

*Heritage of Western Australia Act 1990*  
Section 29

**HERITAGE AGREEMENT**

**between**

**CITY OF BUSSELTON**

**and**



**in respect of**

**THE 'ISLAND' FARMHOUSE**

**(HCWA Database No. 2953)**

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## HERITAGE AGREEMENT

### The 'Island' Farmhouse (Lot 6) 174 Forrest Beach Road, Wonnerup

THIS AGREEMENT is made between the following parties:

1. THE CITY OF BUSSELTON, of 2 Southern Drive, Busselton, Western Australia, 6280 (the "City"); and
2. [REDACTED]  
Western Australia, [REDACTED] (the "Owner").

#### RECITALS:

- A. The City's functions include the control and management of planning and development within Busselton. The City seeks to preserve and protect the unique character of Busselton while balancing the need for growth and development. The City's objects are to identify, conserve and, where appropriate, enhance those places which are of significance to the local cultural heritage; facilitate development that is in harmony with the cultural heritage; and to promote public awareness and knowledge of the City's cultural heritage.
- B. The Owner is the Registered Proprietor of the Land.
- C. The Place has been identified as being of local cultural heritage significance, and was included in the City's Municipal Inventory on 20 June 1996 and included in the City Planning Scheme Heritage List (the "Heritage List") on 13 August 2014.
- D. As a condition of subdivision approval the Owner is required to enter into an agreement with the City binding on the current and successive owners of the Place to ensure its ongoing conservation and maintenance.
- E. The City and the Owner wish to enter this Agreement to provide for the conservation of the Place so as to retain its cultural heritage significance for present and future generations.

#### AGREEMENT:

The Parties agree with each other as follows:

### PART 1 DEFINITIONS & CONSTRUCTION

#### 1.1 Definitions

In this Agreement, unless the contrary intention appears:

"Act" means the *Heritage of Western Australia Act (WA) 1990*;

"Agreement" means this Agreement as it may from time to time be varied as permitted by its terms;

"Completion Date" means:

- (a) in the case of "Urgent Works" as described in Item 5 of the Schedule, the first anniversary of the Effective Date;

- (b) in the case of “**Short-term Works**” as described in Item 5 of the Schedule, the second anniversary of the Effective Date;
- (c) in the case of “**Medium-term Works**” as described in Item 5 of the Schedule, the fifth anniversary of the Effective Date; and
- (d) in the case of “**Long-term Works**” as described in Item 5 of the Schedule, the tenth anniversary of the Effective Date.

“**Conservation Plan**” means the Conservation Plan in respect of the Place described in Item 4 of the Schedule, as may from time to time be varied with the prior written approval of the Council;

“**Conservation Works**” means the works specified in Item 5 of the Schedule;

“**Damage**” means losses, costs, damages, liabilities, expenses, actions, suits or claims of any kind;

“**Development**” means the development or use of the Place, including:

- (a) any demolition, erection, construction, alteration of or addition to any building or structure on the Land;
- (b) the carrying out on the Land of any excavation or other works;
- (c) any act or thing that is likely to change the character of the Place or the external appearance of any building;
- (d) any act or thing that would constitute an irreversible alteration of the Significant Fabric; and
- (e) a material change in the Use of the Place;

“**Effective Date**” means the date on which this Agreement is certified by the Minister pursuant to Section 32(1) of the Act;

“**Event of Default**” is defined in clause 5.1;

“**Land**” means the land described in Item 3 of the Schedule;

“**Maintenance**” means the continuous protective care of the Significant Fabric as specified in Item 6 of the Schedule;

“**Minister**” means the Minister responsible for the administration of the Act;

“**Owner**” means:

- (a) subject to clause 2.2(d), [REDACTED] for so long as [REDACTED] is the registered proprietor of the Land; and
- (b) the Owner or Owners of the Land from time to time, as the expression “owner” is defined in the Act;

“**Place**” means the place described in Item 1 of the Schedule;

“**Register**” means the Register of Heritage Places as defined in the Act;

“**Significant Fabric**” means all the physical material of the Place specified in Item 2 of the Schedule; and

“**Use**” means the functions of the Place as well as the activities and practices that may occur at the Place.

