



Rescission decisions

by STEVE GRANT

FREMANTLE council could be "held to account by the judiciary" after backflipping and reinstating a large High Street fig tree to the city's Significant Tree Register on Tuesday, the owners of the property have warned.

Tony Cattalini, son of late Fremantle mayor and pharmacist John Cattalini, warned the council the family had "strong" legal advice that rescinding a motion of two weeks ago to remove the tree's protection ("Mighty fig tree drops off the list," Herald, February 17, 2024) was outside the council's powers.

'Unlawful act'

The fig tree was back before the council this week after City Ward councillor Adin Lang raised a motion to rescind the earlier decision, which was made while he was on a leave of absence.

Mr Cattalini said the council's planning scheme only gave the council the power to establish a register and "consider proposals", not nominate or list specific trees.

"The fact is it has no mechanism for including them on the register," he said.

A policy created to counter the problem states owners must give their consent, which the family maintains never occurred.

"In revoking a lawful mechanism to correct an unlawful act because of pressure from groups of individuals, the council is committing an offence of



• The fig outside the old Cattalini pharmacy is back on Fremantle's Significant Tree Register.

Legal warning over fig backflip

dictation," Mr Cattalini said. "This offence is serious and may see the collective council held to account by the judiciary."

His sister Danielle Cattalini queried why the council was revisiting the fig when it had a proper quorum for the first vote, and whether any decisions made when a councillor was absent might face being overturned.

"It took 10 months to get to council, with the family working closely with the council to get it on the

agenda," Ms Cattalini said. "In only two weeks they decide to revoke the decision and to provide the family with notice one day before, and not give us time to prepare any questions in regards."

'Fair and valid?'

"Is this fair and valid?" Council CEO Glen Dougall said legal advice supplied by the council's lawyers suggested that due process had been followed. Despite that, mayor

Hannah Fitzhardinge said she felt for the Cattalinis. "I can put myself in their shoes and I can understand the frustration they feel with the council."

Ms Fitzhardinge said protecting the city's tree canopy had been part of her "ethos" while on council, • Continued page 4

It's a Chooky call-out! See page 7

Melville to face grumpy electors

by STEVE GARNT

MELVILLE council is facing a meeting of disgruntled electors after flagging that it might renege on creating a park in Mt Pleasant.

Last year councillors voted to turn the former seniors centre on The Esplanade into a park, over-ruling staff who urged them not to give up the riverfront site's development potential.

But with a new mayor and reshaped factions after October's elections, central ward councillor Scott Green put forward a rescission motion earlier this month to overturn the decision.

Cr Green said the value of the land was now more than \$20 million and should be delivering "significantly more community benefit" than a park.

It was withdrawn before being discussed at the February 20 meeting, but the prospect of losing their hard-fought park prompted the Melville City Climate Action Network to put out a call for signatures to force an electors' meeting.

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Uniting

Hall sale puts cloud over FTC

by STEVE GRANT

FREMANTLE council is set to put Victoria Hall back on the market, leaving a cloud over the future of the Fremantle Theatre Company.

FTC has been using the hall since the council's last attempt to sell the property failed to unearth a buyer in 2019, but a suggestion from staff that it could relocate to the Town Hall was shot down by artistic director Renato Fabretti at Tuesday's council meeting.

"I doubt that that's a possibility of likely reality," Mr Fabretti said.

He also criticised the lack of consultation over the sale, saying a staff report in the agenda was "a touch disingenuous" while the sale wasn't flagged during a recent lease renewal.

"The 'consultation with the current lessee' genuinely amounts to us being told just a couple of days ago that this subject was going to be raised," he said.

"It's news to me that the new lease allows for the sale

of the venue; this was not something we realised it was affording.

"But I guess that's why it's a 12-month lease and not a three-year lease as we hoped it would be."

Mr Fabretti said the 2019 sale had included a "community usage" caveat which had seemingly disappeared from the current sale plans.

Disappeared

"It's on a plaque out the front of the building."

He said the arts community was still waiting on an arts plan the City was currently working on, and queried whether the sale of the hall was part of a greater plan for supporting the arts community.

Councillor Jenny Archibald moved an amendment that would require City staff to help FTC find suitable alternatives for performances and rehearsal spaces, saying it was important to keep cultural organisations in Fremantle.

"I did spend a number of years on the board of



• Fremantle Theatre Company founder and artistic director Renato Fabretti said they weren't given a heads-up about the potential sale of Victoria Hall when negotiating a new lease.

Spare Parts Puppet Theatre, working through a very difficult time when they were financially really struggling.

"We managed to get through that period, and came out the other end, and it's really wonderful to see them continue today and they really are an important arts asset of Fremantle."

"I know that they're in Claremont and I really hope that we can get the state government to bring them back to Fremantle."

"I think these cultural entities are very important to Fremantle and I would very much like to see the Fremantle Theatre Trust stay in Fremantle," Cr Archibald said.

Electors meeting over park

• From page 1

MCCAN committee member Paula Samson told the Herald they collected 380 signatures in just two days and they're now waiting for the City to advise them of a suitable date.

At the meeting former councillor Margaret Sandford blasted the council for considering cashing in the land, calling the rescission motion "secretive".

"Whilst the rescission motion has just been withdrawn, the consequent reputational damage to, and lack of trust in, this council is immeasurable," Ms Sandford said.

"People have rightly been very angry and distressed. One cancer sufferer I know has barely been able to eat and sleep since."

Ms Sandford said there were a number of "glaring errors" in the rescission motion's assumption, including that part of the site was needed to address a parking shortfall in the area.

At an earlier briefing forum UWA landscape architecture lecturer and researcher Agata Cabanek said decisions on urban development should not solely be made by councillors, who were predominantly business people.

"Historically, the decision-making process has been dominated by these groups, leading to disastrous consequences in our urban landscapes," Dr Cabanek said.

"This includes the reduction of building lot sizes and the proliferation of houses that are literally roof-to-roof."

