

Secretary:
Michael Faraone
9271.3281



Mt Lawley Society

ANNUAL GENERAL MEETING

Sunday 24 Oct

At the
Mt Lawley
Bowling Club

Starting 15:00

Refreshments
provided at
the end of the
meeting

Mount Lawley Matters

Volume 27, Issue 2

28 September 2004

MLS PRESIDENT'S REPORT

Network city: community planning strategy for Perth and Peel

Following an extensive consultation process, the WA Planning Commission has released a paper proposing a change in direction for planning and development of Perth and the metropolitan area.

One of the key aspects will be to plan through participative decision-making at a local and regional level.

While this is welcomed by the Society, we remain concerned at the lack of any meaningful protection proposed in the Strategy for heritage precincts such as Mt Lawley and Menora.

The Strategy envisages an additional 65,000 new dwellings to be built in inner and middle suburbs of Perth in the next 25 years. This would be achieved through "maximising" the number of dwellings along transport corridors and in local "activity" centres, and by increased densities.

The Strategy poses a risk to the R10 residential density zonings of Menora and the R12.5 residential density zon-

ings of parts of Mt Lawley.

The Society supports reduction rather than increase of zoning densities as a means of preserving the character and amenity of our suburb.

The Strategy offers no indication of how the character and amenity of older heritage suburbs will be preserved, how the "garden suburb" basis on which Mt Lawley and Menora were originally developed would be protected, nor how restrictive covenants such as those applying in parts of Mt Lawley and Menora would be affected.

The Society will be making a submission on the Strategy and is keen to hear comments from members. Copies of the Strategy are available at <http://www.wapc.wa.gov.au/>.

Public submissions close 7 December 2004.

Revision of heritage protection guidelines

The Society's committee has been closely examining a new draft of the City of Stirling's Heritage Protection Areas Character Retention Policy doc-

ument relating to Mt Lawley, Menora and Inglewood.

The City has revamped clarified and strengthened the May 2000 guidelines.

However the Society is still concerned that the draft Policy allows too much scope for demolition of existing housing stock rather than retention and renovation.

The Society will be asking the City of Stirling to reflect tighter controls on demolition in the draft Policy by ensuring that the draft Policy reflects a strong preference for retention of existing housing stock. After all, the primary reason that our suburb is a heritage protection area is that it is a substantially intact residential area with considerable original building stock.

Unnecessary demolition of the remaining stock of heritage houses eats away at the heritage character and streetscape of our suburb.

Development application at 2nd Ave and Beaufort St

Members will recall that last year following strong

MLS PRESIDENT'S REPORT (continued)

and sustained opposition to a development proposal for a supermarket at the corner of 2nd Avenue and Beaufort Street, the City of Stirling, and then on appeal, the Town Planning Tribunal both rejected the development.

Another development proposal for this site has now been formulated for a smaller scale supermarket on this site. The Society's committee believes that given the proximity of the Mt Lawley Primary School to the development site, having regard to the number of supermarkets along this stretch of Beaufort St in both Mt Lawley and in Inglewood, and as Second Avenue is a primarily residential area and not within either the Mt Lawley or Inglewood business districts, a supermarket is neither needed by the local community nor is it an appropriate use for the site.

The Society has submitted to the City of Stirling a detailed paper opposing the development. Joining the Society in opposing the development have been the Ratepayers Association and the Mt Lawley Primary School P&C, as well as some 1,900 signatories to a petition.

Proposal for new dwelling at demolition site of 17 First Ave

Members will also recall that the fine home at 17 First Avenue Mt Lawley was eventually demolished after the Town Planning Tribunal overruled the wishes of the City of Stirling, the Mt Lawley Society and the Ratepayers Association.

Photographs of the former grand home on this site can be found in the Battye Library's Mitchell Collection, and in the Mt Lawley Society Archive.

Clearly from early this century the home at 17 First Avenue was recognised for its local significance.

Unfortunately the Town Planning Tribunal failed to act to retain the home.

The development application for the new dwelling has now obtained from the City further dispensations from planning rules for the new development.

