



Secretary:
Michael Faraone
9271.3281

Mount Lawley Matters

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MLS PRESIDENT'S REPORT

MEMBERSHIP RENEWALS

It is important that we keep our membership up-to-date.

The Society provides a vehicle for you to make your views known in such matters as the current boundary review.

If the box below is marked, please take steps to renew your membership



Since the last newsletter your committee has been busy responding to a number of issues. Most important amongst these have been responding to the Government's review of local government boundaries, the Town of Vincent's proposal to absorb the suburbs of Mt Lawley Menora and Coolbinia, and the City of Stirling's review of the Heritage Protection Guidelines that currently apply to Mt Lawley and Menora.

Other issues that we have addressed over the last few months include



1) The City of Stirling's decision to adopt a Master Plan to do works to revise the layout of Hamer Park and Inglewood Oval (View at www.stirling.wa.gov.au/recreation/bd/bd_projects.html)

This plan is the subject of further consultations given ratepayer objections to the Council removing mature trees and part of the mound separating passive recrea-

tional areas from the baseball diamonds. The Society is opposed any reduction of the passive recreational areas, or removal of shade trees or interference with the mound.



2) A draft parking policy for Stirling
A review of procedures for public advertising of planning proposals undertaken by both the City of Stirling and Town of Vincent
Establishment of a Bed and Breakfast policy for the City of Stirling



3) Drafting a joint submission with the Ratepayers Association responding to the Scarborough high rise proposals.



4) **Review of local government boundaries** – This is a review initiated by the State Government of existing local government boundaries. A similar review headed by Mr Rob Rowell was undertaken in March 1996. The structural reform advisory committee then observed that a split of the Cities of Wanneroo and Stirling into smaller units would reflect communities of interest and enhance local representation and community participation. It found that average administration costs per capita for the City of Stirling were not the lowest in the state despite its size. Smaller local governments of Armadale, Gosnells and Rockingham were found to have lower costs.

The then Government failed to take any action in response to that report and things were left as they were in Stirling.

The Society made a detailed submission to this latest review. We have submitted that the most important is-



MLS PRESIDENT'S REPORT (continued)

sue for our suburb is that we are split up across three local government boundaries. Parts of our suburb fall within the Cities of Bayswater and Stirling and the Town of Vincent. This split results in inconsistent services (eg character and streetscape are preserved by one local council while the adjoining council promotes demolition and contemporary developments; commercial uses are approved that create parking problems for residents in the adjoining properties; rubbish removal and traffic calming undertaken by one local government causing increased traffic problems in adjacent streets).

The Advisory Committee's report has endorsed the Society's submission, finding that (at page 128 "*in general, no suburb area should be split between local government areas*").

We are disappointed however that the advisory committee has in its recommendations taken an ideological line that bigger is always better. It has recommended forced amalgamations of smaller councils but made no recommendation about the effectiveness and responsiveness of super-sized councils.



Proposed boundary change by the Town of Vincent – In February Mayor Catania of the Town of Vincent wrote to ratepayers in Mt Lawley Menora and Coolbinia in response to the Local Government Advisory Board's review of boundaries. The Mayor has submitted a proposal and distributed a petition to transfer parts of Mt Lawley and Coolbinia not currently within Vincent and the suburb of Menora into the Town. He pointed to the Town's 87% satisfaction rating for the provision of efficient and effective services.

Mayor Tyzak of the City of Stirling has

responded opposing the Town's proposal, pointing out that a significant number of residents would pay higher rates if they were transferred to Vincent.

The Society has so far not formally supported either proposal. We have written to both the Town of Vincent and City of Stirling to elicit information which can be compared, so that you, our members, can express your views to us. We have included that information as well as a survey of our members in this newsletter. Your committee will be guided by your views on this important issue.



Review of Heritage Protection Guidelines – The City of Stirling has revised its Heritage Protection Guidelines with the intention to reduce subjectivity, clarify connections with other policies, and to remove the opportunity for contemporary developments. These objectives are strongly welcomed by the Society. Too many over-scale contemporary developments have blighted many streetscapes in Mt Lawley and Menora.