## 1.2 Construction

In this Agreement, unless the contrary intention appears:

- (a) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute

includes all regulations, proclamations, ordinances and by-laws issued under that statute;

- (b) a covenant or agreement by more than one person binds, and is enforceable against, those persons jointly and each of them severally;
- (c) no rule of construction applies to the disadvantage of a party on the basis that the party was responsible for drafting this Agreement or any part of it;
- (d) a reference to this Agreement or any other document or instrument includes the Agreement, document or instrument (as the case may be) as varied or replaced, notwithstanding any change in the identity of the parties;
- (e) a reference to the Owner doing or refraining from doing anything includes a reference to the Owner causing a person to do, or causing a person to refrain from doing, that thing (as the case may be);
- (f) a reference to any thing is a reference to the whole and each part of it; and
- (g) words and phrases having defined meanings in the Act, unless otherwise defined in this Agreement, have the meanings so defined in the Act.

## **PART 2**

### **COMMENCEMENT, DURATION AND SCOPE OF THIS AGREEMENT**

#### **2.1 Commencement and Duration of this Agreement**

- (a) This Agreement is made pursuant to Section 29 of the Act and is conditional upon the Minister
  - (i) being satisfied that this Agreement is necessary for the purposes of, and complies with, the Act; and
  - (ii) certifying that fact upon each executed copy of this Agreement.
- (b) This Agreement commences on the Effective Date and shall be of permanent effect unless terminated with the written consent of the City.

#### **2.2 Scope of this Agreement**

- (a) This Agreement:
  - (i) applies to the Land and the Place;
  - (ii) binds the Land and the Place; and
  - (iii) binds the Owner.
- (b) All of the obligations of the Owner under this Agreement dealing with development or use of the Land or any part of the Land or the conservation or care of any building, natural feature or other object on the Land are covenants made pursuant to section 29(10) of the Act and are intended to run with the Land.
- (c) The rights and obligations of the Owner under this Agreement are not assignable by the Owner without the prior written consent of the City, which consent shall not be unreasonably withheld.
- (d) Subject to clause 2.2(e), on the person who is at the time the Owner ("**Outgoing Owner**") transferring the whole of that person's interest in the Place to another person, the Outgoing Owner is released from all personal liability under this Agreement. For the avoidance of doubt, this clause 2.2(d) operates only to release the Outgoing Owner personally and does not release, vary or otherwise affect the obligations of the Owner under, or in connection with, this Agreement.

- (e) The provisions of clause 2.2(d) shall not apply in respect of any liability or claim which arose prior to the date of registration of the transfer of the whole of the interest of the Outgoing Owner to another person.

### **PART 3 DEVELOPMENT AND CONSERVATION**

#### **3.1 Conservation Plan**

The parties acknowledge that the Conservation Plan is the primary guiding document for the conservation and future use of the Place and should be read in conjunction with this Agreement as an essential reference document. For the avoidance of doubt, all express obligations on the Owner in this Agreement which are derived from the Conservation Plan are described in the Annexures.

#### **3.2 Conservation Works**

The Owner must undertake the conservation of the Place in accordance with the Conservation Policy and is required to carry out the Conservation Works, by the Completion Date. All such works must be referred to the Council for advice prior to the works actually being undertaken.

#### **3.3 Development**

Unless approved in advance in writing by the City, the Owner shall not:

- (a) carry out any Development;
- (b) without prejudice to the generality of clause 3.3(a), do or permit to be done anything on or in relation to the Place which adversely affects the cultural heritage significance or characteristics of the Place;
- (c) sub-divide or make application to sub-divide the Land; or
- (d) remove or demolish or make application to remove or demolish any Significant Fabric.

