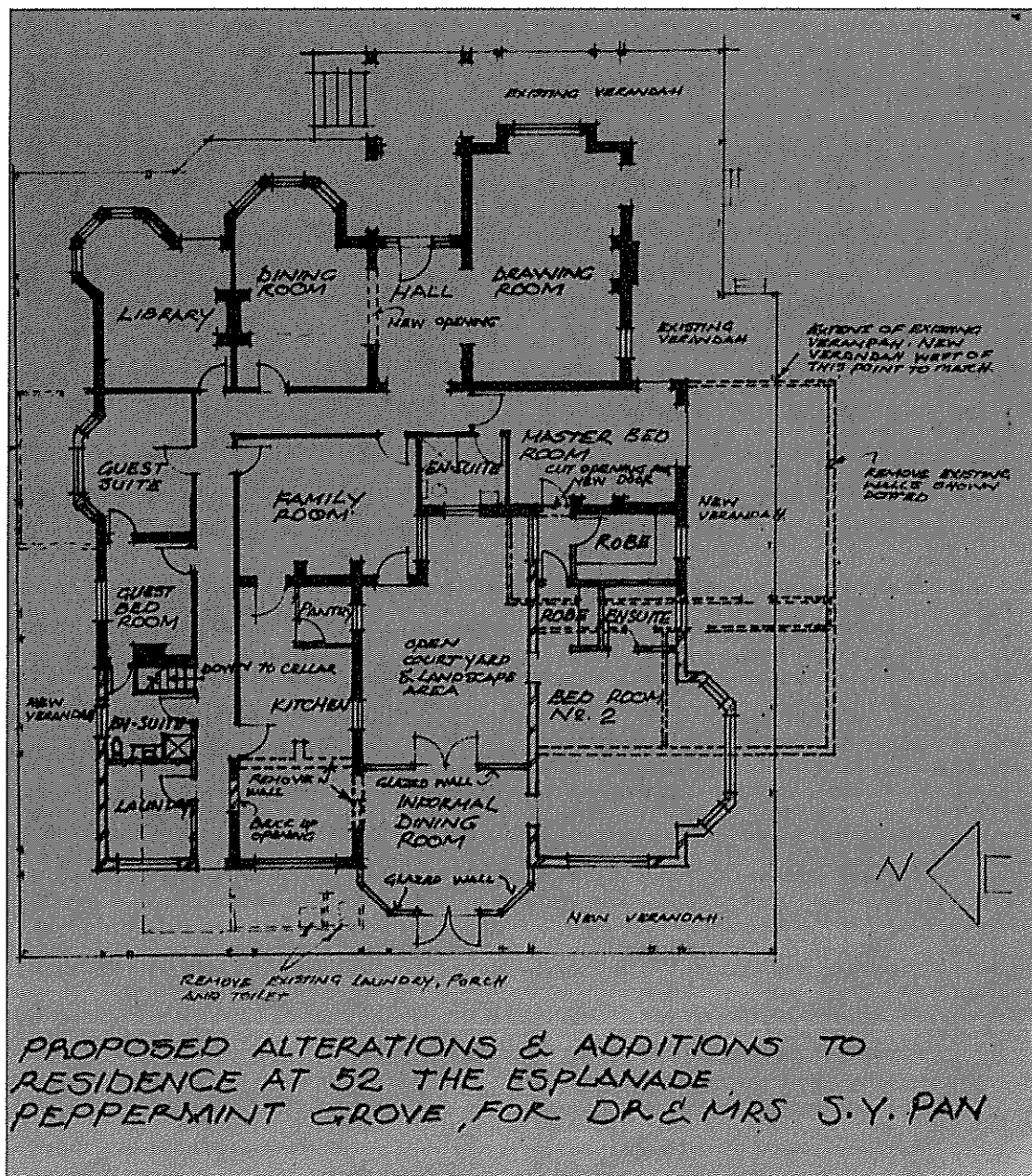
Peet & Co, 'Ground Floor Plan' (1986)

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.

