



Secretary:  
Michael Faraone  
9271.3281



## ANNUAL GENERAL MEETING

Monday  
7 November  
2005

7:30pm

At  
Mt Lawley  
Bowling Club,  
Rookwood St

Refresh-  
ments after-  
wards

# Mount Lawley Matters

Volume 28, Issue 2

28 September 2005

## MLS PRESIDENT'S REPORT

### IN RETROSPECT

*The Society produced a number of events and documents during the year, including a bus ride through the suburb, our AGM, a walking tour taking in points of interest, and of course producing our regular newsletters. In addition, the Society committee holds monthly meetings on the first Monday of each month (or where that Monday is a public holiday, on the following Monday), at the Mt Lawley Bowling Club, Rookwood Street Mt Lawley at 8pm. **All members are welcome to attend.***



*We have also considered and commented on a series of State and local government policy proposals and reviews during the year including:*

- ◆ *Network City: community planning strategy for Perth and Peel*
- *Beaufort Street Land Use and Zoning Strategy*
- *Street Tree Removal policy review*
- *Draft Landscaping Policy*
- *Draft Child Day Care Centres Policy*
- *Revised draft policy - Satellite Dish, Microwave Receivers and Radio Equipment Policy review*
- *Request for input re List of Heritage Places*
- *Hamer Park Concept Plan*
- *Public Advertising of Planning Proposals*
- *Draft Character Protection Policy (to replace Heritage Protection Guidelines)*
- *Assessment of Rezoning Proposals Involving Increased Residential Densities*



*City of Stirling Council has so far been unable to agree on a review of the Heritage Protection Guidelines that currently apply in Mt Lawley. The Council produced a revised Character Protection Policy which the Society felt improved on the old Guidelines in a number of respects. Unfortunately and despite encouragement from the Society, the Council has not been able to bring this good work to fruition. While the City has not abandoned its work to date, the Society feels that the current Guidelines are inadequate in a number of ways.*

Continued Overleaf)

# MLS PRESIDENT'S REPORT (continued)

*For example, they take a house by house approach when considering issues such as renovation, demolition and listing on the Heritage Inventory, whereas the Society favours a whole of suburb designation so that Mt Lawley can be considered as a single precinct in which all housing is required to meet the same standards. Under the existing policy many inappropriate demolitions and developments devoid of character have been allowed to take place.*



*The character features that make up our suburb need to be protected. The predominant features are-*

- *Front gardens, verges and consistent setbacks and open streetscapes.*
- *Mostly single storey, modest in scale and proportion, low density on large blocks.*
- *Constructed of red brickwork, which in some instances is partly rendered.*
- *Wall heights are generally higher than contemporary standards with wall plates at around 3.5 metres above ground.*
- *Houses typically address the*

*street and have steeply pitched roofs (25 to 30 degrees)*

- *Verandahs cover at least half of the front elevation of the house and usually have pitched roofs. They generally feature masonry or timber supports and often include fine timber decorating.*

- *Windows are typically timber framed casements or double hung sashes with a vertical emphasis. Front doors are generally visible from the street and often have sidelights and fanlights, sometimes with attractive leadlights.*

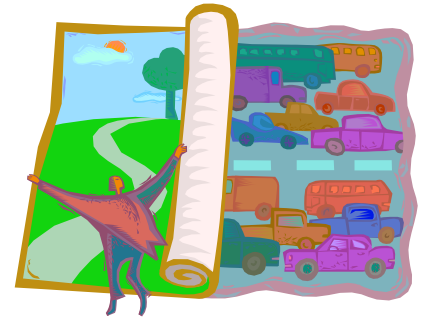
- *Roofs are generally terracotta tiles, however there are also examples of custom orb profile unpainted galvanised iron. Some tiled roofs feature decorative ridge capping and finials. Roofs are generally hipped, often with half-timbered gables facing the street. There is generally an eaves overhang around the building.*

- *Chimneys are generally brick, sometimes with decorative rendered corbelling.*

*Houses were often built without garages or carports or with a single car garage behind or inline with the house.*



*We have fought (in too many cases unsuccessfully) against demolitions and developments which detract from the above character.*