New Committee for Ratepayers Association

The Society has welcomed the election of a new Committee at the Annual General Meeting of the Menora Coolbinia Mt Lawley Ratepayers Association on 30 June.

Our thanks go to the outgoing committee members for their untiring work.

Hard working Mandy Kyras, the immediate past president, has agreed to stay on as Treasurer for the Ratepayers Association.

The Society looks forward to continuing our close working relationship with the Association.

One of the most important issues expected to be dealt with later this year or early in 2005 is the City of Stirling's planning density review. The City will be revisiting the zoning and "R code" densities applicable to suburbs in the Lawley Ward.

The Society believes that there should be greater consistency in R codes within Mt Lawley, Menora and Coolbinia. At present, there is a 'salt and pepper' approach where homes in adjoining streets have different residential densities applicable to them.

For example, houses in Mt Lawley to the south of First Avenue are zoned R12.5, some in First Avenue are zoned R20 and in the next street houses are zoned R30 and those along Beaufort Street R40.

Meanwhile most of Menora is zoned R10.

All this leads to different development pressures and uncertainty for owners.

Medium density zonings in Mt Lawley are also inconsistent with the heritage preservation status of the suburb, and encourage demolition in areas where preservation and renovation should take place.

The Society believes that all of Menora, Coolbinia and Mt Lawley should be consistently zoned R10.

Regards,

John Lightowers

Hon President

September 2004

Help solve the real Mount Lawley Issues!

Attend the AGM on 24 Oct and join the Committee!

Join a fine team!



Heritage

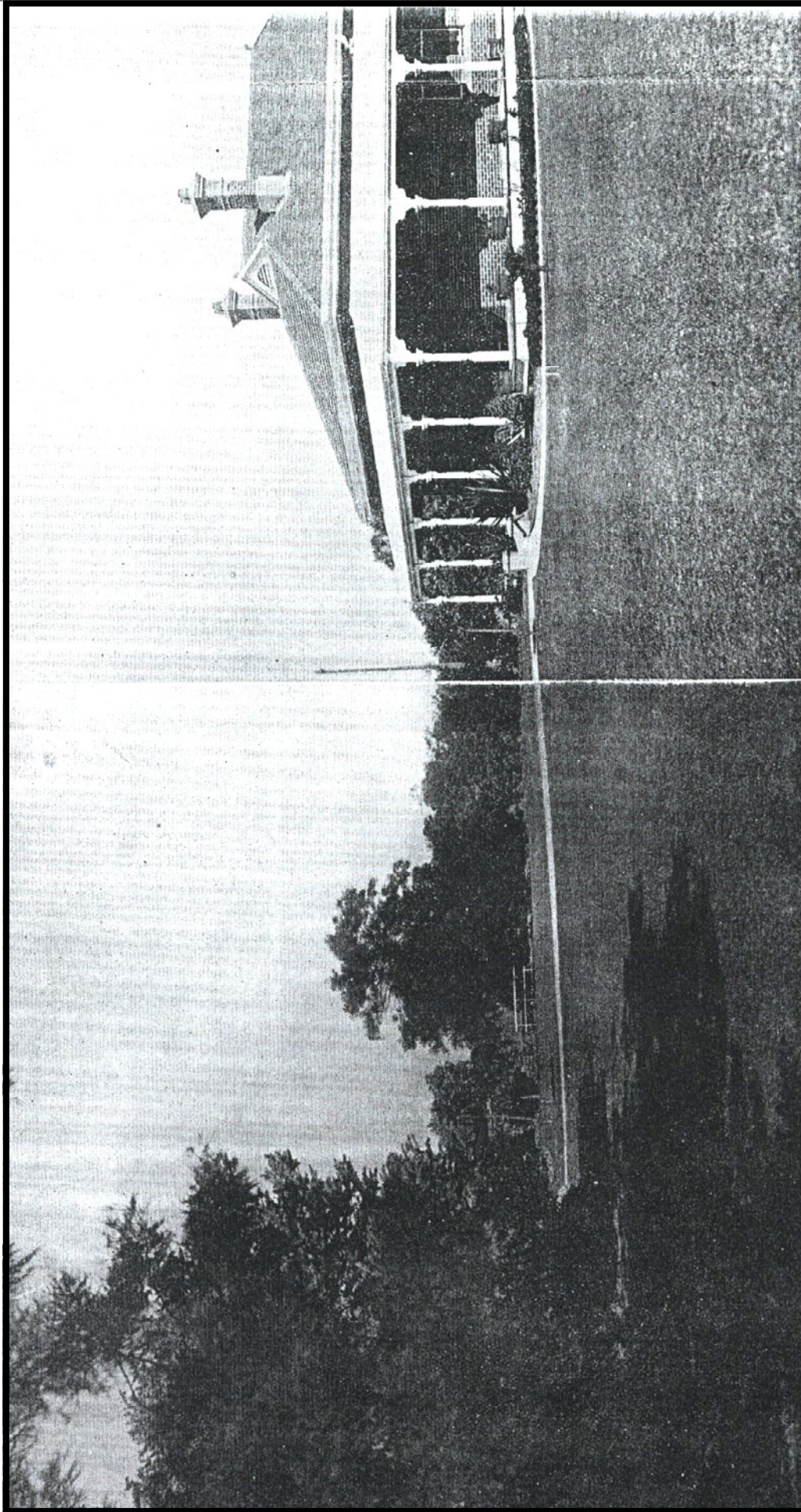
In the last issue we wrote about Samuel and Mary Copley and their fine house built in 1903 at **707 Beaufort Street**