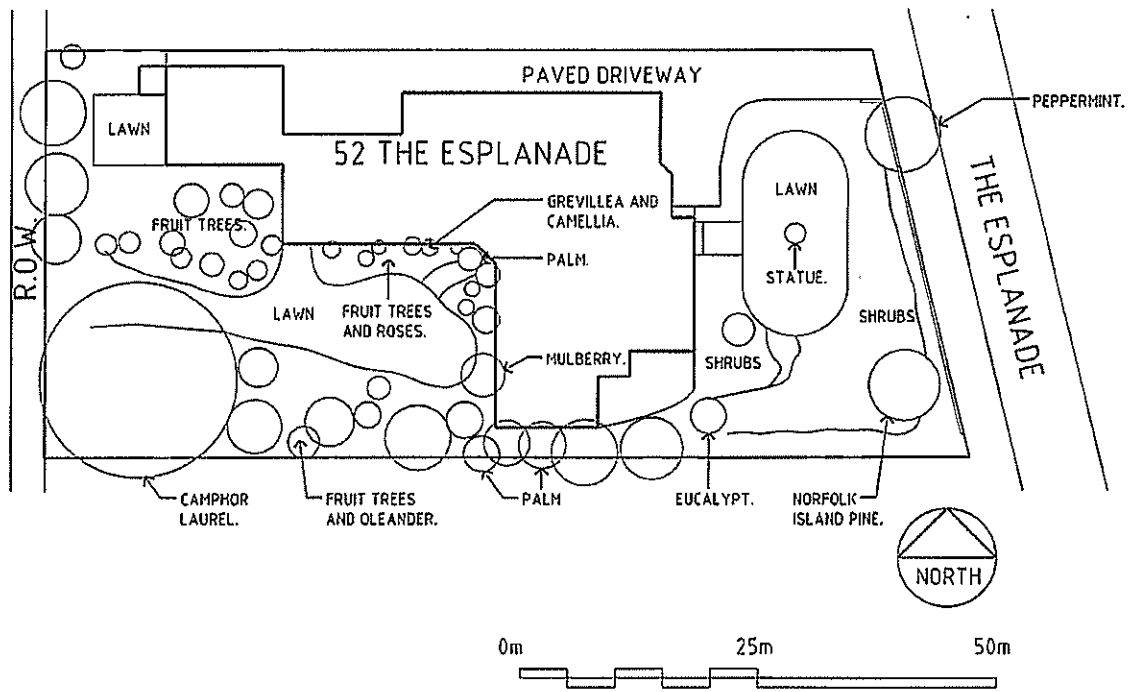
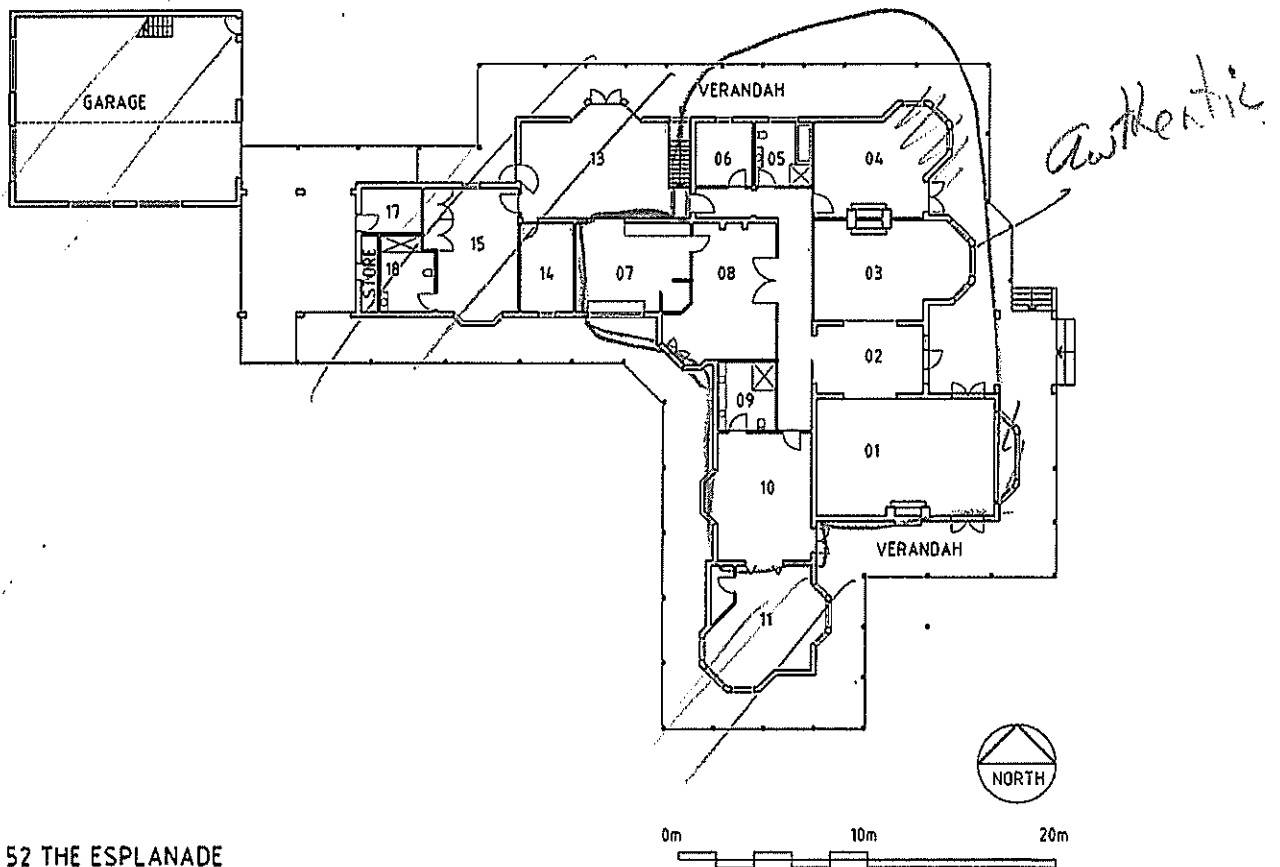
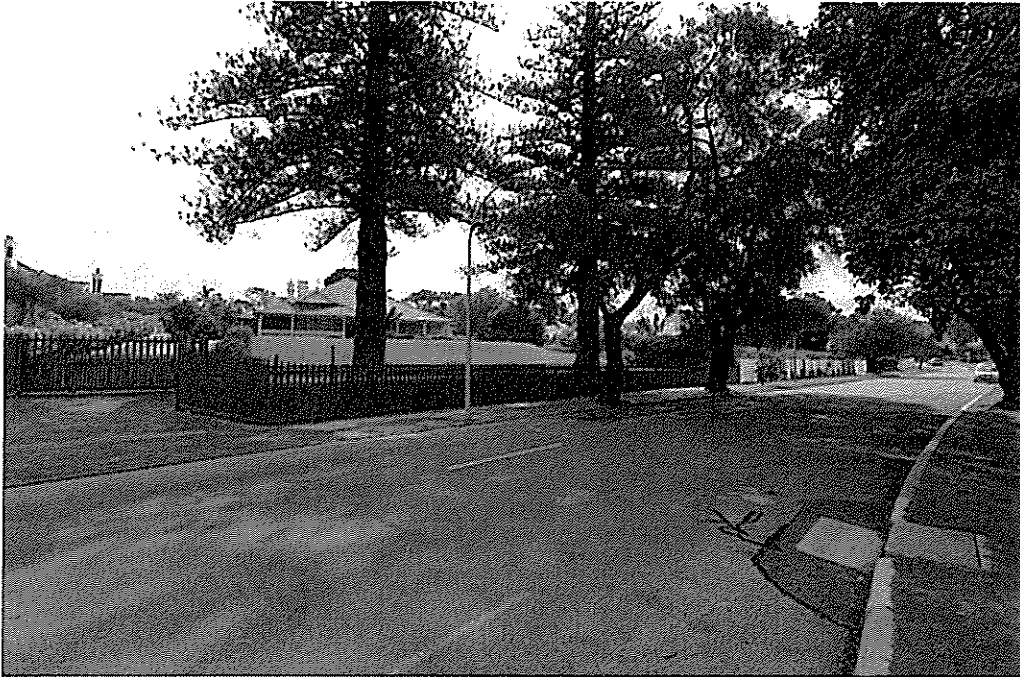


