Archival Record – 314 Kew St Cloverdale Stella Hay's House

675.074083 | JUNE 2026 | PREPARED FOR THE CITY OF BELMONT



Acknowledgment of Country

SLR Consulting respectfully acknowledges the Whadjuk people of the Noongar nation as traditional owners of Boorloo (Perth), on which our company operates and where this report was prepared and to which it relates.

We pay our respects to Elders past and present, and to the ancestors and community leaders who have cared for these lands since time immemorial.

SLR Consulting is committed to supporting and respecting Aboriginal and Torres Strait Islander peoples across Australia and honouring their deep cultural and spiritual connections to land, waters, and skies, as well as their enduring contributions to society.

Revision Record

Revision	Date	Prepared by	Checked by	Authorised By	Graphics
1	13.06.26	Tess Sutton	Alana Jennings	Alana Jennings	CB
2	16.06.26	Tess Sutton	Alana Jennings	Alana Jennings	MS

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with City of Belmont (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid. SLR may have used AI in the preparation of this document.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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314

1. Introduction

This Archival Record for Stella Hay's House, 314 Kew St Cloverdale (the subject place) has been prepared for the City of Belmont in line with the requirements of the Western Australian Planning Commission (WAPC).

Background

This Archival Record has been prepared by SLR Consulting (SLR) in relation to Stella Hay's House, located at 314 Kew Street, Cloverdale within the City of Belmont (the City). The place has experienced substantial deterioration over time and based on assessment by others, would require significant remediation to ensure its ongoing viability. An application for demolition has been approved by the WAPC, subject to conditions.

The subject site is included on the City of Belmont Local Heritage List as a Category 2 place, recognised as being of considerable significance to the local area.

As a condition (condition 3) of development approval, the City has requested that:

> *Prior to demolition, an archival record shall be submitted and approved for the place in accordance with the Heritage Council of Western Australia's Guide to Preparing an Archival Record', to the specification of the City of Belmont and the satisfaction of the Western Australian Planning Commission.*

This archival record has therefore been prepared to document the heritage place and provide a permanent record of its form, setting and significance before demolition occurs.

Methodology

Archival records fall within one of three categories – detailed, standard or photographic. This report complies with the minimum requirements for a photographic record as set out in the 'Guide to preparing a Archival Record issued by Department of Planning, Lands and Heritage (2019).

SLR Consulting undertook a site visit to the place for the purposes of this archival record on the 28th of May 2026. The images collated herein represent a comprehensive understanding of the significant aspects of the place in their current form and are accompanied by a Base Plan to indicate the position from which all photographs were taken.

Subject Site

The subject site is defined as Lot 502 (No. 314) Kew Street, Cloverdale, which also includes within its boundaries the adjacent Victoria Park SES Headquarters. The site comprises of a two-story residential home known as Stella Hay's House. The place listing for the property notes that its design displays modest characteristics of the Inter-War Spanish Mission style including "a high pitched roof and curved doorway". The property was constructed from 1951 and is composed of handmade cement bricks, with a painted render finish, terracotta tile roof and feature zinc light windows. The site is included within the City of Belmont's Local Heritage List, as a Category 2 place. The lot details for the subject site are outlined in the table below.

Lot	Address	Plan/Diagram	Volume/Folio	Area
502	314 Kew Street, Cloverdale	409029	LR3169/778	9728m^2



2. Heritage Status and Significance

Heritage Listings

Stella Hay's House is included on the following heritage lists:

Non-Statutory Listings

Place Name (No.)	Type	Responsible Organisation	Status	Date of Listing
Stella Hay's House	Local Heritage List	City of Belmont	Category 2	27 Jun 2023

Statement of Significance

The following statement of significance has been extracted from the City of Belmont's Local Heritage Survey & List, 2023.

> *"The place has aesthetic value as a modest demonstration of the Inter War Spanish Mission style.*
>
> *The place is prominent in the streetscape because of its location on a high traffic road and its unusual design in the region.*
>
> *The place has historic value for its association with the period following World War Two when building materials were scarce and many homes where built by their occupants.*
>
> *The place has historic value for its assocation with the period following World War Two when the population of metropolitan Perth grew and the outer suburbs became more densely settled.*
>
> *The place is a good demonstration of the style and scale of housing in the post war period and the resourcefulness of the owner builders.*
>
> *The construction of the cement bricks used in this property may provide information about the techniques and materials used during the post war period."*



3. Location Plan



Figure 1. Location Plan. Source: Landgate with SLR overlay



4. Base Plan

The following conjectural plans have been prepared based on archival documentation provided by the City of Belmont, and subsequent in person site review by SLR. An additional overlay has been added to identify the location and direction from which all photographs were taken. Refer to section 8 for associated photographs.