Today we look at some further photographs, and discuss the effect this house on ‘Copley’s Hill’ had on the future architecture of of the Mount Lawley Estates (1- 4).

Copley was concerned to set a clear example of the type of quality house that he wanted to be a feature of Mount Lawley. He wanted generous sized blocks with structures set well back from the front fence. He wanted to promote the “Federation Bungalow” style which had been pioneered in Perth in Peppermint Grove and Claremont. Such a style had generous wrap-around verandahs, handsome chimneys, fine brickwork, large sash windows and French doors. He wanted to promote tiled roofs, using the “Tuillerie de la Meditterane” terra cotta tiles that were currently being imported from Marsailles in France. Note that the verandah had roofing of bull-nosed corrugated iron. The colonial bond brickwork was not tuck-pointed.



View showing Side Verandah.



This spectacular photograph shows the easterly aspect of the house set in its extensive gardens. The garden is dominated by the large lawn area, designed on the plan as a 'croquet lawn'. Large deciduous trees line the Beaufort Street frontage. The house does not have a tennis court, which is quite unusual for a grand Australian home of this era. In the grand homes of northern England, where Samuel Copley came from, croquet lawns would have been a more popular feature, especially among those established in the 18th century. Observe that the wide verandah is designed to shade as much of the outer brickwork as possible. Many a Mount Lawley home is full in summer and cold in winter. Hence, five of the eight main rooms have fireplaces. The verandah posts are turned, but aside from the quite simple brackets, the verandah has no frieze. This was a feature of the outback station (Samuel Copley owned 'Texas Downs' in the Kimberley area of the North).