While we have been supportive of replacement and strengthening of the existing heritage protection area guidelines there are a number of aspects that we have been strongly against. We are concerned that the City is pushing ahead with the revised Guidelines despite the fact that the Society still has significant reservations about some aspects of them.

The City's minutes state that the following principle was endorsed at the Council meeting - *There should be a more flexible approach to the demolition of less significant buildings where replacement buildings meet the Guidelines. However, demolition of 'character' buildings is still discouraged and should be subject to assessment (not be 'as of right'), even where the proposed replacement dwelling is of an acceptable design;*

The Society has been strongly arguing that demolition of any building should be more strictly controlled rather than a more "flexible" approach taken, as demolition inevitably undermines the character of the suburb. Demolition should be strongly discouraged. Demolition can become a self-fulfilling outcome if a "flexible" approach is offered by the City because owners will let their properties fall into disrepair, strip out heritage features and remove houses from heritage inventories to get demolition approval. Instead, demolition should be a last resort and only after careful evaluation of each property undertaken in an open manner with community input.

Where developments are not visible from the street and where neighbours are not adversely affected by over-scale developments, overlooking or blocking of natural light or air, then a more flexible approach might be permissible under the Guidelines whereby more contemporary additions and renovations could take place without adversely impacting on the character of the suburb or the streetscapes.

We believe that the above issues are serious defects and should be resolved before the Guidelines are finalised. It would be regrettable if the City were to push ahead with adopting the revised Guidelines without satisfactorily resolving these outstanding issues.

