



SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

Ordinary Council Meeting

17th October 2023

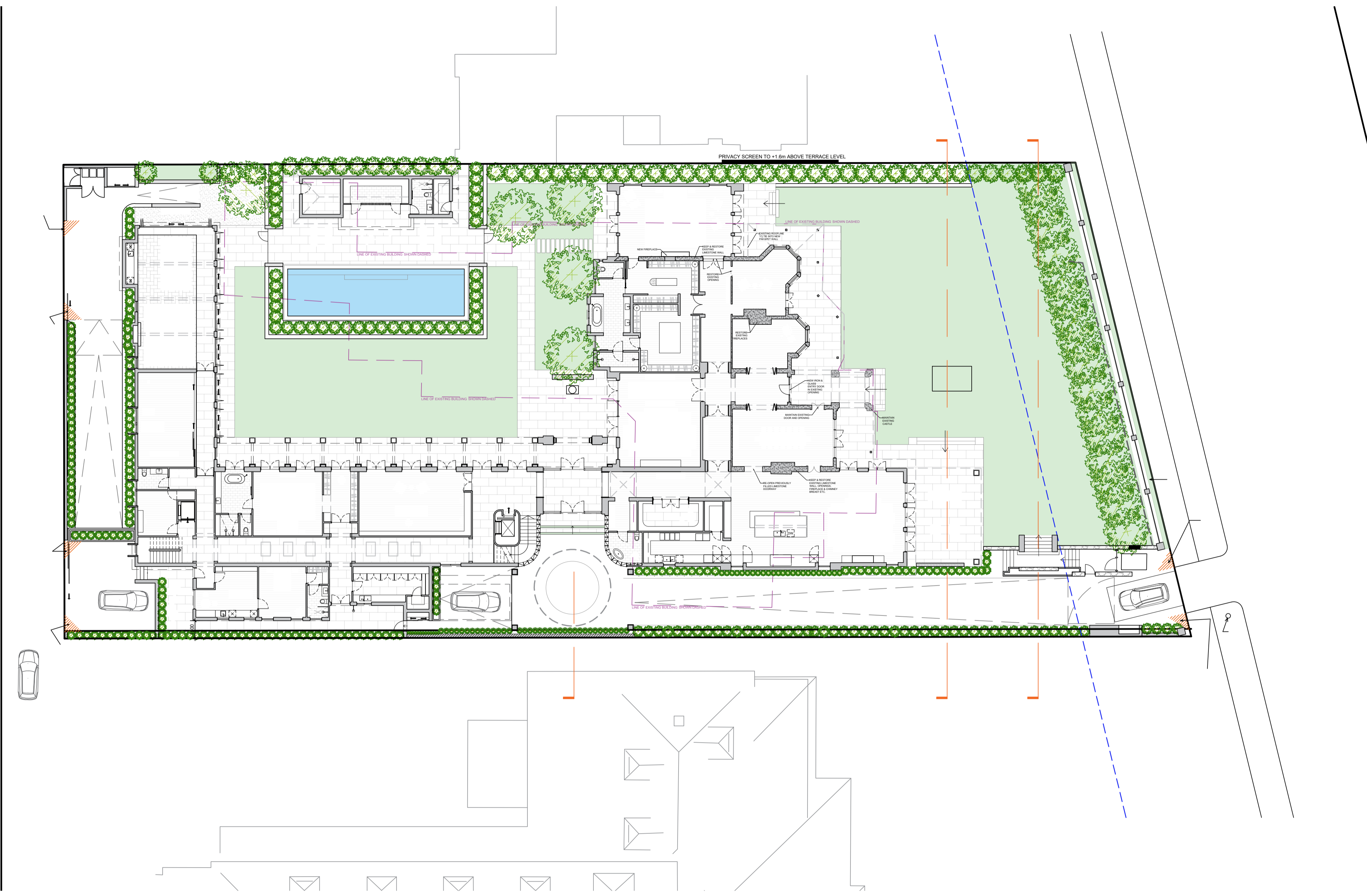
TABLE OF CONTENTS

SUBJECT HEADING	PAGE
8.1.1 – 52 The Esplanade	3
8.1.2 – Adoption of Draft Local Planning Policy 12 – Residential Fences	4
8.1.3 – List of Accounts Paid.....	5
8.3.2 – Financial Statements for the period ending 30 th September, 2023.....	6
8.4.1 – Child Safe Awareness Policy.....	7
8.4.2 – Matters for Information and Noting	8



Ordinary Council Meeting

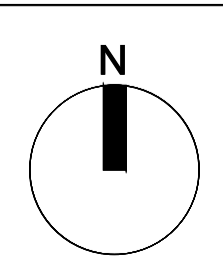
8.1.1 – 52 The Esplanade



PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATIONS	12.07.2023
DA-02	DA CLARIFICATIONS	04.08.2023
DA-03	DA DESIGN UPDATE - SITTING RM JOINERY / BASEMENT	29.08.2023
DA-04	INCREASE OPENING WIDTH OF REAR GATE FOR SWEEPED PATH	27.09.2023



SITE PLAN

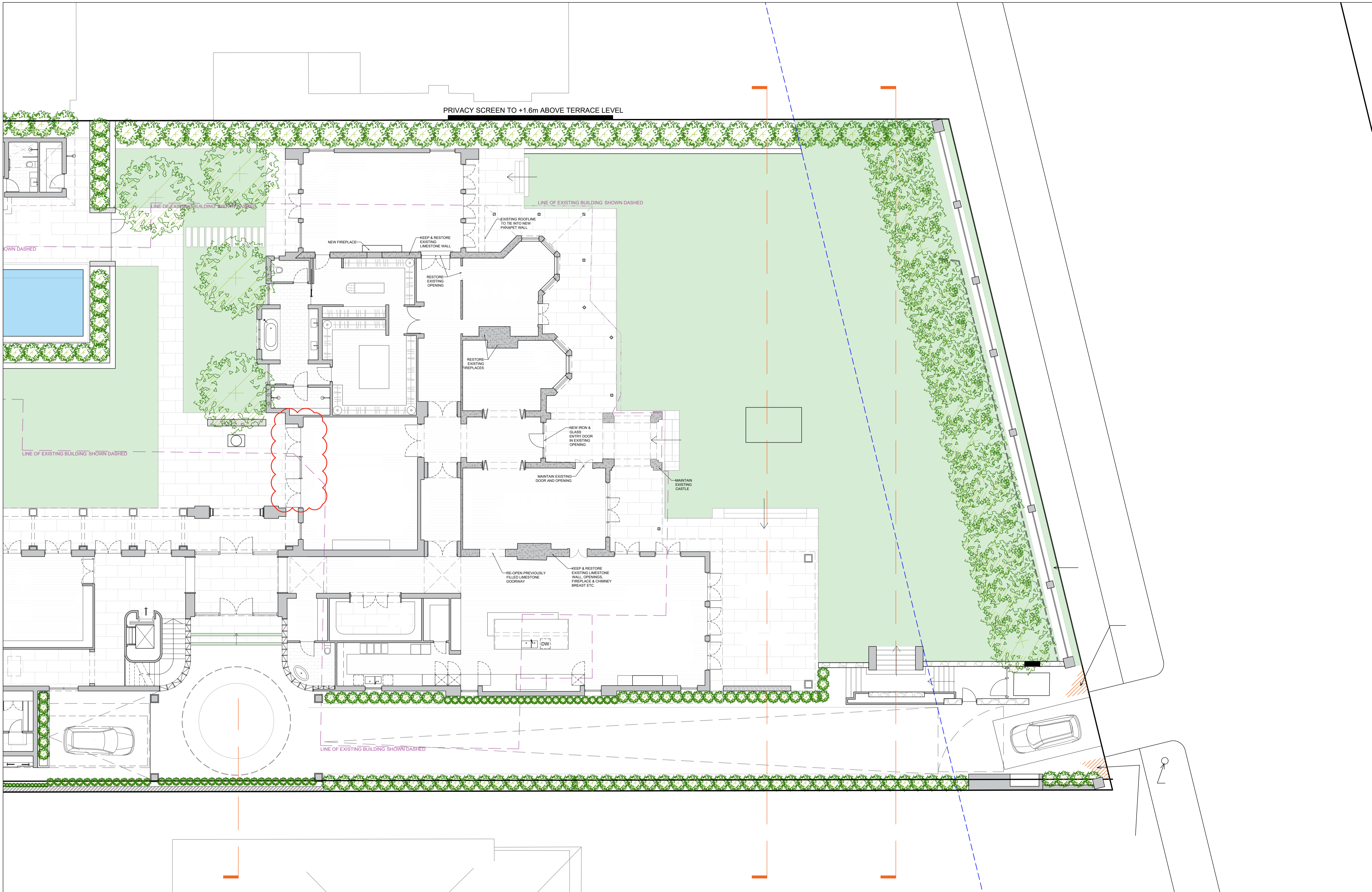
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DEVELOPMENT APPLICATION

A.0.0R

NEW RESIDENCE
 52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-04



PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

OWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

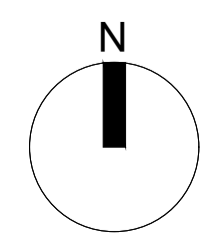
LINE OF EXISTING BUILDING SHOWN DASHED

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	06.07.2023
DA-02	DA CLARIFICATION	02.08.2023
DA-03	DA DESIGN UPDATE - SITTING ROOM / WEST FACING	29.08.2023



GROUND FLOOR PLAN (EAST)

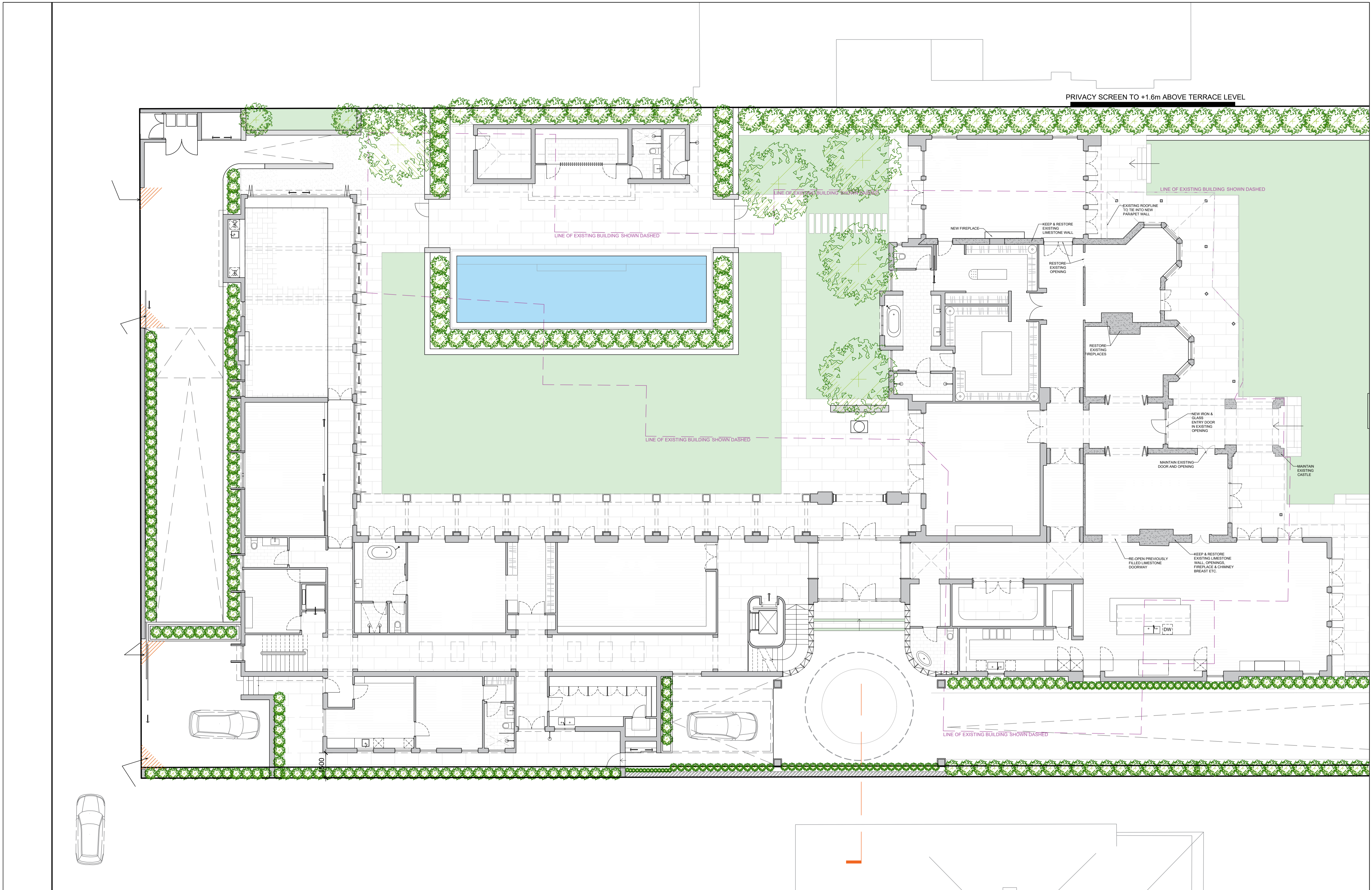
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DEVELOPMENT APPLICATION

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

A1.1R

REV: DA-03



PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

NEW FIREPLACE

KEEP & RESTORE EXISTING LIMESTONE WALL

RESTORE EXISTING OPENING

EXISTING ROOFLINE TO TIE INTO NEW PARAPET WALL

RESTORE EXISTING REPLACES

NEW IRON & GLASS ENTRY DOOR IN EXISTING OPENING

MAINTAIN EXISTING DOOR AND OPENING

MAINTAIN EXISTING CASTLE

RE-OPEN PREVIOUSLY FILLED LIMESTONE DOORWAY

KEEP & RESTORE EXISTING LIMESTONE WALL, OPENINGS, FIREPLACE & CHIMNEY BREAST ETC.

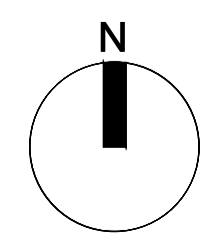
DW

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	12.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA COMPLIANT DESIGN ALTERATION - SITTING ROOM / WEST FACING	29.08.2023
DA-04	INCREASE GATE OPENING WIDTH FOR SWEEPED PATH	27.09.2023



GROUND FLOOR PLAN (WEST)

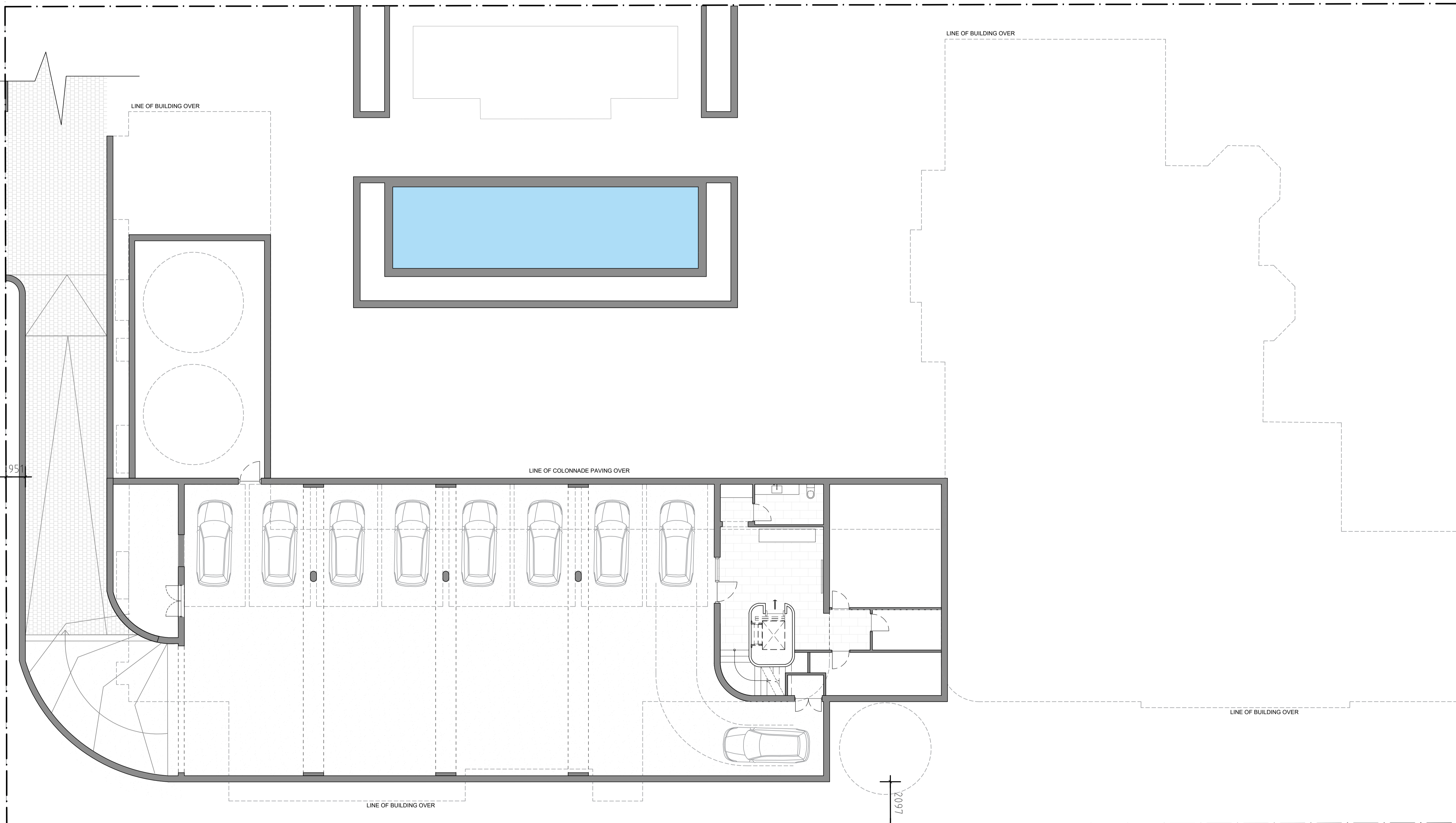
SCALE: 1:100 @ A1

DEVELOPMENT APPLICATION

A1.0R

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV:DA-04



951

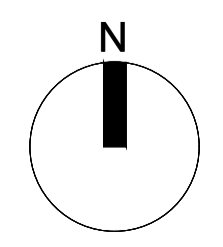
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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA DESIGN UPDATE - MOVE BASEMENT AWAY FROM SOUTH BOUNDARY	30.08.2023



BASEMENT FLOOR PLAN

SCALE: 1:100 @ A1

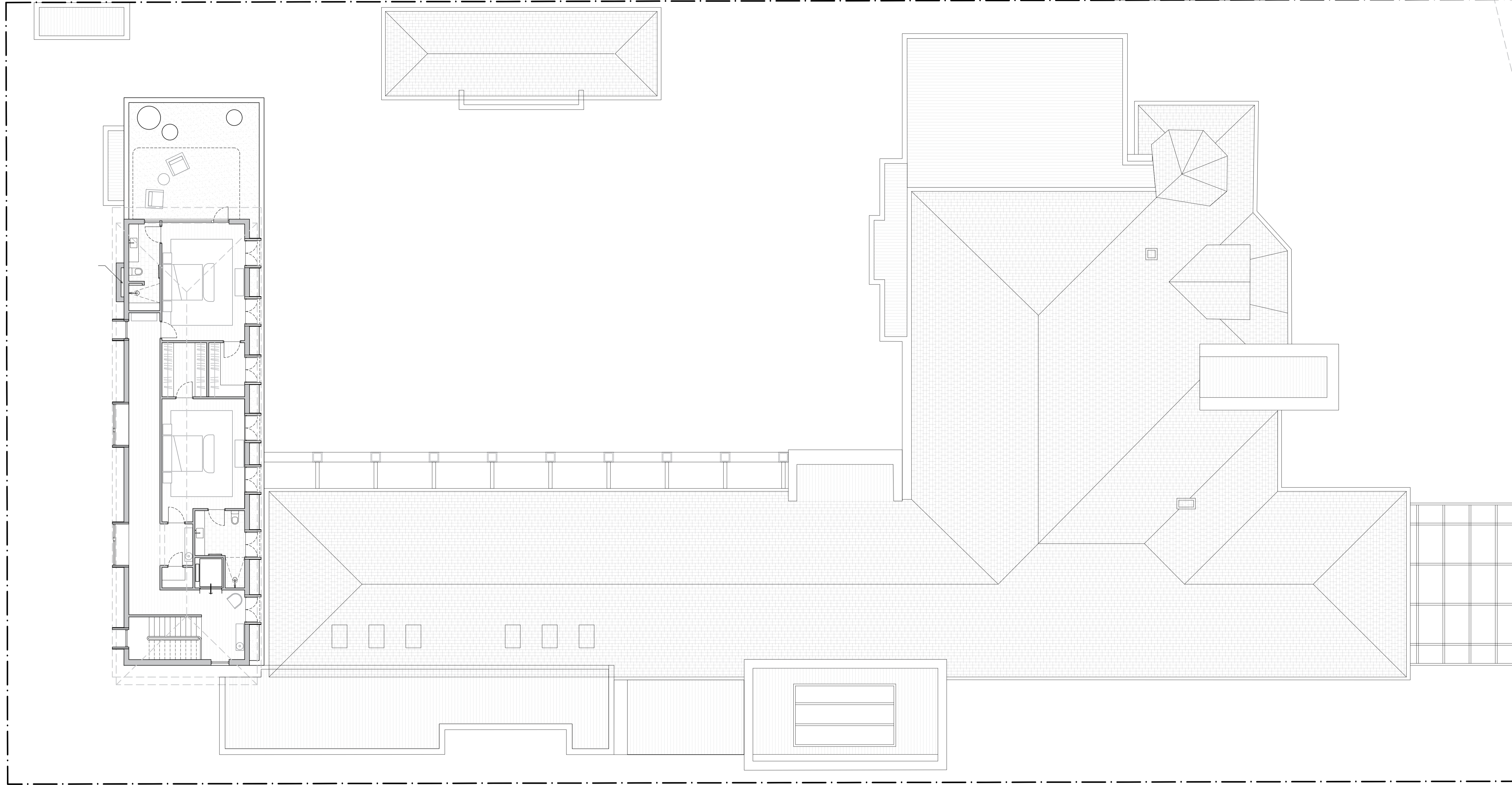
DEVELOPMENT APPLICATION

A.2.0R

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-03

PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

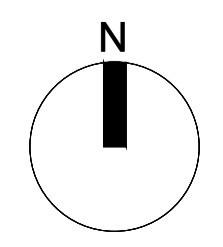


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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	02.08.2023
DA-02	DA CLARIFICATION - SHOW NEW AND EXISTING CHIMNEYS	01.09.2023
DA-04	DA CLARIFICATION - ROOF & EAVE EXTENT	14.09.2023



FIRST FLOOR PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3

DEVELOPMENT APPLICATION

A.3.0R

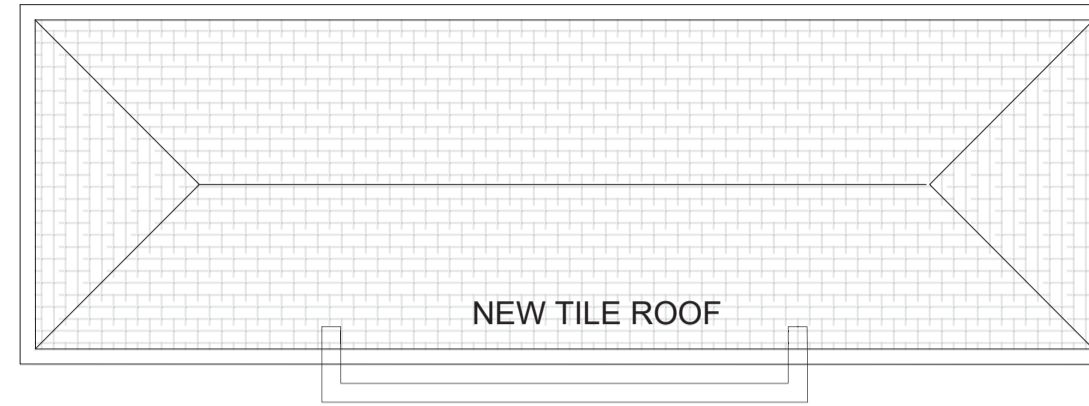
NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-04

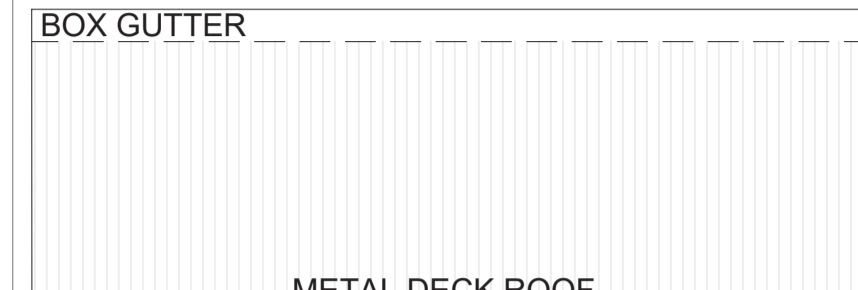
NORTH BOUNDARY

PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

BIN / GARDEN STORE
FLAT ROOF



PARAPET WALL TOW +4.61 / AHD



NEW TILE ROOF TO REINSTATE ORIGINAL VERANDAH

MAINTAIN EXISTING CHIMNEY

METAL DECK ROOF

NEW TILE ROOF MAINTAINS EXISTING PITCH

NEW TILE ROOF MAINTAINS EXISTING PITCH

MAKE GOOD OR REPLACE EXISTING FLAT ROOF

MAINTAIN EXISTING CHIMNEY

PARAPET WALL TOW +4.61 / AHD

NEW TILE ROOF MAINTAINS EXISTING PITCH

PARAPET WALL TOW +4.61 / AHD

METAL DECK ROOF

OPEN COLONNADE

PARAPET WALL TOW +4.61 / AHD

OPEN COLONNADE

PARAPET WALL TOW +4.61 / AHD

NEW TILE ROOF MAINTAINS EXISTING PITCH

NEW TILE ROOF MAINTAINS EXISTING PITCH

NEW TILE ROOF MAINTAINS EXISTING PITCH

NEW TILE ROOF MAINTAINS EXISTING PITCH

NEW STEEL & GLASS PERGOLA

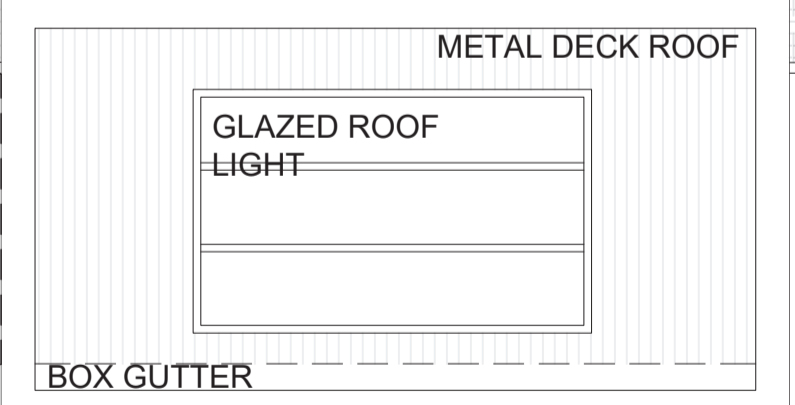


METAL DECK ROOF

BOX GUTTER

PARAPET WALL TOW +4.61 / AHD

METAL DECK ROOF



PARAPET WALL TOW +4.61 / AHD

SOUTH BOUNDARY

5245

845

4M REAR SETBACK

9M FRONT SETBACK

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	30.06.23
DA-02	DA CLARIFICATION	04.08.23
DA-03	DA CLARIFICATION - SHOW NEW AND EXISTING CHIMNEYS	01.09.23
DA-04	DA CLARIFICATION - CONFIRM ROOF / EAVE EXTENT	14.09.23

ROOF PLAN

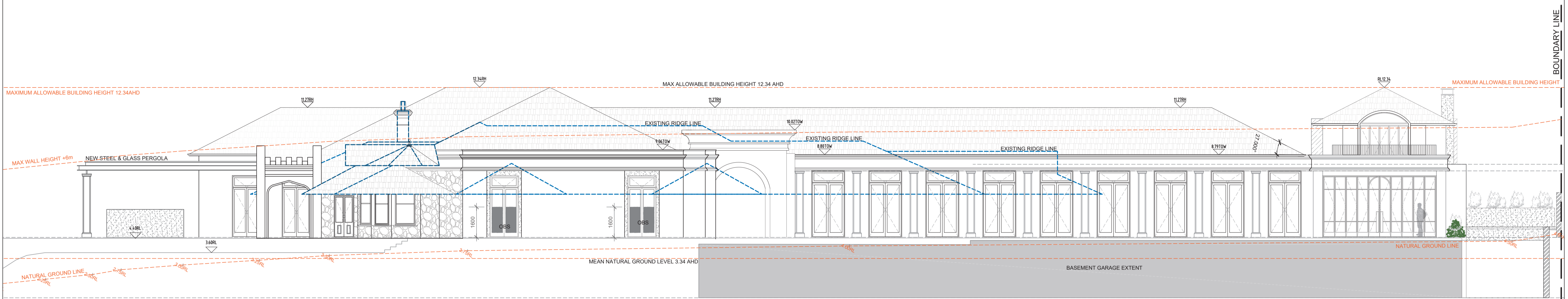
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DEVELOPMENT APPROVAL

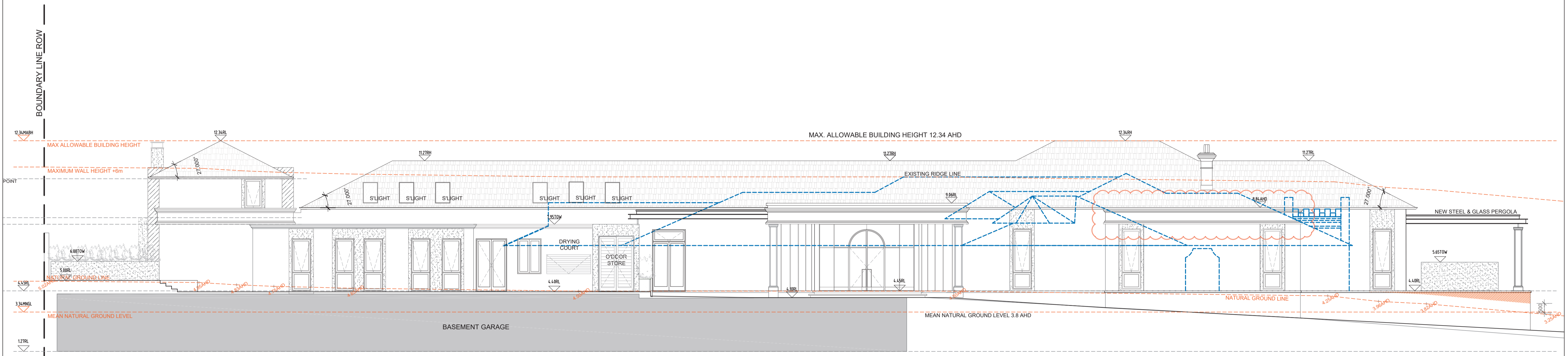
A.4.0

GOYDER RESIDENCE
52 THE ESPLANADE, PEPPERMINT, WA

REV:DA-04



NORTH ELEVATION



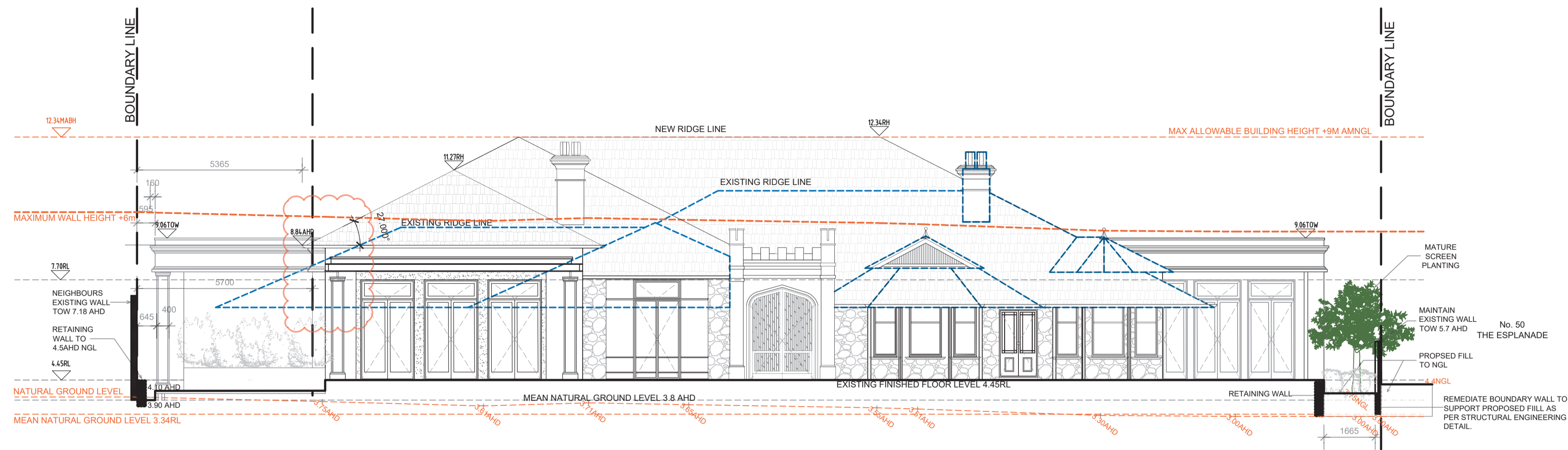
SOUTH ELEVATION

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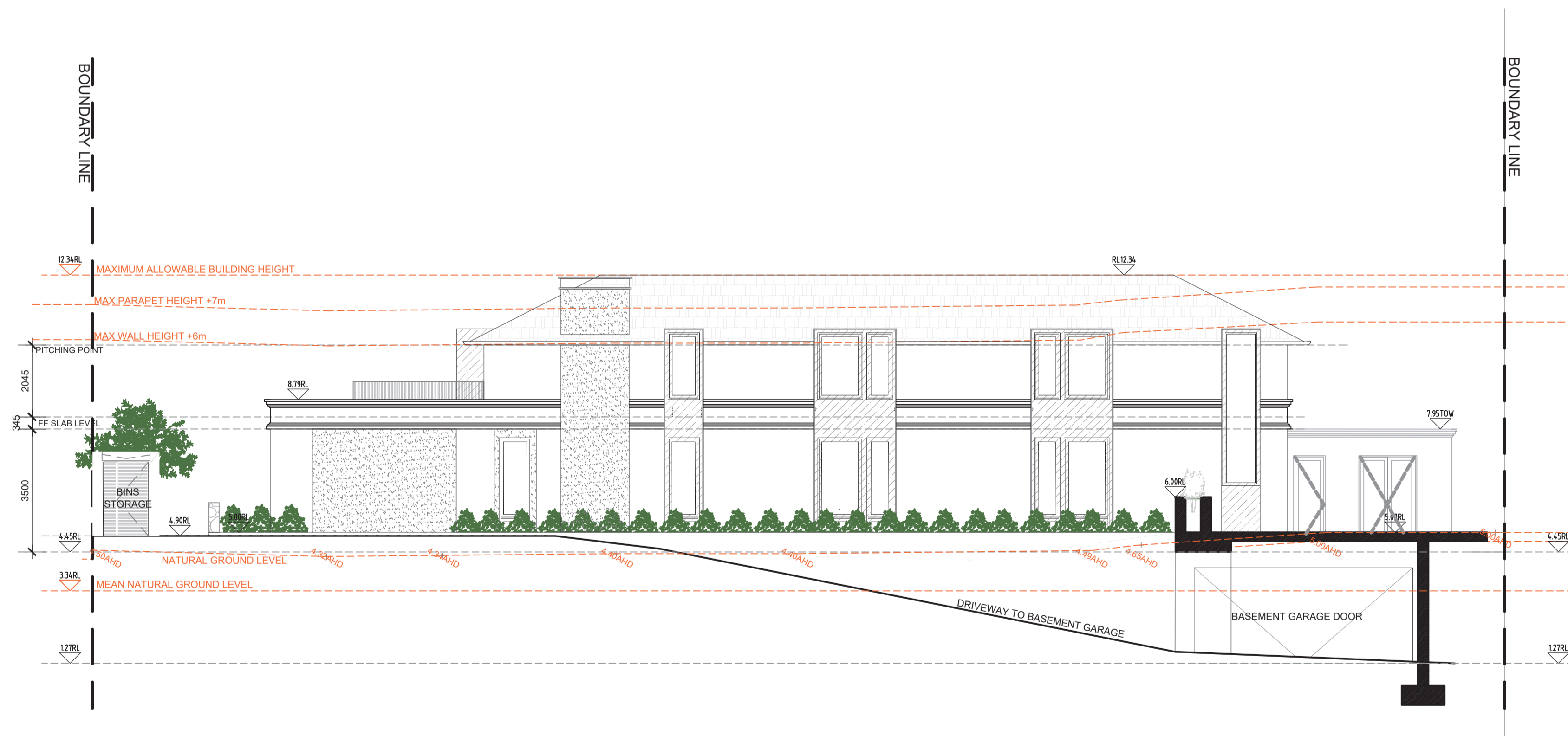
REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA CLARIFICATION - CONFIRM ROOF / EAVE	14.08.2023

ELEVATIONS
 SCALE: 1:100 @A1

DESIGN DEVELOPMENT A.5.0
GOYDER RESIDENCE
 52 THE ESPLANADE, PEPPERMIN, WA
 REV: DA-03



EAST ELEVATION - THE ESPLANADE



WEST ELEVATION - RIGHT OF WAY

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA DESIGN ALTERATION BASEMENT & SITTING RM	04.08.2023
DA-04	DA DESIGN - ROOF & EAVE EXTENT	04.08.2023

ELEVATIONS

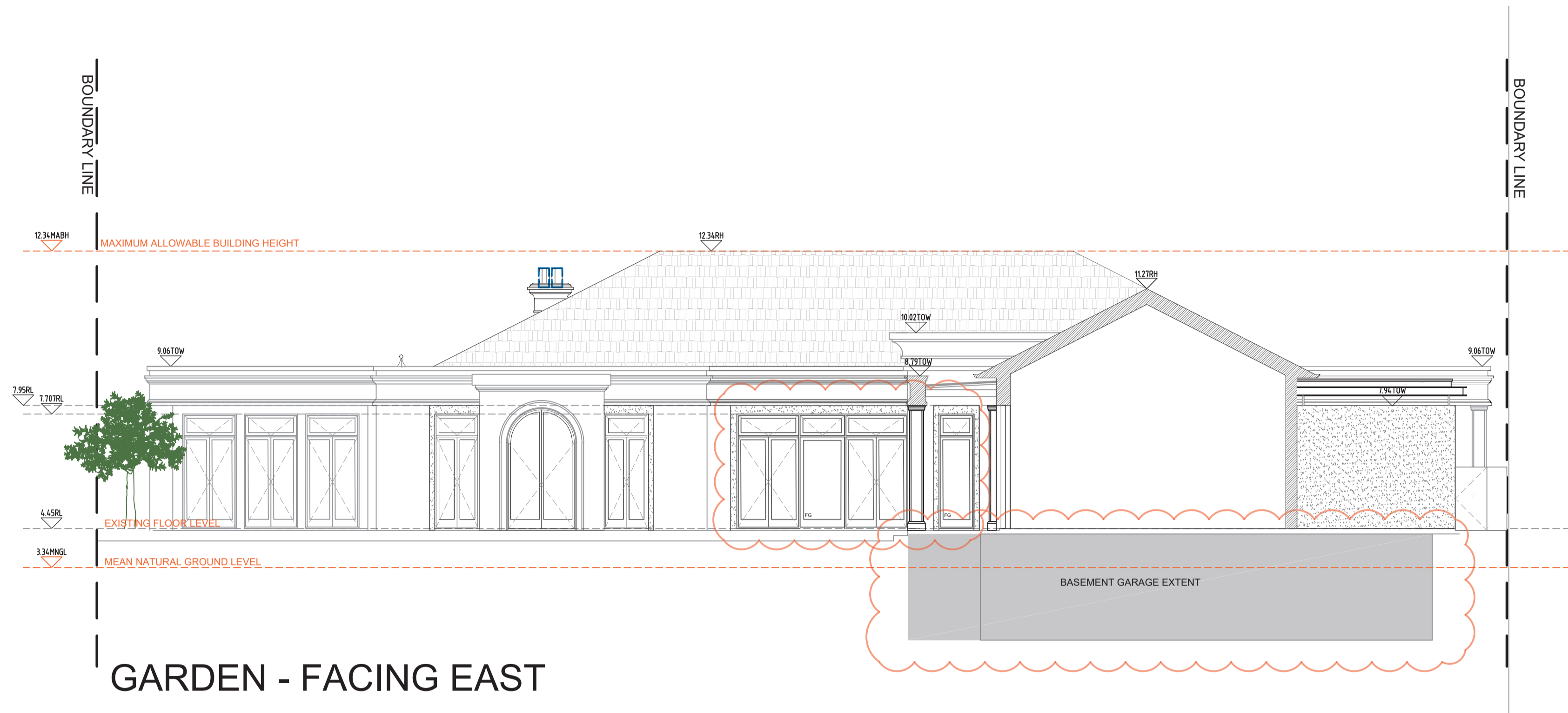
SCALE: 1:100 @A1

DESIGN DEVELOPMENT

A.5.1

GOYDER RESIDENCE
52 THE ESPLANADE, PEPPERMINT, WA

REV: DA-04



PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	30.06.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA CLARIFICATION	30.08.2023