Site Plan

Stella Hays House, 314 Kew Street Cloverdale, 6105

Date: 08.06.2026 Scale: NTS Drawing No. 1 Staff: TS Checked: AJ

N

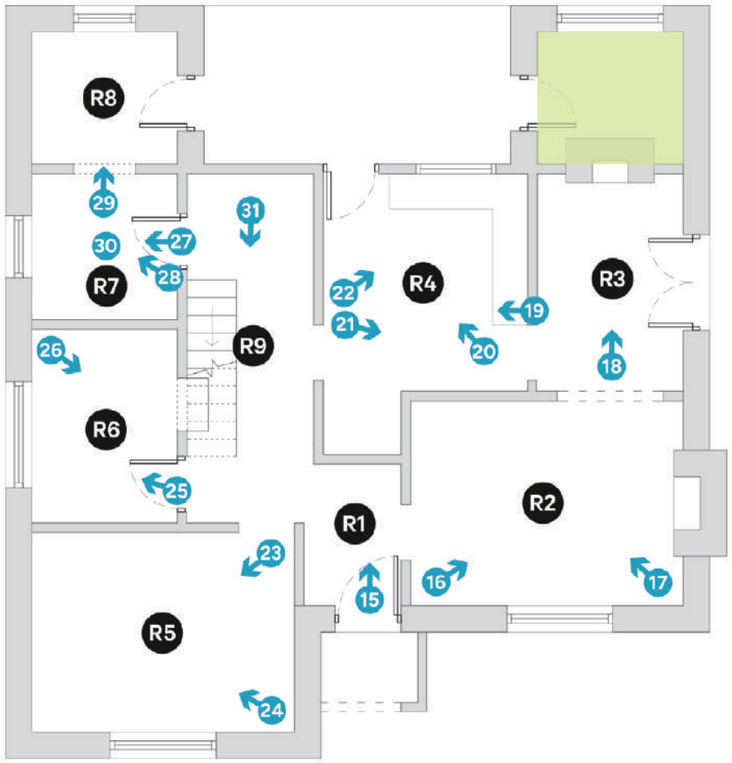
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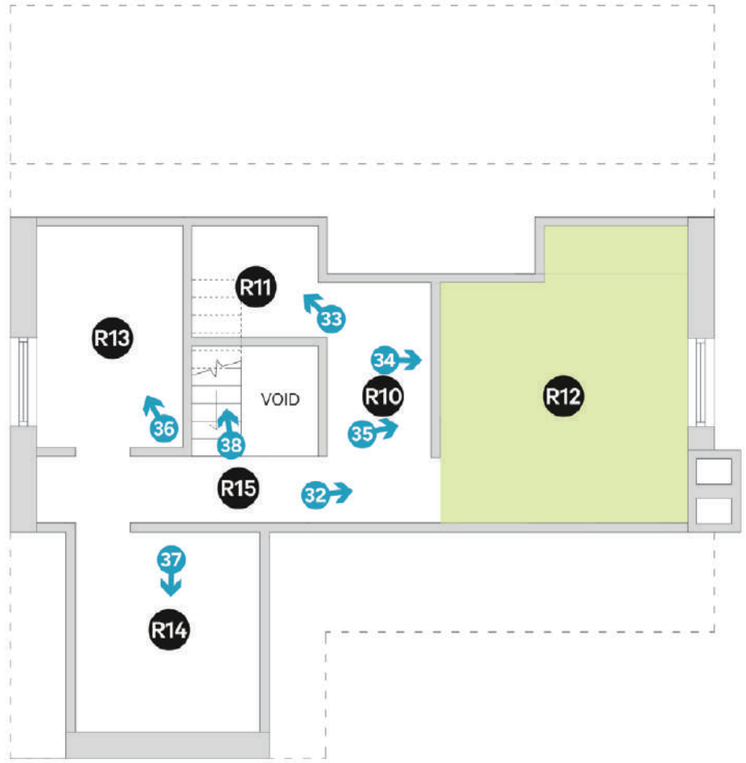
GENERAL NOTE:
The following drawings have been prepared based on available historical documentation and site observations. They are not based on a measured survey and are therefore indicative only. Dimensions and building details may not accurately reflect existing or original conditions due to limitations of historical documentation along with the deteriorated condition of the building, preventing access to some areas.