Figure 3 Site Plan



52 THE ESPLANADE

Figure 4 Floor Plan



52 The Esplanade Streetscape context.



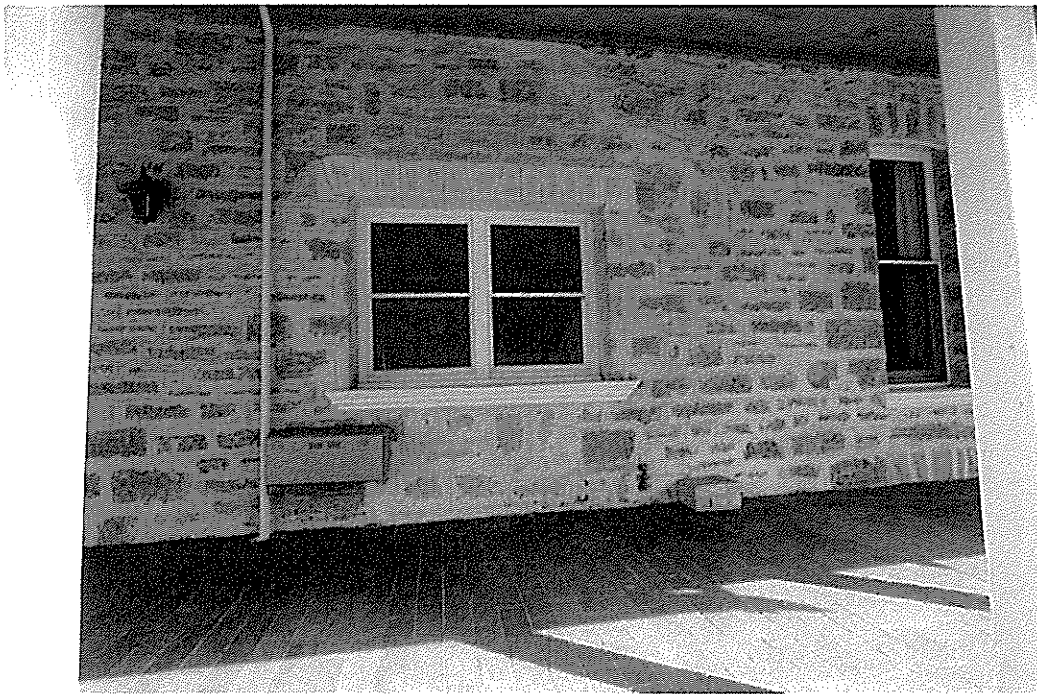
52 The Esplanade view from the driveway. The Old English style entrance is a later addition from 1927. Tile roofing is replacement tiling.



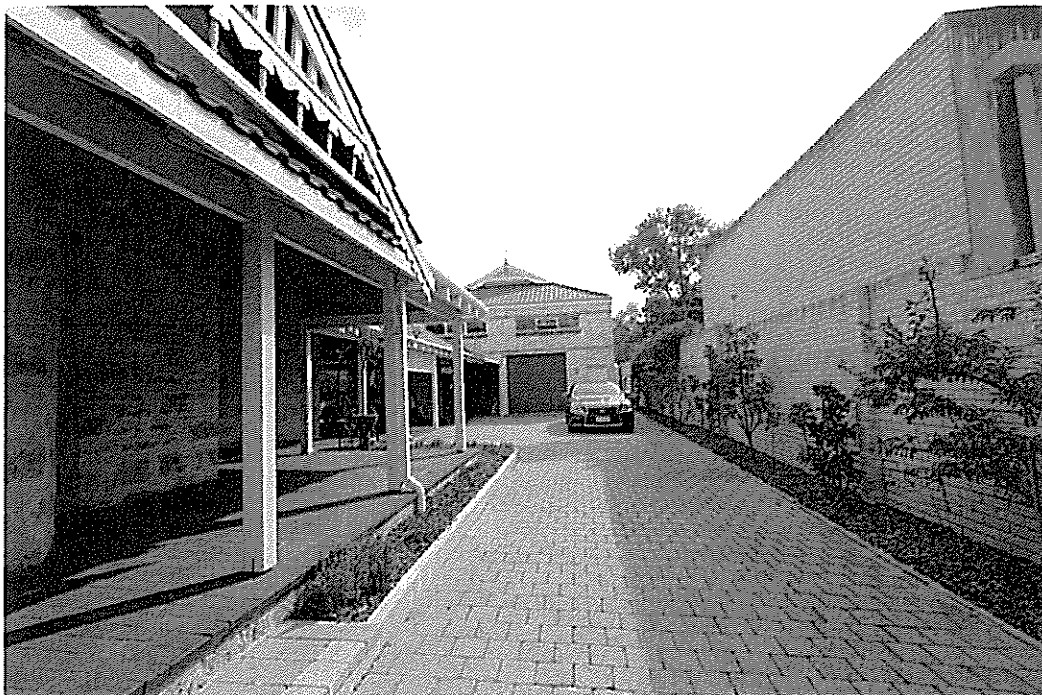
East elevation, indicating the 1927 entry, the added bay window to the left and change in gable treatments.



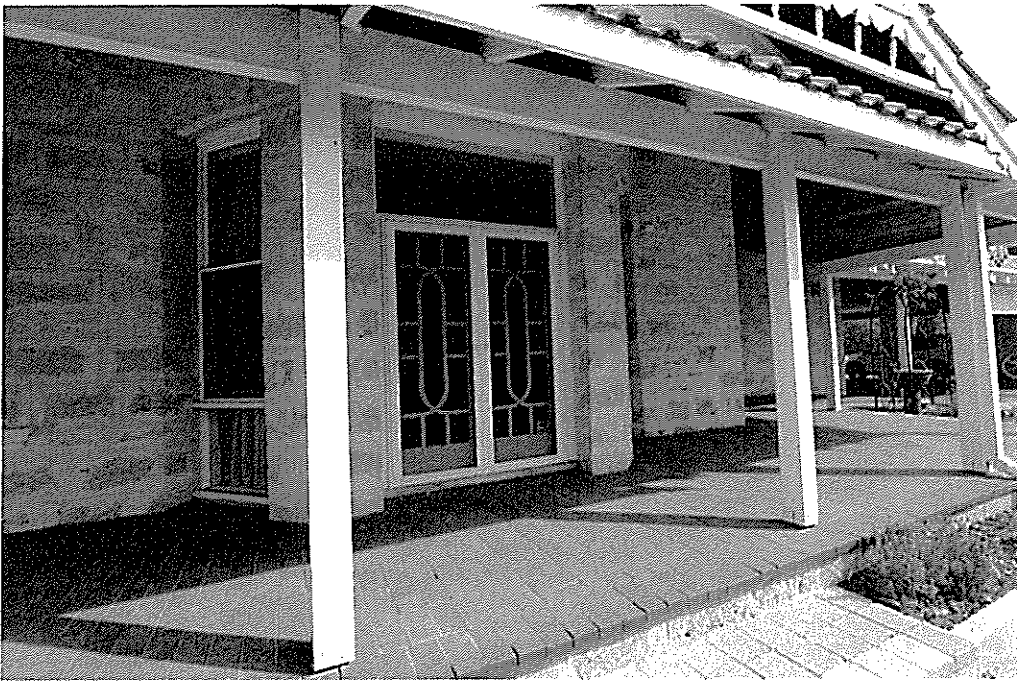
North side of the house. The verandah is a replacement and the gables to the verandahs a later addition.