ELEVATIONS

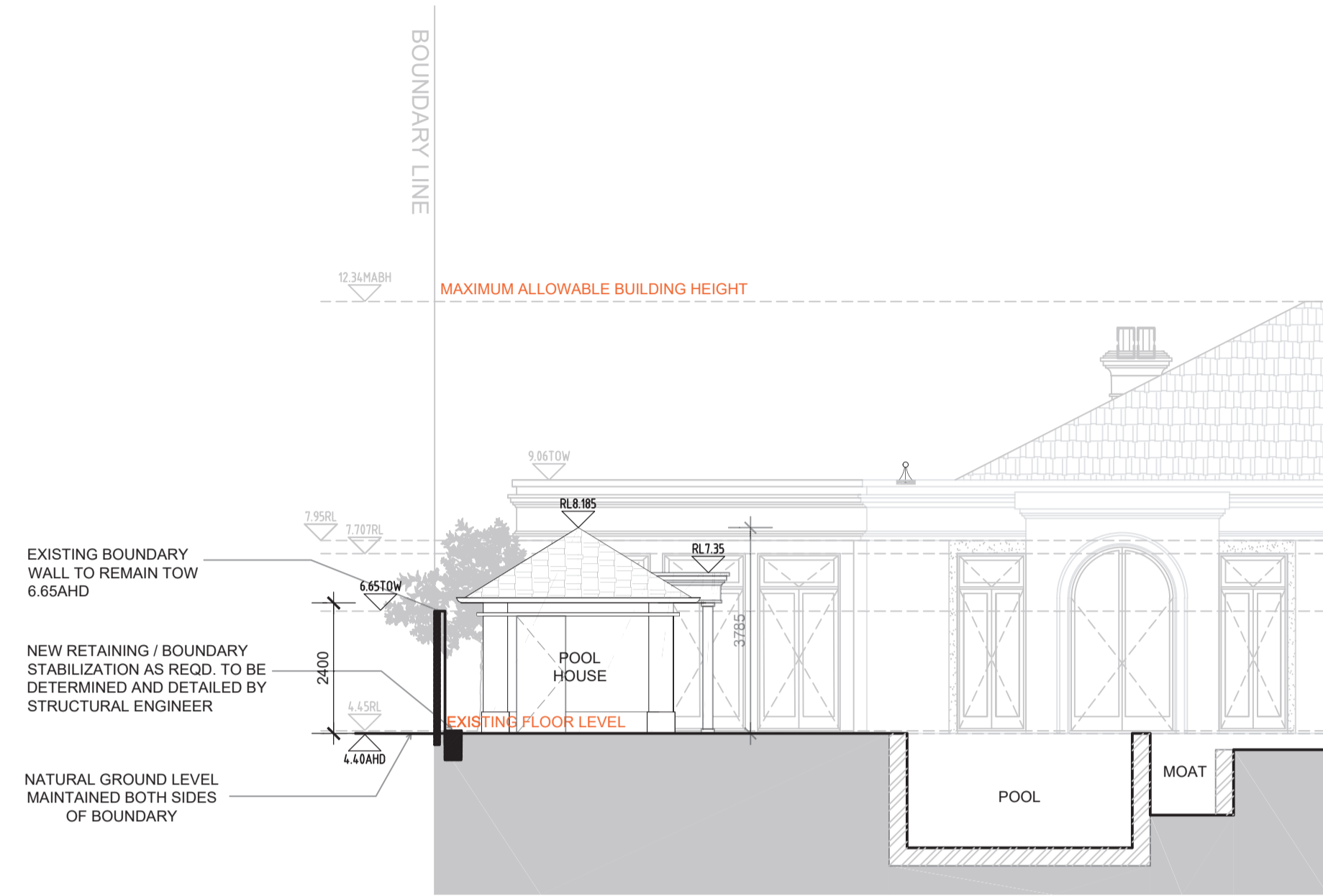
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DESIGN DEVELOPMENT

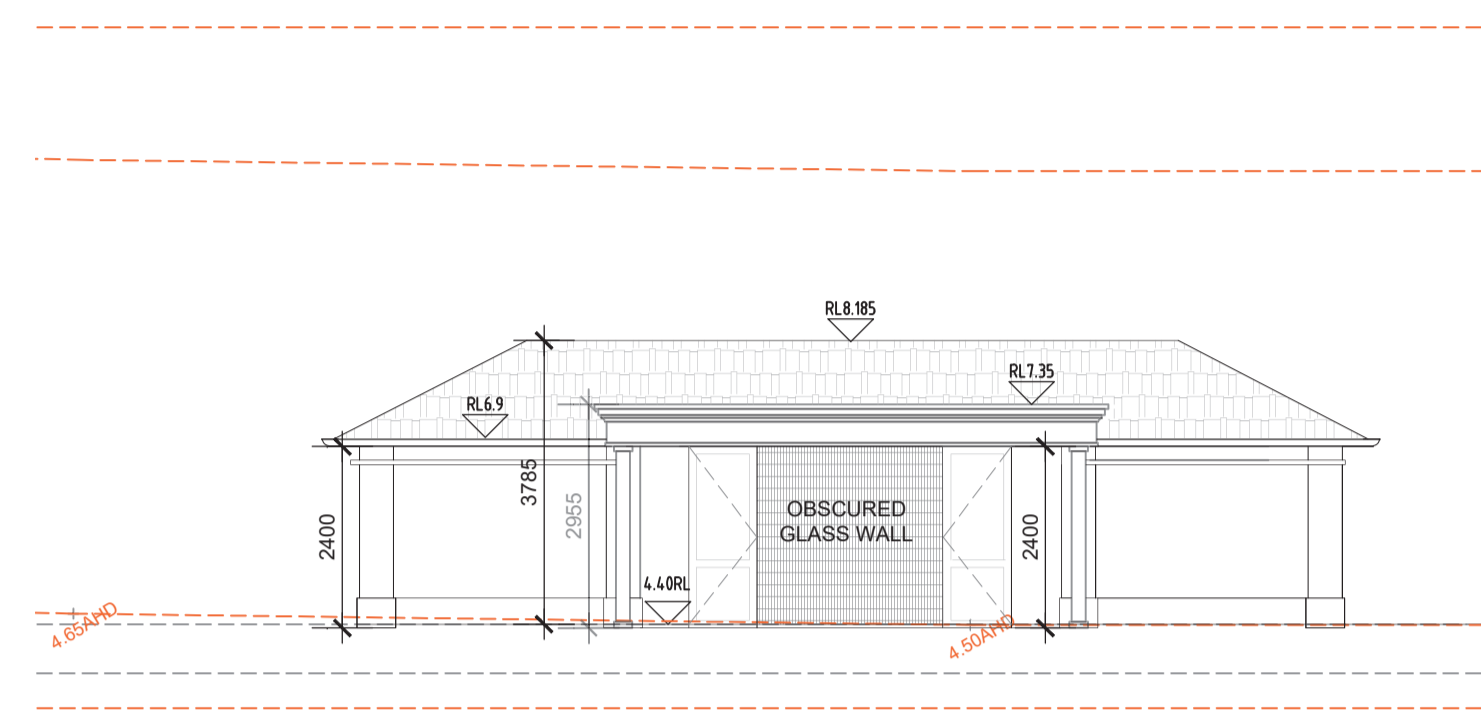
A.5.2

GOYDER RESIDENCE
52 THE ESPLANADE, PEPPERMINT, WA

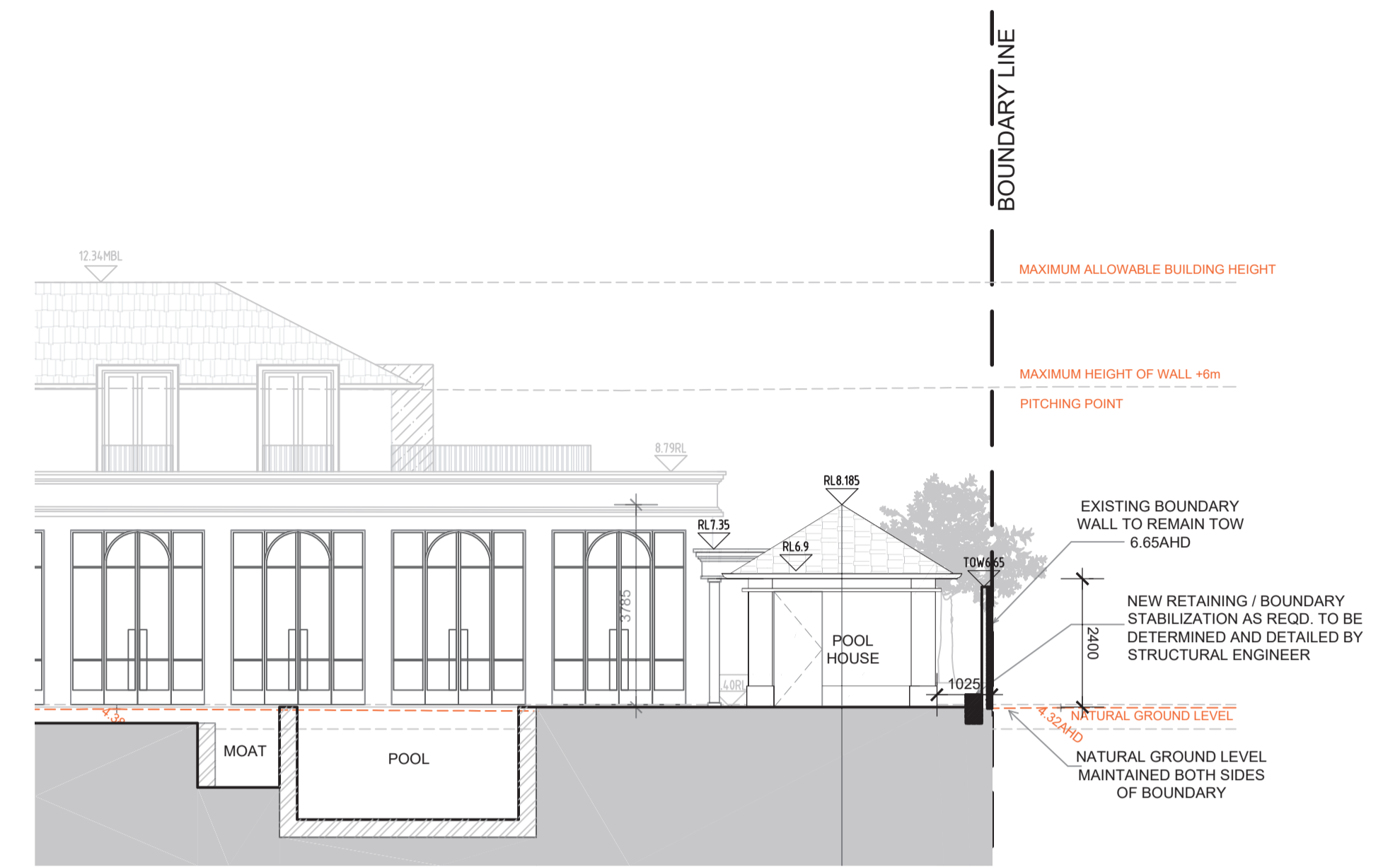
REV:DA-03



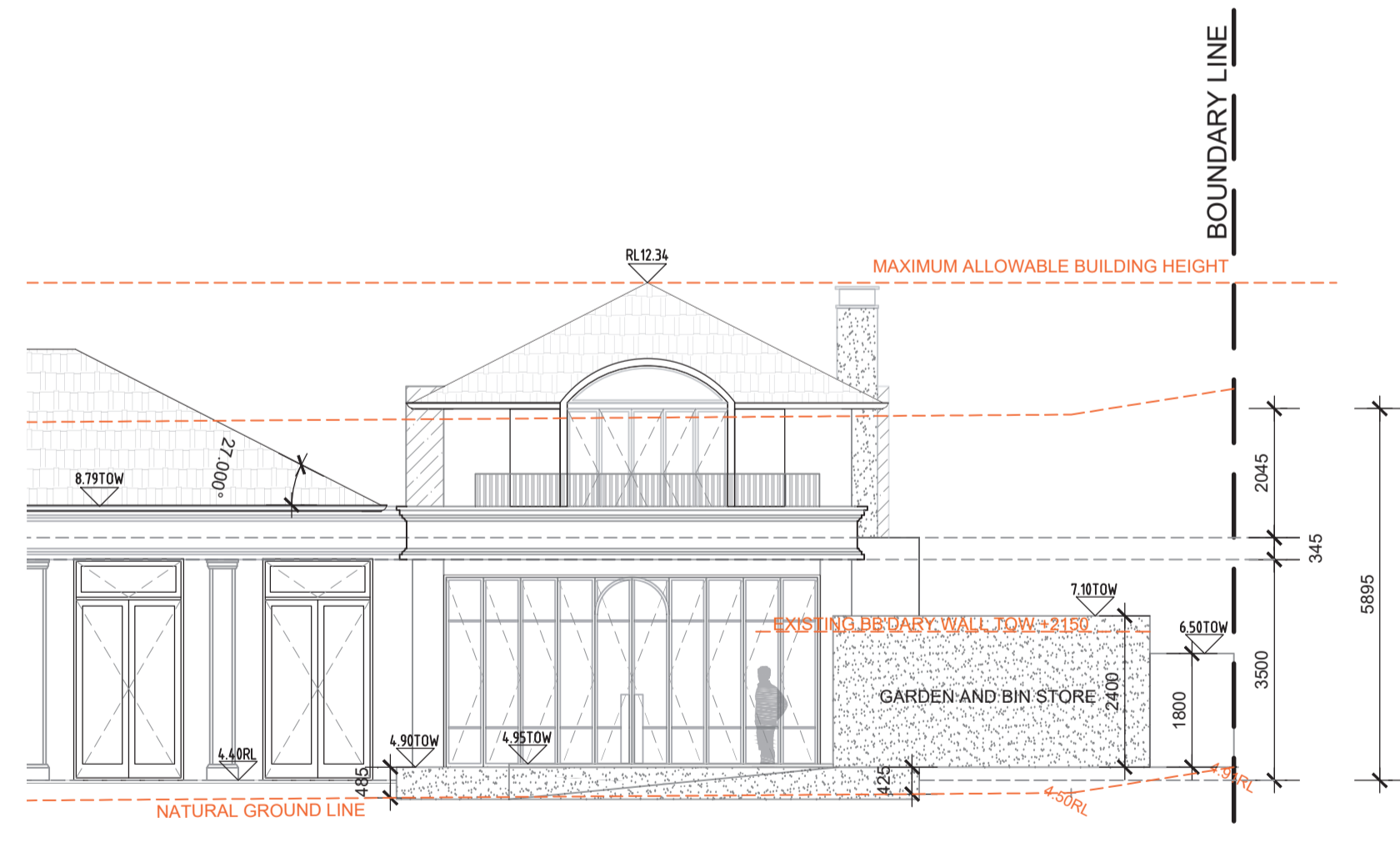
POOL HOUSE
EAST ELEVATION



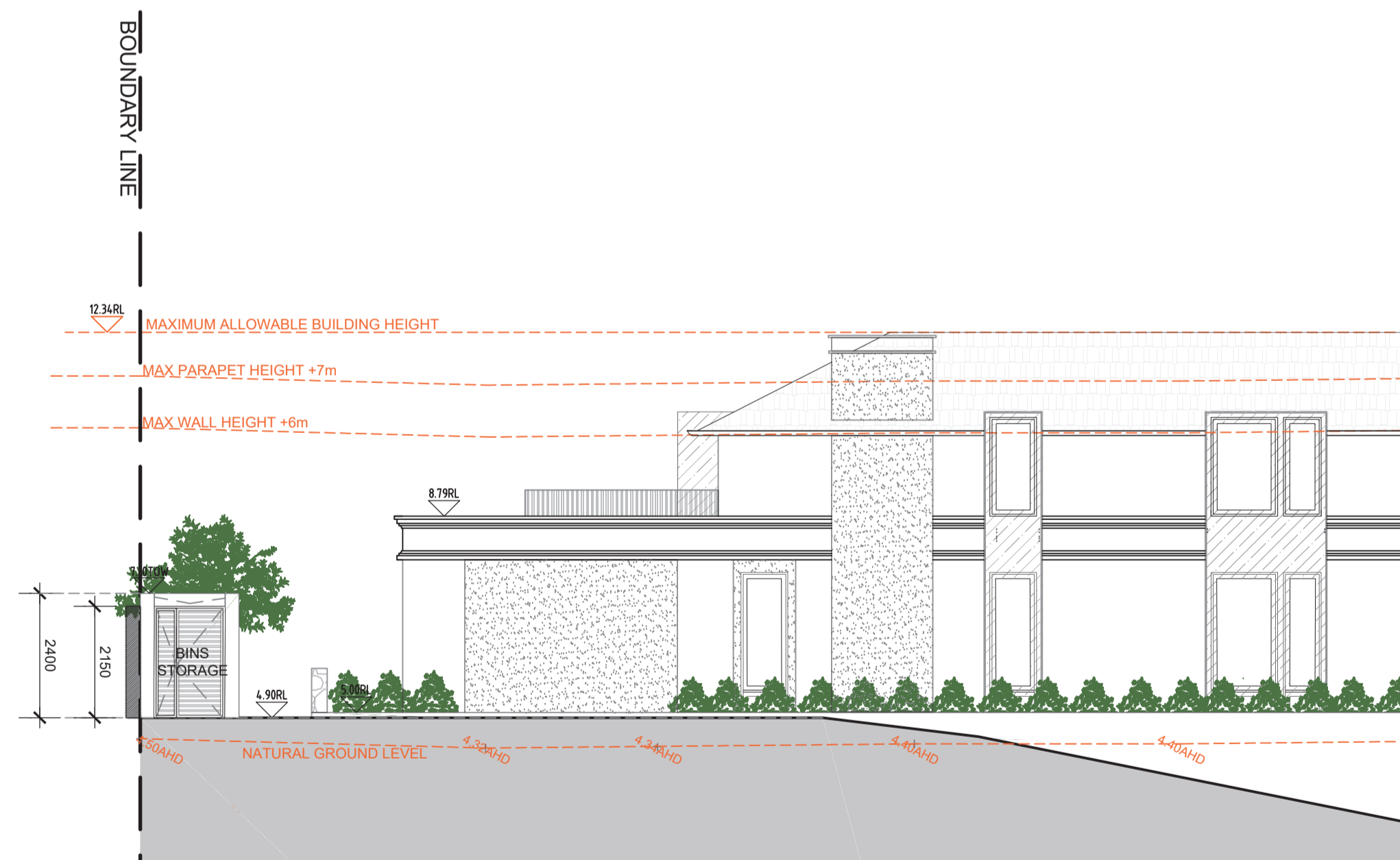
POOL HOUSE
SOUTH ELEVATION



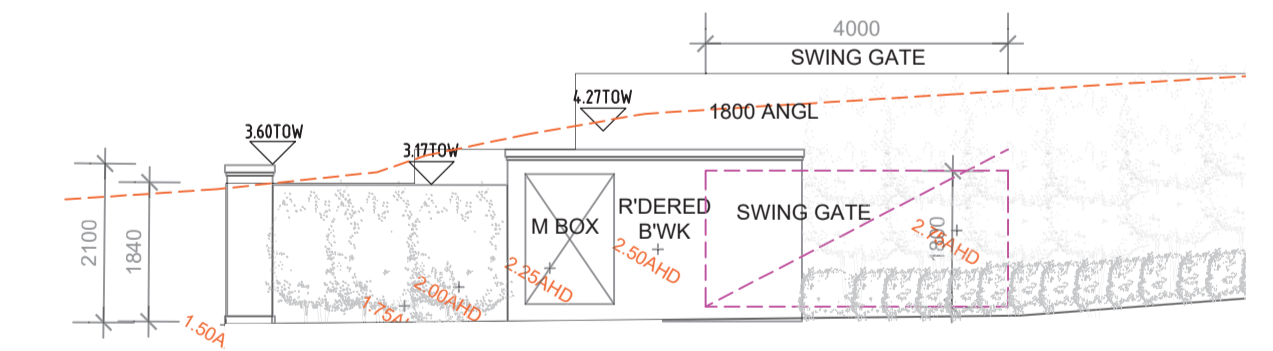
POOL HOUSE
WEST ELEVATION



GARDEN AND BIN STORE
NORTH ELEVATION



GARDEN AND BIN STORE
WEST ELEVATION



METERBOX DRIVEWAY GATE
EAST ELEVATION

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION / NEW DRAWINGS SHEET	30.06.2023
DA-02	DA CLARIFICATION	30.06.2023
DA-03	DA CLARIFICATION RFI 02	04.08.2023
DA-04	DESIGN ALTERATION BASEMENT & SITTING ROOM	30.08.2023

ELEVATIONS

SCALE: 1:100 @A1

DESIGN DEVELOPMENT

A.5.3

GOYDER RESIDENCE
52 THE ESPLANADE, PEPPERMINT, WA

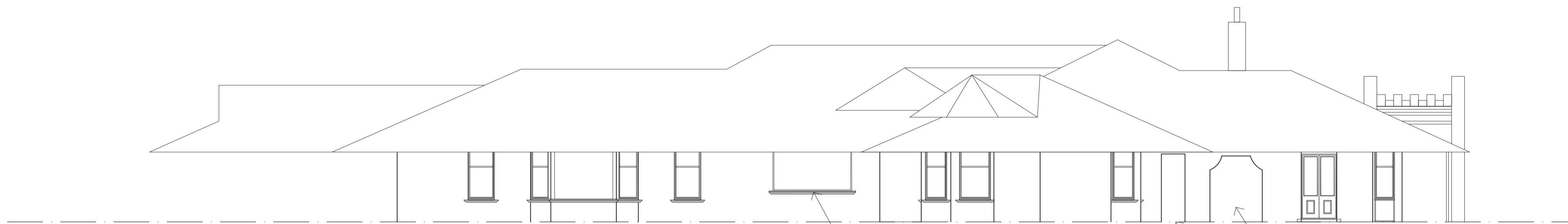
REVDA-04



NORTH ELEVATION



EAST ELEVATION

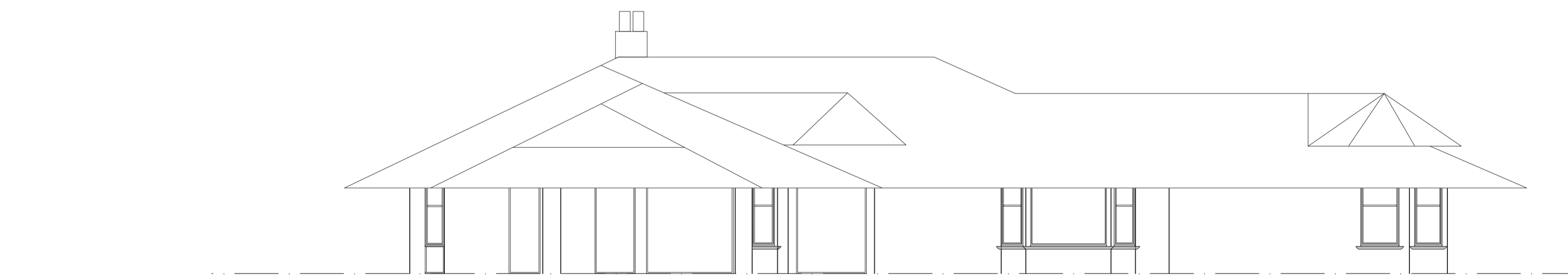


SOUTH ELEVATION

KITCHEN SERVARY

FIREPLACE FIREBOX
EXTRUSION FROM STONE
EXTERIOR WALL

STONE FILLED OPENING



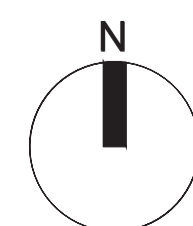
WEST ELEVATION

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REVISION	COMMENT	DATE
01	ISSUED TO HERITAGE CONSULTANT	24.03.2023



ELEVATIONS - EXISTING

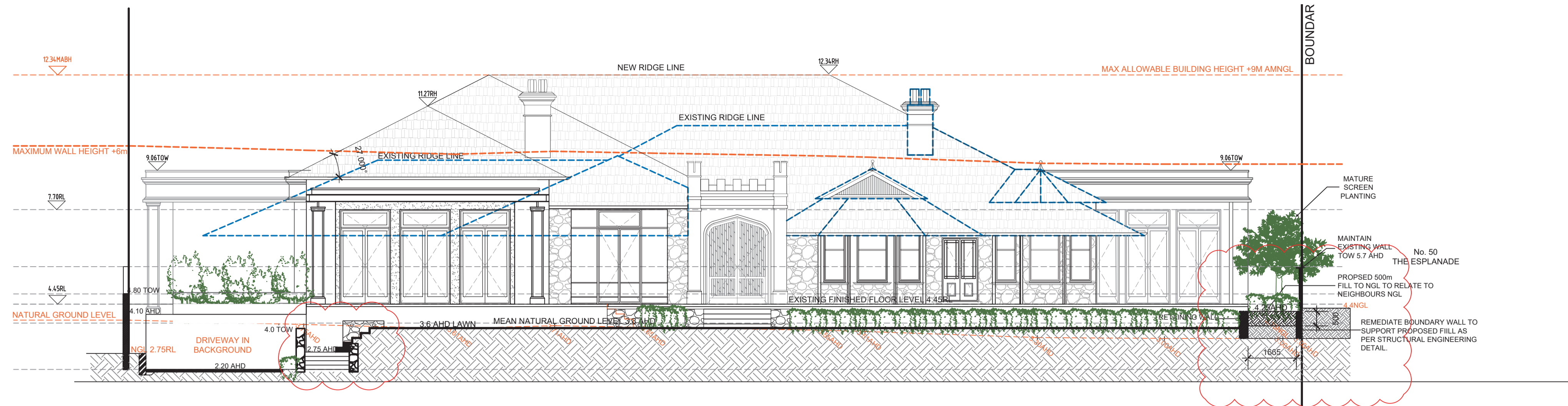
SCALE:

DEVELOPMENT APPLICATION

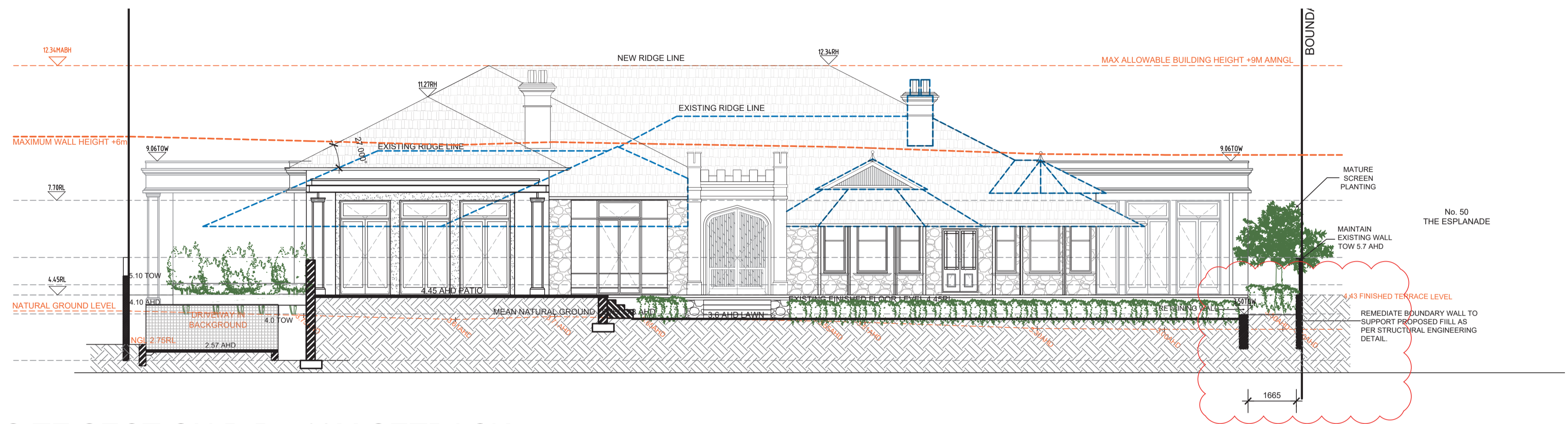
A.5.40

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

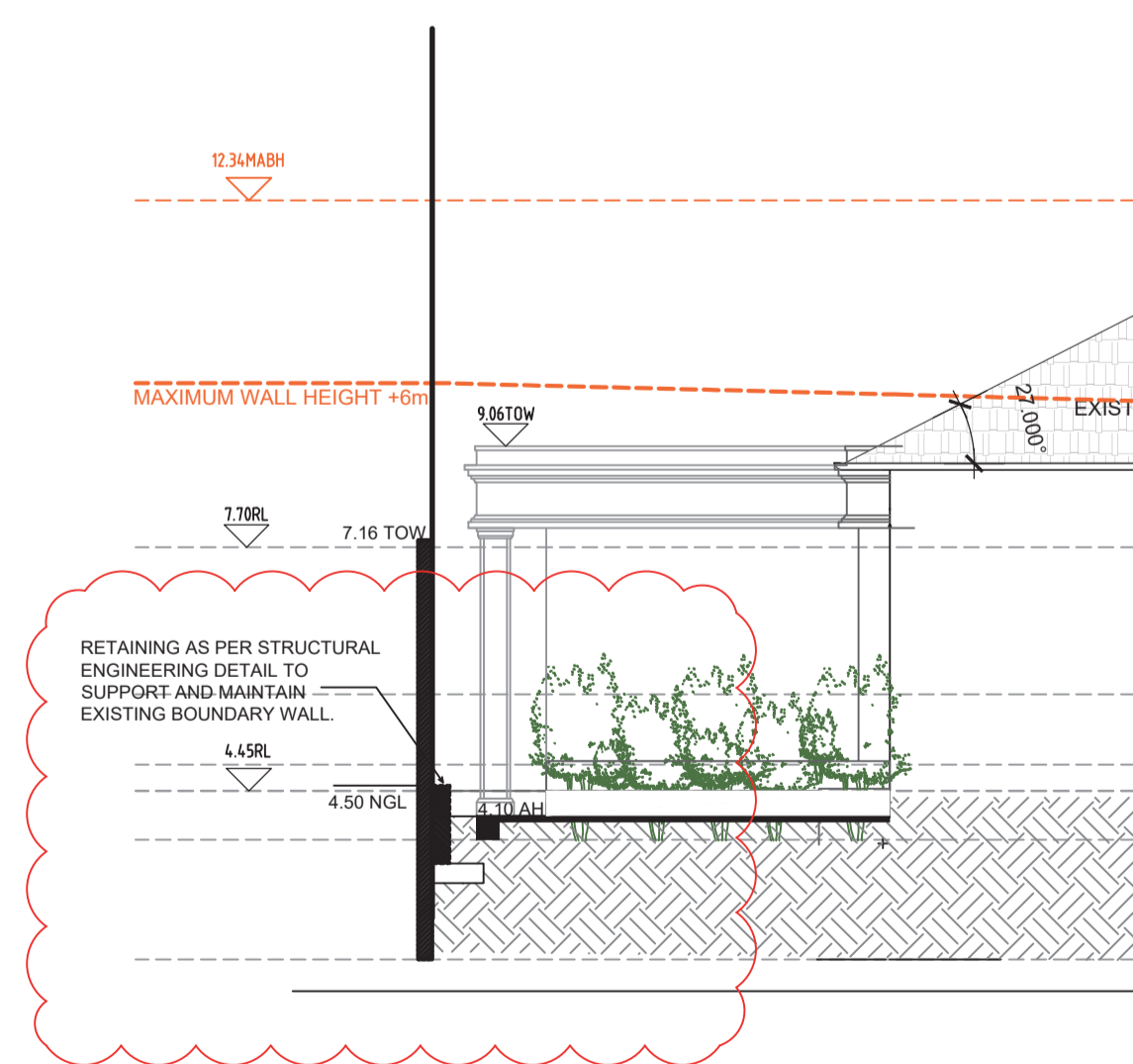
REV: DA



SITE SECTION A-A



SITE SECTION B-B - 18M SETBACK



SITE SECTION C-C - AT BOUNDARY

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REVISION	COMMENT	DATE
00	DA CLARIFICATION (NEW SHEET)	05.07.2023
DA02	DA CLARIFICATION	04.08.2023

SITE SECTIONS - NORTH / SOUTH

SCALE: 1:100 @A1


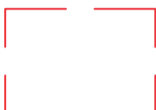

DESIGN DEVELOPMENT

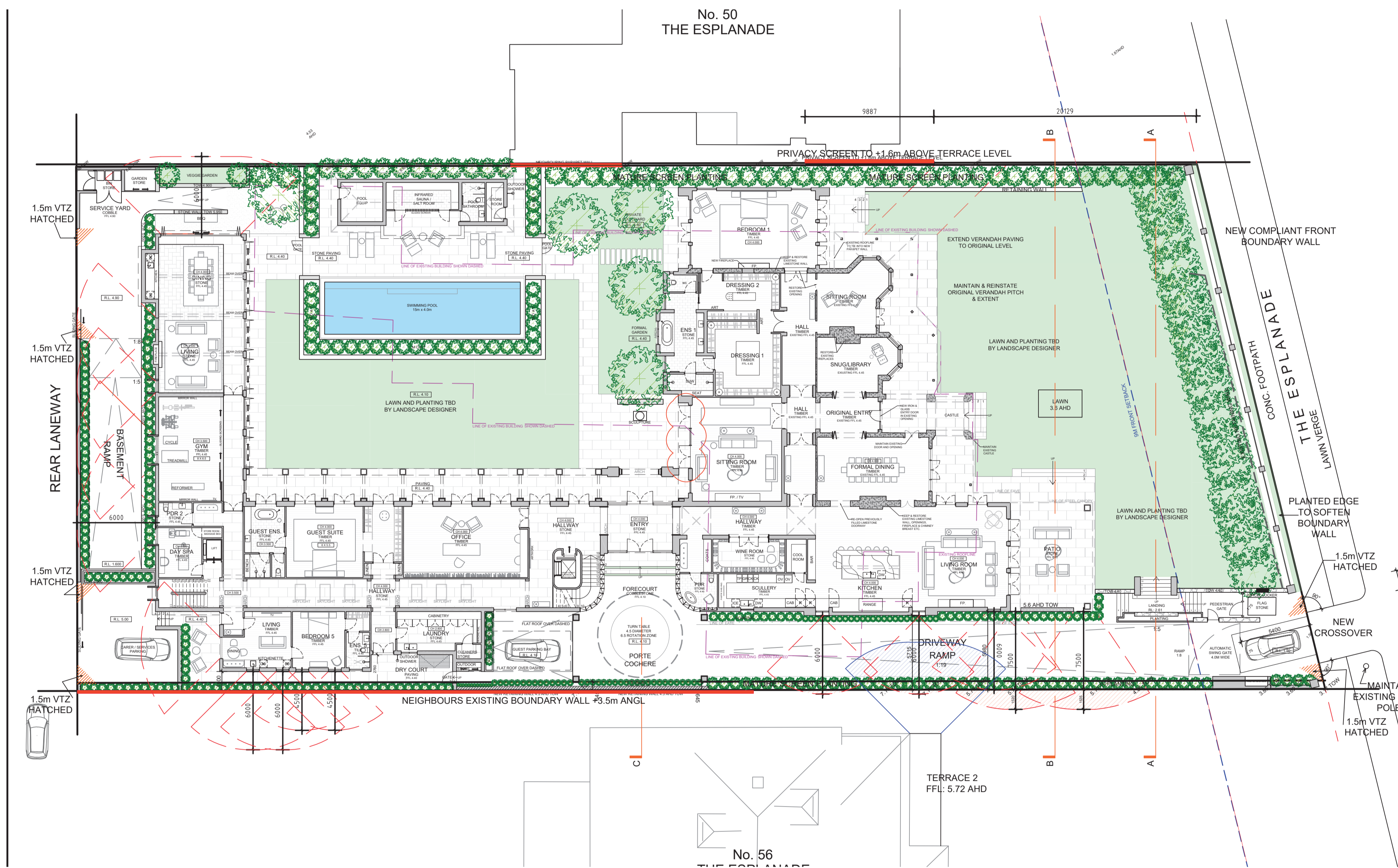
A.5.5

GOYDER RESIDENCE
52 THE ESPLANADE, PEPPERMINT, WA

REV:DA-02

LEGEND:

-  OVERLOOKING EXTENT
-  OVERLOOKING NEGATED BY EXISTING BOUNDARY WALL
-  OVERLOOKING EXTENT No. 56

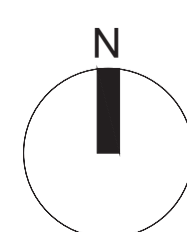


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REVISION	COMMENT	DATE
DA01	DA CLARIFICATION	13.06.23
DA02	DA CLARIFICATION	12.07.23
DA03	DA CLARIFICATION	04.08.23
DA04	DESIGN REVISION SITTING RM & BASMENT	30.08.23



CONE OF VISION DIAGRAM

SCALE: 1:200 @ A1

DEVELOPMENT APPLICATION

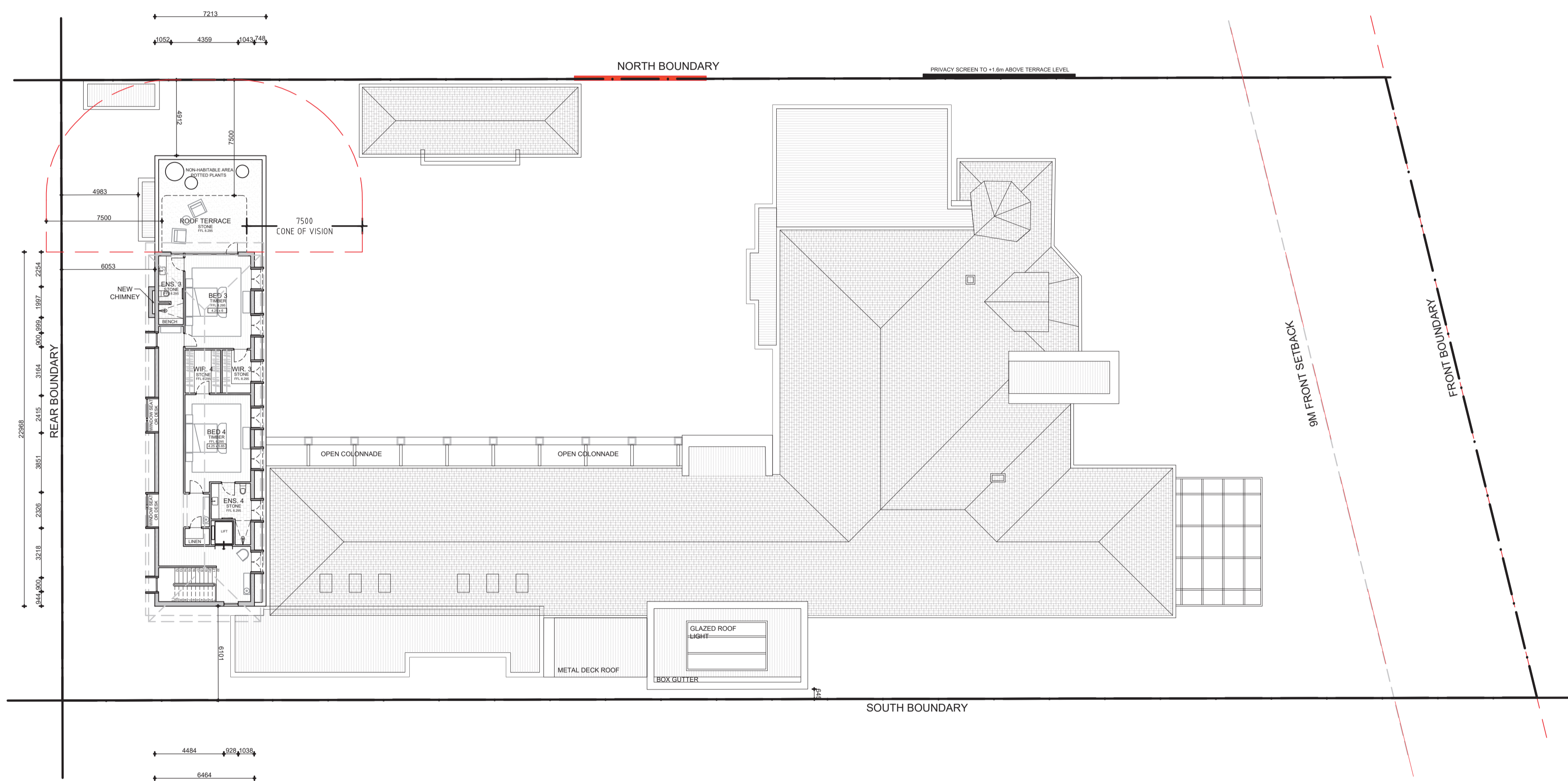
A7.00

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-04

LEGEND:

 OVERLOOKING
EXTENT WITH
NO IMPACT

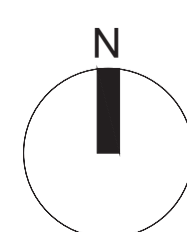


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REVISION	COMMENT	DATE
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DA-02	DA CLARIFICATION	04.08.23



CONE OF VISION DIAGRAM

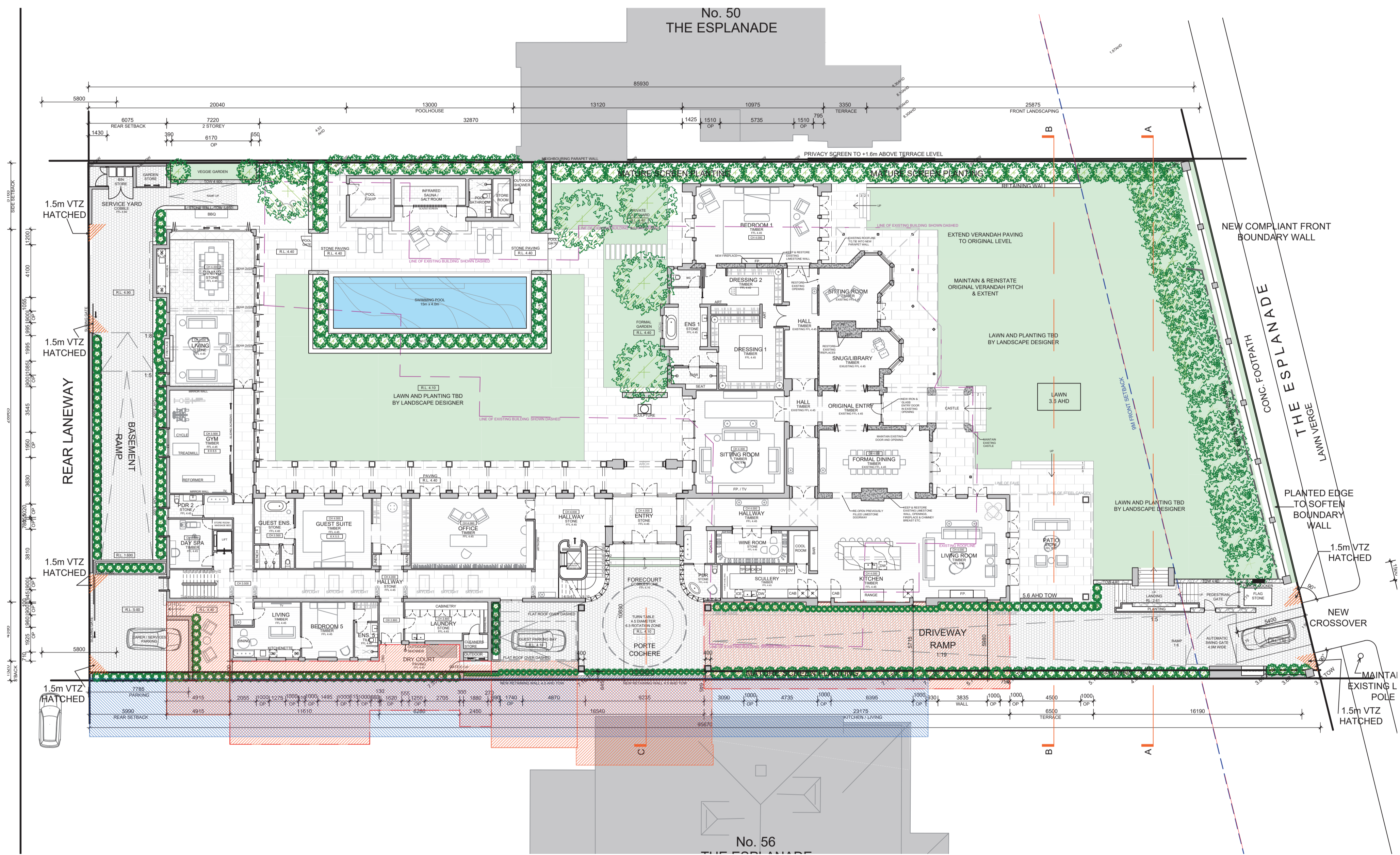
SCALE: 1:200 @ A1

DEVELOPMENT APPLICATION

A7.01

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-02

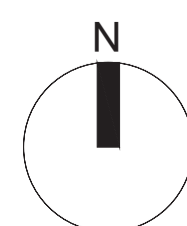


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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	12.07.23



