



CITY OF VINCENT

AGENDA

Late Reports

Council Briefing

11 September 2018

Time: 6pm
Location: Administration and Civic Centre
244 Vincent Street, Leederville

Len Kosova
Chief Executive Officer

Order Of Business

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5 DEVELOPMENT SERVICES**5.4 LATE REPORT: NO. 3 (LOT: 47; D/P: 1177) BULWER AVENUE, PERTH - EXISTING AND PROPOSED ALTERATIONS TO SINGLE HOUSE**







TRIM Ref: D18/112084

Author: Clair Morrison, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Municipal Heritage Inventory Listing [↓](#) 
3. Attachment 3 - Development Plans [↓](#) 
4. Attachment 4 - Written Submissions [↓](#) 
5. Attachment 5 - Heritage Impact Statement [↓](#) 
6. Attachment 6 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for existing and proposed alterations and additions to the single house at No. 3 (Lot: 47; D/P: 1177) Bulwer Avenue, Perth, in accordance with the plans included as Attachment 3 subject to the following Conditions and associated Advice Notes as included in Attachment 6:

1. This approval relates only to the following as shown on the approved plans and contained within the written submission dated 5 September 2018:
 - replacement of the gutter;
 - the installation of the downpipes;
 - the retention of the installed moisture vents;
 - the replacement of the cornice with Federation Style fiberglass;
 - the retention of the installed ceilings throughout the dwelling;
 - the retention of the ceiling rose in bedroom one;
 - the installation of skirting boards in the lounge room;
 - the replacement of the side gate;
 - the replacement of glass in the front door (facing Bulwer Avenue); and
 - the replacement of pathway tiles;

No other development forms part of this approval;

2. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed side gate matches the original fabric of the existing gate, in accordance with the City's Policy No. 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent;
3. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed glass and lead lighting within the front door facing Bulwer Avenue reflects the original Federation Style of the Single House, in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent;
4. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed tiled pathway reflects the original Federation Style of the single house in accordance with the City's Policy No. 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent;

5. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed skirting boards match the original fabric and Federation Style of the single house, in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent
6. The applicant is to provide decorative ceiling features throughout the dwelling so as to reflect the original Federation Style of the Single House, in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties. The applicant is required to submit details/plans of the features prior to the commencement of works, to the satisfaction of the City of Vincent; and
7. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for existing and proposed alterations to the existing Single House at No. 3 Bulwer Avenue, Perth (subject site).

PROPOSAL:

This application seeks approval for various existing and proposed additions and alterations to the existing single house, which relate to both the internal and external features of the single house.

BACKGROUND:

| | |
|-----------------------------|---|
| Landowner: | Justin Mortley |
| Applicant: | Justin Mortley |
| Date of Application: | 16 May 2018 |
| Zoning: | MRS: Urban LPS2: Zone: Residential R Code: R50 |
| Built Form Area: | Residential |
| Existing Land Use: | Single House |
| Proposed Use Class: | Single House |
| Lot Area: | 369m ² |
| Right of Way (ROW): | Yes, privately owned, 3.0 metres |
| Heritage List: | Yes |

The subject site is located on the southern end of Bulwer Avenue, with the closest intersection being that of Bulwer Avenue and Bulwer Street, as shown in **Attachment 1**. The subject site is bound by a privately owned right-of-way to the west, Bulwer Avenue to the east, and single houses to the north and south. To the east of the subject site is Highgate Primary School.

The existing single house forms part of both the City's Scheme Heritage List and Municipal Heritage Inventory (MHI), with the latter recommending the highest level of protection for the site. The MHI listing is titled 'Bulwer Avenue Group' and includes houses Nos. 3-19 Bulwer Avenue, Perth. The MHI listing can be found in **Attachment 2**.

On 13 December 2017, the City received an anonymous complaint that alleged that the façade of the dwelling on the subject site had been rendered. Administration undertook a site inspection, which revealed that white render had been applied to elevations of the dwelling over the existing painted, tuck-pointed brickwork and lower limestone base. This form of alteration requires development approval as it is not exempt by way of the *Planning and Development (Local Planning Schemes) Regulations 2015*. On 15 December 2017, a request was made to the landowner to immediately cease all building works affecting the single house, and to either reinstate the original façade or seek development approval for alterations. The applicant claims to have rendered the façade to repair the water damage that had occurred to the limestone. On 9 January 2018, another site inspection was undertaken by Administration revealing that a pale blue-grey paint had been applied over the render since the initial site inspection. Administration contacted the landowner to reiterate the request to cease all works.

The landowner did not want to remove the render from the façade and on 16 May 2018, lodged an application for development approval for the alterations, seeking approval for the following:

- The retention of the existing (unauthorised) rendering of the external walls and two chimney stacks;
- The retention of the replaced gutter and the installed six additional downpipes;
- The retention of the installed external moisture vents;
- The retention of the replaced windows for bedrooms one and three, which were replaced with new glass and frame materials (metal in lieu of original wood);
- The retention of the replaced decorative concrete on the façade of the building;
- The retention of the replaced internal ceilings throughout the dwelling;
- The retention of the installed ceiling rose in bedroom one;
- The retention of the replaced cornice, which was replaced with Federation Style fibreglass in lieu of the existing wood cornice; and
- The removal of skirting boards in lounge room, which are proposed to be replaced.

The proposed alterations and additions to the existing house that form part of this application are as follows:

- The installation of skirting boards in the lounge room;
- The replacement of the existing gate;
- The replacement of the glass in the front door with decorative glass and lead lighting; and
- The replacement of the concrete pathway with federation style tiles.

The development and floor plans are included in **Attachment 3**, the written statement and building inspection report are included in **Attachment 4** and the submitted Heritage Impact Statement is contained as **Attachment 5**. The works require development approval on the basis that the alterations and additions go beyond *'repairs and routine maintenance that demonstrate replacing material with like for like that do not change the appearance of a heritage place, such as general repainting, re-decoration, re-roofing and repair of existing roof covers'*, as stipulated by the City's Heritage Management – Development Guidelines Policy.

The applicant paid a fee that is three times that of a standard application fee, which encompasses the processing fee of the development application and a penalty for commencing development prior to approval being issued.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), and the City's Heritage Management – Development Guidelines Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

| Planning Element | Use Permissibility/ Deemed-to-Comply | Requires the Discretion of Council |
|---------------------|---|---------------------------------------|
| Heritage Management | | ✓ |

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

| Heritage Management | |
|--|---|
| Deemed-to-Comply Standard | Proposal |
| Building Scale, Bulk and Mass A.2.1 The additions and alterations: <ol style="list-style-type: none"> 1. do not alter the original facade(s) or roof pitch; 2. are clearly distinguishable from the original part of the heritage place to be conserved; | The application involves numerous discrete elements, some of which affect the heritage value of the site. |

| Heritage Management | |
|---|----------|
| Deemed-to-Comply Standard | Proposal |
| <ol style="list-style-type: none"> 3. are based on research that can identify the elements, detailing and finishes already used; 4. do not obscure or alter an element that contributes to the significance of the place; 5. maintain an existing vista or view lines to the principal facade(s) of a heritage place; and 6. are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained. | |

The proposal does not meet the specified deemed-to-comply standard and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 14 days commencing on 5 June 2018 and concluding on 18 June 2018. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as shown in **Attachment 1**, and a notice being published on the City's website. In response, one submission was received; objecting to the proposal due to the loss of heritage value as a result of the render.

The applicant sought to address this concern within the submitted HIS included in **Attachment 5**. This concern is discussed in the Comments section of this report.

Design Review Panel (DRP):

Referred to DRP: Yes

The application was referred to the DRP on 2 August 2018 to seek comments on the heritage considerations of the proposal. The comments provided from the DRP can be summarised as follows:

- The Bulwer Avenue Group has a management category A, meaning the place has been identified as requiring the maximum level of protection and that conservation of the place is essential;
- The significance of No. 3 Bulwer Avenue is the place's materials, including its masonry elements, overall form (including the projecting front bays), its aesthetic values and contribution as a single storey house constructed in the Federation Arts and Crafts style;
- The rendering of the front façade has resulted in the previous brick finish, details such as brick arches to the window heads and textured finish to the parapet, no longer being evident;
- The impact of the render has considerable impact to the place and has diminished the cultural heritage values of the individual place and the Bulwer Avenue Group; and
- Due to the cultural heritage values, and the place requiring the highest level protection, the cement render to the front façade of No. 3 Bulwer Avenue should be removed.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 4.1.22 – Prosecution and Enforcement; and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.

Delegation to Determine Applications:

This matter is being presented to Council for determination at the request of the landowner.

RISK MANAGEMENT IMPLICATIONS:

It is Administration's view that there are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

1.1 *Improve and maintain the natural and built environment and infrastructure."*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Cultural Significance and Heritage Management

The City's Heritage Management – Development Guidelines Policy requires any alteration to a heritage listed place to conserve the characteristics identified in the statement of significance. The subject site forms part of the 'Bulwer Avenue Group' on the City's MHI, along with house nos. 3-19 Bulwer Avenue, Perth. This listing is Management Category A – Conservation Essential, which provides the highest level of protection. The MHI listing for the subject site is included in **Attachment 2**. The MHI listing includes the following statement of significance for the Bulwer Avenue Group:

Notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts and Crafts styles, which occupies the length of the whole street block opposite the Highgate Primary & Infants Schools.

The Acceptable Development Criteria within the City's Heritage Management – Development Guidelines Policy are as follows:

- *Development within zones, spaces and fabric of the place identified as significant is conserved and/or adapted in a manner that protects the significant heritage values;*
- *The alterations and additions that do not alter the original façade or roof pitch;*
- *are based on research that can identify the elements, detailing and finishes already used;*
- *Do not obscure or alter an element that contributes to the significance of the place;*
- *New doors or windows in the principal facades(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place, unless concealed from view from the principal street frontage;*
- *Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.*

The corresponding Performance Criteria states that any alterations should be respectful and compatible with the fabric and should not alter or obscure fabric that contributes to the historical significance of the site.

Based on the MHI listing, it is considered that the primary characteristics of the existing house are its Federation style of architecture which includes brickwork facades, pitched rooves, bay windows and verandahs. As such, all existing and proposed works must be considered in the context of how they contribute to this Federation Style and the Design Principles of the City's Heritage Management – Development Guidelines Policy.

Existing (Unauthorised) Alterations and Additions

In considering the replacement of gutter, installed downpipes and moisture vents, replaced cornices (with Federation Style fiberglass in lieu of the existing wood), installation of new ceilings throughout the dwelling and installation of the ceiling rose in bedroom one, the following is relevant:

- The replacement of the gutter and the six additional downpipes, and installation of the external moisture vents are considered to assist with the ongoing preservation and maintenance of the heritage listed building.
- The colours chosen for the gutters and downpipes reflect the existing colours of both this single house, prior to the render, and other houses within the 'Bulwer Avenue Group'. As such, they are not considered to compromise the cultural heritage of the building.
- The cornices, whilst not being replaced with the original fabric are considered to replicate the original Federation Style of the single house, and therefore, not compromise the cultural heritage or character of the single house.
- The replacement of gutter, installed downpipes and moisture vents, replaced cornices with Federation Style fiberglass and installation of the ceiling rose in bedroom one does conserve, and is sympathetic to the original Federation Style of the single house, which distinctly contributes to the historical and cultural significance of the place.
- The replacement of gutter, installed downpipes and moisture vents, replaced cornices with Federation Style fiberglass and installation of the ceiling rose in bedroom one is compatible with the original fabric and does not alter the elements that contributes to the significance of the place.
- The replacement of gutter, installed downpipes and moisture vents and installation of the ceiling rose in bedroom one respects the cultural heritage significance, with respect to materials used, and the Federation Anglo Arts & Crafts architectural style.
- The replacement of gutter, installed downpipes and moisture vents, replaced cornices with Federation Style fiberglass and installation of the ceiling rose in bedroom one promotes and encourages the retention of characteristics that contribute to, and promote the significance of the heritage place.
- The replacement of gutter, installed downpipes and moisture vents and installation of the ceiling rose in bedroom one ensures the prominence of the significant original materials and colours are retained.
- Whilst the external moisture vents are not considered to compromise the cultural heritage of the building due to the size and location, they have been painted to reflect the colour of the existing (unauthorised) render of the single house. As such, should Council approve the moisture vents and not approve the unauthorised render, it would be recommended that a condition be imposed requiring the colour to reflect the original fabric of the building.
- The previous skirting boards have been removed but not yet replaced, and as such, there is opportunity to install skirting boards that reflect the existing character of the cultural significance of 'Bulwer Avenue Group'. As such, should Council approve the removal of the skirting boards, it is recommended that a condition be imposed to ensure that new skirting boards will be installed that reflect the Federation Style, as detailed in the written submission that forms **Attachment 4**.
- The replaced ceilings throughout the dwelling (with the exception of bedroom one) are flat, white ceilings which do not contribute to the Federation Style of the single house. Administration does not support this current state, but it would be open to support the retention of the ceiling, subject to the imposition of a condition to require the provision of decorative features in the original Federation Style, such as the decorative rose in bedroom one.

Based on the above, it is considered that the works generally align with the both the intent and the performance criteria of the Heritage Management – Development Guidelines Policy, or can be made to be way of appropriate conditions. It will therefore be recommended that they be approved.

In considering the external alterations and additions, in the form of render of the external façade and two chimney stacks, the retention of the replaced decorative concrete, the retention of the replaced windows, the following is relevant:

- The render, windows and decorative concrete feature does not restore or conserve, and is not sympathetic to the original face brick of the single house, which distinctly contributes to the historical and cultural significance of the place;
- The rendering of the façade and chimney stacks, replacement of windows and decorative concrete feature is not compatible with the original fabric and alters the elements that contributes to the significance of the place;
- The render façade and chimney stacks and replacement of windows does not respect the cultural heritage significance, with respect to materials used, and the Federation Anglo Arts & Crafts architectural style;

- The render, replacement of windows and decorative concrete feature does not promote and encourage the retention of characteristics that contribute to, and promote the significance of the heritage place;
- The render façade and chimney stacks, and replacement of windows does not ensure the prominence of the significant original materials are retained;
- The submitted HIS notes that *“the rendering works diminishes the heritage significance of the Bulwer Avenue Group through the uses of materials and surface finishes which are not appropriate to the original fabric and do not complement the architectural style of the Bulwer Avenue.”*;
- The works do not contribute to the federation style of the dwelling and are considered to significantly compromise the cultural significance of the building and character of the entire ‘Bulwer Avenue Group’.
- The submitted building inspection report does not make reference to the condition of this decorative portion of concrete and as such, it is clear whether this portion of the external works were necessary to repair.

Based on the above, it is considered that this aspect of the application does not align with the intent nor the performance criteria of the Heritage Management – Development Guidelines Policy.

It will therefore be recommended that Council approve only some components of the application.

Proposed Alterations and Additions

The proposed alterations and additions include:

- the installation of new skirting boards in the lounge room;
- the replacement of the existing side gate;
- the replacement of the glass door that faces Bulwer Avenue with decorative glass and lead lighting;
- the replacement of the pathway from concrete to federation style tiles.

Based on the information provided, the above elements are considered to be sympathetic to the original federation style of the development and appropriately conserve the cultural significance of the ‘Bulwer Avenue Group’. Should the works be undertaken in a similar fabric, colours and style, the works will contribute to the historical and cultural significance of the place and be consistent with the intent and the performance criteria of the Heritage Management – Development Guidelines Policy.

As such, it is recommended that the above works are approved, subject to the imposition of conditions to ensure an appropriate heritage outcome for the site.

Heritage Rectification and Conservation

It is noted that, should any existing (unauthorised) works not be approved, Administration will formally direct the landowner to rectify these works by reinstating the existing single house to the condition prior to the works being undertaken, in accordance with the City’s Policy No. 4.1.22 – Prosecution and Enforcement.

The HIS provides some information regarding the impact of render to the original fabric. The HIS states that it is recommended the applicant *“ensure future building maintenance does not remove or damage the original fabric of the building, or the use of new materials; and ensure any cleaning to the original fabric is low-pressure, non-abrasive and non-chemical”*. As the concrete render and acrylic paint is intrusive to the original stone and masonry wall, the removal of the render may lead to further damage to the original limestone and masonry. As such, it is vital that any removal / rectification works are undertaken using non-abrasive and non-chemical techniques generally in accordance with the recommendations contained within the HIS.

In this regard, Administration has contacted plasterers and stonemasons that specialise in heritage management and protection, regarding the removal of render from masonry heritage buildings. Based on the advice received, it is noted that the render may lead to moisture becoming trapped under the render, and will result in the breakdown of the original fabric, although the painting of the original limestone and masonry façade will assist in mitigating the impact of removing the render. Any damage caused can be rectified through replacement of like-for-like materials or repointing with suitable lime mortar.

Conclusion

The application seeks approval for both existing and proposed works associated with an existing heritage dwelling. Some of the works are considered to comply (or are capable of complying) with the statement of significance, the Federation Style character of the ‘Bulwer Avenue Group’, reflect the existing materials used

and align with the intent and performance criteria of the Heritage Management – Development Guidelines Policy, whilst some do not, as follows.

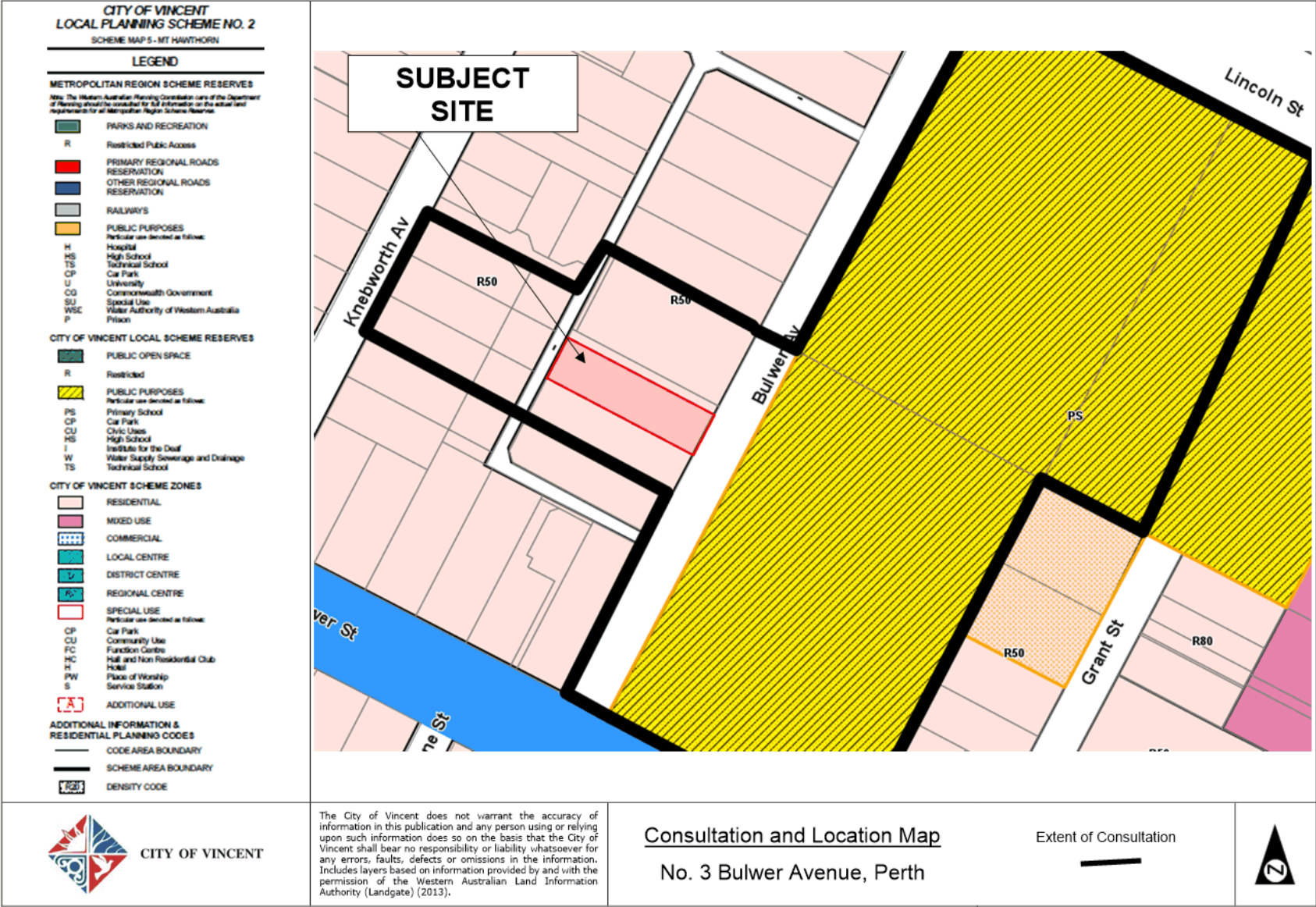
It is considered that the following works do not compromise the cultural significance of the heritage listed building and are supported.

- The retention of the replaced gutter and the installed six additional downpipes;
- The retention of the installed external moisture vents;
- The retention of the replaced cornice, which was replaced with Federation Style fiberglass in lieu of the existing wood cornice;
- The retention of the installed ceiling rose in bedroom one; and
- The removal of skirting boards in lounge room, which are proposed to be replaced.

It is considered that the following works do compromise the cultural significance of the heritage listed building and are not supported.

- The retention of the existing (unauthorised) rendering of the external walls and two chimney stacks;
- The retention of the replaced windows frames for bedrooms one and three, which were replaced with metal in lieu of original wood;
- The retention of the replaced decorative concrete on the façade of the building; and
- The retention of the replaced ceilings throughout the dwelling, in their current condition.

As such, it will be recommended that Council approve the application, but limit the scope of the approval to those elements that are considered acceptable or that would be acceptable subject to conditions. The other, unacceptable, elements would not form part of the approval and would, in effect, be refused.





Bulwer Avenue Group

Address 3 - 19 Bulwer Ave
Perth

Lot No 47, 4, 44, 1, 42, 41, 3, & 2

Precinct Hyde Park

Management A - Conservation Essential

Construction 1895

Date

State No

Register

Significance Bulwer Avenue Group is a notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts & Crafts styles, which occupies the length of a whole streetblock opposite the Highgate Primary & Infant Schools. The subdivision was made possible by transferring a strip of land from the schools to enable Bulwer Avenue to be developed as a public road.

Physical Style Federation Anglo Dutch Federation Arts & Crafts

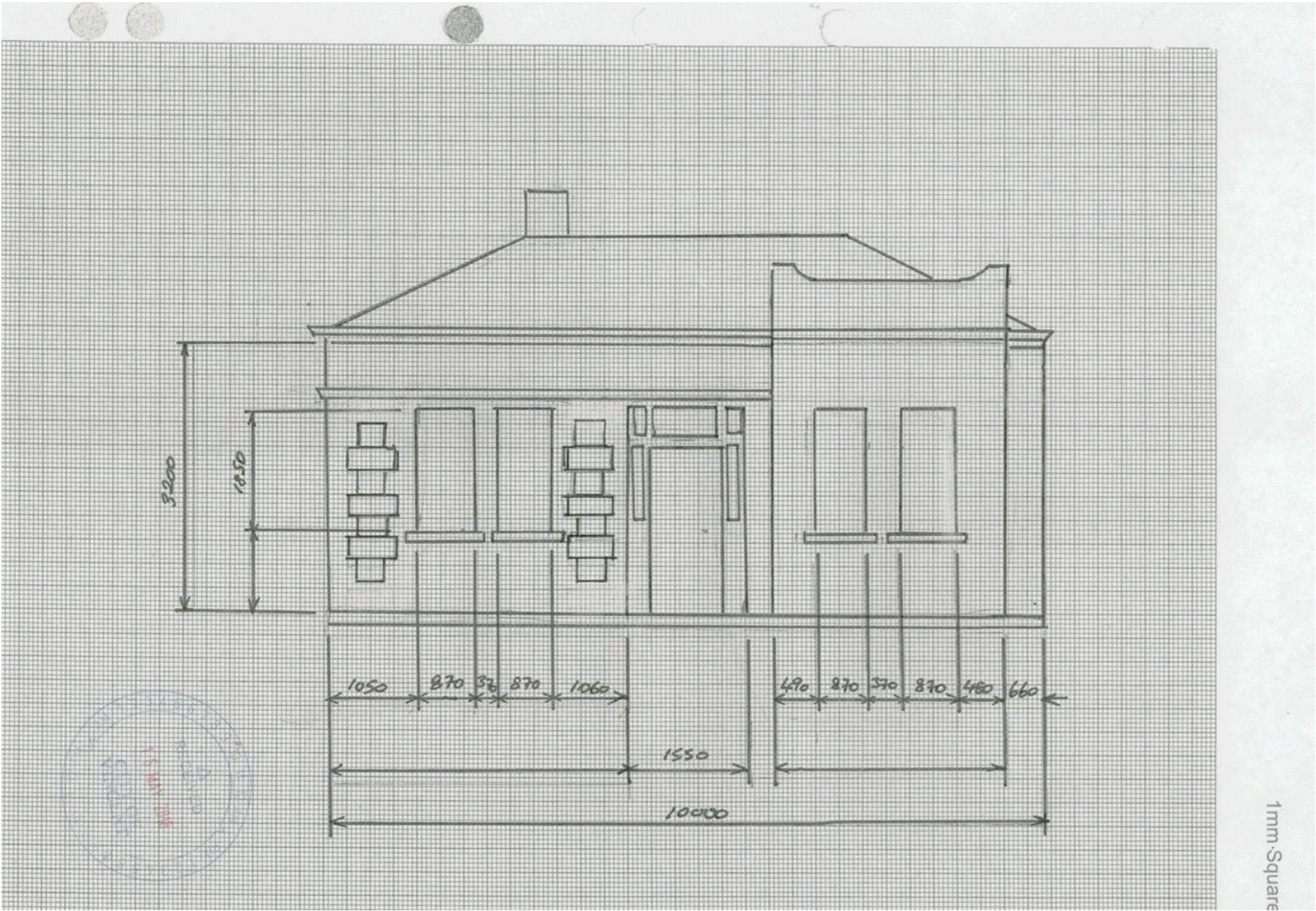
Historic Theme 1891-1919 - Population and settlement: Residential development
1920-1946 - What people did for a living: Retail and commercial businesses
1972-2001 - Population and settlement: Redevelopment and infill & Revival of inner-city living

Physical Description This small precinct runs along the west side of Bulwer Avenue opposite Highgate Primary School. The west side of Bulwer Avenue comprises of 10 houses, one with an attached shop (there is no house numbered 7 in the street), however the house and shop attached at No.1 Bulwer Avenue and the house at No. 21 Avenue have not been included in the heritage listing as a result of a resolution made at an Ordinary Meeting of Council held on 7 November 2006. The houses were all built in either one of two distinct building styles. There are two sets of three almost identical Federation Arts and Crafts style houses at each end of the block, and a set of four Federation Anglo Dutch style houses in the centre of the street. The houses are all double fronted, with gabled projections and simple verandahs. The Federation Anglo Dutch style houses are of stone, with brick quoins and a faceted bay window under a Dutch gable. The houses have pairs of chimneys and four paneled timber front doors. Original windows are double hung. The Federation Arts and Crafts style influenced houses are of a similar design but their front bays are treated as low parapeted towers roofed with a mitred hip.

