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Cover: Leederville Town Hall, Cambridge Street, West Leederville.
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APPENDICES

Appendix A
Criteria for entry into the Register of Heritage Places
(Draft 16 Sept 1991, Heritage Council of WA)

Appendix B
Project Brief
4.0 TOWNSCAPE PRECINCT STUDY

4.1 Introduction

Within the Town of Cambridge there are many good examples of residential streetscapes which represent different phases of suburban development and which combine to create distinctive residential precincts. The characteristics of these areas are derived from a number of factors, including the subdivision pattern, the principal period(s) of development, the physical characteristics of the buildings and their gardens, and the nature of the public landscaping.

In conjunction with the preparation of the Municipal Inventory, a survey was therefore undertaken to identify the particular townscape qualities of the different residential areas of the Town of Cambridge. This survey identified 16 residential precincts (see figure 4.1) which have distinctive physical characteristics and which help to illustrate the progressive suburban development of the Municipality from the early 1890s through to the present day.

Many of these precincts developed gradually over extended periods of time, with infill and later redevelopment creating a complex suburban character. As a result of this progressive development precise boundaries are sometimes difficult to define and a number of areas include streets which represent a transition between adjoining precincts. Each precinct also encompasses some areas which represent excellent examples of the principal characteristics described, and others which are less intact.

The identification and analysis of the overall character of each precinct and an assessment of their heritage significance were two of the principal aims of this part of the study. Based on this, a series of conservation objectives were established to identify issues which will need to be addressed if the significant townscape characteristics of each precinct are to be retained and/or enhanced.

At the completion of the Townscape Precinct Study all of the objectives were reviewed with the aim of developing a range of conservation and management strategies which could be adopted by the Town of Cambridge in order to encourage conservation and guide appropriate development (Section 4.3). Consideration of these strategies by the Town of Cambridge and the development of an appropriate implementation program will be the next step towards protecting the significant characteristics of the various precincts.

4.2 Townscape Precincts

The following section of the report includes townscape assessments for each of the identified precincts. The precincts identify predominantly residential areas with unifying characteristics. There are therefore some areas that fall outside the precinct boundaries. These include Lake Monger, Bold Park, Henderson Park, Perry Lakes, the Wembley Golf Complex and the beach front. Where heritage issues arise these areas have been dealt with as individual places under the municipal inventory. The small area of commercial development near the intersection of Seiby and Pearson Streets falls outside the precinct boundary, however no heritage issues have been identified. Similarly the small area of residential development within the Town of Cambridge but adjacent to Jolimont falls outside the precinct boundary but does not contain elements of heritage significance.
Fig. 4.1  PRECINCT LOCATION PLAN
4.2.1 Precinct No. 1

Location:
Leederville.

Bounded by the centreline of Lake Monger Drive, the eastern boundary of allotments along the eastern side of Northwood Street and the northern boundary of allotments along the northern side of Cambridge Street and the Mitchell Freeway.

Historical Notes:

Historically this is the earliest area of residential subdivision in the Town of Cambridge. Originally part of William Leeder's estate which extended to the shores of Lake Monger, the land was sold in 1891, and made available for subdivision. Leeder’s estate was divided into parcels of land providing a mix of various sized residential lots and advertised for sale from 1892. The proximity to Perth and the Leederville station made the land attractive for settlement. Amongst the first streets settled were Woolwich and Tower Streets.

The street and subdivision pattern have remained substantially intact throughout the history of the area. Some of the earliest small timber cottages constructed in the 1890s still remain, although there has been gradual redevelopment particularly in the post war period.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

This area was subdivided in a number of different phases from the late nineteenth century, creating a maze of narrow streets flanked by small residential lots of varied frontages and depths.

Narrow back lanes have been laid out behind some of the allotments.

Where the precinct was originally bounded by a drainage reserve on its eastern side, it is now bounded by the Mitchell Freeway. The construction of the Freeway resulted in the modification of the local subdivision pattern by the resumption of residential lots and the truncation of Tower, Regent and Antrim Streets.

Building Stock:

The buildings in this precinct are predominantly single storey houses, with a scattering of local retail premises and civic buildings.

This area was well developed before 1920, and the houses from this period are generally of a modest scale and style. However, more substantial housing was also established on elevated sites away from the railway line and the former drainage reserve. Houses representing interwar consolidation and post 1950s redevelopment/infill are interspersed throughout the original building stock.

There was traditionally one house per block, set close to the front boundary with a clear orientation to the street. The materials are generally face brick or timber for walls with terracotta tiles or corrugated iron for roofs. A number of the early timber cottages have ashlar effect, 'mock-stone', facades. Front verandahs are a typical feature.
Decorative details to the original housing stock are not generally elaborate, but include features which reflect the influence of the popular Federation Queen Anne style of the period. These include:
- dark red face brickwork;
- contrasting rendered detailing (such as plain string courses and moulded window sills);
- turned and flat timber detailing to verandahs (including posts, brackets and valances);
- hipped roof forms with small decorative gables breaking up the roof line and larger gables facing the street;
- decorative treatment of street gables, such as half timbered detailing, pressed metal cladding and timber finials;
- double hung windows.

Good examples of original external detailing are found throughout the precinct. More elaborate detailing is found on the larger brick houses on elevated sites.

The recent Homeswest development adjacent to the Mitchell Freeway uses appropriate scale, form and materials with reference to earlier residential development. It makes no reference to the traditional street pattern and building orientation, but due to its location this is not particularly intrusive.

**Landscaping:**

Road reserves are relatively narrow and the houses are close to the front boundaries, with parallel strips of grass and footpath on both sides establishing an intimate scale and strong sense of enclosure to the streets. This is further accentuated by large avenue trees where they remain. These are predominantly Coral Flame, Brush Box, Hills Weeping and Native Peppermint. The Native Peppermint have large diameter trunks and appear to be considerably older than the Flame and Box, which appear to be about 40 to 50 years old. Front gardens are also very small, being little more than short, transitional, semi-private spaces between the street and house. Because of their smallness, even the original low timber and woven wire boundary fences give a sense of separation from the street. Gardens themselves are mainly simple and rectangular in layout, with straight paths, grass and modest shrubs. There are few large trees within the gardens.

Removal of the large street trees and replacement by smaller species reduces the sense of enclosure and destroys cohesiveness. The recent addition of courtyard walls however, is not visually intrusive because of the small overall scale of the area.

**Townscape Character and Heritage Significance:**

This closely developed residential precinct illustrates the early suburban development of the Study Area. In its subdivision pattern and its retention of a range of early buildings it has retained a traditional character through which the establishment of the suburb with modest workers housing can still be readily interpreted. Examples of some larger houses dating from the turn of the century, and local facilities such as shops and churches, further illustrate the social mix and way of life in the area at that time.

The surviving examples of very modest turn of the century 'workers housing' found in this area represent a class of buildings greatly diminished by the development of the adjacent Mitchell Freeway and by residential redevelopment.
This precinct is of heritage significance within the Town of Cambridge for its retention of physical evidence of late nineteenth and early twentieth century working class suburban development. When considered together with nearby residential areas which were established a later date it contributes important evidence of changing suburban design, expectations and ways of life during this century.

Schedule of Heritage Places:
The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **Uniting Church (Fmr Methodist Church) and Hall (1900)**  
  Woolwich Street, Leederville  
- **West Leederville Primary School (1898)**  
  Woolwich Street/ Northwood Street, Leederville  
- **Former Leederville Fire Station (c.1904)**  
  65 Kimberley Street, Leederville  
- **Henderson Memorial Presbyterian Church (1935)**  
  Ruislip Street/Kimberley Street, Leederville

Conservation Objectives:  
- Maintain the traditional street and subdivision pattern within the precinct.  
- Maintain the dominant residential use of the precinct.  
- Encourage the retention of physical evidence of the early suburban development of the area, with particular reference to the surviving examples of modest timber cottages.  
- Encourage the retention of physical evidence of the public/commercial sites developed to serve the local community as part of the establishment and consolidation of the suburb.  
- Maintain the traditional scale, style, form, setbacks, street frontages, density and orientation of the existing residential development.  
- Maintain the strong sense of street enclosure established by the narrow setbacks, traditional fences and street planting.  
- Maintain/enhance evidence of traditional street planting and verge treatment(s) within the precinct.  
- Investigate archaeological evidence provided by the traditional use of back lanes as important access corridors and informal rubbish disposal areas.  
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies (see Section 3.4).  
- Discourage demolition of places which make a positive contribution to the townscape character of the precinct and/or which help to illustrate the history of the local suburban development.  
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.
• Respect the traditional scale, styles, form, setbacks, street frontages and orientation of the streetscape and wider precinct in any new development.

• Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.

• Advise/educate local residents and property owners about the history and significant characteristics of the precinct.

• Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Photograph 4.1
Early timber cottage, Tower Street

Photograph 4.2
Timber houses, Kimberley Street

Photograph 4.3
Modest timber and iron cottage adjacent to a more substantial brick and tile house, Woolwich Street.

Photograph 4.4
Back Lane, off Woolwich Street.
4.2.2 Precinct No. 2

Location:
Leederville.

Bounded by the northern boundary of the allotments along the northern side of Cambridge Street, the western boundary of the allotments along the western side of Northwood Street, Railway Parade, the centreline of Loftus Street and the Mitchell Freeway.

Historical Notes:
This area was subdivided in the 1890s and settlement resulted from the proximity of the area to the railway. Early development was mainly small timber and iron cottages, with small businesses establishing in areas adjacent to the railway.

The original settlement pattern has been eroded in the more recent past with the establishment of a light industrial area immediately to the west of Loftus Street and the development of higher density housing, including blocks of flats probably constructed in the 1960s, 70s and 80s, in the area adjacent to the railway.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
This area was subdivided in a number of different phases in the late nineteenth century, creating an informal north-south/east-west pattern of streets flanked by narrow allotments of varied frontages and depths. Narrow back lanes were laid out in an irregular pattern behind some of the allotments.

The street pattern was modified over time, particularly by the extension of Cambridge Street as a through road beyond William Street (now Southport Street) and by the construction of the Mitchell Freeway. The physical impact of the Freeway included the resumption of allotments near Loftus Street, the truncation of Harrogate Street and the realignment of Cambridge Street.

Some of the original allotments have also been consolidated to form larger commercial properties and medium density residential developments.

Building Stock:
The buildings in this area are of mixed use, including some remnant housing dating from the original development of the area in the 1890s-1920s period, a small, traditional retail precinct related to the West Leederville Railway Station, 'new' residential development dating from the post 1950s period, and commercial/light industrial development, also dating from the general redevelopment and consolidation of the precinct in the post-1950 period.

In keeping with the mixed use and age of the buildings, their style, scale, materials and form are diverse. In general they range between 1 and 3 storeys and include a mixture of masonry and timber construction.
Landscaping:
Generally wide road reserves and intermittent remnants of avenue street tree planting (including Coral Flame, Brush Box and Native Peppermint), together with a large scale redevelopment and commercial landuse, result in a streetscape that is lacking in coherence and intimacy. The mature trees (Sugar Gums and Date Palms) along Railway Parade form a distinct “landscape” edge to this Precinct. Where the original housing stock remains, the landscape is punctuated by occasional large trees, including Norfolk Island Pines, Pencil Pines and Date Palms. Footpaths are located on both side of street, and in the commercial areas often cover the majority of the verge.

Townscape Character and Heritage Significance:
In its subdivision pattern and built form, this precinct represents two major phases of development in the Study Area. That is, the early suburban development of the 1890s to 1920s, and a major phase of redevelopment and consolidation since the 1950s.

As a result of its particular pattern of development, it has neither retained nor developed a unified townscape character.

Examples of timber houses dating from the turn of the century and the commercial precinct opposite West Leederville Railway Station, are of heritage significance as evidence of the early settlement of the area. Places developed as part of the most recent phase of development are not considered to be of heritage significance.

Schedule of Heritage Places:
The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- Leederville Town Hall (Circa 1898)
  82 and 84 Cambridge Street Leederville
- Leederville War Memorial and rose garden
- Railway Station Footbridge (1897)
  Railway Parade, West Leederville
- Former Leederville Fire Station (1927)
  4 McCourt Street, Leederville
- 3 Kimberley Street, Leederville

Conservation Objectives:
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.
- Encourage the retention of physical evidence of the early suburban development of the area, with particular reference to the surviving examples of modest timber cottages.
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.
- Investigate archaeological evidence provided by the traditional use of back lanes as important access corridors and informal rubbish disposal areas.
• Implement site specific conservation strategies for items identified in the Schedule of Heritage Places.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Photograph 4.5
Traditional masonry and timber cottages along the western side of Kerr Street.

Photograph 4.6
Modern medium density residential development along the eastern side of Kerr Street.

Photograph 4.7
Retail precinct opposite West Leederville Railway Station.

Photograph 4.8
Commercial/light industrial development along Southport Street.
4.2.3 Precinct No. 3

Location:
Leederville.

Bounded by the centreline of Lake Monger Drive, the western boundary of allotment along the western side of St Leonards Avenue, the centreline of Ruislip Street, the centreline of Connolly Street, the centreline of Barrett Street, the centreline of Gregory Street, the northern boundary of allotments along the northern side of Cambridge Street, the western boundary of allotments along the western side of Tate Street, Railway Parade, the eastern boundary of allotments along the eastern side of Blencowe Street, the northern boundary of allotments along the northern side of Cambridge Street, the eastern side of allotments along the eastern side of Northwood Street.

Historical Notes:
The area to the east of McCourt Street was subdivided in the period from the mid 1890s to 1903. Joseph, Connolly and Barrett Streets formed part of the Church Lands Estate subdivided circa 1910. The settlement of the area tended to follow an east-west pattern with the result that generally examples of earlier housing are found in the eastern part of the area. The streets to the east were settled before 1930. Streets further west, including Joseph Street, typically contain examples of housing from as early as 1910 and as late as the 1940s.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
The major part of this area had been laid out in its present form by the beginning of the twentieth century, although the area west of McCourt Street was subdivided at a slightly later date.

To the west of Northwood Street the residential subdivision pattern is based on a dominant north-south street pattern, with the east-west cross streets providing for through traffic. Unpaved back lanes are a consistent feature of the planning layout.