#### **3.4 Maintenance**

The Owner shall ensure that:

- (a) the Significant Fabric, as restored and adapted with the approval of the City, is kept in a proper, safe and sound standard of repair and condition in all respects; and
- (b) reasonable measures are taken to secure the Place against trespass, vandalism, vermin and pests during any period in which the place is to be unoccupied for at least 90 consecutive days.

#### **3.5 Conservation Consultant**

The Owner must appoint a consultant approved in advance in writing by the City to supervise the Conservation Works and any Development of the Place or other action which requires the approval of the City under clause 3.3.

#### **3.6 Reporting**

- (a) All reports required in this clause shall be prepared on behalf of the Owner by the consultant appointed pursuant to clause 3.5, or such other person with the necessary skills approved in writing in advance by the City.
- (b) The Owner must ensure that a proper, detailed and comprehensive written report describing the completed Conservation Works is provided within 30 days after the Completion Date of each category of Conservation Works

(i.e., "Urgent Works", "Short-term Works", "Medium-term Works" and "Long-term Works", respectively).

- (c) The Owner must ensure that a proper, detailed and comprehensive written report is provided to the City within 60 days after receipt of a written request from the City for a report describing
  - (i) all Conservation Works, Maintenance, or Development activities which the Owner has undertaken pursuant to this agreement since the later of the Effective Date or the date of any previous report;
  - (ii) the condition of the Significant Fabric at the time of the report; and
  - (iii) any other matters regarding the conservation of the Place as specified in the written request;provided that no more than one such report shall be required within any 12-month period.
- (d) In the event that the City requires further information, detail, explanation or other clarification beyond that provided in a submitted report, the City shall notify the Owner in writing of the particular information required and the time in which the Owner is to provide that information, which shall not be less than 30 days from the date of receipt of the written notice from the City.
- (e) The Owner's failure to provide any report or additional information required under this Clause 3.6 shall constitute an Event of Default.

### **3.7 Insurance**

- (a) The Owner shall maintain an insurance policy with a reputable insurance company approved in advance in writing by the City, sufficient to enable full and proper replacement, reinstatement or restoration of the Significant Fabric in the case of damage or destruction and provide a copy of such a policy and a Certificate of Currency to the City. In the event of damage or destruction the Owner shall, using monies recovered from its insurance policy and its own monies, fully and properly replace, reinstate or restore the destroyed or damaged Significant Fabric. In the event the Place is completely destroyed and the destruction is not subject to arson but rather "an act of god", the Owner shall be liable to prepare a Report by a qualified and registered heritage practitioner to identify the extent of any requirements to rebuild in order to inform the City.
- (b) In the event of a dispute between the parties as to whether replacement, reinstatement or restoration of the Significant Fabric is practical and feasible, following an occurrence of damage to or destruction of the Place, prior to seeking any legal remedies the parties shall attempt to resolve the dispute through good faith negotiation and, if necessary, informal mediation facilitated by a neutral mediator acceptable to all parties to the dispute. The parties shall each bear their own costs associated with any such negotiation or informal mediation.

### **3.8 Compliance with Statutes**

The provisions of this Agreement are in addition to the Act and any other written laws and nothing in this Agreement removes, limits or modifies the obligations on the Owner to comply with all relevant statutory and other requirements in connection with the Development of the Land and/or Conservation or Maintenance of the Place, and the Owner is responsible for ascertaining the need for and obtaining all approvals, consents, licences and permits required for Development of the Land and/or Conservation or Maintenance of the Place,

including planning approvals and building permits, from all relevant bodies and authorities including the local authority.

#### **PART 4 CITY'S RIGHTS OF ENTRY AND POWERS OF INSPECTION**

##### **4.1 City's rights of entry and powers of inspection**

- (a) Subject to clause 4.1(b) the City shall, through its nominated representative or nominated officer from time to time, have the power to enter the Place at reasonable times, and on reasonable prior notice, for any purpose related to the provisions of this Agreement, including without limitation to inspect the Place with a view to ensuring compliance with the provisions of this Agreement.
- (b) Subject to clause 4.1(c), the City shall comply with any reasonable requirement imposed by the Owner for the purpose of exercising the rights of the City under clause 4.1(a).
- (c) The Owner must do all things necessary to enable the City to exercise its rights of inspection as set out in clause 4.1(a), including without limitation, ensuring that reasonable access is provided to all parts of the Place and ensuring access to and use of any facility at the Place which is necessary to facilitate inspection.