Historic Background Bulwer Avenue and Bulwer Street were named in 1858 after Sir Edward Bulwer Lytton, first Baron Lytton, a 19th Century novelist. Lytton was Secretary for State for the Colonies during the years 1858 - 59. part of this road was formerly in the locality of East Perth, but due to boundary changes, it is now in the locality of Perth. Ten houses were built on the west side of Bulwer Ave between 1895 and 1898, on part of Lots N115 and N139, in the area known originally as Highgate Hill. Opposite was the Highgate Primary School, which opened in 1895. The rapid rise in resident numbers in the area was reflected in a rapid increase in principals at the school. So much so that a separate infants's school was built in 1900 and addition to both schools



followed until 1913. In 1922, a shop was added to the residence at No 1. The land on Bulwer Avenue was owned by Anastasia Murphy. Anastasia and her husband Michael, with their six children, had established a market garden in the area. Following Michael's death in 1880, Anastasia continued to lease out the land for gardening. In the early 1890s, she subdivided some of it, creating the Bulwer Park Villa subdivision. Hall, Dallen & Todd Ltd, land and real estate agents, handled the sale of the lots. H. C. Ashton, of Ashton Brothers Contractors, built No. 1, and may have been responsible for the other houses of the same design. A number of the houses were given names, such as 'Dovedale' (No.11), 'Lytton' (No.15), 'Atherstone' (No. 1), 'Roylyn' (No.3), 'Boscobel' (No.5) and 'Bronte' (No.17). In the Post Office Directory for 1897 Harry L. Hall, Joseph Hine and Hentry G. Trenchard are listed as living in the street plus George R. Turner at 'Lytton'. No numbers are given. In 1901, the occupants of the houses were a manager, agent, clerks, a civil servant, solicitor, engineer and gentleman. These people were representative of the middle class in Perth at this time. In 1922, the shop at No. 1 was leased to Ida James, who ran a confectionary business for a short time. In 1949 the residents were Arthur Cochrance, a painter (No.3), Mrs Flora A .Goddard (No. 50, Mrs Mary Thornton (No. 9), H.J Hartshorn at No. 11 and Mrs M.E Detrich at No. 11a, Edward G. Lewis and Mrs Lilly Lee at No. 15, Mrs Maria and Burns Noble (No. 27) and Mrs Ivy Wiley (No. 19). European migrants occupied some of the houses in the 1950s and 1960s, and David Helfgott's family lived at No. 13 during this period. A number of the houses have been upgraded in recent years, and more are owner-occupied.

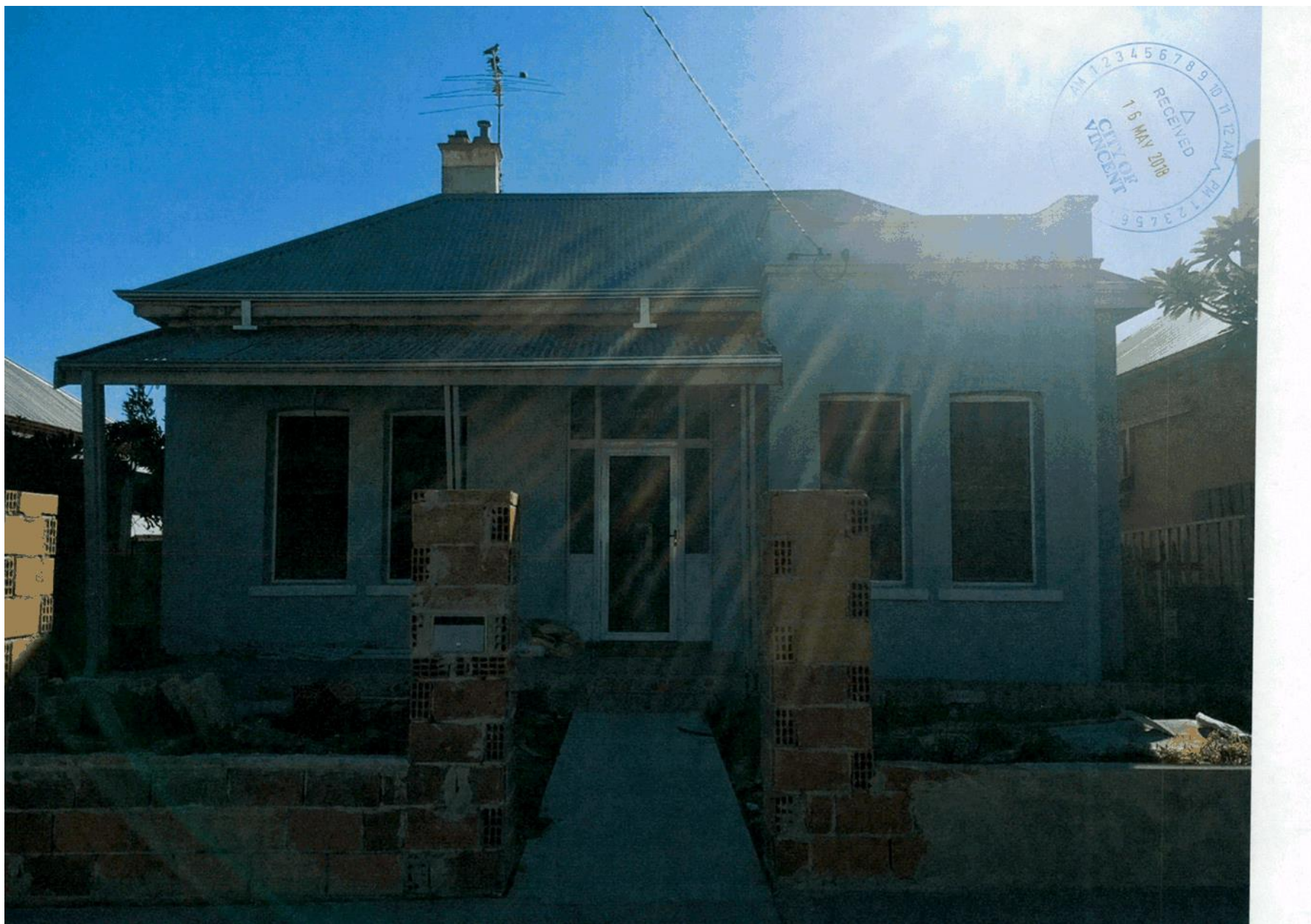








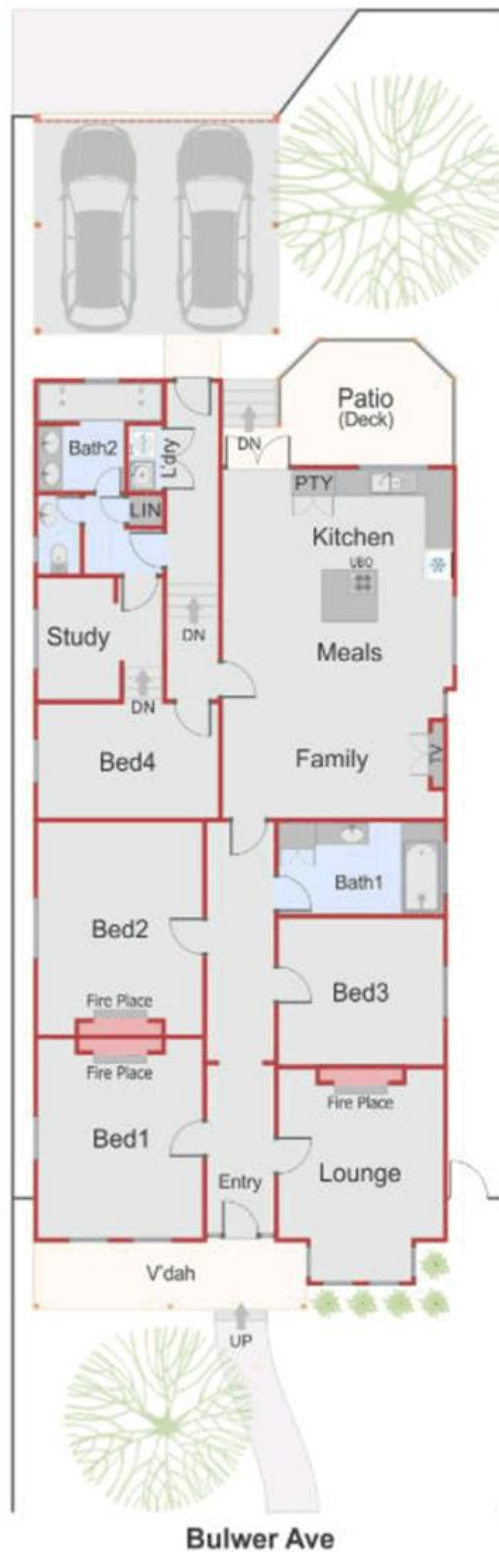




Address: 3 Bulwer Ave, Perth WA 6000



CITY OF VINCENT
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05 September 2018



This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

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15 May 2018

To whom it may concern

Re: Unauthorised alterations to a heritage listed property.

Please find attached several documents;

- Site plan
- GVM Letter
- GVM Work
- Certificate of Title
- Sash in a Flash (recommended by a neighbour as he maintained the original wood/window work)
- Heritage information
- Building pest and building inspection – this was not thorough and was prior to purchasing. The extent of damage was uncovered by the builder GVM.



The plan has alphabetical keys – these relate to;

- A) The gutter had no downpipe. The water from this gutter overflowed in to the house. The - result extensive damage to the brickwork both internal and external. This brickwork was repaired prior to the rendering/re-rendering.
- B) This gutter system also emptied into the house but behind the Dutch feature. The wood frame on window C did not exist (it had deteriorated to power with



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16 May 2018

only and internal paint shell). The brick work around it was in similar poor condition.

- C) This wall had the most extensive damage and had previously been repaired – though poorly, with parts rendered. The windows were inoperable and were held in place with paint – see repair quote. The work completed was more as the extent was not known until the windows were opened.
- D) The limestone feature was painted over revealing a textural difference but no colour difference. This was the only part of the Heritage feature that remained. According to both my observation and the Builder's opinion This limestone was significantly damaged – both as a result of the chosen paint, rendering and from constant water. Half of the front had been 'rendered' (badly) – the work completed by GVM solutions only corrected and completed this previous work.
- E) The limestone feature on this part of the wall was partially rendered. The rendering completed by GVM Solutions only corrected the work. Similarly, the entire brickwork, limestone and rendering had been painted a grey colour further damaging and removing the heritage features. The current chosen colour represents a typical heritage look for the period house.
- F) This relates to the two panels of limestone visible behind the pain – in texture only. Both had damage to the top one fifth.

I am committed to maintaining the integrity, heritage and feel of this home. Should the limestone have been retrievable (without the extreme cost of replacing) I would have explored that. All the heritage features were damaged with excessive water, paint and partly through render. I believe the current clean look both maintains the structural integrity of the house while preventing further damage. Note additional gutters have been installed.

Thank you for considering this application and the heritage impact of finishing this rendering process.

Kind Regards

Justin Mortley



BUILDING INSPECTION REPORT



3 Bulwer Avenue, Perth, 6000

Inspection prepared for: Justin Mortley
Date of Inspection: 21/7/2017 Time: 12.00pm
Age of Home: 97 years approx
Weather: Cloudy

Inspector: Stephen Donnison
License #H724

Building Inspections – Timber Pest Inspections - Investment Property Tax Depreciation Schedules – Asbestos
Audit – Dilapidations Surveys – Rental Property Condition Reports

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The inspection agreement - Please read it carefully.

- 1) **Extent of reporting:** Major defect findings, A general impression regarding the extent of minor defects, Any major defect uncovered in the course of the inspection that is an urgent and serious safety hazard.
 - 2) **Inspection & Report:** The inspection of the Building Elements as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the inspection will be according to Appendix B of AS4349.1 -2007.
The inspections has been carried out in accordance with AS 4349.1-2007 a copy of the Australian Standard may be obtained from Standards Australia.
 - 3) The Inspection and Report compares the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability and no prediction of future conditions guarantees or warranties are given. The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection.
 - 4) All inspections are a non-invasive visual inspection and are limited those areas and sections of the property to which Reasonable Access was both available and permitted and to a ladder height of no more than 3.6 meters on the date and time of the inspection.
 - 5) The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixings, floors, pavers, furnishings, appliances or personal possessions.
 - 6) The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. An invasive inspection was not performed unless a separate contract is entered into with the client and property owner.
 - 7) This inspection WILL NOT report on the presence or not of Timber Pest activity. We strongly recommend the client have a timber pest inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections by a fully qualified, licensed and insured timber pest inspector. If timber pest damage is found in the course of the inspection then it will be reported. The inspector will only report on the damage that is visible at the time of inspection.
 - 8) Any estimates provided in the report are merely opinions of costs that could be encountered, based on the knowledge and experience of the inspector; it is always recommended you seek 3 written quotes to confirm any costs.
 - 9) Subject to reasonable and safe access, the Inspection will normally report on the conditions of each of the following areas:- The interior, The roof space, The exterior, The subfloor, The roof exterior, From the main building 30 meters including fences within the property boundary.
 - 10) Report Ownership: The inspector named on this report will remain the owner of the report at all times. The fee paid by Client is for the physical inspection only and the inspector named on the report remains all rights and copyrights of the written report of which the inspector has granted Client only, named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named on the report.
 - 11) The written report prepared by Inspector shall be considered the final exclusive findings of Company of the structure. Client named on this report understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed seventy hours (72) hours after the inspection report has first been delivered to Client.
 - 12) Neighbourhood usage such as pests, closeness to mines, public transport, hotels, stormwater drains, public entertainment venues etc. Document analysis e.g. sewer drainage, plans and diagrams, surveys, building approvals, compliance etc. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit inspected.
 - 13) The inspections will not cover or report on the following conditions; Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, and urea formaldehyde or toxic soils etc. Heritage or security matters. The condition of pools, spas or septic systems, ponds etc. Fire protection or safety. Asbestos. Mould. Plumbing and electrical wiring etc including unauthorised or illegal plumbing or electrical work. Landscape retaining walls above 700mm high. Unauthorised or illegal building work. The durability of exposed finish materials.
 - 14) You agree that we cannot accept any liability for our failure to report a defect that was concealed by the owner of the property being inspected and you agree to indemnify us for any failure to find such concealed defects.
- DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on any account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report). You agree that in accepting this agreement You have read and understood the contents of this agreement and AS4349.1 and that the inspection has been carried out in accordance with this document. The Client agrees to pay for the property inspection.

Stephen Donnison

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DEFINITION OF TERMS: Listed below is a definition of key words used to describe the items condition marked with an (X) in the relevant condition rating box.

FUNCTIONAL - Performing it's function and it's condition is appropriate or typical for it's age.

MAINTENANCE - A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

MAJOR DEFECT - A defect of sufficient magnitude when rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

SAFETY HAZARD - An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

N/A - Item not applicable or not present.

Summary of Items

The summary immediately below in "red" consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages including the item condition boxes on the left of each page as the summary alone does not explain all the issues.

If there are no items immediately below, it indicates that there may be no item requiring attention. Refer to the each items condition box for further details.

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| | | |
|--------------------|--------------------|--|
| Page 14 Item: 1 | Wall Condition | 1.4. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations |
| Lounge Room | | |
| Page 29 Item: 1 | Wall Condition | 1.3. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations |
| Living Room | | |
| Page 32 Item: 3 | Ceiling Conditions | 3.3. Significant cracking and damage to the edge of the ceiling noted, have a licensed plasterer review/repair to restore function and safety. |

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INSPECTION DETAILS

1. Consultant's Name:

Stephen Donnison & Michael Donnison

2. Pre-Inspection Agreement Details:

Agreement: The Client was informed of agreement, was the agreement emailed for signing?

YES

Was the agreement returned signed?

YES

3. Inspection Type:

Express Structural Components Inspection. Floors, Walls, Roof Framing Inspected.

4. Person's In Attendance:

Building Inspector only

5. Occupancy:

The property is vacant

6. Building Information:

This is a family home

7. Building Structure:

Brick main structure and rear fiber cement clad external walls - Timber floor - Timber windows - Sheet metal roof

8. Weather conditions:

Cloudy

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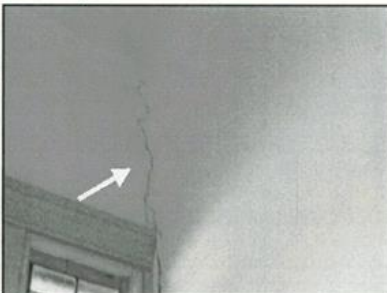
Front Entry

1. Wall Condition

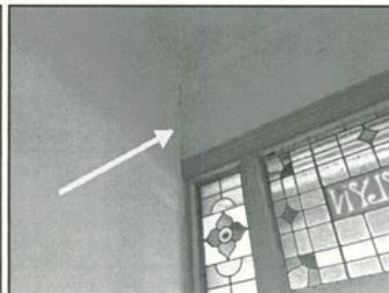
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

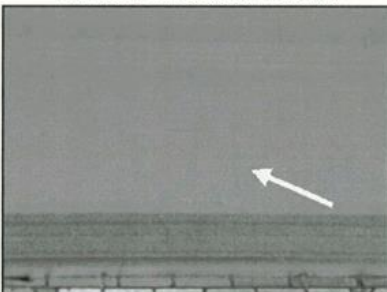
1.1. Common cracks noted. Not considered significant, however, should be inspected annually.



Common cracks noted.



Cosmetic cracking noted.



Cosmetic cracking noted.

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

2.1. In serviceable condition at the time of inspection
2.2. Polished timber floor



3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

3.1. In serviceable condition at the time of inspection

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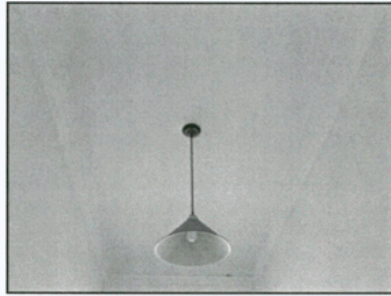
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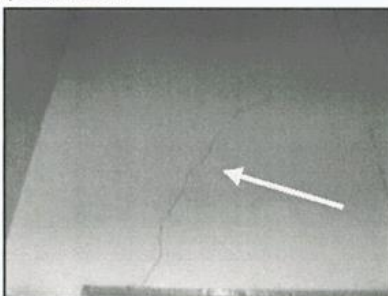
Hall/Passage

1. Wall Condition

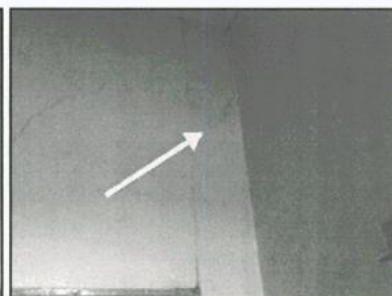
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

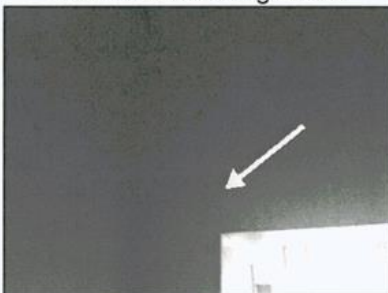
- 1.1. In serviceable condition at the time of inspection
1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



Cosmetic cracking noted



Cosmetic cracking noted



Cosmetic cracking noted

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection

Stephen Donnison

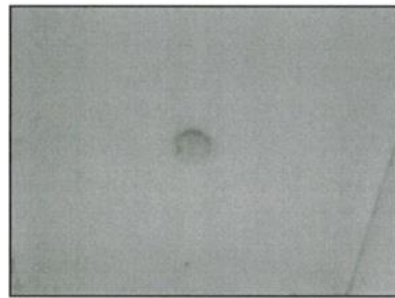
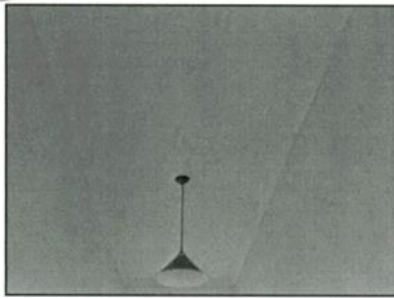
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Smoke detector present.

4. Comments

Australian Standard AS 3786 - Advises that Smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install these detectors.

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Hall/Passage 2

1. Wall Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

1.1. In serviceable condition at the time of inspection



2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

2.1. In serviceable condition at the time of inspection

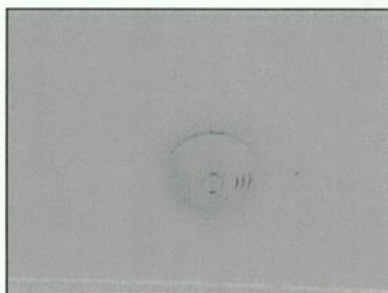
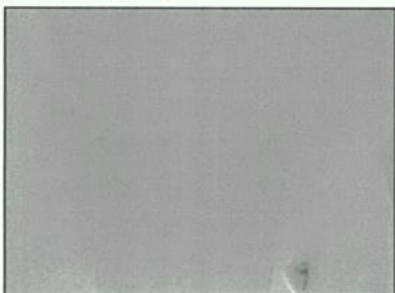


3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

3.1. In serviceable condition at the time of inspection



Smoke detector present.

4. Comments

Australian Standard AS 3786 - Advises that Smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install these detectors.