The allotments are generally of a medium size (particularly to the west of Northwood Street), with more generous frontages and depths than for the residential area immediately to the east (precinct #1).

By contrast the area between Kimberley and Northwood Streets (precinct #1) the land was subdivided in a number of different phases, creating a maze of cross streets and narrow back lanes flanked by small residential lots of varied frontages and depths.

Building Stock:
Predominantly single storey residential development dating from the period c.1900 to c.1925, but with some examples of later interwar consolidation, particularly to the west of McCourt Street.

There is typically one house per block, with a clear orientation to the street. Setbacks and frontages are generally greater than for the earlier subdivisions to the east creating a more spacious character.

External walls are generally brick or rendered brick (although timber was also used) and roofs clad with either terracotta tiles or iron. Front verandahs face onto small gardens.
Decorative details are not generally elaborate, but include features which reflect the influence of the popular Federation Queen Anne style of the period prior to World War I. These include:
- dark red face brickwork;
- contrasting rendered detailing (such as plain string courses, moulded window sills and decorative moulded courses below the eaves);
- turned and flat timber detailing to verandahs (including posts, brackets and valances);
- hipped roof forms with small decorative gables breaking up the roof line and larger gables facing the street;
- decorative treatment of street gables, such as half timbered detailing and timber finials;
- double-hung or casement windows;
- simple bay windows.

To the west of McCourt Street there is a greater proportion of houses with detailing derived from the Inter-War Californian Bungalow Style. Common details include:
- walls partly in red face brick (up to the bottom of the windows) and partly rendered (above the window sill height);
- hipped, tiled roofs with large gables facing the street;
- decorative half-timbered detailing to the front gables;
- exposed rafters;
- wide front porches enclosed by low brick walls and flanked by brick piers or columns;
- glazed front doors;
- casement windows;
- geometric pattern leadlight glazing using uncoloured textured glass
- raked window awnings supported by timber brackets.

Good examples of original external detailing are found on residential properties throughout the precinct.

Small corner shops (some now residential) are found in various locations, particularly along Woolwich Street. West Leederville School provides an important community focus on the corner of Woolwich and Northwood Streets.

**Landscaping:**

Even, wide road reserves with parallel strips of grass and concrete footpaths on both sides, and continuous avenue plantings of large, mature trees create an orderly streetscape. The mature trees (Coral Flame, Native Peppermint, Brush Box, Jacaranda and Kurrajong) establish a strong sense of overhead enclosure. Gardens are also simple and orderly in layout, and though moderately sized, still result in the houses seeming close to the street. This is not diminished by the original boundary fences of low post and rail and woven mesh (C 1920s) or low brick (later inter war years). Recent introductions of high timber picket and masonry fences, and of paved areas and garden beds within the verges disrupt the orderliness of the streetscape.

**Townscape Character and Heritage Significance:**

This residential precinct still clearly represents the progressive development of the Study Area during the first quarter of the twentieth century. While there are clear overlaps with the residential precinct immediately to the east (precinct #1), its overall character is based on wider streets and more generous allotments. The houses are generally larger, of a 'better quality' (eg. brick rather than timber)
and are set within more spacious gardens. A sense of townscape continuity is provided by the similarity of scale, setbacks, building form and materials. Established avenues of street trees contribute to this character and help to reduce the impact of any unsympathetic development.

In its subdivision pattern and built form the precinct has retained a strong traditional character through which the establishment of the suburb with modest family homes can still be readily interpreted. Corner shops and the local school further illustrate the early development and way of life in the area.

This precinct is of heritage significance within the Town of Cambridge as a good example of suburban development dating from the first quarter of the twentieth century. When considered together with nearby residential areas (and in particular precinct #1 to the east & precinct # 7 to the west) it contributes important evidence of changing suburban design, expectations and ways of life during the first half of this century.

Schedule of Heritage Places:
No individual significant places have been identified in this precinct. However, individual places may be identified as significant in the future.

Conservation Objectives:
- Maintain the traditional street and subdivision pattern within the precinct.
- Maintain the dominant residential use of the precinct.
- Maintain the traditional scale, style, form setbacks, street frontages density and orientation of the existing residential development.
- Maintain/enhance evidence of traditional street planting and verge treatment(s) within the precinct.
- Maintain the open streetscape established by the typical setbacks and fences.
- Encourage the continued use of fences/boundary definitions of a traditional character and/or height.
- Encourage the retention of physical evidence of residential development dating from the first quarter of the century.
- Encourage the retention of physical evidence of the public/commercial sites developed to serve the local community as part of the establishment and consolidation of the suburb.
- Investigate archaeological evidence provided by the traditional use of back lanes as important access corridors and informal rubbish disposal areas.
- Discourage demolition of places which make a positive contribution to the townscape character of the precinct and/or which help to illustrate the history of the local suburban development.
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.
- Respect the traditional scale, styles, form, setbacks, street frontages and orientation of the streetscape and wider precinct in any new development.
- Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.
• Advise/educate local residents and property owners about the history and significant characteristics of the precinct.

• Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Fig. 4.4 PRECINCT 3
Photograph 4.9
Examples of brick and iron houses featuring Federation Queen Anne detailing, St Leonards Avenue.

Photograph 4.10
Verge treatment and boundary fences, St Leonards Avenue.

Photograph 4.11
Examples of brick and tile houses featuring Inter-War Californian Bungalow detailing, Joseph Street.

Photograph 4.12
Back Lane off Ruislip Street.
4.2.4 Precinct No. 4

Location:
Leederville.

Bounded by the centreline of Lake Monger Drive, the western boundary of allotments along the western side of Kavanagh Street, the centreline of Ruislip Street and the western boundary of allotments along the western side of St Leonards Avenue.

Historical Notes:
This was previously the estate associated with Home of the Good Shepherd. This originally extended to Lake Monger, however Lake Monger Drive first appears on maps of the area dating from the 1930s (see Fig 2.5). The area on the periphery of the estate including the northern side of Lake Monger Drive and the western side of Kavanagh Street was subdivided and developed in the 1950s or 60s. In the 1980s the Home of the Good Shepherd was adapted to provide offices for the Catholic Education Centre. The adjacent land was subdivided and sold. Some large and prestigious residences have been constructed on the estate in recent years.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
Other than the peripheral areas laid out in the 1950s or 60s, the subdivision pattern in this precinct is based on a series of small, curved cul-de-sacs typical of suburban planning of the 1980s, but not reflecting the traditional grid pattern of the adjacent established suburbs.

Building Stock:
This precinct includes residential development from the 1960s through to the present, set out in three distinct groupings:

- Single storey housing dating from c.1960s along the western portion of Kavanagh Street. This is of a generally uniform style with salmon brick walls and low pitched roofs.

- One-two storey houses dating from the 1960s-70s, overlooking Lake Monger Drive. These are more diverse in style with brick or rendered walls and various roof pitches, including flat.

- Two-three storey housing in the Hill of Tara Estate. This recent development of large 'executive' housing includes a wide range of styles and finishes. The roads have been paved and the verges grassed without pathways.

Note: the remaining portion of the local Church estate, facing Ruislip Street, has been separately identified in the Schedule of Heritage Places. (Catholic Education Centre - formerly the Home of the Good Shepherd)

Landscaping:
There is no avenue planting in this Precinct, resulting in a more open spatial quality in which individual houses and front gardens are the dominant elements. The houses and gardens are relatively recent in origin and display a wide variety of styles. Gardens tend to be "settings" for the houses rather than semi-private spaces. The
subdivision is layered around a central open space which was intended to form a linkage to Lake Monger across its lower portion.

**Townscape Character and Heritage Significance:**

Through the history of its development the precinct contributes evidence of the progressive subdivision of the local Church estates through to the present day. The nature of the residential development also provides evidence of the increased importance placed on elevated views across Lake Monger during recent years.

The subdivision and development of the residential area has resulted in housing from a limited period (c.1960-present). However, different parts of this relatively small area display a wide range of styles and there is no unified townscape character.

Other than with reference to its general historical context, the residential precinct is not considered to be of heritage significance.

The remaining church property, as identified in the Schedule of Heritage Places, is of particular heritage significance and has been dealt with separately (see Section 3.4).

**Schedule of Heritage Places:**

The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **Church of St Michael the Archangel (Catholic Education Centre)** (1938)
  50 Ruislip Street, Leederville

**Conservation Objectives:**

- Incorporate reference to this precinct as part of an interpretative program to explain the progressive development of the local Church estates.

- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies (see Section 3.4).

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.

- **Home of the Good Shepherd (Catholic Education Centre)** (1903)
  50 Ruislip Street, Leederville
Photograph 4.13
Examples of housing dating from c.1960, Kavanagh Street.

Photograph 4.14
Examples of housing dating from the 1960s-70s, Lake Monger Drive.

Photograph 4.15
Examples of the public and private landscaping, Lake Monger Drive.

Photograph 4.16
Examples of housing dating from c.1990, Hill of Tara Estate.
4.2.5 Precinct No. 5

Location:

Wembley.

Bounded by the centreline of Lake Monger Drive, the centreline of Gregory Street, the centreline of Barrett Street, the centreline of Connolly Street, and the eastern boundary of allotments along the eastern side of St Vicents Avenue.

Historical Notes:

This area originally formed part of the land owned by the Roman Catholic Church and included the original monastery, orchards and olive groves established by the Benedictine monks who accompanied Bishop Salvado to the area in the 1850s. Later the monastery became the St Vincent's Boys Home and subsequently St Joseph's Girls Orphanage. The St Vincent's Foundlings Home was also established on the site in 1914 and is currently the Catherine McAuley Centre. The area to the north of the home and a strip of land along its other boundaries was sold and subdivided for suburban housing in the 1930s and 40s.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

This area is laid out around the Catherine McAuley Centre and underwent residential development from the 1930s.

To the south of Ruislip Street there is a single row of residential allotments facing onto the boundary streets. The allotments are generally rectangular, but raked side boundaries have been used to 'turn' the corners.

To the north of Ruislip Street, St. Vicents Avenue runs north-south, while Columbas Avenue and The Grove run north east-south west. This forms a triangular central block which is in strong contrast with the simple rectangular grid of the nearby earlier subdivisions. The allotments have varied frontages and range from rectangular to trapezoid in shape.

Building Stock:

Flanking the Catherine McAuley Centre to the east, south and west, and in the streets immediately to the north, there is residential development dating from the late inter-war years and post-war period (particularly the 1950s and 60s). More recent residential development has taken place along three short cul-de-sacs leading off Ruislip Street, on the northern portion of the Catherine McAuley site. Only one former corner shop is evident (on the corner of The Grove and Gregory Streets).

Within the precinct there is typically one house per block, with a clear orientation to the street. Setbacks and frontages allow for a small front garden with lawns and planting beds, plus a side driveway. The houses are predominantly single storey, although there are some examples of two storey extensions and recent residential re-development.

External walls are generally brick and/or rendered brick and roofs tiled. The roofs are of a medium pitch and include both hipped and
gabled forms. Front porches are enclosed by low brick walls for the earlier development, and by simple wrought iron balustrades for the post-war housing. The detailing is generally more restrained than for the earlier development near-by, reflecting the austerity of the immediate post-war years in the face of shortages of both building materials and skilled labour.

Significant elements within the Catherine McAuley Centre have been described separately as part of the Schedule of Heritage Places.

**Landscaping:**

Grassed verges with concrete footpaths on one or both sides and a relatively sparse avenue tree planting (mainly Native Peppermint, and more recently planted Jacaranda and Bottlebrush) contribute an open quality to the streetscapes of this Precinct. This is also reflected in the front gardens. The use of open areas of lawn in rectilinear or gently curving shapes, bordered by coloured concrete paths and drives and narrow beds of shrubs and flowers creates an expansive setting for the houses. The traditional use of low brick walls to define the front boundary without substantially disrupting the flow of space contributes to this quality. The recent introduction of high fences and courtyard walls is predickably disruptive in this setting.

**Townscape Character and Heritage Significance:**

Through the history of its development the precinct contributes evidence of the progressive subdivision of the local Church estates from the late nineteenth century through to the present day. In particular, the precinct represents residential development of the late inter-war period and the two decades immediately following the war. Despite its close physical and historical association with the Catherine McAuley Centre, the buildings within the Centre's grounds are largely concealed from view and make little impact on the townscape character of the precinct. However, the vista to the spire of St Joseph's RC Church (on Salvado Road), as part of southern view along Connolly Street is worthy of note.

The residential development includes cohesive characteristics along the eastern, northern and western boundaries of the Catherine McAuley Centre, particularly with regard to their slight elevation above the street level, their materials, set-back, scale and stylistic details. These streetscapes provide an interesting contrast with the residential development on the opposite sides of these streets, which typically dates from the period around World War One and the early inter-war years. However, they are not considered to be an important example of suburban development of the period.

The area to the north of the Catherine McAulay Centre is less cohesive, with a greater loss of original detailing and more examples of recent residential redevelopment of a different style and scale to the original. There is no consistent townscape character for this portion of the precinct.

This precinct is of historical significance for its association with the Benedictine Monastery established in the 1850s.

**Schedule of Heritage Places:**

The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.
• Old Benedictine Stables Building at Catherine McAuley Centre (Circa 1850s)
  Previous Listings: National Trust classified; Town Planning Scheme Schedule.

• Olive Trees - Catherine McAuley Centre
  (Catherine McAuley Centre; Leederville)

• Olive Trees - 1 St Columbas Avenue; Wembley.
  Previous Listings: Town Planning Scheme Schedule.

• St Joseph’s Orphanage chapel and schoolroom (1894)
  (Catherine McAuley Centre; Leederville)

• St Vincent’s Foundlings Home (1914)
  (Catherine McAuley Centre; Leederville)

Conservation Objectives:

• Encourage the retention of the traditional street and subdivision pattern within the precinct.

• Encourage the retention of good examples of houses from all periods represented within the precinct.

• Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies (see Section 3.4).

• Include reference to the precinct within an interpretative program to explain the progressive development of the local Church estates.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Fig. 4.6 PRECINCT 5
Photograph 4.17
Examples of early Post-War housing, Barrett Street.