"These practices are a primary contributor to the urban heat island effect, which in turn leads to high energy bills as residents attempt to cool their homes."

"The situation in the Canning Bridge precinct serves as a poignant example of how prioritising densification without adequate green spaces can compromise liveability."

The council voted to defer a decision on concept plans and a budget for the park until at least May, which Ms Samson described as "kicking the can down the road".



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but the reality was the council had few powers to protect trees.

Even so, she was basing her support for the rescission motion based on the council's original intent

of protecting the tree for its heritage value.

Cr Lang said revisiting the debate gave the community a "voice" in the decision that it had been denied two weeks ago, and he'd been contacted by many people unhappy to see the tree under threat.

"During the last two weeks we have received drawings from architects in Fremantle showcasing what could be done on this property," Cr Lang said.

Apartments

"Up to 30 apartments could be built, 34 car bays installed and a retail site established while maintaining the fig and maintaining the heritage building."

During public question time, Stephanie Poly from the Fremantle Environmental Collective urged the council to rescind the decision, saying that to let it stand set a precedent for other trees to be removed.

"It's crucial to emphasise that the changing of rules arbitrarily undermines the integrity of established systems and erodes the trust in governance," Ms Poly said.

"Registers like the Significant Tree Register serve as safeguards against haphazard decision-making."

Society: Use rolling fund

by KATHERINE KRAAYVANGER and STEVE GRANT

THE president of the Fremantle Society says the Cook government could help preserve the fig tree with the revolving heritage fund it used to restore and sell the Warders Cottages on Henderson Street.

John Dowson said the fund, which appeared to have

"disappeared" since the Warders' sale, could be used to purchase the site and prepare it for a sensitive redevelopment which preserved the tree and the heritage-listed house at the property's rear.

Mr Dowson said the development could be tailored to open up onto the Queens Square park next to the old pharmacy, with perhaps a cafe or restaurant able to use the park for alfresco seating and giving the under-used

green space a new lease of life.

The trade-off for the council would be giving the fig the space it needed to drop its leaves and fruit without troubling new owners.

But he criticised the council for not appreciating the importance of the Moreton Bay fig tree at 195 High Street.

He reckons this week's council meeting was handled "so badly" and the tree deserved to be celebrated for its "amazing"

history and opportunities.

"What was missing from last night was an appreciation that this site is actually a stellar, wonderful opportunity," Mr Dowson said.

"All that happened last night was these bloody architects turned up saying, 'Oh, we can fit 33 apartments there'," Mr Dowson said.

"That's shocking. That's cannibalising an amazing site just to make money."

Freo's phantom gardener

by KATHERINE KRAAYVANGER

THOSE who walk past 195 High Street to see arguably the most controversial Morton Bay Fig tree this side of the river may not be aware of the man who most likely planted that tree in the 1880s.

Philip Webster was born in Norfolk, England in 1829.

He emigrated to Fremantle in the late 1850s and married Emily Duffield in 1863.

Their son was born around 1867, and sadly, Emily died the following year.

Webster remarried in 1869, this time to Emma Davies.

They lived in Vine Cottage on Adelaide Street.

Cranworth Villa is a 10-room residence which Webster built at the High Street site in 1886, and Fremantle documentarian Garry Gillard speculates the fig tree was planted in that year.

The name Cranworth is an ode



• Proclamation Tree: Another Webster legacy for Freo?

to Webster's hometown in Norfolk.

Webster built a conservatory, planted an extensive garden, and created a pathway extending south to Holdsworth Street.

Webster was a keen nurseryman and appears to have been a lover of the Moreton Bay Fig: the tree on his property is one of the many scattered around the town centre which he is believed to have planted.

The iconic fig trees in Walyalup Koort, Fremantle Park, and the

Proclamation Tree on the corner of Parry and Adelaide Streets were all either planted or supplied by Webster, according to Mr Gillard.

Fremantle Society president John Dowson says Webster started a guerrilla planting campaign with plant species he sourced from the eastern states.

"He seems to have been wanting to turn Fremantle into a sort of a flower garden," Mr Dowson said.

"He's got this reputation as a phantom planter."

Mr Dowson says Webster's life should be more appreciated by the Fremantle community and should be investigated further, telling of a man who was "very engaged in local affairs" of 19th century Fremantle.

After emigrating, Webster appears to have grown strong roots in Freo, figuratively and literally.

His obituary in the Daily News tells of a man who managed the Carter and Co drapery business

on Adelaide Street, worked as an auctioneer, built and leased the Federal Coffee Palace (the building which the Lance Holt School now occupies on Henry Street) and audited Fremantle council's books. He also worked as a wine trader in the city.

A regular contributor to the Daily News, Webster's correspondence and opinion ranged from the state of High Street footpaths to advice regarding exotic plants, and municipal electoral issues.

He chaired the Reform Committee, which kept a watchful eye on the Fremantle Council's dealings.

Webster died an untimely death in the spring of 1893, after collapsing near the fig trees he planted in Fremantle Park.

His legacy continued as a "pioneer" of the Moreton Bay figs in Fremantle, as the WA government began propagating the iconic trees throughout the state soon after his death.

Property development in an SMSF?



by Mark Douglas FCPA
Managing Partner of Francis A Jones
www.faj.com.au

The popularity of Self-Managed Super Funds continues to grow since their introduction more than 20 years ago, with over 610,000 funds now in existence.

Superannuation in Australia is worth \$3.5 trillion. About 8% of all super investments are in property, but this jumps to around 10% in SMSFs.

Australians love property and might be tempted to consider a property development within the low-tax regime of their SMSF. But there are lots of rules and anomalies to consider.

Generally, there is no problem with an SMSF purchasing land for development, provided it's not acquired from a related party, so getting the land title into the right name first time is important. An exception to the related party rule is for property used wholly in a business (known as business real property or BRP).

An SMSF can borrow to buy vacant land using a slightly complex mechanism known as a limited recourse borrowing arrangement, but it cannot borrow to develop that land. In fact, it cannot develop that land at all until the initial debt is repaid in full.