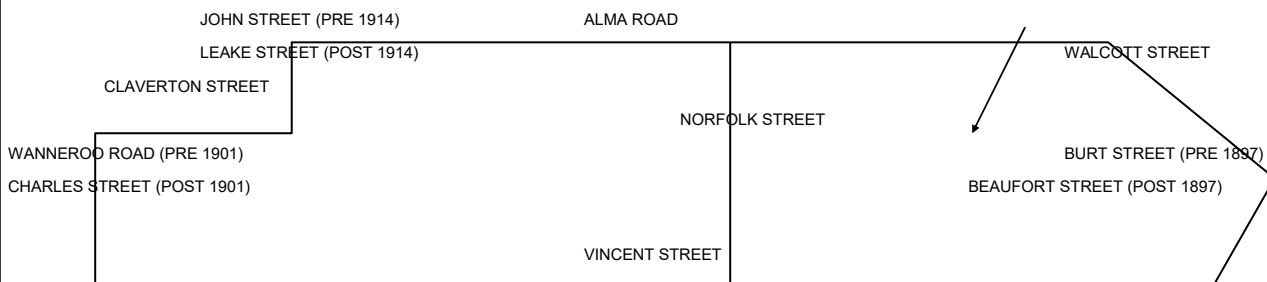
HOW MOUNT LAWLEY CAME TO BE DEVELOPED

Mount Lawley is one of Perth largest suburbs, covering approximately 443 Hectares. It is an amalgam of seven large parcels of land, called Crown Grants or lots, carved out of the bush in the early days of settlement between 1829 and 1878.

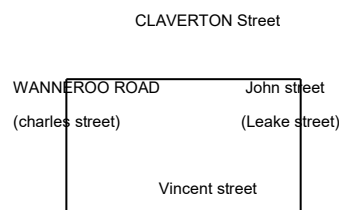
Over the next few issues I will trace the history of these original lots. It provides an interesting picture of land development and the developers who were involved. There will be some names that you will recognize from your knowledge of Western Australia's history.

1 THAT PART OF MOUNT LAWLEY IN LOCATION 816

IN MOUNT LAWLEY



- 0) Unallocated Crown land prior to 7 Nov 1878
- 1) Crown Grant to **George Vincent**, Chief Draftsman, Land & Survey Office, Perth. Granted 7 Nov 1878. Area 53.9 Ha.
- 2) Transferred to **James Coats Fleming**, Perth, Superintendent of Telegraphs, 19 August 1882.
- 3) Transferred to **David Murry**, Merchant of Adelaide. Dated 13 October 1882. Cost £1,800.
- 4) Transferred to **Alexander Forrest**, Surveyor, 6 November 1885. Cost £3662.
- 5) Transferred to **(RC) Bishop Matthew Gibney**, 18 Nov 1891. Cost £5,000.
- 6) Transfer of



6 Ha in area, to the Congregation of the Most Holy Redeemer on 30 January 1900. The Redemptorist Fathers only used part of their block, so presumably the sale of the remaining land helped pay for their noble stone monastery

Note the rapid appreciation in land values over 13 years.

The first houses were erected in Location 816 in 1897

KEY MOUNT LAWLEY SOCIETY OFFICE-BEARERS

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FROM: PRESIDENT OF THE MENORA, COOLBINIA AND MT LAWLEY RATEPAYERS' ASSOCIATION

Louis Christos, Mike Kuzich and John Baas have recently been elected to the positions of President, Vice President and Secretary respectively of the Association at its AGM a week ago. These three office bearers have recently been heavily involved in establishing a local action group focused on traffic management and development issues in the area centred on Perth College.

Three previous members of the Association Executive have agreed to stay on for the coming year; being Mandy Kyras (immediate past President) as Treasurer, Shirley Munro and Viola Knight (immediate past Secretary and Vice President respectively) as Committee Members.

The Association had been in mothballs during 2003-4 but will now be poised, once again, to be the powerful voice advancing ratepayers interests that it has been in the past, particularly in relation to residential zoning and town planning matters.

The ward councilors are ex officio members of the Association and at the AGM Cr Trevor Clarey gave an undertaking that both he and Cr Rod Willox would be very active in attending meetings and assisting the Executive with the Ratepayers Association charter.

John advised the Society that he expected that the Association would place its focus for the forthcoming year on key issues relating to City planning and development approval processes. The Association has had a proud and very successful history in these matters and the new executive is keen to continue that tradition.

John Baas.

WELCOME TO NEW MEMBERS OF THE MOUNT LAWLEY SOCIETY

Louis Christos Damon Wheatley

MEMBERSHIP RENEWAL
IF YOU HAVE RECEIVED A MEMBERSHIP
RENEWAL FORM WITH THIS NEWSLET-
TER, THEN YOUR MEMBERSHIP IS DUE
NOW. PLEASE RENEW USING THE FORM
AND SEND THE FEE IN WITH IT.