Photograph 4.19
Examples of Post-War housing, St Columbas Avenue

Photograph 4.18
Examples of Post-War housing, Connolly Street.

Photograph 4.20
Recent residential development off Ruislip Street.
4.2.6 Precinct No. 6

Location:

Wembley.

Bounded by the centreline of Herdsman Parade, the centreline of Selby Street, the centreline of Grantham Street, the centreline of Gregory Street and the centreline of Dodd Street.

Historical Notes:

This area was originally part of the land owned by the Roman Catholic Church. It was subdivided and advertised for sale as the Church Lands Estate circa 1910. The area to the west includes part of the Perthshire and Emerald Hill Estates which were subdivided at approximately the same time. The area was renamed Wembley Park in 1924.

The area to the north of Grantham Street was slow to develop however due to its remoteness from transport and other amenities. As a result the settlement of the northernmost area occurred considerably later with much land still available after World War II.

The small light industrial area between Herdsman Parade, Pearson and Selby Streets is not included as no heritage issues have been identified and no objectives apply.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

The subdivision in this area is based on a simple grid pattern, disrupted along the northern side by the natural alignment of Herdsman Lake (now defined by Herdsman Parade).

The majority of the residential streets run north-south, but in the area between Scaddan and Dodd Streets there are also a number of streets running east-west. East of Marlow Street, all of the blocks include back lanes.

The majority of the residential allotments are of a simple rectangular form, with generous frontages and depths.

Building Stock:

The buildings in this precinct are predominantly single storey houses, with some retail premises along Grantham and Harborne Streets.

The area was developed gradually over a fifty year period with both individual buildings and cohesive groups of houses dating from c.1912 through to c.1960.

In the original development of the area there was typically one house per block, with a clear orientation to the street. The majority of the houses were built of brick, but a few examples of timber houses with iron roofs have also survived in the vicinity of Grantham Street.

The older housing stock within the area generally has detailing derived from the Inter-War Californian Bungalow style. Common details include:
- walls partly red face brick (up to the bottom of the windows) and partly rendered (above the window sill);  
- rusticated stone detailing to areas such as plinths and/or porches;
- medium pitched hipped, tiled roofs with large gables facing the street;
- decorative half-timbered detailing to the front gables;
- exposed rafters;
- wide front porches enclosed by low brick walls and flanked by brick piers or columns;
- glazed front doors;
- casement windows;
- geometric pattern leadlight glazing;
- raked window awnings supported by timber brackets;

Houses built towards the end of the inter-war period and in the immediate post-war years began to take on details roughly derived from the modern, functionalist and Art Deco trends in architecture. At the local suburban level this included the use of more horizontal proportions and of features such as flat window hoods and porches, often with rounded corners. However, the transition between the different styles was gradual and from the mid-1930s right through to the mid-1950s there was often an eclectic mix of details.

Some of the pre-war detailing continued to be used in the late 1940s and early 1950s, but generally the detailing of the post-war housing is more restrained than for the earlier development, reflecting the austerity of the immediate post-war years in the face of shortages of both building materials and skilled labour. Changes in building materials and technology also influenced the design of the typical suburban house at this time.

Some of the common features of houses built in this precinct in the 1950s and early 1960s include:
- clay and concrete roof tiles in shades of dappled red, plus 'new' colours such as blue, green and grey;
- enclosed eaves (instead of exposed rafters);
- simple hipped or gabled roofs (in preference to the more complex roof forms and half timbered gables of the Inter-War Californian Bungalow style);
- timber framed double hung windows;
- feature windows wrapping around one corner of the house;
- windows extending up to the eaves level;
- small entry porches protected by flat roofs or wide eaves;
- wrought iron balustrades to porches.

Good examples of original external detailing are found on residential properties throughout the precinct.

**Landscaping:**

Street verges are grassed with concrete footpaths on both sides. Avenue tree planting is inconsistent, with Native Peppermint and Brush Box being the predominant types in older developed areas and smaller Paperbarks of apparently more recent origin. The Native Peppermint and Brush Box tend to create a more cohesive effect and predominantly line the streets which run north-south. Garden layouts are mainly open lawn areas bordered by paths, drives and garden beds, but vary considerably in planting selection and style resulting in a landscape that lacks a degree of consistency.

**Townscape Character and Heritage Significance:**

This precinct represents the progressive residential development of Wembley over a fifty year period, with a sense of townscape continuity being provided by the similarity of scale, setbacks, building form and materials. Established avenues of street trees contribute to
this character and help to reduce the impact of any unsympathetic development.

The precinct is of some heritage significance as evidence of the development and consolidation of the Wembley area in the period c.1912 to c.1960. However, similar development is also found in the adjoining area to the north, and that precinct (# 7) is generally more consistent and intact in its townscape character.

Schedule of Heritage Places:
The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **The Orr House**
  66 Reserve Street, Wembley

- **The Meyer House**
  64 Reserve Street, Wembley

Conservation Objectives:
- Encourage the retention of the traditional street and subdivision pattern within the precinct.
- Maintain the dominant residential use of the precinct.
- Encourage the retention of the traditional scale, style, form, street frontages, setbacks, density and orientation of the existing residential development
- Encourage the retention of good examples of houses from all periods represented within the precinct.
- Maintain/enhance evidence of traditional street planting and verge treatment(s) within the precinct.
- Investigate archaeological evidence provided by the traditional use of back lanes as important access corridors and informal rubbish disposal areas.
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies (see Section 3.4).
- Discourage demolition of places which make a positive contribution to the townscape character of the precinct and/or which help to illustrate the history of the local suburban development.
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.
- Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.
- Advise/educate local residents and property owners about the history and significant characteristics of the precinct.
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Photograph 4.21
Example of Interwar Californian Bungalow housing and adjacent Post-War housing, Pangbourne Street.

Photograph 4.22
Example of the verge treatment and low brick boundary fences in Nanson Street

Photograph 4.23
Examples of Post-War housing, Scadden Street.

Photograph 4.24
Back Lane off Scadden Street.
4.2.7 Precinct No. 7

Location:
Wembley.

Bounded by the centreline of Grantham Street, the centreline of Selby Street, the northern boundary of allotments along the northern side of Cambridge Street and the centreline of Gregory Street.

Historical Notes:
This area was originally part of the land owned by the Roman Catholic Church. It was subdivided and advertised for sale as the Church Lands Estate circa 1910. The area to the west includes part of the Perthshire and Emerald Hill Estates which were subdivided at approximately the same time. The area was renamed Wembley Park in 1924.

The area was settled gradually with the area to the east established first. Whilst the streets to the east were substantially developed by the mid 1930s, the streets to the west were not fully developed until the 1940s-1950s.

There was little redevelopment of the area until pressure to increase housing densities throughout the metropolitan area in the 1980s and 90s led to some recent infill development. Streets in the eastern part of the area are still substantially intact, but there has been some infill housing particularly on battle-axe subdivisions at the western end of the precinct.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
The subdivision pattern is based on a simple grid, with north-south residential streets intersected by three east-west traffic routes (Grantham, Bournville and Cambridge Streets). To the east of Pangbourne Street all of the blocks include back lanes.

The original residential allotments were of a simple rectangular form with generous frontages and depths. They were all laid out to face the north-south streets.

Building Stock:
The buildings in this precinct are predominantly single storey houses, with a small group of retail premises along Grantham Street. There is also a school, community buildings, a small private hospital and a few churches in the area bounded by Grantham, Simper, Bournville and Nanson Streets. A former corner shop and former bakery are located in Bournville Street.

The area was gradually developed over a forty year period with cohesive groups of houses dating from c.1912 through to c.1940. Since that time there has been gradual consolidation (particularly towards the west) with an increasing trend over the last 20 years towards building new houses behind existing buildings, and, to a lesser degree, demolishing houses to allow new duplex developments.

The original development included one house per block, with a clear orientation to the street. The majority of the houses were built of brick, but a few examples of timber houses with iron roofs have also survived.
The older housing stock within the area generally has detailing derived from the Inter-War Californian Bungalow style. Common details include:
- walls partly in red face brick (up to the bottom of the windows) and partly rendered (above the window sill);
- rusticated stone detailing to areas such as plinths and/or porches;
- medium pitched hipped, tiled roofs with large gables facing the street;
- decorative half-timbered detailing to the front gables;
- exposed rafters;
- wide front porches enclosed by low brick walls and flanked by brick piers or columns;
- glazed front doors;
- casement windows;
- geometric pattern leadlight glazing;
- raked window awnings supported by timber brackets;
- narrow, single garages attached to the side of the house or set back in the rear garden.

Houses built towards the end of the inter-war period and in the immediate post-war years began to take on details roughly derived from the modern, functionalist and Art Deco trends in architecture. At the local suburban level this included the use of more horizontal proportions and of features such as flat window hoods and porches, often with rounded corners. However, the transition between the different styles was gradual and from the mid-1930s right through to the mid-1950s there was often an eclectic mix of details.

Some of the pre-war detailing continued to be used in the late 1940s and early 1950s, but generally the detailing of the post-war housing is more restrained than for the earlier development, reflecting the austerity of the immediate post-war years in the face of shortages of both building materials and skilled labour. Changes in building materials and technology also influenced the design of the typical suburban house at this time.

Some of the common features of houses built in the western part of this precinct in the 1950s and early 1960s include:
- concrete roof tiles in shades of dappled red, or more 'modern' colours such as blue, green and grey;
- enclosed eaves (instead of exposed rafters);
- simple hipped or gabled roofs (in preference to the more complex roof forms and half timbered gables of the Inter-War Californian Bungalow style);
- timber framed double hung windows and, slightly later, awning windows;
- feature windows wrapping around one corner of the house;
- windows extending up to the eaves level;
- small entry porches protected by flat roofs or wide eaves;
- wrought iron balustrades to porches.

Good examples of original external detailing are found on residential properties throughout the precinct.

Landscaping:
The very regular street and housing layout is emphasised by orderly, thematic avenue tree planting which has been disrupted to an extent by removals and replacements and by widespread traffic calming constructions in the roads. Avenue planting includes Native Peppermint, Brush Box, Paperbark and less commonly, Jacaranda, Elm and Fiddlewood. Front gardens are generally consistent in overall treatment to each other, with open lawns, border shrubberies and flower beds, curved or straight paths and drives of coloured
concrete; creating a moderately spacious feel. Where the original front boundary treatments of low timber and woven mesh, brick or hedges have been replaced with high courtyard walls, this feeling of spaciousness is disrupted.

Townscape Character and Heritage Significance:

The precinct represents the progressive development of the Wembley area from its subdivision, prior to World War One, through to the immediate post-war years. Houses from all decades are found throughout the precinct, but there is a strong trend of development east to west, with the greatest concentration of housing from the pre and early inter-war years to the east and of post-war housing to the west.

Setbacks and frontages are generous compared to the earlier subdivisions to the east, and allow for a large front garden and side driveway. Combined with the low front fences, simple landscaping and mature avenues of street trees, this creates an open garden quality to the streetscapes throughout the precinct. The increasing popularity and ownership of cars during the interwar period is shown in the development of most blocks with side driveways and either attached or detached single garages.

Despite the gradual development of the area over an extended period, the consistency of setbacks, orientation, materials, scale and general building envelopes provides a unified quality to the overall townscape.

This precinct is of heritage significance as a good example of suburban development dating from just before World War One through to the immediate post-war years. When considered together with nearby residential areas it contributes important evidence of changing suburban design, expectations and ways of life during this century.

Schedule of Heritage Places:

The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **Church of Christ (1939)**
  Nanson Street, Wembley

- **Wembley Primary School (1936)**
  Grantham Street, Wembley

- **Rutter Park, Wembley**
  Alexander Street, Wembley

- **St Edmund's Anglican Church (1952) (Consecrated 1956)**
  Pangbourne Street, Wembley

- **Wembley Uniting Church (former Methodist Church) (1955)**
  Pangbourne Street, Wembley

Conservation Objectives:

- Maintain the traditional street and subdivision pattern within the precinct.
- Maintain the dominant residential use of the precinct.
- Maintain the traditional scale, style, form setbacks, street frontages density and orientation of the existing residential development.
• Maintain the open streetscape established by the generous setbacks and frontages.

• Encourage the continued use of fences/boundary definitions of a traditional character and/or height.

• Encourage the continued development of gardens in a traditional form and using traditional planting schemes or planting schemes of a similar scale.

• Respect the traditional scale, styles, form, setbacks, street frontages and orientation of the streetscape and wider precinct in any new development.

• Maintain/enhance evidence of traditional street planting and verge treatment(s) within the precinct.

• Encourage the retention of good examples of houses from all periods represented within the precinct.

• Encourage the retention of physical evidence of the public/commercial sites developed to serve the local community as part of the establishment and consolidation of the suburb.

• Discourage demolition of places which make a positive contribution to the townscape character of the precinct and/or which help to illustrate the history of the local suburban development.

• Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.

• Investigate archaeological evidence provided by the traditional use of back lanes as important access corridors and informal rubbish disposal areas.

• Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies (see Section 3.4).

• Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.

• Advise/educate local residents and property owners about the history and significant characteristics of the precinct.

• Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Fig. 4.8  PRECINCT 7
Photograph 4.25
Examples of brick and tile houses featuring Inter-War Californian Bungalow detailing, Daglish Street.

Photograph 4.27
Example of a late Inter-War/early Post-War house with porch detailing derived from the Inter-War Functionalist style.

Photograph 4.26
Examples of brick and tile houses featuring Inter-War Californian Bungalow detailing, Nanson Street. These have retained traditional low brick fences.

Photograph 4.28
Back Lane, off Bournville Street.
4.2.8 Precinct No. 8

Location:

Wembley.

Bounded by the northern boundary of allotments along Cambridge, Street, the centreline of Selby Street, the centreline of Salvado Road, the centreline of Station Street, the railway reserve, and the eastern boundary of allotments along the eastern side of McCourt Street.

