



Secretary:
Michael Faraone
9271.3281



TRAM TOUR OF MOUNT LAWLEY

WITH
Barrie Baker

Sunday 15 May
2005

2:30pm

Meet at the
Mt Lawley
Bowling Club,
Rookwood
Street

Refresh-
ments after-
wards

Cost \$5 single
\$8 couple
\$10 family

Mount Lawley Matters

Volume 28, Issue 1

29 March 2005

MLS PRESIDENT'S REPORT

Network city: Com- munity Planning Strate- gy for Perth and Peel.

As mentioned in the



last newsletter, the Society made a submission on the **Network City** strategy. The Society has expressed its concern at the lack of any meaningful protection proposed in the Strategy for heritage precincts such as Mt Lawley and Menora. The Society has argued that the Strategy poses a risk to the R10 residential density zonings of Menora and the R12.5 residential density zonings of parts of Mt Lawley. The Society expressed its support for a reduction rather than increase of zoning densities as a means of preserving the character and amenity of our suburb.

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.



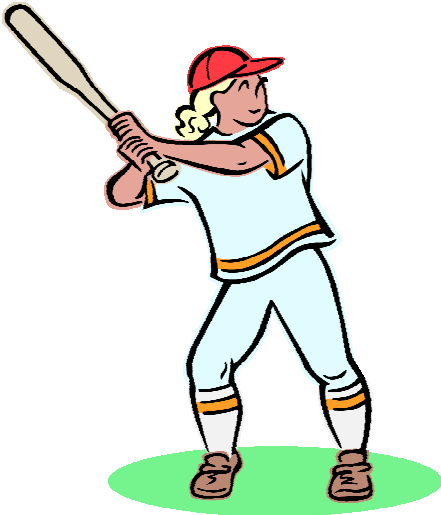
Recently two of the country's top planning experts condemned the equivalent plan for Melbourne ("Melbourne 2030") as leading to "Hong Kong style densities" saying it will destroy the ambience and heart of Melbourne. The policy was described as an attempt to dictate how and where people have to live in Victoria. Like the Network City strategy, the 2030 policy is based on the desire to centralise population growth

within set locations known as activity centres. The policy would give developers the right to develop almost anything surrounding activity centres, particularly higher density developments including apartments, to meet population targets. Dr Bob Birrell from Monash University said that few people would be able to afford the high price of such housing and even fewer show any inclination to move from their detached house into crowded activity centres. He warned that putting the policy into action might cause irreversible harm. He was reported as saying that "*Where there is a very valuable built heritage, which would be threatened by such development, swathes of housing which we now think of as the heart of Melbourne would be vulnerable*". The Society is concerned that Network City could similarly see the heart of what we value most in Mt Lawley and Menora destroyed.

Continued overleaf

**Hamer Park – Pro-
posals for refurbish-
ment of grounds and
buildings** The Society

MLS PRESIDENT'S REPORT (continued)



joined with the Ratepayers Association and local residents to state our concerns at City of Stirling plans for the sports grounds and pavilions on Inglewood Oval and Hamer Park. Major changes being considered would have seen the mound separating the two areas removed, along with many mature trees, and have seen the treed grounds and mound replaced with a new baseball diamond area. Flattening the mound was considered to be a way to increase the existing two baseball areas. Many recreational users of the park were aghast at the thought of the loss of shaded places in which to walk, removal of established trees and loss of the buffer provided by the mound. A group of concerned locals sprung up and has coordinated a spirited campaign to coax the City into reviewing its preliminary plans.

The Mt Lawley Society took the view that where there was a competition for use of scarce park resources, the needs and priorities of residents and ratepayers, as the people whose rates have paid for the park, should prevail. This position was put to a public meeting held on 28th February attended by over 60 people. The City has undertaken to review its proposals in light of residents' concerns.

Councillor Rod Willox was a strong supporter of the residents

actions. Rod himself is a local resident and is keen to see the character of Hamer Park retained.