OVER SHADOWING

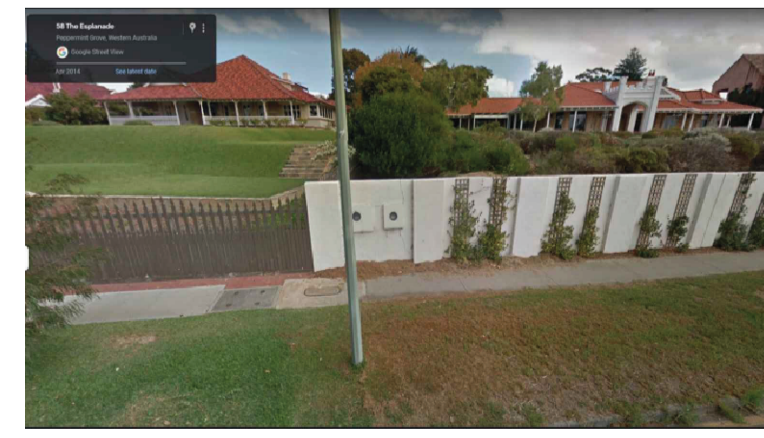
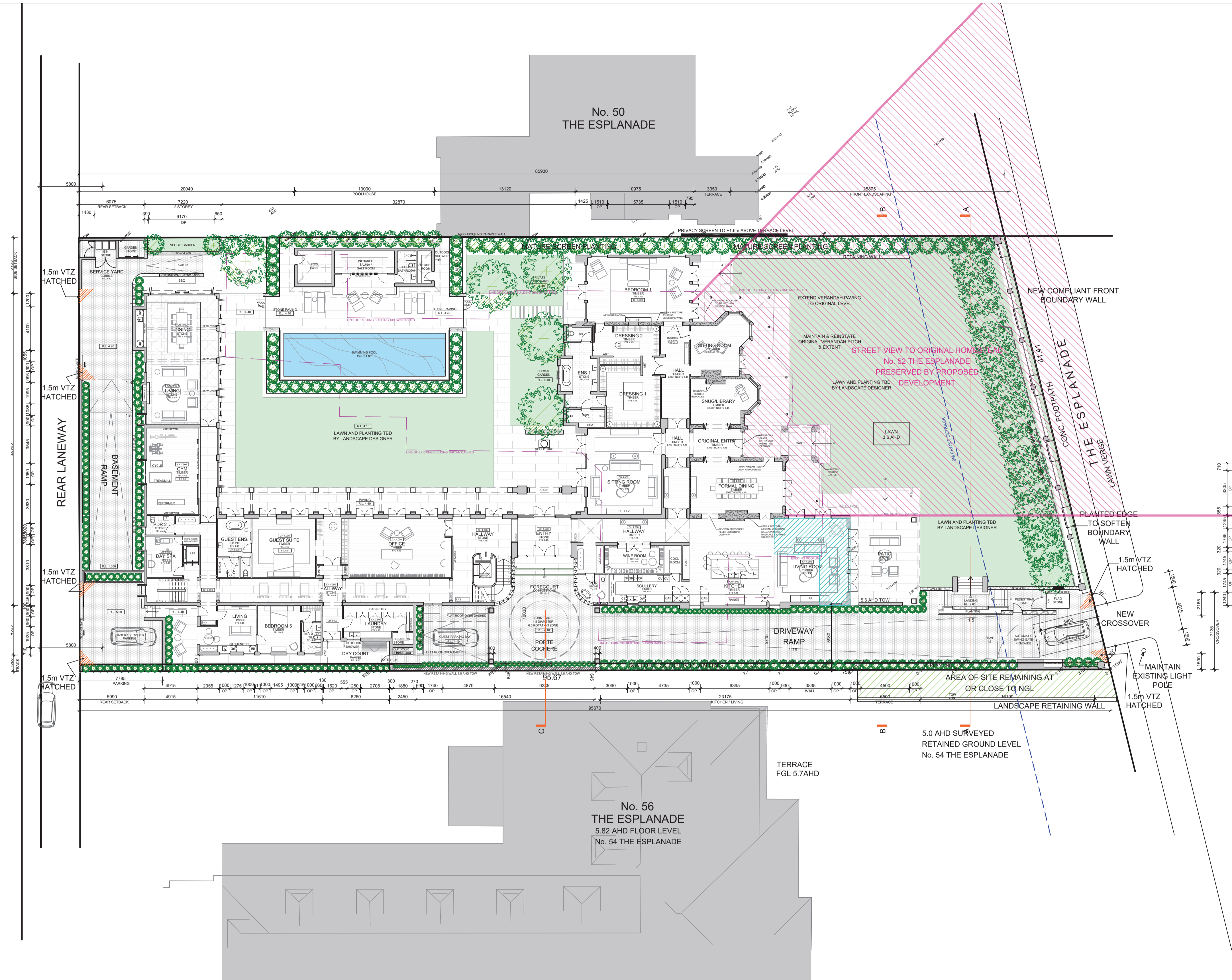
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DEVELOPMENT APPLICATION

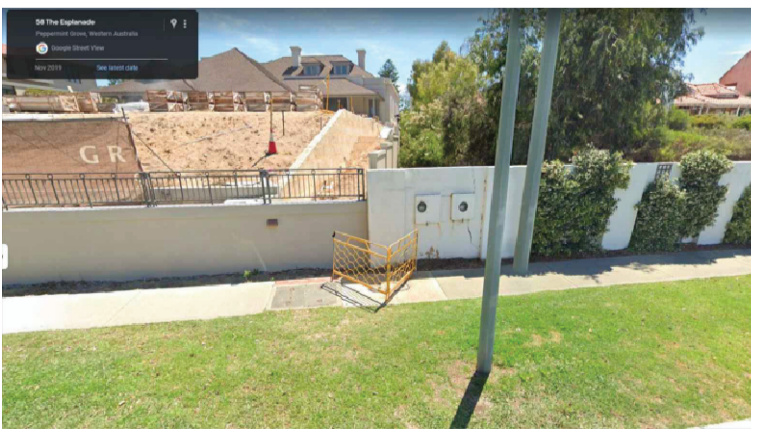
A8.0

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

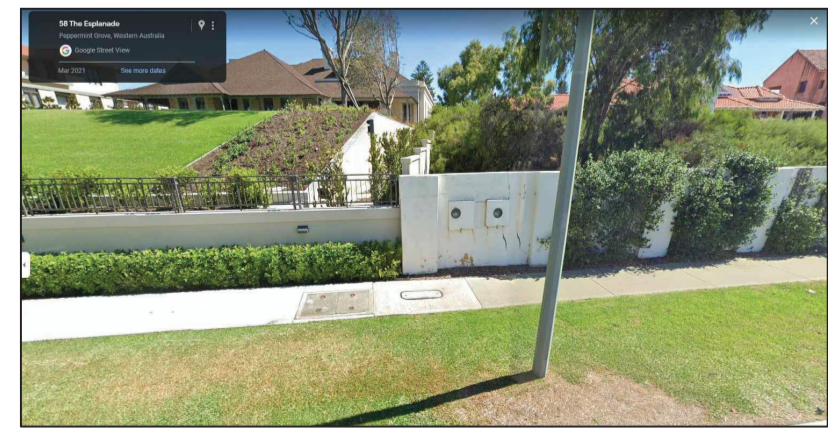
REV: DA-01



2014 LANDSCAPE LEVEL
No. 54 THE ESPLANADE



2019 LANDSCAPE LEVEL
No. 54 THE ESPLANADE



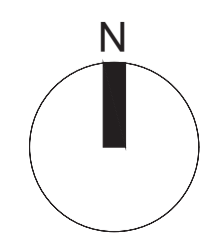
2021 LANDSCAPE LEVEL
No. 54 THE ESPLANADE

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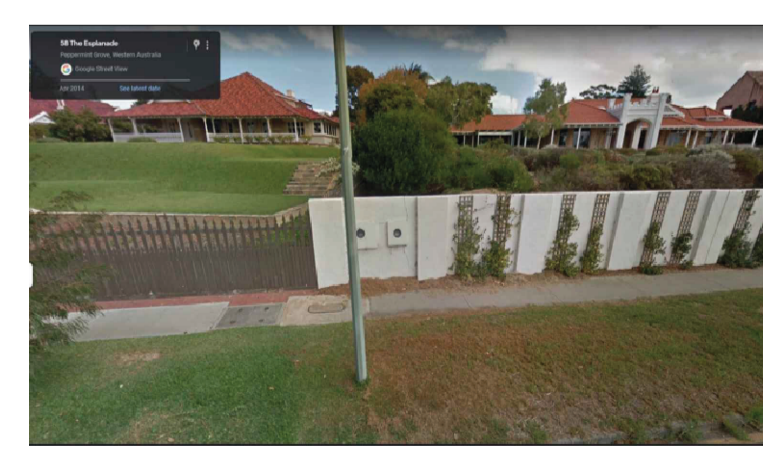
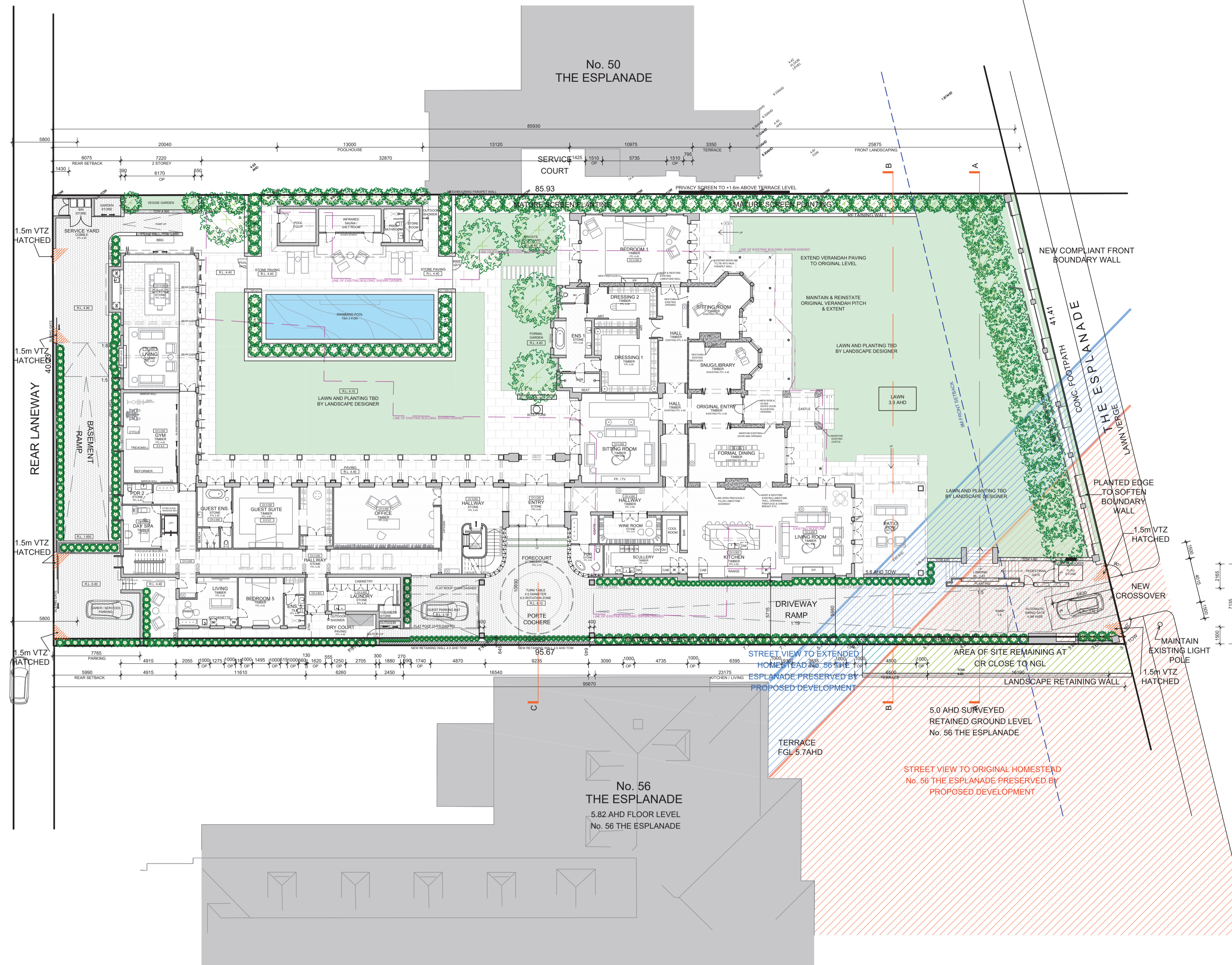
HERITAGE VIEW SHED DIAGRAM - No. 56 The Esplanade

SCALE: 1:200 @ A1

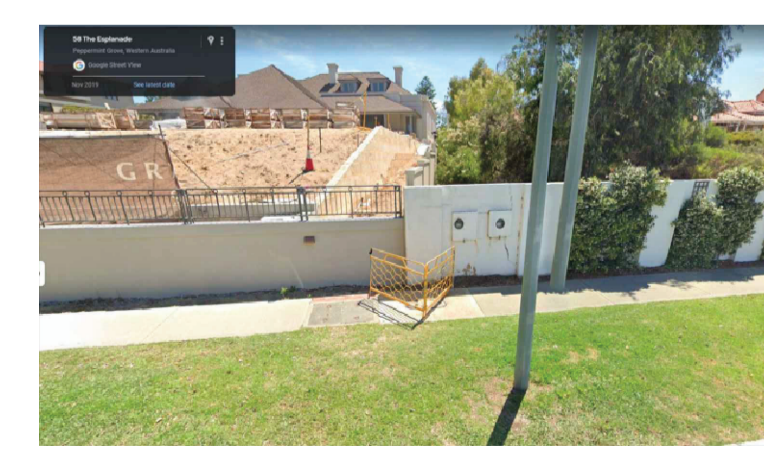
DEVELOPMENT APPLICATION A9.0

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

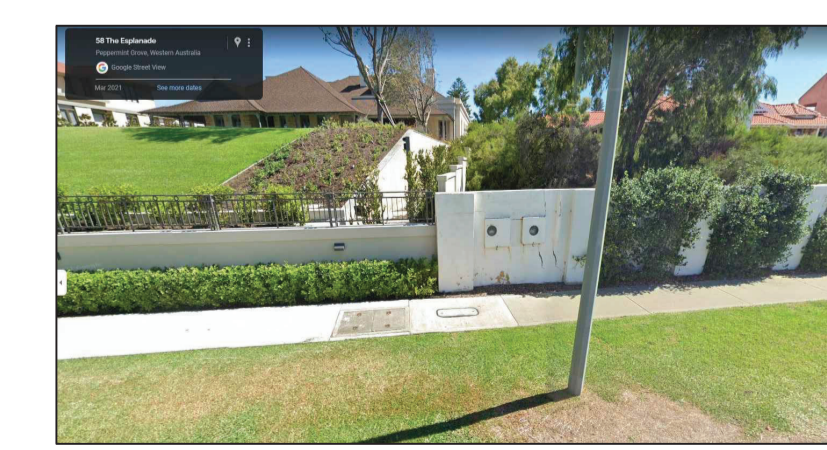
REV: DA-01



2014 LANDSCAPE LEVEL
No. 56 THE ESPLANADE



2019 LANDSCAPE LEVEL
No. 56 THE ESPLANADE



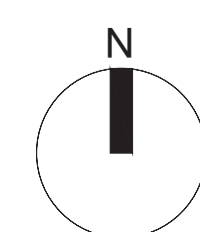
2021 LANDSCAPE LEVEL
No. 56 THE ESPLANADE

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DA-01	DA CLARIFICATION	12.07.23



HERITAGE VIEW SHED DIAGRAM - No. 56 The Esplanade

SCALE: 1:200 @ A1

DEVELOPMENT APPLICATION

A9.1

NEW RESIDENCE
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-01

PALASSIS ARCHITECTS

+

ARCHITECTURE
INTERIORS
HERITAGE



GOYDER RESIDENCE

52 THE ESPLANADE, PEPPERMINT GROVE

HERITAGE IMPACT STATEMENT
FOR MR & MRS GOYDER

7 September 2023 -REVISION 1

CONTENTS		page
1.0	INTRODUCTION	3
1.1	Background	3
1.2	Site Details	3
1.3	Methodology	3
2.0	HERITAGE CONSIDERATIONS	5
2.1	Heritage Listings	5
2.1.1	Statutory Heritage Listings	5
2.1.2	Other Heritage Listings and Surveys	5
2.1.3	Conservation Management Plan	5
2.1.4	The Burra Charter 2013	5
2.1.5	The Heritage Act of Western Australia 2018	5
2.1.6	The Shire of Peppermint Grove Local Heritage Survey 2021	6
2.1.7	Inclusion in the Shire of Peppermint Grove Heritage List	7
2.2	BACKGROUND TO THE PLACE	10
2.2.1	52 The Esplanade	10
2.2.2	Description of the Built Fabric – Exterior	15
2.2.3	Description of the Built Fabric – Interior	32
2.2.4	Summary of Historical Changes to the Fabric	48
2.2.5	Condition, Integrity and Authenticity	55
2.2.6	Statement of Significance	55
2.2.7	Levels of Significance	56
2.2.8	Comparative and Associated Structures	58
3.0	DESCRIPTION OF PROPOSAL	62
3.1	Strategic Overview	62
4.0	HERITAGE IMPACT STATEMENT	71
4.1	Overview	71
4.2	Analysis	72
4.2.1	Demolition Works	72
4.2.2	Heritage Building Interventions: Approach to New Insertions	73
4.2.3	Conservation Works	73
5.0	FINDINGS	74
6.0	CONCLUSION	76
7.0	APPENDICES	

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement (**HIS**) has been prepared by Palassis Architects (**PA**) on behalf of Mr and Mrs Goyder (**the Proponent**) for works to 52 *The Esplanade*, Peppermint Grove (**the Proposed Development**).

The **Proposed Development** involves changes to a place listed on the Shire of Peppermint Grove Local Heritage Survey 2021.

52 *The Esplanade* is not included on the State Register of Heritage Places.

1.2 SITE DETAILS

The Certificate of Title documents the site as Lot 100 on Diagram 71487, Volume 1842, Folio 15.

The street address of the Proposed Development is 52 *The Esplanade*, Peppermint Grove. Please refer to *Figure 01*.

The property is bound by The Esplanade and Swan River foreshore to the east, a laneway to the west and residential properties to the north and south.

The house is situated towards the centre of the property, with a residential wing and separate garage extending to the north-west. Please refer to *Figure 02*.

1.3 METHODOLOGY

Palassis Architects has been retained by the Proponent to advise on the heritage impacts associated with the Proposed Development.

Preparation and finalization of this HIS involved:

- Inspection of the site and building;
- Consultation with the Project Team and Proposed Development documentation;
- Review of relevant heritage documentation.

This Heritage Impact Statement has given regard to:

- The conservation principles, processes and practices outlined in *the Australia ICOMOS Burra Charter, 2013 (the Burra Charter)*;
- The Heritage Council of Western Australia's Database Entry (*Place No. 3883*);
- The Shire of Peppermint Grove Local Heritage Survey 2021 (*PGHS 2021*);
- *Heritage Assessment and Advice: 52 The Esplanade, Peppermint Grove*. Griffiths Architects, April 2014 (*Griffiths 2014*);
- *Heritage Assessment: 52 The Esplanade, Peppermint Grove, WA. For Dain Pty Ltd*. GBA Heritage, 23 July 2018 (*GBA 2018*);
- *Heritage Assessment: 52 The Esplanade Peppermint Grove (1895)*. John Taylor Architect, June 2019 (*Taylor 2019*);
- '*Heritage Submission Relating to the Cultural Heritage Value of No. 52 The Esplanade, Peppermint Grove*'. Letter from Marc Beattie, TPG Place Match to John Merrick, Chief Executive Officer Shire of Peppermint Grove. 20 March 2017; and
- This *HIS* generally adopted the format referred to in the Heritage Council of Western Australia's Heritage Impact Statement – A Guide (July 2019).

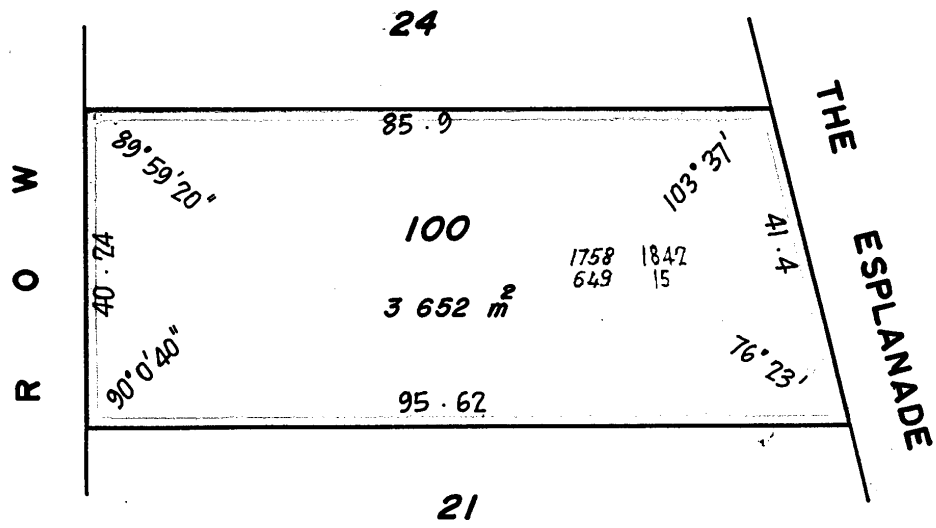


Fig 01. Diagram 71487, documenting the extents of Lot 100 (52 The Esplanade). (Source: Landgate)

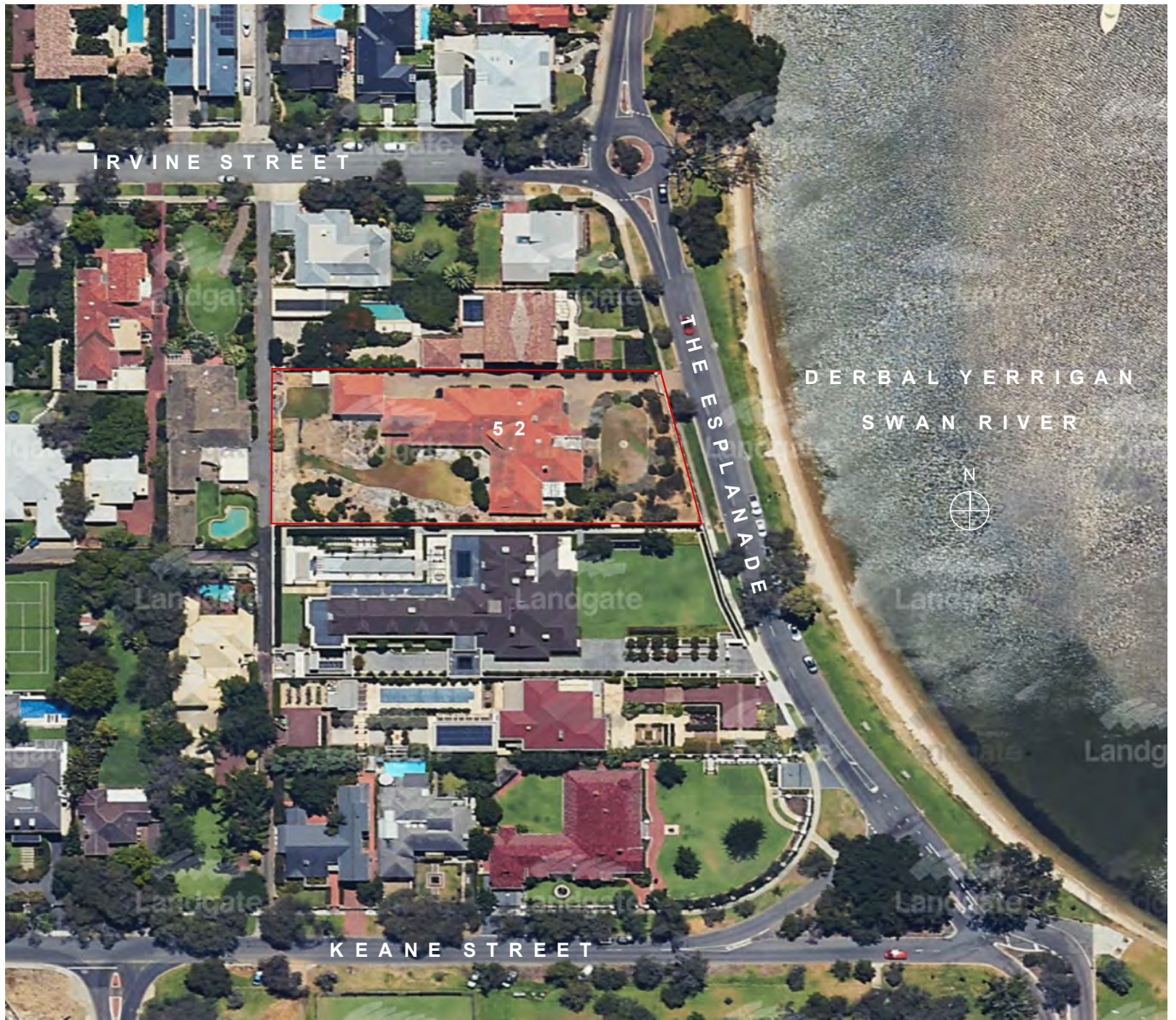


Fig 02. Aerial photograph of 52 The Esplanade and surrounding area from 12 February 2023. (Source: Landgate / PA2023)

2.0 HERITAGE CONSIDERATIONS

2.1 HERITAGE LISTINGS

2.1.1 STATUTORY HERITAGE LISTINGS

Type	Status	Date	Custodian
No Listings	-	-	-

2.1.2 OTHER HERITAGE LISTINGS AND SURVEYS

Type	Status	Date	Custodian
Municipal Inventory	Adopted	19 July 1999	Shire of Peppermint Grove
Local Heritage Survey	Adopted	25 Sept 2018	Shire of Peppermint Grove

2.1.3 CONSERVATION MANAGEMENT PLAN

A Conservation Management Plan has not been prepared or adopted for 52 The Esplanade.

2.1.4 THE BURRA CHARTER 2013

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, known as the Burra Charter, defines a set of principles for heritage conservation practice in Australia. While adhering to the Burra Charter is not a legal requirement, the guidelines are well entrenched in policy and an understanding of best practice. *Please refer to Appendix A.*

2.1.5 THE HERITAGE ACT OF WESTERN AUSTRALIA 2018

The Peppermint Grove Local Heritage Survey was compiled in compliance with the Heritage Act of Western Australia 1990 being repealed and superseded with the Heritage Act of Western Australia 2018.

The Heritage Act 2018 maintains the objectives of the previous Act, to recognise and protect Western Australia's cultural heritage. The Act provides regulation for the identification and documentation of places of cultural heritage significance, and for their conservation, use, development and adaptation. The Act also provides guidance for the function and responsibility of both the Heritage Minister and Heritage Council of Western Australia.

In accordance with Section 178(4) all places on the Interim Register were to be either added to the Permanent Register or removed from the Interim Register by the second anniversary of the Heritage Act 2018 commencement date (by 18 September 2020). There is no longer an Interim Register of places of cultural heritage significance.

The Heritage Act 2018 requires local governments to identify places of cultural heritage significance in a Local Heritage Survey (LHS)¹. A Local Heritage Survey has 'no specific legal or planning weight' but is to be utilised in the creation of a Heritage List. Under the Planning and Development Act 2005, the Heritage List is imbued with statutory weight when determining the outcomes for heritage places.²

2.1.6 SHIRE OF PEPPERMINT GROVE LOCAL HERITAGE SURVEY 2021

The Shire of Peppermint Grove Local Heritage Survey (*LHS*) replaced the previous Municipal Inventory, attempting to resolve differences in information on places of varying cultural heritage significance.

The document states that the overall objective of the Shire is to “maintain the valued character and atmosphere of Peppermint Grove established through the high-quality streetscapes that the combination of these surveyed heritage buildings and sites create.”³

The *LHS* provides advice on the heritage significance of a place through the allocation of distinct Heritage Management Categories. These Management Categories are given statutory weight when integrated into the Heritage List under the *Shire of Peppermint Grove Local Planning Scheme No. 4*.

The definition of the Management Categories is to be directed by the document ‘Guidelines for Local Heritage Surveys’ compiled by HCWA, August 2022.

Category 1:

Exceptional – Essential to the heritage of the Locality. Rare or outstanding example.⁴

*Buildings, which due to their character create the atmosphere of Peppermint Grove, and therefore should be retained, but may only 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.*⁵

Category 2:

Considerable – Very important to the heritage of the locality.⁶

*Buildings which contribute to the character and atmosphere of Peppermint Grove, however these buildings have already been altered or extended to reflect contemporary lifestyle done in a manner which recognises and retains some original features and retains the heritage contribution of the building, its position on the site with particular regard to the particularity to the streetscape.*⁷

2.1.5 INCLUSION IN THE SHIRE OF PEPPERMINT GROVE LOCAL HERITAGE SURVEY 2021 (PGHS 2021)

The current owners are respectful of the Shire's desire to record *52 The Esplanade* as having cultural heritage significance and accept the general consensus of previous heritage assessments that the place is eligible for built heritage conservation. However, discussion on the appropriate Management Category is yet to be satisfactorily resolved. (Please refer to Appendix B.)

Previous owner, Dain Pty Ltd took the matter of *52 The Esplanade* being entered on the Shire of Peppermint Grove's Heritage List to the Supreme Court in 2019. In the case of DAIN PTY LTD -v- SHIRE OF PEPPERMINT GROVE[2019] WASC 264, the Court found the Council resolution of 25 September 2018 to enter the place on the heritage list should be quashed and an earlier Council resolution of 18 April 2017 should be declared to be of no effect in relation to the inclusion of this place on the heritage list. (Please refer to Appendix C.)

Notwithstanding this decision by the Supreme Court, the Shire of Peppermint Grove has maintained the entry of *52 The Esplanade* on the Heritage List under Management Category 1, the highest management category.

Fairly recent heritage reports concerning *52 The Esplanade* recommend the place be registered under Management Category 2, if at all. These include Griffiths 2014, TPG 2017 and GBA 2018:

Heritage Assessment and Advice: 52 The Esplanade, Peppermint Grove. Griffiths Architects, April 2014 (Griffiths 2014 – Appendix D)

- A re-assignment of Management Category 2 might be considered by the Shire.
- Issues of authenticity and integrity of the original Inter-War concepts suggest that retention of the whole of the place is not necessary and that the partial retention and removal of parts of low significance would be justifiable.

'Heritage Submission Relating to the Cultural Heritage Value of No. 52 The Esplanade, Peppermint Grove'. Letter from Marc Beattie, TPG Place Match to John Merrick, Chief Executive Officer Shire of Peppermint Grove. 20 March 2017. (Appendix E)

- The Shire's first MHI was prepared in 1995 and categorized 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 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...
- Category 1 places are often included on the State Register of Heritage Places or a considered of sufficient significance to be nominated for State registration.
- The shire's previous 1995 MHI appeared to more accurately reflect the extensive nature of change in the property.
- ... 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).

Heritage Assessment: 52 The Esplanade, Peppermint Grove, WA. For Dain Pty Ltd. GBA Heritage, 23 July 2018 (GBA 2018 – Appendix F)

- A detailed assessment of Heritage Significance has been undertaken...
- It primarily concludes that the architectural integrity of the subject property has been so degraded by its staged construction between c1903 and 1927, and subsequent alterations and additions in the 1940s, 1960s and 1980s, that the property does not meet the minimum thresholds for inclusion in the Shire Heritage List under any of the published criteria.

Heritage Assessment: 52 The Esplanade Peppermint Grove (1895). John Taylor Architect, June 2019 (Taylor 2019 – Appendix G)

- There are zones of significance identifiable at the property – the 1895, 1906 and 1927-built portions of the residence have the greatest value. Later change and additions have little or no significance, and their eventual reversal is recommended.
- It is not necessary that new development should echo or replicate the past. In fact, recognised conservation philosophy provides that new work should be readily distinguishable.
- Development at 52 The Esplanade should be both sympathetic to the 1895, 1906 and 1927-built portions of the residence; and provide accommodation suitable to twenty-first century residential living.
- Considerations of sympathetic design to the streetscape are vitally important at the residential streets of Peppermint Grove, perhaps even more so at The Esplanade, the showpiece thoroughfare in the most prestigious suburb of Western Australia.

The recently compiled Shire of Peppermint Grove Local Heritage Survey (which informs the statutory Heritage List) goes against this advice and has accepted a Management Category 1 for 52 The Esplanade.

It is important to understand the assumptions inherent to these Management Categories and their implications for places of heritage significance.

TABLE 1

CATEGORY 1	<i>Buildings, which due to their character create the atmosphere of Peppermint Grove, and therefore should be retained, but may only 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.</i>
Creates the atmosphere of Peppermint Grove	52 The Esplanade is one of four buildings that contribute to the character and atmosphere of Peppermint Grove. The distinctive Post-War Gothic portico is a local landmark on The Esplanade.
Altered and extended in a manner which is both discrete and sympathetic to the original fabric and character	The place has been extensively altered and extended in a manner that impacts the cultural heritage significance of 52 The Esplanade.
A significant portion of the building is retained	Portions of external walls and windows have been retained. Roof and verandahs have been completely removed and replaced in a generalised 'historical' style. Interior features and details have been largely removed and replaced.
From the street the addition are seen to be a continuation of the same fabric and character *	The additions are seen as a continuation of the same fabric from the street. * The historic replication seen in the extension and additions of 52 The Esplanade have impacted the Integrity and cultural heritage value of the place.

* While not a statutory document, the Burra Charter 2013 is universally acknowledged and accepted in Australian heritage practice as providing guidelines for best heritage outcomes. The above definition from the Shire of Peppermint Grove Local Heritage Survey for acceptable additions and alterations to heritage buildings, directly contradicts 'Article 22' of the *Burra Charter 2013*:

Article 22. New Work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

It is advised this aspect of the definition of Management Category 1 be revisited. As it stands the Shire of Peppermint Grove has not been provided with a tool that will best assist them in their decision making process, as it does not align with accepted best heritage practice.

TABLE 2

CATEGORY 2	<i>Buildings which contribute to the character and atmosphere of Peppermint Grove, however these buildings have already been altered or extended to reflect contemporary lifestyle done in a manner which recognises and retains some original features and retains the heritage contribution of the building, its position on the site with particular regard to the particularity to the streetscape.</i>
Contributes to the character and atmosphere of Peppermint Grove	<i>52 The Esplanade is one of four buildings that contribute to the character and atmosphere of Peppermint Grove. The distinctive Post-War Gothic portico is a local landmark on The Esplanade.</i>
Already been altered or extended to reflect contemporary lifestyle	<i>The place has been extensively altered and extended in a manner that impacts the cultural heritage significance of 52 The Esplanade.</i>
Recognises and retains some original features and heritage contribution of the building	<i>Portions of external walls and windows have been retained. Roofs and verandahs have been completely removed and replaced. Interior features and details have been largely removed and replaced.</i>
Retains its position on the site with particular regard to the streetscape	<i>52 The Esplanade retains its position on the site with particular regard to the streetscape.</i>

The above tables compare the attributes of *52 The Esplanade* against the definitions of what constitutes the levels of management, Category 1 or Category 2, a place can be relegated to.
(Please refer to Tables 1 and 2)

It is evident that *52 The Esplanade* is better suited to a Category 2 Management level.

2.2 BACKGROUND TO THE PLACE

By the early Twentieth Century, the riverside suburb of Peppermint Grove, formally gazetted in 1895, had established itself as one of the more prestigious Perth residential suburbs through association with prominent and successful West Australians. Residences of a large scale, built on expansive lots characterised the development of the area.

2.2.1 52 THE ESPLANADE

Originally built for John McArdell in 1897, the design of the Federation Queen Anne cottage has been attributed to Wilkinson and Smith Architects. In 1906, ownership of 52 The Esplanade passed to James Thompson, Engineer-in Chief of the Public Works Department, who engaged Hobbs Smith & Forbes to make some modest changes to the cottage. James Thompson bought and amalgamated the adjoining lot to the south of the property in 1913.

Considerable alterations and additions were made in 1927 for owner and prominent pastoralist Alfred Oakley, who engaged architects E. Summerhayes and Son. This included the Post-War Gothic portico which demarcates the point at which the 1927 addition extends to the south.

In 1945 Alfred Oakley engaged Hobbs & Winning to convert the single residence into independent two flats. Further changes were made by successive owners to differing degrees. A small addition was constructed by the Robinsons in 1967. Extensive changes and additions were made during the 1986 works when the place was under the ownership of Dr Soo Yen Pan. The last addition of the 1998 garage and 'Sail Loft' was made by the Browns.

Dain Pty Ltd purchased 52 The Esplanade in 2001. The place is currently owned by the Goyders, who purchased the place in 2022.