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Hall/Passage 3

1. Wall Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

1.1. In serviceable condition at the time of inspection

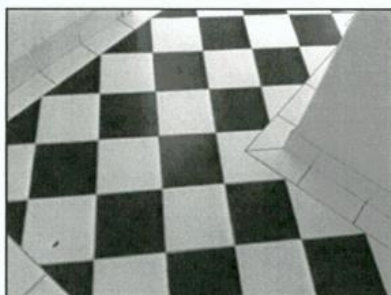


2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

3.1. In serviceable condition at the time of inspection



4. Linen Cupboard

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

4.1. In serviceable condition at the time of inspection

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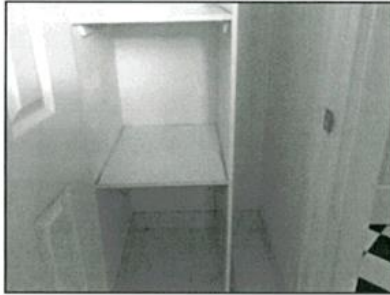
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Bedroom 1

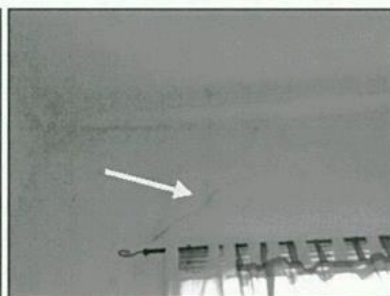
Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Wall Condition

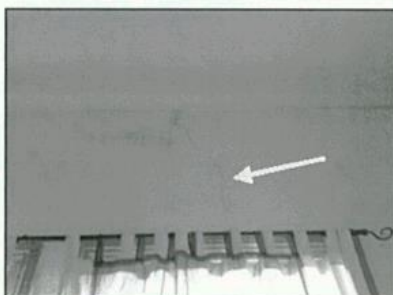
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

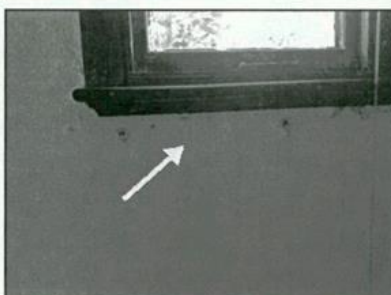
- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. Peeling paint observed.
- 1.3. Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- 1.4. Dry at the time of the inspection.



Cosmetic cracking noted



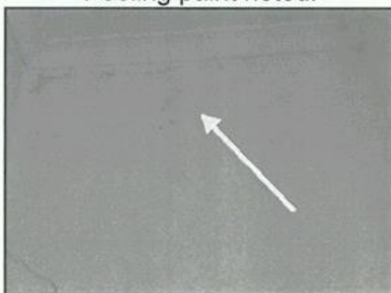
Cosmetic cracking noted



Peeling paint noted.



Cosmetic cracking noted



Peeling paint noted.

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Minor damage noted.

Stephen Donnison

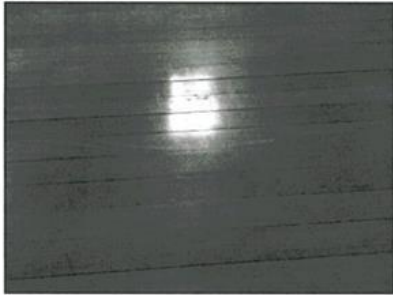
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Minor damage to fire place.

3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

3.1. In serviceable condition at the time of inspection



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Bedroom 2

1. Wall Condition

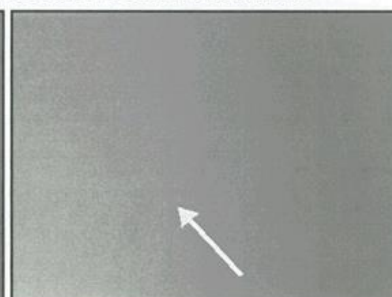
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- 1.3. Dry at the time of the inspection.
- 1.4. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations



Significant cracking noted.



Cosmetic cracking noted



Significant CRACKS in areas.

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection

Stephen Donnison

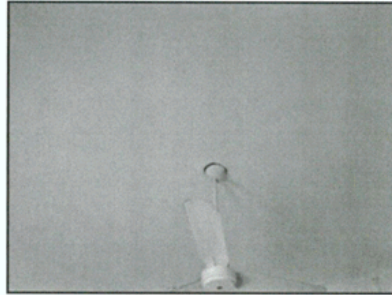
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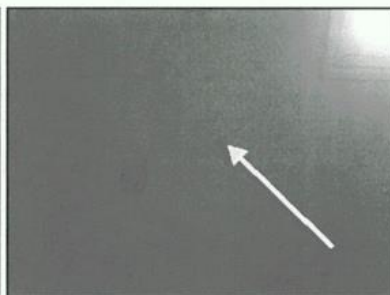
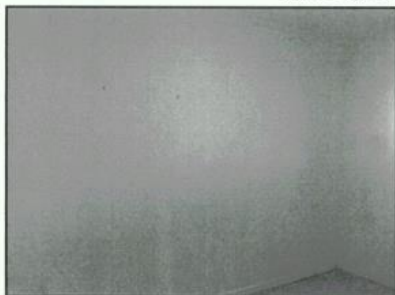
Bedroom 3

1. Wall Condition

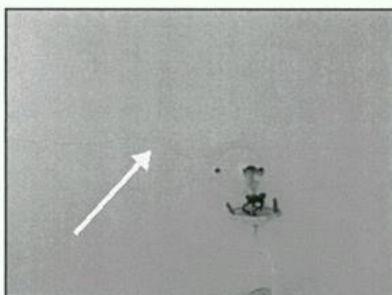
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. In serviceable condition at the time of inspection
- 1.3. Peeling paint observed.
- 1.4. Light fitting coming away from wall.



Cosmetic cracking noted



Cosmetic cracking noted

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection

Stephen Donnison

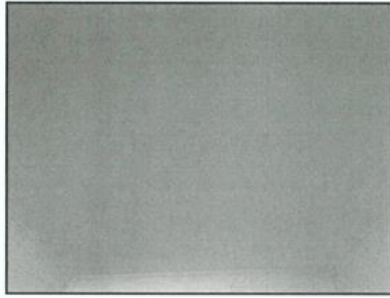
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Bathroom

Note: Bathrooms can consist of many features from spa tubs, Baths, showers, hand basins to toilets and bidets. Because of all the plumbing involved. Moisture and water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections can result in water migration and damage behind finished surfaces resulting in costly repairs.

1. Bathroom Location

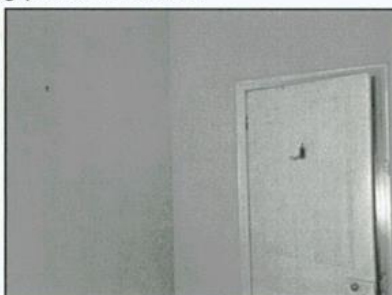
Off hall/passage 1

2. Walls Condition

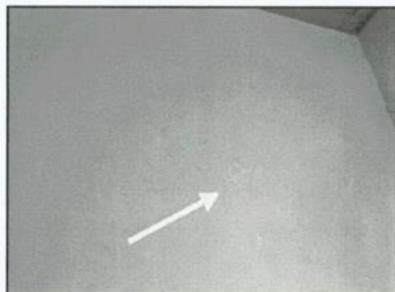
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

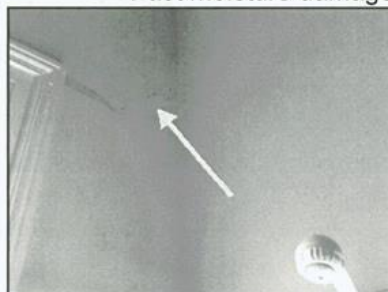
- 2.1. In serviceable condition at the time of inspection
- 2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 2.3. Evidence of past water penetration observed.
- 2.4. Dry at the time of the inspection.
- 2.5. Peeling paint observed.



Past moisture damage noted.



Peeling paint noted.



Cosmetic cracking noted. Peeling paint noted.

3. Floor condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Stephen Donnison

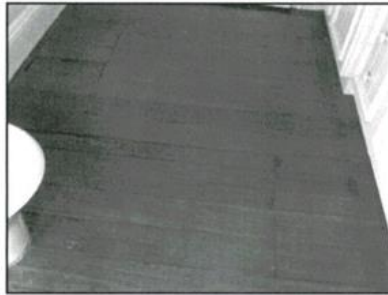
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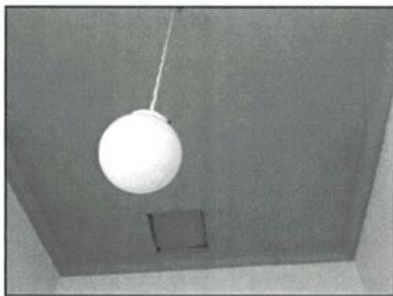


4. Ceilings Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 4.1. In serviceable condition at the time of inspection
4.2. Peeling paint observed.



Peeling paint noted.

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Bathroom 2

Note: Bathrooms can consist of many features from spa tubs, Baths, showers, hand basins to toilets and bidets. Because of all the plumbing involved. Moisture and water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections can result in water migration and damage behind finished surfaces resulting in costly repairs.

1. Bathroom Location

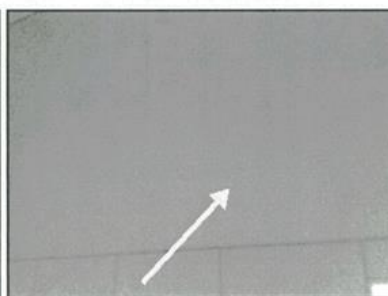
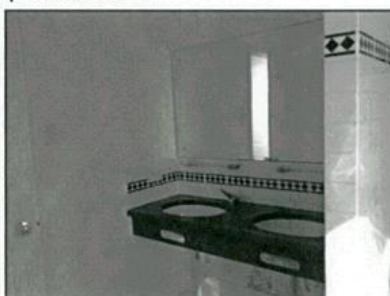
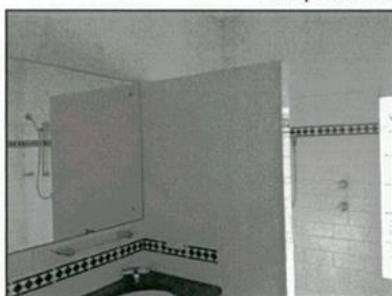
Off hall/passageway 2

2. Walls Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. Found to be in satisfactory condition.
2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



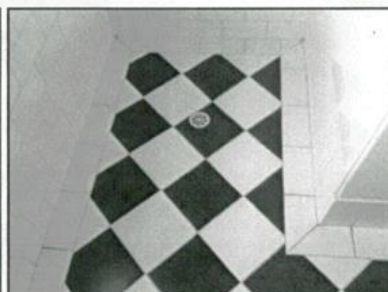
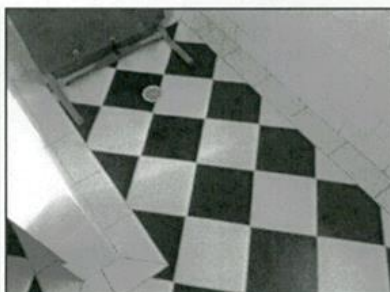
Cosmetic cracking noted

3. Floor condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. Found to be in satisfactory condition.



4. Ceilings Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

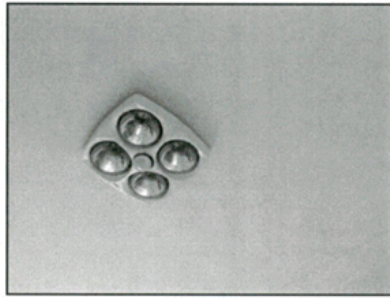
Observations:

- 4.1. Found to be in satisfactory condition.

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Powder Room

1. En-suite Location

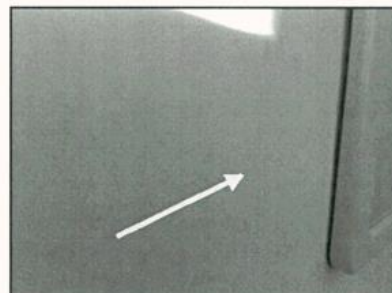
Location: Off passageway/hall 2

2. Walls Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection
2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



Cosmetic cracking noted

3. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection

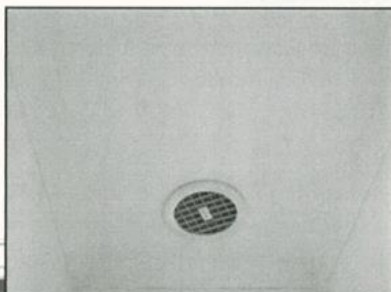


4. Ceiling Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 4.1. In serviceable condition at the time of inspection



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Laundry

Note: The visible portions of the laundry room, area were observed to determine their condition at the time of inspection. The walls, ceiling, window/s, doors, floor, washer hook ups, drain connections, fixtures, counters, cabinets, sinks, drains, outlets were observed to determine their condition at the time of inspection. Testing the washer or dryer by running the equipment through a wash, dry cycle is beyond the scope of this report. Associated items or components that are concealed from view, inaccessible at the time of inspection are excluded from this report.

1. Laundry Location

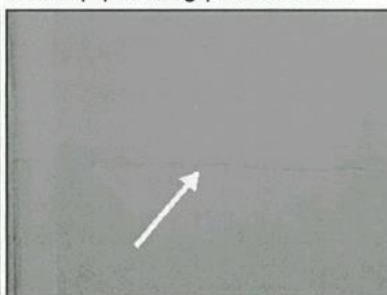
Off hall/passageway 3

2. Walls Condition

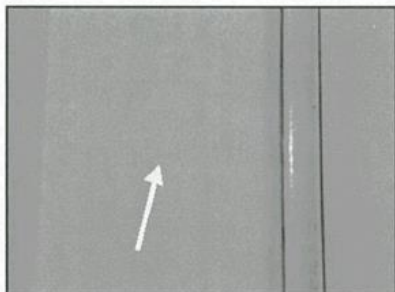
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Plaster**Observations:**

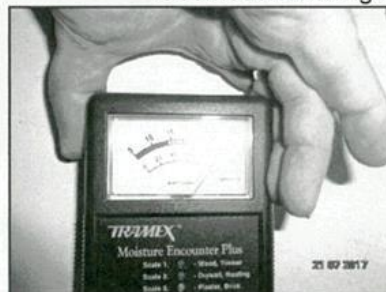
- 2.1. In serviceable condition at the time of inspection
- 2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 2.3. Moisture meter indicated a high moisture meter reading on the lower wall/s suggest further evaluation by a licensed damp proofing professional.



Cosmetic cracking noted



Cosmetic cracking noted



High moisture reading noted.

3. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection

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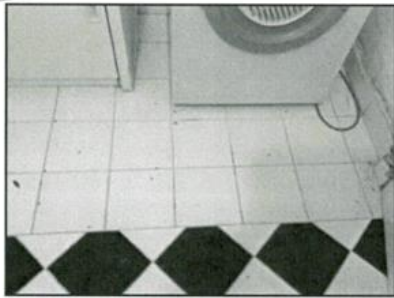
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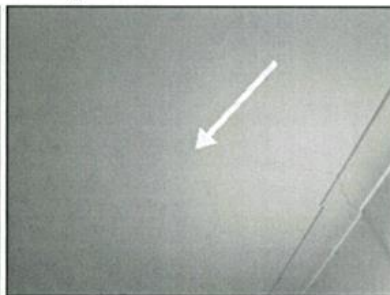


4. Ceilings Condition

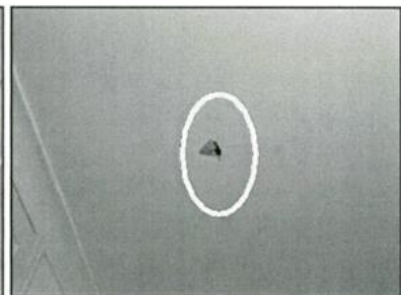
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 4.1. In serviceable condition at the time of inspection
- 4.2. Common cracks noted.
- 4.3. Minor damage noted.



Common cracks noted.



Minor damage noted.

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Kitchen

Note: The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Please note: appliance testing is not in the scope of a standard building inspection.

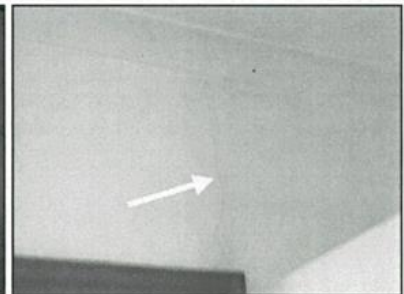
1. Kitchen Walls Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Plasterboard

Observations:

- 1.1. In serviceable condition at the time of inspection
- 1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



Cosmetic cracking noted

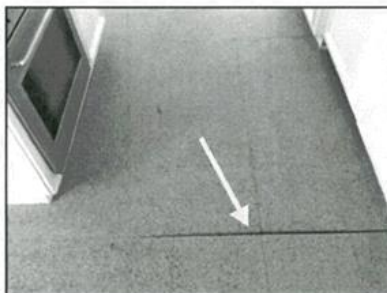
2. Kitchen Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Cork tile.

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Gap in cork tile noted.



Gap in cork tiles noted.

3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Plasterboard/Plaster

Observations:

- 3.1. In serviceable condition at the time of inspection

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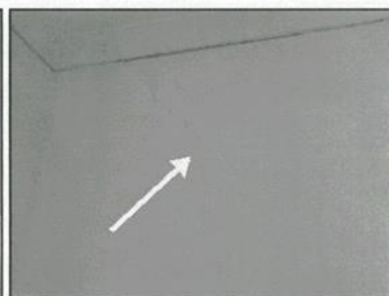
Family Room

1. Wall Condition

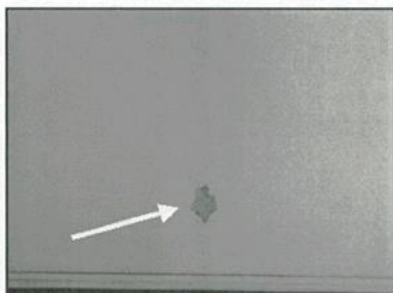
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

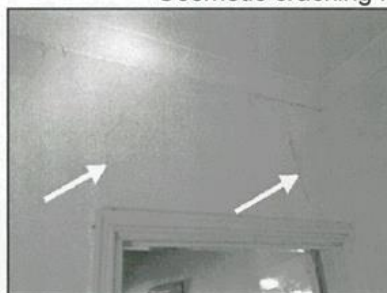
- 1.1. In serviceable condition at the time of inspection
 1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
 1.3. Peeling paint observed.



Cosmetic cracking noted



Peeling paint noted.



Cosmetic cracking noted

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection

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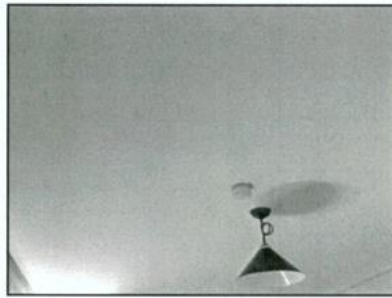
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Lounge Room

1. Wall Condition

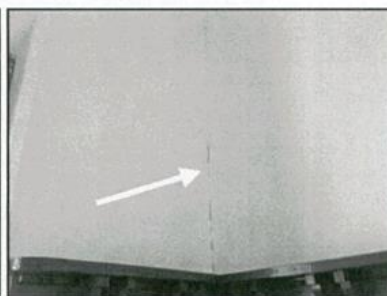
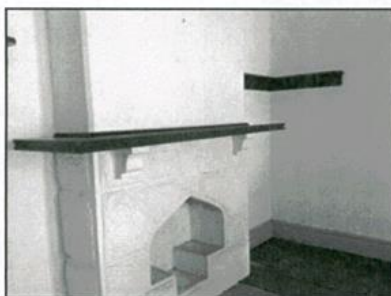
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

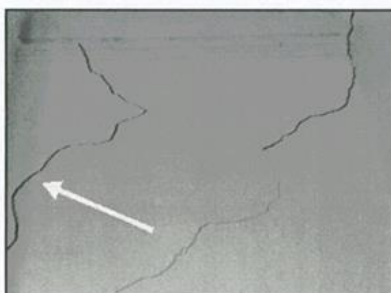
1.1. Common crack/s noted. Not considered significant, however I recommend inspecting annually, if deterioration is observed consult a building professional for recommendations.

1.2. Moisture meter indicated a high moisture meter reading on the lower wall/s in areas suggest further evaluation by a licensed damp proofing professional. Instrument used to evaluate - Tramex Moisture Encounter Plus Moisture

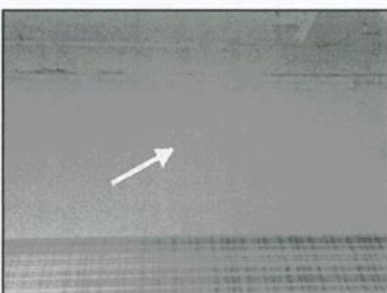
1.3. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations



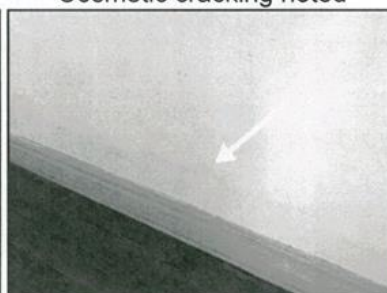
Cosmetic cracking noted



Significant cracking noted.



Cosmetic cracking noted



Moisture penetration noted.



High moisture reading noted.

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

2.1. In serviceable condition at the time of inspection

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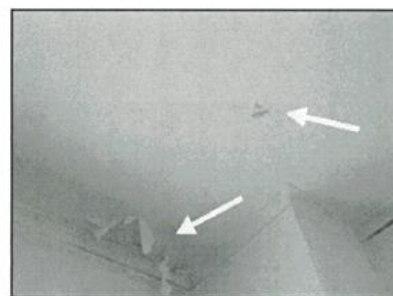
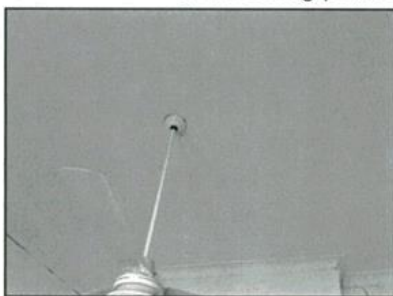


3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection
- 3.2. Peeling paint observed.



Peeling paint noted.

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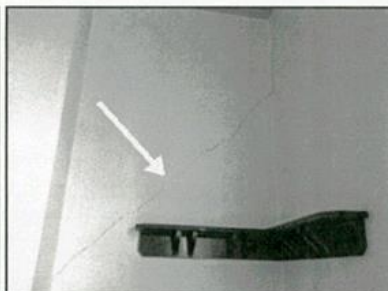
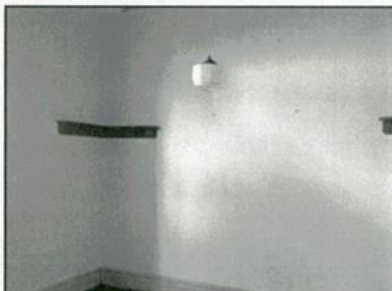
Living Room

1. Wall Condition

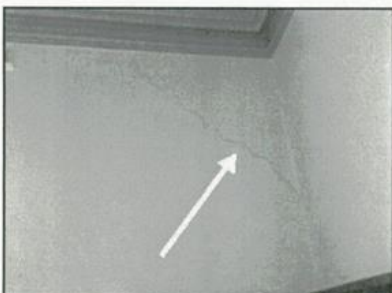
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

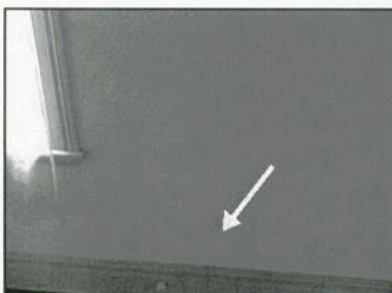
- 1.1. In serviceable condition at the time of inspection
1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



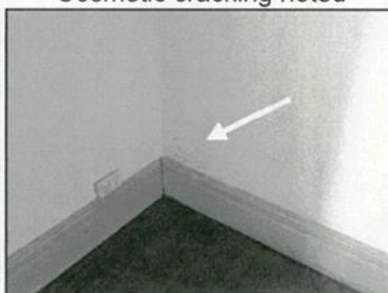
Cosmetic cracking noted



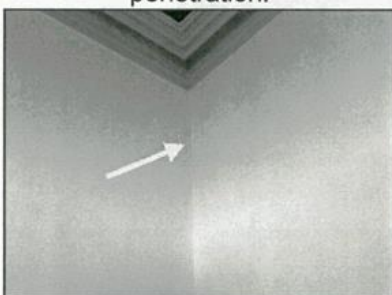
Cosmetic cracking noted



Evidence of past moisture penetration.



Evidence of past moisture penetration.



Cosmetic cracking noted

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection

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3. Ceiling Conditions

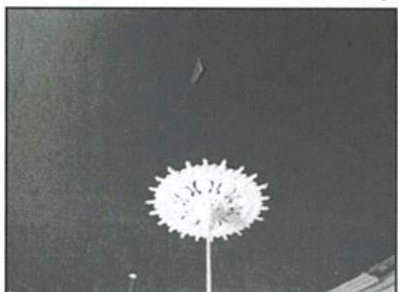
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

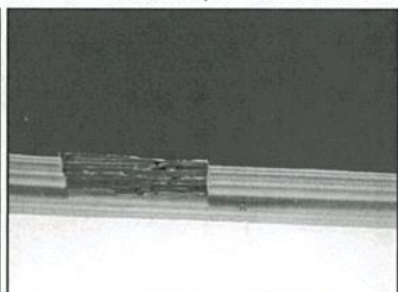
3.1. Common cracks noted.