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.



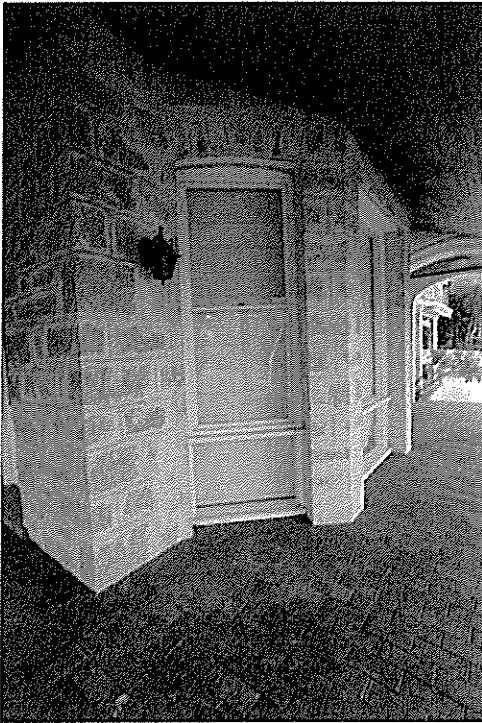
All the work in this photograph is a late addition.



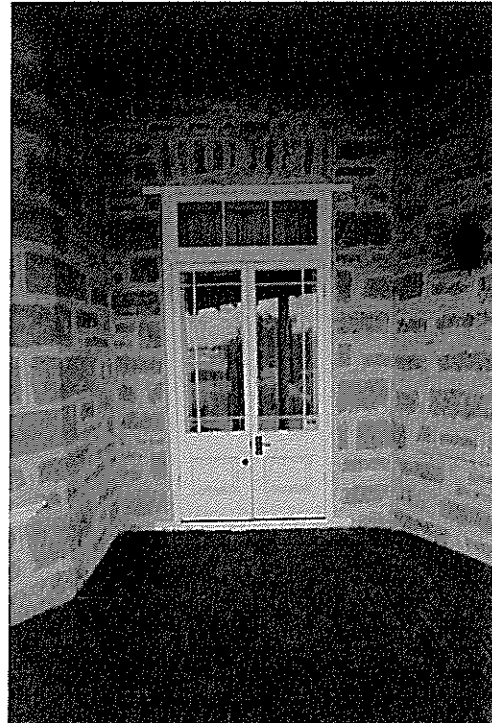
All the work in this photograph is a late addition.



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.



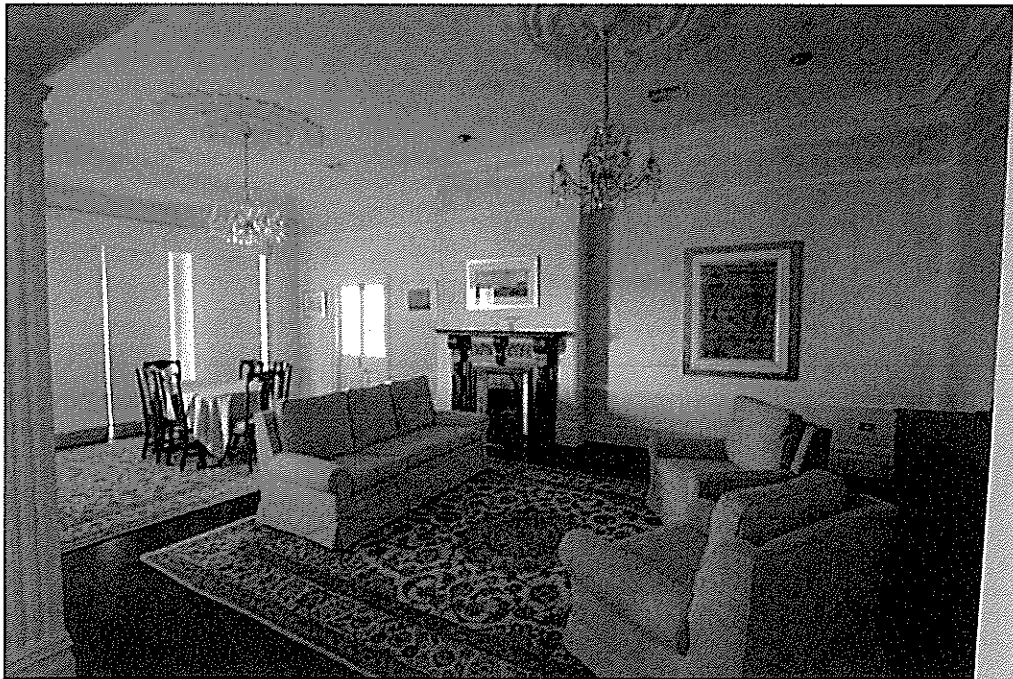
The door into room 4 may be one of the few surviving original doors.



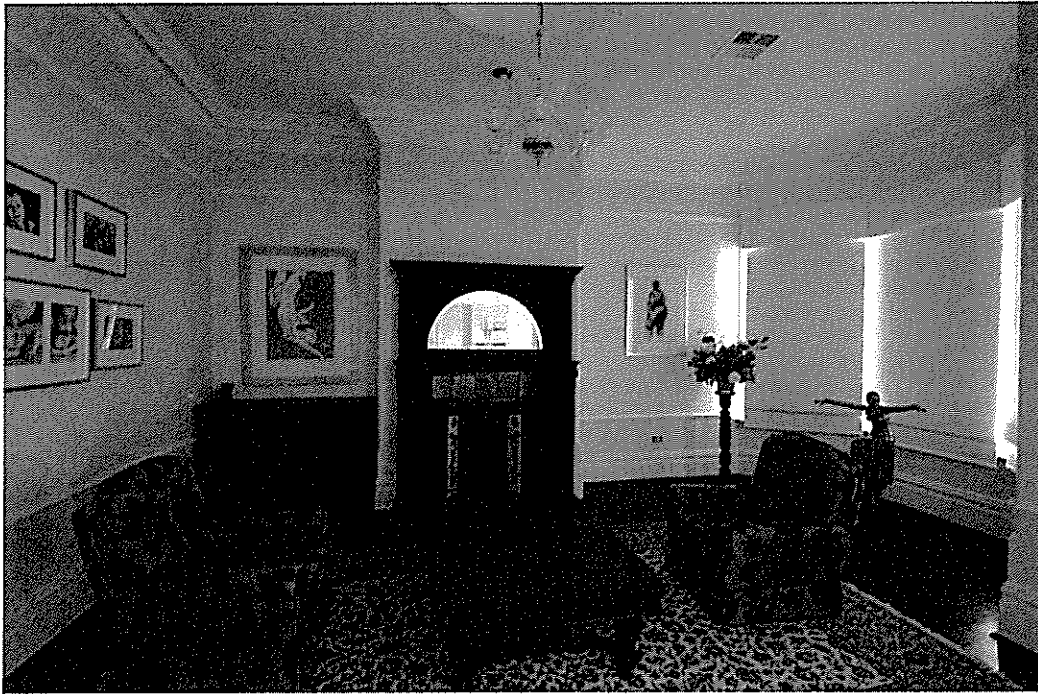
Hall looking east (Room 2) Floors, ceilings, cornices and openings are replacements.