Development can be undertaken by a related party (for example a member who is a builder),

but never at mates rates. Everything must be at market value and documented properly, just like any other project the builder might undertake.

Another way to fund the development could be to own the property in a related company or trust, which the super fund holds shares or units in, allowing further investment from other parties. This is possible but comes with a heap of funny conditions including that the investment entity cannot lease non BRP to a related party, it can't borrow, and it cannot hold an investment in another entity.

“there are lots of rules and anomalies to consider

These conditions can be a big trap. Let's say two SMSFs invest in the BFF Unit Trust to jointly buy and develop a property. The trust is not geared, does not lease to related parties and is generally compliant. Good work, but what about if:

- The trustees decide that BFF will invest \$1,000 into ASX listed company Penny Dreadful Ltd following a share-tip from a mutual friend, or
- BFF runs short on funds and one of the trustees lends the trust a small sum of money to get it through the next month, or
- BFF overdraws its bank account?

Each of these events will make the SMSFs' investments in the related trust non-complying with the consequence that those investments will likely need to be sold. I don't mean the investment in Penny Dreadful Ltd, but the SMSFs' units in the BFF Unit Trust. Total disaster!

Property development in an SMSF is possible and might be tempting, but please get some good advice well ahead of time.

This is general information that is not personal financial, investment or taxation advice, and does not take into account your personal circumstances. Do not act based on this information without first obtaining the advice of a suitably qualified professional.



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Sisterly love?

CONTROVERSY has been brewing at the City of Cockburn about a planned \$114,000 trip by mayor Logan Howlett and three councillors to the sister city of Split in Croatia, with irate members of the community calling it a junket.

Media commentators have also questioned the value of sister cities, and if they are still relevant in our modern times.

Should local councils engage in international relationships, when ratepayers want them to look after roads and rubbish?

Why do local councils have sister cities?

Are they still relevant, or just sentimental hogwash and a waste of money?

What do these relationships cost?

What are the benefits for our local councils having sister city relationships with overseas cities?

Are there any?

The City of Fremantle has five sister cities; Capo d'Orlando and Molifetta in Italy, Funchal in Portugal, Seberang Perai in Malaysia and Yokosuka in Japan.

It also has three friendship cities; Surabaya and Padang in Indonesia and Korcula in Croatia.

I could not find information about sister cities the City of Melville and Town of East Fremantle might have.

I can't recall having heard of any official visit by a Fremantle delegation, or delegations from any of those cities visiting Fremantle in recent times, or at all.

According to the City of Fremantle, former mayor Brad Pettitt visited Seberang Perai in 2018.

The last sister city visit to Fremantle was in 2017 when the mayor and a delegation from Capo d'Orlando came to the 70th anniversary of the Blessing of the



visited Capo d'Orlando in 2017 during a private visit, and addressed their council in Italian.

The Fremantle ratepayers did not pay for that trip either.

So what is the purpose of sister cities? Is there an economic benefit?

Do our sister cities promote Fremantle as a holiday destination?

We don't even have a display of photos in the Walyalup Civic Centre that shows our sister cities, and neither do we have an exchange of art exhibitions, or an artist in residence program, where artists from Fremantle spend time overseas and artists from Europe come to Freo to create art and exhibit here.

I do understand the desire to nurture sister cities that have a historic connection with Fremantle.

Many people have an Italian background and have emotional and sentimental attachment to some of our sister cities.

Their grandparents, or parents, came from those cities and started a new life here in WA.

The Fremantle fishing fleet grew because of the hard work of Italian, Portuguese, etc. migrants.

But why do we also connect with overseas places that have played no significant part in Fremantle's history and growth?

What is that based on?
Roel Loopers/Freoview

Fleet. Councillor Fedele Camarda went on a family holiday to Molifetta last year, and combined that by connecting with the council there, at no cost to the Fremantle ratepayers.

Before she became mayor, councillor Hannah Fitzhardinge

Simple

THE solution to the tree problem is simple.

Leave the tree alone and chop down the building.

It will take 130 years to replace the tree and 130 days to replace the building somewhere else.

Gordon Mac Nish
East Fremantle

It's beachy

AS one of the original members of Leighton Action Coalition, I would like to thank you for publishing Paul Gamblin's *Thinking Allowed* last week and the previous article in the February 2 edition ("*LAC: Beaches need a rethink*").

Twenty five years ago community action prevented developments being built too close to the shoreline and reduced the proposed built area from 17 hectare to 4 hectares.

Now we are faced with the prospect of 18 hectares of urban development between Port and Leighton (where the oil tanks used to be).

Rezoning this land from industrial to urban without planning for appropriate setbacks will leave our beaches vulnerable, with inadequate space to replenish and adjust to climate change.

Ominously, the Future of Fremantle scenarios place a heavy reliance on groynes and other hard engineering.

Good planning decisions should not be rushed and



must have the interests of the community at its core.

There is an opportunity now to create a wonderful foreshore reserve providing access and amenity for the public, and also a win/win in protecting our coastal habitat.

For more information come along to the information evening 6pm, March 6 at Fremantle Surf Lifesaving Club.

Mary Dixon
Chairperson
Leighton Action Coalition

How low

HOW low has Fremantle heritage sunk.

The High Street fig tree is quite possibly the original fig tree in the city because the house was lived in by the City groundskeeper/gardener.

This would explain its great size and health, the latter despite being encased in paving and concrete

around its base for decades – hardly "looked after".

The historical records of the building in the library should confirm that the gardener did indeed live there.

The Cattalini family, supposedly supporters of the city, should reconsider their position, as well as the City who's record in recent years has been poor decisions on heritage.

This is certainly a major low point for the city
Michael Willicombe
Former Architecture and Heritage Officer
City of Fremantle

Great, not late

WE bumped off architect Trevor Saleeba a bit early in last week's story about the fig tree ("*Council in a jam*," *Herald*, February 24).

We can confirm that Mr Saleeba is definitely great – not late. Sorry Trevor.