*The City of Stirling Council has also been unable to resolve its planned review of residential densities in Mt Lawley. In December 2004 the Council deferred a decision on its planned "ASSESSMENT OF REZONING PROPOSALS INVOLVING INCREASED DENSITY" POLICY, after receiving over 180 submissions, only 4 of which supported the increases in densities contained in the policy. The Society expressed its strong opposition to this policy of urban densification in both written submissions and in an oral presentation to the Council. It argued that the policy would defeat the protection afforded to Heritage Protection Areas by actively encouraging increases in densities without any regard to the nature of the particular suburb. It was intended to apply equally to Scarborough beachfront, Osborne Park and Menora, despite each of these suburbs having very different characters and needs. There were insufficient checks and balances to ensure that the policy did not undermine the character and amenity of older suburbs such as ours.*

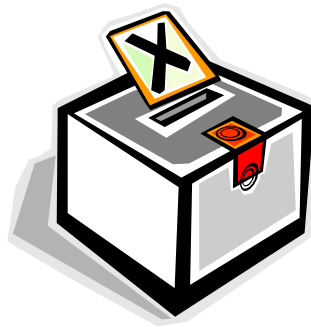
# MLS PRESIDENT'S REPORT (continued)



*The City's draft Increased Density policy was clearly in favour of infill, demolition and higher density as it regarded "activity nodes" and "brownfield sites" as both automatically fit for higher density development. Around major activity nodes, it started from a presumption of "acceptable" development whereby rezoning for increases in density would automatically be "supported" by Council for older suburbs in the City. It was pointed out that Mt Lawley and Menora are the oldest suburbs in the City of Stirling and with main roads such as Beaufort Street and Alexander Drive running through them these were likely to be most affected by this policy as a backdoor means of increasing residential densities.*

*The vast bulk of local ratepayers were opposed to increases in density in the last round of R Code PMA reviews three years ago. Submissions then ran at twenty to one against any increase in density. The Society's own survey reported 90% of residents in favour of down-zoning. The City should not support a policy which will apply in Mt Lawley and Menora when the vast majority of ratepayers in these suburbs oppose any increased density.*

*Demolitions within Mt Lawley remain a concern. The old chemist shop on the corner of Second Avenue and Beaufort Street and an original Mt Lawley residence also in Second Avenue were demolished to make way for a carpark and supermarket. Neither has eventuated as yet. An unfenced vacant block is the "improvement" that residents have been left with. The original Mt Lawley house at number 9 Regent Street East has been demolished, leaving only two original houses left in that Street.*

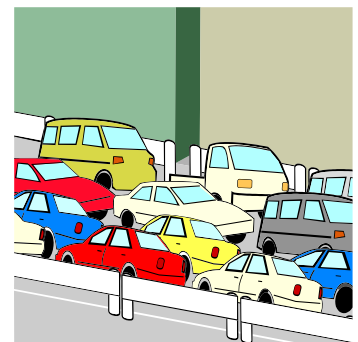


*The May 2005 Local Government election saw the re-election of sitting Lawley Ward councillor Rod Willox, who defeated two other Lawley Ward candidates, Paul Rados and Jeanette Vivian George.*



*Plans to refurbish Hamer Park*

*have been formulated, and the Society and the Menora Coolbinia Mt Lawley Ratepayers Association have both been consulted on what is being proposed. Of concern was an early draft plan to flatten the embankment and remove trees that separate the sports areas (baseball diamonds etc) from the parklands forming the Southern part of Hamer Park. The Society has consistently impressed on the Council that the interests of local residents should prevail where there is any conflict between priorities or interests of organised sports groups using Hamer Park, as such organised sports groups are not necessarily made up of City ratepayers whose funds have been spent over the years in establishing and maintaining the park. As the City's own officers have advised, local community use of Hamer Park is "prolific" while organised sports usage is declining. This underscores the need to put community use first.*



*Traffic remains an issue in our suburb, with residents seeking reviews and traffic studies in*

# MLS PRESIDENT'S REPORT (continued)

*Clifton Crescent, North Street and around Perth College. The Society has been pressing for a comprehensive traffic study covering the whole suburb.*