#### **PART 5 DEFAULT**

##### **5.1 Events of default**

An Event of Default occurs if:

- (a) the Owner is in breach of, or does not comply with, any of its obligations under this Agreement and the breach or non-compliance continues for 30 business days, or such longer period as is reasonable for rectification having regard to the nature of the breach or non-compliance, after receipt of written notice from the City to effect compliance; or
- (b) the Owner repudiates or commits a fundamental breach of this Agreement.

##### **5.2 Rights and remedies of City**

In the event any Event of Default occurs, the City shall be entitled to exercise any one or more of the following powers:

- (a) through its agents, contractors or employees enter the Place and take such actions as are in the City's opinion necessary to rectify the Event of Default (including attending to any construction or other works) together with or separately from;
- (b) any rights and remedies which may be available to the City at law or in equity, including applying to the court for an order for specific performance, together with or separately from;
- (c) the rights, powers and remedies available to the City under the Act, and nothing in this Agreement limits or prejudices or shall hinder the exercise by the City or the Minister or any other person of any of the rights, powers or remedies available to the City, the Minister or that person under the Act if an Event of Default occurs, or any other event occurs which is a breach of any provision of the Act.



### 5.3 Land and Place at risk of Owner

- (a) The Land and the Place shall remain at the risk of the Owner in all respects, notwithstanding any provisions in this Agreement dealing with the Development, Conservation or Maintenance of the Land or the Place. Without limitation, all Development, Conservation or Maintenance of the Land or the Place shall be conducted entirely at the risk of the Owner and the Owner shall, subject to clause 5.3(b), indemnify and keep indemnified and save harmless the City, the Minister, the State of Western Australia and any of their respective servants or agents (each an '**Indemnified Party**') against all Damage incurred or suffered by any of them arising from or in connection with the Development, Conservation, Maintenance or occupation of the Land or the Place by the Owner or any person acting through, on behalf of, or under the direction of the Owner.
- (b) The indemnity provided by the Owner in clause 5.3(a) shall be reduced proportionately to the extent that it can be shown any Damage has been caused by a negligent or deliberately malicious act or omission by an Indemnified Party.

### 5.4 Interest on overdue money

If the Owner becomes liable to pay any amount of money to the City pursuant to this Agreement or arising from any matter the subject of this Agreement, the Owner shall pay to the City interest on that amount from and including the due date for payment of the amount to but excluding the actual date of payment of that amount. The interest is to be paid on demand by the City, is to be calculated on daily balances, and is to be at the rate then payable on judgment debts pursuant to the provisions of the *Supreme Court Act (WA) 1935*.

## PART 6 NOTICES

### 6.1 Form of notices

Any notice, report or other communication which must be given, served or made under or in connection with this Agreement:

- (a) must be in writing in order to be valid;
- (b) is sufficient if executed by the Party giving, serving or making the notice, or if executed on such Party's behalf by any officer, director, attorney or solicitor having the authority to so act for such Party;
- (c) is sufficient, in the case of the Owner's obligations under clause 3.6, if executed by the relevant consultant appointed pursuant to clause 3.5;
- (d) shall be deemed to have been duly served, given or made in relation to a person if it is delivered or posted by prepaid post to the address, or sent by facsimile or sent by email to the address of that person identified in clause 6.2 or at such other address or number as is notified in writing by that person to the other Parties from time to time; and
- (e) shall be deemed to be served, given or made:
  - (i) if delivered by hand, on delivery;
  - (ii) if sent by prepaid post, on the second day after the date of posting;
  - (iii) if sent by facsimile, on receipt of a transmission report confirming successful transmission; and
  - (iv) if sent by email, on receipt of confirmation of successful delivery.