Regards,

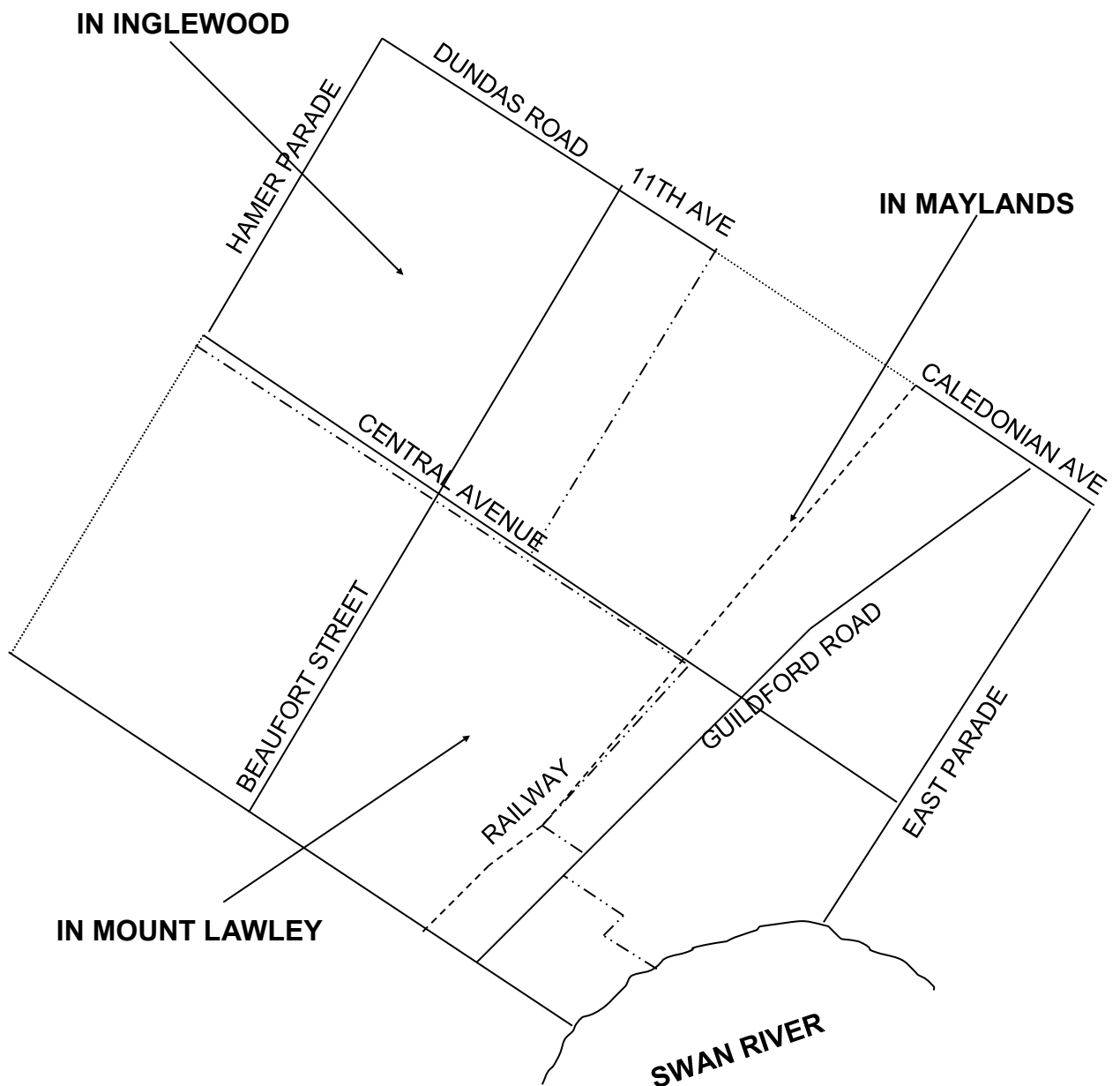
John Lightowlers
Honorary President

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.

In the last few issues I have traced the history of some of these original lots. This is continued. The research 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.

4 THAT PART OF MOUNT LAWLEY IN SWAN LOCATION Y



HOW MOUNT LAWLEY CAME TO BE DEVELOPED (CONT)

- 1) An original land grant made Jan 1831 (title 27 Aug 1833) to **John Gregory**, Area was **367.46 Ha**.
- 2) Transferred to William Tanner on 22 Jan 1840.
- 3) Transferred to William Locke Brockman and Thomas Haldane on 11 July 1846. Soon after Brockman surrendered his interest
- 4) Transferred to George Fletcher Moore, solicitor, on 6 Jan 1851.
- 5) Transferred to General Charles Dallas, retired military officer of Exmouth, Middlesex, and William Stuart Alexander, of Wimbledon, on 7 Jul 1856. Soon after Charles Dallas surrendered his interest and Robert Stuart Alexander was given use of the land. The price was £100.
- 6) Transferred to Charles Dallas Alexander (the late William Alexander's son) on 3 Nov 1884
- 7) Transferred to John James Slade, draughtsman of Sydney, on 18 March 1886 for £3,000.
- 8) Transferred to the Sydney and Perth Land Building and Investment Company Limited of Sydney on 6 Sep 1892. The company subdivided the estate and immediately sold lots.
- 9) (Remainder) Transferred to Emma Amelia Slade, widow, of Forest Lodge, Sydney on 10 Sept 1895.
- 10) (Remainder) Transferred to the **Gold Estates of Australia Co** of London later in 1895 as the "Inglewood Estate" Note that the area north of Central Avenue was advertised as the "Maylands Estate".

Note: The southern boundary of Location Y was actually just south west of First Avenue, along the back fence line of the odd-numbered houses in First Avenue. Thus, the home of the estate agent for the release of the Inglewood Estate, Edgar Hamer, was the current rectory of St Patrick's Anglican Church..

Again, the southern part of the north west boundary was along the back fence line of the odd-numbered houses in North Street.

Heritage

MARK ROSEN AND HIS FAMILY



58 Queens Crescent

The house today, little changed from the original

Mark and his wife, Rebecca,
probably taken in the mid 1890s



Mark Rosen lived in the house he had built at 58 Queens Crescent from 1910 to 1946.