*The Society joined the Ratepayers Association to express support for Scarborough ratepayers opposed to high rise developments along the beachfront. We said that high rise/high density is the antithesis of character retention, and that Mt Lawley itself was previously the subject of developer brinkmanship as old homes were run down, then demolished to make way for high rise. Ratepayers resisted and now forty years later much of Mt Lawley not already bulldozed has been restored as a low rise character suburb, with the few high rise blocks standing out like sore thumbs.*

## IN PROSPECT

*The coming year is expected to see a revision by the Stirling City Council of the residential densities applying in our suburb. All local governments are required to review residential densities in their areas on a regular basis. Inevitable pressure from developers and infrastructure providers pushing for higher densities and smaller blocks, increases in prices of fuel driving more people to want to live closer to the city, and the general growth in population all combine to see demands for infill development, increased demolitions, higher density apartments, bigger houses on small blocks, reduced setbacks and grouped dwellings that threaten the very character of Mt Lawley that we value so highly.*

*It is expected that plans to refurbish Hamer Park will be finalized over the coming months. The Society will need to be vigilant to ensure that ratepayers' needs are given the proper priority.*

*We are also seeking to meet with the Minister for Heritage, Hon Fran Logan, MLA. Our aim is to gain a better understanding of the Government's policies with respect to heritage, and to inform the Minister of how heritage issues affect us and our suburb.*

*We also look forward to the Society continuing working in partnership with the Menora, Coolbinia Mt Lawley Ratepayers Association.*

*Regards,*

*John Lightowlers*  
Honorary President

October 2005

## MOUNT LAWLEY SOCIETY ANNUAL GENERAL MEETING

**Please come to elect and encourage your hard-working Committee**

**All Positions Open**

**Monday 7 November 2005 7:30pm Bowling Club**

# HOW MOUNT LAWLEY CAME TO BE DEVELOPED

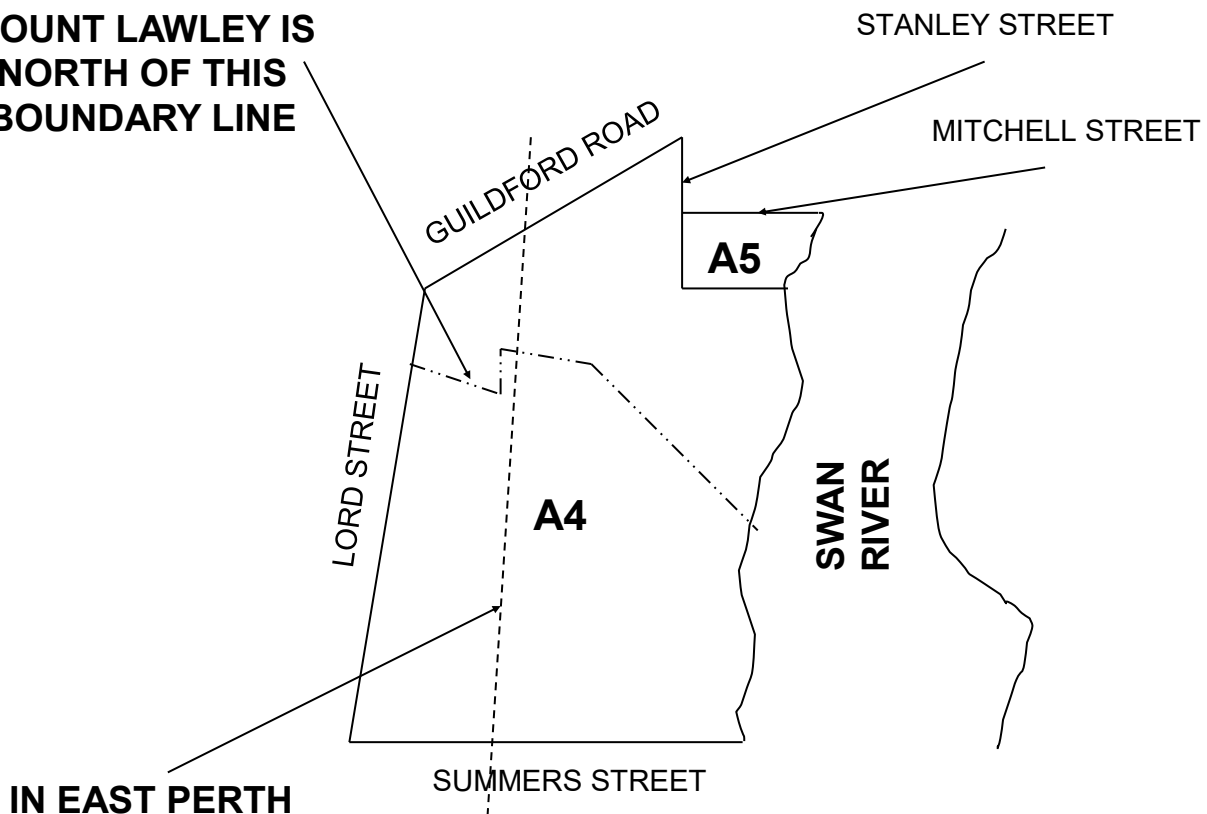
**M**ount Lawley is one of Perth largest suburbs, covering approximately 443 Hectares. It is an amalgam of nine large parcels of land, called Crown Grants or lots, carved out of the bush in the early days of settlement between 1829 and 1878.