Arts, Youth and Community Grants now open

The City of Fremantle will run information sessions and an online grant writing workshop for the March grant round.

GRANT INFORMATION SESSION 1

Thursday 7 March | 11am–12pm
Mardoo Room, Fremantle Library

GRANT INFORMATION SESSION 2

Monday 18 March | 5–6pm
Mardoo Room, Fremantle Library

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The raffle supports ArbFest 2024, including the State Tree Climbing Championships. The event is on 16th March, 8am - 4pm, at Cloughton Reserve in the City of Bayswater. More info here <https://www.arbwest.com.au/events>

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Model's rosy voyage

by DAVID NICHOLSON
with STEVE GRANT

LOCAL master model maker Gerry Westenberg's perfect replica of Henry VIII's famous 16th century flagship Mary Rose has caught the eye of an internationally renowned YouTuber, and he's off to the UK this week to hand it over personally.

The model is a 1/96 scale replica of the Mary Rose, which sank in mysterious circumstances during the Battle of the Solent.

A becalmed British navy were facing a French fleet a third bigger than the Spanish Armada when the Mary Rose suddenly

keeled over and almost all her 400 crew were lost.

The wreck was found in the 1970s and over the next decade plans were made to raise the remains of the hull, which finally surfaced in October 1982.

The restored section of the hull is now on display in the Portsmouth Historic Dockyard.

Mr Westenberg, who has one of Australia's largest collection of hand-crafted naval ships, regularly exhibits his work at the Fremantle Shipwrecks Museum, and it was during a chance visit that a YouTuber who goes by the handle Drachinifel spotted the Mary Rose replica.

Drachinifel is actually Alex Pocklington, an engineer-turned-historian who's channel has a

following of half a million people and has landed him speaking gigs at naval conferences around the world.

Drachinifel was so impressed with the detail and quality of Gerry's work, he decided to buy the model of the Mary Rose for his collection.

Mr Westenberg says the model was completed in six weeks, working roughly 12 hours a day.

Model ships made primary of balsa wood and bits of plastic aren't something to entrust to the average courier, meaning Mr Westenberg will accompany the ship on the flight back to the UK, but says he'll be taking some extra balsa, glue and paint just in case.

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Nashos in good company

by STEVE GRANT

THE organisation representing surviving Nashos - men called up for mandatory national service in the 1960s and 70s - has been forced to restructure as a company in order to keep up the fight to access additional free healthcare.

Fair Go Nasho had been operating as an incorporated association based in Victoria since 2022, but that put it at odds with Consumer Affairs Victoria's rules which said it couldn't receive memberships from people in other states.

Fair Go Nasho WA organiser David Butterfield told a gathering of Nashos and their wives at the RAAFA Club in Bull Creek last week that the national body was working furiously to get the paperwork sorted.

Gold Card

"So they're pushing ahead with that and they are also working on their public relations plans; getting interviews on various media outlets to try and gain more support for NFG's aim of gaining more benefits for us through the DVD gold card," Mr Butterfield said.

Despite undergoing rigorous and often demeaning army training, and living under the cloud of being sent to the front lines of the Vietnam War at any time, the Nashos' lack of active combat denies them a veteran's "Gold Card" which would cover all their medical expenses.

Mr Butterfield told the *Herald*



Royal Western Australian Regiment senior training officer Todd Bell with Nashos Fair Go WA organiser David Butterfield and RSLWA acting CEO Allison Stephens.

the Nashos were fed up with arbitrary decisions about what qualified under the white card they do receive, and delays in getting applications approved that have in some cases stretched into years.

He said army training was tough on their bodies and minds, but the Nashos were made to feel like malingerers if they sought help at the base's medical post and their attempts at self-care are now coming back to haunt them now they're heading into their 80s and 90s.

"I remember when I first went in Puckapunyal, we used to a lot of marching and running in the old bloody hobnail boots," Mr Butterfield said.

"I don't know, I might have one foot bigger than the other, but

around the achilles area it was just red raw.

"Now, in city life I'd have maybe not taken a day off, but maybe put on some other footwear of something.

"But they'd just maybe give you a bandage and that was about it."

Mr Butterfield said they'd also like to increase the prominence of National Service Day on February 14, and may hold annual luncheons in future years to get it on the radar.

During the lunch RSLWA acting CEO Allison Stephens promised to throw the league's support behind the Nashos' campaign.

Ms Stephens outlined the major changes the organisation has undergone in the last couple of years, particularly moving into

its newish home at Anzac House, overlooking Government House gardens.

"The idea of it was to really have that one stop shop, where not only could we deliver our services and support, but other providers could also operate out of there," she said.

Support dogs

"Not only is RSL there, but we have psychiatric and counselling services."

Ms Stephens said an on-site dentist was an expert in finding the links between dental problems and defence services, while the Department of Veterans Affairs had support officers.

RSLWA was also recently successful to expand the new Rockingham Veterans and Families hub to build eco-cabins that can be used by ex-Defence families, who will have access to medical and allied health services.

The league has also just taken four puppies which are going to be trained up as psychiatric support dogs for a three-year trial.

Ms Stephens said support dogs had been successfully used with veterans over east, but there had been no capability in WA to train them up, leading former veterans issues minister Paul Papalia to pledge funds towards the \$30,000 price tag.

"The funding for these will never be 100 per cent covered by the government, we will continue to fundraise to find the money as well to support programs like this because they're really important for contemporary veterans and their needs for mental health," Ms Stephens said.

Cock-a-doodly-do

We really need you!

by ANDREW SMITH

FREO'S trusty Chook needs all the help we can get from all our readers who value its ethical and independent news and views.

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Sorry, Disconnected



By HAYDEN GROVES
REIA President 2021 - 2023
REIWA President 2015 - 2018

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Sometimes, governments make decisions that have unintended consequences that impact the practical ways certain industries work. Canberra's latest effort to over-regulate comes in the form of changes to the Fair Work Act that formalise an employee's 'right to disconnect'.