Fig 03. Drawings for Residence at Peppermint Grove for G. E. Law, Wilkinson & Smith Architects, 1895.
(Source: 2019 John Taylor)



Fig 04. View of eastern facade of 52 The Esplanade. James Thompson, unknown, F.W.B. Stevens, unknown, at Thompson's home, 5 March 1910. (Source: SLWA, 154061PD)



Fig 05. View of eastern facade of 52 The Esplanade. James Thompson and others unknown, at Thompson's home, 5 March 1910. (Source: SLWA, 154062PD)

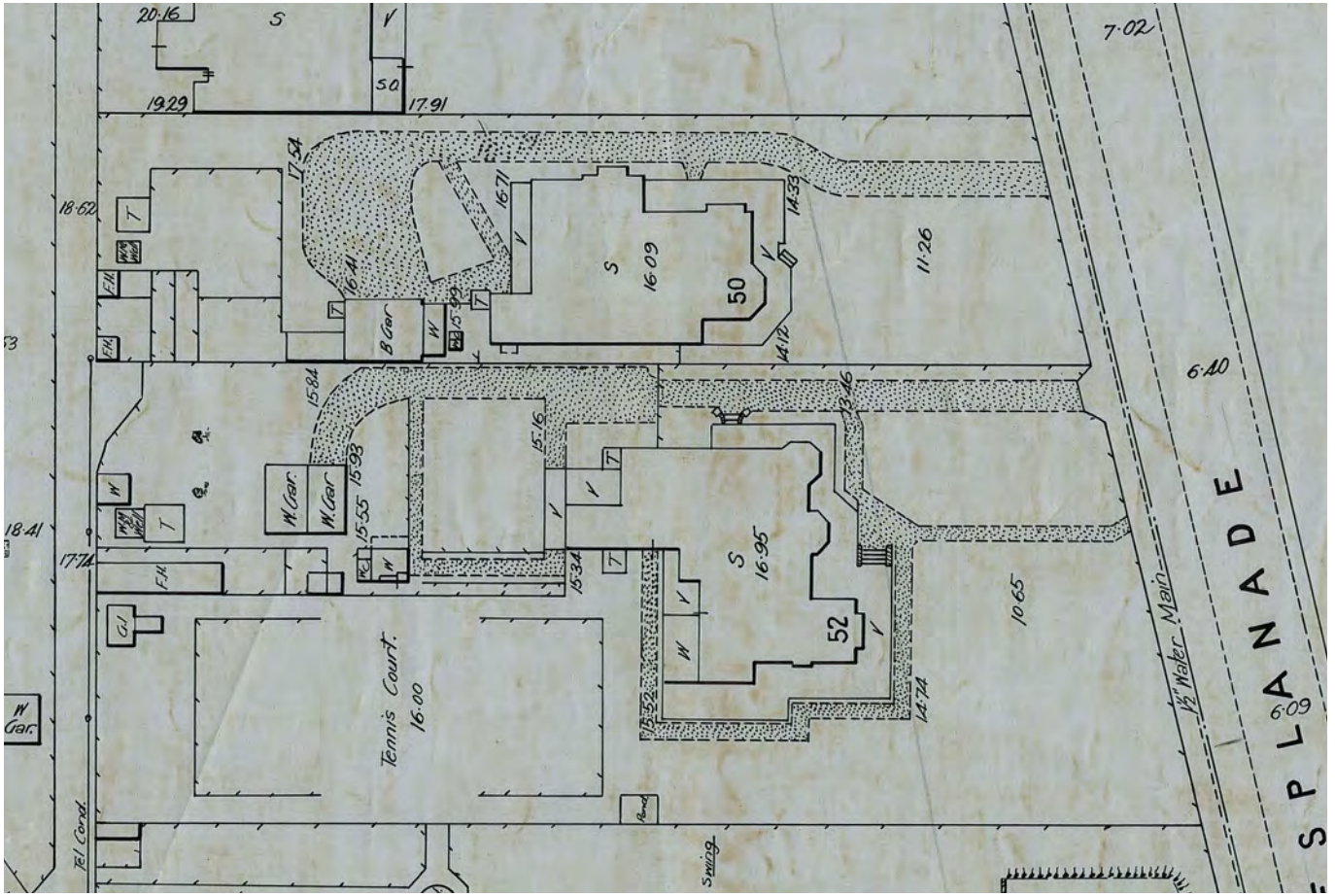


Fig 06. Metropolitan Sewerage, Peppermint Grove Road District. Date of Survey March 1936 and March 1937. Sheet 1182. P.W.D. 12794. (Source: State Records Office of Western Australia)



Fig 07. Aerial photograph of Keane Point, 1935; Close up of 52 The Esplanade. (Source: SLWA, 031627PD)

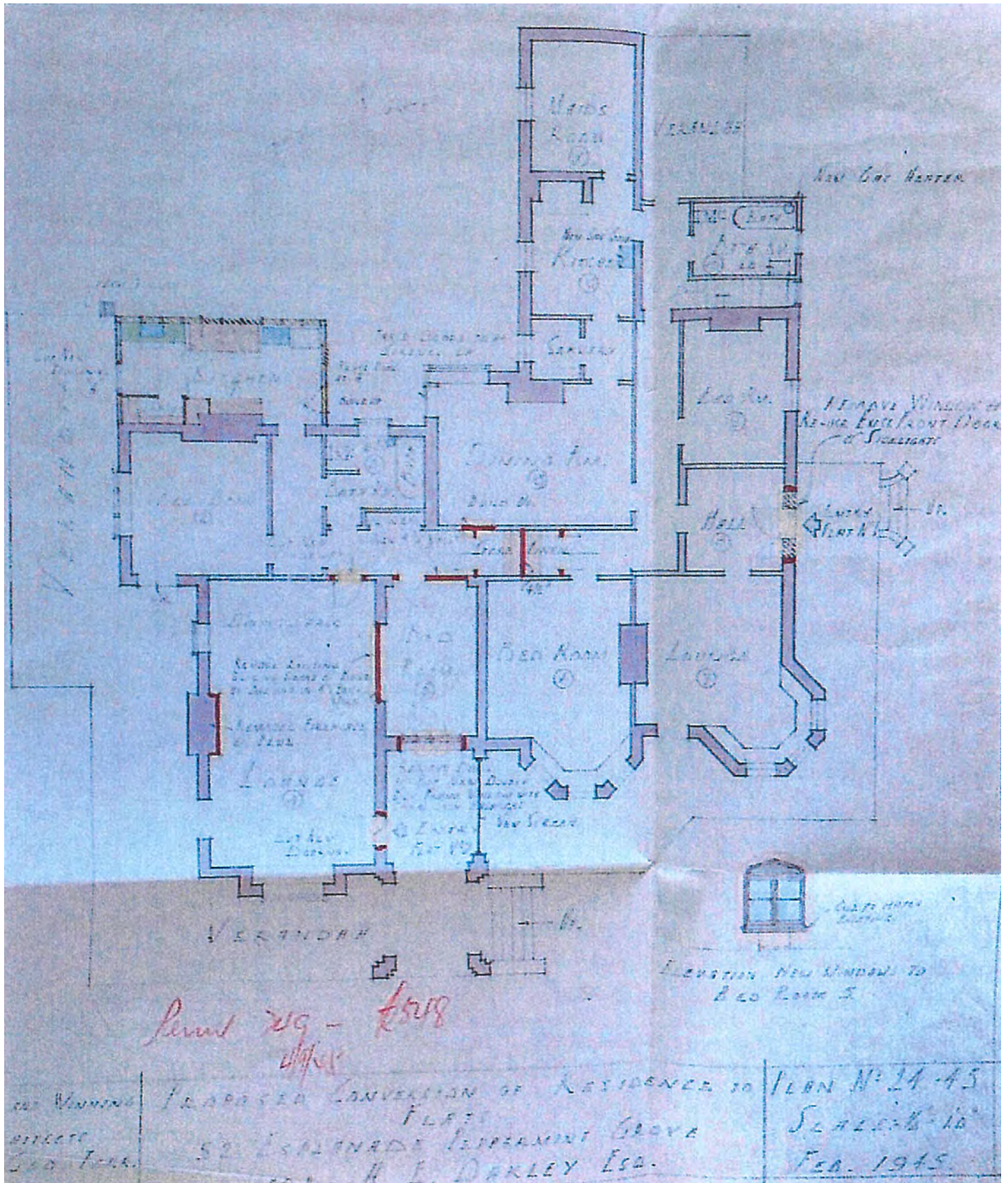


Fig 08. 'Proposed Conversion of Residence to Flats', Plan No. 24-45, Hobbs & Winning, 1945.
(Source: Shire of Peppermint Grove Records)

2.2.2 DESCRIPTION OF THE BUILT FABRIC - EXTERIOR

52 The Esplanade is a limestone and tiled roof house, set in expansive garden surrounds. Facing east towards the Swan River foreshore, the front façade is dominated by a masonry crenelated Inter-War Gothic portico, sitting in front of the Federation Queen Anne style house behind. Built in an L-shaped composition, the entire house is bordered by a continuous brick paved verandah.

A brick paved driveway runs along the northern boundary from The Esplanade to a detached, double-height Garage that mimics the limestone walls and terracotta tiled roof of the main residence.

Windows are timber framed with timber sashes, with the majority of windows identifiable as 1986 renditions of the 1897 and 1927 originals. Window openings incorporate moulded corbelled sills in solid render, painted white.

The roof is of timber framed hip construction and generally retains a traditional appearance, characterised by terracotta tiles and finials, with decorative timber barge boards to gabled roof elements. The roof structure extends to encompass the continuous verandah, featuring timber-lined ceilings with timber rafters exposed at the eaves, supported by square timber posts.

The two chimneys are rendered, both featuring a large scotia cap supported by smaller corbelled details. Both chimneys are equipped with terracotta chimney pots, the southern chimney with a single large pot and the northern chimney with two smaller cowled pots. Rainwater goods are all painted galvanised profiles, including the quarter-round gutters and rectangular downpipes.

Please refer to Figure 09 and Images 1 to 53.



Image 01. View of eastern facade of 52 The Esplanade, from the Swan River foreshore. (Source: PA 2023)



Image 02. View west towards eastern facade of 52 The Esplanade, capturing 1927 Post-War Gothic portico, 1897 Federation Queen Anne bay windows, 1986 extension and 1996 Garage behind. Note 1986 roof and verandah. (Source: PA 2023)



Image 03. View west towards eastern facade of 52 The Esplanade, capturing 1927 Post-War Gothic portico and 1897 Federation Queen Anne bay windows. Note 1986 roof and verandah. (Source: PA 2023)



Image 04. View west towards main entry, through the 1927 Post-War Gothic portico. Note 1897 fabric to the right of the image. (Source: PA 2023)



Image 05. View west towards eastern facade of 52 The Esplanade, capturing 1927 and 1986 fabric. (Source: PA 2023)



Image 06. Main entry doorway (From 1927 addition. Noted as original 'Existing Doorway and Sidelights' in 1945 floor plan.) 1986 doors, sidelights and frame.
(Source: PA 2023)

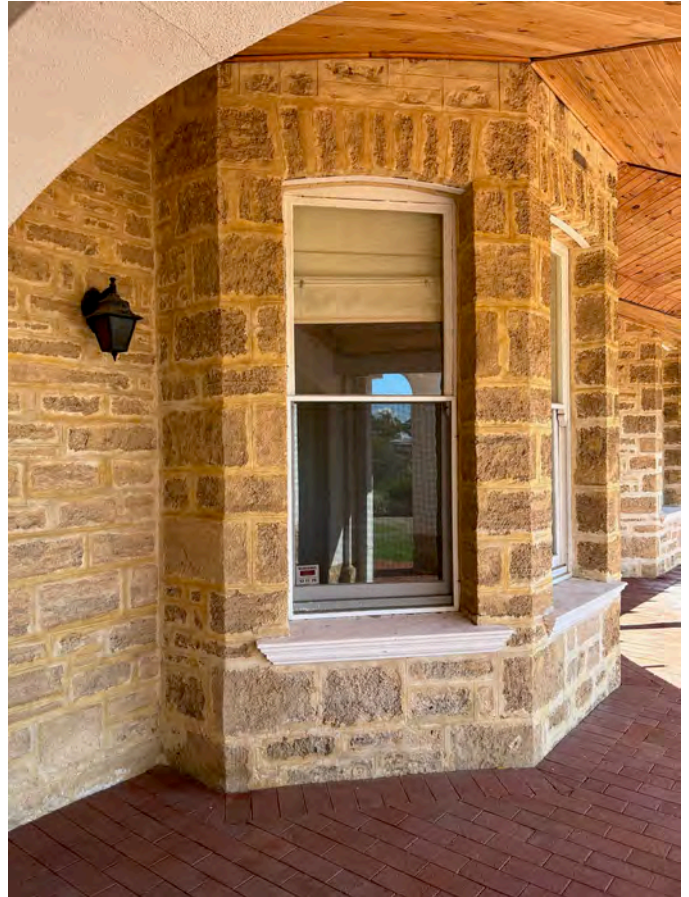


Image 07. Southern bay window from 1897 build.
(Source: PA 2023)



Image 08. Original double doors from 1897 build.
(Source: PA 2023)



Image 09. Northern corner bay window from 1897 build. (Source: PA 2023)



Image 10.
View south-east of north facade, capturing 1986 addition to 1897 fabric. Note 1986 roof and verandah. (Source: PA 2023)



Image 11. View south towards northern facade, capturing double doors and bay windows under a gabled verandah roof of the 1986 addition. (Source: PA 2023)



Image 12.
View south-west towards 1986 addition and 1996 Garage. (Source: PA 2023)



Image 13.
Detail image of window installed at location of original main entry door to 1897 cottage. Note difference between Cottesloe limestone and more recently layed Carabooda limestone infill. (Source: PA 2023)

Image 14.
View east through verandah along northern facade. Image captures 1897 fabric. Location of window indicates location of main entry doors to original 1897 cottage. (Source: PA 2023)



Image 15.
Detail image of original 1897 timber hung window to north facade. Note stone lintel below window, indicating an opening (window or door) to the cellar below that is no longer accessible. (Source: PA 2023)



Image 16.
Detail image of stained glass window that aligns with the internal stairs down to the cellar. Note the difference in the Cottesloe limestone of the 1897 fabric and Carabooda limestone of the 1986 addition. (Source: PA 2023)



Image 17. View south-west towards bay window and double entry doors of 1986 addition. Note difference between stone quality of 1897 and 1986 fabric. (Source: PA 2023)



Image 18. Detail image of northern double entry doors en-sconced in a bay window of the 1986 build. (Source: PA 2023)



Image 19. View east towards bay window and double entry doors on northern facade of 1986 addition. Capturing 1897 fabric in the background. (Source: PA 2023)



Image 20. View south-west towards east facade. (Source: PA 2023)



Image 21. View south along front (east) verandah from northern corner of 1897 fabric towards 1927 fabric. Note contemporary brick paved verandah, squared timber posts and timber ceiling lining. (Source: PA 2023)



Image 22. Detail image of northern double door to 1927 'Dining Room'. Note difference in stone lintel to the rest of wall. (Source: PA 2023)



Image 23. View south from within 1927 Post-War Gothic portico towards 1986 bay window addition to 1927 'Dining Room'. (Source: PA 2023)



Image 24. View north towards 1986 bay window addition to 1927 'Dining Room'. Note transition from Cottesloe to Carabooda limestone. (Source: PA 2023)



Image 25. View west along southern wall of 1927 'Dining Room' towards. (Source: PA 2023)



Image 26. Detail image of southern double door to 1927 'Dining Room'. (Source: PA 2023)



Image 27. Detail image of south-west external corner of 1927 'Dining Room'. Note difference in stone lintel to existing door, and infill to former door opening. (Source: PA 2023)



Image 28. View north from south-east boundary towards 1927 'Dining Room'. Note 1986 addition to left of image. (Source: PA 2023)



Image 29. View east from in front of 1986 addition towards 1927 'Dining Room'. (Source: PA 2023)



Image 30. View south towards bay window of 1986 addition, located south of 1927 'Dining Room'. (Source: PA 2023)



Image 31. View west towards 1986 addition, located south of 1927 'Dining Room'. (Source: PA 2023)



Image 32. View north-east towards The Esplanade from south-east boundary. (Source: PA 2023)



Image 33. View west along south facade of 1986 southern extension. (Source: PA 2023)



Image 34. View north-west of south-east corner of 1986 southern extension. (Source: PA 2023)



Image 35. View north along west verandah of 1986 southern extension. (Source: PA 2023)



Image 36. View east of bay window to western facade of 1986 southern extension. (Source: PA 2023)



Image 37. View north-west along western verandah. (Source: PA 2023)



Image 38.
View north-east along southern verandah of northern wing. Captures bay window and replica hung window of 1986 extension. (Source: PA 2023)

Image 39.
View north-west along southern verandah of northern wing. Captures bay window of 1986 extension and original hung window from 1897 build. (Source: PA 2023)



Image 40.
Detail image of contemporary window and bar into Kitchen. Captures difference in Cottesloe limestone to lower wall and Carabooda limestone around window. (Source: PA 2023)

Image 41.
Detail image of 1897 hung window on southern facade of northern wing. (Source: PA 2023)



Image 42. View east from western boundary. (Source: PA 2023)



Image 43. View east along southern verandah of northern wing. (Source: PA 2023)



Image 44. View north-west towards 1986 'Dining Room'. Captures roof and verandah from 1986 construction. (Source: PA 2023)



Image 45. View west towards undercover car parking area and 1998 Garage. (Source: PA 2023)



Image 46. View west towards western boundary and 1998 Garage. (Source: PA 2023))



Image 47. View north east towards Garage from south-western boundary. (Source: PA 2023)



Image 48. View south-east along northern boundary from Garage entrance. Note 1986 roof and verandah. (Source: PA 2023)



Image 49. View east towards western (back) entry to 1986 addition via undercover car parking area. (Source: PA 2023)



Image 50. View east towards western (back) entry to 1986 addition. (Source: PA 2023)

Image 51. View south-east toward bay windows and double doors to 1986 northern wing. (Source: PA 2023)



Image 52. View west towards 1998 Garage from northern boundary. (Source: PA 2023)

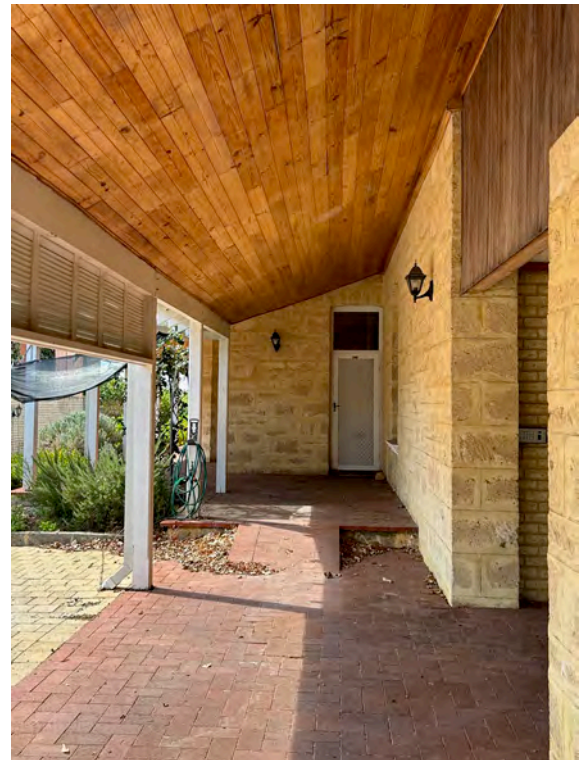


Image 53. View east towards western (back) entry to 1986 addition via undercover car parking area. (Source: PA 2023)

2.2.3 DESCRIPTION OF THE BUILT FABRIC - INTERIOR

Internally the walls are a mixed of plastered masonry, plasterboard and exposed limestone, with timber skirtings.

Entry into the residence is via the Inter-War Gothic portico, through a single timber door with decorative stained-glass sidelights, within a moulded Gothic arch. The Entry Hall is characterised by marble tile flooring and a domed stained-glass skylight in a central position in the ceiling; The design of the stained-glass features for the entry door sidelights match the skylight.

From the entry Hall, two flat arches mirror each other to each lead into a timber-floored room. Both rooms are characterised by cast-iron fireplaces with tiles surrounds and decorative timber mantles. Both rooms have octagonal bay windows to the east. Both rooms feature timber skirting, moulded chair and picture rails and highly ornamental ceiling roses and cornices. The flat-arches openings are ornamented with highly decorative pilasters and lintel mouldings.

A third Gothic arch opening leads from the Entry Hall to the north-south corridor featuring ornamental arch mouldings.

A sliding security gate sits behind the arch.

The adjoining corridor runs in a north-south orientation. Heading south the corridor leads to what appears to be a private Lounge with Ensuite, attached to a Bedroom with Walk-In-Robe. These rooms are characterised with parquet floors, timber skirting and architraves that match those in the front rooms and ornate ceiling roses, cornices, and picture rails. Both the Lounge and Bedroom have bay windows.

Heading north through an arched opening with decorative mouldings, the corridor takes a right angle westward. The rooms located along the northern side of the corridor include the former Sitting Room (north-east corner), a contemporary Bathroom and a Bedroom. The corridor continues west through a second arch, featuring decorative pilasters, brackets and architrave, terminating at a single timber framed door with a toplight.

The Sitting Room has an octagonal bay window to the north-east corner, featuring timber-framed hung windows, and a set of timber-framed doors with a toplight leading out onto the eastern verandah. The fireplace has a contemporary marble chimneypiece. The Sitting Room and Bedroom both have timber tongue and groove floors, ornate ceiling roses and cornices and timber skirting and architraves that match those in the front rooms. In the Bedroom the hearthstone remains in the location of a removed fireplace and chimney.

The Bathroom is distinctly contemporary with modern fixtures, stone tiled flooring, ceramic wall tiles and diffused skylight. The window to the north wall is timber framed. The moulding of the ceiling cornice is highly decorative.

The Dining Room is nestled within the turn of the corridor, accessed from the corridor through a set of glazed, double timber doors. The stone tile flooring and timber skirting from the Entry Hall continues through the corridor into the Dining Room. The Dining Room has a chamfered bay with feature glazed double doors leading out to the western verandah. A contemporary marble chimneypiece is located on the north wall. The ceiling is decorated with highly intricate ornaments, including a hemispherical concave moulding around the ceiling rose. The pronounced pierced-work of the cornices and ceiling rose is unique to this room.

From the Dining Room, a timber-framed door leading into the Kitchen with chamfered Pantry. The Kitchen counter running along the external wall aligns with a large bi-folding window that when open, extends the counter-top into a bar to the southern verandah. The ceiling has a highly decorative cornice and the floor to the Kitchen tongue and groove timber.

A large opening in an exposed limestone wall leads from the Kitchen into a large Lounge Room, located at the western termination of the main corridor; The eastern wall of the Lounge Room is also exposed limestone with the same highly ornamental cornice continuing from the Kitchen. A stair runs north along this wall, leading down to the Cellar, beneath a feature stained-glass window. The stone tile flooring from the main

corridor continues into the Living Room. Full height windows and glazed double doors sit within a chamfered bay, which leads out onto the northern verandah.

The entry to a small Laundry is located at the south-east corner of the Lounge Room. Two doors are located on the adjacent western wall, one leading out onto the covered car parking area and the other into a Bedroom with in-built wardrobes and Ensuite. The Bedroom has timber parquet floors, timber skirting and architraves to match those in the front rooms, and highly decorative cornices, ceiling rose and picture rail. The Bedroom also features a shallow bay window looking into the southern verandah.

Please refer to Images 54 to 108.



Image 54. View east within Entry Hall towards main entry door, capturing stained glass windows and skylight from 1986 build. (Source: PA 2023)



Image 55. View west from main entry door towards main corridor, capturing skylight from 1986 build. (Source: PA 2023)



Image 56. View from Entry Hall through flat arch to northern room. Note decorative mouldings from 1986 works. (Source: PA 2023)



Image 57. Cast iron fireplace with timber mantle to northern front room. (Source: PA 2023)



Image 59. Detail image of timber window frame and sill. (Source: PA 2023)

Image 58. View east through bay window of original 1897 cottage. (Source: PA 2023)

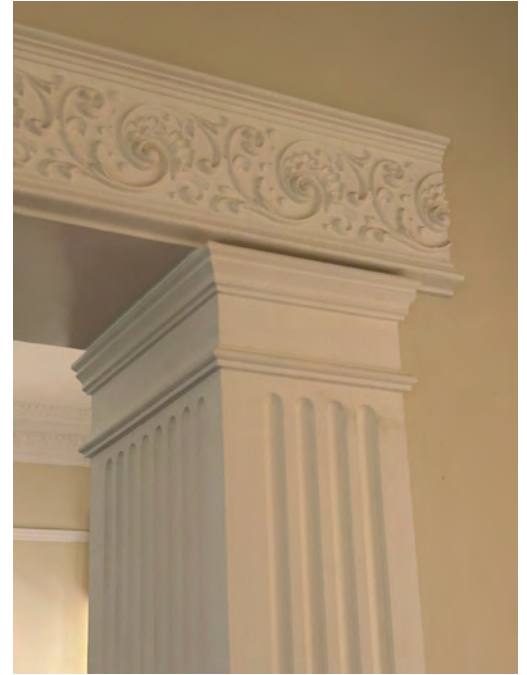


Image 61. Detail image of 1986 decorative pilaster and moulding to flat arch. (Source: PA 2023)

Image 60. View from northern room through Entry Hall to 1927 Dining Room. (Source: PA 2023)



Image 62. View east towards bay window of 1927 Dining Room, capturing cast iron fireplace with timber chimneypiece. Note c.1986 plasterwork to ceiling. (Source: PA 2023)



Image 63. View south-east towards bay window in 1927 Dining Room. Second image captures 1986 replica window horn. (Source: PA 2023)

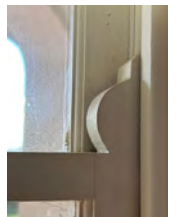




Image 64. Timber double doors to 1927 Dining Room. (Source: PA 2023)



Image 65. Cast iron fireplace with timber chimney-piece to southern wall of 1927 Dining Room. (Source: PA 2023)

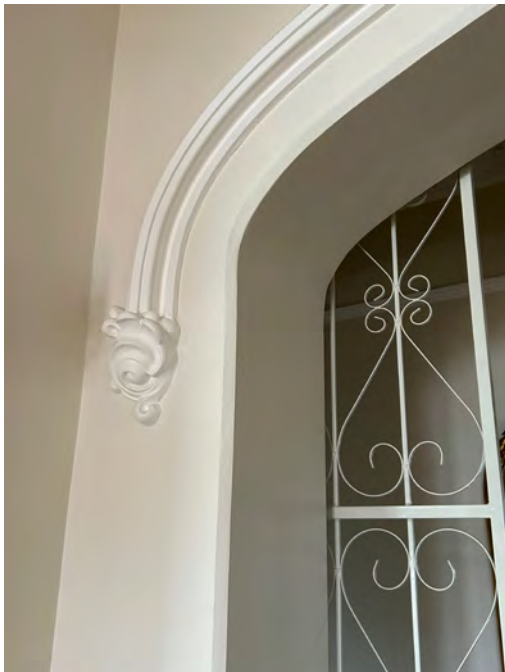


Image 66. Detail of Gothic arch leading from Entry Hall to corridor, capturing decorative moulding (c.1927) and contemporary sliding security gate. (Source: PA 2023)

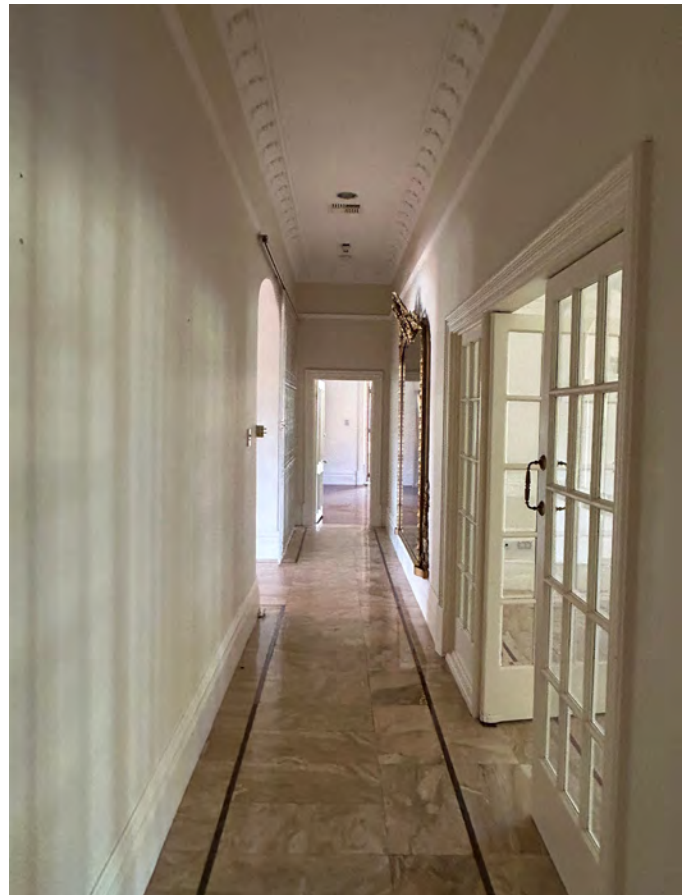


Image 67. View south from northern end of corridor, capturing doors to 1986 Dining Room to the right and Gothic arch to Entry Hall to the left. (Source: PA 2023)



Image 68. View north along corridor from southern end, capturing the sliding security gate to behind the Gothic arch. (Source: PA 2023)



Image 69. Detail image of timber skirting and stone tile flooring to Entry Hall and corridor. (Source: PA 2023)



Image 70. View east from within corridor towards north-east Sitting Room, capturing corridor archway (c.1927 plasterwork) and timber skirting. (Source: PA 2023)

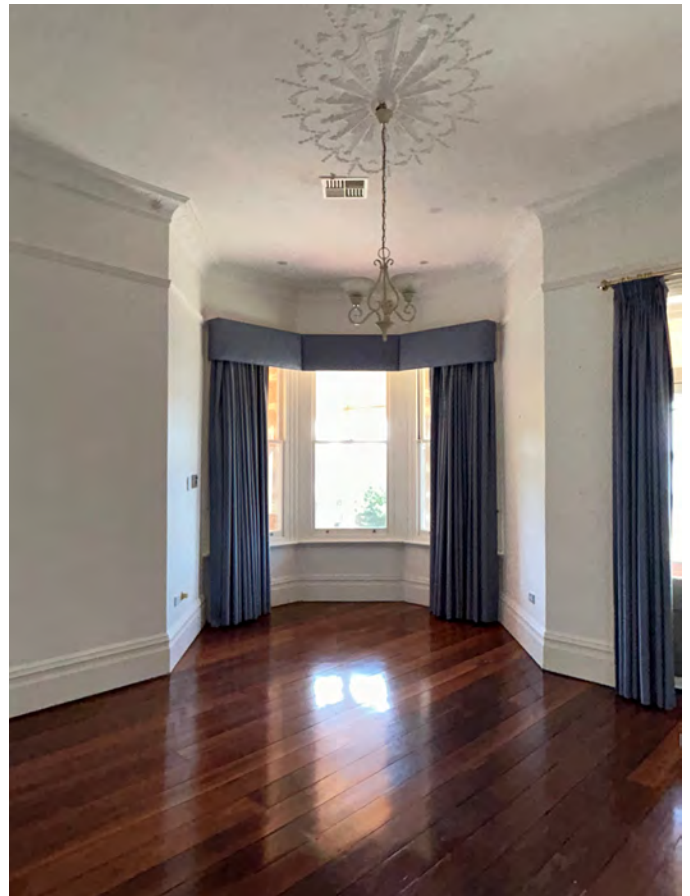


Image 71. View north-east towards bay window of Sitting Room. Note timber floor and skirting and c.1986 decorative mouldings to ceiling. (Source: PA 2023)



Image 72. View south-east in Sitting Room capturing door onto east verandah and contemporary marble chimneypiece. (Source: PA 2023)



Image 73. Detail of timber skirting and timber window frames and sill. (Source: PA 2023)



Image 74. View west from eastern end of corridor towards Bathroom and Lounge Room, capturing both archways, timber skirting and stone tile flooring. (Source: PA 2023)



Image 75. View east from western end of corridor towards Bathroom and Sitting Room. (Source: PA 2023)



Image 76. View north into Bathroom. Note windows in location of original main entrance to 1897 cottage. (Source: PA 2023)



Image 77. View along corridor towards Bedroom and Lounge Room, capturing archway, timber door with toplight, timber skirting and stone tile flooring. (Source: PA 2023)



Image 78. View north-west from doorway into Bedroom. Note remnant hearthstone of removed fireplace. (Source: PA 2023)



Image 79. View south towards Bedroom door. Capturing early timber floor and skirting and decorative ceiling cornice. (Source: PA 2023)

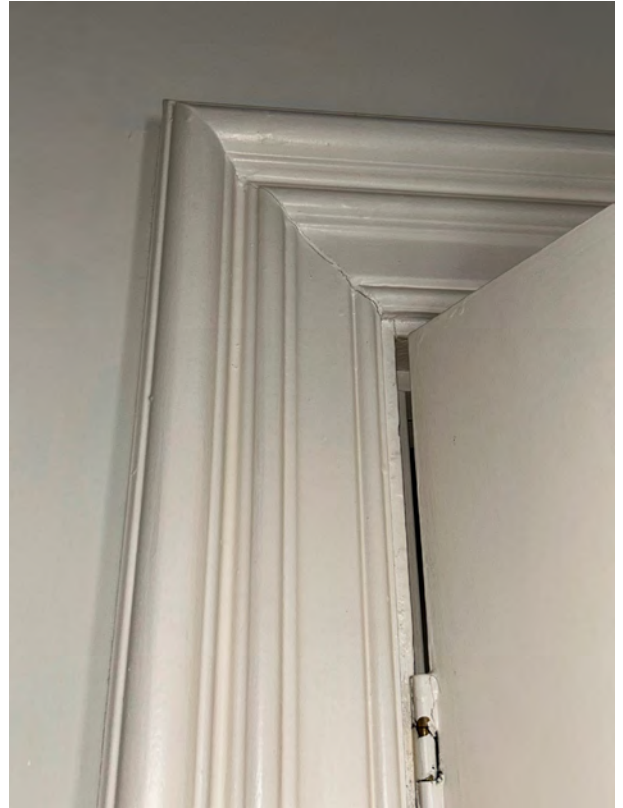


Image 80. Detail of timber architrave to Bedroom door. (Source: PA 2023)



Image 81. View west down corridor towards Lounge Room off Kitchen. Capturing timber door with toplight. (Source: PA 2023)



Image 82. View west from western end of corridor into Lounge Room. Captures 1986 double door in bay window and exposed limestone wall to Kitchen. (Source: PA 2023)



Image 83. View east north towards door at western termination of corridor from Lounge Room. Note exposed limestone walls with stone lintel (c.1895) over doorway and ornamental cornice, stone floor tiles and timber balustrade (c.1986) to stairs leading down to Cellar. (Source: PA 2023)



Image 84. View south-east towards Kitchen and door to western end of corridor. Note exposed limestone walls with stone lintel over doorway. Ornamental cornice, stone floor tiles and timber balustrade to stairs leading down to Cellar are from 1986 works. (Source: PA 2023)



Image 85. View north from western end of corridor into 1986 Lounge Room, towards stairs leading to Cellar and doors leading to northern verandah. (Source: PA 2023)



Image 86. View north-west towards 1986 doors leading to northern verandah. (Source: PA 2023)



Image 87. View south from within Lounge Room towards Laundry. Note patching to limestone wall. (Source: PA 2023)



Image 88. View south-west towards doorways to 1986 under-cover car park area and western Bedroom extension. (Source: PA 2023)



Image 89. View south into Laundry. (Source: PA 2023)



Image 90. View south-west into western 1986 Bedroom addition. Note parquet floor, timber skirting, ceiling rose and cornice and shallow bay window. (Source: PA 2023)



Image 91. View north-west through 1986 Bedroom addition towards Ensuite. (Source: PA 2023)



Image 92. View into Ensuite of western 1986 Bedroom addition. (Source: PA 2023)

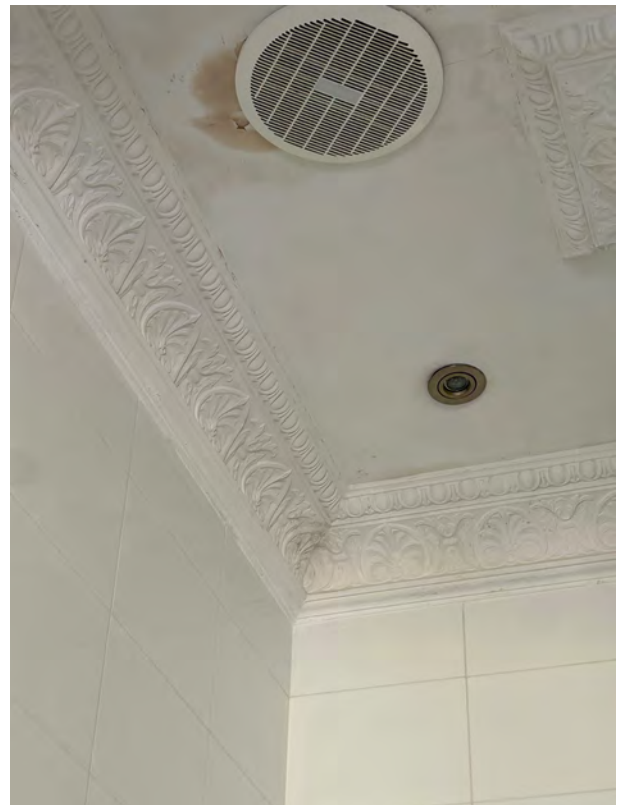


Image 93. Detail of 1986 ceiling cornice to Ensuite. (Source: PA 2023)



Image 94. View south into 1986 Kitchen from Lounge Room.
(Source: PA 2023)

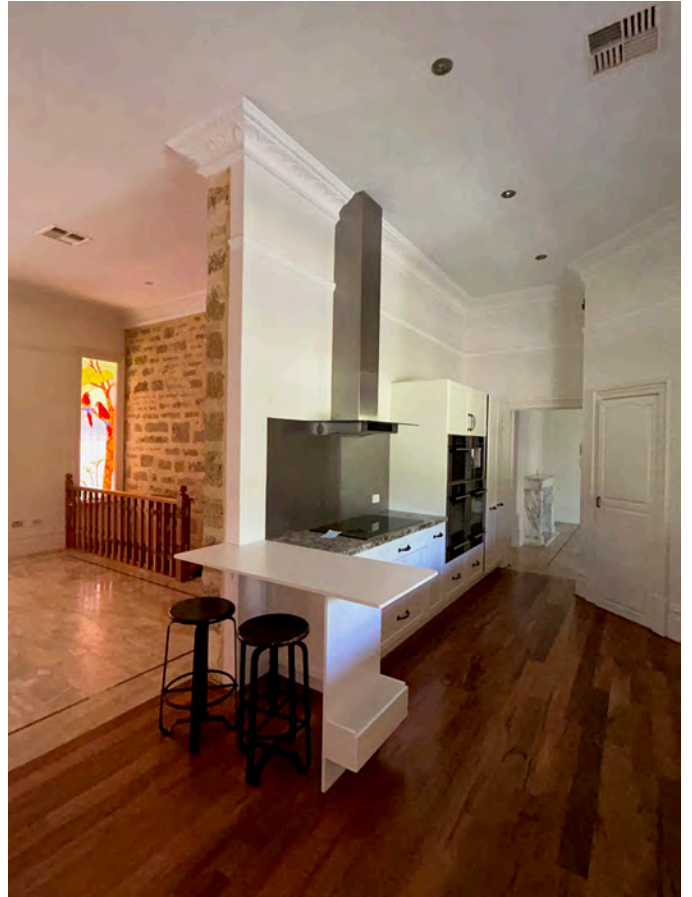


Image 95. View north-east into Kitchen through to 1986 Dining Room.
(Source: PA 2023)



Image 96. View east into 1986 Dining Room from Kitchen.
(Source: PA 2023)



Image 97. View north-east in 1986 Dining Room, capturing contemporary marble chimneypiece, stone tile floor and pierced-work ceiling mouldings. (Source: PA 2023)



Image 98. View south-west in 1986 Dining Room toward double doors leading out into western verandah. (Source: PA 2023)



Image 99. View north-west in 1986 Dining Room, towards chamfered Pantry and doorway to Kitchen. (Source: PA 2023)



Image 100. View north along corridor towards eastern doors into 1986 Dining Room. (Source: PA 2023)



Image 101. View from southern end of corridor looking into 1986 Lounge and Bedroom addition. (Source: PA 2023)



Image 102. View south into 1986 Lounge and Bedroom addition. Note parquet floor, timber skirting, ceiling rose and cornice and shallow bay window. (Source: PA 2023)



Image 103. View northwithin 1986 Lounge/Bedroom addition towards Ensuite and corridor. (Source: PA 2023)



Image 104. View north into contemporary ensuite. (Source: PA 2023)



Image 105. View south-east from 1986 Lounge into Bedroom extension. (Source: PA 2023)



Image 106. View south-east from 1986 Lounge into Bedroom extension. (Source: PA 2023)



Image 107. View east from 1986 Bedroom addition into bay window. (Source: PA 2023)



Image 108. View north from southern Bedroom into Lounge of 1986 addition. Captures walk-in-robe and timber skirting and decorative ceiling mouldings. (Source: PA 2023)

2.2.4 SUMMARY OF HISTORICAL CHANGES TO THE FABRIC

The following has been collated through the examination of all historical documents. Access to high resolution versions of some archival architectural drawings has been limited, so the below diagrams are referred to as 'inferred'.

ORIGINAL 1897 COTTAGE (Figures 10 & 12)

Oriented east-west, the double fronted cottage had a verandah wrapped partially across the north and east facades. Built in Cottesloe Limestone, the Federation Bungalow / Queen Anne style house features two octagonal bay windows to the east and north-east corner. Despite looking out over The Esplanade and Swan River beyond to the east, the main entry was located on the north façade. The 1895 North Elevation, referenced in the 2019 John Taylor Architect report, documents a single door with two sidelights, framed by a gabled transition to the verandah roof. The secondary entry doors, located to the east wall of the Sitting Room are still extant.

After entering a small Entry Hall, a central east-west oriented corridor provided access to the main living areas; These spaces included the Sitting Room, Dining Room and two Bedrooms. From the western termination of the central corridor, an antechamber fed off to the Bathroom and Cellar stairs to the north and the Kitchen to the south.

The composition of the floor plan illustrates a clear separation between the back-of-house service spaces and the areas designated for the family in residence. A third Bedroom (presumably for a maid) was located at the western end of the cottage, accessed through the Kitchen, which was in turn connected to the Dining Room via a Scullery. The western end of the residence was occupied by a large Water Tank and deep Verandahs, partially screening what could have been a service yard.

The two Bedrooms, Dining Room and Sitting Room were each furnished with a fireplace. It can be assumed that a 'Metters Stove', or similar, was installed in the Kitchen⁸.

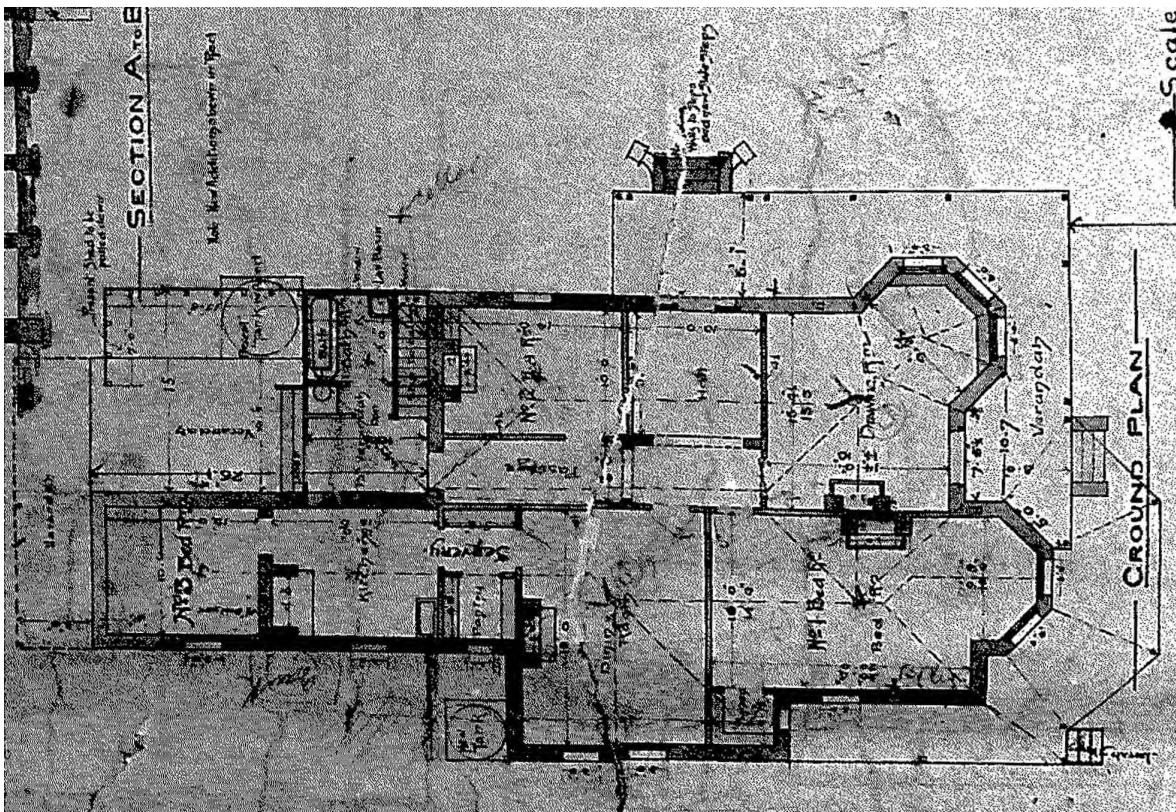
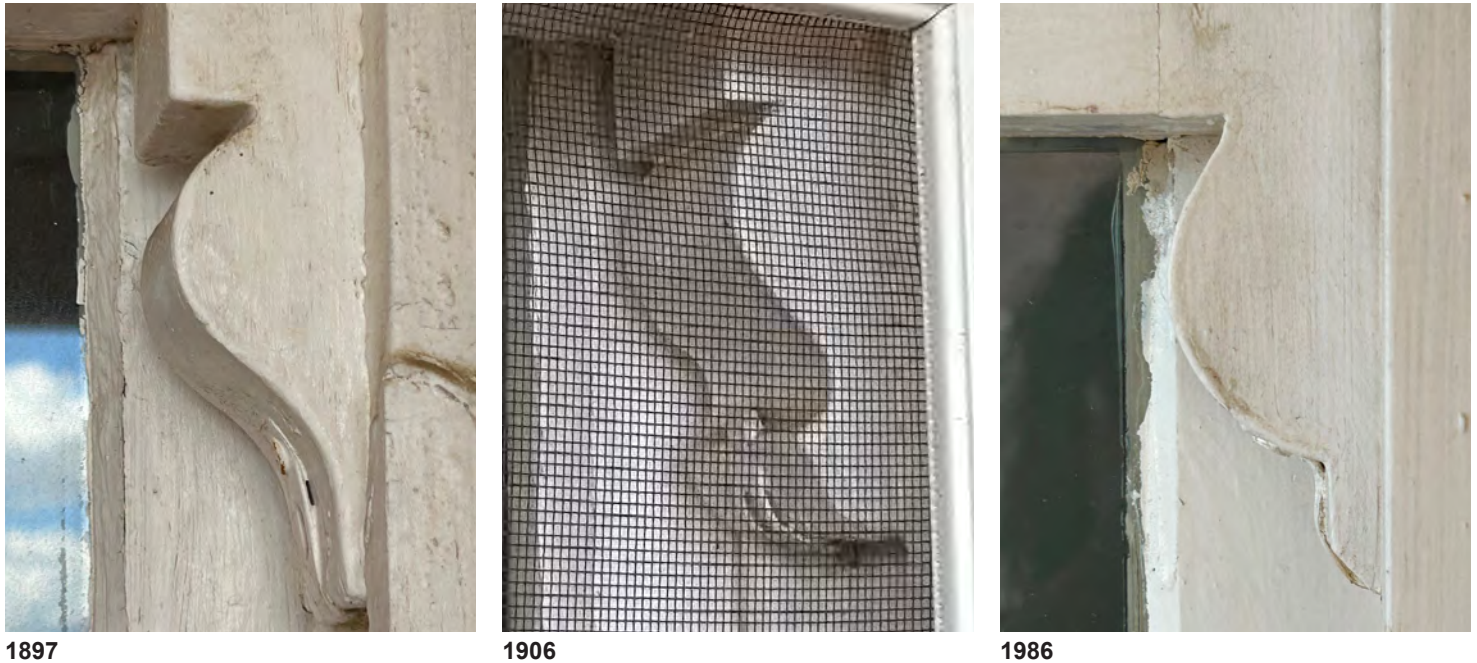


Fig 10. Floor Plan extracted from Drawings for Residence at Peppermint Grove for G. E. Law, Wilkinson & Smith Architects, 1895. (Source: 2019 John Taylor)

Fig 11. The different window horns of hung timber framed windows from different construction phases. (Source: PA 2023)



1906 ALTERATIONS (Figure 13)

Architectural firm Hobbs Smith & Forbes were engaged to extend the Marseilles-tiled verandah roof across the entirety of the east elevation facing the Swan River; The turned timber verandah posts and decorative valance were replicated throughout the verandah extension. Other works include the installation of a new Water Tank west of the Dining Room and new curved walls to the Entry Stair.