In the previous two issues we have considered land in Mount Lawley in Locations 816 and 617. In this issue we consider another of the original parcels

## 3 THAT PART OF MOUNT LAWLEY IN SWAN LOCATIONS

### A4/A5

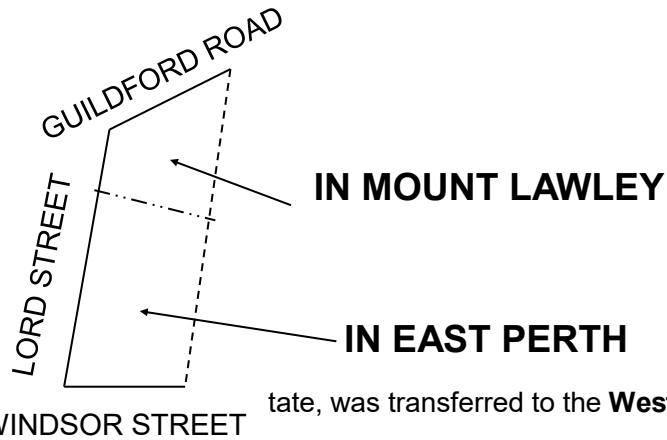
**MOUNT LAWLEY IS NORTH OF THIS BOUNDARY LINE**



**IN EAST PERTH**

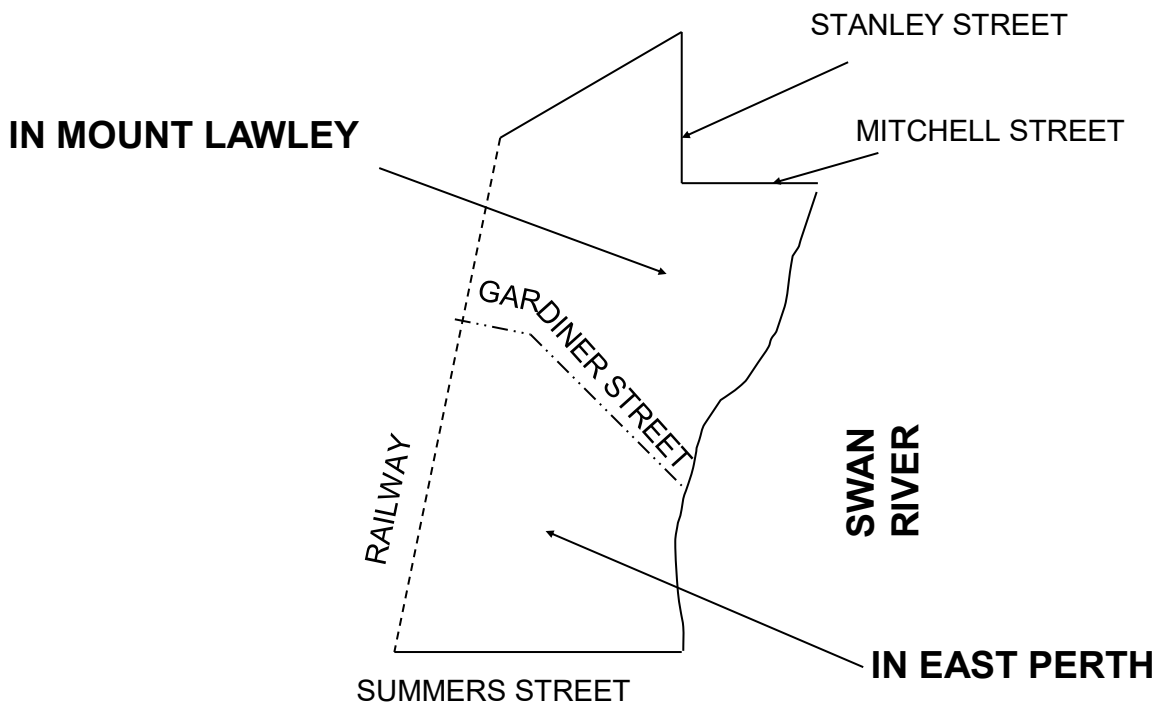
- 1) Location A4 was a Crown Grant to **James Coates Fleming**, Telegraph Superintendent. It was granted 15 Jan 1877. Total area 52.2 Ha. Cost £1,200.
- 2) Location A5 Crown Grant to **Sir William Henry Drake KB**, former Swan River colonist, now of London. It was granted 4 Oct 1881. Total area 6.7 Ha.
- 3) Location A5 amalgamated with Location A4 by transfer to **James Coates Fleming** on 17 Dec 1881. The total area was now 58.9 Ha. Cost £2,000.
- 4) Transferred to:
  - **John Campbell**, Master Plasterer, Enmore Road, Newtown, Sydney
  - **Francis South Fielder**, Trinity College Clerk of Petty Sessions, Sydney
  - **George Hurst MD**, 28 College Street, Sydney
  - **George Relph**, Law Stationer, 118 Elizabeth Street, Sydney
  - **Charles Henry Slatyer**, 96 Pier Street, Sydney
 on 10 Aug 1886. Cost £7,000.
- 5) This subsection,

# HOW MOUNT LAWLEY CAME TO BE DEVELOPED (CONT)



called the **Norwood Estate Co Ltd** on 5 Aug 1889. Total area 9.7 Ha. This estate, was transferred to the **West Australian Nor-**

6) This subsection