Draft City of Stirling Policy – “Assessment of Rezoning Proposals Involving Increased Density

The City of Stirling has proposed



a new city wide policy to encourage subdivisions, higher density dwellings and infill development in the City. Sounding very similar to “Melbourne 2030” principles, this policy would see higher density around “major activity nodes” identified in the policy. One of these was Mt Lawley Railway Station. The policy would see higher densities encouraged for properties falling within an 800 meter radius of the station. In the future it would be possible for other activity nodes to be designated. These might include for example Edith Cowan University; the Mt Lawley business district; Walcott Street shopping area; Alexander Drive. The policy could soon see almost the entire suburb of Mt Lawley and Menora falling within the boundaries of areas encouraged for higher density developments.

The Society is strongly opposed to this policy, as it actively encourages increases in densities without any regard to the nature of the particular suburb. It will apply throughout the City of Stirling equally to Scarborough, Karrinup, Trigg, and Menora, despite

each of these suburbs having very different characters and needs.

The policy is also blatantly in favour of higher density development as regards “activity nodes” and “brownfield sites”. Around major activity nodes, it starts from a presumption of “acceptable” development whereby rezoning for increases in density will be “supported” by Council.

The Society has made a major submission to the City opposing this policy, and also spoke against the policy at a Town Planning Committee meeting on 8 March. We argued that the Policy would generate uncertainty for local ratepayers as no one could be sure what densities applied in their area; the Policy undermines efforts to encourage retention of character within Mt Lawley and Menora, because higher density detracts from the character of our suburb; and that the Policy would encourage demolition, lead to loss of privacy, reduction of setbacks and so detract from what we value in our suburb.

The Council has resolved to hold over the draft Policy and Councillors will conduct a workshop to further consider its implications.