The changes effectively mean an employee may refuse to monitor, read or respond to contact from an employer outside of the employee's normal working hours. As an employer, I think it's perfectly reasonable for an employee to ignore my phone call after hours, and unless it was a serious emergency, I wouldn't be calling them after hours anyway. But, do we really need to make a law for it?

*after losing their keys at 6 pm
can expect no reply*

For the real estate industry, the implications could be significant. The business of real estate - sales or property management - doesn't happen during usual business hours. The laws extend to an employee (sales representative or property manager) refusing to monitor, read or respond to contact from a third party if the contact relates to their work. This includes contact from vendors, tenants, buyers and lessors.

The obvious issues for national companies operating in Western Australia have been neatly overlooked by east coasters with the 3-hour time difference in summer could mean an effective workday starting in midday in Melbourne and Sydney and ending here two hours later.

The changes could result in lost business if employees refuse to take urgent calls on a critical matter, such as a live sale negotiation. And what about a matter concerning safety at

a property where property or person is at risk where a worker is required to manage such emergencies?

The new laws are set to become law in July this year. After which, a tenant, needing assistance to get into their home after losing their keys at 6 pm can expect no reply from their property manager. A vendor, - in theory - wanting to know how Saturday's home open went, can't demand a response from their sales agent until Monday morning.

As a result, many real estate employees will ignore the new laws and carry on providing service to their clients, tenants and buyers outside normal working hours. It won't be until something goes wrong with the employer / employee relationship that challenges might arise. Employers could find themselves in strife with the Fair Work Commission if a disgruntled employee claims they were expected to work outside normal business hours without the right to disconnect.

Employees working from home further muddies the water given these arrangements enable a degree of flexibility that transcends normal work hours anyway.

Time will tell what impacts come from these laws that seem to be an answer to a question no one ever really asked.

These comments are the author's own and may not reflect the opinions or policies of the Real Estate Institute of Western Australia / Australia.

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Paradise lost?

 arts
STEPHEN POLLOCK

IS the carefree Australian summer a thing of the past?

Have shark attacks, bushfires and the ever-present mobile phone sullied the never-ending blue skies and made it harder for people to relax on the beach and forget about it all?

Frans Bisschops' new exhibition *Leisure* captures this underlying tension perfectly, mixing colourful pop art with dark unsettling themes.

In his paintings, Perth's obsession with exercise and fitness is contrasted with images of sharks, faces with no eyes, and the loneliness of living in one of the

most isolated capital cities in the world.

"Perth definitely is known for the wealth and the leisure lifestyle, but the times are pretty heavy," Bisschops says.

"Trying to relax with all that is happening in the world is hard work for everyone these days, even in summery old Perth.

"I think there is a nostalgia too for simpler times and a fear of the future. It's not easy to relax these days, not for me anyway!"

Reminiscent of the pop art of Roy Lichtenstein and David Hockney, Bisschops' 25 paintings in *Leisure* feature beautiful swathes of pastel colour.

"I don't really use any shading or gradients in these paintings, so colour and contrast is important," he says.

"I feel like I am starting to find

my colours though, like an old master - I've got my go-tos."

There's a voyeuristic quality to *Leisure* with some paintings depicting people on the other side of a window or a small opening.

"I do like people watching; there are a lot more people in these

paintings than previous shows," Bisschops says.

"Windows were a bit of a covid hangover, when we spent our time indoors and looking out windows.

"I like how windows can separate situations - someone might be relaxing in the sun but

in the window behind something very different can be happening.

"I think that duality is interesting in a still image and is something I'd like to use more in my paintings."

Bisschops' visually striking art has gone down well with the public, and *Leisure* is his seventh solo exhibition.

Originally from New Zealand, his early exhibitions were inspired by his memories of growing up there, but lately he's turned his pithy eye to the gilded cage of Perth, where he now lives.

Old hippie

As well as being an artist and graphic designer, he's also a muso and once played in the Perth band Halogen, before focusing full-time on his contemporary art (although he still dreams of starting a new band one day).

He has a long list of artistic influences including John Brack, Picasso, Chagall, Matisse, Dali and Edward Hopper, but is particularly fond of one artist from his homeland.

"I have an old book of a New Zealand painter called Pat Hanly. He was an old hippy and was at his prime in the 1970s," Bisschops says.

"He painted with a lot of colour and tried to illustrate the connection between nature and people.

"He believed in a shared energy. I've found those paintings very inspiring lately. More nature and less computers."

Leisure is at the Moores Building on Henry St in Fremantle from March 8-24. For more info see www.fransbisschops.com.

• Artist Frans Bisschops with paintings from his new exhibition *Leisure*.

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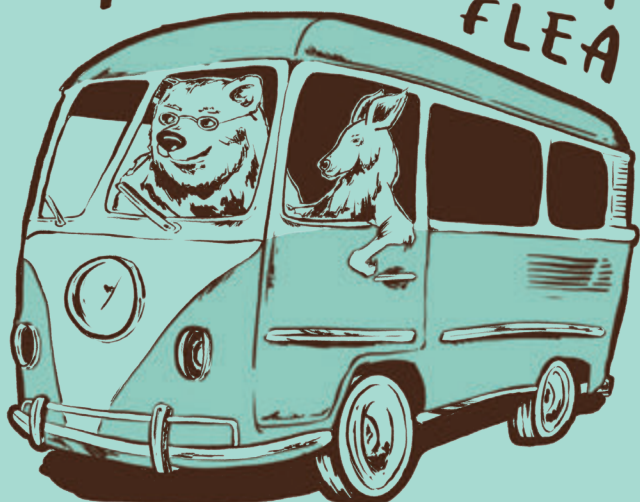
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The Traveling Flea welcomes sellers and makers from all walks of life, whether you're a seasoned business owner or someone looking to share gems from your personal collection. Embrace the opportunity to showcase your passion and find like-minded individuals who appreciate the beauty of unique, handcrafted, and vintage treasures.