LEGEND:

- Photo Direction & Number
- Room Number
- Access Unavailable



GROUND FLOOR



FIRST FLOOR

Ground & First Floor Plans

Stella Hays House, 314 Kew Street Cloverdale, 6105

Date: 08.06.2026 Scale: ~1:100 @A3 Drawing No. 2 Staff: TS Checked: AJ

SLR
Level 1, 500 Hay Street, Subiaco Western Australia 6008.
PO Box 06, Level 1, 500 Hay Street, Subiaco Western Australia 6008.
T. +61 8 9289 8300 | **E.** hello@slrconsulting.com | **W.** slrconsulting.com



5. Reproduction of Archival Documents

The following archival documents have been received from the City of Belmont and have been reproduced in chronological order.

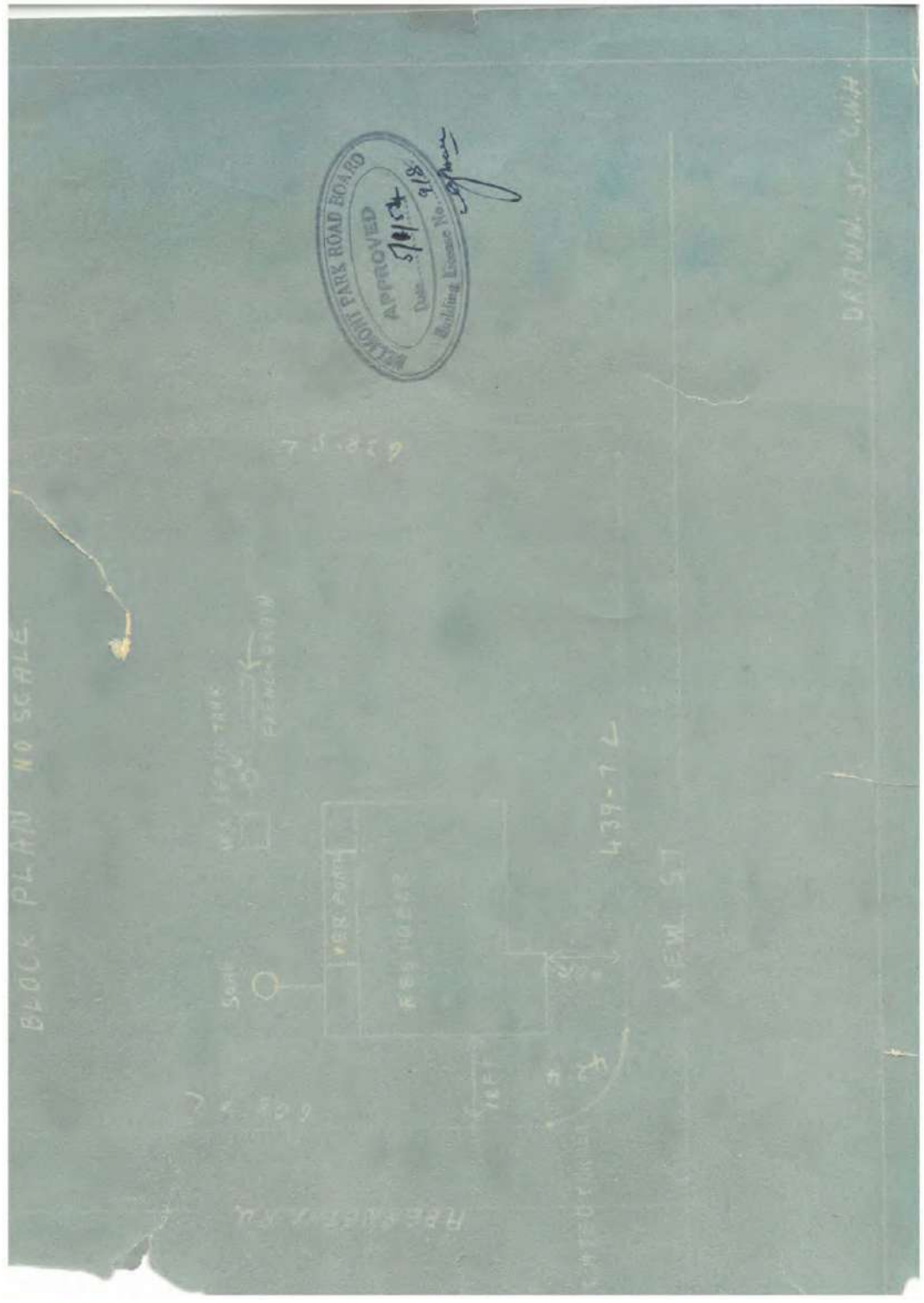


Figure 2. Site plan, c. 1954. (Image courtesy of City of Belmont)