The 1895 Floor Plan documents only two windows to the octagonal bay window in Bedroom 1, while the 1910 photograph capturing this portion of the east façade shows a third window to the north-most chamfer. The detailing to this third window, especially the sash horn, differs from all other 1897 windows indicating the window was installed after the initial build and possibly as part of the 1906 alterations.

1927 ADDITIONS AND ALTERATIONS (Figure 14)

E. Summerhayes and Son were engaged by owner, Alfred E. Oakley, to design a new addition to the south of the existing building, across the adjoining Lot 23. These works involved significant changes to the original cottage.

The 1927 works led by E. Summerhayes and Son include:

- A new extension of the original 1897 cottage to the south, the new addition including a new Entry Hall, Lounge, Bedroom and Bathroom.
- New fireplaces to the New Bedroom and Lounge.
- The creation of a new north-south oriented corridor, with new arched portal.
- The demolition of the original doorway and walk in robe of Bedroom 1 and the construction of a new wall and doorway.
- New crenelated Post-War Gothic portico and Entry Stair to the east façade.
- Removal of main Entry Door to the north façade; Replaced with window.
- New roof to extension, requiring changes to existing roof.
- New Verandah extending around the entirety of the east façade and the south façade of the new build.
- Installation of new doorway to south-east corner of Dining Room.

1945 ADDITIONS AND ALTERATIONS (Figure 15)

Architects Hobbs and Winning were engaged to convert the single residence into two flats.

These 1945 works include:

- Construction of a new partition wall in the north-south Corridor, effectively dividing the single residence into two separate flats; 'Flat 1' to the north and 'Flat 2' to the south.
- Construction of a new Linen Cupboard to each side of new partition wall.
- Removal of existing eastern entry door with side transoms, and relocating all joinery to north elevation, in location of original main entry of 1897 cottage.
- Installation of new timber framed windows to replace 1927 main entry doors.
- New partition walls and doorway installed to enclose 1927 Entry Hall to create a new Bedroom (F2).
- New doorway cut from north-south Corridor into 1927 Lounge.
- New entry doorway for Flat 2 installed to north wall of 1927 Lounge.
- Addition of new Kitchen to the west of 1927 Bedroom.
- Construction of new Masonite screen to eastern Verandah between original 1897 fabric and 1927 addition.

1945-1967 ADDITIONS AND ALTERATIONS

- Construction on new Lounge extension to the south of the 1927 build.

1967 ADDITIONS AND ALTERATIONS

- Construction of new Bedrooms and connecting passage to west of 1927 build.

NOTABLE ADDITIONS AND ALTERATIONS EVIDENT AT TIME OF 1986 SALE

Documentary evidence does not provide an indication of when these changes occurred.

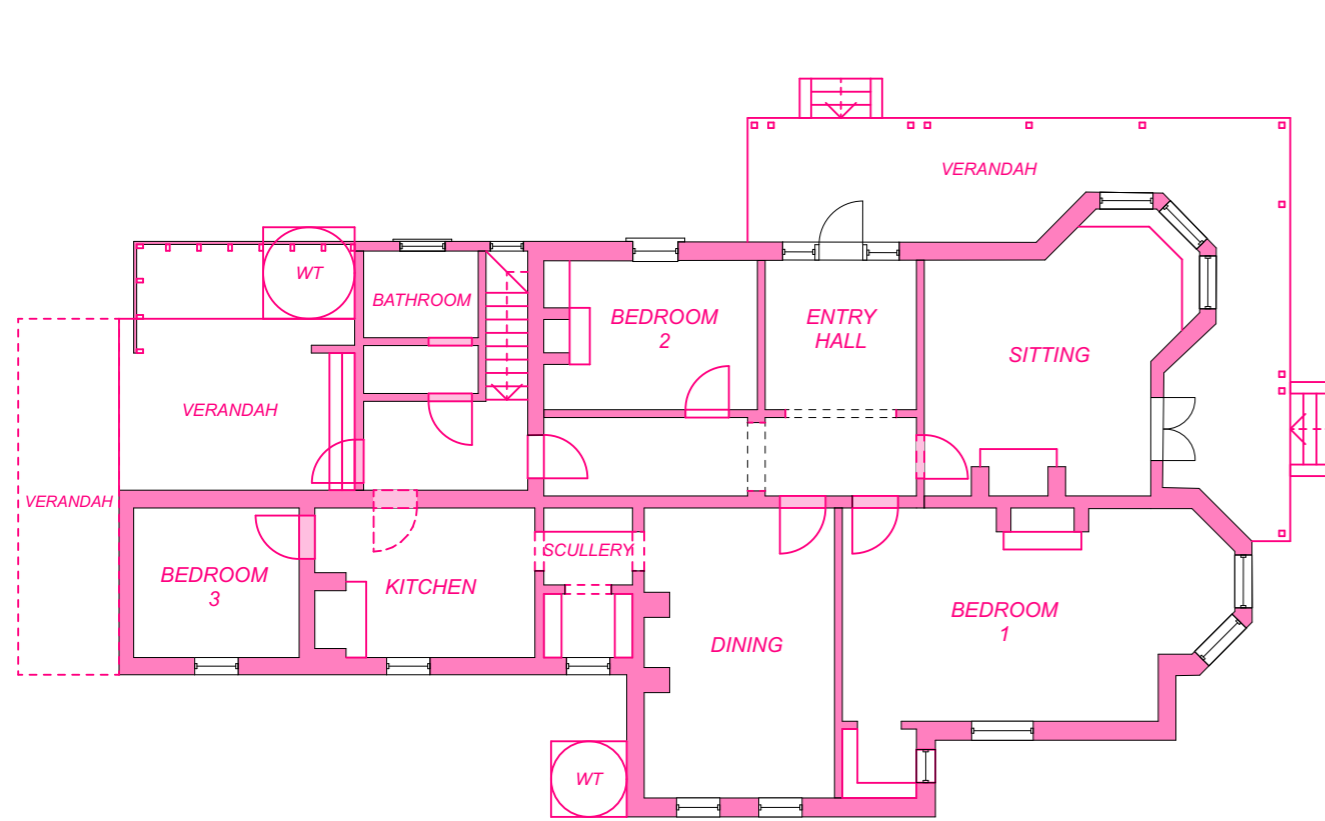
- Construction of new Laundry and W/C extension to western Bedroom of 1895 build.
- Enclosure of existing northern Verandah to create new Store Room and extension of existing northern Entry Hall to create new Bedroom, necessitating the removal of entry door.

1986 ALTERATIONS AND ADDITIONS (Figure 16)

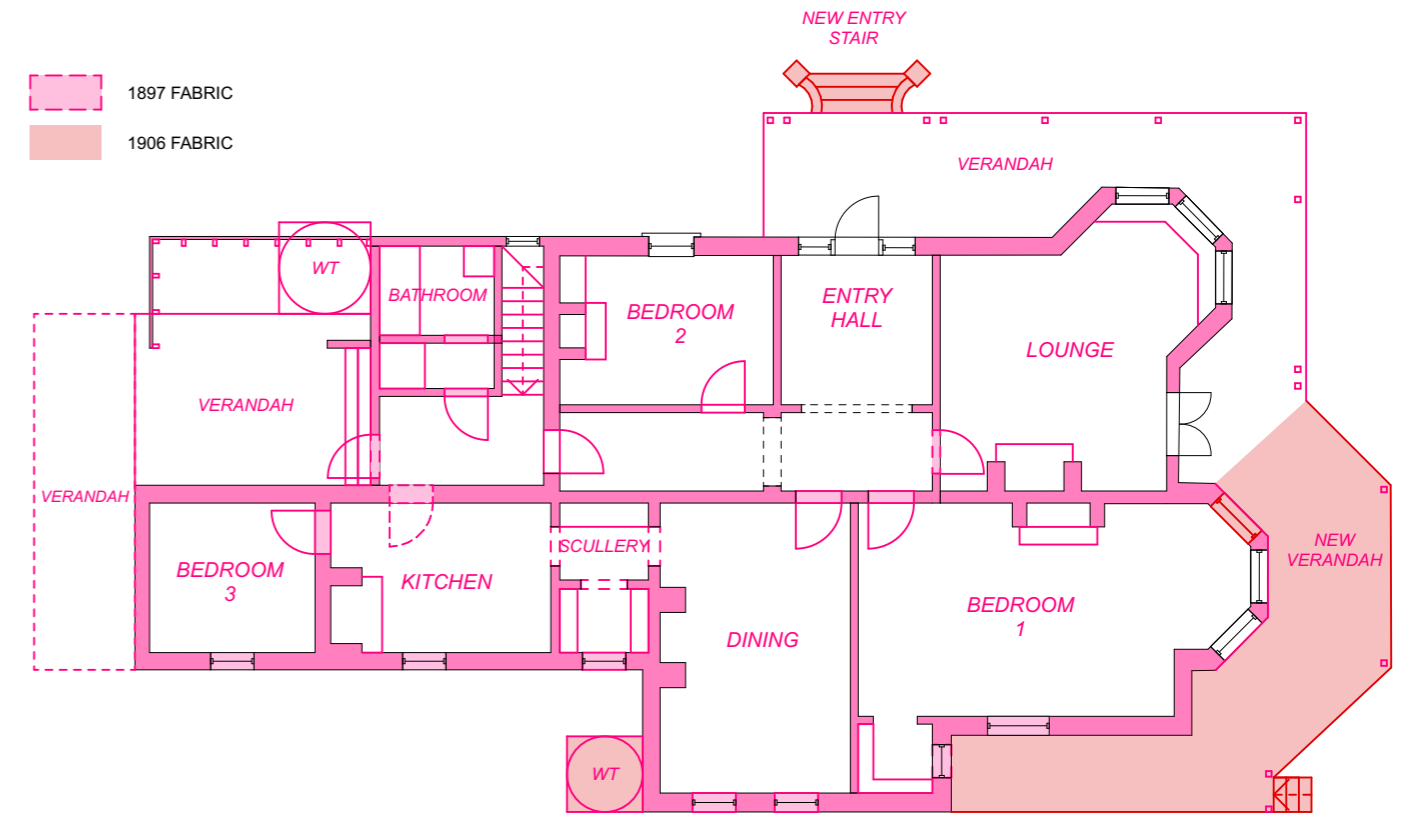
- Demolition of 1945 second Kitchen extension and 1967 Bedroom extension, west of 1927 build.
- Demolition of 1895 walls to Kitchen and Dining Room, including fireplace and chimney; Construction of new chamfered bay in Carabooda limestone.
- Demolition of 1895 fireplace to northern Bedroom.
- Demolition of 1895 Bathroom to north-west of residence.
- Demolition of eastern wall to 1927 Dining Room and construction of new chamfered bay window in Carabooda limestone; New decorative fireplace and new double doors installed.
- Demolition of western wall, including fireplace and chimney to 1927 Bedroom and construction of new bay window in Carabooda limestone.
- Construction of new extension in Carabooda limestone with chamfered architectural elements to south of 1927 build.
- Demolition of original fabric to west of 1895 build and construction of new extension in Carabooda limestone with chamfered architectural elements to the west.
- Demolition of existing timber deck to Verandah and installation of new continuous brick paved Verandah.
- Demolition of all existing roof structure; Construction of new tiled roof over entire residence, including new Verandah.

1998 ADDITIONS

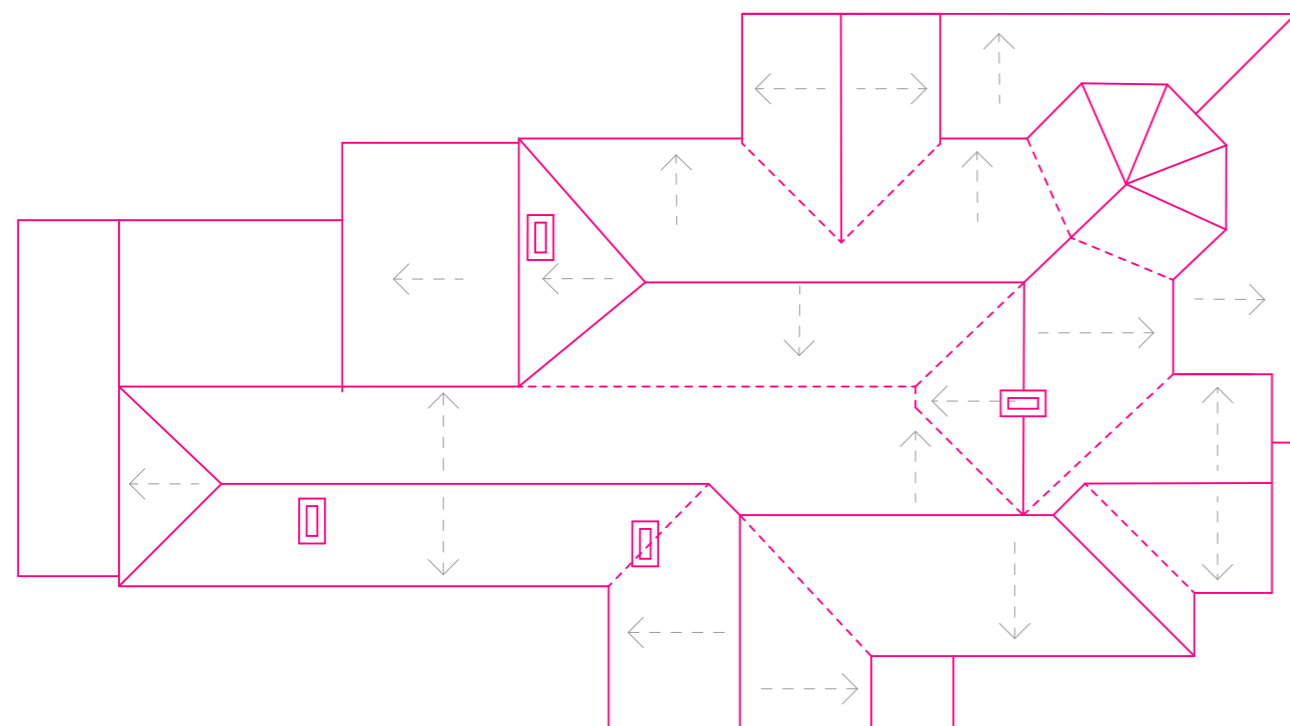
- Construction of new Garage to west of residence.



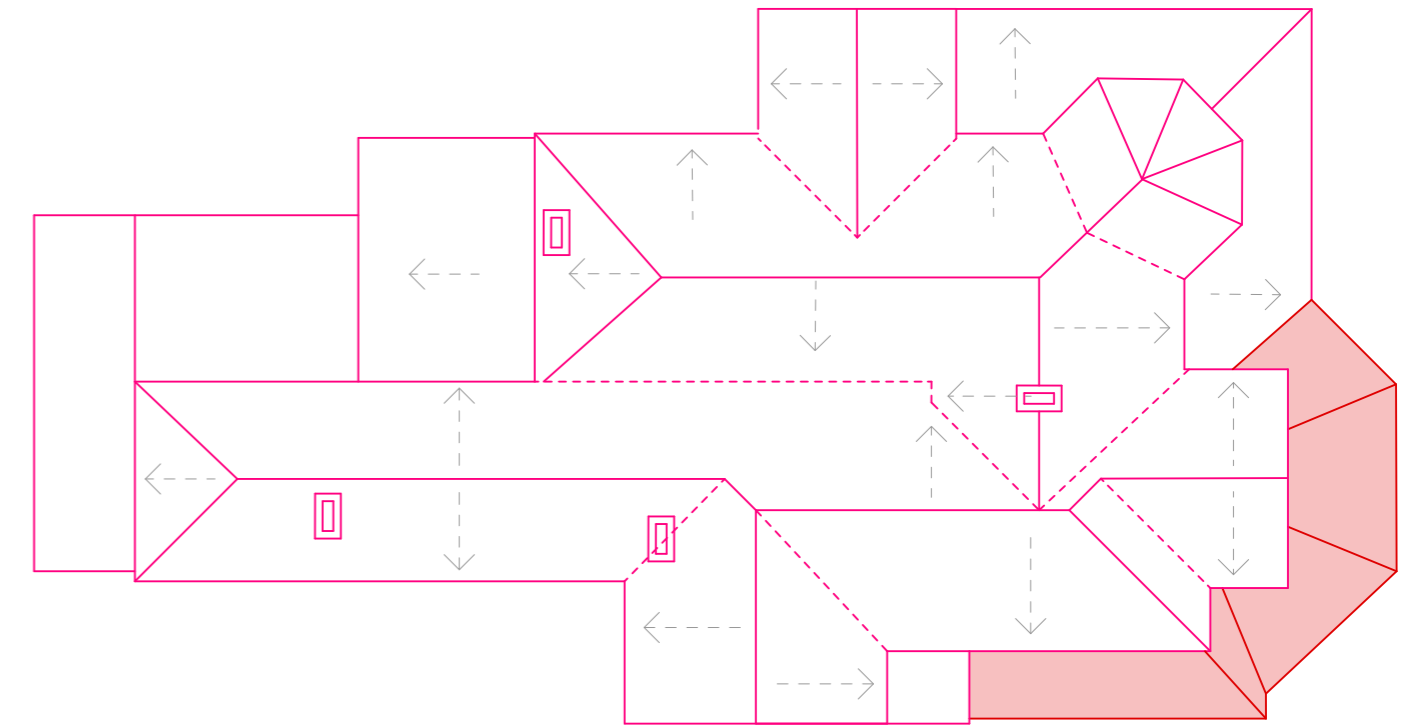
1897 GROUND FLOOR



1906 (INFERRED) GROUND FLOOR



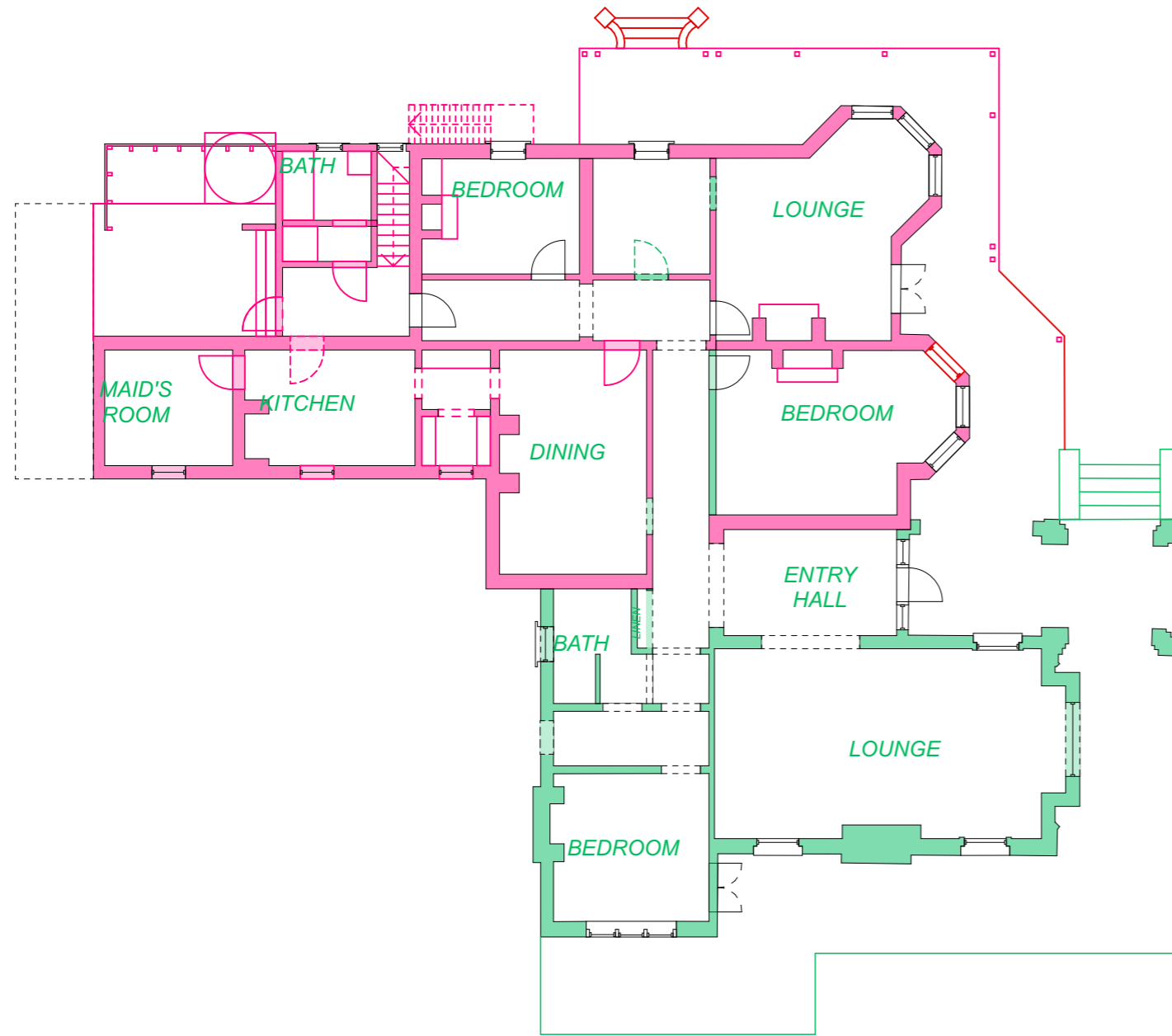
1897 (INFERRED) ROOF PLAN



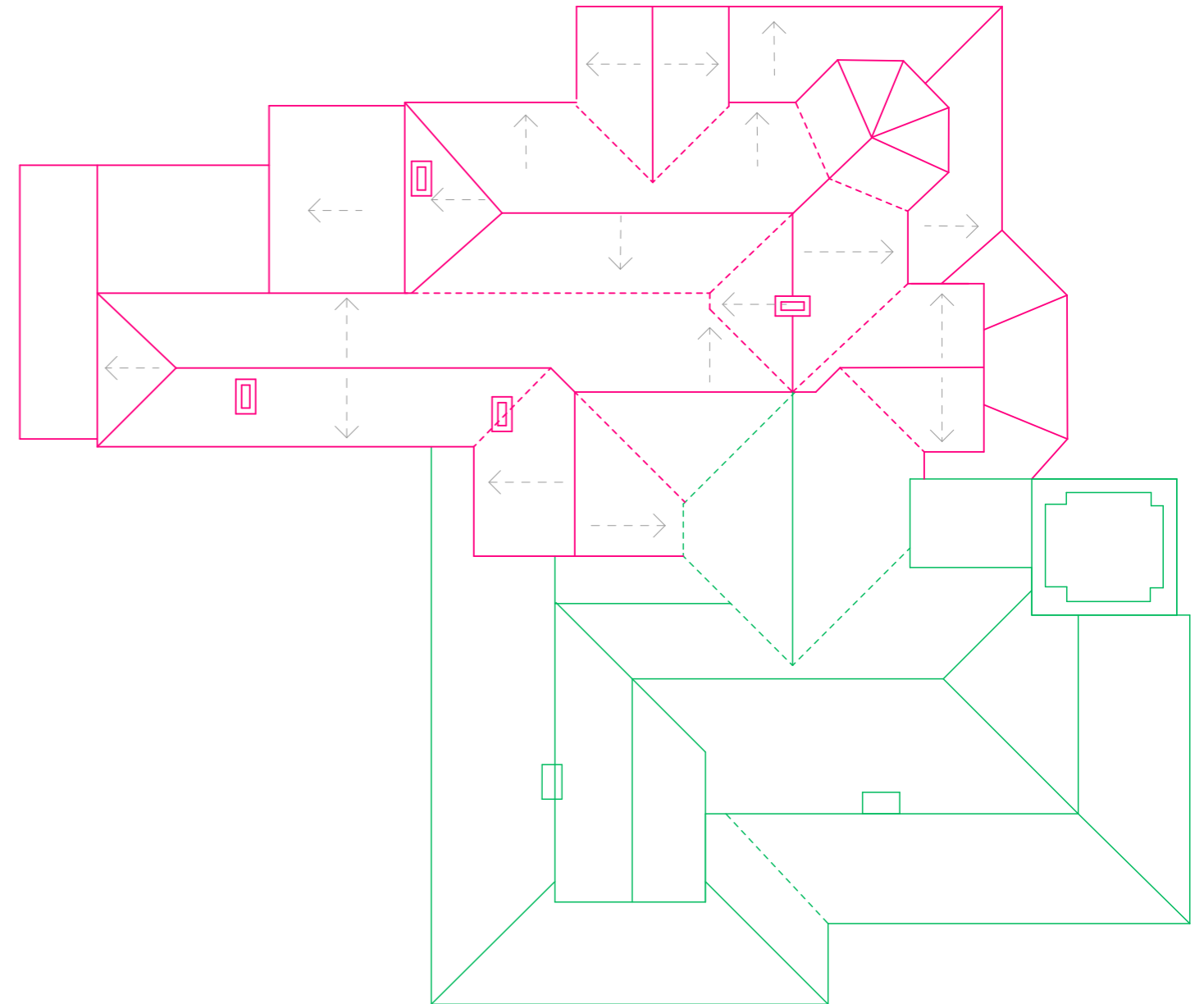
1906 (INFERRED) ROOF PLAN

Fig 12. 52 The Esplanade, 1897, Floor and Roof Plans. (Source: Palassis Architects 2023)

Fig 13. 52 The Esplanade, 1906, Floor and Roof Plans. (Source: Palassis Architects 2023)



1927 (INFERRED) GROUND FLOOR



1927 (INFERRED) ROOF PLAN

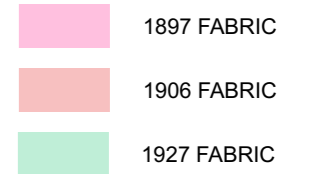
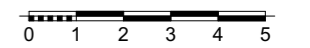
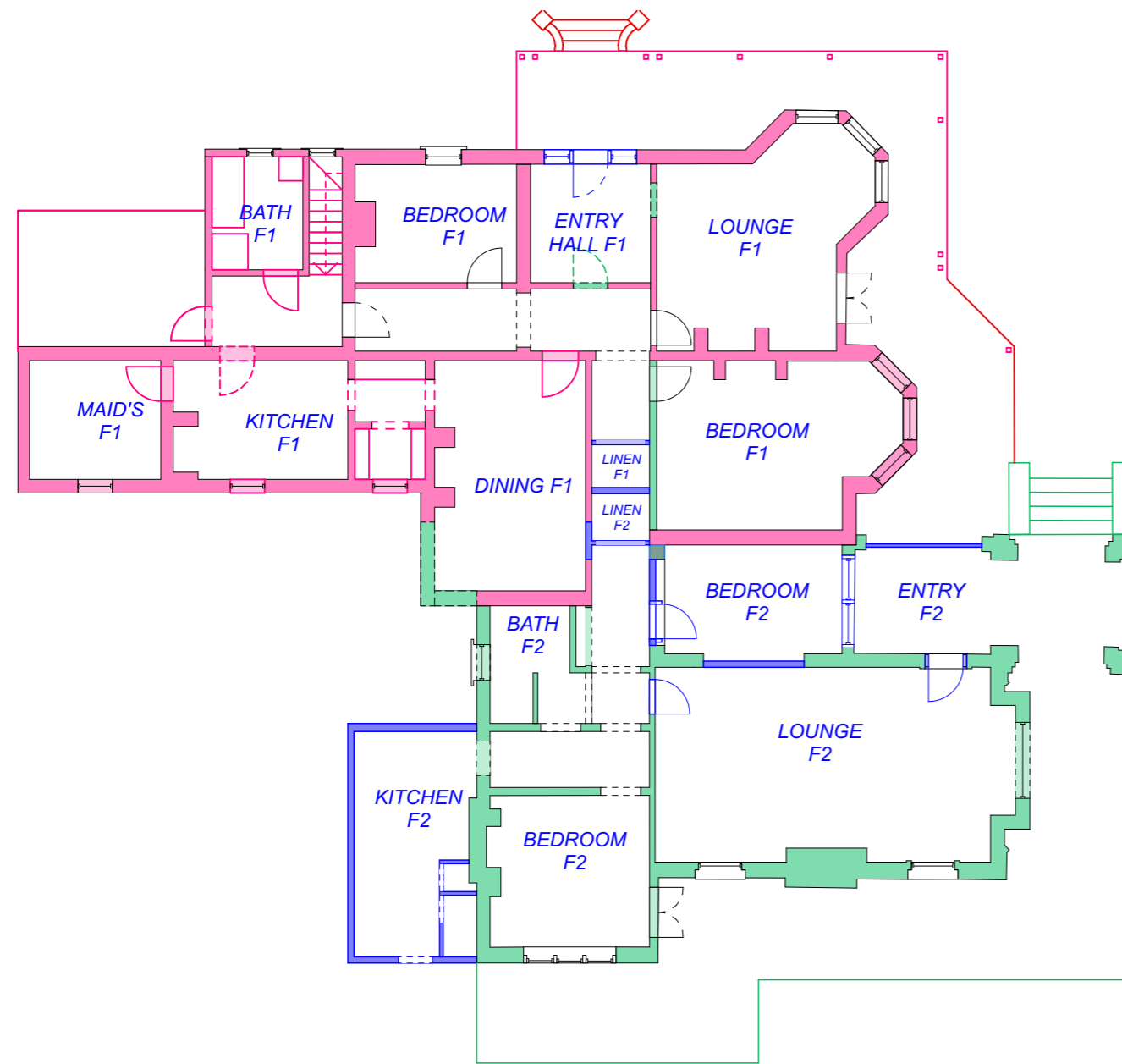
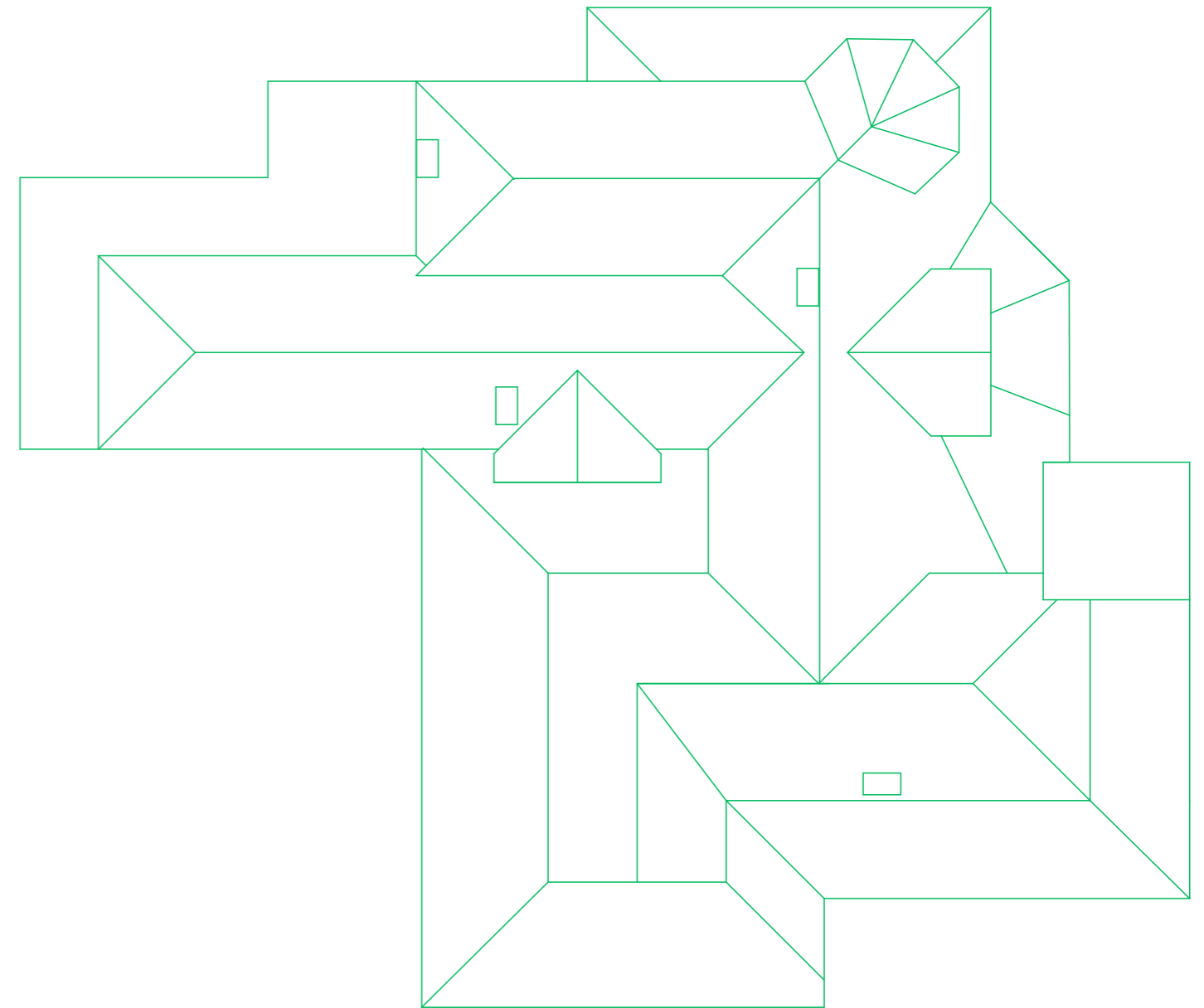


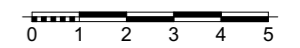
Fig 14. 52 The Esplanade, 1927, Floor and Roof Plans. (Source: Palassis Architects 2023)



1945 (INFERRED) GROUND FLOOR



1945 (INFERRED) ROOF PLAN



- 1897 FABRIC
- 1906 FABRIC
- 1927 FABRIC
- 1945 FABRIC

Fig 15. 52 The Esplanade, 1945, Floor and Roof Plans. (Source: Palassis Architects 2023)

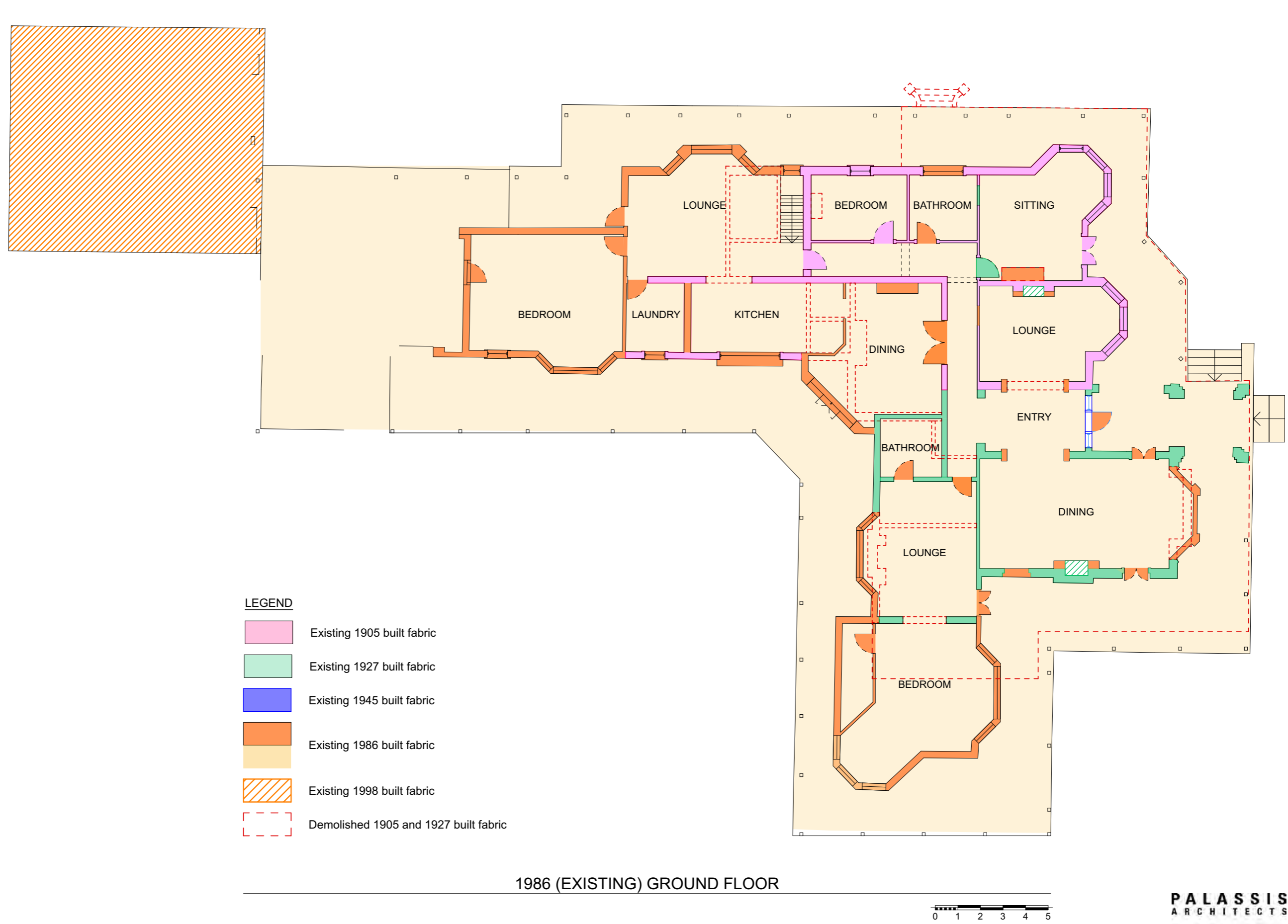


Fig 16. 52 The Esplanade, 1986, Floor and Roof Plans. (Source: Palassis Architects 2023)

2.2.5 CONDITION, INTEGRITY AND AUTHENTICITY

52 The Esplanade is in good Condition.

52 The Esplanade has undergone substantial changes over time. The extensive changes made to the place as part of the 1986 works are characterised by pervasive replication and misappropriation of existing heritage details; This continues throughout the original 1897 and 1927 fabric. It can be difficult to discern the original fabric from the 1897 and 1927 builds from the later additions and interventions.

52 The Esplanade is of low Integrity.

The original intent of 52 The Esplanade as a residential building is still clear and is to continue in that original function.

52 The Esplanade maintains a high Authenticity.

2.2.6 STATEMENT OF SIGNIFICANCE

The following is a consolidated Statement of Significance, referencing the cumulative assessments from the three previously compiled reports, *Griffiths 2014*, *GBA 2018* and *Taylor 2019*.

52 The Esplanade Peppermint Grove, is a single storey, limestone masonry walled, timber and tile roof residence first built for George Ernest Law during 1895 in Federation Queen Anne style, with later additions in an extensive garden setting, has cultural significance for the following reasons:

52 The Esplanade utilised Cottesloe limestone and brick masonry, timber framed verandahs and Marseilles clay tile roofing, materials that were characteristic of an early and consistent vernacular architecture in the surrounding district. The use of Cottesloe limestone is representative of West Australian coastal metropolitan builds before clay bricks became prevalent.

52 The Esplanade is representative of early residential developments in Peppermint Grove, characterised by large houses within expansive garden settings.

52 The Esplanade is part of a group of four residential buildings, from a similar time, architectural style and construction method, which contributes to the streetscape and sense of place in Peppermint Grove.

The place has associations with significant local figures and families including J. Oldfield McArdell, James Thompson (engineer-in-chief of the Public Works Department), Alfred Oakley (prominent pastoralist), Alan Robinson and Lyndon Brown.