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.



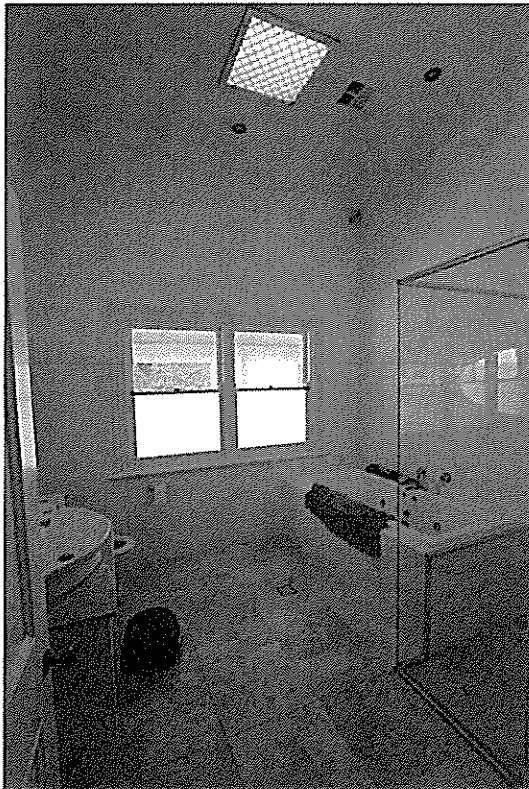
Sitting room (Room 3).



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.



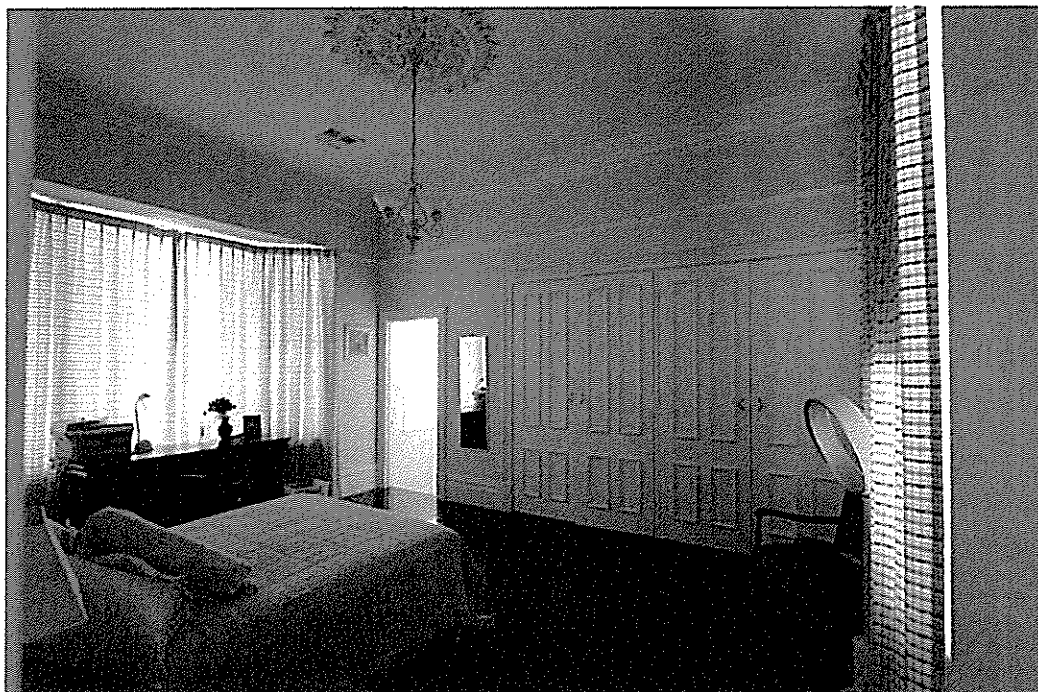
Cellar. All finishes are new.



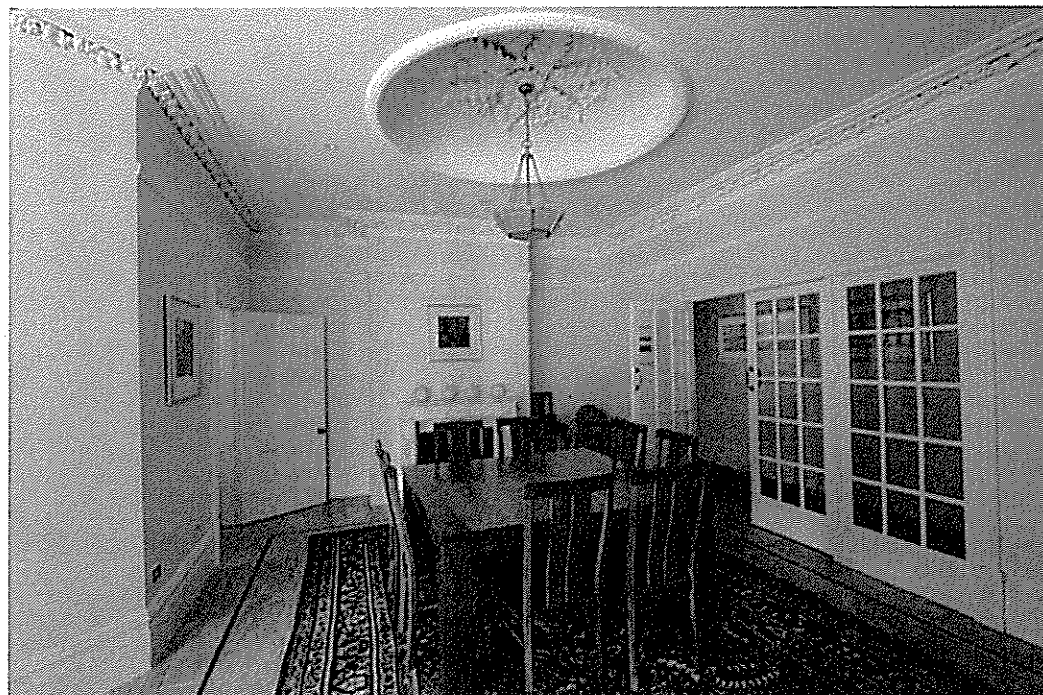
Family Living (Room 13) looking west, is a new room, but the limestone walls are part of the original house.