As you peruse the stalls, enjoy the enchanting tunes of live music that fill the air. Indulge your taste buds in a culinary journey with a delectable array of food

options, making The Traveling Flea not just a market but a delightful experience for the senses.

Do you have a collection of items that deserve the spotlight? Whether it's vintage fashion, handmade crafts, or antique curiosities, become a vendor at The Traveling Flea! Visit our website at thetravelingflea.com to apply and join our community of diverse sellers.

Save the date for a day of exploration, community, and hidden treasures at The Traveling Flea. Join us at the Naval Store in Fremantle on March 3, 2024 - where the past meets the present, and creativity knows no bounds!





Burger reboot

 **food**
STEPHEN POLLOCK

ON Thursday I had three burgers for lunch. My wife now calls me Wimpy, after the character in *Popeye*. There was mitigating

circumstances – my lunch date had stood me up and I couldn't just eat one burger for a food review.

Thankfully they were from the excellent Corner Store Foods in Attadale.

It used to be called the Long Paddock Burger Co, which sourced meat from its ethically-run farm in Boyup Brook.

Corner Store Foods looked like a

rebranding exercise with a tweaked menu and new name.

The interior reminded me of a German beer hall with long picnic tables, stone floors and exposed brickwork.

Some genteel rap was playing in the background and you had nice views of the leafy Attadale burbs through the large bay windows.

There was also a pavement

alfresco with cute tables and red chairs, giving you a choice of dining areas.

It felt bright, airy and spacious, unlike other burger joints where you are hemmed in and have to listen to the people sitting directly beside you (it's usually stories about their faltering sex life).

The menu had a range of classic beef and chicken burgers, which you could get smashed or grilled, and a solitary veggie/vegan option (Lentil Burger \$16).

I'm not a fan of kitchen sink burgers, so I was happy with the modest selection including standard, classic cheeseburger, blue cheese, smashed chilli cheese and BBQ.

There was two standard chicken options – chicken bacon and avocado (\$17.50) and chicken and salad (\$15).

I kicked things off with a Classic Cheeseburger (grilled \$14.50).

I'll start by saying these are some of the best "bap" rolls you will get with a burger.

Made locally in O'Connor, they were slightly toasted and tasted incredibly floury and light.

The burger was a classic – you could comfortably pick it up without everything slopping out the sides and it had a lovely mild mustard.

The 160g beef patty was delicious – juicy and just the right thickness. The accompany dill pickles, tomato, diced onion and ketchup completed the 1950s drive-in picture.

Next up was the chilli chicken burger (\$16) from the Specials Menu.

Normally I shy away from these as there's always too much chilli sauce and it becomes a sweet-sticky odyssey.

Thankfully this burger was nicely balanced with just the right amount of spicy mayo, grilled jalapeños, pickles, lettuce and tomato. The chicken fillet was tender and moist, and had a thin coating with a satisfying crunch.

The spice level was spot on and you could taste all the ingredients without your mouth feeling like the surface of the sun.

Last up was my token gesture to healthiness – the Lentil Burger.

I have Vietnam-style flashbacks to eating veggie burgers in my youth – desiccated cakes of nothingness that looked like they had been made from the stuff at the bottom of a budgie's cage.

I remember biting into one and all the moisture instantly leaving my mouth.

This was a pleasant surprise – a moist, home-made lentil patty topped with avocado, lettuce, tomato, red onion and aioli. The tomato relish was particularly nice, adding a lovely sweet tang to the burger.

Very enjoyable and I may be converted to the veggie burger brigade. In fact, doesn't Tash Peterson stay nearby? This might be her go-to local burger.

The accompanying chips were top notch – thick, crunchy and perfectly seasoned.

Despite some tweaks to the menu and the overall service being much quicker, not much has changed since Long Paddock Burger Co became Corner Store Foods.

And I mean that in a good way - it's still one of the best burger joints south-of-the-river.

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Luxury living

THIS Booragoon home definitely has the wow factor.

It's a 741sqm beauty with a massive pool and entertaining area that will make your friends green with envy.

Perfectly suited for a family, it has four bedrooms/ two bathrooms and has been renovated to the highest standard.

The facade is striking – classic Hamptons with a touch of Aussie modernity – and a large grassy setback from the road.

The open plan living/ dining/ kitchen area is stunning, with the state-of-the-art kitchen particularly impressive.

There's a huge amount of additional living areas with a massive theatre room, formal dining room and formal lounge, so there's plenty of space for a large brood to spread its wings.

But the *Herald* reckons you'll be spending a lot of time in the palatial alfresco, which has gorgeous stone floors and a built-in BBQ.

It really is an amazing spot and has great views of the garden and the pool.

With another heatwave on the way, the giant pool will be a welcome refuge.

It's a cracker and could easily accommodate a large number of people for pool parties and family

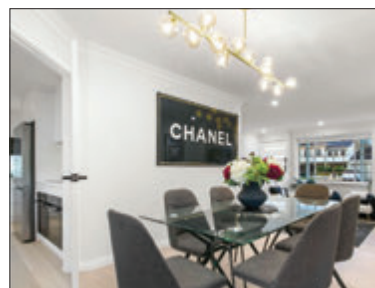


get-togethers.

All the bedrooms have plush carpets with the main featuring a walk-in robe and the rest having built-in robes.

The main ensuite has a futuristic bent with two backlit mirrors that look like something out of a sci-fi movie.

They really are impressive and



the *Chook* has never seen anything like them before.

The home has a good layout with the main bedroom on the ground floor and the others on the first, providing good separation if guests come to stay.

Situated on The Ramble, you are close to Applecross High School, Booragoon Primary School, Garden City and Wireless Hill Park, and it's not much further to the Swan River and the city.

This Booragoon home is



an absolute cracker, so it's no surprise that Eric Hartanto, founder of Hartanto Properties, has secured the listing.

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Renovating your property is a great way to potentially drive up its value. If it's an investment property, you may also secure a better rental return.