The place has strong associations with prominent West Australian architects Clarence Wilkinson, E. H. Dean Smith, J. J. Talbot Hobbs, W. J. Wardle Forbes and Edwin Summerhayes. The prominent architectural firms involved in the design of 52 The Esplanade are Wilkinson & Smith (in 1895), Hobbs Smith & Forbes (in 1906), and Edwin Summerhayes & Son (in 1927).

Additions and changes from 1986 onwards are of no significance.

2.2.7 LEVELS OF SIGNIFICANCE

EXCEPTIONAL SIGNIFICANCE

There are no elements of Exceptional Significance.

CONSIDERABLE SIGNIFICANCE

Of primary or Considerable Significance is the intact fabric from the 1897, 1906 and 1927 periods of construction, including but not limited to:

Exterior

- Expressed Cottesloe limestone masonry facades;
- Original timber framed windows and doors from 1897, 1906 and 1927 builds;
- Original moulded feature sills to windows from 1897, 1906 and 1927 builds;
- Raised floor level of Verandah on limestone podium;
- Crenelated masonry 1927 portico;
- Remnant original chimneys and chimney pots;
- Form and height of original (1897, 1906 and 1927) roof and verandah eaves;
- View of the north-east corner and easter façade, primarily being of the massed composition of the 1927 Post-War Gothic addition overlaying the 1897 Federation Queen Anne cottage.

Interior

- Remnant 1897, 1906 and 1927 interior embellishments;
- Remnant timber skirting to original 1897 Sitting Room and Bedroom 1;
- 1897 and 1927 interior walls defining the L-shaped corridor;
- Remnant timber doors and architraves;
- Remnant original fireplaces.

SOME SIGNIFICANCE

Exterior

- Original 1897 and 1927 exterior walls to the west and south;

Interior

- Original 1897 and 1927 interior walls to the west and south, that do not contribute to the L-shaped corridor or the front (northern and eastern) rooms.
- Location of original stairs down to Cellar.

LITTLE/NO SIGNIFICANCE

Exterior

- Extension of Verandah to continue around the southern and western elevations;
- Timber posts to Verandah;
- Enclosed Garage;
- Shed behind Garage;

INTRUSIVE

Fabric that can be considered Intrusive is principally from the 1986 period of construction, including but not limited to:

Exterior

- Form of existing roof, consisting of amalgamated roof forms and poorly applied and misappropriated historical architectural language;
- Expressed Carabooda limestone masonry facades to additions;
- Replicated hung timber framed windows;
- Contemporary windows and doors produced in an interpreted historical style;
- Octagonal bay window inserted into east façade of 1927 Dining Room;
- Brick paving to Verandah floor;

Interior

- Decorative interior embellishments produced in an interpreted historical style, including decorative mouldings applied to cornices, pilasters, flat arches and all ceiling roses;
- Contemporary doors produced in an interpreted 'historical' style;
- MDF reproduction of original 1897 timber skirting;

2.2.7 COMPARATIVE AND ASSOCIATED STRUCTURES

52 The Esplanade is part of a group of four neighbouring residential buildings, from a similar time, architectural style and construction method, which contributes to the streetscape and sense of place of Peppermint Grove.

The other three residential buildings referenced in this 'group of four' include:

- *56 The Esplanade*, built c.1900, construction of significant additions c. 2017;
- *58 The Esplanade*, built c1900-1910, demolished c. 2017;
- *59 Keane Street*, built c1900, significant changes c. 2012.

58 The Esplanade (Demolished)

Management Category 2

The place appears to have been built for public servant A. Y. Glyde, by notable builder Mark Chapman between 1900 and 1910.

Built in the Federation Queen Anne style, *58 The Esplanade* was characterised by face brickwork with rendered bands, a terracotta tiled roof and turned timber posts with decorative timber valances to the verandah.

Significant alterations and additions were made to *58 The Esplanade* in 2010.

58 The Esplanade was completely demolished in c. 2017.

Please refer to *Figures 16 and 17*.



Fig 16. *58 The Esplanade*, before demolition. (Source: Shire of Peppermint Grove)



Fig 17. *58 The Esplanade*, 2021. (Source: Shire of Peppermint Grove)

56 The Esplanade - CHIRRITTA

Management Category 1

Constructed circa 1900, *56 The Esplanade* was built for Augustus Roe, Police Magistrate and youngest son of Perth's first Surveyor General John Septum's Roe. The original residence was a limestone and terracotta tiled roof built in the Federation Bungalow style, designed by Architectural firm Olson and Sanders.

56 The Esplanade shares similarities with *52 The Esplanade* in the time and manner of construction, along with being associated with Western Australia's professional and bureaucratic elite.

Significant alterations and additions were made to *56 The Esplanade* around 2017. These included significant changes to the landscaping, original roof structure and cladding and a substantial western addition.

Please refer to Figures 18 and 19.



Fig 18. *56 The Esplanade, Chirritta, 2021.* (Source: Shire of Peppermint Grove)



Fig 19. *56 The Esplanade, 'Chirritta', August 1985.* (Source: SLWA, 314169PD)

59 Keane Street
Management Category 1

Possibly built by notable builder Mark Chapman, *59 Keane Street* was built for William and Olive Evans circa 1900, who raised six children in the house.

The Evans family resided at the place for 60 years. Originally looking out directly onto the Swan River, the property was subdivided in the 1960s and a new residence occupied by two of the Evans sisters, Olive Evans and Mrs Bessie Rischbeith, was built (addressed as *60 The Esplanade*).

A new western addition to *59 Keane Street* was built in the early 1990s. Circa 2012, *60 The Esplanade* was re-amalgamated back into *59 Keane Street*. The c.1960s residence was demolished, and the area adapted into a garden terrace over a subterranean garage, which is entered via *The Esplanade*.
Please refer to Images 109 and 110.



Image 109. *59 Keane Street, viewed from The Esplanade.*
(Source: PA 2023)



Image 110. *59 Keane Street, viewed from Keane Street.*
(Source: PA 2023)

The changes to these three places are very clear, with the relationship to the street and connectivity to the surrounding area fundamentally changed.

Another similar property located within Peppermint Grove is 72 Leake Street, which is currently undergoing extensive alterations and shares many characteristics with 52 The Esplanade.

72 Leake Street – WEERIANNA
Management Category 1

Notable Roebourne pastoralist Horace Sholl built the limestone addition to the existing 1881 timber shack in 1896. The single storey Federation Queen Anne style bungalow was designed by Wilkinson and Smith Architects. By the turn of the century the expanding Sholl family had outgrown their home and a young JJ Talbot Hobbs was engaged to design the two storey limestone walled addition.

Originally sited on an expansive lot that extended down to *The Esplanade*, the eastern portion of the property has been subdivided and development of a new residence is underway. This has had a significant impact on the cultural heritage values of the place.

Significant alterations and additions to the western portion of *72 Leake Street* are currently under construction. This development has removed the connection between *72 Leake Street* and the river foreshore, impacting on the culturally significant view of the place from the east.

Please refer to Figures 20 and 21, and to Images 111 and 112.



Fig 20. 72 Leake Street, c. 1900. (Source: Shire of Peppermint Grove Library, 103483)



Fig 21. 72 Leake Street, 15 April 2022. Looking east from The Esplanade. (Source: Gillard, Gary.)



Image 111. View south capturing the new boundary between 72 Leake Street and the new residential development on The Esplanade. (Source: PA 2023)



Image 112. View towards 72 Leake Street, May 2023. Looking east from The Esplanade. (Source: PA 2023)

3.0 DESCRIPTION OF PROPOSAL

3.1 STRATEGIC OVERVIEW

The Proposed Development involves the conservation and re-use of significant portions of the original 1895 and 1927 remnant structures, the construction of a new residential extension to the west of the retained fabric and an extensive residential wing along the southern property boundary. The visually significant eastern façade will be retained and conserved, with selective alterations carried out to permit the continued residential use of the place at a level of amenity that will meet contemporary standards.

To facilitate the Proposed Development, new works intend to:

- Demolish western portions of internal and external 1895 fabric;
- Demolish southern and western portions of internal 1927 fabric;
- Construct new residential addition to the west and north of the 1895-1927 structure;
- Construct new residential wing south of remnant structure and along the southern property boundary;
- Construct new Pool House and swimming pool along northern property boundary, west of remnant fabric;
- Construct new driveway along south-eastern boundary;
- New landscaping works to re-establish existing garden setting to the east of property.

The approach facilitates the retention of the eastern façade, including the distinctive Post-War Gothic entry portico.

The Proposed Development continues in the established pattern of development for *52 The Esplanade*, in extending the new additions along the eastern façade. Unlike previous additions to the place, the Proposed Development will not replicate the existing Federation Queen Anne and Post-War Gothic styles of the existing significant fabric but will work with sympathetic contemporary masonry materials in a classical, but restrained aesthetic.

The four images (*Figures 23-26*), being views captured from a digital mass model of the Proposed Development, assist in illustrating the relationship between the new build and existing heritage fabric of *52 The Esplanade*, as viewed from the *The Esplanade* street level. The proposed addition to the southern end of the eastern facade, sits slightly forward and proud of the existing heritage fabric. This appears to follow the pattern of extending development established by the 1927 addition, of progressively heading south and east.

Viewed directly from the east, the original composition of the 1895 cottage and 1927 Post-War Gothic addition is legible. The proposed new build fits into this composition to the south. The change in materiality indicated in the model demarcates the difference between early 20th Century and early 21st Century construction, while still reading as a cohesive whole. The proposed change in location of the vehicular entry gate from the north to the southern boundary further emphasises the distinct qualities of the heritage fabric, which will be more firmly enveloped in a generous garden surround.

The connectivity between residence and street level appears to be reinstated by the Proposed Development, with key indoor and outdoor living areas facing the street.



Fig 23. Digital model of Proposed Development at 52 The Esplanade.
(Source: Philippa Mowbray Architecture & Interiors, 2023)



Fig 24. Digital model of Proposed Development at 52 The Esplanade.
(Source: Philippa Mowbray Architecture & Interiors, 2023)



Fig 25. Digital model of Proposed Development at 52 The Esplanade.
(Source: Philippa Mowbray Architecture & Interiors, 2023)



Fig 26. Digital model of Proposed Development at 52 The Esplanade.
(Source: Philippa Mowbray Architecture & Interiors, 2023)

The following has been adapted from the Development Application, submitted by Philippa Mowbray Architecture & Interiors on behalf of the owners:

Comprising renovation and restoration of the original homestead, elements of high heritage integrity are celebrated and restored, particularly in relation to the streetscape. A response that enhances the heritage values of The Esplanade streetscape and remnant homestead have been pivotal to the design of the new build.

New additions have been considered to respond in a contemporary architectural language; Materials are selected to be sympathetic to the original homestead, translated into a modern language that is recommended by the Burra Charter as best practice.

The proposed design is largely single storey with a basement garage and a small portion of second story to the rear of the site. The New Build is largely set back from the original form and areas of greatest heritage significance. A minor protrusion eastward works to better activate connection with the river front and relate to existing neighbouring site conditions. With connectivity to the surrounding streetscape in mind, the new design makes provision for a new compliant boundary wall, along with pedestrian and vehicular thoroughfares.

The bulk and scale of the proposed design has been minimised through the incorporation of the basement below natural ground level, that accommodates car parking within the property.

The roof form maintains the significant octagonal details, original verandah form and crenelated 'Castle' – new additions maintain the original roof pitch, simplified under two main volumes.

The intent is to elevate the property to a standard that would meet current day expectations of a home on the most prestigious street in Perth's most exclusive suburb.

Landscaping is in the initial stages of design with one of Australia's preeminent Landscape Designers.

(Please refer to Figures 22 and 27-31)

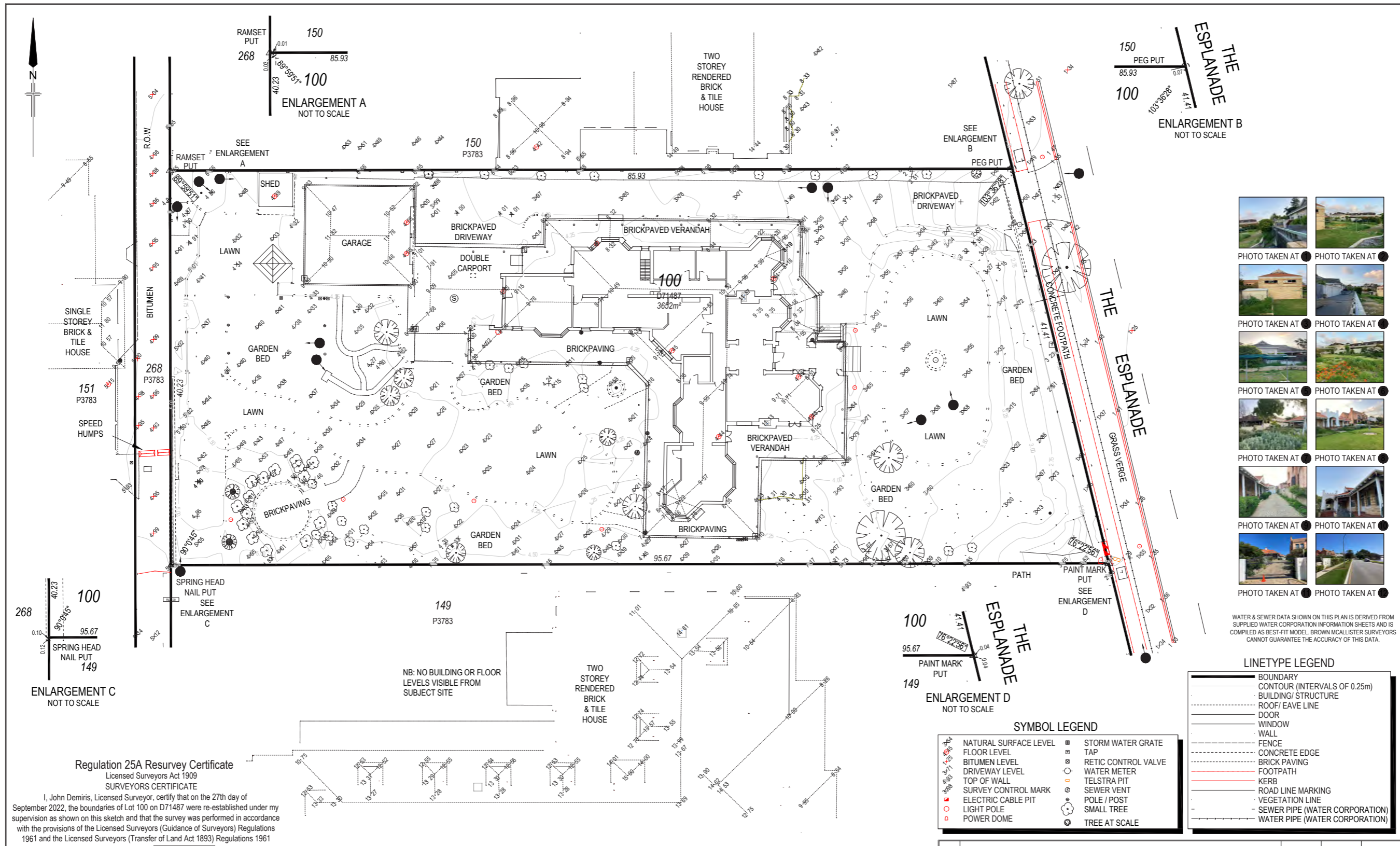


Fig 27. 52 The Esplanade, Feature Survey. (Source: Philippa Mowbray Architecture & Interiors 2023)

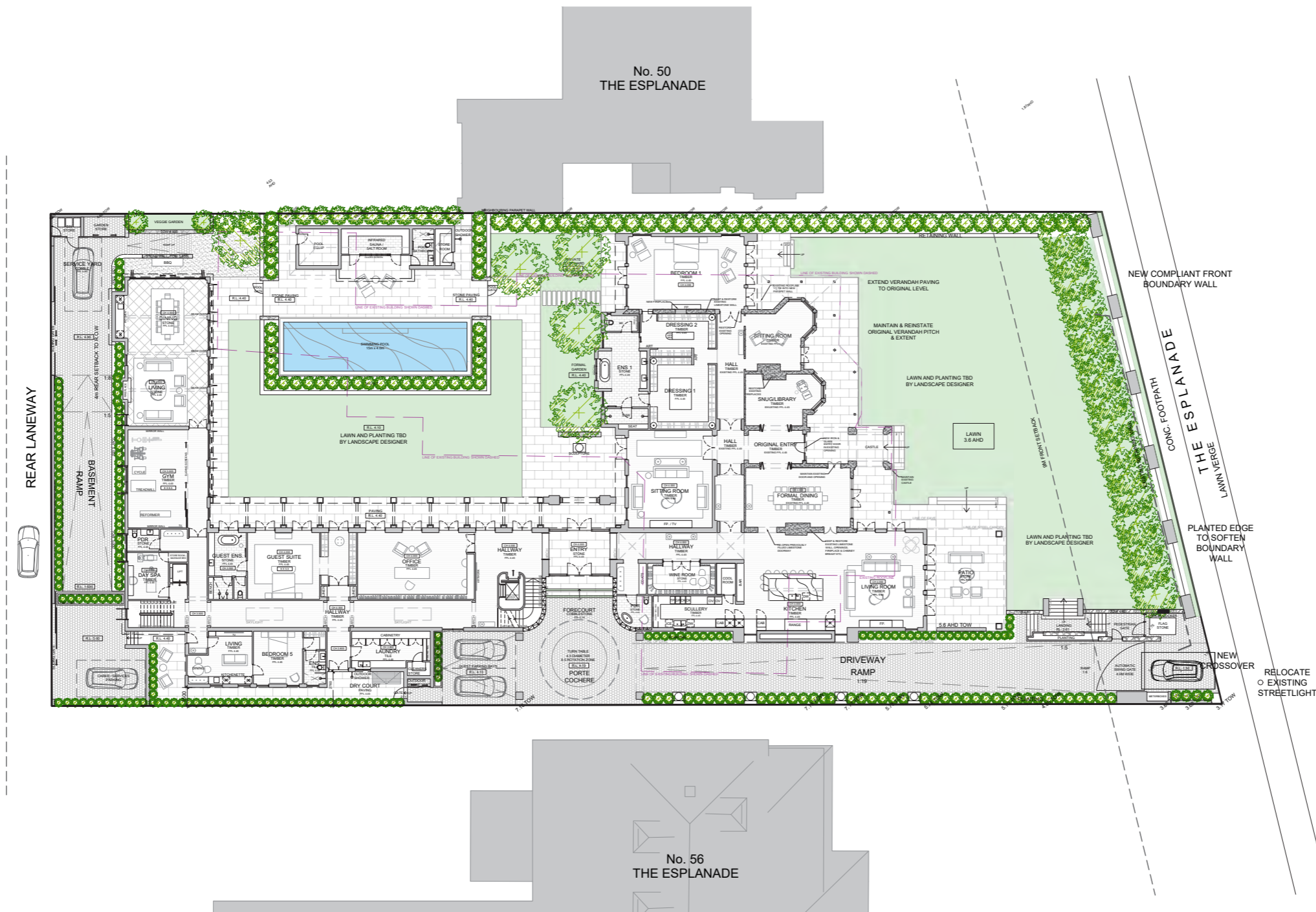
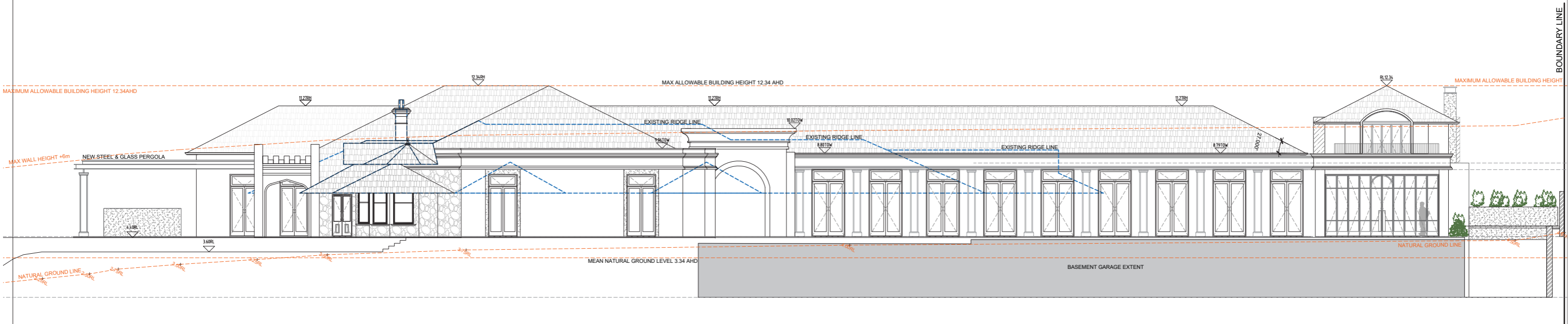


Fig 28. 52 The Esplanade, Proposed Site Plan. (Source: Philippa Mowbray Architecture & Interiors 2023)



NORTH ELEVATION - EXISTING

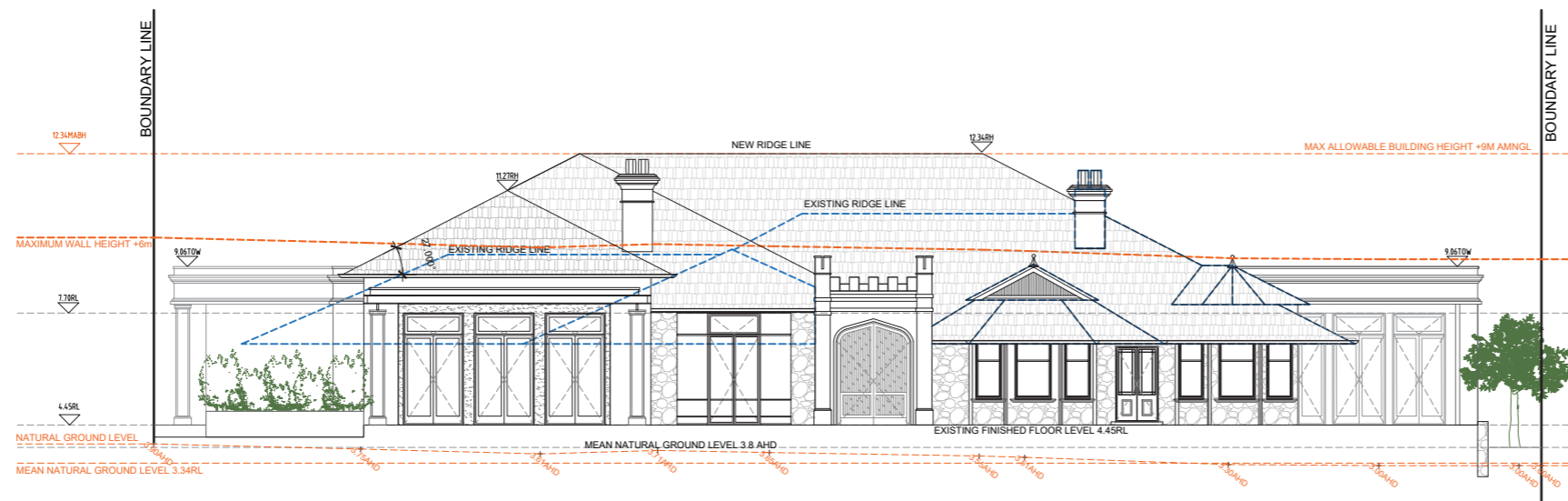


NORTH ELEVATION - PROPOSED

Fig 30. 52 The Esplanade, North Elevation - Existing and Proposed (Source: Philippa Mowbray Architecture & Interiors 2023)



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED

Fig 31. 52 The Esplanade, East Elevation - Existing and Proposed (Source: Philippa Mowbray Architecture & Interiors 2023)

4.0 HERITAGE IMPACT STATEMENT

4.1 OVERVIEW

The following aspects of the Proposed Development have been identified as having the highest degree of potential impact to the heritage significance of 52 *The Esplanade*:

1. Major Demolition Works
 - Proposed demolition of 1895 fabric;
 - Proposed demolition of 1927 fabric;

2. Heritage Building Interventions
 - Proposed new roof;
 - Proposed treatment of new infill where significant fabric has been previously removed;

3. New Residential Additions
 - Proposed construction of new single storey residential wing along west of 1895-1927 remnant fabric;
 - Proposed construction of new single storey Bedroom to north of remnant 1895-1927 remnant fabric;
 - Proposed construction of new residential wing along southern boundary, including new patio extension to the east.

4.2 ANALYSIS

4.2.1 MAJOR DEMOLITION WORKS

The Proposed Development anticipates major and minor demolition works, some of which will result in permanent removal of fabric of 'considerable' significance.

TABLE 3

MAJOR DEMOLITION WORKS				
Element to be Demolished	Reason for Significance	Significance Level	Degree of Impact	Key Points
Interior walls defining main L-Shaped Corridor	<ul style="list-style-type: none"> o Original 1895 fabric o Original 1927 fabric 	Considerable	High-Moderate	<ul style="list-style-type: none"> o Permanent removal of original 1895 and 1927 fabric. o Permanent change to interior circulation. o Does not affect the significant view of the place from the east; Not visible from the street. o Interior has been compromised by later alterations and additions.
Main entry doors to the east	<ul style="list-style-type: none"> o 1986 fabric following original 1927 plan 	Some- Little/None	Low	<ul style="list-style-type: none"> o Non-original fabric produced in a historic style; Impacts integrity of the place. o Location follows original 1927 circulation plan. o Proposed new doors are to emulate the original door type (single door with sidelights) in distinctly contemporary materials (steel and galls); This is in keeping with the Burra Charter.
Northern entry stairs to 1927 portico	<ul style="list-style-type: none"> o 1986 fabric following original 1927 plan 	Some- Little/None	Moderate-Low	<ul style="list-style-type: none"> o Not original fabric. o Location of stairs follows 1927 circulation plan.
Limestone walled southern extension	<ul style="list-style-type: none"> o 1986 fabric 	Intrusive	Low	<ul style="list-style-type: none"> o Carabooda limestone utilised in 1986 to emulate stonework from 1895 and 1927. o Materials and misappropriated historical architectural language of fabric impacts the integrity of the place. o Removal is recommended.
Limestone walled western extension	<ul style="list-style-type: none"> o 1986 fabric 	Intrusive	Low	<ul style="list-style-type: none"> o Carabooda limestone utilised in 1986 to emulate stonework from 1895 and 1927. o Materials and misappropriated historical architectural language of fabric impacts the integrity of the place. o Removal is recommended.
Limestone masonry bay window to eastern elevation of 1927 extension.	<ul style="list-style-type: none"> o 1986 fabric 	Intrusive	Low	<ul style="list-style-type: none"> o Carabooda limestone utilised in 1986 to emulate stonework from 1895 and 1927. o Materials and misappropriated historical architectural language of fabric impacts the integrity of the place. o Removal is recommended. o Proposed replacement wall is to be rectilinear with single, central opening in reference to the original 1927 composition of the significant eastern façade.
Limestone infill to original 1927 opening to southern façade.	<ul style="list-style-type: none"> o 1986 fabric 	Little/None	Low	<ul style="list-style-type: none"> o Carabooda limestone utilised in 1986 to emulate stonework from 1895 and 1927. o Materials and architectural language of fabric impacts the integrity of the place. o Removal is recommended. o Proposed new door is to match dimensions of original opening. o Proposed new door to utilise distinctly contemporary materials (steel and glass); This is in keeping with the Burra Charter.
Existing tiled roof	<ul style="list-style-type: none"> o 1986 fabric 	Intrusive	Low	<ul style="list-style-type: none"> o Existing roof does not adhere to original 1895 and 1927 roof forms, while utilising historical architectural language. o 1986 roof introduced architectural elements in a historical style. o Impacted the integrity of the place.
Enclosed Garage west of residence	<ul style="list-style-type: none"> o 1998 fabric 	Little/None	Low	<ul style="list-style-type: none"> o 1998 fabric.
Chamfered exterior limestone wall to western façade.	<ul style="list-style-type: none"> o 1986 fabric 	Intrusive	Low	<ul style="list-style-type: none"> o Carabooda limestone utilised in 1986 to emulate stonework from 1895 and 1927. o Materials and misappropriated historical architectural language of fabric impacts the integrity of the place. o Removal is recommended.
Chamfered interior walls between Kitchen and Dining Room	<ul style="list-style-type: none"> o 1986 fabric 	Little/None	Low	<ul style="list-style-type: none"> o Not original fabric.

4.2.2 HERITAGE BUILDING INTERVENTIONS: APPROACH TO NEW INSERTIONS

New insertions into the existing heritage fabric will generally be discernible through use of compatible new materials and finishes, in keeping with the Burra Charter principles; New insertions into existing heritage fabric will adopt a subtly contemporary approach, adapting the architectural language of the New Additions to be complimentary but distinctly 'of its time' (as per the Burra Charter).

In contrast to the solidity of the existing and original timber framed and panelled doors and windows, new openings will be light-gauge steel frame, with clear glass infill. Frames will be in a high quality warm metal finish.

4.2.3 CONSERVATION WORKS

The Proposed Development will deliver conservation works for the retained portion of the building.

The following works are proposed:

- Face limestone masonry work to be cleaned, repaired and repointed;
- Timber window and door frames to be repaired, painted and returned to full operability.
- Timber skirting to north-east corner room to be repaired and painted.
- Hexagonal hipped roof and gable with feature bargeboard and fascia from 1895 cottage to be reconstructed utilising documentary evidence.

All fabric and accretions deriving from construction periods 1986 onwards are to be removed.

5.0 FINDINGS

1. The significance of the place primarily derives from its appearance from The Esplanade.
2. The place has undergone significant change.
3. There is very little extant fabric from the 1897 and 1927 builds.
4. A Management Category 2 is more appropriate when considering *52 The Esplanade*.

1. The significance of the place primarily derives from its appearance from The Esplanade.

In considering both the Statement of Significance for *52 The Esplanade*, in relation to the Shire of Peppermint Grove Local Heritage Survey, it is clear that the contribution places of heritage value make to the streetscape and surround external area are of primary importance.

The legibility of the eastern façade of the remnant 1895 and 1927 portions of *52 The Esplanade* is a highly important aspect of the places' cultural heritage significance and contributes to the area's sense of place.

52 The Esplanade is representative of the vernacular of early residential builds in Peppermint Grove, being characterised by large houses in expansive garden settings. Views of the legible composition of the crenelated portico, the deep verandahs enveloping the distinctive limestone walls, the hipped tiled roof, and decorative gable are of primary importance. Despite the extensive changes made to the significant fabric of the place, *52 The Esplanade* has maintained a local landmark status on The Esplanade due to its' location, scale and unique Post-War Gothic portico.

The Proposed Development enhances the connectivity of *52 The Esplanade* to The Esplanade street level and river front, through the projection of key living areas towards to eastern boundary, while also opening up the front boundary wall.

2. The place has undergone significant change.

It is accepted that the greatest impact to the cultural heritage value of *52 The Esplanade* is consequence of the works that occurred in 1986, during the ownership of Dr Soo Yen Pan. These 1986 works did not recognise the nuances of the places' origin and progressive development, instead applying a form of homogeneous historical replication that negated and undermined the unique qualities of the place, disconnecting *52 The Esplanade* from its essential values.

The haphazard way in which fabric from the 1895 and 1927 construction periods has been removed, altered, adapted and reinterpreted has diminished the clarity with which the significant fabric can be discerned and appreciated, with both the interior and exterior fabric impacted.

52 The Esplanade is the result of cumulative building phases that have upheld a pattern of widening the eastern façade and elongating the northern wing.

3. There is very little extant fabric from the 1897 and 1927 builds.

Despite the apparent completeness of the 1895 cottage and 1927 addition from the east, the majority of visible fabric originates from the extensive 1986 alterations. Executed in a generalised historic style and utilising materials selected to match the original limestone walls, tiled roof and timber joinery, the 1986 interventions fail to match the original fabric in terms of craftsmanship and architectural acumen.

All roof and verandah fabric (excepting some limestone to the verandah plinth) originate from the 1986 builds. The original central door opening from the 1927 Dining Room has been replaced with a bay window. Internally, original timber joinery details such as the skirting and architraves that are extant in the three eastern rooms, have been replicated and applied to nearly all other internal spaces; This is especially jarring when adapted to the chamfered walls of the 1986 design.

The remnant 1895 and 1927 fabric include:

- The external limestone walls, including the two octagonal bays of the north-east portion of the residence.
- The double timber doors with toplight, opening onto the eastern verandah from the north-east corner room.
- The timber framed window to north Bedroom.
- The timber, hung windows, internal timber sills and external masonry and render sills to both eastern and north-east corner window bays.
- Timber skirting to the north-east corner room, northern Bedroom, northern Corridor and 1927 Dining Room.
- Timber flooring to northern Bedroom, north-east corner room, eastern Sitting Room and eastern Dining Room.
- Moulded decorative elements to Corridor archways and Gothic arch to Entry Hall.
- Internal walls defining the L-shaped Corridor.
- Post-War Gothic portico and masonry Gothic arch over main entry doors.
- The two chimneys and three related fireplaces (does not include chimneypieces and mantles).
- The southern wall of the 1927 Dining Room.
- The southern wall of the 1927 Bedroom.

4. A Management Category 2 is more appropriate when considering 52 The Esplanade.

The HCWA document 'Guidelines for Local Heritage Surveys, 2022' provides broad definitions of the Management Categories.

Category 1:

Exceptional – Essential to the heritage of the Locality. Rare or outstanding example.

Category 2:

Considerable – Very important to the heritage of the locality.

Places of 'Exceptional' significance are eligible for consideration for entry into the State Register of Heritage Places. The implication of this assessment is that the subject places' Aesthetic, Scientific, Historical and Social values meet the criteria of Significance in terms of its' Rarity, Representativeness, Condition, Integrity and Authenticity.

The point of contention for *52 The Esplanade* is that while superficially the place appears to meet all these criteria, the Integrity of the place has been so diminished by previous changes to the fabric, as to undermine all other values.

The visual primacy and rarity of the recognisable front elevation appears to confuse any superficial evaluation of the places' cultural heritage significance. The local landmark status of *52 The Esplanade* primarily stems from the distinctive Post-War Gothic portico situated in front of the Federation Queen Anne limestone cottage. From the street, most would accept the roof, verandahs and other extensions as part of a complete, original whole.

Only upon interrogation of the existing exterior and interior fabric and the accessible documentary evidence is the full impact to the places' heritage value made evident.

52 The Esplanade does not meet the criteria to be included onto the State Register of Heritage Places.

52 The Esplanade is not of 'Exceptional' significance and should therefore not be held to a Management Category 1 under the Shire of Peppermint Grove Heritage List.

Given the physical evidence in the building fabric and the findings of the Supreme Court, a Management Category 2 is more appropriate when considering *52 The Esplanade*.

Further to this, the findings of the Supreme Court regarding the inclusion of *52 The Esplanade* on the Shire of Peppermint Grove's Heritage List should be considered.

6.0 CONCLUSION

The Proposed Development makes significant improvements to earlier interventions made to *52 The Esplanade*, notably being the removal of all elements of homogenised historical reproduction of the 1986 build and the distinctly contemporary aesthetic of the proposed New Build.

While it would be preferable for the existing L-shaped Corridor to be retained to the northern portion of the residence, its' removal will not impact the primary significance of the place, which is the view of the eastern façade from The Esplanade. The Proposed Development will retain the composition of the 1895 Federation Queen Anne cottage with the Post-War Gothic overlay, and enhance its legibility through the detailed reconstruction of decorative roof details documented in archival photographs.

If implemented in line with the Development Application and this HIS, the Proposed Development will not irrevocably compromise the cultural heritage significance of *52 The Esplanade*, and could be supported by the Shire of Peppermint Grove.

Endnotes

- 1 'Guidelines for Establishing a Heritage List'. Heritage Council of Western Australia, March 2021.
- 2 'Guidelines for Establishing a Heritage List'. Heritage Council of Western Australia, March 2021.
- 3 The Shire of Peppermint Grove Local Heritage Survey 2021.
- 4 'Guidelines for Local Heritage Surveys'. Heritage Council of Western Australia, August 2022.
- 5 The Shire of Peppermint Grove Local Heritage Survey 2021.
- 6 'Guidelines for Local Heritage Surveys'. Heritage Council of Western Australia, August 2022.
- 7 The Shire of Peppermint Grove Local Heritage Survey 2021.
- 8 'Specification of Proposed Alterations and Conversion of Residence No. 52 Esplanade, Peppermint Grove into Two Flats. A. E. Oakley Esq. July 10, 1945.' Hobbs and Winning Chartered Architects, West Australian Chambers, 104 St George's Terrace, Perth WA.

7.0 APPENDICES

- APPENDIX A** Australia ICOMOS Burra Charter, 2013 (the Burra Charter)
- APPENDIX B** Shire of Peppermint Grove Local Heritage Survey 2021 (PGHS 2021)
- APPENDIX C** DAIN PTY LTD -v- SHIRE OF PEPPERMINT GROVE[2019] WASC 264
- APPENDIX D** Heritage Assessment and Advice: 52 The Esplanade, Peppermint Grove. Griffiths Architects, April 2014 (Griffiths 2014)
- APPENDIX E** 'Heritage Submission Relating to the Cultural Heritage Value of No. 52 The Esplanade, Peppermint Grove'. Letter from Marc Beattie, TPG Place Match to John Merrick, Chief Executive Officer Shire of Peppermint Grove. 20 March 2017
- APPENDIX F** Heritage Assessment: 52 The Esplanade, Peppermint Grove, WA. For Dain Pty Ltd. GBA Heritage, 23 July 2018 (GBA 2018)
- APPENDIX G** Heritage Assessment: 52 The Esplanade Peppermint Grove (1895). John Taylor Architect, June 2019 (Taylor 2019)

11 September 2023



K E N T
L Y O N
A R C H I T E C T

Shire of Peppermint Grove
1 Leake Street
Peppermint Grove WA 6011

Attn: Joel Gajic – Manager of Development Services

Dear Joel,

Subject : 52 The Esplanade, Peppermint Grove – Independent Heritage Advice

Brief for Review

The Shire has received a development application for the above-mentioned property.

The applicant has commissioned a heritage architect to provide a heritage assessment of the place, and has concluded that the place has undergone significant change and that very little extant fabric from the 1897 and 1927 portions of the place. Furthermore, it notes that the Management Category 2 is more appropriate when considering *52 The Esplanade*.

Shire is now seeking an expert opinion on the following two matters:

1. Is the proposed development consistent with the principles of the Burra Charter?
2. What is the appropriate heritage listing (currently category 1) should the development proceed as proposed?

Note that this is a desktop review of the documentation concerning the place, and a site investigation has not been undertaken at this point.

Conservation Principles

The Australia ICOMOS (International Council on Monuments and Sites) – The Burra Charter 2013¹

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

¹ This report quotes from The Burra Charter (2013). Australia ICOMOS from time to time reviews and makes amendments to the exact wording of the definitions, policies and the associated notes and guidelines. All current documents can be accessed at the Australia ICOMOS website (<http://australia.icomos.org/>).

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Email klyon@kentlyon.com.au

Article 15. Change

- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Article 20. Reconstruction

- 20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the *cultural significance* of the place.
- 20.2 *Reconstruction* should be identifiable on close inspection or through additional interpretation.

Article 21. Adaptation

- 21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the cultural significance of the place.
- 21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

Article 22. New work

- 22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.
- 22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided. New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

Review of Legislation and Planning Policies**Heritage Act 2018**

Heritage Act 2018 section 4:

conservation, in relation to a place of cultural heritage significance, means the conservation of the place so as to retain its cultural heritage significance, including —

- (a) maintenance, preservation, restoration, reconstruction, adaptation and interpretation of the place; and
- (b) retention of the associations and meanings of the place; and
- (c) retention or reintroduction of a use of the place;

cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

public authority means any of the following –

- (c) a local government or regional local government;

Heritage Act 2018 section 102 Term used: local heritage survey:

local heritage survey means a survey prepared under section 103(1)

Heritage Act 2018 section 104 Purposes of local heritage survey:

The purposes of a local heritage survey by a local government include –

- (a) identifying and recording places that are, or may become, of cultural heritage significance in its district; and
- (b) assisting the local government in making and implementing decisions that are in harmony with cultural heritage values; and
- (c) providing a cultural and historical record of its district; and
- (d) providing an accessible public record of places of cultural heritage significance to its district; and
- (e) assisting the local government in preparing a heritage list or list of heritage areas under a local planning scheme.

Western Australian Planning Commission – State Planning Policy 3.5 Historic Heritage Conservation, 29 May 2007 – PC0902-35 document adoption/approval and 23 March 2022 – PC2203-11 latest document amendment details

The document is a State Planning Policy under part 3 of the *Planning and Development Act 2005*. The policy applies throughout Western Australia.

The objectives are in the policy:

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

Relevant to this application is section 6.4 Establishment of heritage lists “...A heritage list established pursuant to a local planning scheme should be compiled having regard to the places identified in the inventory. A local government may elect to include all of those places in its heritage list, or may include a smaller sub-set of places.” The Shire of Peppermint Grove has the Local Planning Policy 3 Heritage Places.

Under section 6.4, Establishment of heritage lists also notes:

The inclusion or exclusion of places from a heritage list should be based on their degree of historic heritage significance, supported by the findings in the inventory, irrespective of whether they are privately or publicly owned.

Shire of Peppermint Grove – Local Planning Policy 3 Heritage Places, 2020 – Adoption and Modification

This document refers to the Shire developed a Municipal Heritage Inventory (MHI), now referred to as the Local Heritage Inventory (LHI), and this was adopted in 1999. This Local Planning Policy pre-dates the newer Shire of Peppermint Grove Local Heritage Survey 2021 (PGHS 2021); therefore this subsequent document is the appropriate update.

Under the Background section, it notes:

The Planning and Development Act 2015 (Deemed Provisions) was introduced by the WA Government to guide all local planning schemes into a consistent approach. This establishes a

heritage list as part of local planning schemes to be the primary vehicle for identification and protection of properties with heritage value in the local planning scheme.

The heritage list is concerned with identification and protection of properties and their heritage values, whereas the MHI is a more detailed and prescriptive document used in the description of the heritage values and for management decisions.

Under Local Planning Scheme 4 the Shire established a Heritage List which included the majority of properties identified as having heritage significance by the MHI. The Heritage List is a statutory document that sits under LPS 4, while the MHI is now referenced as a due regard document.

The two planning objectives of the policy are to ensure that:

- *To maintain and encourage a high-quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes (Local Planning Strategy).*
- *To preserve the heritage fabric and contribution to the streetscape of existing heritage listed properties. (Local Planning Strategy)*

Heritage protection provisions have been adopted in the Local Planning Scheme No.4 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015. Buildings are only to be included on the Heritage List after undergoing a procedure of notification and receipt of submissions from owners and occupiers.