He was born in Krantz, Poland, then part of the Russian Empire, in 1862. His wife, Rebecca, born 1864, was also from Krantz. Life for Jewish people in the under the Czars was not easy and they left Poland, firstly for England, then to Australia, arriving in Perth in 1902. Their first address was at 107 Glendower Street..

Mark worked as a tailor, probably for Solomon Trobe, a younger man with a business at 26 Royal Arcade in Hay Street. By 1920, Mark had set up his own business as 'Mark Rosen, Tailor' at 700 Hay Street, Perth. His Son, John, was working as a tailor with him. By the early 1930s, Mark's business had moved to 231 Murray Street.

In 1938 Mark, in partnership with Sol Trobe, set up the "Adelphi Tailoring Co at 907 Hay Street. In 1940, the business moved to 915 Hay Street. Mark died on 7/ 8/1946, aged 84. His wife, Rebecca, had pre-deceased him on 20/3/1937, aged 72.

Continued on next page

The Rosens had 9 children:

- Sara (died 11/7/1967, aged 81). She married her father's partner, Sol Trobe (died 9/4/1946, aged 67).
- John. He married Sarah Finkelstein (died 18/4/1941, aged 47)
- Morris Louis. He served in World War I and stayed on in England until shortly before he died on 21/2/1985, aged 90. His wife was called Ada, who died in the bombing in England.
- Mildred. She married Dick Plowman, and died at a young age in Orange, NSW.
- Kate. She was a headmistress in the Government service. She did not marry and died on 22/2 1999, aged 103.
- Alice. She was also unmarried and worked as a secretary for a parliamentarian. She died on 14/11/1978, aged 80.
- Sylvia. She married Alec Murray who worked at Goldsbrough Mort & Co. She died on 25/6/1975, aged 75.
- Renee. She married Reginald Isadore Cohen, pharmacist at the Adelphi Pharmacy. She died on 12/11/85, aged 83.
- Cecil Kaufman. He was a pharmacist (as is his son Mark). He died 2/9/1986, aged 82

The Rosens in Queens Crescent employed a gardener, who lived under the elevated front verandah behind the lattice work.. He was mentally unbalanced and one day ran off and permanently disappeared.

In the dining room they had a table which could seat 20 people.

Note that the front bedroom originally had four separate corner windows, whose indentations can still be seen.

(Information kindly provided by Golda Pridmore, daughter of Sylvia)

FROM THE MENORA, COOLBINIA AND MOUNT LAWLEY RATEPAYERS' ASSOCIATION

The Association has been very active, as has the Society, on a range of fronts; principally with key City of Stirling policy matters, but also on the very topical issue of the proposal by the town of Vincent to gain local government jurisdiction over Menora, Coolbinia and the major part of Mt Lawley.

In respect to the latter, the Association has not taken either a 'pro or against' position for the moment, and has sent a comprehensive questionnaire to both Vincent and Stirling covering a wide range of major issues.

As the Local Government Advisory Board's Review has now commenced, the Association will shortly meet to consider City and Town responses and presentations with a view to forming a position on the merits of Vincent's bid.

On the policy front, the City has recently canvassed views on its very important Character Retention draft. This draft policy goes to the heart of protecting the ambience of our precious suburbs, and, with the equally important residential density outcomes won over past years, be a cornerstone planning instrument.

While the Association agrees with much of the draft policy, and acknowledges that the policy is a significant improvement over the existing Heritage Protection Area prescriptions, it contains some important weaknesses, principle of which is the 'flexible' approach taken to building demolitions. The Association has written: "demolitions are a cancer in these suburbs and, over time, will transform that which is precious to a commonplace. There are far too many examples of this corrosive transformation already".

As ever, the Association expresses its appreciation to the Society for the way in which we have been able to work together on many matters to the good of the community. We may not always agree on every issue, but where we do, as on most issues, our joint approach is very useful and persuasive

HERITAGE CREDENTIALS OF STIRLING AND VINCENT COMPARED

We are sure that you are all aware, as Society President John Lightowlers mentioned earlier that the state government is reviewing municipal boundaries, and that the Town Vincent has revealed a plan to include all of Mount Lawley in its boundary. The City of Stirling has decided to vigorously contest this proposal, and has written to all ratepayers in Mount Lawley explaining the advantages of the status quo.