However, before you dive in, it's important to weigh up the costs versus the benefit of renovating.

Here are a few pointers to help you decide whether renovating is the right choice for you.

Work out your goals

Before renovating, think about your long-term goals.

- If it's your home, do you want to stay put in the neighbourhood or are you likely to want a change of scenery in the next few years?
- How does the prospect of selling and moving on compare to renovating and staying put?
- If it's an investment property, is the financial outlay of a renovation likely to pay off (tip: talk to your financial advisor about your investment strategy).

Create a budget

How much is it going to cost to turn your daggy yet loveable 1960s fixer-upper into a modern masterpiece? Plan your renovations and put together some costings.

The general *rule of thumb* is to spend no more than 10 per cent of your property's value on renovations.

To help give you an idea, here's how much you can expect to pay to renovate areas of your property that commonly add value for resale.

Kitchen

If your kitchen benchtop is an antiquated electric blue and your appliances sound like they are going to take off when you turn them on, it might be worth looking into a kitchen upgrade.

It'll cost you, but it may be worth it if your goal is to sell your property eventually.

According to those in the *know* at Hipages, expect to pay the following for your kitchen reno:

- \$10,000 to \$22,000 for a small or budget kitchen
- \$22,000 to \$35,000 for a mid-range kitchen
- \$35,000+ for a high-end kitchen.

Bathroom

A flash new bathroom could be a real drawcard for future buyers or renters.

Depending on factors like the size of your bathroom and the materials you choose, you may be looking to *pay* anywhere from \$10,000 to \$30,000+ for a bathroom renovation.

The *Housing Industry Association* found the average bathroom renovation cost \$17,000 in Australia.



Tony Young

Repainting

A new coat of paint can do wonders for an ageing property.

The cost depends on the size of the property, whether you are doing the painting yourself or getting someone else in and which areas you paint (inside and outside).

According to Hipages, the *average cost to paint* the interior of a property (single undercoat and two finishing coats) is about \$20 to \$30 per square metre.

As a starting point, for a two-bedroom unit, that might work out to \$2,500 to \$3,500.

For an exterior paint job on a two-storey property, you may be looking at \$5,500 to \$20,000. For a roof refresh, expect to pay anywhere from \$2,800 to \$4,500.

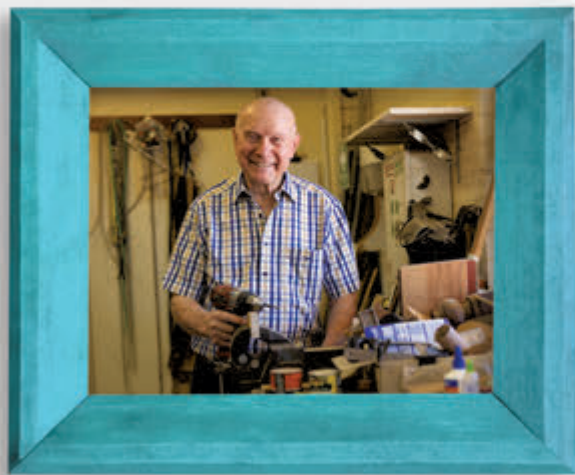
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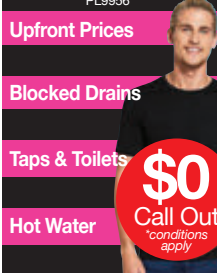


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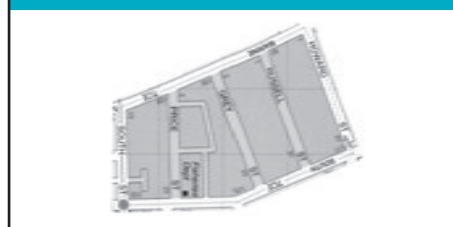


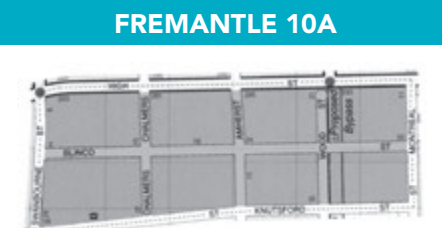


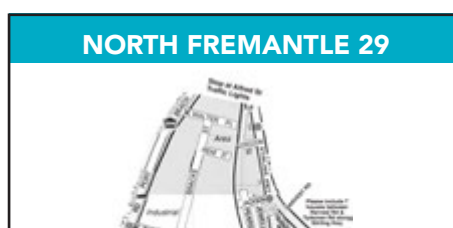
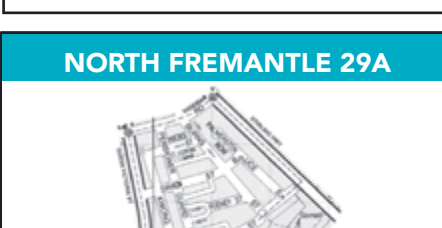


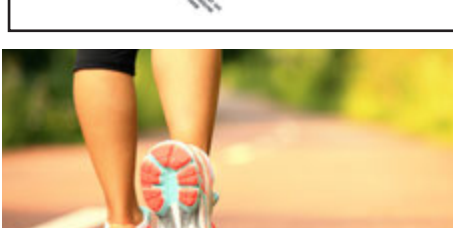
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Astrology with Sudhir

March 2 – March 9, 2024



ARIES (Mar 21 – Apr 20)

Mars is in Aquarius, with Venus and Pluto. Aquarius is a part of the sky that tends to lead us to get fixed on certain ideas and ideals, usually having something to do with freedom. This is a good time to ponder what freedom is, really. Is it freedom to be an egoist? Or is it something deeper?



TAURUS (Apr 21 – May 20)

Venus is conjunct Mars, in Aquarius. She, no they, are being particularly idealistic, which seems to be at cross-purposes with the comfortable patch of ground you have settled into. Life keeps moving us on. A contented cow is not necessarily an aware cow. Accept existential challenges.