Under the Planning Policy section relevant to this application, notes heritage significance is retained and/or enhanced in order that:

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

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

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

Furthermore, all development (including maintenance, conservation, adaptation, alterations, additions, demolition and new buildings) affecting heritage places, ... should meet the following principles;

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

Shire of Peppermint Grove – Local Heritage Survey 2021

There is an important factor noted in the 2.0 Preface:

"The Heritage Survey took identified properties from the Heritage List and other sites and proceeded to consolidate updated information, including heritage architect recommendations into a Heritage Survey. This included details such as the heritage architect and the date when

the review was undertaken so that this can be included in the reference section of the survey contents.”

Also, noted in the 2.0 Preface:

“This Heritage Survey will provide more reliable information and background upon which decisions may be made subject to the Heritage List (LPS4) towards the assessment and protection of places of cultural heritage significance to the Shire.”

The section 5.0 Management Category Definitions notes:

“Survey properties include heritage management categories which address site specific and general management issues.” It also allows for “Council will have regard to this information as well as other factors when making assessment of proposals to do works on heritage properties.”:

Category 1

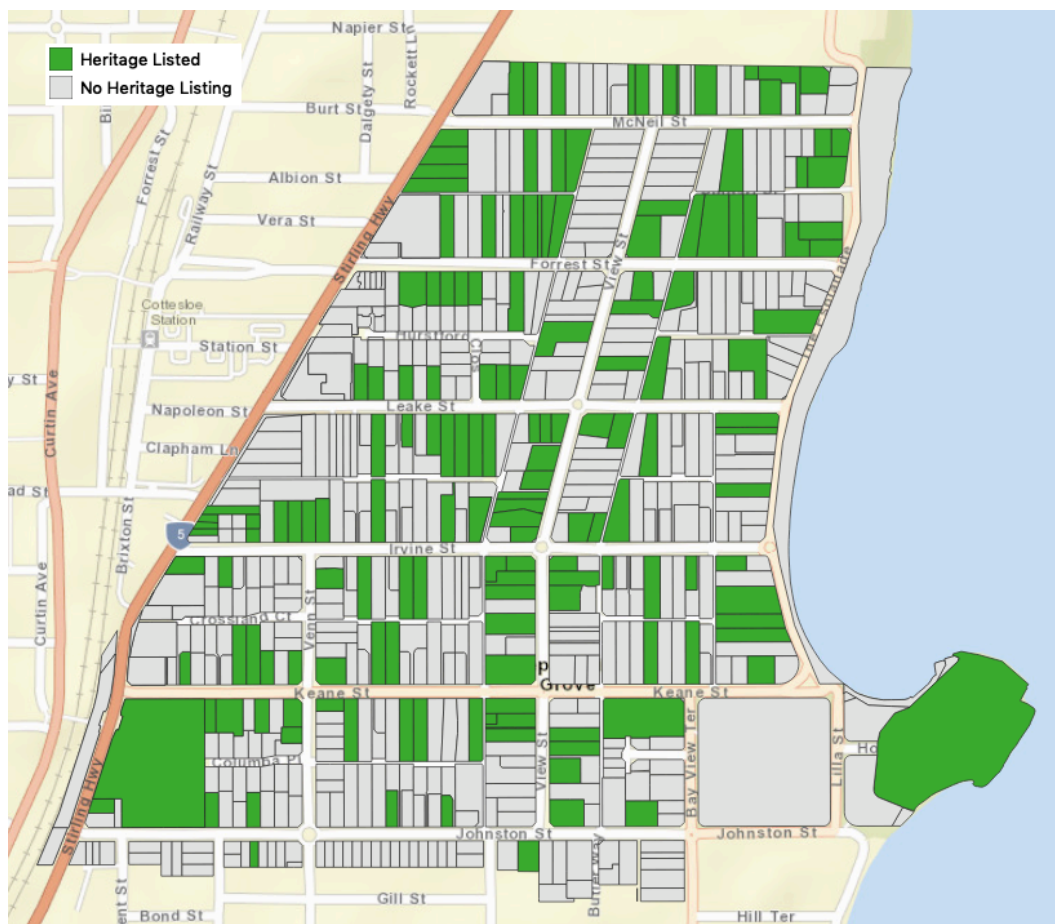
Buildings, which due to their character create the atmosphere of Peppermint Grove, therefore should be retained, but may be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained 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 and retains the heritage contribution of the building to the streetscape.

Shire of Peppermint Grove – Heritage List

52 The Esplanade is on the Heritage List under ID# 117, reviewed on 25-Sep-18; it is identified below from the map freely accessible on the Shire of Peppermint Grove website.



Heritage Assessment Documentation Received and Reviewed

Goyder Residence, 52 The Esplanade, Peppermint Grove – Heritage Impact Statement by Palassis Architects, 7 September 2023 Revision 01

2.1.1 STATUTORY HERITAGE LISTINGS

Does not state that the place is on the Shire of Peppermint Grove's Heritage List under ID# 117.

2.1.2 OTHER HERITAGE LISTINGS AND SURVEYS

Refers to a superseded Local Heritage Survey that was adopted 26 Sept 2018. However, the latest Local Heritage Survey 2021 is not referred to here, however subsequent clause 2.1.6 Shire of Peppermint Grove Local Heritage Survey 2021 does.

2.1.6 SHIRE OF PEPPERMINT GROVE LOCAL HERITAGE SURVEY 2021 (PGHS 2021)

While this notes several issues it does not mention aspects of the PGHS 2021 in respect to the Heritage List under the Local Planning Scheme 4.

2.1.5 (sic, second one) INCLUSION IN THE SHIRE OF PEPPERMINT GROVE LOCAL HERITAGE SURVEY 2021 (PGHS 2021)

Refers to a Heritage List to the Supreme Court in 2019 finding for this property that predates the PGHS 2021. It is unclear as to the validity of the Shire of Peppermint Grove's Heritage List. However, it does not factor counterintuitively that the place should not be included or have the Management Category 1 listing for the PGHS 2021.

2.2.5 CONDITION, INTEGRITY AND AUTHENTICITY

Discusses substantial changes over time and notes the place is of low integrity. It also notes that it maintains a high Authenticity.

2.2.7 COMPARATIVE AND ASSOCIATED STRUCTURES

Discusses other residential buildings that are in the 'group of four' and those still existent are in the Management Category .1, even though they have undergone significant changes and additions.

3.1 STRATEGIC OVERVIEW

Points are made that affect the presentation to the east and impact the streetscape.

"The Proposed Development continues in the established pattern of development for *52 The Esplanade*, extending the new additions along the eastern façade. Unlike previous additions to the place, the Proposed Development will not replicate the existing Federation Queen Anne and Post-War Gothic styles of the existing significant fabric but will work with sympathetic contemporary masonry materials in a classical but restrained aesthetic."

"The proposed addition to the southern end of the eastern facade sits slightly forward and proud of the existing heritage fabric. This appears to follow the pattern of extending development established by the 1927 addition, of progressively heading south and east."

"Viewed directly from the east, the original composition of the 1895 cottage and 1927 Post-War Gothic addition is legible. The proposed new build fits into this composition to the south. The change in materiality indicated in the model demarcates the difference between early 20th Century and early 21st Century construction while still reading as a cohesive whole. The proposed change in location of the vehicular entry gate from the north to the southern boundary further emphasises the distinct qualities of the heritage fabric, which will be more firmly enveloped in a generous garden surround."

4.2.1 MAJOR DEMOLITION WORKS

Under Table 3, the proposed demolition of the Existing tiled roof (1986 fabric) will be beneficial. However, it raises concerns the proposed new roof over the 1927 southern portion (Formal Dining) is not in keeping with the original roof height and loses its form under the larger hipped roof covering the new addition (Kitchen and Living Room) to the south. This new roof will impact the ability to discern between the original 1927 fabric below and the new addition to the place from the east, visible from the street.

4.2.2 HERITAGE BUILDING INTERVENTIONS: APPROACH TO NEW INSERTIONS

“New insertions into the existing heritage fabric will generally be discernible through the use of compatible new materials and finishes, in keeping with the Burra Charter principles. New insertions into existing heritage fabric will adopt a subtly contemporary approach, adapting the architectural language of the New Additions to be complimentary about distinctly ‘of its time’ (as per the Burra Charter).”

Conclusions

To answer the two questions posed:

1. Is the proposed development consistent with the principles of the Burra Charter?

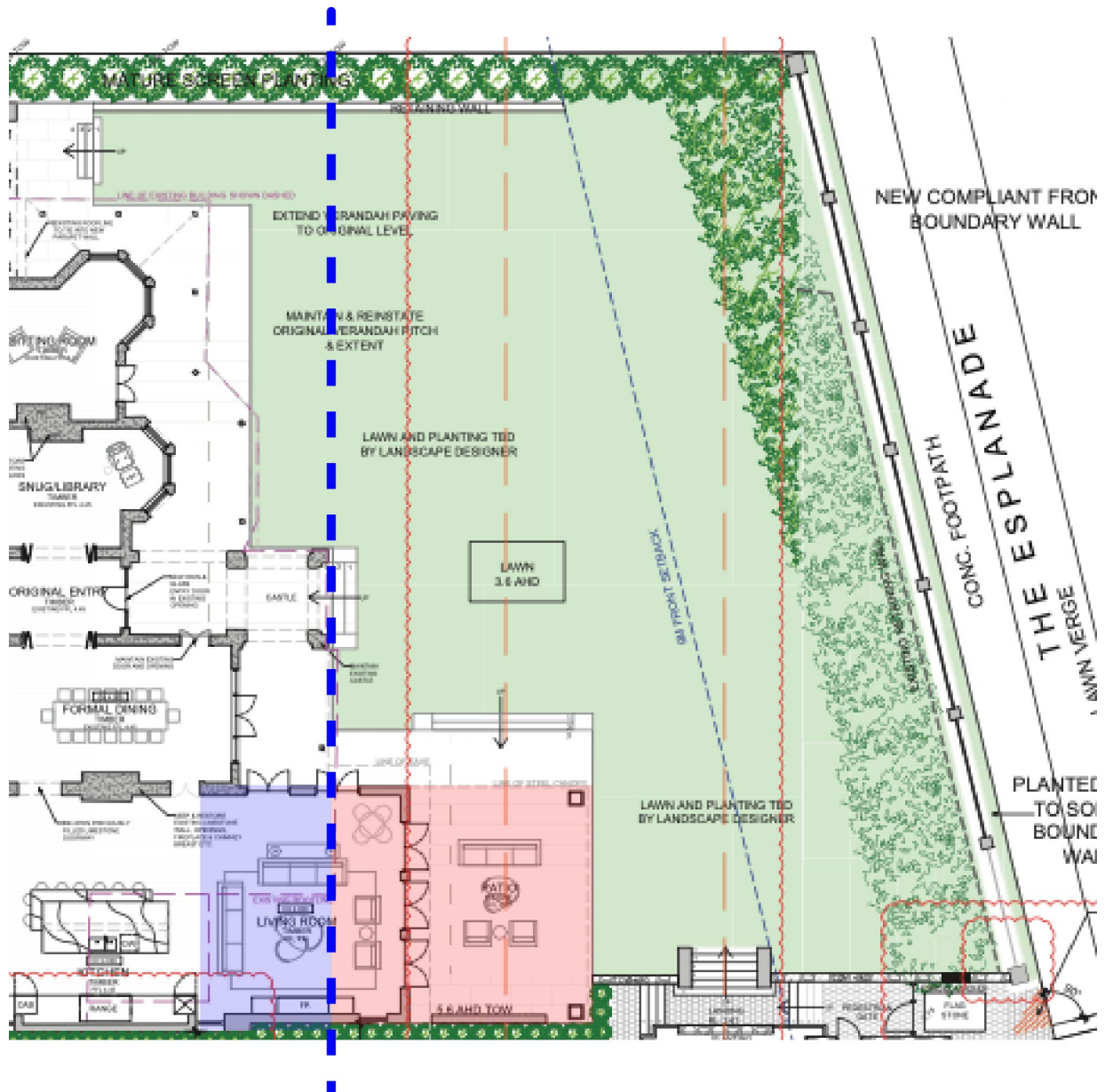
Most aspects relating to the principles of the Burra Charter are covered in the proposal. However, the principles below need to be addressed.

Article 5. Setting

There are a few issues that are not consistent with the Article 5 Setting, which is problematic for the proposed new construction along the southern end of the eastern elevation, addressing The Esplanade in the landmark setting, and its relationship with the adjacent 56 The Esplanade would adversely affect the setting or relationships are not appropriate. Below is an aerial image showing the consistent setback along The Esplanade (blue dashed line).



The proposed new addition is forward more than half the distance to the front boundary (approx. 9 metres, shown in light red). While only a single-storey addition, it is also taller than the adjacent 1927 addition ‘Formal Dining’ and the crenellated portico ‘Castle’ (refer to the portion of eastern elevation discussed under Article 22 below). Whilst most of the proposed new addition is a patio open on three sides, it is standard practice to setback from the existing facades of heritage places along streetscapes (shown in light blue).



The heritage reports by Palassis Architects and John Taylor Architect are in general agreement relating to the aesthetic value of 52 *The Esplanade*, which is primarily viewed by the community from the street with its landmark quality and contribution to the streetscape intact.

Article 22. New work

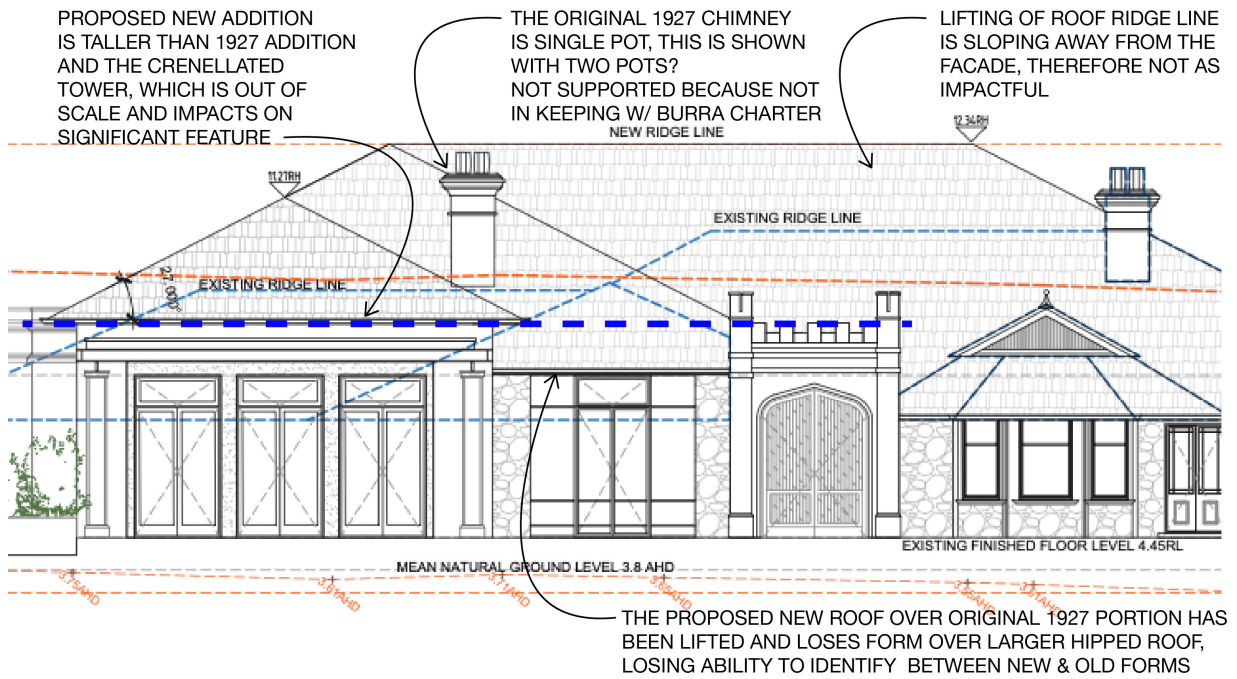
The proposed new addition is taller than the adjacent 1927 addition 'Formal Dining' and the crenellated portico 'Castle' (refer to the portion of the eastern elevation below). Concern for the proposed new addition's scale, height and width will diminish the original fabric's significance. This proposed new addition distorts and obscures the *cultural significance* of the place and detracts from its *interpretation* and appreciation.

Article 15. Change

There is some confusion on the drawings (refer to the portion of the eastern elevation below, digital model images); the drawing shows a chimney in the location of the southern 1927 addition chimney when looking at Development Approval drawing A4.0 for Ferguson Residence at 41 Irvine Street there are no chimneys shown?

The proposed demolition of the more recent existing tiled roof (1986 fabric) will be beneficial. However, it raises concerns the proposed new roof over the 1927 southern portion (Formal Dining) is not in keeping with the original roof height and loses its form under the larger hipped roof covering the new addition (Kitchen and Living Room) to the south. This new roof will impact the ability to discern

between the original 1927 fabric below and the new addition to the place from the east, visible from the street.



2. What is the appropriate heritage listing (currently category 1) should the development proceed as proposed?

It is irrefutable that the place, compared to other places in both Management Categories 1 and 2 on the PGHS 2021, should remain the Management Category 1 to meet the community's interest in preserving heritage value properties.

52 The Esplanade is rare in being the coherent stylistic product of two major construction campaigns, some 30 years apart. It is an example of a single-storey elevated Federation residence that has evolved and remained intact for residential use compared to others that have been drastically changed or demolished within the Shire of Peppermint Grove.

The Statement of Significance is key to this, and the fact that a place has been altered does not necessarily diminish the significance. The recently altered neighbouring residence at 56 The Esplanade is a testament to a Management Category 1 place with a similar Statement of Significance.

The current Management Category definition not aligning with the Burra Charter should be addressed when the PGHS 2021 is reviewed.

Yours sincerely,

Kent Lyon Architect Pty Ltd

A handwritten signature in black ink, appearing to be 'KL', written over a vertical line.

Kent Lyon

*Director | Registered Architect WA 1571
RAIA M. ICOMOS GSAP LEA
B Arch (UWA) B Arts in Arch (UW, Seattle)*



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2nd October 2023

Katie Barsden (Mowbray Architecture)

3 Vera Street, Cottesloe WA 6011

katie@mowbrayarchitecture.com

Dear Katie,

Re: Proposed Dwelling at 52 The Esplanade, Peppermint Grove – Laneway Swept Path Analysis

As requested, Shawmac has undertaken a swept path analysis to review manoeuvrability of vehicles between the proposed basement car park ramp and the rear laneway along the western boundary of the site.

The swept path analysis has been undertaken in AutoTURN software using the Australian Standard B99 vehicle template which is the standard for checking access and circulation driveways. The B99 is the 99.8th percentile vehicle which is equal in size or larger than 99.8% of vehicles on Australian Roads. The swept paths are attached to this letter and these demonstrate that a B99 is able to enter and leave the proposed gate and basement ramp in both directions along the laneway. All manoeuvres can be undertaken via a 3-point turn or better.

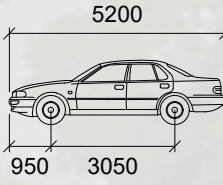
Please feel free to contact me if you have any questions.

Kind Regards,

Paul Nguyen

Senior Traffic Engineer

pnguyen@shawmac.com.au / 0455 888 212 / (08) 9355 1300



B99

	mm
Width	: 1940
Track	: 1840
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

B99
 STANDARDS 2004 (AU/NZ)

REAR LANEWAY



From: [SUSAN RUSSELL](#)
To: [Joel Gajic](#)
Subject: 52 The Esplanade
Date: Monday, 11 September 2023 3:01:23 PM

Shire of Peppermint Grove
1 Leake St
Peppermint Grove WA 6011
Attn: Mr Joel Gajic – Manager of Development Services
joel.gajic@peppermintgrove.wa.gov.au

Dear Mr Gajic,

We have met with Philippa Mowbray Architects and viewed the plans submitted for Development Application of No. 52 The Esplanade Peppermint Grove. We provide the following comments:

- We do not want or require privacy screening to be added to the existing boundary wall between No's 52 and 50 The Esplanade screening the proposed terrace off Bedroom 1.*
- We do not require the north facing openings in Bedroom 1 to have obscured film applied.*
- We have expressed to the Architect the importance of site management particularly relating to dust management and understand this will be a condition of the site works as construction commences.*
- We appreciate the owner of 52 The Esplanade's consideration of any new or proposed planting on the shared boundary towards the Esplanade being kept lower in such a way to maintain views southward on Freshwater Bay.*

Yours Sincerely,

S & D Russell
50 The Esplanade
Peppermint Grove WA 6011

From: [Rob Parker](#)
To: [Joel Gajic](#)
Subject: DA - 52 The Esplanade, Peppermint Grove
Date: Thursday, 14 September 2023 8:26:15 AM

Good morning Joel,

Thank you again for your notification of Development Application for 52 The Esplanade, Peppermint Grove.

As you are aware, we raised some initial concerns around overshadowing, lines of sight and boundary walls. A meeting with Phillipa Mowbray (Architect) was held on Tuesday 5th September at the Satterley residence to discuss these items. I confirm that the Architect has allayed the Satterley's concerns and in principle, we have no objections to the current DA in relation to these items.

We understand that a detailed building survey of properties adjoining 52 The Esplanade will be undertaken to assess potential impact and aid in mitigation of damage. We understand that the boundary fence between 52 and 56 The Esplanade will remain and would like to ensure that no damage or disruption is caused to gardens and/or structures.

During construction works, we trust that all reasonable measures will be taken to ensure dust control, site rubbish and debris are kept to a minimum and tradespersons, subcontractors etc are respectful of neighbouring properties.

Again, thank you for providing the opportunity to assess and comment on this DA. Please don't hesitate to email or call me directly with any questions or concerns.

Kind regards,

ROB PARKER
Project & Property Manager

Satterley Property Group

M: 0447 974 121
E: robp@satterley.com.au
Level 3, 27-31 Troode Street, West Perth WA 6005

www.satterley.com.au

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Ordinary Council Meeting

8.1.2 – Adoption of Draft Local Planning Policy 12 – Residential Fences



Shire of
Peppermint Grove

Local Planning Policy 12 – Residential Fences

Shire of Peppermint Grove

Statutory Authority

Planning and Development Act 2005.

Planning and Development (Local Planning Schemes) Regulations 2015.

Shire of Peppermint Grove Local Planning Scheme No. 4 (as amended).

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The local policy intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

The local policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Planning Objective

- *To provide design guidelines for street walls and fences that vary the deemed-to-comply provisions of the Residential Design Codes of Western Australia (R-Codes) while maintaining an open visual aspect between houses and the street for the purpose of passive surveillance.*
- *To provide design guidelines for dividing fences and fences that abut rights-of-way that vary from a 'sufficient fence' as defined under the Fencing Local Law 2021.*
- *To provide design guidelines for tennis court fencing.*
- *To provide design guidelines for vehicular and pedestrian access gates.*
- *To encourage a high-quality standard of fencing within the Shire of Peppermint Grove that allows houses to visually contribute to the streetscape including when viewed from communal streets.*
- *To ensure street walls and fences to heritage places is of a complementary design, scale and materiality.*

- *To encourage the introduction of deemed-to-comply sightlines for pedestrians and vehicles for existing non-compliant fencing and that sightlines are achieved for proposed fencing.*

Statutory Basis

This Local Planning Policy is made under the provision of the Planning and Development (Local Planning Schemes) 2015 Regulations.

Clause 7.3.1 of the R-Codes allows Council to vary provisions relating to street walls and fences and to augment the R-Codes through a local planning policy.

If there is a conflict between the local policy and the Shire's Fencing Local Law 2021, then this local policy shall prevail.

Context

The Local Planning Strategy recognises the importance of maintaining and enhancing the Shire's streetscapes. Peppermint Grove is principally a neighbourhood of single detached houses with large front gardens and predominantly open views between houses and with the street. This quality contributes to the residential character of our suburb.

Furthermore, a number of streets have several (adjoining) houses which have been placed on the heritage list, and their co-relationship and collective value is enhanced due to their:

- Open views between the street and houses;
- Front garden landscaping of lawns, bedding and trees; and
- Ability to view and read the architectural form from the public realm.

Recent residential development trends have promoted high and impermeable fencing for security and privacy. This type of fencing whilst considered necessary by the home occupant, may also lead to a confinement of view along a street or a right-of-way or an interruption to the green corridor of front gardens and is contrary to the principles of crime prevention through environmental design (CPTED).

In the case of Peppermint Grove and given the value for heritage and green landscaped front gardens, street walls and fences including to communal streets is therefore something to be carefully considered on merit and to be justified with regard to the cumulative impact on streetscape.

Historically, unobstructed sightlines to ensure safety and visibility and visual permeability have not been provided in accordance with the deemed-to-comply requirements contained in the R-Codes. Proposals for replacement houses, significant alterations or additions, or where an existing street wall or fence is proposed to be modified are encouraged to retrospectively address any such non-compliance.

This Shire policy will identify the circumstances and parameters whereby fencing is able to be approved without causing detriment to the streetscape of the character of the neighbourhood or to neighbours, or the loss of visibility of valued properties from the public realm.

Policy Provisions

With the exception of places on the Shire's Heritage List; a fence, wall or gate that meets the following policy provisions are exempt from requiring development approval. A building permit may however be required.

Applicable Standards for All Residential Fences

1. Unless otherwise altered by this policy fencing materials shall comply with Schedule 1 of the Shire's Fencing Local Law 2021 (timber, corrugated fibre reinforced pressed cement or steel sheeting, or brick, stone or concrete).
2. Compliance with the deemed-to-comply requirements for sightlines contained in the R-Codes.
3. Where a site boundary slopes fences can be 'stepped' and fence height averaged provided it does not exceed 200mm above the specified maximum height at any point.
4. The requirement for pool barrier fencing to comply with AS 1926.1-2012 and associated privacy considerations does not set any policy requirement for open aspect fencing.

Primary and Communal Street Fences (within the Primary or Communal Street Setback Area)

1. Where the lower portion of the wall is solid, the height shall not exceed 900mm.
2. Columns, piers or posts forming the structural support shall:
 - a. Not exceed 2.1 metres in height above the natural ground level measured from the street side of the fence;
 - b. Not exceed 600mm in either depth or width; and
 - c. Not be less than 1.8 metres clear of any other column, pier or post.
4. Infill panels (where necessary above the lower wall and between any columns, piers or posts) shall be designed for permeability of at least 50% open view with a minimum gap of 50mm between pickets and shall not exceed the column height.
5. Blade fencing where the depth of the infill picket is proportionally more than the profile section facing the street shall be of a sufficient width so that views to the house are not obscured. This can be achieved where the gap between blades is a minimum of twice the depth. For instance, 25mm deep blades shall be spaced 50mm apart.
6. Breeze block walls shall be designed for permeability of at least 50% open view.

Secondary Street and Right-of-Way Fences

1. Fencing shall not exceed 2.1metres in height measured from the street or right-of-way side of the fence.

Dividing Fences

1. Subject to the written consent of the abutting landowner, a dividing fence is permissible to a height of 2.1 metres measured from the higher side of the fence.
-

Gates in Boundary Walls and Fences

1. All gates within a fence must either open entirely into the lot or slide parallel along the inside of the fence to complete the fence alignment when closed.
2. For grouped dwellings, multiple dwellings and mixed-use development communal driveway access gates shall be sufficiently recessed within the lot to ensure a Class 1 vehicle (car, light van) does not obstruct a footpath or carriageway.

Game Court Fences

1. Court fencing shall not exceed 3.6m in height and shall be visually permeable above 2.1 metres.
2. Where also a dividing fence and subject to the written consent of the abutting landowner, court fencing is permissible to a height of 3.8 metres measured from the higher side of the fence.
3. Where abutting a right-of-way, court fencing is permissible to a height of 3.8 metres measured from the right-of-way side of the fence.
4. Chain mesh sections are permissible and are encouraged to be PVC coated to reduce reflectivity.
5. Where courts are located in the front setback area the policy provisions for primary and communal street fences shall prevail.

Heritage Places

Compatible front fencing is an important design element that frames a place of cultural heritage significance.

When new or replacement fences are proposed, a development application will be required for either a new or replacement front fence. Where there is no evidence of any original fencing with the Local History Collection, designs typical of the era in which the house was built and being complementary in terms of materials, will be supported by Council.

Variations to this Policy

A lesser distance than 1.8-metres between columns and/or piers may be considered on merit by Council given the particulars of a site.

Council may also consider permitting a section solid to 2.1-metres for part of a front wall for the provision of utility meters.

Policy Reference	Formal Description	Service Line
LPP 12	Residential Fences	Development Services
Implementation:		
Adoption and Modification	November 2020	
Review Date	July 2023	



Ordinary Council Meeting

8.1.3 – List of Accounts Paid

Accounts Paid - September 2023

Payment / Invoice	Date Description	Amount	
EFT Payment			
EFT Payment - EFT00538			
1933 - KONE ELEVATORS PTY LTD			
193951435	17/08/23 Service fee for period 01/10/23 to 31/12/2023	1,353.00	
	Total 1933	1,353.00	
2414 - Open Systems Technology Pty Ltd (Council First)			
SI007934	10/08/23 Jet Reports 24.08.23-23.09.23	374.00	
SI007895	18/07/23 Office 365 - Aug 2023	2,060.61	
SI007961	24/08/23 Office 365 - Sept 2023	2,140.96	
	Total 2414	4,575.57	
3013 - Heritage Tree Surgeons			
13367 PO03367	23/08/23 ROW clearance pruning	7,260.00	
13368 PO03368	23/08/23 Tree pruning	990.00	
13370 PO03370	01/09/23 Various pruning and removals as per audit	6,050.00	
	Total 3013	14,300.00	
3021 - BRIONY STEWART			
BRIONY STEWART	28/08/23 CBW Author appearance	700.00	
PO03371 280823			
	Total 3021	700.00	
3025 - TOTAL EDEN Pty Ltd T/A Nutrien Water			
412744155	18/07/23 Reticulation maintenance - Manners Hill Park	1,100.00	
PO03298			
	Total 3025	1,100.00	
3051 - TEMPTATIONS CATERING			
E28093 PO03343	22/08/23 Council Meetings Catering 23/24	393.60	
	Total 3051	393.60	
3114 - WEST COAST SHADE PTY LTD			
12797 PO03241	22/08/23 Keane Point playground shade sail repair	330.00	
	Total 3114	330.00	
3120 - Westbooks			
337482 PO03258	24/08/23 Adult books selected online	543.20	
	Total 3120	543.20	
3604 - Officeworks			
CR 393145068	11/08/23 CR/Adj Note 393145068 ref: inv 601926728 Executive Chair	229.00	-\$ 229.00
608716427	01/08/23 J.Burrows Size 26/6 Staples 5000 Pack	469.82	
PO03325			
	Total 3604	240.82	
3688 - POOLEGRAVE SIGNS & ENGRAVING			
00024935	09/06/23 Plaque design	165.00	
PO03243			
	Total 3688	165.00	
3709 - Robert Young E219			
230829 E219 RY REIMBURSEMENT	29/08/23 230829 E219 RY REIMBURSEMENT - Fuel 29/08/2023	151.52	
	Total 3709	151.52	
3727 - John Hughes - Rohanna PtyLtd Skippers Unit Trust			
3997812 PO03376	29/08/23 Ford Ranger 1HYE087 registration fees	446.80	
	Total 3727	446.80	
3735 - Vocus Ltd			
P1037830	01/08/23 Library Site A WIFI - August 2023	526.90	
P1039188	01/08/23 Public Site A(Library WIFI) - August 2023	1,043.90	
	Total 3735	1,570.80	

Payment / Invoice	Date	Description	Amount
3737 - Raewyn Carroll (Raewyn Caisley)			
30082023	30/08/23	CBW author presentation	750.00
		Total 3737	750.00
3783 - Chellew Hawley Pty Ltd t/as Sifting Sands			
INV-1809 PO03342	23/08/23	Keanes Point Playground - sand cleaning	896.50
		Total 3783	896.50
3892 - Telstra Limited			
4074199292 - AUGUST 2023	10/08/23	Depot Telstra - August 23	109.98
		Total 3892	109.98
3898 - Jennifer Court E0015			
230823 E0015 JC REIMBURSEMENT	23/08/23	230823 E0015 JC Reimbursement	60.00
		Total 3898	60.00
3920 - Paul Barrett T/as Commercial and Residential Carpenters			
202327 PO03350	29/08/23	Sunken garden steps assessment	374.00
		Total 3920	374.00
448 - LANDGATE			
384385	26/05/23	GRV INT VALS - JOB 229397 G2023/4	76.68
		Total 448	76.68
598 - PHIL JOHNSON PLUMBING & GAS			
00017474 PO03359	29/08/23	MHP basin pipe repairs	175.00
		Total 598	175.00
693 - Clean City Group Pty Ltd			
1571 PO03276	21/08/23	Waste - Bin Return Service	1,650.00
		Total 693	1,650.00
867 - Dept of Mines Industry Regulation & Safety (DMIRS)			
230823 BSL MAY TO JULY 2023	23/08/23	BA2023/00014 BSL MAY TO JULY 2023	11,777.70
230831 BSL AUG 2023	31/08/23	BA2023/00021 230831 BSL AUG 2023	690.55
		Total 867	12,468.25
		Total EFT00538	42,430.72
EFT Payment - EFT00539			
3000 - SuperChoice Aware Superannuation			
PJ000802	10/08/23	FORTNIGHT 2024- 3 - From Payroll	4,502.96
PJ000807	24/08/23	FORTNIGHT 2024- 4 - From Payroll	4,458.64
AUGUST 2023	31/08/23	Superannuation Contribution	24,213.39
		Total 3000	33,174.99
		Total EFT00539	33,174.99
EFT Payment - EFT00540			
1 - Australia Post			
1012675430	03/09/23	Mail and postage - August 2023	55.29
		Total 1	55.29
162 - Western Metropolitan Regional Council			
M-2308328	16/08/23	Green Pass - Waste management - 01-16 Aug 2023	4,799.19
M-2309128	31/08/23	WMRC - Peppermint Green Pass	5,917.23
		Total 162	10,716.42
21 - Construction Training Fund (CTF)			
INV-193886-K2V4C4	04/09/23	BA2023/00021	6,623.50
INV-187894 P2J3V2	11/07/23	BA2022/00046 BCITF Levy March-July 2023 payment	7,876.69
		Total 21	14,500.19
2414 - Open Systems Technology Pty Ltd (Council First)			
SI007969	30/08/23	STP Transactions - July 2023	33.00

Payment / Invoice	Date	Description	Amount		
SI007936	15/08/23	CouncilFirst Subscription September 2023	6,958.84		
SI007944	18/08/23	Professional IT Services- July 23	9,435.25		
SI007973	06/09/23	Jet Reports Subscription 24/09/23-23/10/23	374.00		
SI007974	07/09/23	Avepoint Cloud Backup September 2023	111.38		
		Total 2414	16,912.47		
300 - VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD					
CR 54749199	09/08/23	CR/Adj Note CR54749199 Ref: INV54528249 Fuel Surcharge	7.59	-\$	7.59
166904 PO03274	31/08/23	Residential Waste - MSW	19,611.26		
55081565. PO03275	31/08/23	Depot Waste - Veolia 4.5 Skip Bin	621.78		
		Total 300	20,225.45		
3002 - Winc Australia Pty Ltd					
9043303845 PO03379	31/08/23	stationery as purchased online	263.17		
		Total 3002	263.17		
3005 - Acoustiguide					
20220075 PO03374	29/08/23	annual app fee 01.07.23-30.06.24	1,320.00		
		Total 3005	1,320.00		
3020 - GLENN SWIFT ENTERTAINMENT					
250823 PO03372	25/08/23	The GroveC.B.W. author appearance	770.00		
		Total 3020	770.00		
3025 - TOTAL EDEN Pty Ltd T/A Nutrien Water					
412782402 PO03298	17/08/23	Reticulation maintenance - Manners Hill Park	1,100.00		
		Total 3025	1,100.00		
3045 - DORMAKABA AUSTRALIA PTY LTD					
35WA1126332 PO03247	22/08/23	auto door & gate 2023-24 service agreement	374.00		
35WA1126331 PO03357	22/08/23	Multiple automatic door & gate repairs in response to break in repair	431.08		
35WA1126517 PO03357	22/08/23	Multiple automatic door & gate repairs in response to break in repair	385.00		
		Total 3045	1,190.08		
3048 - Western Australian Local Government Assoc. (WALGA)					
SI-006861 PO03365	30/08/23	WALGA Annual Conference	91.80		
SI-006859 PO03365	30/08/23	WALGA Annual Conference	1,296.00		
SI-006860 PO03365	30/08/23	WALGA Annual Conference	1,296.00		
SI-006862 PO03365	30/08/23	WALGA Annual Conference	91.80		
SI-006858 PO03365	30/08/23	WALGA Annual Conference	1,296.00		
		Total 3048	4,071.60		
3057 - CTI Couriers					
CISC4610982	31/08/23	Courier Library Van - August 2023	579.88		
		Total 3057	579.88		
3114 - WEST COAST SHADE PTY LTD					
12637 PO03375	12/09/23	Shade sail re-installation	1,914.00		
		Total 3114	1,914.00		
3120 - Westbooks					
337697 PO03258	07/09/23	Adult books selected online	964.60		
		Total 3120	964.60		
3152 - Cr Peter Macintosh					
230913 REFUND P MACINTOSH	13/09/23	Successful candidates deposit refund	100.00		
		Total 3152	100.00		
3167 - SHINE COMMUNITY SERVICES					
00125426	25/08/23	6 Month Contribution from the 1st of July - 31st of Dec 2023	9,995.15		
		Total 3167	9,995.15		

Payment / Invoice	Date	Description	Amount
3221 - NAPOLEON PAPIER & CO			
2823 2844 2850 PO03348	31/08/23	magazines as selected	254.97
		Total 3221	254.97
3301 - PAPERBARK TECHNOLOGIES PTY LTD			
00007847 PO03354	24/08/23	Crossland Ct and Forrest St tree assessments	945.00
00007846 PO03330	24/08/23	Tree Plotter assessment work	3,075.00
00007858 PO03330	31/08/23	Tree Plotter assessment work	17,144.00
		Total 3301	21,164.00
3357 - Fasta Couriers & Taxi Trucks			
286953	31/08/23	Courier Agenda to Subiaco/ Perth City - 18 & 23 Aug 2023	101.88
		Total 3357	101.88
3453 - SHRED-X PTY LTD			
02089953	31/08/23	240L Security Bin - 16/08/23 & 31/08/23	61.62
		Total 3453	61.62
3604 - Officeworks			
609179930 PO03361	23/08/23	Ergonomic mouse pad	158.00
		Total 3604	158.00
3653 - KENT LYON ARCHITECT PTY LTD			
1971 PO03336	11/09/23	Heritage advice 52 The Esplanade	3,080.00
		Total 3653	3,080.00
3660 - Iconic Property Services			
PSI030219 PO03391	31/08/23	Consumable for Office	1,180.38
		Total 3660	1,180.38
3735 - Vocus Ltd			
P1050672	01/09/23	Shire Admin WIFI 1 Sept to 30 Sept 2023	603.90
P1050205	01/09/23	Library WIFI Public 1 Sept to 30 Sept 2023	526.90
P1051565	01/09/23	Public Site A 1 Sept to 30 Sept 2023	1,043.90
81094-030923	03/09/23	Yealink phones -August 2023	593.19
		Total 3735	2,767.89
3736 - Supplied Air & Refrigeration Pty Ltd			
4389 PO03305	28/08/23	AC filter clean & annual service	1,100.00
		Total 3736	1,100.00
3789 - EFTSure Pty.Ltd.			
INV-13476	01/09/23	Eftsure software 12 month subscription - 01/09/2023 to 31/08/2024	5,635.48
		Total 3789	5,635.48
3795 - Solmec Consultants			
23-766-01 PO03366	04/09/23	SEPARATION OF SHIRE OFFICE HVAC SYSTEM DESIGN & TENDER SERVICES	1,267.20
		Total 3795	1,267.20
3878 - Market Creations Technology Pty Ltd T/as Intergrated ICT			
28223	01/08/23	Managed Service Agreement - Library	1,012.88
28722	31/08/23	Managed service agreement - library	1,021.13
28774	31/08/23	Managed endpoint protection	687.50
28773	31/08/23	Core Management for IT Services as per Equote	1,416.26
28678	31/08/23	2nd Network switch & cable tidy up	2,517.10
28679	31/08/23	DR or Backup options for Grove Library	1,406.90
		Total 3878	8,061.77
3886 - Marcelo Barone Iglesias T/as MBI Painting and Solutions			
INV 227 PO03338	11/09/23	public car park & grounds painting, maintenance & skate deterrents	3,890.00
		Total 3886	3,890.00
3891 - Form Building A State of Creativity Inc.			