3.2. Peeling paint observed.

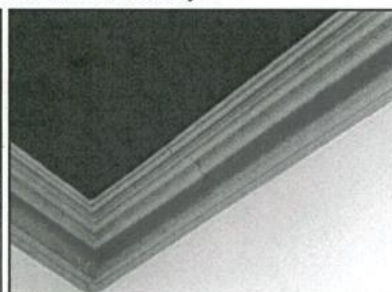
3.3. Significant cracking and damage to the edge of the ceiling noted, have a licensed plasterer review/repair to restore function and safety.



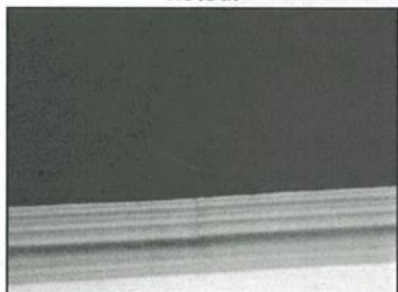
Peeling paint, common cracks noted.



Significant cracking and damage noted.



Cracking noted.



Cracking noted.

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Study

1. Wall Condition

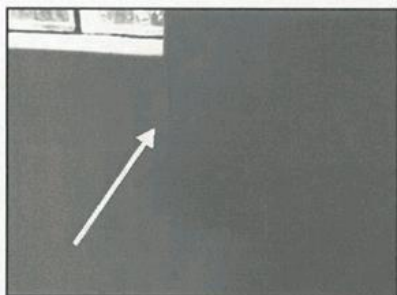
| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

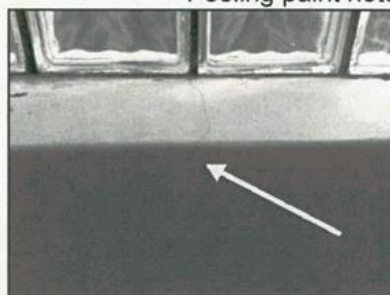
- 1.1. In serviceable condition at the time of inspection
- 1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.3. Peeling paint observed.



Peeling paint noted.



Cosmetic cracking noted



Cosmetic cracking noted

2. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection

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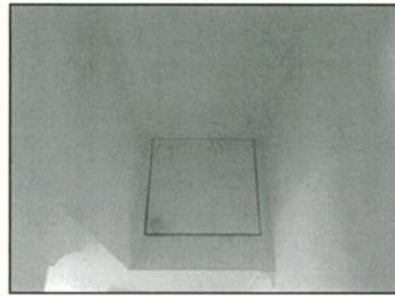
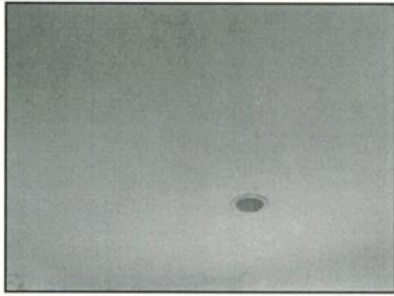
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Attic/Roof Void

1. Methods Used to Inspect

How Inspected: Accessible - the visible and assessable roof space was inspected from inside the roof space, however, not every component is inspected due to varying heights, design, insulation, mechanical services and the like.

2. Framing Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Style: Hardwood pitched framing

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Chemical delignification noted to edge of main board. Recommend monitoring.



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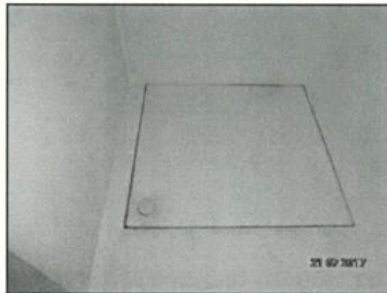
Attic/Roof Void 2

1. Methods Used to Inspect

How Inspected: Did not inspect due to access hatch covered by cornice.

2. Framing Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



Unable to open manhole. No Access.

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Exterior of the Building

Note: At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened repaired or re-caulked and painted to keep wood rot at bay. The paint should be examined for cracking, blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building. The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the building is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

1. Wall Cladding Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Face Brick

Hardiflex cladding

Observations:

1.1. Moderate cracking evident to brick work or render in areas.

Maintenance/Repair may be required, any additional movement should be referred to a Structural Engineer to investigate.

1.2. Mortar missing/deteriorated in areas, suggest tuck pointing as necessary.



Cracking noted.

2. Mortar eroding

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

2.1. Deteriorated mortar observed.

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Deteriorating mortar noted.

3. Porch Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection
3.2. Common cracks noted.



Concrete cracking noted.

4. Deck Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 4.1. In serviceable condition at the time of inspection

**5. Electric Meter**

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 5.1. There are two RCD/s (electrical Safety Switch) installed but not tested.
Recommendation: have an licensed electrician test for correct function.

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RCD's fitted.

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Roof & Drainage System

1. Methods Used to Inspect Roof

Walked on Roof Surface.

2. Roof Cladding Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Corrugated iron roofing.

Observations:

2.1. Roof appeared in serviceable condition at the time of inspection, however, not every component is inspected due to its complexity. No prediction of future performance or warranties are offered.



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Carport

1. Carport Type

Type: Double carport

2. Roof Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

2.1. Roof appeared serviceable with no deficiencies noted. No prediction of future performance or warranties can be offered.



3. Floor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

3.1. The item is performing the function it was designed for and in typical condition for its age.



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Subfloor Space

1. Bearers/Joist Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Timber beams and floor joists

Observations:

1.1. The visible Beams and joists appear in acceptable condition relation to age.



2. Support Post/stumps Comments

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Timber

Brick

Observations:

2.1. No deficiencies noted on visible areas, at the time of inspection.



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3. Subfloor Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Particle Board

Timber Plank

Observations:

3.1. No deficiencies noted on visible areas, at the time of inspection.



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PROPERTY SUMMARY

1. Plumbing Summary:

Whilst we are not plumbers, it's always recommended that a licensed plumber be consulted for further details.

2. Electrical Summary:

Whilst we are not electricians, it's always recommended that a licensed electrician be consulted for further details.

3. Structural Summary:

Minor defects were noted at the time of inspection, this should be monitored closely, if worsens or deteriorates further then consult a structural engineer for assessment.

4. Areas Inspected:

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected.

5. Areas Not Inspected:

No access to roof void on extensions as access hatch was not able to be opened.

6. Areas visually Obstructed:

Partial access to roof due to type of construction.

7. Areas To Gain Access:

Roof void to extension.

8. Sub Floor Ventilation:

Adequate, The item described is performing the function it was designed for and it's condition is typical for it's age.

9. Site Drainage:

Adequate, The site drainage appears adequate at the time of inspection, however this should be monitored during and after rain periods.

10. CONCLUSION SUMMARY:

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance. We recommend having suitably qualified professionals assess the ceiling in the Living room and the significant cracks in the wall between the Lounge room and bed room 2.

Significant repairs have been made to the walls in most of the original dwelling in relation to moisture damage however we did note high moisture reading remains in the Lounge room and laundry.

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3 Bulwer Avenue, Perth

Feel free to contact me on the above mobile phone number once you have thoroughly read this report.

It is often very difficult to explain all situations, problems, access difficulties, building faults or importance in a matter that is readily understandable by the purchaser.

If you should have any difficulty understanding any issues or items within this report then you should contact the inspector as we are here to help. If you have any question at all, please contact the inspector before acting on this report.

We do thank you for entrusting us to undertake the building inspection.

It's the biggest compliment we get when a customer refers family and friends to us.

Thank you once again.

STEPHEN DONNISON

Justin Mortley

3 Bulwer Avenue, Perth

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END OF REPORT

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Details of external work, including before and after photos

a) Downpipes



There were no downpipes for this section. Water entered both front rooms. This gutter was replaced with two downpipes installed



Damage – yet to be repaired. The gutter had fallen and overflowed.



This is the main location of water into the house. This resulted in significant damage. The windows were rebuilt by Sash in a flash.

Guttering yet to be replaced – installed

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One pipe that cannot and does not meet the run-off demands of 1/3 of the house catchment.



An example of a downpipe yet to be replaced. The previous downpipe... is not there – not this is not an original build but a poorly built renovation.



Downpipe was not attached to wall and semi attached to the gutter. This was replaced and attached to the wall. The brickwork where it had been attached did not exist.

- b) Concrete feature to the façade of the building that had been removed and reinstated

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Original Images (property condition report 21.01.2017)

1. Wall Cladding Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Face Brick

Hardiflex cladding

Observations:

1.1. Moderate cracking evident to brick work or render in areas. Maintenance/Repair may be required, any additional movement should be referred to a Structural Engineer to investigate.

1.2. Mortar missing/deteriorated in areas, suggest tuck pointing as necessary.

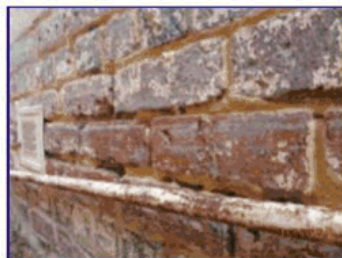


Cracking noted.

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Deteriorating mortar noted.

3. Porch Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 3.1. In serviceable condition at the time of inspection
3.2. Common cracks noted.



Concrete cracking noted.

4 Deck Condition

The crumbling sand/brickwork and concrete was unfortunately removed from site. There are no current pictures of this. Note: no walls or flooring has been removed.

New

Sealed

One colour

One texture

Ties the old with the new

WATERPROOF



I think this is far prettier and tidier

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Moisture vents installed – there are six of these in total to remove future water. These did not exist!



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Note the new wall. It is still painted. A different colour that is less offensive to the eye. The cracks and crumbling mortar have been repaired.

The wire and exposed wood – replaced as the old wood was rotten (see below) are yet to be painted and mended due to this stop work order.

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This side of the house had the most damage but cannot be seen. The bedroom window was unsalvageable and was replaced. See picture below.

Cracks etc were replaced. The entry for the pigeons was blocked and sealed.

Internal work

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Note: no walls or flooring were removed. All work was repair only

1. Wall Condition

| Finish | Material | Major | Minor | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- 1.3. Dry at the time of the inspection.
- 1.4. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations.



Significant cracking noted.

Cosmetic cracking noted



Significant CRACKS in areas.

2. Floor Condition

| Finish | Material | Major | Minor | NA |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

Internal Bed 3 floor raised and rebraced

Chucks to maintain the flooring are below



Bed room 2 (living room on the condition report)

Address: 3 Bulwer Ave, Perth WA 6000



Bulwer Ave

This floor plan, drawings, photographs and notes are provided as a guide only and are not to be used for any other purpose. All work must be done in accordance with the relevant standards.

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Observations:
1.1. In serviceable condition at the time of inspection
1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



Address: 3 Bulwer Ave, Perth WA 6000



3. Ceiling Conditions

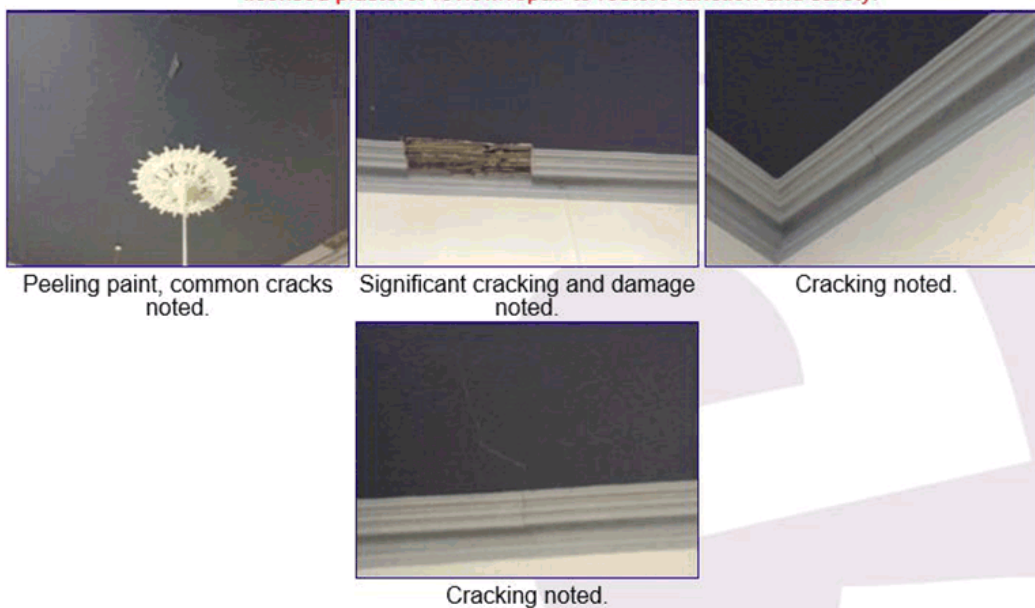
Functional Maintenance Major Defect Safety Hazard N/A
☐ ☐ ☒ ☐ ☐

Observations:

3.1. Common cracks noted.

3.2. Peeling paint observed.

3.3. Significant cracking and damage to the edge of the ceiling noted, have a licensed plasterer review/repair to restore function and safety.



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This is the room with the pigeons above. It was the only room with the original roof.
Recommendation was to replace.

Nope: Every other room has recent repaired roof that is of cheap awful quality. I replaced this room with bloody good quality fittings in keeping with the dignity of the house.



Example of previous roof material used in every other room—they were all previously replaced. Note the new air vent. That was my installation. This reduced water build-up.

This is bedroom 1

Window (replaced by Sasha in a flash as the wood holding the glass in place was no longer wood—ignore the mess—I gave the guy one hour's notice) The render on the outside wall will prevent water exposure. The wall was replastered to remove the bubble look



Corri ce



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This is a huge corrieal most
60/70 cm Federation style
fiberglass



The ceiling rose – the light has
not been installed yet.

Bathroom

2. Walls Condition

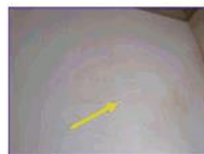
| Finish | Moisture | Water | Water | Water | Water |
|--------|----------|-------|-------|-------|-------|
| | | | | | |
| | X | | | | |

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 2.3. Evidence of past water penetration observed.
- 2.4. Dry at the time of the inspection.
- 2.5. Peeling paint observed.



Past moisture damage noted.



Peeling paint noted.



Cosmetic cracking noted. Peeling paint noted.

3. Floor condition

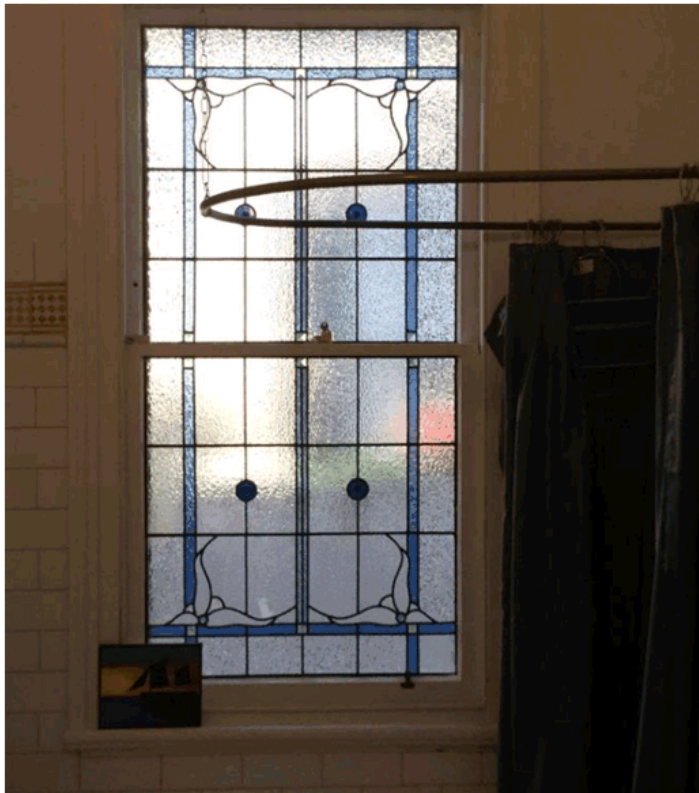
| Finish | Moisture | Water | Water | Water | Water |
|--------|----------|-------|-------|-------|-------|
| | | | | | |

Address: 3 Bulwer Ave, Perth WA 6000



This floor plan, accompanied by dimensions and notes, is provided as a guide only and does not constitute a contract. Please refer to the floor plan in the contract of sale.

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Lounge

Commissioned stained glass. The artist has glass to place into the front door to complement the Roylan name mentioned in the Heritage impact statement.

This will be listed in the future works section.

Work also completed walls replastered, water rot repaired painted.

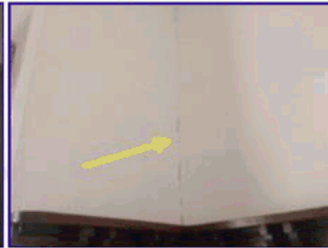
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1. Wall Condition

| Functional | Maintenance | Major Defect | Safety Hazard | N/A |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

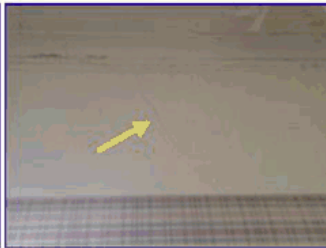
- 1.1. Common crack/s noted. Not considered significant, however I recommend inspecting annually, if deterioration is observed consult a building professional for recommendations.
- 1.2. Moisture meter indicated a high moisture meter reading on the lower wall/s in areas suggest further evaluation by a licensed damp proofing professional. Instrument used to evaluate - Tramex Moisture Encounter Plus Moisture
- 1.3. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations



Cosmetic cracking noted



Significant cracking noted.



Cosmetic cracking noted



Moisture penetration noted.



High moisture reading noted.

2 Floor Condition

Address: 3 Bulwer Ave, Perth WA 6000



Note this is the other side of the 'no gutter' wall damage. Note – high water reading. Large sections of wall re cemented, replastered.

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Crack repaired after wall rebraced –
mentioned above.



Part way through...

Future work

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Sand/paint/wood.
install new rdlr door.

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Wall is on a lean and is low. This is the location several people have jumped the fence.

Would like to raise to the allowed height.



Replace engine



Wood 5mm of ground – one of the five ter nite bridges. Raise. And replace.

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Oops – this was bamboo – I replaced it to lattice – I plan to paint it.



Gate not load strong. It stands up because of the lock. Replace.



Replace glass with lead lighting

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Replace concrete, replace poles



Replace them before the front patio falls down.

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Tile the path. Federation tiles



Install soak wells

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Replace flooring

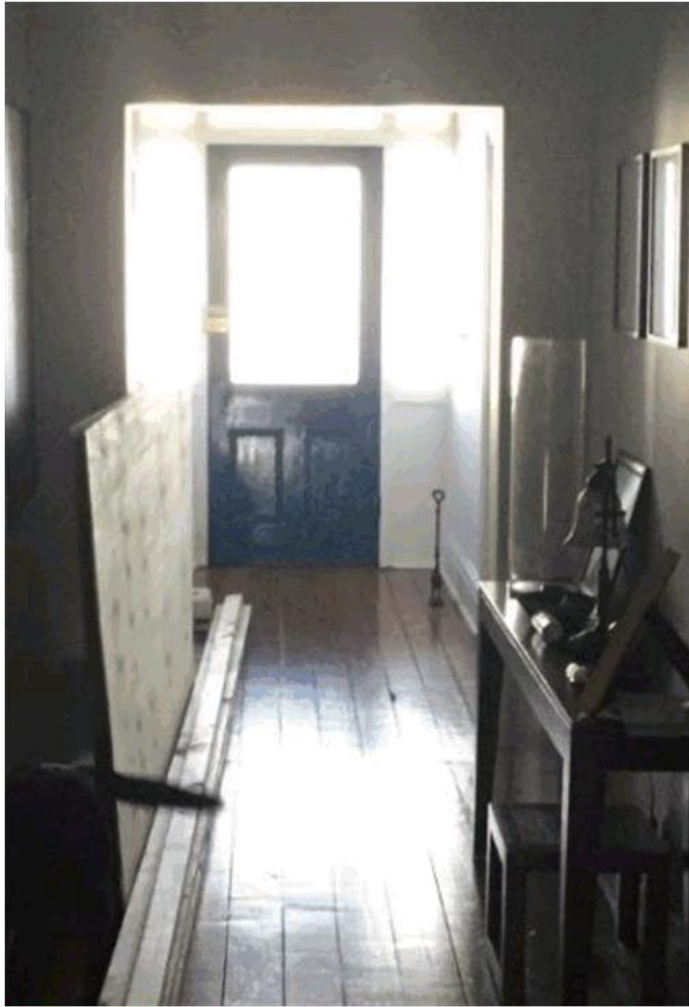


Install new fans and lights



Bath has no floor below it. It cannot hold weight. It is only used as a dog bath. It will need to be replaced.

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The original arch was built over.

The GVM quote was to re install an arch. This has not been done.



Rotten wood replaced. Still needs painting

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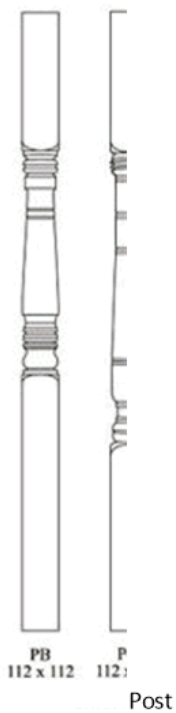
The idea is to have a front persona of the house that looks less like 'Grey Gardens' and more like a dignified home that compliments the other houses on the street.



Inspiration for the outside

Gate (already approved)

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Posts purchased for front patio –
gate not yet purchased for side
replacement



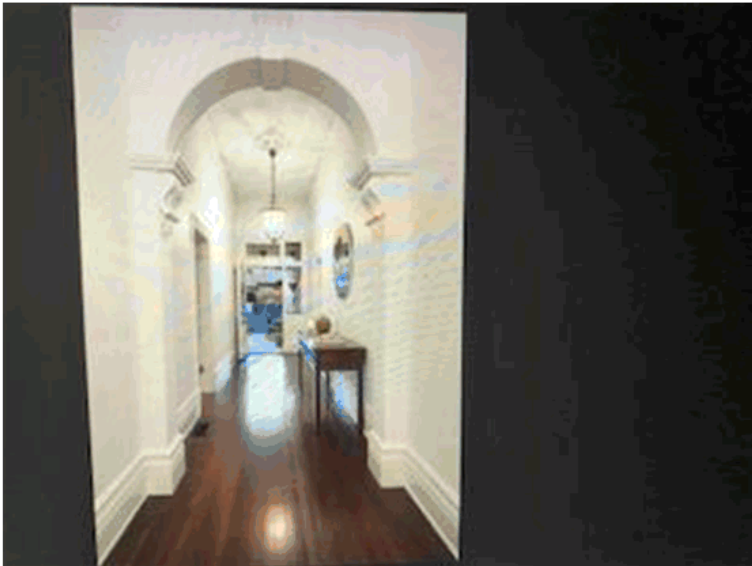
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Lead lighting idea for the front
bedrooms – but this is maybe in
eight years.



Sample fireplace idea



The plan for the hallway. The box
hallway is not original

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Trees for the front garden

Neighbours

Left: Fully rendered



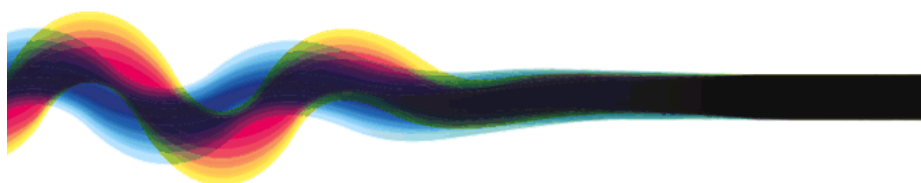
Right

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05 September 2018



M ne



**element.**

Our Ref: 18-294

7 June 2018

Chief Executive Officer
City of Vincent
PO Box 82
LEEDERVILLE WA 6902

Attention: James Jago

Dear James,

**HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK
FACADE ON 3 BULWER AVENUE, PERTH**

This Heritage Impact Statement (HIS) has been prepared by **element** on behalf of the owner of No. 3 Bulwer Avenue, Perth (the subject place) to form part of a retrospective Development Application (DA) to the City of Vincent. The DA seeks retrospective approval for works which were carried out between 2017 and 2018 by GMV Solutions. This HIS specifically relates to the rendering of the brick and limestone façade, further to the City of Vincent's (the City's) letters dated 15 December 2017 (Attachment A) and 8 May 2018 (Attachment B).

The subject place is included within the Bulwer Avenue Group which maintains a 'Management Category A' classification through inclusion on the City of Vincent's (the City's) Heritage List. Although the subject place is not entered in the City's Heritage List in its own right, it is identified as making a considerable contribution to the Bulwer Avenue Group and is therefore subject to the provisions of the City's Policy 7.6.1 *'Heritage Management – Development Guidelines for Heritage and Adjacent'*.