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.



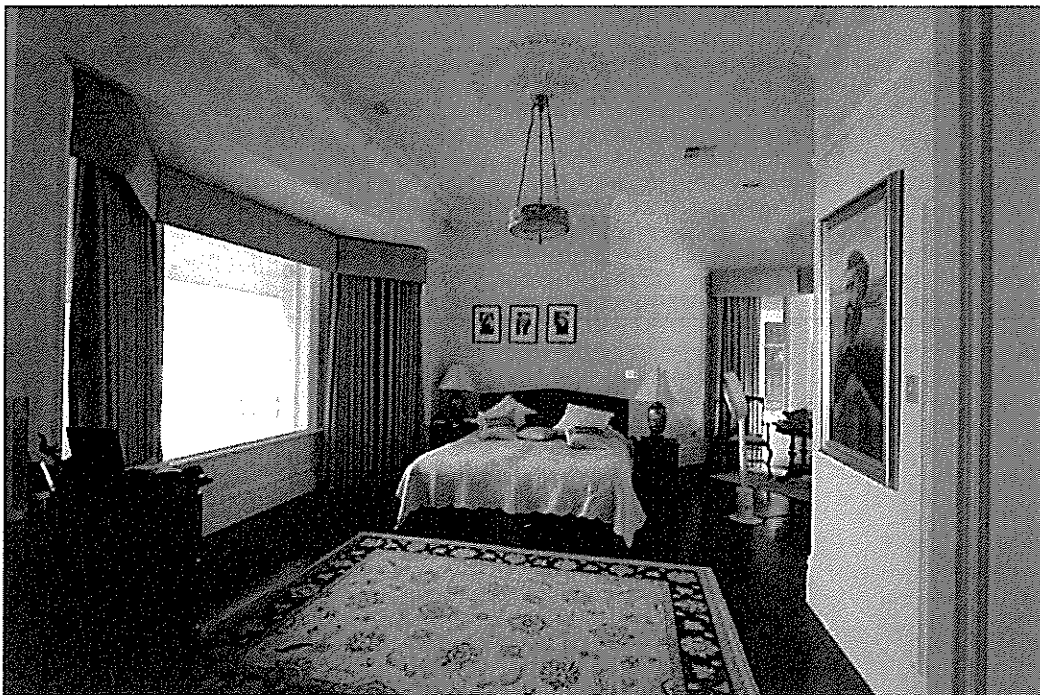
Bedroom 15 is a late addition.



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

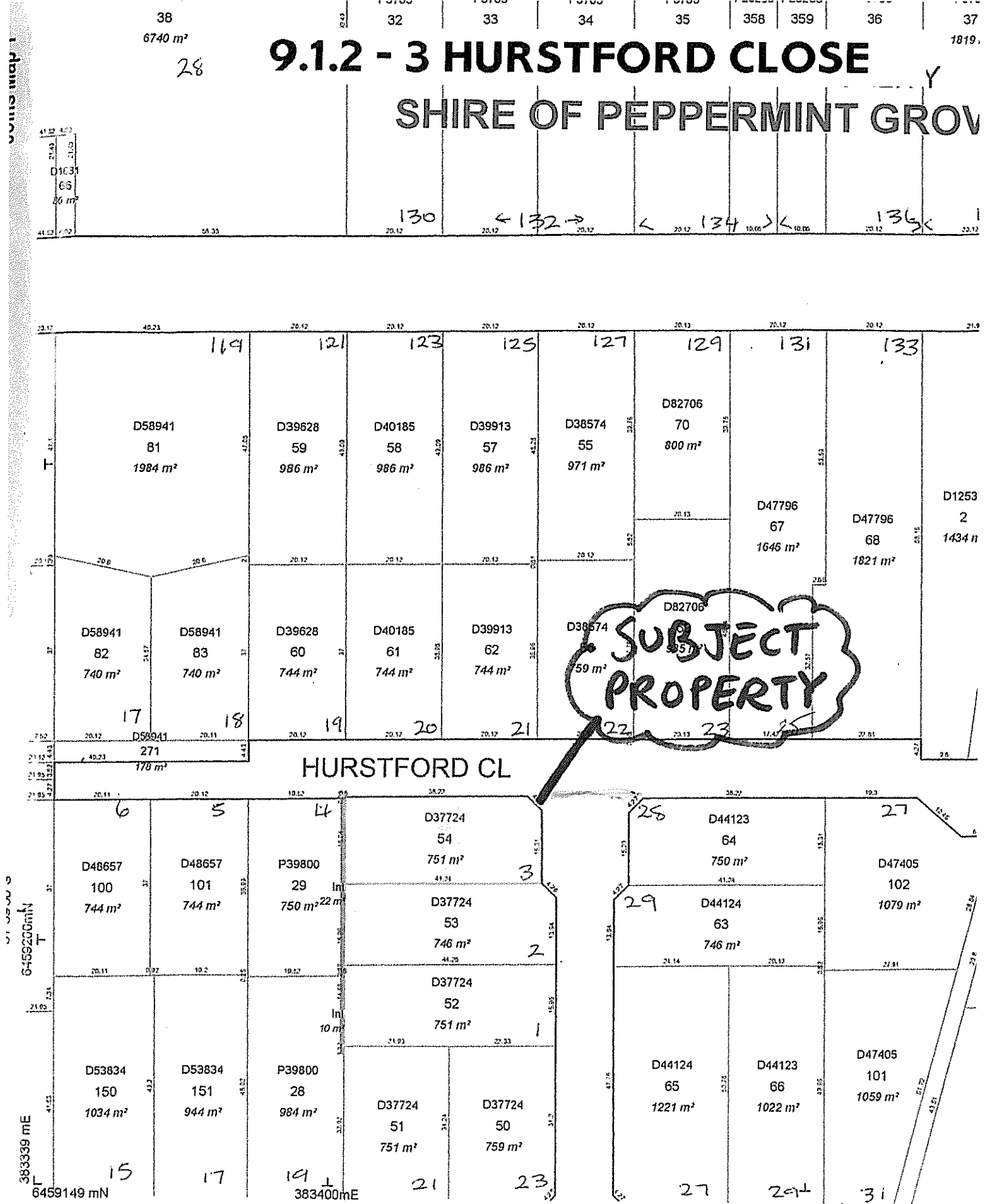
**9.1.2 – 3 Hurstford Close Peppermint
Grove - Attachment # 10**