Historical Notes:

This area includes Salvado Road which was one of the earliest tracks developed to the west connecting Leederville to its Municipal Endowment Lands, now Henderson Park. Cambridge Street developed as a mixed residential and commercial street with residential use tending to develop along the southern side of the street. As the area of Wembley developed to the west there was a tendency for businesses serving the new area to establish along Cambridge Street. Shops established at the eastern end of the area first, with motor garages and dairies at the western end.

A tramway was constructed along Cambridge Street to Nanson Street in 1927 and extended to Alexander Street in 1932 when the Wembley Hotel was constructed. This became a major stopping point on trips to the beach. There were two Picture Gardens and a Picture Theatre in Cambridge St in the 1930s.

Over time the original settlement pattern of the area between Cambridge Street and Salvado Road has been eroded with the construction of multi-unit developments in the 1970s, 80s and 90s.

The area to the south of Salvado road contains Henderson Park, which has been identified as an individual heritage place, and a small residential area adjacent to Jolimont. Houses here are recent in origin and, as no heritage issues have been identified, no objectives apply.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

This precinct is focussed around Cambridge Street, along which the allotments have been variously subdivided, re-subdivided and consolidated in a number of different stages.

The majority of the allotments in the precinct were laid out to face either Cambridge Street or Salvado Road and are of a simple rectangular form of varied frontages and depths.

Building Stock:

This precinct incorporates a wide range of uses including residential, public, shopping, office and medical. A significant proportion of sites have been redeveloped or adapted for new uses since the 1950s, with decreasing residential occupancy along Cambridge Street and an increasing trend towards multi-unit residential development between Cambridge Street and Salvado Road.

In keeping with its diverse use and redevelopment, the precinct displays a wide variation in building styles, scale, materials setbacks, and orientation.

Key aspects of the original development include a mixed commercial/residential character along Cambridge Street, with a
strong orientation to the street. The buildings were predominantly single storey and of masonry construction. Residential premises were set back from the street with small front gardens, while commercial development was typically built to the street frontage.

**Landscaping:**

This Precinct is dominated by the large scale of Cambridge Street and the buildings along it. Avenue tree planting along Cambridge Street consists of stunted and badly misshapen Plane Trees which do not contribute positively to the streetscape.

**Townscape Character and Heritage Significance:**

The precinct does not have a distinctive townscape character. However, sections of Cambridge Street still retain clear evidence of the commercial and public development which took place to serve the increasingly established nearby suburbs during the inter-war and early post-war years. This includes both notable heritage sites (as identified in the Schedule of Heritage Places) and a wide range of more modest (or less intact) commercial and public development, such as the former Wembley Post Office, Wembley Police Station, churches and a number of groupings of retail premises. The Wembley retail precinct, in particular, helps to illustrate the final consolidation and 'coming-of-age' of that suburb in the 1940s and 50s.

Both Cambridge Street and Salvado Road are of historical significance as major through roads representing different phases of development and transport in the district.

**Schedule of Heritage Places:**

The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **Wembley Hotel** (1932)
  
  344 Cambridge Street, Wembley
  
  Previous Listings: National Trust classified.

- **Wembley Catering Lodge** (1937) (Former Wembley Theatre and Picture Gardens)
  
  202 Cambridge St, Wembley
  
  Previous Listings: National Trust classified, Heritage Council database.

- **St Joseph's RC Church** (1933)
  
  Salvado Road, Wembley
  
  Previous Listings: Town Planning Scheme Schedule.

- **St Joseph's RC Church Presbytery** (1933)
  
  Salvado Road, Wembley
  
  Previous Listings: Town Planning Scheme Schedule.

- **Our Lady of Victories RC Church** (1953)
  
  Cambridge Street, Wembley

**Conservation Objectives:**

- Maintain the mixed use of the precinct.
- Encourage the retention of a clear orientation to the street in new commercial development.
• Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies (see Section 3.4).

• Encourage the retention of physical evidence of commercial development dating from the inter-war and immediate post-war years.

• Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Photograph 4.29
Retail precinct developed between Jersey and Simper Streets from the 1940s.

Photograph 4.30
Wembley Police Station (foreground) and high-rise residential units, Cambridge Street.

Photograph 4.31
Medium density residential development, Salvado Road.

Photograph 4.32
St John of God Hospital complex, Cambridge Street.
4.2.9 Precinct No. 9

Location:
Floreat

Bounded by the centreline of Grantham Street, the centreline of Linden Gardens, the southern boundary of allotments along the southern side of The Boulevard, the centreline of Hornsey Road, the centreline of Chandler Avenue, the centreline of Brookdale Street, the centreline of Alderbury Street and the centreline of Selby Street.

Historical Notes:
This area comprises the subdivision known as the Darling View Estate and the first residential subdivisions of Floreat Park.

The Darling View Estate, comprising the area bounded by Selby, Newry and Alderbury Streets and Grovedale Road, was originally administered by the Perth Roads Board (later this became the City of Stirling). In 1918 the City of Perth constructed a plank road through the area to the beach along the route of Cambridge Street and Oceanic Drive. In 1928 when moves commenced to incorporate the Darling View Estate into the City of Perth, there were six houses constructed in the area. The area was finally incorporated in 1930.

During the 1920s the town clerk, W.E. Bold, was anxious to promote the development of two satellite towns, one in the area to the west of Selby Street and the other at City Beach. The two were planned to be separated by the area of bushland established in 1925 as Bold Park. The planning of the area reflected Bold's interest in the philosophy of the Garden City Movement which he promoted in Perth during his time as town clerk.

The first proposals to subdivide and settle the Floreat Park area were made in the 1920s following the passing of the Endowment Lands Act and the purchase by the City of Perth of the Limekilns Estate. The first subdivision plans were drawn up in 1926 but did not proceed. In 1928 the construction of The Boulevard commenced. In 1933 two Model Homes were built on The Boulevard in the area bounded by The Boulevard, Bournville and Selby Sts, on land donated by the City of Perth. The promotion of the homes provided the impetus for the settlement of the area. Part of the area was developed by the Workers Homes Board and part by private developers with the area generally being established in the period leading up to and immediately following World War II.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
The greater part of this precinct is laid out in a strong grid pattern with major east-west streets and secondary north-south cross streets. The south-eastern portion (between Newry and Alderbury Streets) is laid out with simple rectangular allotments addressing the major streets, in a similar pattern to that used for Wembley, to the east. However, to the north and west of this area the subdivision pattern is modified, with smaller blocks facing the side streets and side boundaries raking to 'turn the corners' at intersections.

The more complex Garden Suburb principle of allotments surrounding community open space is illustrated in the two suburban blocks to the north of The Boulevard, along the western side of Selby Street. This, and the adjoining areas to the west, display a sense of
informality in their street pattern and allotment layout which is in contrast to the strong grid pattern of the earlier subdivisions nearby.

Building Stock:
The buildings in this precinct are predominantly single storey houses, with some two storey additions and residential redevelopment. Non-residential development includes a small commercial precinct around the intersection of Cambridge and Birkdale Streets, and some local parks and recreational areas near the eastern end of The Boulevard.

Considerable suburban development took place in this precinct in the late interwar period, but consolidation continued through to the 1950s and early 1960s. This is reflected in the variation of building styles.

The original development included one house per block, with a clear orientation to the street. The older housing stock within the area generally has detailing derived from the Inter-War Californian Bungalow style. Common details include:
- walls partly in red face brick (up to the bottom of the windows) and partly rendered (above the window sill);
- rusticated stone detailing to areas such as plinths and/or porches;
- medium pitched hipped, tiled roofs with large gables facing the street;
- half-timber detailing to roof gables.
- exposed rafters;
- wide front porches enclosed by low brick walls and flanked by brick piers or columns;
- glazed front doors;
- casement windows;
- geometric pattern leadlight glazing;
- raked window awnings supported by timber brackets;
- narrow, single garages attached to the side of the house or set back in the rear garden.

Houses built towards the end of the inter-war period and in the immediate post-war years began to take on details roughly derived from the modern, functionalist and Art Deco trends in architecture. At the local suburban level this included the use of more horizontal proportions and of features such as flat window hoods and porches, often with rounded corners. However, the transition between the different styles was gradual and from the mid-1930s right through to the mid-1950s there was often an eclectic mix of details.

Some of the pre-war detailing continued to be used in the late 1940s and early 1950s, but generally the detailing of the post-war housing is more restrained than for the earlier development, reflecting the austerity of the immediate post-war years in the face of shortages of both building materials and skilled labour. Changes in building materials and technology also influenced the design of the typical suburban house at this time.

Some of the common features of houses built in the 1950s and early 1960s include:
- clay or concrete roof tiles in shades of dappled red, or more 'modern' colours such as blue, green and grey;
- increasing use of light brick colours (such as salmon brick);
- enclosed eaves (instead of exposed rafters);
- simple hipped or gabled roofs (in preference to the more complex roof forms and half timbered gables of the Inter-War Californian Bungalow style);
- timber framed double hung windows and, slightly later, awning windows;
- feature windows wrapping around one corner of the house;
- windows extending up to the eaves level;
- small entry porches protected by flat roofs or wide eaves;
- wrought iron balustrades to elevated porches (in place of low brick walls).

Good examples of original external detailing are found on residential properties throughout the precinct.

**Landscaping:**

North of The Boulevard this Precinct is distinguished by its “Garden Suburb” planning, in which green open spaces in the public realm such as triangular islands at road intersections and broad truncations at corners, together with generous building setbacks, create a spacious, green streetscape. This is complemented by the open, flowing style of the private gardens in which lawn areas extend between adjoining properties and down to the kerb. Where front gardens are fenced, this is usually by low brick walls which are sometimes used to retain the gently sloping ground. Avenue tree planting is now somewhat intermittent. Predominant species, which are thematically arranged along streets, include Coral Flame, Hills Weeping Fig and Magnolia. Where footpaths are present, they are often on one side of the street only. Overall, gardens give the impression of being carefully maintained with the intention of creating a consistent quality along the streets. Plant selection varies, with native species such as Lemon Scented and other Gums being blended in with older style plants such as Date Palms and conifers. The two internal parks in this Precinct both comprise a landscape of grass and trees. The smaller one to the south has obscure public access and appears to be relatively undeveloped and underused. The larger park to the north has multiple access which create “through routes”- it is well maintained and apparently well used. Neither park is “addressed” by many of the houses backing on to them. The more extensive rectilinearly planned portion of this Precinct south of The Boulevard has similar housing and garden styles, but an overall more regular, less “flowing” landscape quality imparted by the road layout.

**Townscape Character and Heritage Significance:**

This precinct illustrates the suburban development of the study area in the late inter-war years and immediately following World War II. The variations in the housing stock, the less formal quality of the verge treatments and private landscaping, and the undulating topography combine to create a townscape character which is quite distinct from the slightly earlier residential development to the east.

The development adjacent to the Floreat Forum is generally less intact than elsewhere in the precinct. New development which is out of keeping with the general scale and form of the traditional housing is scattered through the area, but while impacting on the immediate streetscapes, this is not yet overly intrusive on the overall townscape.

For the aesthetic quality of its overall townscape character, and for its ability to help illustrate the progressive suburban development of the study area, this precinct is considered to be of heritage significance. Within the precinct, the Garden Suburb philosophy illustrated in the area north of the Boulevard is of particular heritage significance.
Schedule of Heritage Places:
The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **Model Brick Home** (1934)
  6 The Boulevard, Floreat

- **Model Timber Home** (1934)
  12 The Boulevard, Floreat

Conservation Objectives:

- Maintain the traditional street and subdivision pattern within the precinct.
- Maintain the dominant residential use of the precinct.
- Maintain the traditional scale, form, setbacks, street frontages, density and orientation of the existing residential development.
- Respect the traditional scale, styles, form, setbacks, street frontages and orientation of the streetscape and wider precinct in any new development.
- Maintain the open streetscape established by the generous setbacks and frontages.
- Encourage the continued development of gardens in a traditional form and using traditional planting schemes or planting schemes of a similar scale.
- Maintain/enhance evidence of traditional street planting and verge treatment(s) within the precinct.
- Encourage the retention of good examples of houses from all periods represented within the precinct.
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies.
- Discourage demolition of places which make a positive contribution to the townscape character of the precinct and/or which help to illustrate the history of the local suburban development.
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.
- Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.
- Advise/educate local residents and property owners about the history and significant characteristics of the precinct.
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
TOWN OF CAMBRIDGE

Fig. 4.10  PRECINCT 9
Photograph 4.33
Example of brick and tile house featuring Inter-War Californian Bungalow detailing, Newry Street.

Photograph 4.34
Adjacent late Inter-War and Post-War housing, Orrel Avenue.

Photograph 4.35
Example of a house featuring detailing derived from the Inter-War Functionalist style, Newry Street.

Photograph 4.36
Example of an early Post-War house with porch detailing derived from the Inter-War Functionalist style.
4.2.10 Precinct No. 10

Location:

Floreat.

Bounded by the northern boundary of the Town of Cambridge (adjacent to Pearson Place, Pearson Street and Cromarty Road), the centreline of Alyth Road, the centreline of The Boulevard, the centreline of Hornsey Road, the southern boundary of allotments along the southern side of The Boulevard, the centreline of Linden Gardens, the centreline of Grantham Street and the centreline of Selby Street.

Historical Notes:

This area was not subdivided and settled until the post World War II period. The planning was based on Garden Suburb principles with considerable emphasis on public open space and provision of parkland. Floreat Park as a whole was designed as a complete community with a central area designated for business, civic and social activities. Specific sites were set aside for schools and churches. The area was released through a series of land sales from the 1950s to the 1960s.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

Within this precinct the planning is based around a number of geometric themes which approach, but not quite achieve, symmetrical forms. However, due to the scale and topography, appreciation of these forms is largely through the documentary sources, such as suburban plans.

In the southern portion (overlapping with precinct # 9) the curve of the Boulevard is reflected by the curve of Seymour Avenue. Across the centre-line between these two curves, and truncating its semi-circular form to the north (between Grantham Street and Peebles Road), there are a series of simple rectangular blocks.

North of Peebles Road, in the north-eastern portion of the precinct, the blocks are laid out within a triangular pattern. The central spine of the triangle is flanked by Dunblane and Turiff Roads with a formal planning quality being introduced by the use of two small 'triangular' parks where Moray Avenue intersects with Dunblane and Turiff Roads.