Description of Subject Place

The subject place is located on the western side of Bulwer Avenue and is bound by a single storey dwelling to the north and to the south, Bulwer Avenue to the east, and a right-of-way to the west. The subject place is one of eight properties, which as a whole, forms the Bulwer Avenue Group and largely occupies the Bulwer Avenue frontage opposite Highgate Primary School.

The subject place comprises a single storey 1890s built dwelling, constructed in the Federation Arts and Crafts style with limestone with brick quoining.¹ Its street frontage comprises an asymmetrical façade with simple timber verandah, decorative leadlight windows to the front entry, painted concrete porch, double hung sash windows and a projecting bay with string course, roughcast parapet feature and mitred hipped roof above. The subject place includes an extension to the rear of the dwelling which was built prior to 1953.²

¹ Heritage Council of Western Australia. 2017. "Inherit". Accessed 30 May, 2018.
<http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/2f3a8fd9-182f-474c-9452-f0c666371cf0>
² Landgate. 1953. "Perth Metropolitan Area [map] -31°56'28", 115°51'55". Accessed 30 May 2018.
<https://maps.landgate.wa.gov.au/maps-landgate/registered/>

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3
BULWER AVENUE, PERTH



Figure 1. The location of the subject site (as depicted in white) in the context of the Bulwer Avenue Group (as depicted in red) (Artwork provided by element over Nearmaps aerial, 2018).

Figures 2 (REA Group Ltd) indicates that the original limestone and brick walls were pointed and painted white, prior to the 2017-18 works. Following the 2017-18 works, the front (east) and side elevations comprises concrete render, being painted in a light purple colour. Figures 3-4 (element, 2018) demonstrates the architectural composition the building following the 2017-18 works.

Heritage and Streetscape Context of the Bulwer Avenue Group

The Bulwer Avenue Group is a small precinct that runs along the west side of Bulwer Avenue opposite Highgate Primary School. Dwellings within the Bulwer Avenue Group were built in either one of two distinct architectural styles; Federation Arts and Crafts (No. 3, 5, 17 and 19) and Federation Anglo Dutch (No. 9, 11, 13 and 15).³ All are double fronted with a right-of-way to the rear (west) with gabled projections and simple verandahs. The Federation Anglo Dutch style houses are constructed of stone with brick quoins and a faceted bay window under a Dutch gable. The houses have pairs of chimneys, four panelled timber front doors and double hung sash windows. The Federation Arts and Crafts style influenced houses are of a similar design, being constructed of limestone and brick quoins, however its front bays are treated as low parapeted towers roofed with a mitred hip.

³ Heritage Council of Western Australia. 2017. "Inherit". Accessed 30 May, 2018.
<http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/2f3a8fd9-182f-474c-9452-f0c666371cf0>

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

The streetscape remains to be largely intact in its original form, scale and existing architectural features. However, No. 19 has been altered to appear as a Federation Bungalow style residence and No. 11 has been converted and enlarged to form two separate residences.⁴ The house and attached shop at No.1 Bulwer Avenue and the house at No. 21 Avenue are not included in the Bulwer Avenue Group.



Figure 2. BEFORE 2017-18 WORKS. View of the southwest elevation of the subject place prior to the 2017-18 alterations, noting the painted limestone, brick and roughcast wall which is now rendered over (REA Group Ltd, 2017).

Brief History

The following has been largely reproduced from the City's Municipal Heritage Inventory (MHI) documentation for the Bulwer Avenue Group (HCWA, 2017).

Bulwer Avenue and Bulwer Street were named in 1858 after Sir Edward Bulwer, Secretary for State for the Colonies during the years 1858-59. The land on Bulwer Avenue was owned by Anastasia Murphy. Anastasia and her husband Michael and their six children, had established a market garden in the area. Following Michael's death in 1880, Anastasia continued to lease out the land for gardening. In the early 1890s, she subdivided some of it, creating the Bulwer Park Villa subdivision. Hall, Dallen & Todd Ltd, land and real estate agents, handled the sale of the lots.

Ten houses were built on the west side of Bulwer Ave between 1895 and 1898. H. C. Ashton, of Ashton Brothers Contractors, built No. 1, and may have been responsible for the other houses of the same design on Bulwer Avenue. A number of the houses were given names, such as 'Roylyn' at No.3. A number of the houses have been upgraded in recent years, and more are owner-occupied.

⁴ Ibid.

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3
BULWER AVENUE, PERTH



Figure 3. AFTER 2017-18 WORKS. The subject place in May, 2018 (**element**).



Figure 4. AFTER 2017-18 WORKS. East and north elevation in May, 2018. Note the rendered limestone and brick façade, side elevation and roughcast parapet feature (**element**).

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

Heritage Significance

The following Statement of Significance which defines the cultural heritage significance of the Bulwer Avenue Group is reproduced from the City of Vincent's MHI Database:

Bulwer Avenue Group is a notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts & Crafts styles, which occupies the length of a whole streetblock opposite the Highgate Primary & Infant Schools. The subdivision was made possible by transferring a strip of land from the schools to enable Bulwer Avenue to be developed as a public road.

The rendering works subject to this HIS will assess any heritage impact against the statement of significance of the Bulwer Avenue Group.

Works Being Assessed

For the preparation of this HIS, **element** has been provided with the following documentation for the works undertaken in 2017-18:

- Justification for Works, prepared by the owner of No. 3 Bulwer Avenue (Attachment C).
- Specification of Works, prepared by GMV Solutions (Attachment D).

The works undertaken in 2017-18 retains the existing dwelling with a series of repairs and alterations in attempt to adapt the building to modern needs, as it continues as a private residence. From analysis of the attached plans and documentation, a summary of the works relating to rendering of the limestone and brick façade are described below:

- New brick-wall with concrete rendered face along the street boundary;
- Render front (east) and side elevations;
- Seal walls with Boncrete;
- Prime and paint walls with Dulux Weathershield;
- Chip all render to cracks and fill with Epoxy; and
- Remove brick lintel and replace, float and sand to create curve to match original.

Development Guidelines

This section sets out an analysis of the of the alterations under the headings set out in accordance with the provisions of the City of Vincent's Heritage Policy 7.6.1 'Heritage Management – Development Guidelines for Heritage and Adjacent'. The following section provides an assessment of heritage impact with those requirements relevant to the rendering works being underlined.

| Policy Requirement | Comment |
|---|--|
| A.2.5. Materials, Surface Finished and Fences | |
| <i>Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.</i> | The rendering to the side and front elevation comprises of concrete render with acrylic paint which are intrusive to the original stone or masonry construction materials of a Federation Arts and Craft's building. The rendering works diminishes the heritage significance of the Bulwer Avenue Group through the uses of materials and surface finishes which are not appropriate to the original fabric and do not complement the architectural style of the Bulwer Avenue Group, being a material not traditionally used within this precinct. |

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

Heritage Impact Assessment

As required by the City of Vincent's Heritage Policy 7.6.1 '*Heritage Management – Development Guidelines for Heritage and Adjacent*', the following Statement of Heritage Impact addresses the following questions, as outlined in the Heritage Council of Western Australia's *Heritage Impact Statement – A Guide* (Attachment E) and examines the impact of the development on the heritage significance of the Bulwer Avenue Group.

How will the proposed works affect the significance of the place?

- The entire front facade (east) of the existing building is entirely rendered with concrete and painted with acrylic paint, intrusive to the original stone and masonry wall of a building constructed within the Federation Period.
- Concrete render and acrylic paint is not a suitable application for limestone or masonry, as it contributes to the retention of moisture within the substrate, thereby accelerating deterioration of the original wall structure.
- The concrete render has diminished the authenticity of the original limestone and brick within the setting of the Bulwer Avenue Group.
- The rendering and painting of the entire side elevations of the existing building has limited potential to detrimentally impact on the presentation of the Bulwer Avenue Group as it entails fabric which makes a limited/no contribution to the streetscape, also noting that several other dwellings in the streetscape have rendered side elevations.
- Removing the concrete render may result in further damage to the original fabric.

What measures (if any) are proposed to ameliorate any adverse impacts?

- Prior to the 2017-18 works, there was consideration to remove the white paint to the side and front elevations, however this did not proceed as recommended GVM Solutions recommended the use of high-pressure to remove the paint as the only method practical. It is noted that GVM Solutions are not heritage specialists.
- The façade maintains its original scale, form and bulk, and does not comprise of any new decorative elements to challenge those within the Bulwer Avenue Group or seek to be overtly noticed in the streetscape.
- The project has retained the nomenclature of the building as 'Roylyn', being conserved within the transom leadlight window above the entry door.
- The owner is committed to undertake appropriate rectification works to eliminate the risk for any further heritage impact.
- There is consideration for the removal of the concrete render. Allowance and must be made should these removal works proceed.

Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

- The majority of the existing building is being retained and reused for the purpose it was intended - as a single storey residence.
- Repair works will include the reinstatement of the timber verandah, original internal walls, cornices, wall vents, sash windows, decorative leadlight windows using original glass where practical.

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

- The 'Roylyn' nomenclature provides interpretation of the building within the Bulwer Avenue Group to benefit the public with an understanding of the place.

Summary of Heritage Impact

The concrete rendering to the limestone and brick façade (east), have been assessed against the statement of significance for the Bulwer Avenue Group. The concrete rendering has resulted in an irreversible repair that may lead to further damage to the original limestone and masonry once the concrete render is removed due to the binding nature of the concrete, limestone and brick. Furthermore, the removal of concrete render may not successfully reveal all original limestone and masonry to be in its condition prior to the 2017-18.

On the basis of the above, **element** recommends the owner of No. 3 Bulwer Avenue considers and complies with the following in order to rectify the undertaken rendering works:

- Appoint a professional heritage consultant and/or suitably qualified professional with a track record on maintaining or repairing heritage buildings. Sample of works must be approved by the City of Vincent, prior to commencing any future works to No. 3 Bulwer Avenue.
- Liaise with the City of Vincent prior to undertaking any future internal or external alterations or additions to No. 3 Bulwer Avenue;
- Ensure all future development, including internal or external alterations or additions, have been approved by the City of Vincent;
- Ensure that all future building maintenance does not involve the removal of, or damage to, the existing fabric of the building or the use of new materials;
- Ensure that cleaning to original fabric is low pressure, non-abrasive and non-chemical;
- Ensure that repairs, including replacing missing or deteriorated fabric, to use like-for-like fabric, that does not involve the removal of, or damage to, the significant fabric of the building; and
- Ensure that the replacement of utility services using existing routes or voids to ensure that it does not involve the removal of, or damage to, the fabric of the building.

We trust that the above recommendation will assist the City with their consideration for the aforementioned works. Should you have any questions with regard to the above, please contact Flavia Kiperman on 9289 8300 or flavia.kiperman@elementwa.com.au.

Yours sincerely

element



Flavia Kiperman
Associate – Heritage

[Attachment A – City of Vincent Letter - 15 December 2017](#)

ENQUIRIES TO: James Jago
Compliance Officer, 08 9273 6031
OUR REF: PR19057



CITY OF VINCENT

15 December 2017

Dear Mr Mortley

NO. 3 BULWER AVENUE, PERTH – UNAUTHORISED ALTERATIONS TO HERITAGE LISTED PROPERTY

It has recently come to the City's attention that alterations (rendering of the brick and limestone façade) has been undertaken at the abovementioned property.

The property is listed on the City's Municipal Heritage Inventory (MHI) as 'Management Category A – Conservation Essential'.

The City's Policy 7.6.1 '*Heritage Management – Development Guidelines for Heritage and Adjacent Properties*', states:

"the alteration of, or any addition to a heritage place, requires Planning (Development) Approval from the City". A copy of the policy is enclosed for your reference.

Clause P2 of the policy also states, *"Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place".*

A search of the City's records indicate that no Development Approval has been obtained for alteration of the appearance of the heritage property, and as such the alteration is considered to be unauthorised.

You are therefore requested to:

1. Immediately cease any ongoing alterations to the property; and
2. Re-instate the brick and limestone façade; or
3. Submit justification for the alterations to the façade for the City's consideration;

by no later than **11 January 2018**.

Should you have any further queries regarding this matter, please contact the City's Compliance Officer, James Jago on 9273 6031.

Yours sincerely

Sonia Woodside

A/COORDINATOR COMPLIANCE SERVICES



[Attachment A – City of Vincent Letter - 8 May 2018](#)

ENQUIRIES TO: James Jago
Compliance Officer, 08 9273 6031
OUR REF: PR19057



CITY OF VINCENT

8 May 2018

Dear Mr Mortley

NO. 3 BULWER AVENUE, PERTH – UNAUTHORISED ALTERATIONS TO HERITAGE LISTED PROPERTY

I refer to the City's letter dated 15 December 2017 and your e-mail received on 19 March 2018 regarding alterations (rendering of the brick and limestone façade) that have been undertaken at the abovementioned property

A review of the City's records has revealed that no Development application has been submitted to the City.

You are therefore further required to either:

1. Re-instate the brick and limestone façade; or
2. Submit a retrospective Development Application for the unauthorised alterations to the heritage listed property;

by no later than 22 May 2018

You are advised that the lodgement of the application for retrospective approval does not prevent action being taken by the City in respect of the aforementioned unauthorised works and does not imply that the City will necessarily be able to support the application. For your convenience the relevant Development Application forms are enclosed with this correspondence.

Please note that the City may issue Infringement Notices for minor offences at \$500 daily (modified penalty) or, on conviction, offences under Section 218 of the *Planning and Development Act 2005*, may be liable of a penalty of \$200,000 for each offence and a daily penalty of \$25,000 for each day during which each offence continues.

If you have any queries regarding this matter, please contact the City's Compliance Officer, James Jago on 9273 6031.

Yours sincerely

Nadine Wellington
/MANAGER APPROVAL SERVICES



Attachment C – Justification for Works

15 May 2018

To whom it may concern

Re: Unauthorised alterations to a heritage listed property.

Please find attached several documents;

- Site plan
- GVM Letter
- GVM Work
- Certificate of Title
- Sash in a Flash (recommended by a neighbour as he maintained the original wood/window work)
- Heritage information
- Building pest and building inspection – this was not thorough and was prior to purchasing. The extent of damage was uncovered by the builder GVM.

The plan has alphabetical keys – these relate to;

- A) The gutter had no downpipe. The water from this gutter overflowed in to the house. The - result extensive damage to the brickwork both internal and external. This brickwork was repaired prior to the rendering/re-rendering.
- B) This gutter system also emptied into the house but behind the Dutch feature. The wood frame on window C did not exist (it had deteriorated to powder with



only and internal paint shell). The brick work around it was in similar poor condition.

- C) This wall had the most extensive damage and had previously been repaired – though poorly, with parts rendered. The windows were inoperable and were held in place with paint – see repair quote. The work completed was more as the extent was not known until the windows were opened.
- D) The limestone feature was painted over revealing a textural difference but no colour difference. This was the only part of the Heritage feature that remained. According to both my observation and the Builder's opinion This limestone was significantly damaged – both as a result of the chosen paint, rendering and from constant water. Half of the front had been 'rendered' (badly) – the work completed by GVM solutions only corrected and completed this previous work.
- E) The limestone feature on this part of the wall was partially rendered. The rendering completed by GVM Solutions only corrected the work. Similarly, the entire brickwork, limestone and rendering had been painted a grey colour further damaging and removing the heritage features. The current chosen colour represents a typical heritage look for the period house.
- F) This relates to the two panels of limestone visible behind the pain – in texture only. Both had damage to the top one fifth.

I am committed to maintaining the integrity, heritage and feel of this home. Should the limestone have been retrievable (without the extreme cost of replacing) I would have explored that. All the heritage features were damaged with excessive water, paint and partly through render. I believe the current clean look both maintains the structural integrity of the house while preventing further damage. Note additional gutters have been installed.

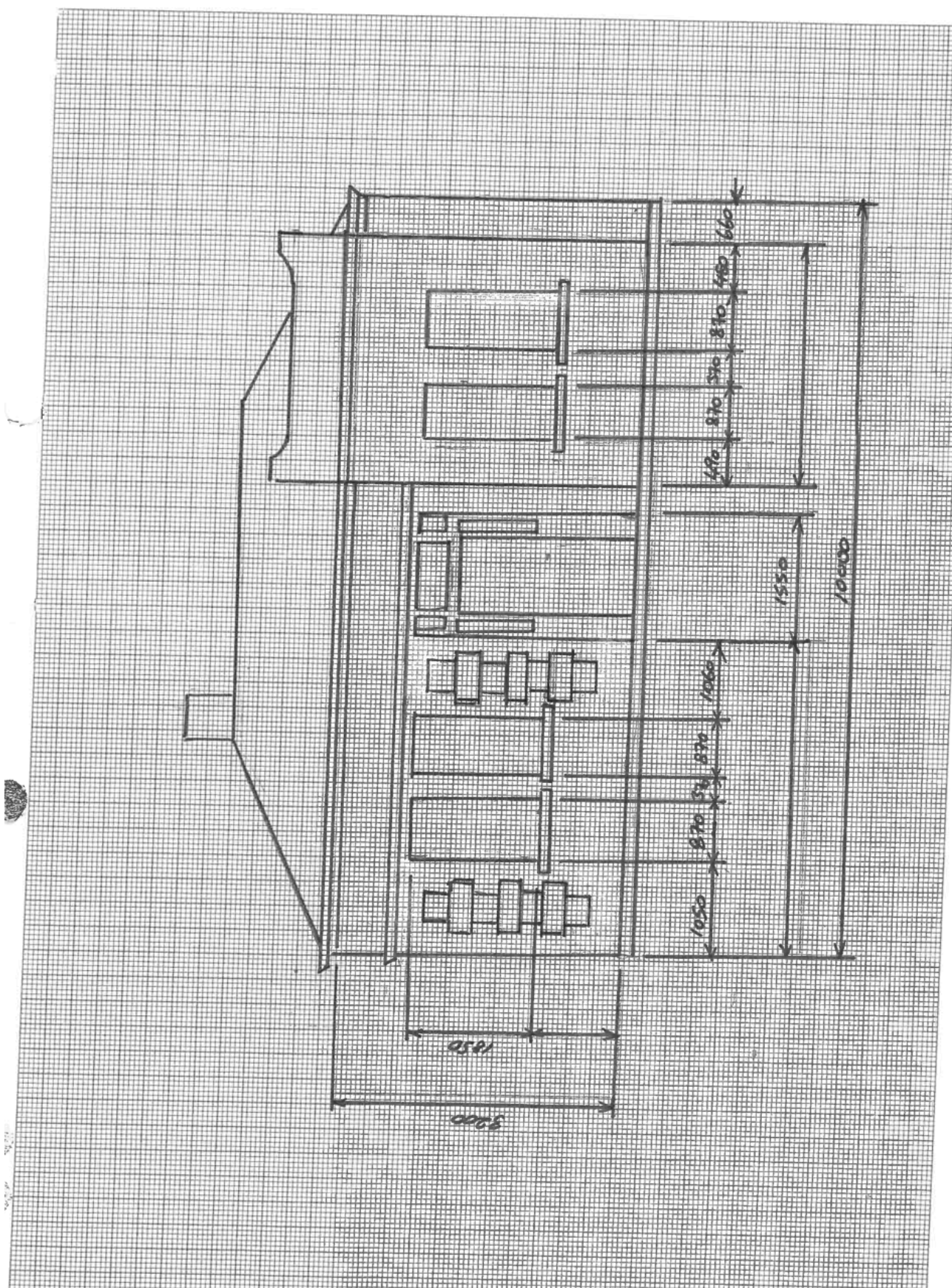
Thank you for considering this application and the heritage impact of finishing this rendering process.

Kind Regards

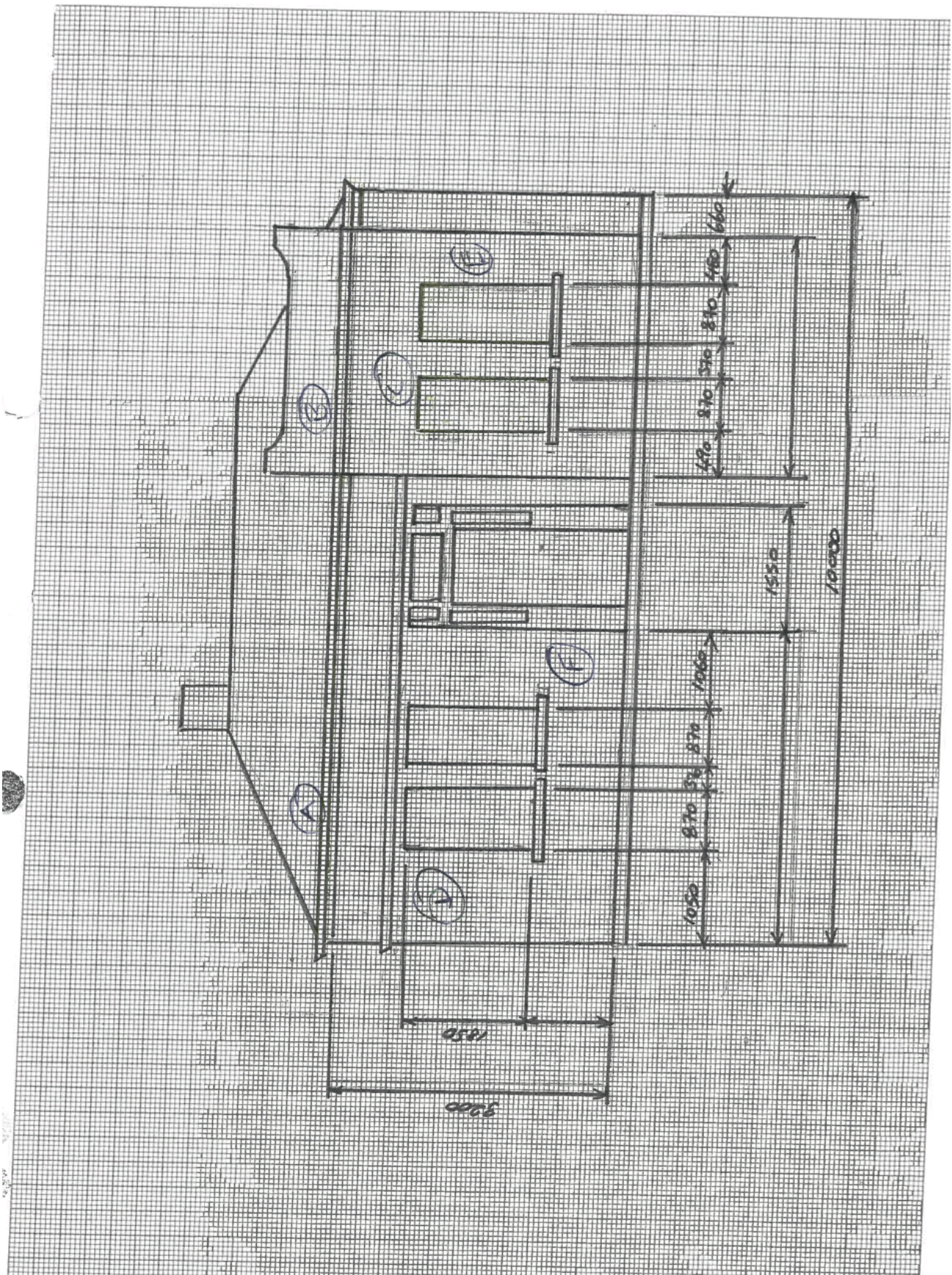
Justin Mortley

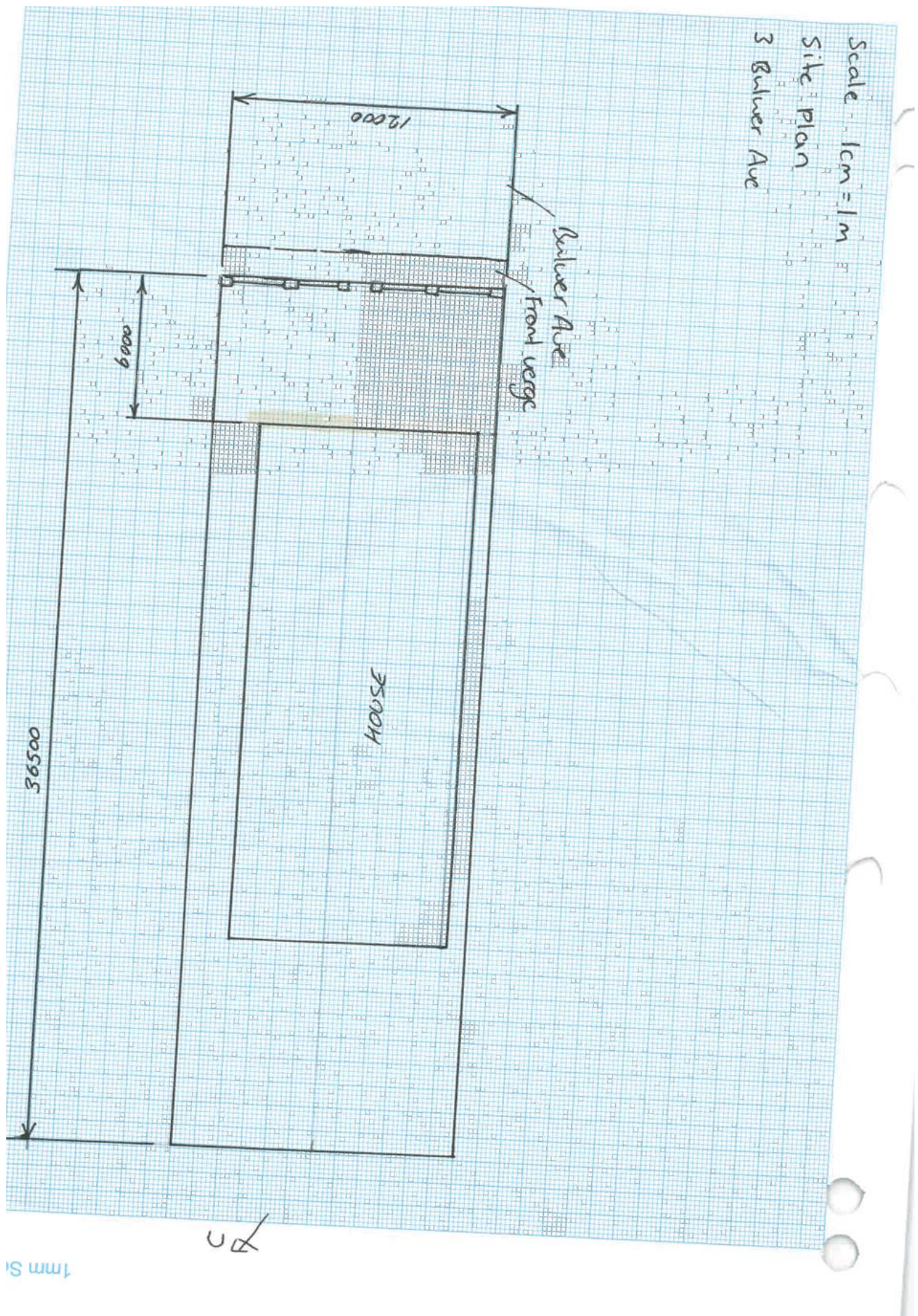


1mm-Square



1mm Square







Dear Paul,Justin,

Thank you for accepting GVM Solutions to do your home improvement works on your home at 3 Bulwer Avenue, Highgate.