## 6.2 Address for notices

The details of each Party for the purposes of giving notice are as follows:

(a) the **City**:

City of Busselton  
2 Southern Drive  
Busselton WA 6280

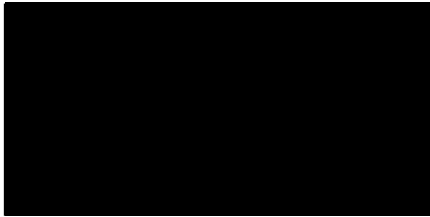
Phone: (08) 9781 0444

Fax: (08) 9752 4958

Email: City@busselton.wa.gov.au

ATTENTION: Carly Rundle, Planning Officer

(b) the **Owner**:



## PART 7 GENERAL

### 7.1 Variation to be in writing

No variation of this Agreement shall be effective unless in writing and executed by the City and the Owner and certified by the Minister.

### 7.2 Governing Law

This Agreement is governed by the Laws of the State of Western Australia and the parties submit to the jurisdiction of that State.

### 7.3 Further assurances

Each party shall do all things and execute all further documents as are necessary to give full effect to this Agreement.

### 7.4 Extension of time by City

The City may, at its discretion and by written notice to the Owner, extend any time period for performance by the Owner of any of obligations of the Owner under this Agreement.

### 7.5 Costs

- (a) The Owner shall pay or reimburse the City on demand for all costs and expenses incurred by the City in relation to:
- (i) the exercise or enforcement by the City of any right, power or remedy under this Agreement, at law, in equity or otherwise; and
  - (ii) any act or omission by the Owner causing Damage to the City, including (without limitation) the City's legal costs and expenses.
- (b) Each party shall pay all its own legal costs and expenses in relation to the preparation, execution and stamping of this Agreement.

**7.6 No Waiver**



Any failure to enforce this Agreement or any forbearance, delay or indulgence granted by one party to the other party will not be construed as a waiver of any rights, privileges or immunities created under this Agreement.

## THE SCHEDULE

- Item 1: Place**
- The 'Island' Farmhouse* (HCWA Database No. 2953), located at (Lot 6) 174 Forrest Beach Road, Wonnerup, Western Australia, and consists of:
- (a) the Land;
  - (b) all buildings, structures and works on the Land from time to time; and
  - (c) any thing in connection with the Land, entered or deemed to be entered in the Register.
- Item 2: Significant Fabric**
- The Significant Fabric is in Section 3 of the Conservation Plan, "Graded Zones and Elements of Significance", at pages 26-27, including Figure 6.
- Item 3: Land**
- Lot 102 on Deposited Plan 406401 being the whole of the land contained in Certificate of Title Volume \_\_\_\_ Folio \_\_\_\_.
- Item 4: Conservation Plan**
- Conservation Management Strategy for The Island Farmhouse* prepared by Judith Murray Cultural Heritage + History (September 2014).
- Item 5: Conservation Works**
- The schedule of works described in Annexure A.
- Item 6: Maintenance**
- The schedule of maintenance activities described in Annexure B.

**EXECUTED AS A DEED**

THE COMMON SEAL of the CITY OF BUSSELTON is affixed by authority of its Council in the presence of:

    
Signature of authorised person      Signature of authorised person

Mayor  
Office held

UNDER DELEGATION LAC603  
Office held

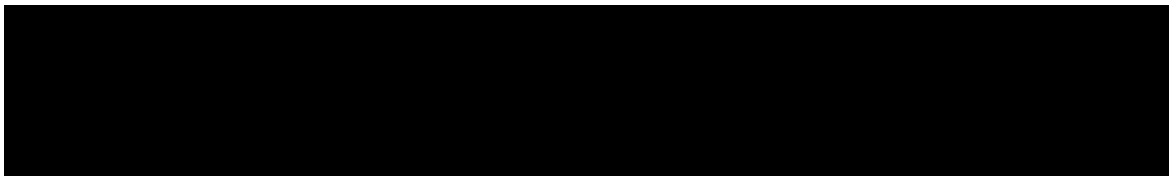
Grant Henley  
Name of authorised person