Transferred to the **Syndicate Ltd** on 17 Nov 1898. Total area 40.9 Ha. Perth Wes- tralia

7) The same subsection was transferred to the **Perth and Victoria Estate Co Ltd** on 9 Jul 1901.

# Heritage



Photograph taken from the back verandah of 23 Lawley Crescent in 1914, looking southward toward the City of Perth. This photograph shows the properties that were then existing in Alvan Street, Queens Crescent, Park Road, Walcott Street, etc. Note that in those days, views of the Swan River were not interrupted by the city buildings, and that King's park was also clearly visible

# **WELCOME TO NEW MEMBERS OF THE MOUNT LAWLEY SOCIETY**

Kevin Basley  
Debbie Pervan

Mary Basley  
Goran Pervann

Anthony Melville

Elaine Melville

## **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.**

## **KEY MOUNT LAWLEY SOCIETY OFFICE-BEARERS**

<b>President:</b>	<b>John Lightowlers</b>	<b>9271.4457</b>	<b>E-mail: <a href="mailto:lightowlers@hotmail.com">lightowlers@hotmail.com</a></b>
<b>Secretary:</b>	<b>Michael Faraone</b>	<b>9271.3281</b>	<b>E-mail: <a href="mailto:faraonem@bigpond.com">faraonem@bigpond.com</a></b>
<b>Treasurer:</b>	<b>Keith Avery</b>	<b>9271.5387</b>	<b>E-mail: <a href="mailto:Keith.avery@bigpond.com">Keith.avery@bigpond.com</a></b>
<b>Patron:</b>	<b>Barrie Baker</b>	<b>9271.5184</b>	<b>E-mail: <a href="mailto:baker@ca.com.au">baker@ca.com.au</a></b>





## **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

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