After site visits and thorough examination by myself, Glenn (One of our contractors) and also yourself it was clear that there was significant damage to all external brick walls, this was through a number of factors the main ones being age of building and subsidence.

We viewed the front of the House and realised very quickly that the limestone was crumbling and the brick work was also crumbling but also cracking, and dropping in areas.

Tuck pointing although the preferred finish for all parties involved would in GVM Solutions opinion not solve or rectify some of the problems that were occurring, also with use of a high pressure cleaner to get the existing paint of the limestone and bricks we believe would then affect the brickwork even further.

After looking through the cost of all this work and look that it would achieve we came to the conclusion that it wasn't going to leave a good enough finish and that render was going to achieve the best finish with a paint finish to suit.

Once again thank you for your business and we look forward to bringing the house into it's former glory.

Regards

Gareth Richards

Managing Director

GVM Solutions ABN 29 762 643 932

A PO BOX 266, Thornlie, WA 6988

W: www.gvmsolutions.com.au

Attachment D - Specification of Works



17th October 2017

Justin Mortley House

3 Bulwer Avenue,
Perth

RE: Justin House Building Works

Dear Justin,

Thank you for inviting GVM Solutions to supply you with a quotation for the Building Works at your house.

We thank you for your business and look forward to working with you on this project and providing you with complete satisfaction.

Should you have any queries, please do not hesitate to contact us.

Kind Regards,
Gareth Richards
Project Manager

I/We the undersigned (customer) hereby enter into an agreement with GVM for supply of goods and services as detailed below and for the contract price as stated.



Creating The Best Solution For you



⊕ Building Works

- Render Left Hand, Right Hand and Back of House
- Seal Walls with Boncrete once cured seal with primer and paint walls with Dulux Weathershield.
 - Note: Vegetation to be removed prior to works proceeding
 - Note: We have spoken to Left Hand Neighbours about access through their property.
- Chip all render to cracks in front room and Bedroom 2
- Epoxy fill the cracks
- Sand render and float finish the walls ready for painting.
- Front room and Bedroom 2 Floor.
- Remove Skirting
- Gain access under floor
- Pack floor to suit and attempt to make straight
- Floor to be reasonably straight however we cannot guarantee it will be level.
- Re-Install existing skirting
- All care will be given however no allowance for replacement skirting if damaged on removal.
- Remove Cornice (5 rooms and hallway)
- Clean residue from wall and ceiling
- Install new Cornice yet to be selected
- If the cornice goes over \$25 a lineal metre additional cost will be occurred as the complexity of the install increases.
- Cornice to have all joins mitred, flushed and sanded.
- Bedroom 3
- Plastic protect remaining house
- Demolish ceiling and dispose
- De-nail Existing timbers
- Supply and Install furring channel to jarrah joists
- Supply and Install R4.0 Tontine Insulation batts to ceiling area
- Supply and Install Plasterboard Sheeting
- Flush and Sand ready for painting
- Supply and Install Cornice – Allowance does depend on what cornice is chosen.
- Remove existing internal vents
- Supply and Install Six new internal plaster glass vents
- Installation complete with new flywire
- Patch six Light Holes
- Install selected Ceiling Roses (Supplied by Client)

Creating The Best Solution For you

- Arch
- It is presumed that old lintel is still remaining
- Demolish square edge lintel and bricks and dispose of
- Sand finish the bricks to create arch
- Float and Finish ready for painting
- Install Feature plaster finishes (supplied by client)

- Replace Front gutter approximately 6 lineal metres
- Re-Install existing gutter batten

Note: It is suggested that the Gutters have Gutter guard installed to reduce the waste getting caught in the gutter and causing further damage.

Notes:

- ✓ Works have been quoted from 7am – 4pm as normal working hours.
- ✓ Clear access to be provided during the course of the works.
- ✓ Onsite Parking to be provided
- ✓ This quote Valid for Thirty (30) Days

Exclusions:

- ✓ Electrical
- ✓ Some Feature Plaster
- ✓ Items not mentioned on this Works Order.

Terms:

- ✓ As per GVM Solutions Terms and Conditions
- ✓ Payment schedule to be agreed on award of contract.

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[Attachment E - Heritage Impact Statement – A Guide](#)



STATE
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IMPACT STATEMENT

A GUIDE

INTRODUCTION

This guide explains what a heritage impact statement is, when one is needed, and the level of detail that is needed.

This guide has been prepared to:

- (a) assist people who wish to carry out development that could impact on a heritage place or area
- (b) assist local governments in considering whether to approve such development.

Local governments may adapt the document to suit their own circumstances.

What is a statement of heritage impact?

A heritage impact statement (HIS) describes and evaluates the likely impact of a proposal.

An HIS is a clear and concise account of the proposed work that addresses three basic questions:

- How will the proposed works affect the significance of the place or area?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

When is a heritage impact statement needed?

Many local governments encourage proponents to submit an HIS with any development proposal affecting a heritage place.

Whether or not a local government may require an HIS, and the amount of detail expected, will depend on:

- (a) the significance of the place; and
- (b) the likely impact of the proposal on that significance.

For instance, a proposal to partially demolish, or construct an addition to a place that is listed in the highest category in the local Heritage List, will typically require a detailed HIS.

Minor works to a place of lesser significance may not require an HIS at all.

How is the significance of a place or area determined?

An HIS will always be based on a Statement of Significance for the place, which clearly spells out the identified heritage values.

Typically, this will be drawn from a State Register entry, a Local Government Inventory entry, or a Conservation Management Plan or Strategy (CMP or CMS). If none of these sources exist, it may be necessary for a significance statement to be prepared.

It may also be necessary if an existing statement is very brief and gives little useful guidance about the significance of the place and its fabric.

If a CMP and CMS exists, direct reference should be made to the conservation policies.

How should a heritage impact statement be presented?

An HIS should be concise.

It should contain a conclusion that addresses the three key questions outlined above (under "What is an HIS?").

In preparing the HIS, it may be useful to address some more detailed questions, such as those **outlined in the table at Appendix 1**. If the Local Government or heritage agency dealing with the proposal has **decision guidelines or planning policy** in relation to the place or area, these should be specifically addressed.

Relevant supporting documentation, where it exists (e.g. a statement of significance, conservation plan or conservation policy, physical condition report or any other consultant's report), should be referred to in the statement and relevant extracts attached. These documents should not simply be repeated verbatim within the HIS.



STATE
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QUESTIONS TO BE ANSWERED IN A HERITAGE IMPACT STATEMENT

APPENDIX ONE

| | |
|--|---|
| <p>Demolition of a building or structure</p> <p><i>NB. Check the Statement of Planning Policy for Historic Heritage</i></p> | <ul style="list-style-type: none"> Have all options for retention and adaptive re-use been explored? Is demolition essential at this time, or can it be postponed in case future circumstances make retention and conservation more feasible? Can any new development can be located elsewhere on the site, so the significant elements of the place can be retained? Has the advice of a heritage consultant been taken? If not, why not? |
| <p>Minor partial demolition (including internal elements)</p> | <ul style="list-style-type: none"> Is the demolition essential for the heritage place to function? Are important features of the place affected by the demolition (e.g. fireplaces or staircases)? Is the partial demolition sympathetic to the heritage significance of the place? If the partial demolition is proposed because of the condition of the fabric, is it certain that the fabric cannot be repaired? |
| <p>Change of use</p> | <ul style="list-style-type: none"> Has the advice of a heritage consultant been implemented? If not, why not? Does the existing use contribute to the significance of the heritage place? Why does the use need to be changed? What changes to the fabric are required as a result of the change of use? What changes to the site are required as a result of the change of use? Has the advice of a heritage consultant been taken? If not, why not? |
| <p>Minor additions (see also minor partial demolition)</p> | <ul style="list-style-type: none"> How is the impact of the addition on the heritage significance of the place to be minimised? Can the additional space be located within an existing structure? If not, why not? Will the additions visually dominate the heritage place? Are the additions sympathetic to the heritage place? In what way (e.g. form, proportions, design, materials)? |
| <p>New development adjacent to a heritage place (additional buildings and major additions)</p> | <ul style="list-style-type: none"> How is the impact of the new development on the heritage significance of the place or area to be minimised? Why is the new development required to be adjacent to a heritage place? How does the new development affect views to, and from, the heritage place? What has been done to minimise negative effects? Is the new development sympathetic to the heritage place? In what way (e.g. form, siting, proportions, design, materials)? Will the new building(s) visually dominate the heritage place? How has this been minimised? Will the public and users of the place, still be able to view and appreciate its significance? |
| <p>Subdivision</p> | <ul style="list-style-type: none"> Could future development resulting from this subdivision compromise the significance of the heritage place (e.g. by requiring demolition of part of a heritage building, or by siting new buildings too close to a heritage building)? How are negative impacts to be minimised? Could future development that results from this subdivision affect views to, and from, the heritage place? How are negative impacts to be minimised? |
| <p>Repainting (Using new colour schemes)</p> | <ul style="list-style-type: none"> Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? Will the repainting affect the conservation of the fabric of the heritage place? |

| | |
|---|--|
| Re-roofing/re-cladding | <ul style="list-style-type: none"> ▪ Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? ▪ Is a previous material being reinstated? ▪ Will the re-cladding effect the conservation of the fabric of the heritage place? ▪ Are all details in keeping with the heritage significance of the place (e.g. guttering, cladding profiles)? ▪ Has the advice of a heritage consultant or skilled tradesperson (e.g. roof slater) been taken? |
| New services (e.g. air conditioning, plumbing) | <ul style="list-style-type: none"> ▪ How has the impact of the new services on the heritage significance of the place been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a heritage consultant (e.g. architect) been taken? |
| Fire Upgrading | <ul style="list-style-type: none"> ▪ How has the impact of the fire upgrading on the heritage significance been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a conservation consultant (e.g. architect) been taken (and if so how)? ▪ Has the advice of a fire consultant been taken as to options that would have less impact on the heritage place (and if so how)? |
| New landscape works and features (including carparking and fences) | <ul style="list-style-type: none"> ▪ How has the impact of the new work on the heritage significance of the existing landscape been minimised? ▪ Has evidence (archival and physical) of previous landscape work been investigated/ Are previous works being reinstated? ▪ Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? ▪ Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? ▪ How does the work impact on views to, and from, adjacent heritage items? |
| Tree removal or replacement <i>NB: Always check the tree preservation provisions of your local government when proposing the removal of trees</i> | <ul style="list-style-type: none"> ▪ Does the tree contribute to the heritage significance of the place? ▪ Why is the tree being removed? ▪ Has the advice of a tree surgeon or horticultural specialist been taken (and if so how)? ▪ Is the tree being replaced and with what species? Why? |
| New Signage <i>NB: Check whether the local government has a signage policy or design guidelines</i> | <ul style="list-style-type: none"> ▪ How has the impact of the new signage on the heritage significance of the place been minimised? ▪ Have alternative signage forms been considered (and if not why not)? ▪ Will the signage visually dominate the heritage place or heritage area? ▪ Can the sign be remotely illuminated rather than internally illuminated? |

Contact us

State Heritage Office
Bairds Building
491 Wellington Street Perth
PO Box 7479
Cloisters Square
PO WA 6850

T: (08) 6552 4000
FREECALL (regional): 1800 524 000
F: (08) 6552 4001
E: info@stateheritage.wa.gov.au
W: www.stateheritage.wa.gov.au



STATE
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HERITAGE IMPACT STATEMENT

FORM

Name of Place:

Date:

Prepared by:

Prepared for:

The Place/Area:

Prepared for:

Date:

Heritage listings:

Statement of significance:

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Conclusion:

References and attachments:

Contact us

State Heritage Office
Bairds Building
491 Wellington Street Perth
PO Box 7479
Cloisters Square
PO WA 6850

T: (08) 6552 4000
FREECALL (regional): 1800 524 000
F: (08) 6552 4001
E: info@stateheritage.wa.gov.au
W: www.stateheritage.wa.gov.au

Determination Advice Notes:

1. With reference to Condition 1, the render to the external walls and two chimney stacks, replacement of window with metal window frames for bedroom one and three, and replacement of decorative concrete on the street façade do not form part of this approval for alterations and additions at No. 3 Bulwer Avenue, Perth for the following reasons:
 - 1.1 The alterations do not meet the acceptable standards of the City of Vincent Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties A.2.1, as the proposed development does not protect the original façade of the building and results in a loss of heritage significance of the dwelling;
 - 1.2 The alterations do not meet the objectives of the City's Local Planning Scheme No. 2, specifically Clause 9(g) as the proposed development detracts from and does not enhance the heritage significance of the property; and
 - 1.3 Having due consideration of sub-clauses 67(k) and (l) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed alterations are considered to detract from the built heritage and cultural significance of the dwelling and the area which it is located.
2. With reference to Condition 7, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
4. If the development the subject of this approval is not substantially commenced within a period of two years, or a period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
5. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

6 ENGINEERING**6.3 LATE REPORT: TREES LOCATED ON PRIVATE PROPERTY - CONSIDERATION OF INTRODUCING A LIMITED LOCAL LAW TO IMPOSE OBLIGATIONS ON AN OWNER TO PRUNE TREES OVERHANGING A NEIGHBOUR'S PROPERTY**

TRIM Ref: D18/768

Author: Jeremy van den Bok, Manager Parks & Urban Green

Authoriser: Jeremy van den Bok, Manager Parks & Urban Green

Attachments: Nil

RECOMMENDATION:

That Council DOES NOT PROCEED with the introduction of a limited local law for the management of nuisance trees located on private property for the following reasons:

1. the creation of a limited local law transfers the responsibility for solving what is currently a civil dispute between neighbours, from the neighbours to the City; and
2. the City would require additional resource to enforce a new limited local law.

PURPOSE OF REPORT:

To consider the introduction of a limited local law which imposes obligations on an owner to take action in respect to trees on private property that are considered to be a nuisance to neighbours.

BACKGROUND:

Council at its meeting on 7 March 2017 considered a report relating to a review of the City of Vincent Local Laws under Section 3.16 of the *Local Government Act 1995* and resolved as follows (in part):

“REQUESTS Administration to prepare a report for Council to consider the introduction of a limited local law which imposes obligations on an owner to cut and remove branches overhanging a neighbour's property or to ensure a tree does not interfere with a person's use or enjoyment of their land, to be presented to Council in the 2017/18 financial year.”

The matter for consideration by Council is whether and to what extent the City wishes to intervene in matters relating to trees on private property. Powers already exist for the City to deal with trees that are deemed unsafe, while residents have access to common law provisions to deal with nuisance trees.

In terms of approaches available to the City, Council could:

1. Continue with its current position on private trees (provide guidance with no intervention);
2. Create a mechanism for a resident to serve notice on a neighbour in relation to a nuisance tree; and/or
3. Create a mechanism for the City to take action in relation to a nuisance tree

The level of enforcement that the City would wish to undertake in relation to options 2 and 3 is also something that would need to be considered.

DETAILS:

Administration receives requests on a weekly basis in regard to private tree issues and many of the queries relate to what owners can, and cannot, undertake with regard to 'nuisance' issues and/or pruning of a neighbour's tree(s).

Any queries are typically dealt with over the phone, with staff explaining what can and cannot be undertaken in regards to the pruning of private trees or otherwise, with residents and they are then referred to the Legal Aid W.A. website for further information.

Legal Aid W.A. provides a comprehensive guide on what problems may arise with neighbouring trees, how to get help to resolve these issues, and it also provides mediation services (subject to qualification) in respect to property matters.

Administration has considered the Council resolution and explored options for the introduction of a limited local law which imposes obligations on an owner to prune trees overhanging a neighbour's property. Legal advice received indicated that it was unlikely that local laws would be allowed to empower the City to serve notice on an owner in respect to a nuisance tree or empower the City to enter land and carry out the work to remove a nuisance. However, it may be possible for the City to justify a limited local law provision which imposes an obligation on a tree owner to ensure that a tree does not cause a nuisance thereby creating an offence should a landowner not comply.

Therefore, the first option considered was a possible local law which introduces a mechanism to allow a neighbour to give notice to a tree owner to remove any branch that overhangs the neighbour's property. The City's role would be confined to issuing infringements where a tree owner has not complied with the requests.

The benefits of this option are:

- 1) It sets out a clear and measurable responsibility (i.e. cut back the tree) along with a simple framework for resolving issues between neighbours; and
- 2) It limits the City's initial role in the process to determining whether or not a tree is overhanging and whether a notice has been complied with.

The risks with this option are:

- 1) It does not address the issue of "nuisance" trees where there is no overhanging e.g. trees with excessive leaf litter etc;
- 2) It is potentially contrary to the City's efforts to encourage tree ownership and increase tree canopy, due to the perceived additional responsibilities placed on tree owners; and
- 3) It creates an expectation that the City will enforce the requirement through infringement notices and prosecutions. This introduces an additional compliance role for the City to deal with and to resource.

The second option considered was a possible local law that sets up a more general responsibility for a tree owner to ensure that their tree does not cause a nuisance. It is modelled on a similar clause relating to smoke, dust, fumes etc (clause 55) in the City's Health Local Law. The key clause proposed might be as follows:

"A tree owner shall not cause or permit the escape of leaves, bark, needles, twigs, nuts, seeds and other plant litter from their tree in such quantity or of such a nature as to cause or to be a nuisance or such that it interferes with a person's use or enjoyment of their land."

The benefits of this option are:

- 1) The responsibility that is imposed is general enough to apply in a range of circumstances where genuine loss of amenity might be incurred by a neighbour.

The risks with this option are:

- 1) It is difficult to define and reach consensus on what may constitute "a nuisance" or whether a particular tree truly does interfere with a person's use or enjoyment of their land;
- 2) It obligates the City to be the arbiter of disputes arising from 1);
- 3) It creates an expectation that the City will enforce the requirement through infringement notices and prosecutions. This introduces an additional compliance role for the City to deal with and to resource; and
- 4) It is potentially contrary to the City's efforts to encourage tree ownership and increase tree canopy, due to the perceived additional responsibilities placed on tree owners.

CONSULTATION/ADVERTISING:

Should Council approve the introduction of a limited local law to deal with this matter, it will require advertising in accordance with the City's Policy 4.1.05 – Community Consultation and *Local Government Act 1995*, Section 3.12.

LEGAL/POLICY:

Local Governments have existing powers to deal with dangerous trees located on private property under Section 3.27 and Schedule 3.2 (clause 7) of the *Local Government Act 1995*. However, it is not given any powers with respect to 'nuisance trees' other than where they 'obstruct a thoroughfare'.

The Act empowers local governments to create Local Laws which are consistent with a Local Government's functions, however they are subject to disallowance by the Joint Standing Committee for Delegated Legislation (JSCDL).

The JSCDL historically has placed considerable emphasis on whether Local Law provisions go beyond that which is authorised or contemplated by the Act. In respect to nuisance trees, it is considered likely from the existence of the Act provisions for dangerous trees, that Local Laws would not be allowed to empower the City to serve notice on an owner in respect to a nuisance tree or empower the City to enter land and carry out the work to remove a nuisance. However, it may be possible for the City to justify a limited local law provision which imposes an obligation on a tree owner to ensure that a tree does not cause a nuisance, thereby creating an offence should a landowner not comply.

RISK MANAGEMENT IMPLICATIONS:

Low: There is currently a low risk to the City in relation to trees on private property as the City has adequate powers to deal with dangerous trees on private property and has exercised that power when appropriate and necessary.

STRATEGIC IMPLICATIONS:

In accordance with the City's *Strategic Community Plan 2013-2023*, Objective 1 states:

"1.1 Improve and maintain the natural and built environment and infrastructure."

SUSTAINABILITY IMPLICATIONS:

In accordance with the City's *Sustainable Environment Strategy 2011 – 2016*, Objective 3 states:

"3.11 Require the retention of existing trees on street verges and encourage the retention of vegetation and trees on private lots."

FINANCIAL/BUDGET IMPLICATIONS:

Currently there are no significant financial implications to the City in relation to trees on private property, other than the time officers spend discussing and/or providing a service to the community by inspecting and providing advice on private tree(s).

If the City were to introduce a limited local law and exercise the powers provided there would likely be increased budget implications arising from investigation, enforcement and legal costs.

COMMENTS:

The City already has powers to deal with trees that are unsafe and residents have common law provisions to deal with nuisance trees.

The introduction of a limited local law would place the City in a central position in neighbour disputes about nuisance trees by potentially creating an offence for what is a recognised civil issue. The introduction of a local law would inevitably create an increased expectation that the City would intervene and exercise its powers transferring the responsibility for solving a neighbour dispute from the neighbours to the City. Intervention in these disputes will likely require additional resource depending on the number and complexity of issues raised.

It is therefore recommended that Council does not proceed with the introduction of a limited local law to impose obligations on an owner to prune trees overhanging a neighbour's property that may be deemed to represent a 'nuisance.'

6.4 LATE REPORT: RESPONSE TO PETITION - ALMA ROAD AND CLAVERTON STREETS, NORTH PERTH TRAFFIC CALMING

TRIM Ref: D18/120920

Author: Craig Wilson, Manager Asset & Engineering

Authoriser: Andrew Murphy, Director Engineering

Attachments:

1. Plan No. 3480-CP 01 - Layout 1 [↓](#) 
2. Traffic Data [↓](#) 
3. Plan No. 3481-CP-01 [↓](#) 

RECOMMENDATION:

That Council:

1. **RECEIVES** the report on the City's response to the Petition tabled at the Ordinary Meeting of Council on 1 May 2018 in regards the volume, speed and composition of non-local traffic using the local road network bounded by Leake, Vincent, Charles and View Streets, North Perth;
2. **NOTES:**
 - 2.1 that average daily traffic volumes and 85% speed are generally within the operating criteria in accordance with the Metropolitan Functional Road Hierarchy; and
 - 2.2 that there are two locations (Claverton Street and Leake Street) where intervention to reduce speed could be considered;
3. **APPROVES** in principle:
 - 3.1 a mid-block single lane slow in Claverton Street, between Camelia and Alfonso Streets, as shown on Plan No. 3481-CP-01, Attachment 3, subject to consulting with the affected residents; and
 - 3.2 changing the on-road parking to the eastern side of Leake Street, between Grosvenor and Chelmsford Roads, subject to consulting with affected residents; and
4. **NOTES** that Administration will inform the petitioners of the Council's decision.

PURPOSE OF REPORT:

To advise Council of results of a traffic study undertaken in the area bounded by Leake, Vincent, Charles and View Streets, North Perth, in response to the petition tabled at the Ordinary Meeting of Council of 1 May 2018.