MATTHEW JOHN SMITH  
Name of authorised person

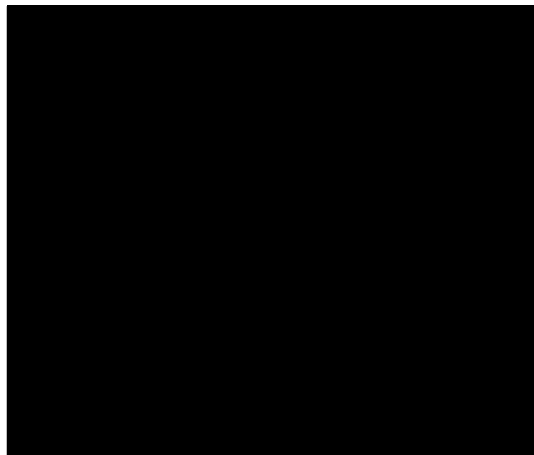
12/12/16  
Date signed

13/4/2016  
Date signed

For the OWNER:



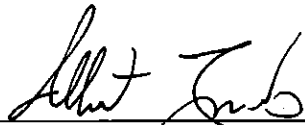
22 - 09 - 15  
Date signed



**CERTIFICATE UNDER SECTION 32  
OF THE HERITAGE OF WESTERN AUSTRALIA ACT (WA) 1990**

I, the Hon. Albert Jacob, MLA, Minister for Environment; Heritage, hereby certify that this Agreement is necessary for the purposes of, and complies with, the *Heritage of Western Australia Act (WA) 1990*.

Dated the 12<sup>th</sup> day of May 2016.



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Albert Jacob, MLA  
Minister for Environment; Heritage

## **Annexure A**

### **Conservation Works**

#### **Urgent Works (to be completed within 12 months of the Effective Date):**

1. There is potential for continuing damp problems relating to the constructions of limestone rubble walls covered in cement render on external walls possibly during the 1960s; which replaced oiled weatherboard walls outside of the foyer (lobby) and added walls enclosing a small section of the verandah to create a study. Attempt to treat the damp problem in the area by installing a damp course/injecting damp retardant and insuring that the drainage is adequate to prevent water ingress. Alternatively, it may be necessary to reconstruct the walls, using weatherboards and taking into account issues relating to a damp course and ventilation for the rooms. Finish the weatherboards with highly penetrating external timber finish that preserves timber and reduces drying out. Line the inside of the walls with plasterboard, clean the ceilings and remove all traces of damp and peeling paint, and paint both the walls and ceilings white to match existing palette.
2. Replace any roofing materials; guttering and downpipes that have corroded, replacing any rusted roof sheeting using corrugated galvanized iron to match the existing (note evidence of damp on the ceiling in the passage). Finish the bargeboards and gutter boards with semi-gloss paint to match existing. Conduct a paint scrape to identify the original colour scheme. Should the opportunity exist to replace the guttering, install ogee profile gutter and round downpipes using corrugated iron to match the roof sheeting. Ensure that all stormwater is discharged or collected away from the base of the building.
3. Treat white ant infestation at the homestead, in particular in areas that have been identified in the Conservation Management Strategy. Remove stored goods away from the walls, built-in robes and fireplace surrounds in order to assess the extent of the damp issues and white ant infestation problems. Remove the damaged wardrobe away from the building.
4. Determine if the homestead contains asbestos fibres, and if so remove the remnant sheeting and replace with Masonite. Note: All asbestos removal must be undertaken by suitably licenced personnel in accordance with the Occupational Safety and Health Act and accompanying regulations and the requirements of Code of Practice for the Safe Removal of Asbestos, 2<sup>nd</sup> Edition [NOHSC:2002(2005)].