The most dramatic planning form is located to the west of Kenmore Crescent, where the streets are laid out in an elongated double arch, stretching between Peebles and Dumfries Roads. In this area, community open space is provided by the two central squares bounded by Lothian and Rannoch Streets and by a smaller, triangular park at the head of the arch, bounded by Dumfries Place.

Throughout the precinct the majority of the allotments are rectangular, but good use is also made of raked boundaries to follow curves and 'flow' around intersections.

Building Stock:

The buildings in this precinct are predominantly single storey houses, with a scattering of public buildings, including churches and schools. There is typically one house per block.
In the area between Grantham Street and the Boulevard there are pockets and individual examples of late interwar and early post war housing which are similar to the development to the south of the Boulevard. However, this a transitional area which also includes a significant proportion of later housing which is in keeping with the overall character to the north of Grantham Street. In that part of the precinct, the majority of the houses date from the 1950s and 1960s, but there are also numerous examples of later infill development and major extensions.

The houses built in the 1950s and 1960s have few external decorative details. Some of the common features include:
- a rectangular emphasis for plan forms;
- face, rendered or painted brick walls;
- face brick in shades of red, brown and salmon, the latter becoming more dominant in the later housing stock.
- hipped or gabled roofs, the latter emphasising the rectangular form by using a low pitch and end gables.
- flat, enclosed eaves;
- clay or concrete roof tiles in the varied colours, including the more traditional shades of red plus blues, greens and greys;
- corrugated asbestos roof sheeting;
- rectangular chimneys;
- larger glazed areas than for earlier houses, with the tops of the windows extending up to the eaves level;
- timber framed, awning windows;
- corner windows;
- small front porches, often designed as a simple recess or partly covered setback to the principal facade;
- wrought iron balustrades to porches.

However, these common characteristics have been used in a variety of ways and there is little overall consistency in the plan form, finishes and detailing of the building stock in this precinct.

Setbacks are generous, a characteristic reinforced by the continuity between the verges and gardens. However, carports set in front of the houses are common, both as part of original design and as later additions. This, together with variations in the basic form of the houses, their positioning on the block, and the common use of courtyard areas in front gardens, creates a varied quality to the setbacks which is in contrast to the more structured streetscape pattern of the earlier residential areas nearby.

**Landscaping:**

The distinctly undulating topography and generally irregular street pattern of this Precinct, together with generous verge areas (particularly at corners and intersections), and frequent, small, parks create an open informal landscape quality despite the geometric nature of its planning. Gardens flow out to the kerb and between adjoining properties. Occasional mature trees are located within gardens and there does not appear to be any consistent avenue planting themes. The spatial quality of the streets is further varied by the courtyard walls and carports which are interspersed throughout the area.

**Townscape Character and Heritage Significance:**

This precinct illustrates a clear departure from the formal grid pattern and stylistic consistency of the earlier residential development to the east. The variations in the style, materials and form of the houses,
together with the garden and verge treatments, creates an informal townscape - a characteristic emphasised by the varied topography and street layout.

The physical evidence of the development of the area is of some local historical interest as an illustration of the continued suburban development of the study area in the 1950s and 1960s. However, it is not considered to be a particularly fine or intact example of suburban development from this period. The other phases of residential development represented within the area are better illustrated as townscape groups in other precincts.

The street layout in this area is of heritage significance, demonstrating the influence of Garden Suburb planning principles in Perth.

- Encourage the retention of physical evidence of the public sites developed to serve the local community as part of the establishment and consolidation of the suburb.
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies.
- Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.

Schedule of Heritage Places:
The following place has been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **St Cecilia's RC Church** (Blessed 1962)
  Grantham Street, Floreat

Conservation Objectives:
- Maintain the traditional street and subdivision pattern within the precinct.
- Encourage the retention of good examples of houses from all periods represented within the precinct.
Photograph 4.37
Example of a Post-War house, Ayr Street.

Photograph 4.39
Examples of Post-War housing, Comrie Street and Dunblane Road.

Photograph 4.38
Examples of Post-War housing, Lorne Street.

Photograph 4.40
Recent two-storey residential redevelopment, Comrie Street.
4.2.11 Precinct No. 11

Location:

Floreat.

Bounded by the centreline of The Boulevard, the centreline of Elphin Street, the centreline of Oceanic Drive, the centreline of Alderbury Street, the centreline of Brookdale Street, the centreline of Chandler Avenue and the centreline of Hornsey Road.

Historical Notes:

This area was not subdivided and settled until the post World War II period. The planning was based on Garden Suburb principles with considerable emphasis on public open space and provision of parkland. The area was released through a series of land sales from the 1950s to the 1960s. The area was originally designed to be served by a trolley bus service with buses circling the reserve at the eastern end of the precinct, bounded by Lifford and Roscommon Roads and with a terminus on Oceanic Drive.

Floreat Park as a whole was designed as a complete community with a central area designated for business, civic and social activities. This area included the Floreat Forum Shopping Centre (1963), Floreat Primary School (1951), Floreat Hotel, Library and various sporting facilities in the area between Howtree Place and Ulster Road.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

This precinct is divided into a retail area, along its eastern boundary (Floreat Forum), a large area of recreational space and public facilities (Floreat Park, Floreat Primary School and McLean Park), and two residential zones.

The smaller of the residential zones is bounded by Oceanic Drive, Alderbury Street and Brookdale Street. It is flanked to the north by Floreat Park Oval and the south and west by Perry Lakes. The planning in this area includes an informal grouping of streets forming roughly rectangular blocks of differing proportions. To the north of Salvado Road these run along a north-west/south-east axis, while to the south of Salvado Road they run along a north-south axis.

The second residential zone is bounded by The Boulevard, Elphin Street, Oceanic Drive and Ulster Road. It is flanked to the east by McLean Park and Floreat Park Oval, to the north by the Golf Course, to the west by Bold Park and to the south by Perry Lakes. Glengariff Drive and Donegal Road run parallel to the boundary roads to the north, west and south, linking back to Ulster Road to the east. Within the area enclosed by this outer ring of blocks a roughly north-south network of streets is focussed around a dune reserve. The blocks vary in their proportions and orientation.

Throughout the area the allotments are predominantly rectangular, but raking boundaries are commonly used to address curves, side streets and intersections.
Building Stock:
The buildings in this precinct are predominantly 1 to 2 storey houses. At the eastern end of the precinct, in the vicinity of Howtree Place, there is also a large suburban shopping centre (Floreat Forum), a school and recreational areas.

The majority of the houses were built from the 1950s to the 1970s, although there has also been some recent re-development with new houses replacing older stock. However, despite the similarity in the original phase of development the two residential zones have developed quite distinct characters.

The smaller residential zone, bounded by Oceanic Drive, Alderbury Street and Brookdale Street, is dominated by comparatively modest single storey housing dating from the 1950s and 1960s. These houses have few external decorative details. Some of the common features include:
- square or rectangular plan forms stretching across the block;
- face, rendered or painted brick walls;
- face brick in shades of red, brown and salmon, the latter becoming more dominant in the later housing stock.
- hipped or gabled roofs, the latter emphasising the rectangular form by using a low pitch and end gables.
- flat, enclosed eaves;
- clay or concrete roof tiles in varied colours;
- larger glazed areas than for earlier houses, with the tops of the windows extending up to the eaves level;
- timber framed, awning, double hung or casement windows;
- corner windows;
- small front porches often designed as a simple recess or partly covered setback to the principal facade;

However, these common characteristics have been used in a variety of ways and there is little overall consistency in the plan form, finishes and detailing of the building stock in this precinct.

The larger residential zone, bounded by The Boulevard, Elphin Street, Oceanic Drive and Ulster Road, also includes numerous simple houses from the 1950s and early 1960s. These generally feature rectangular plan forms, low pitched tiled roofs with end gables, wide, flat eaves, and light (salmon), face brick. However, a greater complexity and a tendency towards more adventurous designs became more common through the 1960s and 1970s. Up-to-date architectural trends began to influence the local home builders and from this time on there is a wide variation in the form, scale and style of the building stock. Walls were generally of either face or rendered brick, but other materials, such as timber and natural stone (1960s), were used for decorative features. Roofs were raked, hipped, gabled or flat - the dominant characteristic being a low pitch.

Landscaping:
Substantial houses are framed by large, well-tended front gardens and grassed verges with minimal footpaths. Boundary treatments vary with original low walls, fences and uninterrupted extension of garden from house to kerb being replaced irregularly by more recent courtyard walls. Throughout, large trees of mixed species extended from back and front gardens into open spaces, providing a park-like landscape framework to the residential areas. Extensive recreational grounds and parks, adjacent commercial development and overall rectilinear road layout in the southern part of the Precinct create a
slightly more formal effect than the less regular road layout and central retained bushland of the northern area.

**Townscape Character and Heritage Significance:**

The physical evidence of development within the smaller residential zone, bounded by Oceanic Drive, Alderbury Street and Brookdale Street, is of some local historical interest as an illustration of the continued suburban development of the study area in the 1950s and 1960s. However, it is not considered to be a particularly fine or intact example of suburban development from this period.

Within the larger residential zone, bounded by The Boulevard, Elphin Street, Oceanic Drive and Ulster Road, short, streetscape vistas are created by a combination of the street pattern, undulating topography and mature trees. Along these streetscapes, the houses are seen in glimpses, with clear views being largely limited to close proximity. The grassed verges, the continuity between the verges and the private gardens and the informal landscaping contributes a 'park-like' quality to many of these streetscapes.

The houses display a strong sense of individuality and include examples of the work and influence of a number of architectural firms prominent in Perth in the 1960s and 1970s. The diversity of the building styles combines with the landscape setting to create a dynamic townscape which is still continuing to evolve as new houses replace the more modest building stock of the early phase of its suburban development.

The area clearly represents changing planning and architectural trends in suburban development in the post war years. It is a good example of this phase of settlement and helps to illustrate the gradual development of the study area from the fringes of the City to the coast. The street layout in this area is of heritage significance, demonstrating the influence of Garden Suburb planning principles in Perth.

**Schedule of Heritage Places:**

The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **Floreat Forum Shopping Centre** (1963/4)
  The Boulevard, Floreat
- **Floreat Park Primary School and grounds** (1951)
  Chandler Street, Floreat

**Conservation Objectives:**

- Maintain the traditional street and subdivision pattern within the precinct.
- Maintain the dominant residential use of the precinct.
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies.
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

With particular reference to the larger residential zone, bounded by The Boulevard, Elphin Street, Oceanic Drive and Ulster Road:
• Encourage a continued diversity of housing styles in new development, while maintaining generous garden settings.

• Encourage the retention/replacement of the large native and introduced trees characteristic of the precinct.

• Maintain the wide grassed verges and informal street planting schemes.

• Encourage the retention of good examples of houses from all periods represented within the precinct.

• Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.

• Advise/educate local residents and property owners about the history and significant characteristics of the precinct.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Fig. 4.12  PRECINCT 11
Photograph 4.41
Examples of rendered brick and tile Post-War housing, Arbordale Road.

Photograph 4.42
Examples of c.1960 suburban housing, Donegal Road.

Photograph 4.43
Example of a house representing up-to date architectural design trends of the 1960s, Donegal Road.

Photograph 4.44
Example of a house representing up-to date architectural design trends of the 1970s, Tullow Road.
4.2.12 Precinct No. 12

Location:
City Beach

Bounded by the centreline of Empire Avenue, the centreline of Waite Place, the centreline of Simon Place, the centreline of Dupont Avenue, the centreline of The Boulevard and the centreline of Durston Road.

Historical Notes:
This area includes the area developed as the Empire Games Village for athletes attending the 1962 Empire Games. Land was donated by the city of Perth and the village layout designed by Mr K. Thomas and Mr H. Walker as the result of a competition, although various changes were made prior to construction.

The village as constructed consisted of two areas of housing grouped around a central spine which incorporated as area of natural vegetation, recreation hall, dining rooms, administration building and shops.

A second competition was held to design the Games Village houses with the winning design submitted by Silver, Fairbrother and Associates. The village was constructed using a selection of the competition designs to develop a village representing the best of West Australian contemporary architecture.

At the conclusion of the Empire Games the homes were sold privately through the Rural and Industries Bank. Following the completion of the games the area adjacent to the village was subdivided and developed.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
The 1962 Empire Games Village was bound by Tilton Terrace, Simon Place, Dupont Avenue, The Boulevard, Pandora Drive and Gifford Gardens.

The streets in this area curve around the undulating dunes in an informal pattern which represents a complete departure from the straight streets and predominantly geometric layouts of earlier subdivisions to the east.

The suburban blocks are set out in a variety of proportions and orientations, and the boundaries of the allotments vary from rectangular to trapezoid.

Building Stock:
The buildings in this precinct include surviving examples of houses erected for the Empire Games Village as well as a retail centre developed from the original Village shops.

Based on a preliminary physical survey, some of the key design features of the houses included low pitched roofs with either asymmetric gables facing the street or simple end gables. The roofs were clad with corrugated asbestos and the walls built of face brick or concrete block. Open breeze blocks were used for courtyard
walls protecting side entries. In some designs, narrow eaves level windows 'separated' the walls from the roof.

(Note: Further documentary research is now required to determine the full range of designs used for the residential accommodation to enable an accurate assessment of places which still clearly illustrate their original design characteristics.)

Some of the houses built immediately after the Games display similar characteristics to those in the village. As consolidation of the precinct with modest, single storey housing continued through the 1960s and 70s more varied styles were used, but common features included brick walls (with face, rendered or painted finishes), low pitched tiled roofs and simple rectangular plan forms.

In recent years there has been an increasing trend towards the redevelopment of residential sites which have views to the ocean or golf course, with large 2 storey houses. These generally have a greater complexity in their plan form, roof lines and orientation, disrupting the simplicity and low scale of the earlier development.

**Townscape Character and Heritage Significance:**

The layout of the Games Village represents a major departure from the planning of earlier subdivisions to the east in its use of curving avenues and crescents.