GEMINI (May 21 – June 21)

Mercury has moved into Pisces, joining the Sun, Saturn and Neptune. As he plunges into the deep-water sign of the fishes, you dive into that part of you that's ruled by emotion, intuition and feeling. You aren't all ideas and air. Tap into those secret, creative resources you mostly keep hidden.



CANCER (June 22 – July 22)

There are four planets in fellow water sign, Pisces. This affirms you. Water flows. Water is associated with feeling, emotion, intuition and imagination. The Virgo full Moon early in the week adds to the feeling that you are perfectly wonderful just the way you are. Be in a flow state.



LEO (July 23 – Aug 22)

As the Sun moves through Pisces, which is very tricky territory for a fiery soul such as yourself, you would be best shifting your attention away from what's going on in the outside world. Instead, focus on what you do. It's time to skill up. Deeply explore those skills that bring you delight.



VIRGO (Aug 23 – Sept 22)

The Moon will be full in Virgo early in the week. This will help you find perspective, as four planets make their way through your opposite, Pisces. You love clarity, Pisces enjoys blurred lines. You appreciate details. Pisces relies on context. We need both. Integrate your missing pieces.



LIBRA (Sept 23 – Oct 23)

Venus is conjunct Mars, in Aquarius. They are both at cross-purposes with Jupiter in Taurus. This is a clash between the earth and the sky, the senses and the mind, idealism and pragmatism. Sort out what's real, and what's not, especially in matters of love. Place your love on solid ground.



SCORPIO (Oct 24 – Nov 21)

Every now and again life invites us to sit back, digest the experiences we have had over the last year or so, and make sense of it. Constructing meaning is one of the creative processes we are compelled to engage in. This is where you are now. Allow your feelings full, creative play.



SAGITTARIUS (Nov 22 – Dec 21)

Your focus is on taking a position in the world at large. This could mean that you are handed extra responsibilities; which will help you see how well you can manage influence and power. Everything suggests that if your approach is sensitive and ethically sound, your mojo will flow.



CAPRICORN (Dec 22 – Jan 19)

There are now four planets moving through the deep waters of Pisces. Your destiny as a Capricorn, is to have a fishes tail and a goat's body. This means that as well as scaling dizzy heights, your destiny is also to be able to navigate profound depths. Get familiar with intuition and emotion.



AQUARIUS (Jan 20 – Feb 18)

Venus and Mars are playing together in Aquarius along with Pluto. This is a little like lovers playing with rocket fuel. Attraction can be a volatile beast. Make sure you are in touch with every ounce of compassion you can lay your hands on, as you deal with human vulnerabilities and frailty.



PISCES (Feb 19 – Mar 20)

The Sun, Mercury, Saturn and Neptune are all now in Pisces. There is a full Moon in Virgo early in the week which will bring the implications of all these planetary visitors to light. The Sun is bringing individuality, Mercury insight, Saturn spine, and Neptune a deep longing for bliss.

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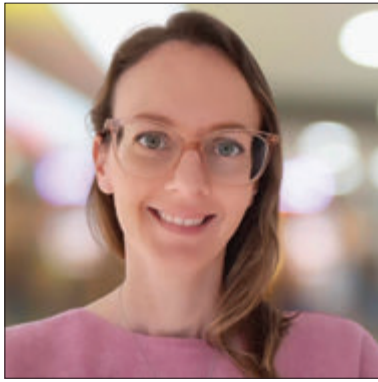
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(above) OCD WA founder Dr Leigh Sheppard and (right) a young Julie Excell, who is exhibiting works (left) at *Creating Connections* to help raise funds for OCD WA.

Arty fundraiser

ELEVEN talented artists will hold an exhibition in Alfred Cove to raise funds for the new not-for-profit OCD WA.

Creating Connections will feature paintings and ceramics from a diverse range of local artists including Alison Gomes, Leon Holmes, Peta Zeller and Julie Excell.

OCD WA was founded in 2023 by Dr Leigh Sheppard, after she was diagnosed with the condition aged 33 and felt isolated because of the lack of evidence-based support in WA.

The Murdoch-based GP says a lot of people don't regard OCD as a proper condition and view it as a personality tic or quirk.

"There is stigma. The true experience of OCD is not well known," Dr Sheppard says.

"When I required time off work

due to disabling symptoms, my colleagues didn't acknowledge the significance of my illness, nor did those around me.

"For example, to attend reformer pilates classes (which I love) I felt compelled to clean the reformer prior to and during classes, and felt extreme disgust for the 45 minutes I used the machine due to OCD.

"Members in my classes were supportive, but still often made light of it - 'I bet your house is really clean' or 'I've got lots of things you'd enjoy cleaning' were frequent comments made.

"What they didn't know was I was living my own private hell, showering over eight times a day and burnt out by simply trying to function."

Dr Sheppard says 'contamination OCD' is misrepresented in the media, and education is vital to reduce stigma,

raise awareness and improve the lives of people living with the condition.

"While I do have contamination OCD, I also experience other subtypes that aren't as well known, some of which are not socially acceptable," she says.

"This most certainly limited my ability to share my internal experience, particularly as a doctor due to the shame associated with this.

"...A take-home for everyone reading this would be understanding the distinction between a preference for organisation versus experiencing OCD - 'if it feels good, it's not OCD'."

Artists exhibiting at *Creating Connections* include East Fremantle's Julie Excell, who makes unique objects from clay using a painstaking pinch-and-coil technique.

"The pots that you will see in this exhibition are the culmination of my recent experiments into

playing with fire," she told the *Herald*. "...I choose to use the saggar firing technique as it encourages the development of subtle, muted colour effects derived from the burning of combustibles that permeate the unglazed clay surface.

"Furthermore, the viewer may respond directly to the unique tactile qualities of the clay and to

notice how surface integrates with form. The other works on show are a series of three tall, flared forms that albeit fired conventionally in an electric kiln, were equally subject to serendipity during the ceramic change process."

Creating Connections is at Atwell Gallery, 586 Canning Highway in Alfred Cove from March 15-24.



Artist Impression

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