BACKGROUND:

At its Ordinary Meeting of Council of 1 May 2018 a 42 signature petition was tabled outlining, in general terms, residents' concerns about the speed, volume, composition and origins of traffic using the local road network bounded by Leake, Vincent, Charles and View Streets.

All of the streets within the 'cell' including that of Leake Street, are classified as Access Roads under the Metropolitan Functional Road Hierarchy. Access Roads, as are Local Distributors, are subject to the 50 kph urban speed. Access Roads have a maximum desirable volume of 3,000 vehicles per day while Local Distributors have a maximum desirable volume of 6,000 vehicles per day.

View Street is classified as a Local Distributor Road for which the maximum desirable traffic volume is up to 6,000 vehicles per day and is subject to a speed limit of 50 kph. Charles Street (Main Roads WA Primary Distributor) and Vincent Streets (District Distributor A), in accordance with their classification, both carry in excess of 20,000 vehicles per day and are subject to a 60kph speed limit.

DETAILS:

The residents petition spoke of their concerns about *'excessive volume and speed of some vehicles, including regular, daily (and night) use of some of our streets (particularly Alma Road) by heavy commercial vehicles.'*

They also raised concerns about 'rat runners' indicating that in their view it has been *'exacerbated by traffic network changes, such as turning restrictions on major roads.'*

In response to the petition the City has collected data in the following streets:

Access Roads:

- Leake Street, View Street to Vincent Street, in four midblock locations.
- Alma Road, Charles Street to Glebe Street, in five mid-block locations.
- Claverton Street, Charles Street to Leake Street, in three midblock locations.
- Camelia Street, Vincent Street to Alma Road, in two midblock locations.
- Alfonso, Persimmon and Vine Streets, in one midblock location.

All of the above streets were well within the 3,000 vehicles per day. The peak commercial traffic volume recorded was 3.4% of the daily total traffic in Camelia Street*, Claverton Street to Vincent Street, while the majority, including that of Alma Road, were below 3%.

*This equates to 12 vehicles of the total of daily average of 353 vehicles.

Given that the urban speed limit is 50kph, and on the understanding that an 85% speed of 50kph or greater is the accepted trigger to consider any intervention measures, there were only two locations within the cell that met the criteria, as discussed in detail below.

Local Distributor Road:

- View Street, Charles Street to Fitzgerald Street, in six midblock locations.

As would be expected given its classification, function and connectivity between Charles and Fitzgerald Streets the View Street daily traffic volume is on average three times that of the other streets but was still well within the 6,000 vehicles per day operating criteria for its classification. As per the majority of the Access Roads the percentage commercial traffic volume did not exceed 3% of the daily total while the 85% speeds were within the 50kph speed limit.

In addition, View Street has a 40kph school zone and School Crossing Guard at the corner of View Street to enhance road safety in the vicinity of the North Perth Primary School.

An overview of the average daily traffic volumes, 85% speed and % commercial vehicles for the aforementioned streets, is shown in **Attachment 1**, Plan No. 3480-CP 01, while more detailed table of traffic data is shown in **Attachment 2**.

Note: The only street within the cell that was not assessed in this round of data collection was Sekem Street, as it's a cul-de-sac.

Commercial Vehicles Accessing the North Perth Plaza via Alma Road:

The Alma Road traffic data, as detailed in **Attachment 2**, has remained relatively stable over the past three years with a slight reduction in the % commercial traffic in some sections that may be attributable to the closure of Vastese's Bakery on the corner Alma Road and Persimmon Street.

Alma Road has in the past, and continues to be, used by commercial delivery vehicles as a convenient route to and from the North Perth Plaza via Charles Street. This has led to residents raising concerns about the appropriateness or size of the vehicles using their street. That said the trucks in question are legally allowed to use Alma Road.

Early on the 7 August 2018 a semi-trailer was photographed on the wrong side of the road at a stop controlled intersection as it crossed over Leake Street. The operators were notified on the same day and took immediate

action including standing down the driver pending an investigation. Further, the Police were advised and similarly are investigating the matter.

In addition, a number of measures have subsequently been put in place to ensure that large vehicles servicing the North Perth Plaza only use the section of Alma Road between Glebe and Fitzgerald Street and it is very unlikely that there will be a repeat of the same illegal manoeuvre. Further, to improve the egress from the loading dock for the larger trucks the City is in the process of removing the on-road car parking space closest to exit point. Currently, if either a commercial vehicle is parked in this location, or car parked inconsiderately (not within the bay) trucks can find it difficult turning left out of the loading dock. By removing the first bay it alleviates this problem and gives the driver less cause to turn right into Alma Road.

However, it should be noted that independent transport operators, albeit delivery (including supermarket home delivery), construction or waste management (other than the City's services) vehicles are not bound by these measures.

Locations where 85% speed exceeded 50 kph:

Of the twenty-two (22) data collection sites there were only two locations where the 85% speed exceeded 50kph, one in Leake Street and one in Claverton Street. That said there were a number of locations where the 85% speed was in the order of 48-49 kph.

- Leake Street, Grosvenor Road to Chelmsford Road, 51.1kph, a southbound decline on approach to Vincent Street. While this section of road has residential properties on both sides of the street on-road parking is restricted to the western side only allowing an unobstructed run down to Vincent Street.

A simple measure to address speeding at this location would be to 'flip' the parking to the eastern side of Leake Street, between Grosvenor and Chelmsford Roads, so that the parking alternates and the parked cars act a passive traffic calming measure.

- Claverton Street, Camelia Street to Alfonso Street, 55kph, a decline westbound on approach to Charles Street. There are residential properties on the northern side and a long open section of verge the rear of the Redemptorist Monastery on the southern side. As a result, there is little on-road parking so visually it's a straight unobstructed run down to Alfonso Street (heading towards Charles Street) enabling higher speeds.

To address the speeding at this point it is recommended that rather than to install a speed hump, the City's standard response in the past, that a 'single lane slow point' be considered instead, as shown on Plan No. 3481-CP-01, **Attachment 3**. The device is similar to that has been used in the Safe Active Street – Bike Boulevard projects and does not require any road widening while accommodating tree planting. It does however result in the loss of some on-road parking bays on the northern or residential side of Claverton Street. However, it has been located so as to minimise the impact upon the residences.

40 kph Speed Limit trial for the area south of Vincent Street:

While some of the residents within the study area are seeking immediate actions to address their concerns the City, in conjunction with the Road Safety Commission, has recently commenced public consultation on a proposed large scale 40kph urban speed limit trial in the area south of Vincent Street.

If the trial proceeds and proves successful it has the potential to be a 'game changer' and could be extended to cover the entire City of Vincent area if not the greater metropolitan area.

A 40 kph speed limit, while largely self-governing until it becomes normalised behaviour, would alleviate many of the residents' concerns and therefore it would be premature to introduce significant traffic calming and diversion within the study area at this time.

CONSULTATION/ADVERTISING:

Where required consultation will be undertaken in accordance with the Public Consultation Policy.

LEGAL/POLICY:

The roads, other than Charles Street, as discussed in this report, come under the care and control of and management of the City.

RISK MANAGEMENT IMPLICATIONS:

Low/Medium: The study has shown that, other than two locations, as discussed in the body of the report, the operating speeds and volumes within the study area are within the operating criteria for the respective streets in accordance with their classification.

STRATEGIC IMPLICATIONS:

In accordance with the City's *Strategic Plan 2013-2023*, Objective 1 states:

"1.1: Improve and maintain the natural and built environment and infrastructure.

1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

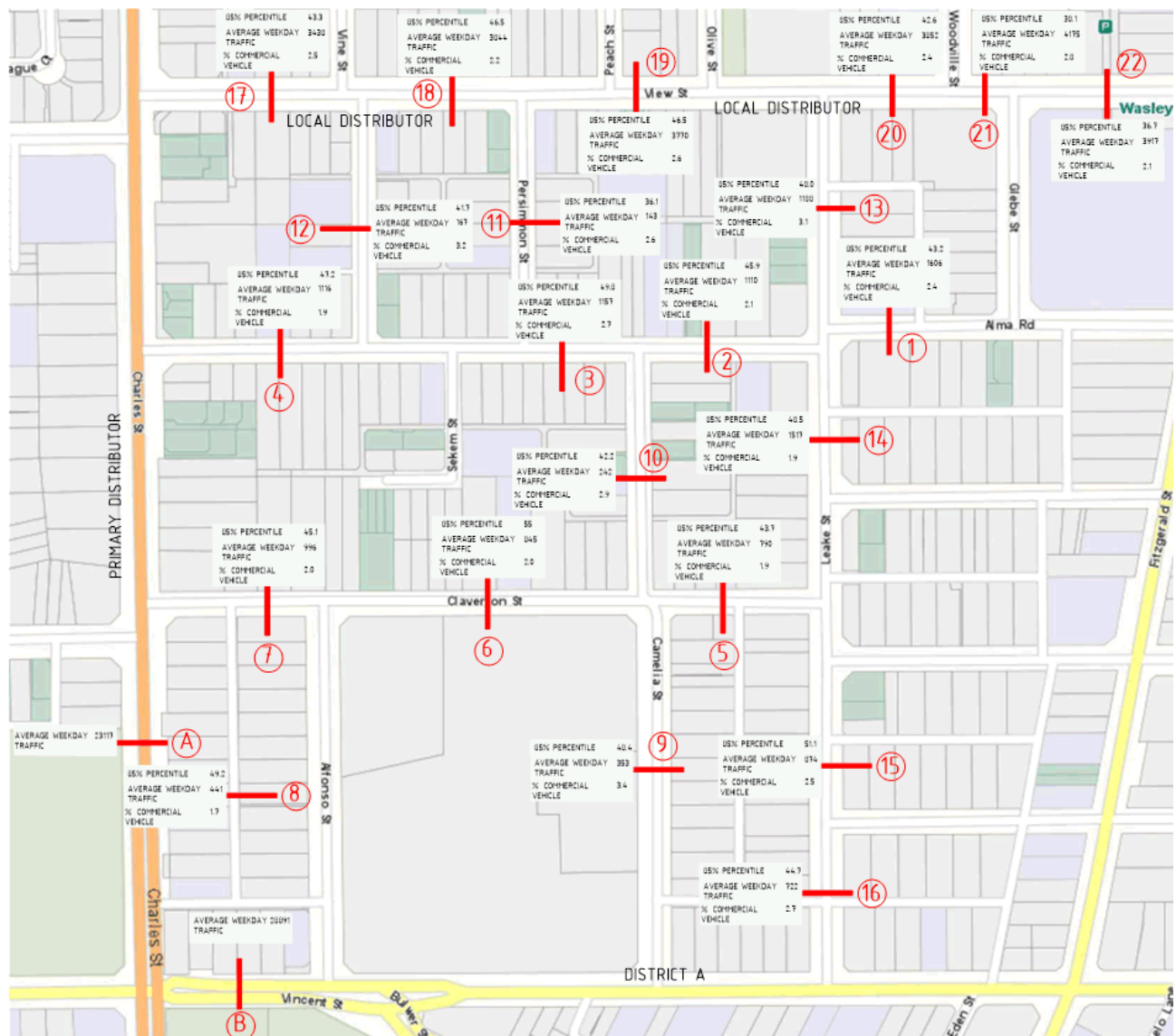
To construct a single lane slow point is the order of \$7,000, which, if approved, can be funded from the Miscellaneous Traffic Management budget. However, if Council were to approve additional traffic calming measures over and above those that have been recommended then it is suggested that it listed for consideration in the mid-year budget review, if not the 2019/20 'draft' budget.

In respect of the suggested changes to the parking in Leake Street they would cost in the order of \$600 and can be funded annual lime-marking and signage budgets.

COMMENTS:

As discussed in the body of the report the data does not support the contention that there are significant traffic issues within the study area bounded by Leake, Vincent, Charles and View Streets.

Further, if the 40kph urban speed limit trial to the area south of Vincent Street proves successful it has the potential to significant change driver behaviour and be implemented across the remainder of the City if not the metropolitan area.



CITY OF VINCENT

CITY OF VINCENT

244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

| | | | |
|-----------------------------|-----------|-----------|-----------|
| SCALE: NOT TO SCALE | | | |
| DATE: AUGUST 2018 | | | |
| REF: | | | |
| DESIGN: AJ | DRAWN: AJ | CHECK: CW | |
| APPROVED: | | | |
| DIRECTOR TECHNICAL SERVICES | | | |
| ISSUE | DATE | MADE BY | AMENDMENT |

NORTH PERTH TRAFFIC
DATA SURVEY RESULTS

TECHNICAL SERVICES

DRAWING NO.

3180-CP-01

SHEET 1 OF 1.

A2

Attachment 2 – Traffic Data

Location 1 Alma Road - Glebe Street to Leake Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Mar 2018 | 1606 | 36.1 | 43.2 | 2.4 | 107 | 179 |
| May 2015 | 1436 | 35.4 | 42.5 | 1.8 | 93 | 164 |

Location 2 Alma Road – Leake Street to Camelia Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Mar 2018 | 1110 | 38.8 | 45.9 | 2.1 | 93 | 111 |
| May 2015 | 1030 | 38.4 | 46.1 | 2.5 | 73 | 106 |

Location 3 Alma Road – Sekem Street to Vine Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Mar 2018 | 1193 | 40.5 | 49.8 | 2.7 | 113 | 117 |
| May 2015 | 1096 | 39.8 | 48.2 | 2.8 | 97 | 128 |

Location 4 Alma Road – Vine Street to Charles Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Mar 2018 | 1116 | 39.8 | 47.2 | 2.6 | 74 | 114 |
| May 2015 | 962 | 41.3 | 49.7 | 2.9 | 71 | 107 |

Location 5 Claverton Street – Leake Street to Camelia Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 790 | 37.4 | 43.7 | 1.9 | 60 | 89 |
| Feb 2015 | 837 | 37.4 | 44.3 | 1.8 | 68 | 91 |

Location 6 Claverton Street – Camelia Street to Alfonso Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 845 | 46.6 | 55.0 | 2.0 | 73 | 91 |
| Feb 2015 | 917 | 45.1 | 54.7 | 1.2 | 73 | 91 |

Location 7 Claverton Street – Alfonso Street to Charles Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 996 | 37.8 | 45.1 | 2.0 | 79 | 102 |
| Oct 2017 | 1052 | 35.6 | 42.2 | 2.5 | 107 | 99 |

Location 8 Alfonso Street – Claverton Street to Vincent Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 441 | 36.1 | 49.2 | 1.7 | 45 | 42 |
| Oct 2017 | 400 | 38.8 | 49.9 | 2.5 | 46 | 47 |

Location 9 Camelia Street – Claverton Street to Vincent Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 353 | 39.3 | 48.4 | 3.4 | 26 | 51 |
| Feb 2014 | 495 | 38.6 | 47.5 | 2.1 | 36 | 76 |

Location 10 Camelia Street – Alma Road to Claverton Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 242 | 34.4 | 42.2 | 2.9 | 34 | 33 |
| Feb 2014 | 308 | 34.3 | 41.4 | 1.9 | 32 | 51 |

Location 11 Persimmon Street – View Street to Alma Road

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 143 | 28.2 | 36.1 | 2.6 | 19 | 15 |
| May 2010 | 193 | 29.7 | 38.2 | 6.6 | | |

Location 12 Vine Street – View Street to Alma Road

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2018 | 167 | 32.6 | 41.7 | 3.2 | 28 | 17 |
| Jun 2015 | 153 | 31.2 | 40.0 | 3.0 | 26 | 11 |

Location 13 Leake Street – View Street to Alma Road

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Feb 2018 | 1188 | 40.2 | 48.0 | 3.1 | 145 | 114 |
| Dec 2013 | 1269 | 41.0 | 49.0 | 1.3 | | |

Location 14 Leake Street – Alma Road to Raglan Road

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Feb 2018 | 1517 | 40.6 | 48.5 | 1.9 | 153 | 158 |
| | | | | | | |

Location 15 Leake Street – Grosvenor Road to Chelmsford Road

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Feb 2018 | 874 | 42.4 | 51.1 | 2.5 | 86 | 100 |
| Nov 2010 | 1302 | 45.6 | 54.7 | 1.6 | | |

Location 16 Leake Street – Chelmsford Road to Vincent Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Feb 2018 | 722 | 36.6 | 44.7 | 2.7 | 81 | 77 |
| Nov 2010 | 1352 | 30.6 | 35.6 | 2.3 | | |

Location 17 View Street – Charles Street to Vine Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2017 | 3438 | 37.7 | 43.3 | 2.5 | 247 | 306 |
| May 2015 | 3021 | 37.6 | 43.6 | 2.3 | 231 | 305 |

Location 18 View Street –Vine Street to Persimmon Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2017 | 3844 | 40.5 | 46.5 | 2.2 | 310 | 349 |
| May 2015 | 3593 | 40.0 | 46.4 | 2.4 | 297 | 366 |

Location 19 View Street –Peach Street to Olive Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2017 | 3770 | 39.7 | 46.5 | 2.6 | 306 | 343 |
| May 2015 | 3458 | 39.6 | 46.4 | 1.4 | 258 | 353 |

Location 20 View Street –Leake Street to Woodville Street

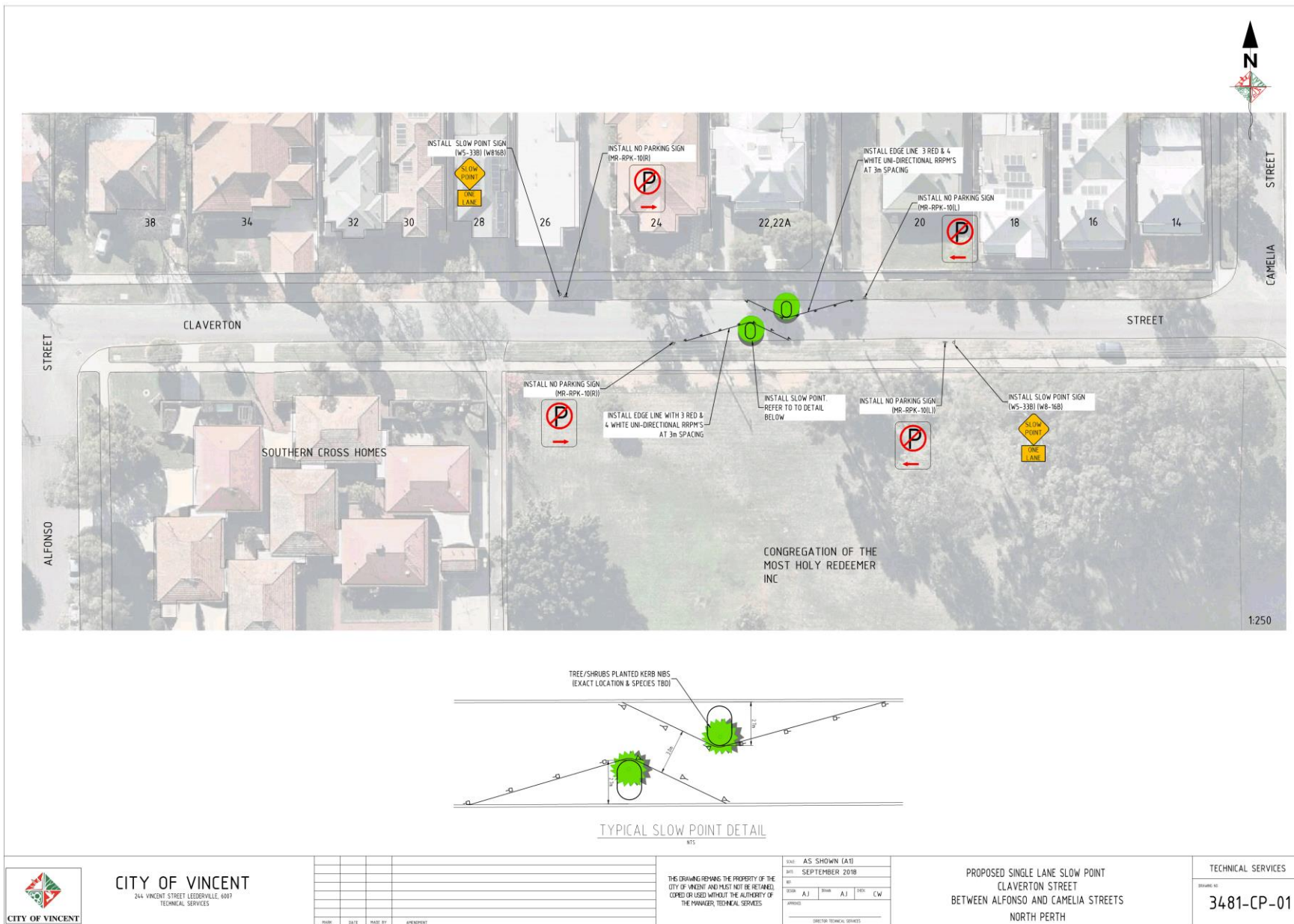
| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2017 | 3852 | 36.5 | 42.6 | 2.4 | 300 | 352 |
| May 2015 | 3756 | 37.6 | 43.9 | 1.9 | 326 | 378 |

Location 21 View Street –Woodville Street to Glebe Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2017 | 4175 | 29.3 | 38.1 | 2.8 | 322 | 424 |
| | | | | | | |

Location 22 View Street –Glebe Street to Fitzgerald Street

| Date | AWT 5 day | Ave Speed | 85% Speed | % Comm | AM Peak | PM Peak |
|----------|-----------|-----------|-----------|--------|---------|---------|
| Jun 2017 | 3417 | 27.8 | 36.7 | 2.1 | 246 | 313 |
| | | | | | | |



7 CORPORATE SERVICES

7.2 LATE REPORT: INVESTMENT REPORT AS AT 31 AUGUST 2018

TRIM Ref: D18/130475
Author: Sheryl Teoh, A/Coordinator Financial Services
Authoriser: Kerryn Batten, Director Corporate Services
Attachments: 1. Investment Report  

RECOMMENDATION:

That Council **NOTES** the Investment Report for the month ended 31 August 2018 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of investments and the interest earned to date.

BACKGROUND:

Funds surplus to day to day operational requirements are invested in bank term deposits for various terms, to facilitate maximum investment returns in compliance with good governance, legislative requirements and Council's Investment Policy No 1.2.4. Details are attached in **Attachment 1**.

The City's investment portfolio is diversified across several financial Institutions in accordance with the Investment Policy.

There are still a number of 2017-18 year end transactions and adjustments that need to be completed before the year end accounts will be finalised and audited. Whilst the overall balance of investments and interest earned is not likely to change, the allocations between Municipal, Trust and Reserve funds may need to be adjusted.

DETAILS:

Total funds held for the period ended 31 August 2018 including on call in the City's operating account were \$44,327,708; compared to \$30,161,860 for the period ending 31 August 2017. The increase in total funds is largely due to issuing of rates notices for 2018/2019 a month earlier when compared to the prior year.

Total term deposit investments for the period ending 31 August 2018 were \$37,499,275 compared to \$23,990,516 for the prior month end, and \$27,714,651 for the period ending 31 August 2017.

Funds under management comparison table:

| Month Ended | 2017/18 | | 2018/19 | |
|-------------|------------------|---------------------|------------------|---------------------|
| | Total funds held | Total term deposits | Total funds held | Total term deposits |
| July | \$23,433,728 | \$21,212,649 | \$26,826,861 | \$23,990,516 |
| August | \$30,161,860 | \$27,714,651 | \$44,327,708 | \$37,499,275 |
| September | \$40,305,364 | \$37,944,911 | | |
| October | \$41,087,462 | \$38,947,823 | | |
| November | \$41,716,473 | \$39,482,047 | | |
| December | \$38,768,084 | \$37,065,389 | | |
| January | \$39,498,741 | \$36,147,499 | | |
| February | \$39,217,278 | \$36,665,928 | | |
| March | \$36,377,700 | \$34,622,001 | | |
| April | \$33,647,074 | \$31,177,278 | | |
| May | \$30,338,407 | \$28,712,736 | | |

| | | | | |
|------|--------------|--------------|--|--|
| June | \$28,409,157 | \$24,687,341 | | |
|------|--------------|--------------|--|--|

Total accrued interest earned on Investments as at 31 August 2018 is:

| | Adopted Budget | YTD Budget | YTD Actual | % of YTD Budget |
|--|------------------|------------------|-----------------|-----------------|
| Municipal | \$420,000 | \$66,814 | \$51,344 | 76.85% |
| Reserve | \$246,060 | \$94,804 | \$45,768 | 48.28% |
| Sub-total | \$666,060 | \$161,618 | \$97,112 | 60.09% |
| Leederville Gardens Inc Surplus Trust* | \$0 | \$0 | \$24,157 | N/A |

*Interest estimates for Leederville Gardens Inc Surplus Trust were not included in the 2018/19 Budget as actual interest earned is held in trust and restricted.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The power to invest is governed by the *Local Government Act 1995*.