Gently curving streets, low scale development, undulating topography, the central open space and a generous separation from The Boulevard enhance the historical village quality of the precinct. The consolidation of the residential development after the Games was of a modest scale and style which was in keeping with the original character, but recent housing has responded more directly to the character of the later subdivisions overlooking the Ocean.

The planning of the precinct, and the important physical evidence of its original development as the Empire Games Village are of considerable heritage significance. The staging of the Games was an important event for Western Australia, and the surviving infrastructure is of historical significance for the State.

**Landscaping:**

Curvilinear streets with grassed verges largely devoid of footpaths, consistent avenue planting (including native Peppermint and New Zealand Xmas Tree) and the extensive central open space with its flowing lawn and mature native trees (Tuarts) establish an informal setting for the mainly low, moderately sized houses of this Precinct. Front gardens are small in size and layed out in a variety of styles and planting schemes. The small scale of houses and gardens render them subordinate to the massive Tuarts and expanses of green lawn in the open spaces, resulting in a spacious, parkland quality overall.

**Schedule of Heritage Places:**

The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **Empire Games Village Precinct (1962)**
  
The whole precinct is considered to be a place of heritage significance. There are a number of original Games Village houses remaining in the precinct which are significant.
Conservation Objectives:

- Maintain the traditional street and subdivision pattern within the precinct.
- Maintain the dominant residential use of the precinct.
- Encourage the retention of good examples of houses from the development of the precinct as the Empire Games Village.
- Respect the traditional scale, styles, form, setbacks, street frontages and orientation of the streetscape and wider precinct in any new development.
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies.
- Discourage demolition of places which make a positive contribution to the townscape character of the precinct and/or which help to illustrate the history of the local suburban development.
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.
- Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge.
- Advise/educate local residents and property owners about the history and significant characteristics of the precinct.
- Include reference to the precinct within an interpretative program to explain the developments in the area related to the staging of the Empire Games.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Fig. 4.13  PRECINCT 12
Photograph 4.45
Games Village house and streetscape, Gayton Road.

Photograph 4.46
Games Village house, Olinda Avenue.

Photograph 4.47
View of retail centre across Beecroft Park.
4.2.13 Precinct No. 13

Location:

City Beach

Bounded by the northern boundary of the Town of Cambridge, West Coast Highway, the centreline of Empire Avenue and the boundary of the Town of Cambridge adjacent to Brompton Road.

Historical Notes:

This area was subdivided and settled during the late 1960s and early 1970s. The layout of the subdivision, designed by the Perth City Council, followed a modified Radburn design characterised by spines of public open space and parkland showing the influence of the Garden City Movement still popular in the planning of Perth at the time.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

This precinct has been laid out with a series of loop street and cul-de-sacs running off Empire Avenue, Brent Street, Chipping Road, Yaltara Road and Peasholm Street. The residential areas are separated from the adjoining major roads (West Coast Highway and Hale Road) by landscaped buffer zones, and are accessed by an outer circuit of local streets. A small shopping precinct has been laid out in a central position with two medium density precincts nearby.

The residential areas are further divided into a series of housing clusters, separated by informal open space corridors to which direct access is provided from most streets via pedestrian walkways. Through the design of the subdivision the open space acts as a series of semi-private local parks in a manner reminiscent of the simple enclosed parks of the Floreat Park Estate's Garden Suburb design (precinct #9). However, the irregular boundaries of the open space, its overall character as a series of elongated corridors and the varied dune landscaping creates a clearly modern interpretation of this theme.

The residential blocks vary in orientation and proportion and the allotments vary from rectangular to tapered or trapezoid.

Building Stock:

The buildings in this area are predominantly 1-2 storey houses, dating from the 1970s to the present. A small retail precinct, serving the local community, is located on Hale Road, and two church properties are integrated within the residential areas. The majority of the houses are single residential properties, but there is also a small area of medium density development.

The houses have been designed with a diversity of styles, materials, forms, setbacks and orientation.

Landscaping:

The landscape of this Precinct is dominated by the steeply undulating dunal landform and the generally large scale of the houses which make the streetscape appear relatively small and intensive in
comparison. Front gardens are manicured and consist mainly of lawn, colourful shrubs and flowers. The few footpaths that exist and to be one side of the road only and gardens either extend uninterrupted to the kerbs or are bounded by courtyard or retaining walls. There are few large trees in either verges or gardens.

A linear public open space system runs through this Precinct in a series of east-west spines. These are mainly developed as grass and remnant bush, with some specimen tree planting, providing a simple, open landscape which contrasts with the more intense nature of the residential areas.

**Townscape Character and Heritage Significance:**

This precinct is characterised by the use of cul-de-sacs and short loop streets which create a series of small residential 'communities' linked to a large network of community open space. The sense of privacy within local streets is reinforced by the undulating topography. The diversity of the residential development is a major characteristic.

The residential development within this precinct is not considered to be of heritage significance. However, the subdivision pattern is of some heritage significance, illustrating the continuing influence of Garden Suburb planning principles in Perth in the 1970s.

- **Holy Spirit Roman Catholic School (1965) and War Memorial Church.** (1974)
  Brompton Road, City Beach

**Conservation Objectives:**

- Maintain the traditional street and subdivision pattern within the precinct.
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies.
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.

**Schedule of Heritage Places:**

The following place has been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.
Fig. 4.14  PRECINCT 13
Photograph 4.48
Residential streetscape, Kinkuna Way.

Photograph 4.50
View of one of the central reserves showing the mixed landscaping scheme.

Photograph 4.49
Residential Streetscape, Tarongo Way.

Photograph 4.51
View across the reserve to the medium density housing in Shearwater Mews.
4.2.14 Precinct No. 14

Location:

City Beach

Bounded by the centreline of Empire Avenue, the centreline of West Coast Highway, the centreline of Challenger Parade, the centreline of West Coast Highway, the centreline of Marapana Road, the centreline of Windarra Drive, the centreline of Tumut Road, the centreline of Oceanic Drive, the centreline of Kalinda Drive, the centreline of The Boulevard, the centreline of Dupont Avenue, the centreline of Simon Place and the centreline of Waite Place.

Historical Notes:

In 1920 the City of Perth Endowments Land Act was passed. This empowered the Council to develop and sell the land in its trust. Residential development of the land between Selby Street and the coast and the opening up of City Beach as a recreational area became possible.

During the 1920s the town clerk, W.E. Bold, was anxious to promote the development of two satellite towns, one in the area to the west of Selby Street (now Floreat Park) and the other at City Beach. The two were planned to be separated by the area of bushland established in 1925 as Bold Park. The planning of the area reflected Bold's interest in the philosophy of the Garden City Movement which he promoted in Perth during his time as town clerk.

During the early 1920s the ocean beach was developed for recreational purposes. The City Beach Lifesaving Clubrooms were officially opened in February 1926 and the beach was officially opened by the governor Sir William Campion in December of that year. From the 1920s beach houses were developed in the area now known as South City Beach.

By the early 1930s there were subdivisions in the area bounded by Templetonia Cres, Kingsland Avenue, Dampier Avenue and Challenger Drive and in South City Beach. There were few houses constructed however.

There was extensive development and further subdivisions in City Beach following the Empire Games in the 1960s. In the 1980s and 90s the area has become the location of very prestigious beach-side residences.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:

This precinct includes three distinct residential areas separated by major roads and open space/recreational areas.

The northern-most of these is bounded by Empire Avenue to the north, West Coast Highway to the west, The Boulevard to the south and the Empire Games Village (precinct # 12) to the east. This area is laid out with predominantly rectangular blocks with an approximately north-south or east-west orientation. The allotments are generally rectangular with tapered boundaries used to address intersections and the slight bends in some of the streets.

The central residential area is bounded by The Boulevard to the north, the West Coast Highway to the west, Oceanic Drive to the south and Kalinda Drive to the east. A recent residential subdivision, which has been considered separately, is located in the south-west
corner (see precinct #15). The major part of this area is laid out in a deliberately informal manner with irregular blocks of varied proportions and orientations bounded by either short straight streets or sinuous curves. A large percentage of the allotments have tapered boundaries and are set out in an irregular pattern in keeping with the street layout.

The southern residential area (south City Beach) is bounded by Oceanic Drive to the north, the beach reserve to the west, Challenger Parade towards the south and West Coast Highway to the east. This area has also been laid out in an informal manner, with the irregular blocks bounded by curved or short straight streets. The orientation, size and proportions of the allotments varies greatly.

Building Stock:

The buildings in this precinct are predominantly residential, with the earliest suburban development relating to the settlement of the area with beach-front holiday houses from the mid-1930s. In south City Beach there are a number of places dating from this period, including examples of fibro and weatherboard beach houses, as well as more substantial brick bungalows. A range of these can be seen at the northern end of Branksome Gardens.

Another area which has retained some examples of late inter-war and immediate post-war housing can be found in the vicinity of Hesperia Avenue and Templetonia Crescent.

The major part of the residential development in this precinct dates from the 1970s and 1980s when it became popular for the establishment of large houses, with a premium for sites where ocean views could be exploited. Houses from this period have been designed with a diversity of styles, materials, forms, setbacks and orientation.

Non-residential development includes recreational areas and two primary schools.

Landscaping:

Landscape qualities vary considerably across this Precinct, mainly in accordance with the age of subdivision. Road reserves are wide and mostly curvilinear in layout and front gardens are mostly generous on size. Where footpaths occur, they are often on one side of the road only, with gardens extending to the kerb elsewhere. There is a variety of boundary treatments, from low walls and fences to courtyard walls.

In the older developed area in the centre of the Precinct between Dampier Ave and Oceanic Drive, there are extensive avenue tree plantings of Rottnest Island Tea Tree, Native Peppermint and specimen planting of Norfolk Island Pines. With the curvilinear roads and undulating dunal landforms, these create a feeling of enclosure and human scale despite the large overall size of blocks and houses.

In the newer areas, houses are larger and front gardens more architectural in treatment. There are fewer large trees in front gardens and little avenue planting in verges. There is a considerable spread of open space, from remnants of indigenous coastal vegetation, through “pocket” and corner parks to expansive grassed sports grounds. Together with the generally well kept front gardens this creates a green, established” landscape quality.
Town of Cambridge Municipal Heritage Inventory and Townscape Precinct Study

Townscape Character and Heritage Significance:

This precinct is characterised by the informal, curving streets, undulating topography and by the diversity of the residential development.

A few late interwar and immediate post-war beach front cottages and houses survive as evidence of the former character of the area as a relatively isolated holiday retreat on the fringe of the city. However, it is the major development of the precinct as a prestigious suburban area in the 1970s and 1980s that forms the basis of its present townscape character.

Other than with reference to its historical context and to the items specifically identified in the Schedule of Heritage Places the precinct is not considered to be of heritage significance.

Schedule of Heritage Places:

The following places have been identified as significant in this precinct. The list should not be considered to be complete as there may be other places which are identified as significant in the future.

- **City Beach** (beach and site of original pavilion 1926)
- **City Beach High School** (1966)
  Kalinda Avenue, City Beach
- **Happy Tree**
  9 Hovea Cres, City Beach.
- **City Beach Primary School** (1956)
  Marapana Road, City Beach
- **Kapinara Primary School** (1967)
  Bendigo Way, City Beach

Conservation Objectives:

- Encourage the retention of physical evidence of the early suburban development of the area, with particular reference to good examples of beach front houses dating from pre-1950.
- Discourage demolition of places which help to illustrate the former character of the area as a beach front retreat.
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed.
- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies.
- Increase local knowledge about cultural heritage issues with specific reference to places within the Town of Cambridge.
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Photograph 4.52
Late Inter-War/early Post-War housing, Hisperia Avenue.

Photograph 4.53
Traditional beach-front houses, Branksome Gardens.

Photograph 4.54
Post 1960 residential development, cnr Branksome Gardens and Falmouth Avenue.

Photograph 4.55
Diverse residential development dating from the 1970s and 80s, Clovelly Road.
4.2.15 Precinct No. 15

Location:
City Beach
Bounded by the centreline of Marapana Road, the centreline of West Coast Highway, the centreline of Oceanic Drive, the centreline of Tumut Road and the centreline of Windarra Drive.

Historical Notes:
This area was subdivided into large lots in the 1980s and is characterised by very large mansions, many of which are cubic in form with flat roofs and quite distinct from the general character of the area. However some similar houses are now being constructed in the area adjacent to the precinct.

Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
This small residential precinct has been subdivided on an elevated site with uninterrupted views across City Beach Oval to the Ocean. It is laid out along the western side of Windarra Drive from which access is gained to two short streets running parallel to the West Coast Highway.

Building Stock:
The buildings in this precinct are exclusively residential, dating from the 1980s to the present.

The precinct includes consistent streetscapes of 2-3 storey houses which are predominantly of rendered masonry with flat roofs. Large glazed areas providing views over the ocean use dark tinted glass for solar control and privacy.

Wide driveways provide access to large attached garages.

Landscaping:
This Precinct is characterised by relatively large blocks on which very large, usually multiple storey, houses have been built. The houses dwarf the roads and verges, an effect which is reinforced by the extension of architectural form and structure to the front boundary through walls, steps and paving treatments. Avenue planting and footpaths are absent. Front gardens are all very small in scale, controlled in style and planting and immaculately kept with manicured lawn to the verges. Overall, they are designed as individual settings for the houses rather than as spaces in their own right.

Townscape Character and Heritage Significance:
The development of this precinct with large houses designed to maximise ocean views is typical of much of the recent development along the suburban coastline.

It is of some local interest as one of the most recent phases of suburban subdivision in the Town of Cambridge (see also precinct #4,
Hill of Tara Estate), but is not considered to be of heritage significance.

Schedule of Heritage Places:
No significant places have been identified in this precinct.

Conservation Objectives:
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Fig. 4.16  PRECINCT 15
Photograph 4.56
Recent residential development, Marapana Road.

Photograph 4.57
Recent residential development, Taworri Way
4.2.16 Precinct No. 16

Location:
Mt. Claremont
Bounded by the centreline of Rochdale Road, the centreline of McClemans Road, the southern boundary of the Town of Cambridge, and the centreline of Whitney Street.