Your Committee decided that it should be pro-active in trying to make you aware what each side can offer in only one of the aspects that should be considered—that of heritage protection.

Both municipalities have gone to some trouble to provide structured responses to our request for information, and we very much appreciate their doing so. We have summarised their responses below. At the end, we have included a response sheet for you, on the basis of evidence presented, to express your judgment of the relative performances of the two municipalities.

We urge you to take the trouble to support your Society in its effort to represent your views in its contact with the decision process.

Heritage Policies Operating Now and In the Recent Past

STIRLING

- The Municipal Heritage Inventory (MI) initially compiled in 1997 was included in the District Planning Scheme, providing a direct link between the MI and the City's statutory development control.
- Addressing valid criticisms of the application of the MI legislation, the City recently amended its District Planning Scheme to establish a separate Heritage List to identify places and areas it recognised as having significance, but without the stricter controls applying to the MI.
- Palassis Architecture and Heritage are undertaking a review of both lists to improve their quality.
- New District Planning Scheme provisions allow the City to consider development concessions for Heritage Listed places provided that a Management plan is submitted and approved.
- He city has gazetted Mount Lawley (in Stirling), Menora and Inglewood as Heritage Areas, subject to specific restrictions and design guidelines to conserve character.
- He city has voted to exclude contemporary design within these areas.
- A review is under way to add specificity to the guidelines, especially in such key areas as demolition.
- Zonings in Estates 1 and 2 of Mount Lawley have largely had their zonings reduced to R12.5.

VINCENT

- Places having cultural heritage value placed on the MI, and others, which indirectly contribute to the town– or street-scape are identified.
- These are eligible, in the Town Planning Scheme for density bonuses of up to 50% for retention and conservation.
- The Scheme also allows for variations to the scheme provisions where circumstances merit it.
- The town has Building Design and Conservation Awards for outstanding restoration and enhancement of heritage places.
- The Town has a Heritage Loan Scheme, giving loans with a reduced interest rate for worthy restorations and enhancements to heritage places.
- In the current review of the Town Planning Scheme, character and heritage will be guided 100% by the community

STIRLING

- Considerable resources have been expended on prior negotiation and later defending appeals to the Town Planning Appeal Tribunal, on such issues as 25 Glenroyd Street, 17 First

SPECIFIC INSTANCES OF HERITAGE BATTLED AND HOW THEY HAVE BEEN APPROACHED

- Avenue, and another MI listed property in First Avenue.
- To strengthen its hand, the City seeks to:
 - Ensure its statutory controls are legitimate and enforceable.
 - Ensure that property owners, the public, real estate agents, and other stakeholders are aware of the City's policies and controls, and understands their objectives.
 - Negotiate with applicants for new development to develop mutually satisfactory outcomes.
 - With no agreement, provide a clear direction and decision, and to defend its position in appeal with expert witnesses and, where appropriate, legal representation.

VINCENT

- In the following instances, the Town has defended appeals , as well as, in some cases, retaining consultants for specialist reports:
 - Stirling Street cottages
 - Crawshaw's cottage
 - Nurse Harvey's hospital
 - No2 Wavertree Street
 - Brown's Dairy house in Charles Street
 - Joel terrace house
 - Alexander Building (communication towers)
 - Bruce Street timber cottage
 - Bulwer Street house
 - 32 Chatsworth Street
 - Lindsay and Brisbane Street houses
 - 24 Daphne Street

PROFILES OF STAFF COMMITTED TO HERITAGE

STIRLING

- Has a range of staff experienced and trained in heritage management, research, policy-development and promotion. They attend annual training from the State Heritage Council.
- There are two 'term contract' heritage consultancies—Palassis Architects and Laura Gray Heritage and Conservation Consultant.
- All development submissions are vetted by staff, and if required, by consultants.