Payment / Invoice	Date Description	Amount
00002529 PO03219	28/08/23 Project: Manners Hill Park	3,883.00
	Total 3891	3,883.00
3892 - Telstra Limited		
K122799821-0 AUGUST 2023	23/08/23 Depot NBN August 2023	64.99
K833653131-1 SEPTEMBER 2023	08/09/23 Depot NBN September 2023	64.99
CORRECTION	08/09/23	
	Total 3892	129.98
3932 - Omnicom Media Group Australia Pty Ltd		
1655788 PO03363 DIRECT ENTRY	31/08/23 Post Ad calling for nominations	1,513.82
	Total 3932	1,513.82
3939 - Pritchwood Unit Trust ATF Index Coatings Pty Ltd T/A Index Coatings Pty Ltd		
00004118 PO03373	23/08/23 Depot mural - anti graffiti coating	4,015.00
	Total 3939	4,015.00
3944 - Teelia Peploe		
230904 REFUND BOND TJ PEPLOE	04/09/23 230904 REFUND BOND TJ PEPLOE	1,000.00
	Total 3944	1,000.00
3946 - Minchin & Sims Pty Ltd		
230905 MINCHIN & SIMS	05/09/23 230905 MINCHIN & SIMS - BA 2023/00024 BSL	28,985.00
	Total 3946	28,985.00
3948 - Andrew Walsh		
230908 REFUND	08/09/23 230908 REFUND - A6611	10,195.59
	Total 3948	10,195.59
3949 - Cr Emerald Bond		
230913 REFUND EMERALD BOND	13/09/23 Successful candidates deposit refunded	100.00
	Total 3949	100.00
3950 - Cr Jessamy Mahony		
230913 REFUND J MAHONY	13/09/23 Successful candidates deposit refunded	100.00
	Total 3950	100.00
448 - LANDGATE		
387281	30/08/23 GRV Job:236002 G2023/05&06	426.64
	Total 448	426.64
516 - McLeods Barristers & Solicitors		
131486	31/08/23 Tennis Club Lease 160 Bayview Terrace	92.40
	Total 516	92.40
52 - Iron Mountain Australia Group Pty Ltd		
AUD337533	31/08/23 Storage Business & Flat Plan Ctn 1/09/2023 to 30/09/2023	15.03
	Total 52	15.03
660 - WORMALD Australia		
9023564 PO03308	23/08/23 5-yearly hydrant servicing & parts replacement	3,408.63
	Total 660	3,408.63
693 - Clean City Group Pty Ltd		
1572 PO03276	30/08/23 Waste - Bin Return Service	825.00
1574 PO03276	04/09/23 Waste - Bin Return Service	825.00
	Total 693	1,650.00
697 - LGIS WA		
100-155881	22/08/23 Workers Comp Depot Bridges Maintenance Streets 2023 15%	4,600.16
	Total 697	4,600.16
804 - DEPT OF FIRE & EMERGENCY SERVICES (DFES)		
156016	21/08/23 2023/24 ESL QTR1 ESLB Contribution	128,388.14

Payment / Invoice	Date	Description	Amount	
Total 804			128,388.14	
Total EFT00540			321,904.88	
EFT Payment - EFT00541				
162 - Western Metropolitan Regional Council				
VV230831-4	31/08/23	Verge Valet - August 2023	2,977.29	
Total 162			2,977.29	
3036 - Perth Auto Alliance Pty Ltd T/AS Challenger, Lynford, Titan Ford				
TMAST629447	24/07/23	Ranger 1HSL 026 - 30K service, wheel rotate	485.00	
PO03318				
Total 3036			485.00	
3051 - TEMPTATIONS CATERING				
E28083 PO03343	12/09/23	Council Meetings Catering 23/24	459.36	
Total 3051			459.36	
3357 - Fasta Couriers & Taxi Trucks				
287596	15/09/23	Courier Agenda to Subiaco 08/09/23	48.27	
Total 3357			48.27	
3405 - PORTER CONSULTING ENGINEERS				
00023426	13/09/23	ROW Maintenance Procedures 2023 (WALGA Preferred)	6,600.00	
PO03248				
Total 3405			6,600.00	
3892 - Telstra Limited				
4074199292	10/09/23	Solar Bench Sept 2023	110.48	
SEPTEMBER 2023				
4074199284	01/09/23	Parks & Enviro - 10 Aug 2023	146.58	
AUGUST 2023				
4074199284 - 10	10/09/23	Foreshore Parks & Enviro - 10 Sept 2023	118.43	
SEPT				
Total 3892			375.49	
3934 - NCC Refrigeration				
C3268 PO03364	23/08/23	stove maintainance	414.48	
Total 3934			414.48	
3951 - Metal Artwork Badges D&L Studio Pty Ltd				
21485 PO03395	13/09/23	Deskname plaques and postage	36.58	
DIRECT ENTRY				
Total 3951			36.58	
3952 - CLPM Pty Ltd - George Murray				
230914 REFUND	14/09/23	Refund Bond 14/09/23 CLPM PTY LTD BA2019/00039	2,500.00	
CLPM PTY LTD				
Total 3952			2,500.00	
3953 - Altima Construction Pty Ltd				
230906 REFUND	06/09/23	230906 Refund Altima Construction - CTF	5,000.00	
ALTIMA				
Total 3953			5,000.00	
693 - Clean City Group Pty Ltd				
1577 PO03276	11/09/23	Waste - Bin Return Service	825.00	
Total 693			825.00	
Total EFT00541			19,721.47	
EFT Payment - EFT00542				
3029 - Australian Taxation Office				
PJ000800	10/08/23	FORTNIGHT 2024- 3 - From Payroll	2,600.00	
PJ000802	10/08/23	FORTNIGHT 2024- 3 - From Payroll	17,931.57	
PJ000806	24/08/23	FORTNIGHT 2024- 4 - From Payroll	4,106.39	
PJ000807	24/08/23	FORTNIGHT 2024- 4 - From Payroll	18,757.57	
	01/09/23	GST Settlement	1,556.00	
	01/09/23	GST Settlement	16,282.00	- \$ 16,282.00
Total 3029			28,669.53	
Total EFT00542			28,669.53	
EFT Payment - EFT00543				
162 - Western Metropolitan Regional Council				

Payment / Invoice	Date	Description	Amount
M-2309428	15/09/23	WMRC - September 2023	4,884.46
Total 162			4,884.46
2414 - Open Systems Technology Pty Ltd (Council First)			
SI008018	18/09/23	Office 365 - Oct 2023	2,140.96
SI007983	11/09/23	Microsoft Azure - September 2023	810.34
SI008004	15/09/23	Professional Services - August 2023	1,034.00
SI008026	19/09/23	STP Transactions - August 2023	30.00
SI007975	07/09/23	PropertyWise Fee increase 280923-271223	3,679.50
SI007988	12/09/23	CF Subscription - Oct 2023	7,173.34
Total 2414			14,868.14
3013 - Heritage Tree Surgeons			
34050 PO003405	22/09/23	Tree works as per Tree Plotter assessments	15,070.00
Total 3013			15,070.00
3015 - CREATION LANDSCAPE SUPPLIES			
285897 PO03346	04/09/23	Top-dressing mix	219.60
Total 3015			219.60
3048 - Western Australian Local Government Assoc. (WALGA)			
SI-007034	12/09/23	WALGA Annual Conference	91.80
PO03365			
SI-006981	07/09/23	Contribution tree retention legal advice	500.00
PO03351			
Total 3048			591.80
3050 - ENVIRO SWEEP PTY LTD (EWCS)			
113657 PO03279	08/09/23	Road Sweeping Contractor	2,519.14
Total 3050			2,519.14
3051 - TEMPTATIONS CATERING			
E29347 PO03343	26/09/23	Council Meetings Catering 23/24	393.60
Total 3051			393.60
3056 - Baileys Fertilisers (AKC Pty Ltd)			
40427 PO03382	01/09/23	Fertiliser	1,158.30
Total 3056			1,158.30
3071 - LOCAL GOVERNMENT PROFESSIONALS WA			
37213 PO03386	08/09/23	LG Professionals WA - Excel training course	520.00
Total 3071			520.00
3120 - Westbooks			
337899 PO03258	18/09/23	Adult books selected online	334.88
337901 PO03399	18/09/23	Books as purchased online	351.94
Total 3120			686.82
3191 - COTTESLOE PEST CONTROL			
448867 PO03402	21/09/23	Admin grounds - ant treatment	1,815.00
Total 3191			1,815.00
3291 - Rentokil Initial Pty Ltd (Cannon Hygiene)			
97697927	30/08/23	Sanitary Unit Service (12 months)	1,937.20
Total 3291			1,937.20
3301 - PAPERBARK TECHNOLOGIES PTY LTD			
00007877			
PO03330	11/09/23	Tree Plotter assessment work	9,519.00
Total 3301			9,519.00
3550 - Connect Call Centre Services			
00115209	15/09/23	Overcalls fee CA0435 August 2023	8.58
Total 3550			8.58
3604 - Officeworks			
609436117			
PO03381	07/09/23	Stationary supply	313.80
609660150			
PO03401	20/09/23	Office & Citizenship Ceremony Supplies	98.01
609714402			
PO03408	22/09/23	Studio Easel	117.36
Total 3604			215.37

Payment / Invoice	Date	Description	Amount
3786 - Profounder Turfmaster Pty Ltd			
INV-1150 PO03278	06/09/23	Mowing - Manners Hill Park	3,465.00
Total 3786			3,465.00
3808 - Market Creations Agency			
IZ07-1 PO03388	20/09/23	DNS set up and hosting x3	154.00
Total 3808			154.00
3864 - Teapot Farm Trust T/AS Gabriel Evans			
INV #29 PO02981	22/09/23	School Holiday workshop	580.00
Total 3864			580.00
3943 - Pay@bility Pty Ltd T/A Benefit@bility			
PJ000810	07/09/23	FORTNIGHT 2024- 5 - From Payroll	661.11
PJ000813	21/09/23	FORTNIGHT 2024- 6 - From Payroll	661.11
Total 3943			1,322.22
3955 - Hannah Ruth Cocco			
230922 REFUND H COCCO	22/09/23	230922 REFUND H COCCO - #14934 Change of use application	100.00
Total 3955			100.00
448 - LANDGATE			
1313417	01/09/23	Sales evidence for suburbs - August 2023	100.89
Total 448			100.89
598 - PHIL JOHNSON PLUMBING & GAS			
00017476 PO03360	18/09/23	Keanes Point RPZ device testing	120.00
03400 PO03400	19/09/23	Bore pump tap replacement	134.00
Total 598			254.00
660 - WORMALD Australia			
8954408 PO03224	01/09/23	Depot fire extinguisher testing	427.90
Total 660			427.90
693 - Clean City Group Pty Ltd			
1578 PO03276	19/09/23	Waste - Bin Return Service	825.00
1579 PO03276	26/09/23	Waste - Bin Return Service	825.00
Total 693			1,650.00
883 - FujiFilm Business Innovations Australia PtyLtd			
QH349805	08/09/23	AP6C3371-4 SERIAL 523608 2/10/23-1/01/24	440.00
QH349905	08/09/23	AP6C3371-4 Serial 523624 2/10/23 to 1/01/24	440.00
QH350005	08/09/23	AP6C5571-4 Serial 563870 2/10/23-01/01/24	550.00
MV817330 PO3324	13/09/23	Digitisation of Approvals	7,995.90
QD704117	15/09/23	AP7C6673-T Ser.250981 15/10/23-14/01/23	1,301.30
MV768803 PO3324	01/09/23	Digitisation of Approvals	8,483.38
Total 883			19,210.58
Total EFT00543			81,985.40
EFT Payment - EFT00544			
3000 - SuperChoice Aware Superannuation			
PJ000810	07/09/23	FORTNIGHT 2024- 5 - From Payroll	4,821.46
PJ000813	21/09/23	FORTNIGHT 2024- 6 - From Payroll	4,892.84
SEPTEMBER 2023	30/09/23	Superannuation Contribution	25,436.79
Total 3000			35,151.09
Total EFT00544			35,151.09
Grand Total - EFT Payment			563,038.08
			\$ Sub-Total EFT 563,038.08
Other			
Other - DD00453			
123 - Synergy			

Payment / Invoice	Date Description	Amount	
2013912275	11/08/23 Library 70.5% 14 July -10 Aug 2023	3,932.85	
	Total 123	3,932.85	
	Total DD00453	3,932.85	
Other - DD00454			
123 - Synergy			
3000205260	25/08/23 Depot - 27 May to 26 July 2023	919.37	
	Total 123	919.37	
	Total DD00454	919.37	
Other - DD00455			
123 - Synergy			
2093881933	01/09/23 Streetlights (2) MHP 28 July to 27 Aug 2023	39.25	
	Total 123	39.25	
	Total DD00455	39.25	
Other - DD00456			
123 - Synergy			
2057908919	01/09/23 Streetlights - 25 Jul to 24 Aug 2023	3,661.81	
	Total 123	3,661.81	
	Total DD00456	3,661.81	Sub-total Direct Debit
			8,553.28
Other - CCP00043			
3084 - Shire Credit Cards -NAB Visa flexi purchase			
ALS LH 29 JULY TO 29 AUGUST	29/08/23 ALS LH 29 JULY TO 29 AUGUST	1,604.94	
DEPOT TW 29 JULY TO 29 AUG	29/08/23 DEPOT TW 29 JULY TO 29 AUG 2023	953.11	
DEPOT RY 29 JULY TO 29	29/08/23 Fuel and oil	870.34	
CEO DB 29 JULY TO 29 AUGUST	29/09/23 CEO DB 29 JULY TO 29 AUGUST 2023	1,984.81	
MDS JG 29 JULY TO 29 AUGUST	29/08/23 MDS JG 29 JULY TO 29 AUGUST 2023	1,611.32	
MIS DN 29 JULY TO 29 AUGUST	29/08/23 Plant parts and repairs	1,363.04	
CLS SF 29 JULY TO 29 AUGUST	29/08/23 CLS SF 29 JULY TO 29 AUGUST 2023	1,996.76	
NAB VISA FEES - AUG 2023	29/08/23 NAB VISA FEES - AUG 2023	110.00	
	Total 3084	10,494.32	Sub-total C/C
	Total CCP00043	10,494.32	10,494.32
			Sub-Total Other
	Total - Other	19,047.60	19,047.60
Grand Total Accounts Paid - September		\$	582,085.68



**FlexiPurchase
Account Statement**

Statement for NAB

Statement Period: 29 Jul 2023 to 29 Aug 2023
Cardholder Name: Lance Hopkinson




JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)	
	GL Code	CC Code	Department	Net	Tax	Gross
01 Aug 2023	27160	Westnet Perth 129	1106	Approval Req'd \$54.55	<input checked="" type="checkbox"/> \$5.45	\$60.00 \$60.00
Purchase Westnet Yearly charge : Domain Hosting						
02 Aug 2023	28770	Woolworths/Cottesloe Grov Cottesloe 139	1106	Approval Req'd \$12.55	<input checked="" type="checkbox"/> \$1.25	\$13.80 \$13.80
Purchase Woolworths/Cottesloe Grov kitchen						
05 Aug 2023	28470	Bigw Online Bella Vista 139	1106	Approval Req'd \$164.55	<input checked="" type="checkbox"/> \$16.45	\$181.00 \$181.00
Purchase Bigw Online Adult Books						
03 Aug 2023	27160	Officeworks Bentleigh Eas 139	1106	Approval Req'd \$596.19	<input checked="" type="checkbox"/> \$59.62	\$655.81 \$655.81
Purchase Officeworks replacement It stock. (cables h/drives etc)						
08 Aug 2023	27160	Wish Gift Card 6673 Bella Vista 129	1005	Approval Req'd \$90.91	<input checked="" type="checkbox"/> \$9.09	\$100.00 \$100.00
Purchase Wish Gift Card 6673 google developer licence						
09 Aug 2023	28770	Woolworths/Cottesloe Grov Cottesloe 139	1106	Approval Req'd \$7.73	<input checked="" type="checkbox"/> \$0.77	\$8.50 \$8.50
Purchase Woolworths/Cottesloe Grov jp expenses						
11 Aug 2023	27160	Wish Gift Card 6673 Bella Vista 129	1005	Approval Req'd \$90.91 CR	<input checked="" type="checkbox"/> \$9.09 CR	\$100.00 CR \$100.00 CR
Credit Voucher Wish Gift Card 6673 google developer refund						
14 Aug 2023	28770	Woolworths/Cottesloe Grov Cottesloe 139	1106	Approval Req'd \$9.18	<input checked="" type="checkbox"/> \$0.92	\$10.10 \$10.10
Purchase Woolworths/Cottesloe Grov kitchen supplies						
16 Aug 2023	27180	Peppermint News Agc Peppermint Gr 139	1106	Approval Req'd \$292.09	<input checked="" type="checkbox"/> \$29.21	\$321.30 \$321.30
Purchase Peppermint News Agc monthly newspapers						
16 Aug 2023	28770	Freshwaters Peppermint Gr 139	1106	Approval Req'd \$12.73	<input checked="" type="checkbox"/> \$1.27	\$14.00 \$14.00
Purchase Freshwaters WSLG managers meeting						
18 Aug 2023	28770	Woolworths/Cottesloe Grov Cottesloe 139	1106	Approval Req'd \$7.41	<input checked="" type="checkbox"/> \$0.74	\$8.15 \$8.15
Purchase Woolworths/Cottesloe Grov deoderisers						
19 Aug 2023		Sp Jb Hi-Fi Online Southbank		Approval Req'd	<input checked="" type="checkbox"/>	\$110.91

28473	139	1106	\$100.83	\$10.08	\$110.91
Purchase Sp Jb Hi-Fi Online adult DVDs					
20 Aug 2023	Woolworths/Cottesloe Grov		Approval Req'd	<input checked="" type="checkbox"/>	\$10.85
	Cottesloe				
27180	139	1106	\$9.86	\$0.99	\$10.85
Purchase Woolworths/Cottesloe Grov newspaper and kitchen					
21 Aug 2023	Woolworths/Cottesloe Grov		Approval Req'd	<input checked="" type="checkbox"/>	\$2.85
	Cottesloe				
28770	139	1106	\$2.59	\$0.26	\$2.85
Purchase Woolworths/Cottesloe Grov milk					
21 Aug 2023	Bigw Online Bella Vista		Approval Req'd	<input checked="" type="checkbox"/>	\$172.00
28470	139	1106	\$156.36	\$15.64	\$172.00
Purchase Bigw Online adult books					
23 Aug 2023	Woolworths/Cottesloe Grov		Approval Req'd	<input checked="" type="checkbox"/>	\$20.00
	Cottesloe				
27160	139	1106	\$18.18	\$1.82	\$20.00
Purchase Woolworths/Cottesloe Grov combination padlock x 2 for av cupboard / lock box					
28 Aug 2023	Woolworths/Cottesloe Grov		Approval Req'd	<input checked="" type="checkbox"/>	\$8.85
	Cottesloe				
28770	139	1106	\$8.05	\$0.80	\$8.85
Purchase Woolworths/Cottesloe Grov kitchen supplies					
29 Aug 2023	Account Fees		No Appr Req'd	<input checked="" type="checkbox"/>	\$6.82
27130	129	1106	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee bank charges					
Total for this period:					\$1,604.94

Cardholder Declaration

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

Signature 

Dated 07 / 09 / 2023

Employee ID: 60

Approved By

Signature 

Dated 7/9/2023

On Completion

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



Statement Period: 29 Jul 2023 to 29 Aug 2023
Cardholder Name: Donald Burnett
JSKR VISA Purchasing Card (Client Expenses)


[Print Report](#)

Date	Details		Approval	Receipt		Amount (\$AUD)
	GL Code	CC Code	Department	Net	Tax	Gross
31 Jul 2023	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>		\$59.00
	27140	190	0403	\$53.64	\$5.36	\$59.00
	Purchase Woolworths/Cottesloe Grov kitchen kettle					
31 Jul 2023	Asic Sydney		Approval Req'd	<input checked="" type="checkbox"/>		\$98.00
	28545	190	1106	\$89.09	\$8.91	\$98.00
	Purchase Asic Grove business name registration.					
03 Aug 2023	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>		\$62.50
	27140	190	0403	\$56.82	\$5.68	\$62.50
	Purchase Woolworths/Cottesloe Grov catering staff farewell.					
08 Aug 2023	Local Governement Mana Mt Hawthorn		Approval Req'd	<input checked="" type="checkbox"/>		\$80.00
	28210	190	0403	\$72.73	\$7.27	\$80.00
	Purchase Local Governement Mana Seminar registration.					
10 Aug 2023	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>		\$9.00
	27140	190	1106	\$8.18	\$0.82	\$9.00
	Purchase Woolworths/Cottesloe Grov Library Managagemnt group catering.					
11 Aug 2023	Local Governement Mana Mt Hawthorn		Approval Req'd	<input checked="" type="checkbox"/>		\$531.00
	26540	190	0403	\$482.73	\$48.27	\$531.00
	Purchase Local Governement Mana LG Pro membership Viscovich					
16 Aug 2023	Royal Freshwater Bay Y Peppermint Gr		Approval Req'd	<input checked="" type="checkbox"/>		\$1,000.00
	28280	190	0403	\$909.09	\$90.91	\$1,000.00
	Purchase Royal Freshwater Bay Y Xmas function deposit					
21 Aug 2023	Adobe Acropro Subs Sydney		Approval Req'd	<input checked="" type="checkbox"/>		\$28.99
	27140	190	0403	\$26.35	\$2.64	\$28.99
	Purchase Adobe Acropro Subs Adobe fee					
22 Aug 2023	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>		\$50.50
	28280	190	0401	\$45.91	\$4.59	\$50.50
	Purchase Woolworths/Cottesloe Grov catering citizenship ceremony					

22 Aug 2023	Cellarbrations Cottesloe		Approval Req'd	<input checked="" type="checkbox"/>	\$35.00
28280	190	0401	\$31.82	\$3.18	\$35.00
Purchase Cellarbrations Citizenship ceremony					
23 Aug 2023	Woolworths/Cnr Pinjarra & Mandurah		Approval Req'd	<input checked="" type="checkbox"/>	\$14.00
28280	190	0403	\$12.73	\$1.27	\$14.00
Purchase Woolworths/Cnr Pinjarra & kitchen supplies					
23 Aug 2023	Big W/Pinjarra & Mandurah Mandurah		Approval Req'd	<input checked="" type="checkbox"/>	\$10.00
28280	190	0403	\$9.09	\$0.91	\$10.00
Purchase Big W/Pinjarra & Mandurah dining equipment					
29 Aug 2023	Account Fees		No Appr Req'd	<input checked="" type="checkbox"/>	\$6.82
27130	190	0403	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee account fee					
Total for this period:					\$1,984.81

Cardholder Declaration

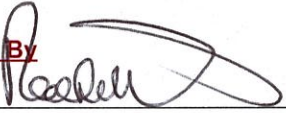
I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature 

Dated 6/9/2023

Employee ID: 5

Approved By

Signature 

Dated 11 / 09 / 2023

On Completion

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



Statement Period: 29 Jul 2023 to 29 Aug 2023

[Print Report](#)

Cardholder Name: Stewart Farley

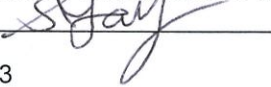
JSKR VISA Purchasing Card (Client Expenses)

Date	Details	Approval	Receipt	Amount (\$AUD)	
<u>GL Code</u>	<u>CC Code</u>	<u>Department</u>	<u>Net</u>	<u>Tax</u>	<u>Gross</u>
31 Jul 2023	W.A. Library Supplie Forrestdale	Approved		\$125.00	
28525	139	1106	\$113.64	\$11.36	\$125.00
	Purchase W.A. Library Supplie Children's Book Week acrylic displays stands				
01 Aug 2023	Booktopia Pty Ltd Rhodes	Approved		\$422.34	
28471	139	1106	\$383.95	\$38.39	\$422.34
	Purchase Booktopia Pty Ltd Junior book purchases				
02 Aug 2023	Amazon Marketplace Au Sydney South	Approved		\$170.66	
28471	139	1106	\$155.15	\$15.51	\$170.66
	Purchase Amazon Marketplace Au junior book purchases				
03 Aug 2023	Amazon Marketplace Au Sydney South	Approved		\$49.44	
28471	139	1106	\$44.95	\$4.49	\$49.44
	Purchase Amazon Marketplace Au junior book purchases				
03 Aug 2023	Amazon Au Sydney South	Approved		\$124.47	
28471	139	1106	\$113.15	\$11.32	\$124.47
	Purchase Amazon Au junior book purchases				
03 Aug 2023	Booktopia Pty Ltd Rhodes	Approved		\$98.15	
28471	139	1106	\$89.23	\$8.92	\$98.15
	Purchase Booktopia Pty Ltd junior book purchases				
02 Aug 2023	Amazon Marketplace Au Sydney South	Approved		\$59.15	
28471	139	1106	\$53.77	\$5.38	\$59.15
	Purchase Amazon Marketplace Au Junior book purchases				
04 Aug 2023	Amazon Marketplace Au Sydney South	Approved		\$32.01	
28471	139	1106	\$29.10	\$2.91	\$32.01
	Purchase Amazon Marketplace Au junior book purchases				
05 Aug 2023	Big W/Rockingham Road Spearwood	Approved		\$112.00	
28471	139	1106	\$101.82	\$10.18	\$112.00
	Purchase Big W/Rockingham Road junior book purchases				

junior book purchases						
16 Aug 2023	Kmart 1162 Booragoon		Approved	<input checked="" type="checkbox"/>	\$57.00	
28471	139	1106	\$51.82	\$5.18	\$57.00	
Purchase Kmart 1162 junior book purchases						
29 Aug 2023	Account Fees		No Appr Req'd	<input checked="" type="checkbox"/>	\$6.82	
27130	139	1106	\$6.20	\$0.62	\$6.82	
Account Fees Cc Fp User Fee Account Fees						
Total for this period:					\$1,996.76	

Cardholder Declaration

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

Signature 

Dated 15 / 9 / 23

Employee ID: 63

Approved By

Signature 

Dated 15 / 9 / 23

On Completion

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



Statement Period: 29 Jul 2023 to 29 Aug 2023
Cardholder Name: Robert Young
JSKR VISA Purchasing Card (Client Expenses)

[Print Report](#)

<u>Date</u>	<u>Details</u>	<u>Approval</u>	<u>Receipt</u>	<u>Amount (\$AUD)</u>	
<u>GL Code</u>	<u>CC Code</u>	<u>Department</u>	<u>Net</u>	<u>Tax</u>	<u>Gross</u>
28 Jul 2023	Coles Express 6919 Mosman Park	Approved		\$70.15	
28360	139	1201	\$63.77	\$6.38	\$70.15
	Purchase Coles Express 6919 Ute Fuel				
31 Jul 2023	Jaycar Electronics O'Connor	Approved		\$3.95	
28350	139	1201	\$3.59	\$0.36	\$3.95
	Purchase Jaycar Electronics Misc Items				
31 Jul 2023	Super Cheap Auto O'Connor	Approved		\$30.98	
28350	139	1201	\$28.16	\$2.82	\$30.98
	Purchase Super Cheap Auto Misc Items				
08 Aug 2023	Coles Express 6919 Mosman Park	Approved		\$136.07	
28360	139	1201	\$123.70	\$12.37	\$136.07
	Purchase Coles Express 6919 Ute Fuel				
09 Aug 2023	Galvins Plumbing Suppl Nedlands	Approved		\$225.12	
28500	139	1201	\$204.65	\$20.47	\$225.12
	Purchase Galvins Plumbing Suppl Keane's point sink				
11 Aug 2023	Coles Express 6919 Mosman Park	Approved		\$217.30	
28360	139	1201	\$197.55	\$19.75	\$217.30
	Purchase Coles Express 6919 Truck Fuel				
15 Aug 2023	City Toyota Nedlands	Approved		\$44.28	
28500	139	1201	\$40.25	\$4.03	\$44.28
	Purchase City Toyota Misc Item Ute's				
17 Aug 2023	Coles Express 6919 Mosman Park	Approved		\$135.67	
28360	139	1201	\$123.34	\$12.33	\$135.67
	Purchase Coles Express 6919 Ute Fuel				
29 Aug 2023	Account Fees	No Appr Req'd		\$6.82	
27130	139	1201	\$6.20	\$0.62	\$6.82
	Account Fees Cc Fp User Fee bank fees				

Cardholder Declaration

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

Signature  _____

Dated 30 / 8 / 2023

Employee ID: RY

Approved By

Signature  _____

Dated 31 / 08 / 2023

On Completion

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



Statement Period: 29 Jul 2023 to 29 Aug 2023
Cardholder Name: Tim Whitham
JSKR VISA Purchasing Card (Client Expenses)

[Print Report](#)

<u>Date</u>	<u>Details</u>		<u>Approval</u>	<u>Receipt</u>	<u>Amount (\$AUD)</u>	
<u>GL Code</u>	<u>CC Code</u>	<u>Department</u>	<u>Net</u>	<u>Tax</u>	<u>Gross</u>	
26 Jul 2023	Ampol Mosman Pa 55363f Mosman Park		Approved		\$128.00	
28360	139	1104	\$116.36	\$11.64	\$128.00	
Purchase Ampol Mosman Pa 55363f Ute Fuel.						
26 Jul 2023	Bunnings 303000 Bibra Lake		Approved		\$179.90	
28270	139	1104	\$163.55	\$16.35	\$179.90	
Purchase Bunnings 303000 Hardware.						
31 Jul 2023	Bunnings 483000 Claremont		Approved		\$165.60	
28270	139	1104	\$150.55	\$15.05	\$165.60	
Purchase Bunnings 483000 Hort Supplies.						
02 Aug 2023	Bunnings 483000 Claremont		Approved		\$140.76	
28270	139	1104	\$127.96	\$12.80	\$140.76	
Purchase Bunnings 483000 Hardware.						
15 Aug 2023	Ampol Mosman Pa 55363f Mosman Park		Approved		\$159.01	
28360	139	1104	\$144.55	\$14.46	\$159.01	
Purchase Ampol Mosman Pa 55363f Ute fuel.						
16 Aug 2023	Bunnings 303000 Bibra Lake		Approved		\$93.00	
28270	139	1104	\$84.55	\$8.45	\$93.00	
Purchase Bunnings 303000 Hardware.						
18 Aug 2023	Ampol Mosman Pa 55363f Mosman Park		Approved		\$80.02	
28270	139	1104	\$72.75	\$7.27	\$80.02	
Purchase Ampol Mosman Pa 55363f Loader fuel.						
29 Aug 2023	Account Fees		No Appr Req'd		\$6.82	
27130	190	0403	\$6.20	\$0.62	\$6.82	
Account Fees Cc Fp User Fee Account Fees						
Total for this period:					\$953.11	

Cardholder Declaration


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

Signature  _____

Dated 30 / 8 / 2023 _____

Employee ID: TW

Approved By

Signature  _____

Dated 31 / 08 / 2023 _____

On Completion

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



Statement Period: 29 Jul 2023 to 29 Aug 2023
Cardholder Name: Joel Lee Gajic
JSKR VISA Purchasing Card (Client Expenses)

[Print Report](#)

<u>Date</u>	<u>Details</u>		<u>Approval</u>	<u>Receipt</u>	<u>Amount (\$AUD)</u>	
<u>GL Code</u>	<u>CC Code</u>	<u>Department</u>	<u>Net</u>	<u>Tax</u>	<u>Gross</u>	
02 Aug 2023	Seek AU 58344722	Melbourne	Approval Req'd		\$313.50	
27180	119	1002	\$285.00	\$28.50	\$313.50	
Purchase Seek AU 58344722 Development Services Officer SEEK advertisement						
07 Aug 2023	Woolworths/Cottesloe Grov	Cottesloe	Approval Req'd		\$60.00	
27140	190	1002	\$54.55	\$5.45	\$60.00	
Purchase Woolworths/Cottesloe Grov Michael Stocco leaving gift card as per Shire policy						
07 Aug 2023	Peppermint News Agc	Peppermint Gr	Approval Req'd		\$12.00	
27140	190	1002	\$10.91	\$1.09	\$12.00	
Purchase Peppermint News Agc Michael Stocco leaving greeting card						
09 Aug 2023	Planning Institute Of Aus	Barton	Approval Req'd		\$250.00	
27180	190	1002	\$227.27	\$22.73	\$250.00	
Purchase Planning Institute Of Aus Development Services Officer PIA jobs board advertising costs						
10 Aug 2023	Myo*planning Institute	Barton	Approval Req'd		\$360.00	
27180	190	1002	\$327.27	\$32.73	\$360.00	
Purchase Myo*planning Institute Planning Institute of Australia jobs board notice for Development Services Officer						
11 Aug 2023	Alh Venues/535 Stirling H	Cottesloe	Approval Req'd		\$46.00	
28280	119	1002	\$41.82	\$4.18	\$46.00	
Purchase Alh Venues/535 Stirling H Michael Stocco exit interview lunch						
23 Aug 2023	Post Newspapers Pty Lt	Shenton Park	Approval Req'd		\$563.00	
27180	190	1002	\$511.82	\$51.18	\$563.00	
Purchase Post Newspapers Pty Lt Local planning policy 12 public notice						
29 Aug 2023	Account Fees		No Appr Req'd		\$6.82	
27130	190	1002	\$6.20	\$0.62	\$6.82	
Account Fees Cc Fp User Fee bank fees						
Total for this period:					\$1,611.32	

Cardholder Declaration

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

Signature  _____

Dated __12 / 09__ / __2023__

Employee ID: E0020

Approved By  _____
Signature _____

Dated 12/9/2023 _____

On Completion

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



Statement Period: 29 Jul 2023 to 29 Aug 2023
Cardholder Name: Donovan Norgard
JSKR VISA Purchasing Card (Client Expenses)

[Print Report](#)

<u>Date</u>	<u>Details</u>	<u>Approval</u>	<u>Receipt</u>	<u>Amount (\$AUD)</u>	
<u>GL Code</u>	<u>CC Code</u>	<u>Department</u>	<u>Net</u>	<u>Tax</u>	<u>Gross</u>
01 Aug 2023	Repco Myaree		Approval Req'd		\$31.37
28830	129	1104	\$28.52	\$2.85	\$31.37
Purchase Repco Brake cleaner					
03 Aug 2023	Ampol Mosman Pa 55363f Mosman Park		Approval Req'd		\$142.93
28360	129	1104	\$129.94	\$12.99	\$142.93
Purchase Ampol Mosman Pa 55363f Fuel					
04 Aug 2023	Adobe Acropro Subs Sydney		Approval Req'd		\$28.99
28845	129	1104	\$26.35	\$2.64	\$28.99
Purchase Adobe Acropro Subs Adobe fees					
08 Aug 2023	Planning Institute Of Aus Barton		Approval Req'd		\$250.00
28845	129	1104	\$227.27	\$22.73	\$250.00
Purchase Planning Institute Of Aus Planning Institute of Australia - playground planning workshop					
09 Aug 2023	Repco Myaree		Approval Req'd		\$16.78
28830	129	1104	\$15.25	\$1.53	\$16.78
Purchase Repco Permatex threadlocker blue					
10 Aug 2023	Beacon Equipment Canning Vale		Approval Req'd		\$169.00
28830	129	1104	\$153.64	\$15.36	\$169.00
Purchase Beacon Equipment Stihl brush cutter harness					
09 Aug 2023	Ampol Mosman Pa 55363f Mosman Park		Approval Req'd		\$156.97
28360	129	1104	\$142.70	\$14.27	\$156.97
Purchase Ampol Mosman Pa 55363f Fuel					
14 Aug 2023	Officeworks 0604 Fremantle		Approval Req'd		\$110.37
28845	129	1104	\$100.34	\$10.03	\$110.37
Purchase Officeworks 0604 Depot stationery					
14 Aug 2023	Trybooking*walga South Yarra		Approval Req'd		\$95.50
28845	129	1104	\$86.82	\$8.68	\$95.50
Purchase Trybooking*walga WALGA FOGO workshop					

17 Aug 2023	Cottesloetouchlessca Gr	Peppermint	Approval Req'd	<input checked="" type="checkbox"/>	\$26.00
28830	129	1104	\$23.64	\$2.36	\$26.00
Purchase Cottesloetouchlessca Car cleaning					
16 Aug 2023	Ampol Mosman Pa 55363f Mosman Park		Approval Req'd	<input checked="" type="checkbox"/>	\$177.78
28360	129	1104	\$161.62	\$16.16	\$177.78
Purchase Ampol Mosman Pa 55363f Fuel					
29 Aug 2023	Account Fees		No Appr Req'd	<input checked="" type="checkbox"/>	\$6.82
27130	129	1104	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee Bank fees					
25 Aug 2023	Bp Exp Myaree 1840 Myaree		Approval Req'd	<input checked="" type="checkbox"/>	\$150.53
28360	129	1104	\$136.85	\$13.68	\$150.53
Purchase Bp Exp Myaree 1840 Fuel					
Total for this period:					\$1,363.04

Cardholder Declaration


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

Signature  _____

Dated 31 / 08 / 2023

Employee ID: 169

Approved By

Signature  _____

Dated 31/8/2023, _____

On Completion

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



Ordinary Council Meeting

8.3.2 – Financial Statements for the period ending 30th September, 2023

(These will be presented at the Ordinary Council Meeting on the 17th October 2023)



Ordinary Council Meeting

8.4.1 – Child Safe Awareness Policy

2.15 CHILD SAFE AWARENESS POLICY

<p>Purpose</p>	<p>The purpose of this Policy is to establish clear guidelines and practices that promote child safety awareness and cyber safety within the Shire. It aims to ensure that children and young people are kept safe from harm, both in physical and digital spaces.</p>
<p>Status</p>	<p>ADMINISTRATIVE - STATUTORY</p>
<p>Policy</p>	<p>The Shire of Peppermint Grove is committed to creating a safe and welcoming environment for children and young people who visit the Shire. This policy extends to the Shire Offices, Depot and the Grove Library.</p> <p>Background</p> <p>Staff at the Shire that work with children, acknowledge recommendation 6.12 of the Royal Commission into Institutional Responses to Child Sexual Abuse. The Shire supports organizations to be child safe and to protect children and young people from harm and/or abuse. Further to this, the Shire acknowledges the General Principles developed in response to the Royal Commission which are:</p> <ul style="list-style-type: none"> • The rights of children and young people are upheld. • Children and young people are respected, listened to, and informed about their rights. • Children and young people have the fundamental right to be safe and cared for. • Children and young people have the right to speak up, be heard and taken seriously without the threat of negative consequences. • The safety and best interests of children and young people are a primary consideration when making decisions that concern them. • Access to trusted and reliable information, including the National Principles for Child Safe Organizations, helps support organizations to understand what they must do to help reduce the risk of harm and abuse. • Communities are informed and involved in promoting the safety and wellbeing of children and young people including protection from harm. <p>Compliance with National Principles.</p> <p>The Shire will also support the National Principles for Child Safe Organisations that include, but are not limited to:</p> <ul style="list-style-type: none"> • Ensuring that Child Safety and wellbeing is embedded in organizational leadership, governance and culture; • Physical and online environments promote safety and wellbeing while minimising the opportunity for children to be harmed; and • People working with children are suitable and supported to reflect child safety and wellbeing values in practice.

Policy Functions

The Shire will promote the safety and wellbeing of children across the community through various communication platforms. This extends to using the Grove Library website and message boards within the Shire to:

- Raise Awareness – to deliver child safe messages such as promoting cyber safety.
- Connect and supporting local community groups organisations and stakeholders to child safe resources such as disclosing information on how to find assistance or make a complaint.
- Report - how to take action that can help prevent harm and abuse.

Child Safety Officer

The CEO will designate an Officer to be responsible for overseeing this policy and handling any child safety concerns within the Shire.

Responsibilities for Child Safety within the Grove Library

Library Staff

- Staff working with children will have a current 'Working with Children Check'.
- Staff members will be vigilant and attentive to the needs and behaviours of children and young people using the library.
- Any concerns about a child's well being or safety will be reported to the designated Child Safety Officer.

Supervision

Parents, guardians or caregivers are responsible for the supervision of their children while in the library.

The library staff cannot assume the role of caregivers and are not responsible for supervising children.

Unaccompanied Children

Children under 12 must be accompanied by a responsible adult or caregiver at all times.

Lost Children

Library staff will assist lost children in a sensitive and supportive manner.

A designated safe area will be established for lost children to wait until their parent or guardian arrives.

Cyber Safety Measures

Internet Access:

Access to the internet will be filtered to prevent access to inappropriate material.

Cyber Safety Education

Cyber safety programs will be promoted on the library website and notice boards.

Privacy and Data Security

The library will follow best practices to protect the privacy and data security of children and young people using digital resources.

	<p>Reporting and Responding to Concerns within the Shire</p> <p>Any Shire staff member who has concerns about the safety or well-being of a child must report it to the designated Child Safety Officer.</p> <p>The Child Safety Officer will respond to the child safety concerns by notifying the appropriate authorities such as the local police or child protection services.</p> <p>Communication and Awareness</p> <p>This policy will be on the Grove Library Website and Shire of Peppermint Grove Website.</p> <p>Brochures promoting child safety measures will be promoted throughout the library and Shire reception.</p>
Scope	<p>This Child Safe Awareness policy applies to all, employees, volunteers, trainees, work experience students, interns, and anyone else who undertakes work on behalf of the Shire, regardless of their work related to children or young people.</p>
Related Procedures	<p>Consistent with the National Principles for Child Safe Organizations and Commonwealth Child Safe Framework, this policy provides a framework that outlines the role of the Shire in supporting communities to be child safe through access to resources, awareness raising and sharing relevant information.</p> <p>The Child Safety Risk Management Resources, July 2023, provides further resources on risk mitigation strategies.</p>
Amendment Authority Level	
Related Delegation	Chief Executive Officer
Related Local Law/Legislation	<p>Related legislation includes:</p> <ul style="list-style-type: none"> • <i>Child Care Services Act 2007</i> • <i>Children and Community Services Act 2004</i> • <i>Civil Liability Act 2002</i> • <i>Corruption, Crime and Misconduct Act 2003</i> • <i>Equal Opportunity Act 1984</i> <p><i>Related Policy includes:</i></p> <ul style="list-style-type: none"> • Aboriginal / First Nations / Cultural Policy • Child Safety Policy • Employee Code of Conduct • Corporate Communications Policy

	<ul style="list-style-type: none">• Community Signage Policy• Employee Complaints Management Policy• Engagement Policy• Information Technology Policy• Record Keeping Policy• Strategic Community Plan• Strategic and Operational Risk Plans• Volunteer Policy• Working with Children Checks Policy• Youth Policy
Adopted Amended	
Review history	



Ordinary Council Meeting

8.4.2 – Matters for Information and Noting

- Planning Approvals
- Infringements
- Library Statistics
- Recycling

Matters for Information and Noting

Building Permits Issued September 2023

Application Number	Location	Description	Decision
BA 2023 / 00022	33R Keane Street	Outbuilding (Shed)	Approved
BA 2023 / 00027	10 Keane Street	Verandah Restoration Works	Lapsed
BA 2023 / 00028	45 Irvine Street	Basement	Approved
BA 2023 / 00031	24B Johnston Street	Internal Alterations and Gatehouse	Approved

Planning Approvals and Notices Issued September 2023

Application Number	Location	Description	Delegation	Decision
DA 2023 / 00018	6/1B McNeil Street	Family Day Care	N/A	Withdrawn
DA 2023 / 00025	10 Keane Street	Modification to Street Wall/Fence (Entry Gate) and Verandah Restoration Works	Delegated	Approved
DA 2023 / 00026	45 Irvine Street	Alterations and Additions	Delegated	Approved

Infringements September 2023

Reason	Amount
Stopping Contrary To A 'No Stopping' Sign (Total of 8 Offences)	\$800.00

Library Statistics September 2023

Library Statistics	September 2023	September 2022	September 2021
Loans	19,032	19,345	18,248
New Borrowers	278	100	263

Recycling Recovery



August 2023

PRODUCT	Product - Percentage	Product - Tonnes
AL CANS	0.53	0.09
MIXED PAPER	18.93	3.11
ONP	2.99	0.49
OCC - CARDBOARD	27.16	4.46
STEEL	2.93	0.48
GLASS	23.43	3.85
MIXED PLASTICS	2.77	0.46
PET	1.15	0.19
HDPE	2.02	0.33
TOTAL RECOVERED	81.91	13.46
WASTE / CONTAMINATION	18.09	2.97
MONTHLY TOTAL	100.00	16.43