Historical Notes:
This area was subdivided as an extension of the Mount Claremont area to the north of Alfred Road which was established from circa 1930. The area was probably settled in the 1960s and 70s.
Note: For additional information about the history of the Town of Cambridge refer to the Historic Framework, Section 2.

Subdivision Pattern:
The northern boundary of the precinct is formed by the double curve of Rochdale Road and Whitney Crescent, but the other streets follow a simple north-south/east-west grid. The allotments tend towards rectangular proportions, but tapered boundaries have been used to address the curves and intersections.

Building Stock:
The buildings in this precinct are predominantly single storey houses dating from the late 1960s and 1970s.

There is typically one house per block. The materials are generally face brick (in light colours) or painted brick for walls, with clay and cement tiled roofs in various colours. Typical details include wide lined eaves and low pitched roofs of a hipped or gabled form. The houses have been variously designed with carports or garages. The set backs are varied.

Landscaping:
Houses are generally set well back from the road with the majority of gardens extending uninterrupted to the kerb; elsewhere, boundary definition is by low fences and occasional courtyard walls. There are few footpaths to interrupt the verges. Gardens are of mixed style and planting, well established, with large, mature trees located informally in gardens and verges. Some of the trees are indigenous Tuarts. Together with the undulating topography, the gardens and the trees create a generously scaled, sheltered, “leafy” landscape.

Townscape Character and Heritage Significance:
The houses within this precinct include a range of suburban styles of the 1960s and 1970s, but are not considered to be noteworthy examples of the period. Details vary, but the undulating streets and established trees help to unify the streetscapes within the precinct. The open space and recreational areas to the north and west make a major contribution to its setting.
The precinct is not considered to be of heritage significance for the Town of Cambridge.
Schedule of Heritage Places:
No significant places have been identified in this precinct.

Conservation Objectives:
- Encourage the retention/replacement/use of large native and introduced trees characteristic of the precinct.

Note: strategies for the implementation of the conservation objectives have been set out in Section 4.3, Conservation and Management.
Photograph 4.58
Residential streetscape, McClemans Road.

Photograph 4.59
Residential streetscape, Rochdale Road.
4.3 Conservation And Management Strategies

If the Town of Cambridge is to encourage conservation and guide appropriate development within significant precincts, it will need to develop and implement appropriate conservation and management strategies.

The strategies adopted by the Council will need to clearly reflect the range of development within each precinct (representative of progressive development over specified periods) to avoid confusion in the application of specific controls and guidelines (e.g., guidelines for turn of the century workers cottages in West Leederville will be clearly different to guidelines of the conservation of interwar housing in Wembley or Floreat). As a starting point, it is therefore recommended that the Council undertake a review of existing planning provisions to ensure that they include appropriate reference to heritage precincts and provide guidelines for new works which respect the significant characteristics of each area.

The conservation of the collective townscape character and heritage value of the different suburban precincts will rely heavily on the actions of individual property owners. However, in many cases, such actions will fall outside of the planning process (for example, landscaping of private gardens, selection of external colour schemes and design of fences). A major emphasis should therefore be placed on the education of property owners and residents. This should aim to facilitate access to information about the history and heritage significance of individual precincts and about conservation philosophy and practice.

By implementing strategies for the appropriate care of heritage and townscape elements under its direct control, the Town of Cambridge can clearly illustrate its commitment to heritage conservation and set a good example for other property owners. Within the suburban precincts, the Council's treatment of street trees and other verge treatments will be of particular importance in this regard.

A number of conservation objectives were identified for each precinct as part of the assessment process (See Precinct Assessment Forms). This section considers ways in which these objectives may be achieved.

Documentation which may assist the Town of Cambridge with this process includes:


4.3.1 Street Layout and Subdivision Pattern

The traditional street layout and subdivision pattern within each precinct is of critical importance in defining its particular townscape character. The significance of factors such as the orientation, width and finishes of the streets and back lanes, and the size and layout of the blocks, require careful consideration as part of any new planning proposals. Changes to these features can have a major impact on the character and authenticity of significant precincts.
a. **Conservation Objectives**
   - Maintain the traditional street and subdivision pattern within the precinct. (Precincts 1, 3, 7, 9, 10, 11, 12 & 13)
   - Encourage the retention of the traditional street and subdivision pattern within the precinct. (Precincts 5 & 6)

b. **Conservation Strategy**
   - Review the Council's zoning regulations to ensure that they do not encourage inappropriate subdivision proposals.
   - Ensure that any new planning proposals within significant precincts be required to fully consider the cultural heritage significance of the local street layout and subdivision pattern.
   - Within significant precincts ensure that new development, and in particular, new subdivision, respects the traditional street frontages.

4.3.2 **Land Use**

The type of land use established in each precinct as part of the process of suburban development is obviously a key factor in any assessment of the townscape character. This includes reference to the dominant land use(s) and, where relevant, to complementary secondary uses, such as the establishment of schools, churches and local shops within or on the fringes of residential precincts. Within the Town of Cambridge mixed use precincts are exclusively related to major transport routes.

a. **Conservation Objectives**
   - Maintain the dominant residential use of the precinct. (Precincts 1, 3, 6, 7, 9, 11 & 12)
   - Maintain the mixed use of the precinct. (Precinct 8).

b. **Conservation Strategy**
   - Review the Council's zoning regulations to ensure that they are in keeping with the conservation objectives for each precinct.

4.3.3 **General Design Guidelines**

The suburban precincts considered in this report will continue to evolve through the alteration of the existing building stock, development of infill housing and total redevelopment of individual sites. It is not proposed that such development should cease, but rather that the retention of good examples of housing from various periods be strongly encouraged, and that the significant street and townscape characteristics be respected. Redevelopment of a single site in an inappropriate manner can have a major impact on the aesthetic qualities of a streetscape. Alternatively, the application of broad guidelines for appropriate conservation works to existing properties and for sympathetic new development can allow the continued evolution of the suburbs without greatly diminishing the heritage characteristics valued by the community.
a. Conservation Objectives

- Maintain the traditional scale, style, form, setbacks, street frontages, density and orientation of the existing residential development. (Precincts 1, 3, 7 & 9)

- Encourage the retention of the traditional scale, style, form, street frontages, setbacks, density and orientation of the existing residential development (Precinct 6)

- Respect the traditional scale, styles, form, setbacks, street frontages and orientation of the streetscape and wider precinct in any new development. (Precincts 1, 3, 7, 9 & 12)

- Encourage the retention of a clear orientation to the street in new commercial development. (Precinct 8)

- Encourage a continued diversity of housing styles in new development while maintaining generous garden settings. (Precinct 11)

- Develop planning provisions to control/guide demolition and new building works affecting the exterior of buildings within identified conservation precincts.

  Consent for demolition or new building works should not be made without full consideration of the potential impact of the proposed works on the assessed significance of the precinct.

- Aspects of new building works requiring specific consideration would include scale, style, setback, orientation, overall building envelope, materials and finishes, plus the size, orientation, proportion and position of door and window openings. Such consideration would need to take into account the style and type of any development existing on the site and in its immediate vicinity.

4.3.4 Setbacks and Frontages

The character of individual streetscapes is strongly influenced by the width of the street, and the pattern of setbacks and frontages. Major variations to these patterns can disrupt the continuity of the streetscape and confuse the sense of place established by the traditional development.

a. Conservation Objectives

- Maintain the strong sense of street enclosure established by the narrow setbacks, traditional fences and street planting. (Precinct 1)

- Maintain the open streetscape established by the typical setbacks and fences. (Precinct 3)
b. **Conservation Strategy**

- Traditional setbacks and frontages should be accurately determined for each precinct and planning controls developed to ensure that new works conform with these standards. Determination of frontages should include height and materials of fencing/boundary definition.

Note: provision within the setbacks for works such as carports will need to be determined on a precinct-by-precinct basis. For example, in some areas simple timber framed carports may be permitted, but solid masonry piers and gables prohibited to ensure that these new works do not unduly intrude on the streetscape.

4.3.5 **Private Landscaping**

Private landscaping is largely ephemeral and highly susceptible to changes in fashion and taste. However, the retention of traditional garden layouts and the scale of plants can greatly enhance an appreciation of the architectural period and style of the associated suburban development.

Private landscaping and front boundary definition make a major contribution to the quality and character of the overall streetscape. Once again, unsympathetic variations to traditional patterns can disrupt the continuity of the streetscape and confuse the sense of place.

a. **Conservation Objectives**

- Encourage the continued use of fences/boundary definitions of a traditional character and/or height. (Precincts 3 & 7)

- Encourage the continued development of gardens in a traditional form and using traditional planting schemes or planting schemes of a similar scale. (Precincts 7 & 9)

- Encourage the retention/replacement/use of large native and introduced trees characteristic of the precinct. (Precincts 11 & 16)

b. **Conservation Strategy**

- Develop guidelines to assist residential property owners with the establishment of gardens and fences which will complement the period and style of their house (refer to Promotion and Interpretation).

This could take the form of information pamphlets advising home owners about the significant characteristics of each precinct and outlining the typical features of front gardens and fences relating to different periods and types of development. Good examples of original and modified garden treatments within each precinct could be identified for further reference.

4.3.6 **Street Planting and Verge Treatment**

Verge treatments are another factor which contribute to streetscape character. The use of street trees and grassed areas, the location of footpaths and the materials used for both paths and curbs are of particular note. Within the Town of Cambridge, established avenues
of street trees make an important contribution to the townscape character of different precincts and help to unify individual streetscapes.

The maintenance of significant street planting schemes and other verge treatments is the direct responsibility of the Council, although Western Power will obviously have a direct interest in the pruning of trees under power lines.

a. **Conservation Objectives**

- Maintain/enhance evidence of traditional street planting and verge treatment(s) within the precinct. (Precincts 1, 3, 6, 7 & 9)
- Maintain the wide grassed verges and informal planting schemes. (Precinct 11)
- Investigate archaeological evidence provided by the traditional use of back lanes as important access corridors and informal rubbish disposal areas. (Precincts 1, 2, 3, 6 & 7).

b. **Conservation Strategy**

- Undertake an aborical assessment of major avenue plantings.
- Policies for the care of these trees (including pruning), should then be developed in accordance with this assessment.
- Policies for the replacement of trees as necessary and for other new plantings within the different precincts should be established following full consideration of heritage issues.

These policies should aim to conserve and enhance desirable streetscape qualities.

- Policies for the maintenance/replacement of verge treatments, including grassed areas, footpaths, kerbs and verge parking, should be developed based on heritage issues and streetscape qualities.
- A policy of carrying out archaeological sampling ahead of landscaping changes to back lanes should be developed.

### 4.3.7 Evidence of Significant Development Phases

The retention of both significant individual sites and good representative examples of suburban development form the basis of the precinct approach to heritage conservation in suburban areas. In order to fully illustrate the progressive development of the Town of Cambridge a wide range of sites will need to be retained.

a. **Conservation Objectives**

- Encourage the retention of physical evidence of the early suburban development of the area, with particular reference to the surviving examples of modest timber cottages. (Precincts 1, 2 & 3)
- Encourage the retention of physical evidence of residential development dating from the first quarter of the century. (Precinct 3)
- Encourage the retention of physical evidence of the public/commercial sites developed to serve the local community as part of the establishment and consolidation of the suburb. (Precincts 1, 3, 7 & 10)
- Encourage the retention of physical evidence of commercial development dating from the inter-war and immediate post-war years. (Precinct 7)

- Encourage the retention of good examples of houses from the development of the precinct as the Empire Games Village. (Precinct 12)

- Encourage the retention of physical evidence of the early suburban development of the area, with particular reference to good examples of beach front houses dating from pre-1950. (Precinct 14)

- Encourage the retention of good examples of houses from all periods represented within the precinct. (Precincts 5, 6, 7, 9, 10 7 11)

b. Conservation Strategy

- Design and implement public education programs to facilitate an appreciation of the range of suburban development within the Town of Cambridge and an understanding of the physical pattern of development. (see also Interpretation, Section 4.3.10)

- Ensure the conservation of significant sites as part of the planning process (with particular reference to those places identified in the Schedule of Heritage Places).

- Collate additional documentary and physical information about places developed as part of the Empire Games Village. Locate and record the surviving examples of buildings from the Empire Games Village.

- To provide an on-going record of changes in the Town of Cambridge consideration should be given to requiring external photograph(s) to be taken of properties which are likely to affect the streetscape.

Following completion of the planning process these photograph(s) should be lodged within a local history collection.

4.3.8 Identified Heritage Places

Items included in the Schedule of Heritage Places often illustrate key aspects of the development and social history of the immediate area. They can provide important focal points within suburban precincts.

a. Conservation Objectives

- Protect those places identified in the Schedule of Heritage Places through the implementation of site specific conservation strategies which include consideration of the buildings, landscape and archaeological resource. (Precincts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14)

b. Conservation Strategy

- Specific recommendations for individual heritage items have been considered in Section 3.4.

- If new development is proposed within the vicinity of a heritage item then the Council should also determine the likely impact of the proposed works on the assessed significance of the place and its setting.

Control over such development should be incorporated within the Council's planning provisions.
4.3.9 Demolition

The demolition of places which have not been included individually in the municipal inventory will need careful consideration in order to avoid the progressive erosion of the overall townscape character and heritage value of significant precincts.

a. Conservation Objectives

- Discourage demolition of places which make a positive contribution to the townscape character of the precinct and/or which help to illustrate the history of the local suburban development. (Precincts 1, 3, 6, 7, 9 & 12)
- Discourage demolition of places which help to illustrate the former character of the area as a beach front retreat. (South City Beach part of Precinct 14)
- Ensure that an appropriate documentary record is collated where demolition of such properties is proposed. (Precincts 1, 2, 3, 6, 7, 9, 12 & 14)

b. Conservation Strategy

- Ensure that full consideration is made of heritage issues prior to consent for demolition of places which make a positive contribution to the townscape character of significant precinct and/or which help to illustrate the history of the local suburban development.
- Require that a comprehensive photographic record be made and provided to the Council prior to demolition of places which make a positive contribution to the townscape character of a significant precinct and/or which help to illustrate the history of the local suburban development.

In Precincts 1, 3, 7 & 12 ensure that archaeological sampling is undertaken were pertinent.