Regards,

John Lightowlers

Heritage

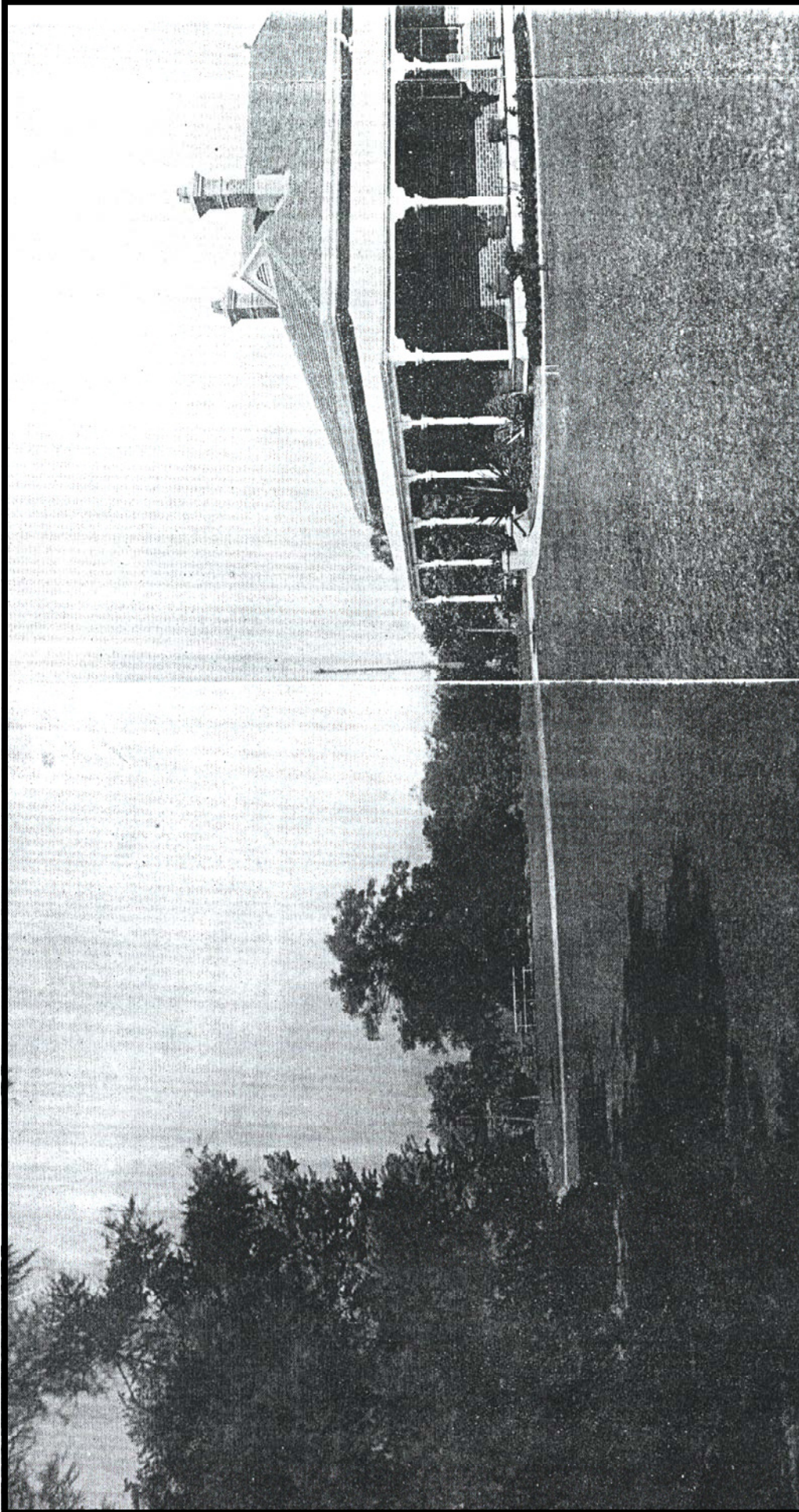
In the last issue we wrote about Samuel and Mary Copley and their fine house built in 1903 at **707 Beaufort Street**

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 cool 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).

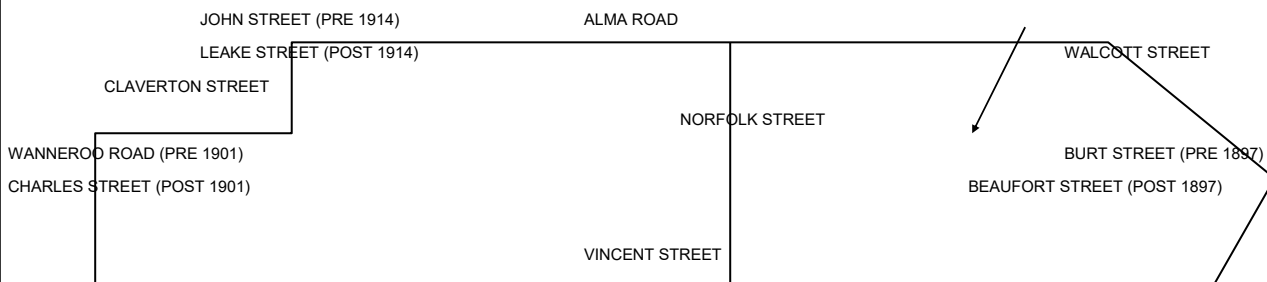
HOW MOUNT LAWLEY CAME TO BE DEVELOPED

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.

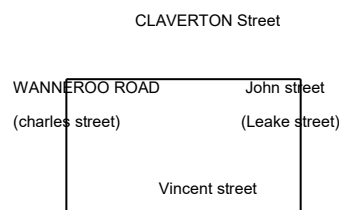
Over the next few issues I will trace the history of these original lots. It provides an interesting picture of land development and the developers who were involved. There will be some names that you will recognize from your knowledge of Western Australia's history.

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.