6.14. Power to invest

- (1) *Money held in the municipal fund or the trust fund of a local government that is not, for the time being, required by the local government for any other purpose may be invested as trust funds may be invested under the Trustees Act 1962 Part III.*
- (2A) *A local government is to comply with the regulations when investing money referred to in subsection (1).*
- (2) *Regulations in relation to investments by local governments may —*
 - (a) *make provision in respect of the investment of money referred to in subsection (1); and*
 - [(b) deleted]*
 - (c) *prescribe circumstances in which a local government is required to invest money held by it; and*
 - (d) *provide for the application of investment earnings; and*
 - (e) *generally provide for the management of those investments.*

Further controls are established through the following provisions in the Local Government (Financial Management) Regulations 1996:

19. Investments, control procedures for

- (1) *A local government is to establish and document internal control procedures to be followed by employees to ensure control over investments.*
- (2) *The control procedures are to enable the identification of —*
 - (a) *the nature and location of all investments; and*
 - (b) *the transactions related to each investment.*

19C. Investment of money, restrictions on (Act s. 6.14(2)(a))

- (1) *In this regulation —*
authorised institution means —
 - (a) *an authorised deposit-taking institution as defined in the Banking Act 1959 (Commonwealth) section 5; or*
 - (b) *the Western Australian Treasury Corporation established by the Western Australian Treasury Corporation Act 1986;***foreign currency** means a currency except the currency of Australia.
- (2) *When investing money under section 6.14(1), a local government may not do any of the following —*
 - (a) *deposit with an institution except an authorised institution;*
 - (b) *deposit for a fixed term of more than 3 years;*

- (c) *invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;*
- (d) *invest in bonds with a term to maturity of more than 3 years;*
- (e) *invest in a foreign currency.*

To further guide the prudent and responsible investment of the City's funds, Council has adopted the City's Investment Policy No. 1.2.4, which delegates the authority to invest surplus funds to the Chief Executive Officer or his delegate.

Administration has established guidelines for the management of the City's investments, including the following ratings table:

| Short Term Rating (Standard & Poor's) or Equivalent | Direct Investments Maximum % with any one institution | | Managed Funds Maximum % with any one institution | | Maximum % of Total Portfolio | |
|---|---|--------|--|--------|---------------------------------|--------|
| | Policy | Actual | Policy | Actual | Policy | Actual |
| A1+ | 30% | 21.3% | 30% | Nil | 90% | 61.4% |
| A1 | 25% | 1.1% | 30% | Nil | 80% | 1.1% |
| A2 | 20% | 14.9% | n/a | Nil | 60% | 37.5% |

*As per subtotals on **Attachment 1**

RISK MANAGEMENT IMPLICATIONS:

Moderate: Funds are invested with various financial institutions with high long term and short term ratings (Standard & Poor's or equivalent), after obtaining three quotations for each investment. Investment funds are spread across various institutions and invested as term deposits of between one and twelve months, to spread risk.

STRATEGIC IMPLICATIONS:

In keeping with the City's Strategic Plan 2013-2023:

"4.1 Provide good strategic decision-making, governance, leadership and professional management:

4.1.2 Manage the organisation in a responsible, efficient and accountable manner;

- (a) Continue to adopt best practice to ensure the financial resources and assets of the City are responsibly managed and the quality of services, performance procedures and processes is improved and enhanced."*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications of this report are as noted in the details and comments section of the report. Overall Administration concludes that appropriate and responsible measures are in place to protect the City's financial assets and to ensure the accountability of management.

COMMENTS:

Funds for investment have increased from the previous period due to excess funds available from receipt of rates revenue after creditors and other payments.

The City has obtained a weighted average interest rate of 2.46% for current investments including the operating account; and 2.68% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for August 2018 is 1.96%.

As at 31 August 2018, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income is lower than the year to date budget estimate by \$64,506 (39.91%). This negative variance is expected to be temporary and based on timing of interest realised.

The City's Investment Policy states that preference "*is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions*". The City uses Marketforce.com to assist in assessing whether a bank promotes non-investment in fossil fuel related entities. 27.32% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforce.com as at 31 August 2018.

Administration notes that Sustainable Platform has been engaged to undertake an accreditation assessment of the City's sustainability practices and policies and will be providing a high level review of the City's investments in non-fossil fuel and other relevant industries. This work is expected to trigger a review of the City's investment policies in the last quarter of this calendar year.

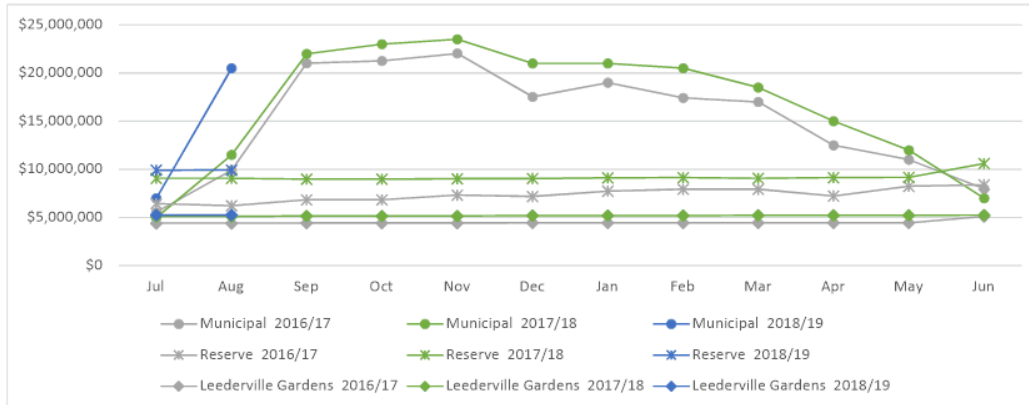
This investment report (**Attachment 1**) consists of:

- Investment performance and policy compliance charts;
- Investment portfolio;
- Investment interest earnings; and
- Current investment holdings.

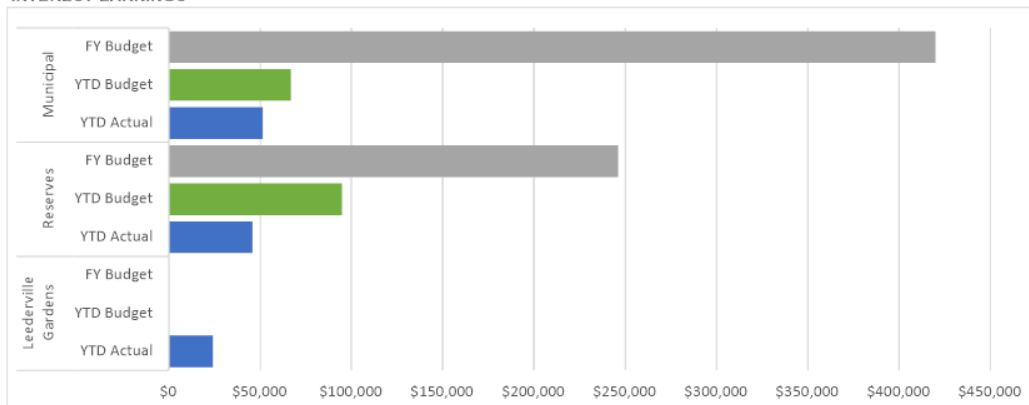
**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 AUGUST 2018**



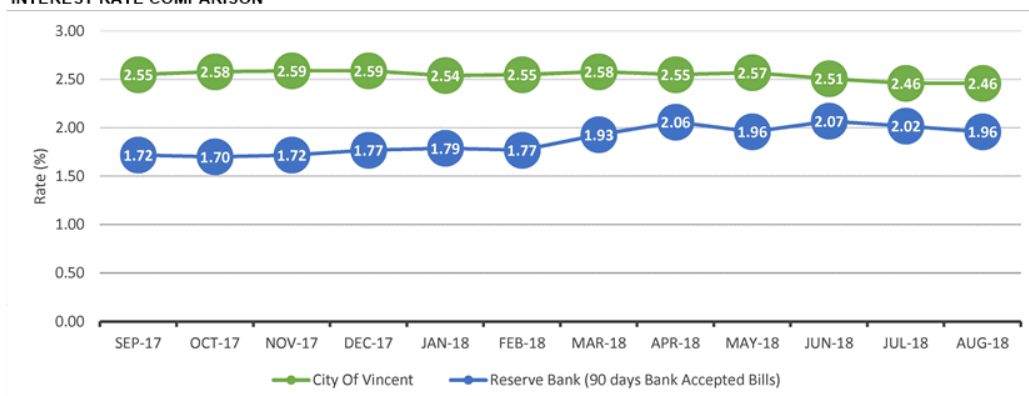
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS



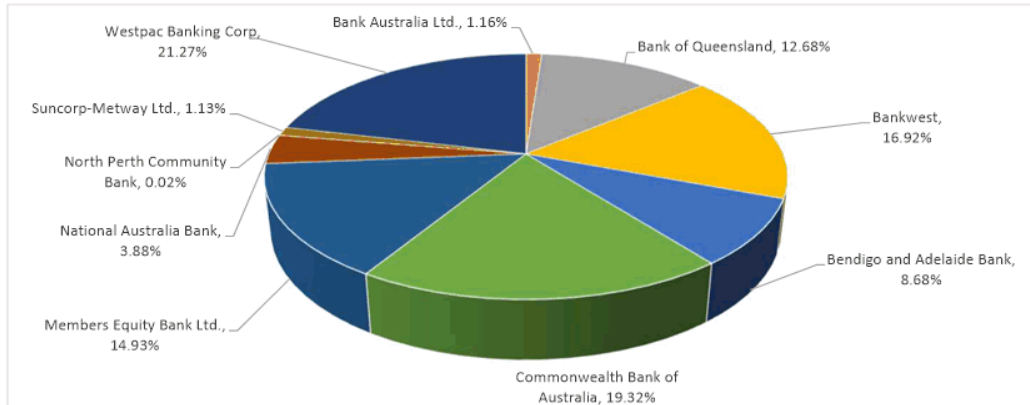
INTEREST RATE COMPARISON



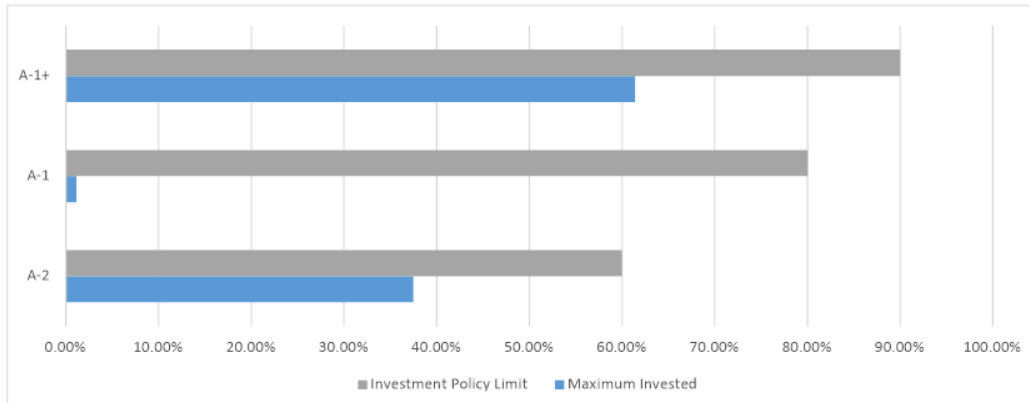
**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 AUGUST 2018**



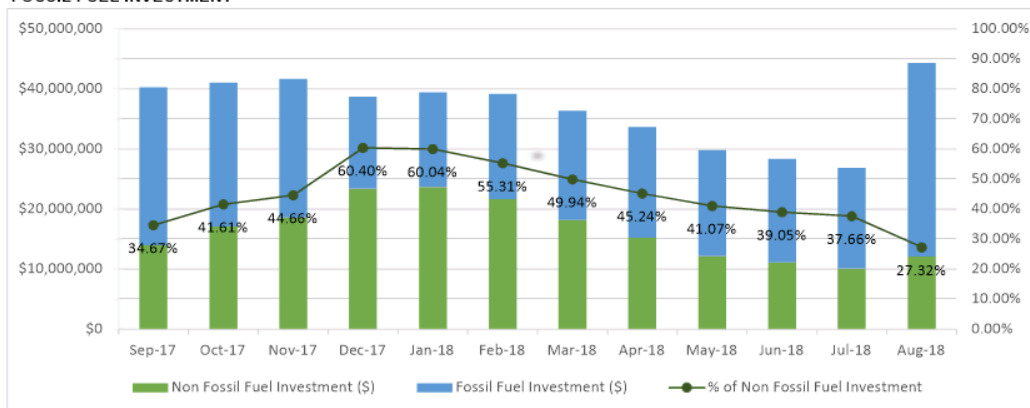
TOTAL PORTFOLIO EXPOSURE



TOTAL CREDIT EXPOSURE



FOSSIL FUEL INVESTMENT



* Selection of non fossil fuel investments is based on information provided by www.marketforces.org.au.

**CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 31 AUGUST 2018**



| | Municipal | Reserve | Trust | Leederville Gardens Inc Surplus Trust | Total | Total |
|---|-------------------|-------------------|------------------|---|-------------------|---------------|
| | \$ | \$ | \$ | \$ | \$ | % |
| BY INVESTMENT HOLDINGS | | | | | | |
| Operating Accounts | 5,967,619 | 639,162 | 221,652 | 0 | 6,828,433 | 15.4% |
| Term Deposits | 20,500,000 | 9,921,878 | 1,800,000 | 5,266,397 | 37,488,275 | 84.6% |
| Equity Shares | 11,000 | 0 | 0 | 0 | 11,000 | 0.0% |
| | 26,478,619 | 10,561,040 | 2,021,652 | 5,266,397 | 44,327,708 | 100.0% |
| BY INSTITUTION | | | | | | |
| Bank Australia Ltd. | 0 | 516,398 | 0 | 0 | 516,398 | 1.2% |
| Bank of Queensland | 5,000,000 | 619,503 | 0 | 0 | 5,619,503 | 12.7% |
| Bankwest | 7,500,000 | 0 | 0 | 0 | 7,500,000 | 16.9% |
| Bendigo and Adelaide Bank | 0 | 3,848,877 | 0 | 0 | 3,848,877 | 8.7% |
| Commonwealth Bank of Australia | 6,467,619 | 1,099,118 | 221,652 | 777,485 | 8,565,874 | 19.3% |
| Members Equity Bank Ltd. | 2,000,000 | 2,093,442 | 500,000 | 2,023,063 | 6,616,505 | 14.9% |
| National Australia Bank | 0 | 0 | 300,000 | 1,420,303 | 1,720,303 | 3.9% |
| North Perth Community Bank | 11,000 | 0 | 0 | 0 | 11,000 | 0.0% |
| Suncorp-Metway Ltd. | 0 | 500,000 | 0 | 0 | 500,000 | 1.1% |
| Westpac Banking Corp | 5,500,000 | 1,883,702 | 1,000,000 | 1,045,546 | 9,429,248 | 21.3% |
| | 26,478,619 | 10,561,040 | 2,021,652 | 5,266,397 | 44,327,708 | 100.0% |
| BY CREDIT RATINGS (SHORT-TERM ISSUE) | | | | | | |
| A-1+ | 19,467,619 | 2,982,820 | 1,521,652 | 3,243,335 | 27,215,426 | 61.4% |
| A-1 | 0 | 500,000 | 0 | 0 | 500,000 | 1.1% |
| A-2 | 7,011,000 | 7,078,220 | 500,000 | 2,023,062 | 16,612,282 | 37.5% |
| | 26,478,619 | 10,561,040 | 2,021,652 | 5,266,397 | 44,327,708 | 100.0% |
| BY TERMS | | | | | | |
| 0-30 days | 5,967,619 | 639,162 | 221,652 | 0 | 6,828,433 | 15.4% |
| 31-90 days | 5,500,000 | 0 | 0 | 0 | 5,500,000 | 12.4% |
| 91-180 days | 12,000,000 | 0 | 0 | 0 | 12,000,000 | 27.1% |
| 181-270 days | 3,000,000 | 0 | 500,000 | 0 | 3,500,000 | 7.9% |
| 270-365 days | 0 | 9,921,878 | 1,300,000 | 5,266,397 | 16,488,275 | 37.2% |
| > 1 year | 11,000 | 0 | 0 | 0 | 11,000 | 0.0% |
| | 26,478,619 | 10,561,040 | 2,021,652 | 5,266,397 | 44,327,708 | 100.0% |
| BY MATURITY | | | | | | |
| 0-30 days | 10,467,619 | 1,155,560 | 721,652 | 1,045,546 | 13,390,377 | 30.2% |
| 31-90 days | 3,000,000 | 1,328,317 | 0 | 0 | 4,328,317 | 9.8% |
| 91-180 days | 10,000,000 | 2,646,462 | 500,000 | 2,023,063 | 15,169,525 | 34.2% |
| 181-270 days | 3,000,000 | 2,290,638 | 500,000 | 777,485 | 6,568,123 | 14.8% |
| 270-365 days | 0 | 3,140,063 | 300,000 | 1,420,303 | 4,860,366 | 11.0% |
| > 1 year | 11,000 | 0 | 0 | 0 | 11,000 | 0.0% |
| | 26,478,619 | 10,561,040 | 2,021,652 | 5,266,397 | 44,327,708 | 100.0% |
| BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au) | | | | | | |
| Fossil Fuel Lending | 24,467,619 | 2,982,820 | 1,521,652 | 3,243,335 | 32,215,426 | 72.7% |
| Non Fossil Fuel Lending | 2,011,000 | 7,578,220 | 500,000 | 2,023,062 | 12,112,282 | 27.3% |
| | 26,478,619 | 10,561,040 | 2,021,652 | 5,266,397 | 44,327,708 | 100.0% |

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 AUGUST 2018**



| | YTD 31/08/2018 \$ | YTD 31/08/2017 \$ | FY 2018/19 \$ | FY 2017/18 \$ |
|--|-------------------------|-------------------------|---------------------|---------------------|
| MUNICIPAL FUNDS | | | | |
| Budget | 66,814 | 45,270 | 420,000 | 423,000 |
| Interest Earnings | 51,344 | 40,214 | 51,344 | 506,274 |
| % Income to Budget | 76.85% | 88.83% | 12.22% | 119.69% |
| RESERVE FUNDS | | | | |
| Budget | 94,804 | 39,650 | 246,060 | 220,000 |
| Interest Earnings | 45,768 | 40,039 | 45,768 | 240,110 |
| % Income to Budget | 48.28% | 100.98% | 18.60% | 109.14% |
| LEEDERVILLE GARDENS INC SURPLUS TRUST | | | | |
| Budget | 0 | 0 | 0 | 0 |
| Interest Earnings | 24,157 | 24,637 | 24,157 | 139,939 |
| TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST) | | | | |
| Budget | 161,618 | 84,920 | 666,060 | 643,000 |
| Interest Earnings | 97,112 | 80,253 | 97,112 | 746,384 |
| % Income to Budget | 60.09% | 94.50% | 14.58% | 116.08% |
| Variance | | | | |
| | (64,506) | (4,667) | (568,948) | 103,384 |
| % Variance to Budget | -39.91% | -5.50% | -85.42% | 16.08% |

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 AUGUST 2018**



| Funds | Institution | Investment Date | Maturity Date | Term | Interest Rate | Principal \$ |
|---|--------------------------------|-----------------|---------------|------|---------------|-------------------|
| <u>OPERATING ACCOUNTS</u> | | | | | | |
| Municipal | Commonwealth Bank of Australia | | | | | 5,967,619 |
| Reserve | Commonwealth Bank of Australia | | | | | 639,162 |
| Trust | Commonwealth Bank of Australia | | | | | 221,652 |
| Total Operating Funds | | | | | | 6,828,433 |
| <u>EQUITY SHARES</u> | | | | | | |
| Municipal | North Perth Community Bank | 23/11/2001 | | | | 11,000 |
| Total Shares | | | | | | 11,000 |
| <u>TERM DEPOSITS</u> | | | | | | |
| Trust | Members Equity Bank Ltd. | 14/12/2017 | 03/09/2018 | 263 | 2.62% | 500,000 |
| Leederville Gardens Inc | Westpac Banking Corp | 06/09/2017 | 06/09/2018 | 365 | 2.77% | 1,045,546 |
| Reserve | Bank Australia Ltd. | 14/09/2017 | 10/09/2018 | 361 | 2.80% | 516,398 |
| Municipal | Bankwest | 26/07/2018 | 17/09/2018 | 53 | 2.46% | 3,000,000 |
| Municipal | Bankwest | 26/07/2018 | 25/09/2018 | 61 | 2.55% | 1,000,000 |
| Municipal | Members Equity Bank Ltd. | 07/08/2018 | 01/10/2018 | 55 | 2.45% | 500,000 |
| Reserve | Bank of Queensland | 10/10/2017 | 09/10/2018 | 364 | 2.60% | 619,503 |
| Municipal | Bankwest | 16/08/2018 | 15/10/2018 | 60 | 2.55% | 500,000 |
| Municipal | Bankwest | 16/08/2018 | 29/10/2018 | 74 | 2.55% | 500,000 |
| Reserve | Bendigo and Adelaide Bank | 09/11/2017 | 06/11/2018 | 362 | 2.65% | 708,814 |
| Municipal | Westpac Banking Corp | 07/08/2018 | 12/11/2018 | 97 | 2.69% | 500,000 |
| Municipal | Westpac Banking Corp | 07/08/2018 | 19/11/2018 | 104 | 2.69% | 1,000,000 |
| Municipal | Westpac Banking Corp | 07/08/2018 | 26/11/2018 | 111 | 2.69% | 500,000 |
| Leederville Gardens Inc | Members Equity Bank Ltd. | 14/12/2017 | 03/12/2018 | 354 | 2.61% | 2,023,063 |
| Municipal | Westpac Banking Corp | 07/08/2018 | 03/12/2018 | 118 | 2.69% | 1,000,000 |
| Reserve | Members Equity Bank Ltd. | 14/12/2017 | 10/12/2018 | 361 | 2.61% | 762,760 |
| Municipal | Commonwealth Bank of Australia | 17/08/2018 | 10/12/2018 | 115 | 2.66% | 500,000 |
| Trust | Westpac Banking Corp | 12/03/2018 | 12/12/2018 | 275 | 2.64% | 500,000 |
| Municipal | Bankwest | 16/08/2018 | 17/12/2018 | 123 | 2.70% | 2,500,000 |
| Municipal | Westpac Banking Corp | 21/08/2018 | 17/12/2018 | 118 | 2.71% | 2,500,000 |
| Reserve | Westpac Banking Corp | 14/02/2018 | 14/01/2019 | 334 | 2.60% | 941,851 |
| Municipal | Members Equity Bank Ltd. | 24/08/2018 | 14/01/2019 | 143 | 2.70% | 1,000,000 |
| Municipal | Members Equity Bank Ltd. | 24/08/2018 | 21/01/2019 | 150 | 2.70% | 500,000 |
| Municipal | Bank of Queensland | 31/08/2018 | 29/01/2019 | 151 | 2.70% | 1,000,000 |
| Reserve | Westpac Banking Corp | 14/02/2018 | 11/02/2019 | 362 | 2.60% | 941,851 |
| Municipal | Bank of Queensland | 31/08/2018 | 11/02/2019 | 164 | 2.75% | 1,000,000 |
| Trust | Westpac Banking Corp | 22/03/2018 | 04/03/2019 | 347 | 2.69% | 500,000 |
| Leederville Gardens Inc | Commonwealth Bank of Australia | 12/03/2018 | 11/03/2019 | 364 | 2.66% | 777,485 |
| Reserve | Commonwealth Bank of Australia | 12/03/2018 | 11/03/2019 | 364 | 2.66% | 459,956 |
| Reserve | Suncorp-Metway Ltd. | 14/06/2018 | 12/03/2019 | 271 | 2.80% | 500,000 |
| Municipal | Bank of Queensland | 31/08/2018 | 18/03/2019 | 199 | 2.75% | 3,000,000 |
| Reserve | Members Equity Bank Ltd. | 12/04/2018 | 08/04/2019 | 361 | 2.75% | 579,938 |
| Reserve | Members Equity Bank Ltd. | 08/05/2018 | 06/05/2019 | 363 | 2.80% | 750,744 |
| Trust | National Australia Bank | 14/06/2018 | 11/06/2019 | 362 | 2.80% | 300,000 |
| Leederville Gardens Inc | National Australia Bank | 14/06/2018 | 11/06/2019 | 362 | 2.80% | 1,420,303 |
| Reserve | Bendigo and Adelaide Bank | 29/06/2018 | 11/06/2019 | 347 | 2.85% | 2,415,020 |
| Reserve | Bendigo and Adelaide Bank | 17/08/2018 | 29/07/2019 | 346 | 2.75% | 725,042 |
| Total Term Deposits | | | | | | 37,488,275 |
| Total Investment Including At Call | | | | | | 44,327,708 |