- Lodge the above records with the local history collection for future reference and research.

4.3.10 Promotion and Interpretation

In order to facilitate the conservation of comprehensive physical evidence of the development history of the Town of Cambridge it is important that residents be made fully aware of the heritage significance of individual precincts and of the characteristics which contribute to that significance. Clear explanations of the major issues and terminology related to conservation philosophy and practice will also be of assistance.

Within the residential precincts it is the subdivision pattern together with the many 'ordinary' or 'typical' houses and landscaping schemes that help to explain the history of the local suburban development. Interpretation of this physical evidence can help to raise local interest in the area's history, its townscape character and its cultural heritage significance. Similarly, the commercial areas, mixed use precincts, public buildings, church properties and the natural and modified landscapes can all contribute to a better understanding of the special qualities of the Town of Cambridge.

The 'icing on the cake' for any interpretation program is provided by the sites identified in the Schedule of Heritage Places.
a. Conservation Objectives

- Increase local knowledge about cultural heritage issues, with specific reference to places within the Town of Cambridge. (Precincts 1, 3, 6, 7, 9, 10, 11, 12 & 14)
- Advise/educate local residents and property owners about the history and significant characteristics of the precinct. (Precincts 1, 3, 6, 7, 9, 11 & 12)
- Include reference to the precinct within an interpretative program to explain the progressive development of the Town of Cambridge. (Precincts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15)
- Develop an interpretative program to explain the progressive development of the local Church estates. (Precincts 4 & 5)
- Develop an interpretative program to explain the developments in the area related to the staging of the Empire Games. (Precinct 12)

b. Conservation Strategy

- Develop interpretative programs for the history and cultural heritage of the Town of Cambridge.

Interpretative material may include heritage trails, signs, plaques, displays, brochures and other material designed to explain the progressive development of the local area. It should illustrate the way in which individual buildings and the present townscape character help to tell the story of the Town of Cambridge.

- Investigate means of advising/educating local residents and property owners about the history and significant characteristics of each precinct.

For example, it may be appropriate to develop a series of walking tour brochures to guide people through the history of the area by reference to its significant sites and precincts.

This would preferably include reference to development through to the present day to help people understand the continued evolution of the area and the need for conservation strategies.

- Investigate the possibility of developing specific interpretative measures for historic sites within the different precincts. This should include reference to both extant and demolished places of significance within the study area.

- Investigate opportunities for the on-going promotion of the area's history and cultural heritage significance through avenues such as public displays.

- Develop simple guidelines to assist owners in undertaking further research into the history of their properties.

- Establish a local history collection within the library to provide access to relevant historical documents for research purposes.

This collection should be promoted to encourage the donation/loan of documents such as early photographs.

- Encourage the establishment of an oral history program to record the knowledge of people who were living in the area prior to (say) 1950.
• Review the library's collection of books and pamphlets relating to conservation philosophy and conservation practice to ensure that property owners can be referred to a readily available source of relevant information. The Heritage Council of Western Australia has produced a Heritage Practice Note titled *Western Australia’s Building Heritage: Useful References* which would assist with this process.

**4.3.11 Further Studies**

The above strategies suggest a wide range of further studies to supplement the information collated for the identification of the significant precincts. In particular, the development of detailed guidelines for individual areas will need more comprehensive surveys to fully and accurately record key characteristics such as setbacks, frontages, orientation, style, form and materials. They should also aim to identify individual places which make a positive contribution to the significance of the precinct, as well as places which are intrusive.

**a. Objectives**

• develop and implement strategies for the conservation of significant precincts.

• prepare detailed guidelines for future planning, development and other works within significant precincts.

• promote the history and cultural heritage significance of the Town of Cambridge.

• interpret the history and cultural heritage significance of the Town of Cambridge.

**b. Strategies**

• Develop detailed proposals for the implementation of each strategy, including reference to the specific information and professional skills required.

• Determine priorities for the implementation of each strategy based on issues such as current works programs and potential threats to significant areas.

• Investigate forward planning options with regard to funding/resources for the implementation of each strategy.

• It is recommended that town surveyors position the locations of former structures relating to early settlement on town plans using information in historic maps. This can then act as a guide to areas where archaeological investigation is imperative ahead of demolition and development.
APPENDICES

Appendix A
Criteria for entry into the Register of Heritage Places
(Draft 16 Sept 1991, Heritage Council of WA)

Appendix B
Project Brief
3. SCIENTIFIC VALUE

Criterion 3A  It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia.

3.1  Importance for information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.

3.2  Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality, region or the State.

Criterion 3B  It is significant in demonstrating a high degree of technical innovation or achievement.

3.3  Importance for its technical innovation or achievement.

4. SOCIAL VALUE

Criterion 4  It is significant through association with a community or cultural group in Western Australia for social, cultural, educational or spiritual reasons.

4.1  Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic or educational associations.

4.2  Importance in contributing to a community's sense of place.

INTRODUCTION

A Municipal Inventory is to be prepared for the municipality of the Town of Cambridge in accordance with the requirements of the Heritage of Western Australia Act 1990. The Town of Cambridge is one of the new towns created by the City of Perth Restructuring Act 1993.

Thematic Historical Framework

An historical overview of the municipality for the former City of Perth has already been prepared. The overview takes the form of a thematic historical framework, as recommended by the Heritage Council and is intended to form the foundation for work to be carried out in this municipal inventory project.

The Cambridge district is situated generally west of the Mitchell Freeway and south of Herdsman Lake, and includes the suburbs of Wembley, Floreat and City Beach, and portions of Mt Claremont, Jolimont, Subiaco, Wembley Downs and the area of Leederville known as West Leederville. The area contains some significant areas of public open space, including Bold Park, Perry Lakes and Wembley Golf Course. The Town grew westward from central Perth, with West Leederville being the oldest suburb. Floreat developed in the 1930’s as one of the first “garden suburbs” reflecting the then new town planning movement in Perth, and the area also has strong links with the 1962 Empire Games. A large portion of the district was given as endowment lands to the City of Perth by the State Government in 1902, and this has had a big influence on the way the area has developed since.

The population of the district is approximately 23,480 residing in about 9548 dwellings. There are a number of active ratepayer associations and other community groups in the area.

OBJECTIVES

The study aims to:

- compile a list of places of cultural heritage significance within the Town of Cambridge in consultation with members of the community, based upon the thematic framework;
- make management recommendations for the listed places which will guide both property owners and the Town of Cambridge in decisions about any future development proposals affecting each place.

- assist in identifying heritage precincts.

The study is to be carried out generally in accordance with the Heritage Council of Western Australia’s Guidelines for the Compilation of Municipal Inventories. The philosophical basis of the study will be the Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (the Burra Charter) and its guidelines, which should be referred to for guidance on matters of definitions, assessment of significance, and preparation of conservation policy.

THE STUDY AREA

The study area is the whole of the municipal council area for the Town of Cambridge, as depicted on Figure 1.

List of Tasks

1. Establish community consultation and liaison procedures to provide the proper public consultation required under the Act, and to ensure that the information in the inventory is accurate.

2. Modification of the thematic framework and outline prepared for the former City of Perth to reflect local circumstances and preparation of a first draft of a site type list based on the historic thematic framework and outline. This would include a visual assessment;

3. Prepare such plans and maps as may be necessary to illustrate the settlement and growth of the district through time;

4. In consultation with the Community Committee:
   - discuss and refine as necessary the thematic framework, site type list and preliminary place list,
   - analyse the preliminary place list against the thematic framework to test the validity of the chosen sub themes and the site types list
   - enter the relevant theme/sub theme onto each place record;

5. Organise and attend a community meeting or meetings, as appropriate and agreed with the Council, at which the drafts are presented and discussed, and place nominations called for;

6. In consultation with the Community Committee:
   - prepare a further draft of the framework, taking into account the comments of the community;
   - prepare an intermediate place list by adding nominations to the preliminary list;
• analyse the intermediate place list against the thematic framework and site types list;
• categorise places on the list according to relative significance;
• consider the addition of places if necessary to fill gaps revealed by the thematic analysis;
• establish priorities for more detailed documentation;
• make management recommendations; and
• make a final check to ensure that obvious places have not been overlooked.

7. Assess and more fully document selected places to the extent agreed with the Council and refine management recommendations as appropriate.

8. May be required to undertake any amendments to the final draft of the Municipal Inventory, following its final advertising.

THE CONSULTANT

The consultant (it is expected that a multidisciplinary team is likely) should have demonstrated skills in the identification of places that are tangible evidence of history. An ability to frame recommendations that have practical application in guiding future development proposals affecting identified places will be highly regarded. A thorough understanding of Western Australian social and architectural history is considered to be essential. The consultant’s demonstrated ability to work collaboratively with a wide range of community groups to ascertain community opinion will be held in high regard.

COMMUNITY CONSULTATION

The Heritage Act requires that the municipal inventory is compiled with proper public consultation. The consultant will be expected to include proposals for a comprehensive community consultation programme. Interest groups within the community may include residents, ethnic groups, business groups, property owners and managers, historical societies, residents and ratepayers associations, and professional groups with interest in heritage matters. The consultation programme should provide for the means of communicating the programme to, and obtaining comment from, all interests represented in the study area.

ADMINISTRATIVE MATTERS

The Programme

The following programme is a draft only and consultants are invited to submit reasoned variations if the proposed time frame is considered to be unrealistic.

<table>
<thead>
<tr>
<th>Task</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meet with Council Officers</td>
<td>Week 0</td>
</tr>
<tr>
<td>Finalise brief and programme</td>
<td>Week 1</td>
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<table>
<thead>
<tr>
<th>Task</th>
<th>Timing</th>
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</thead>
<tbody>
<tr>
<td>Recruit an Advisory Committee</td>
<td>Week 2</td>
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<tr>
<td>Meet with Council Officers</td>
<td>Week 3</td>
</tr>
<tr>
<td>Meet with Council Officers</td>
<td>Week 7</td>
</tr>
<tr>
<td>First draft of refined thematic framework</td>
<td>Week 7 (completed)</td>
</tr>
<tr>
<td>Preliminary site type list and place list complete</td>
<td>Week 7 (completed)</td>
</tr>
<tr>
<td>Analysis of preliminary place list against the thematic framework</td>
<td>Week 7 (completed)</td>
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<td>Meet with Council Officers</td>
<td>Week 9</td>
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<tr>
<td>Presentation of draft preliminary place list and inclusion of nominations from the community</td>
<td>Week 11 (completed)</td>
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<td>Meet with Council Officers</td>
<td>Week 12</td>
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<tr>
<td>Second draft of the thematic framework</td>
<td>Week 13 (completed)</td>
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<td>Meet with Council Officers</td>
<td>Week 15</td>
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<td>Intermediate lists completed and analysed</td>
<td>Week 16 (completed)</td>
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<td>Meet with Council Officers</td>
<td>Week 18</td>
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<tr>
<td>Complete full documentation of selected places and refinement of management category recommendations</td>
<td>Week 19 (completed)</td>
</tr>
<tr>
<td>Meet with Council Officers</td>
<td>Week 21</td>
</tr>
<tr>
<td>Present findings and draft report</td>
<td>Week 21 (completed)</td>
</tr>
<tr>
<td>Review by Community Committees</td>
<td>Week 23</td>
</tr>
<tr>
<td>Meet with Council Officers</td>
<td>Week 24</td>
</tr>
<tr>
<td>Submit final report</td>
<td>Week 25 (completed)</td>
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<tr>
<td>Meet with Council Officers</td>
<td>Week 26</td>
</tr>
</tbody>
</table>

Liaison with Council Officers

The consultant will be required to meet with Council officers once every three weeks to monitor the project as compilation of the inventory progresses. Attendance at other unscheduled meetings that may arise as the project progresses, will also be required.

Report

The report is to be in A4 format.

Ten (10) copies of the final report bound to the satisfaction of the Council, one unbound copy suitable for black and white reproduction, and one Microsoft word document format digital copy (IBM) are to be submitted to the Town of Cambridge upon completion of the project to the satisfaction of the Council.

Project Management

All day to day contact with the Council pertaining to this project will be through the Manager for Planning Services, Mr Phillip St John on 347 6053 or Planning Officer, Ms Stibhan Linehan on 3476055. The consultant is to nominate a
project leader who will be responsible for liaison with the Council. A Community Committee will be established comprising representatives of the Town of Cambridge and such community members as will be determined in consultation with the consultants. It is expected that the consultant will make a presentation to this committee and Council officers upon submission of the final draft report.

Consultant Responsibility

The preparation of the reports, including any necessary survey work will be undertaken by the consultant. The consultant will also be available for attendance at and involvement in meetings with the Council and Community Committee and other meetings as required. The consultant will be responsible for managing and liaising with the Community Committee. The consultant will also be responsible for all preparation and costs associated with the conduct of public meetings, Community Committee meetings and meetings with reference groups, including advertising, correspondence, catering and venues as appropriate.

Budget

A total amount of $30,000 has been allocated to this project in the 1995/96 Budget.

Copyright

Copyright of the final report shall remain with the author, subject to a contractual agreement licensing the Town of Cambridge to use the report for the purposes associated with its preparation.

CONSULTANTS' SUBMISSIONS

A submission should include the following:

- a methodology outline;
- an outline of proposed report contents;
- a list of similar previous studies carried out by the consultants;
- extracts from previous municipal inventories undertaken to demonstrate the format and the level of detail provided;
- review of the programme contained in the brief;
- the members of the consultant team, including each member's relevant curriculum vitae, and the nominated team leader with whom the Council Officers will have direct contact and liaison;
- elements of the project for which each member of the consultant team will be responsible;
- a detailed costing of the various elements of the project, including printing costs, disbursements and amount for each component of the methodology;
- the estimated number of places that will be documented, and to what level of detail;
- any suggestions for amendments to this Brief if considered necessary or appropriate, and the effect on costings of such amendments;
- the names and contact phone numbers of a minimum of two referees familiar with the consultant(s)' relevant work.

Submissions close at 12 noon on Friday 24 November 1995 and should be addressed to the:

Chief Executive Officer
Town of Cambridge
PO Box 15
FLOREAT WA 6014

Attention: Planning Services.