#### **Short-term Works (to be completed within two years of the Effective Date):**

1. Remove cement patching from limestone walls on the verandahs, replacing with lime plaster and repair any cracks in the stone walls. Remove cement from the base of the walls, replacing with lime render.
2. Cut a channel into the concrete at the base of the verandah wall approx.. 15cm wide to assist drainage and ventilation in the walls. This should be considered to be a temporary measure until the cement floor of the whole verandah can be removed and replaced with timber planks (see Long-term works).

#### **Medium-term Works (to be completed within five years of the Effective Date):**

1. Investigate the area beneath the floor in the new kitchen area (formerly the verandah) near the rear door of the passageway and explore the reasons for the movement in the floorboards. Reinforce the stumps, footings (or other supporting fabric) to provide a stable foundation for the floorboards.
2. Clean loose corrosion or any build-up of dust material from the external wall vents and apply rust inhibitor to any metal vents.

3. Closely inspect the condition of the external timberwork to the doors and windows and repair frames, hardware and glass, as required (retaining original fabric wherever possible). Finish with semi-gloss paint to match original colour palette.
4. Any opportunity to improve the ventilation of the place would greatly assist in allowing the walls to 'breathe' and the air flow would retard condensation that promotes damp issues.
5. Make suitable repairs to areas of the fittings damaged by white ant infestation including fireplace surrounds and doors/door jambs. Do not remove the damaged fittings instead engage suitable practitioners to make the necessary repairs in-situ., and return the fireplace surrounds, door/door jambs to original finish. Repaint internal doors, windows and architraves to match existing palette.
6. Remove hornets' nests from the verandah walls/ceiling.

**Long-term Works (to be completed within 10 years of the Effective Date):**

1. Return the 'modern' front door into the Living room to its former design genre (as exhibited throughout the building). Any opportunity that exists to remove the 'modern' external door into the passageway and the kitchen door to its original position should be taken. These actions would return the architectural design back to its original 1906 concept and greatly improve the aesthetics of the place.
2. Return verandah flooring to jarrah timber planks. This will assist the ongoing damp issues within the homestead and improve the aesthetic value of the place. At the same time, replace the verandah posts following the information outlined on the c1906 plan by the architect.

**Desirable Works (to be completed at owner's discretion):**

1. Record the history of *The Island* and including the (fmr) Fishleigh Farm for future reference.



## **Annexure B**

### **Maintenance**

The Programme below will form part of the maintenance regime for this place. The programme will be the responsibility of the Owner or the Owner's nominee. Should the property be sold the new proprietor shall nominate the person responsible for carrying out this maintenance schedule. The City should be notified of any change of the person responsible.

This schedule is concerned with the significant heritage fabric and the presentation of the place. It does not aim to cover all the statutory requirements concerning plant and machinery. The required inspection of these items should form part of a broader more comprehensive schedule prepared by the proprietor or building manager.

This schedule should be regarded as provisional and should be adapted by mutual agreement to suit circumstance and experience. This schedule should be regarded as a minimum standard. The schedule should be adhered to in any period where the place is wholly or partially unoccupied.

Should the place be subject to damage by fire, infestation, seismic or building activity or alteration of the foundation, an inspection of the building frame by a qualified structural engineer will be required and any recommendations implemented.

### **Periodic Maintenance Schedule**

As needed:

- Keep grass and other vegetation on the perimeter of structures trimmed short.
- Maintain ground levels around buildings to ensure that the foundation is visible by 300mm in the clear.
- Promptly remove graffiti.

Annually:

- Consider if an electrical inspection may be warranted to ensure that the wiring is in sound condition.
- Have a professional pest controller inspect for termites and borers (and undertake treatments as required).
- Check the condition of the chimneys for loose masonry and internally for blockages that may increase the risk of a fire hazard.

Five Yearly:

- Inspect metal roofing, fixings, wall flashings, box gutters and downpipes for corrosion and repair as necessary.
- Inspect and repair external glazing as necessary.