38
6740 m²

28

9.1.2 - 3 HURSTFORD CLOSE

SHIRE OF PEPPERMINT GROVE



SUBJECT PROPERTY

GRID INTERVAL 100 METRES

115°46'0"E

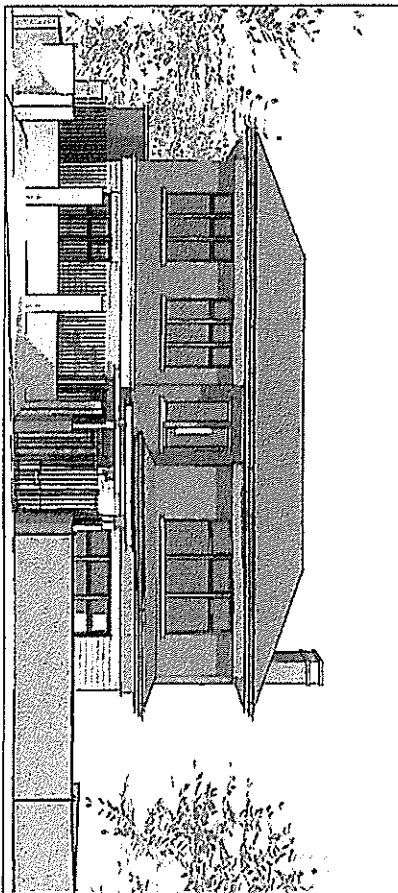
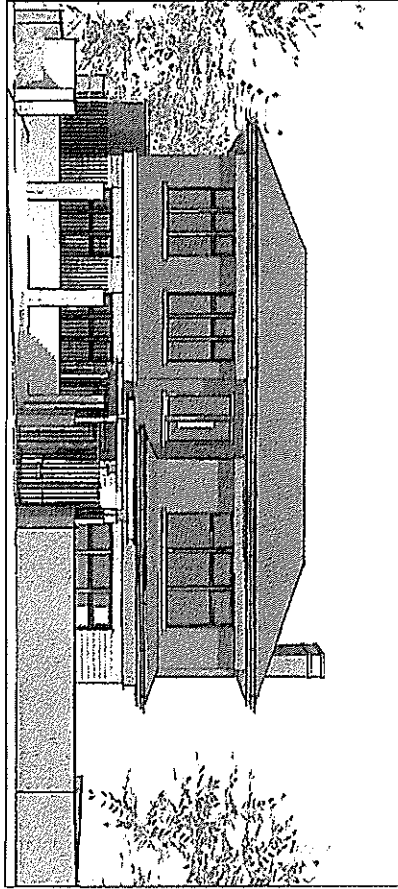
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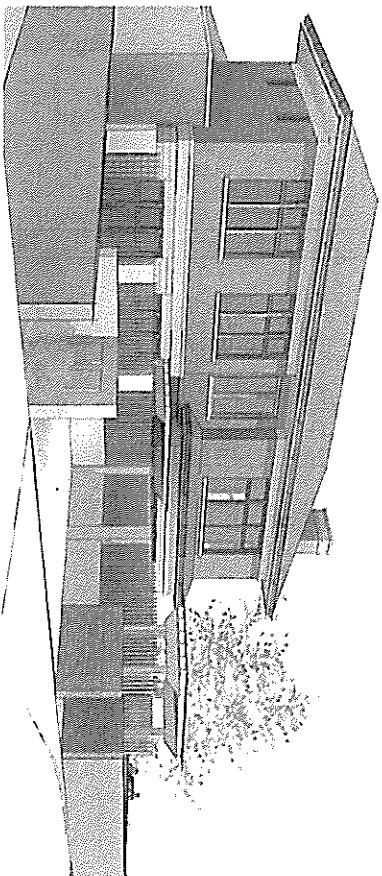
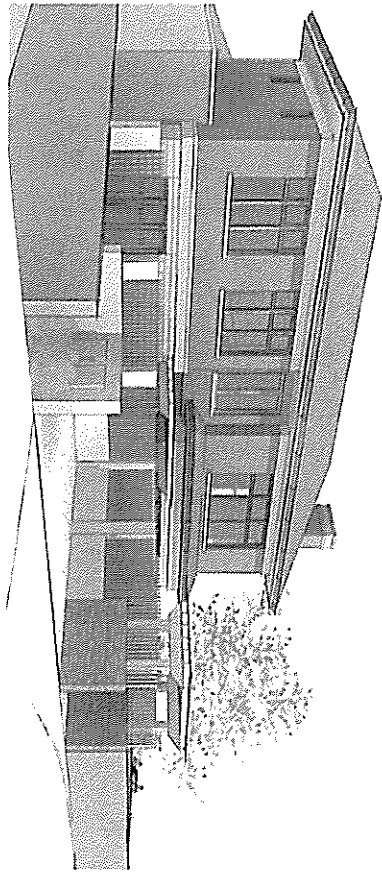
creator
Datum of Australia 1984,
if Datum 1971
Australian Primary Triangometric Traverses, Standard Surveys and Levelling
scale for areas: boundaries that have not been spatially upgraded (this
at 1:2 000 and 20 metres at 1:250 000)
(upgraded urban areas)