VINCENT

- Has dedicated arm of Planning, Building and Heritage Services called Heritage Services.
- There are two permanent staff dedicated to heritage, a Senior Heritage Officer and a Heritage Officer. They are currently assisted by two contract staff.
- Heritage staff are principally responsible for:
 - Consideration of all development applications
 - Heritage assessments of all demolition applications
 - Advice for owners of heritage properties
 - Strategic development and management of Vincent's own heritage places and facilities
 - Management of the Town's heritage policies
 - Vincent's Heritage Grants Programme and Low Interest Loan Scheme
 - Liaison on behalf of owners and applicants with the Heritage Council

PROCESSES TO IDENTIFY, RESEARCH AND CONSERVE HERITAGE

STIRLING

- Current review of the MI is to involve greater detail to be provided and researched.
- Properties and whole precincts are to be listed, defined according to more clearly defined criteria, with defined implications for levels of importance.
- This process will involve community consultation and the City's Heritage Advisory Group.
- Specialists are commissioned to advise where required on places subject to development proposals, as well as to assist in preparing Management Plans.
- Has worked with the Heritage Council and other municipalities to provide clear information to the public on the financial implications of heritage listing.
- Local Studies Librarian assists research with archiving, oral histories and background research.

VINCENT

- The town has recently completed a major overhaul of its MI, the revised version of which will be released later in the year.
- Town is employing a range of planning tools appropriate for its variety of building and site types.
- Where specialist knowledge is required, in such areas as architectural and engineering, in addition to heritage areas, the town regularly engages consultants.
- The Town runs free and open Heritage Information Talks each year.

EVIDENCE OF PRECINCT-WIDE CONTROLS, RATHER THAN HOUSE TO HOUSE

STIRLING

- Stirling has city-wide heritage controls covering, of course, Mount Lawley.

- The City's Heritage Areas' Study led to the gazettal Heritage Protection Areas of District Planning Scheme No 2). The Mount Lawley designated areas have controls to conserve the special character features of the suburb.

VINCENT

- In the Brookman and Moir Streets Precinct, the town has development guidelines, incentives and long-term planning objectives to protect it.
- Smaller pockets are scattered across the Town and when development is planned within them, reference to the effects on the whole is made in assessing the proposals for the individual properties.
- The award-winning 'Vincent Vision 2024' process is being used to review the Town Planning Scheme, one of whose components is 'Character and Heritage'.



Society members are strongly urged to study the above information provided by Stirling and Vincent and to return the attached Response Sheet. Your Committee must have this information if it is to best represent your interests in its submissions to the boundary review process.

Also note that Heritage is only one dimension of the range of criteria that must be considered in assessing how a municipality might rate.

Others would include:

- **Level of rates**
 - **Waste disposal**
 - **Parks, swimming pools and other facilities**
 - **Road maintenance**
 - **Level of friendly service**
- etc**

Your views on these aspects are not sought in this survey.

We look forward to hearing from you soon



RESPONSE SHEET

HERITAGE SERVICES PROVIDED COMPARISON BETWEEN THE CITY OF STIRLING AND THE TOWN OF VINCENT

(Note: Depending on where you live, you will have direct experience of the services provided by one or the other municipality. To be fair to the other, try to use the evidence provided to form your opinion)

In the following table, please score from 0 to 5 in the appropriate box
(0 is low and 5 is high)

HERITAGE CRITERION	STIRLING SCORE	VINCENT SCORE
Heritage policies operating now and in the recent past		
Specific instances of heritage battles and how the municipality has approached them		
Profiles of staff committed to heritage		
Profiles committed to identify, research and conserve heritage		
Evidence of precinct-wide controls rather than house by house decisions		

OTHER COMMENTS WHICH WILL HELP THE SOCIETY'S JUDGMENT ON THIS ISSUE

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(Continue overleaf if necessary)

Please return to PO Box 15, PO Mount Lawley by July 8 2006