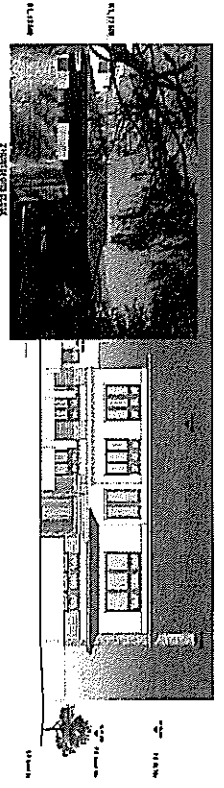


DISCLAIMER

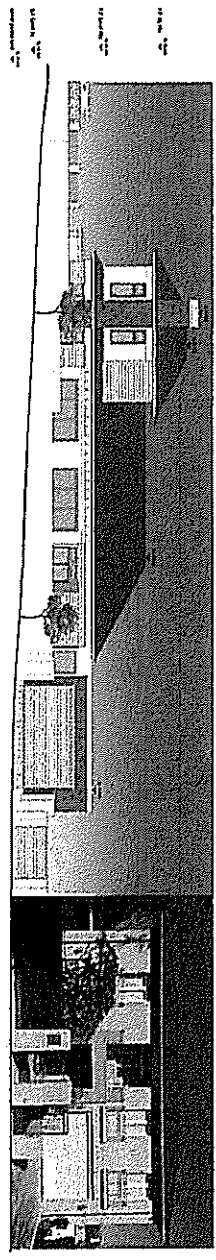
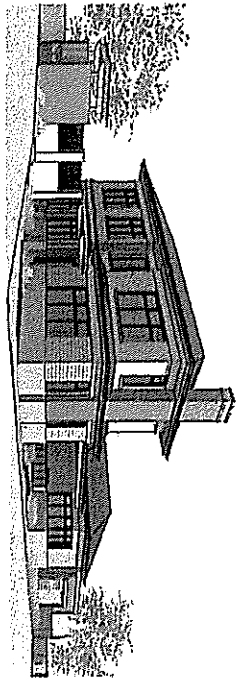
This map is a pictorial representation of data extracted from Landgate Database and is intended to be an overview of general cadastral information. While Landgate has made every effort to ensure the accuracy and not give any guarantee or take responsibility for errors or omissions.



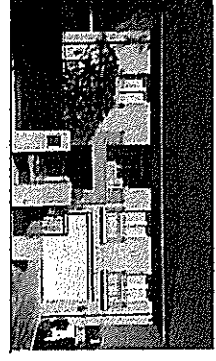




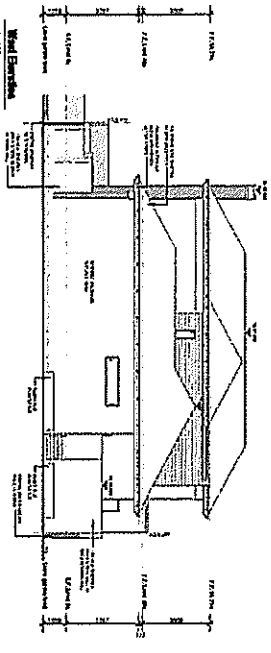
Garage Street Elevation - Garage



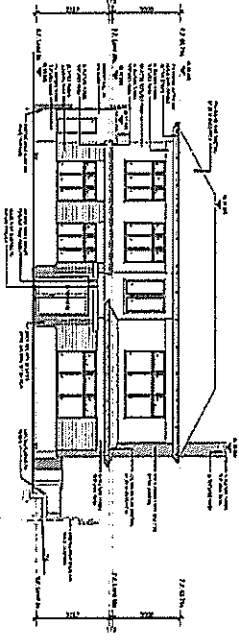
Garage Street Elevation - House



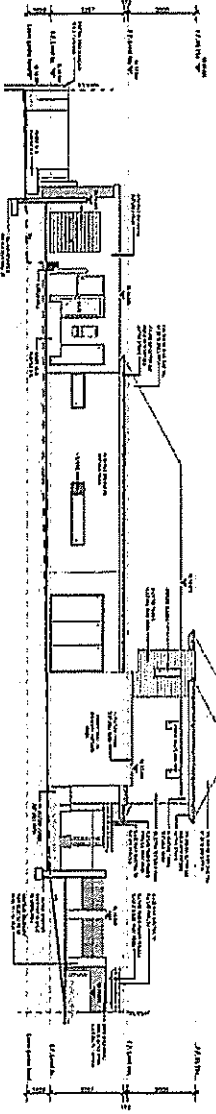
Rear Elevation



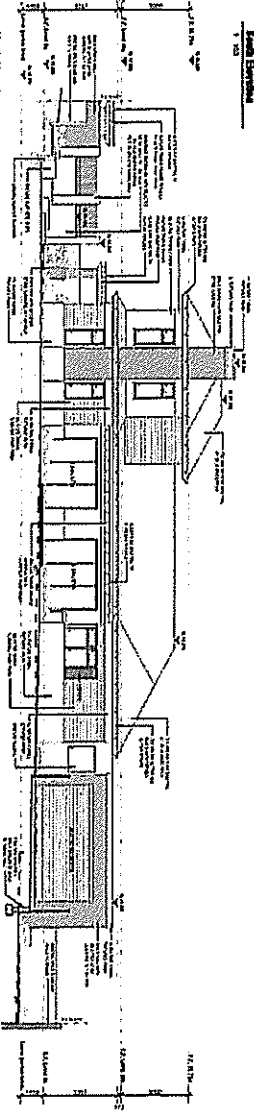
Front Elevation



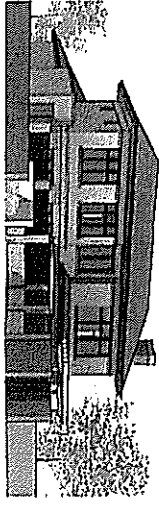
Rear Elevation



Left Elevation



Right Elevation



Abbreviations List

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the member unless otherwise noted.
- 3. All dimensions are to the finished surface unless otherwise noted.
- 4. All dimensions are to the center of the member unless otherwise noted.
- 5. All dimensions are to the center of the member unless otherwise noted.
- 6. All dimensions are to the center of the member unless otherwise noted.
- 7. All dimensions are to the center of the member unless otherwise noted.
- 8. All dimensions are to the center of the member unless otherwise noted.
- 9. All dimensions are to the center of the member unless otherwise noted.
- 10. All dimensions are to the center of the member unless otherwise noted.

Notes

1. See General Notes.
2. See General Notes.
3. See General Notes.
4. See General Notes.
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6. See General Notes.
7. See General Notes.
8. See General Notes.
9. See General Notes.
10. See General Notes.

Legend

- 1. See General Notes.
- 2. See General Notes.
- 3. See General Notes.
- 4. See General Notes.
- 5. See General Notes.
- 6. See General Notes.
- 7. See General Notes.
- 8. See General Notes.
- 9. See General Notes.
- 10. See General Notes.

General Notes

1. See General Notes.
2. See General Notes.
3. See General Notes.
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6. See General Notes.
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Project Information

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Project Address: [Blank]

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Project State: [Blank]

Project Zip: [Blank]

Project Date: [Blank]

Project Status: [Blank]

Architect Information

Architect Name: [Blank]

Architect Address: [Blank]

Architect City: [Blank]

Architect State: [Blank]

Architect Zip: [Blank]

Architect Phone: [Blank]

Architect Fax: [Blank]

Architect Email: [Blank]