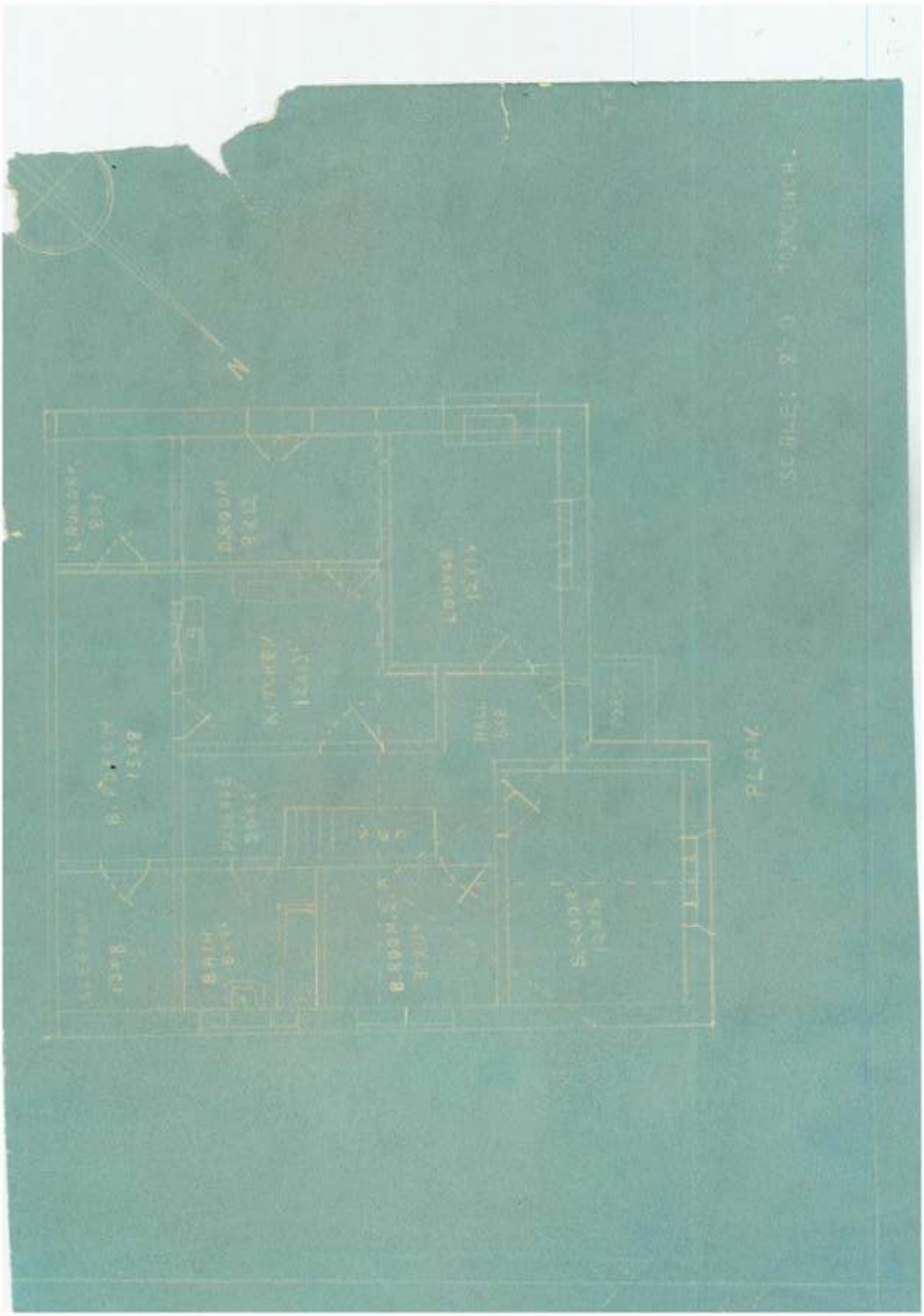


Figure 3. Ground floor plan of residence, c. 1954. Current arrangement remains largely in keeping with the original design. (Image courtesy of City of Belmont)



Figure 4. Front elevation of residence, c. 1954. (Image courtesy of City of Belmont)

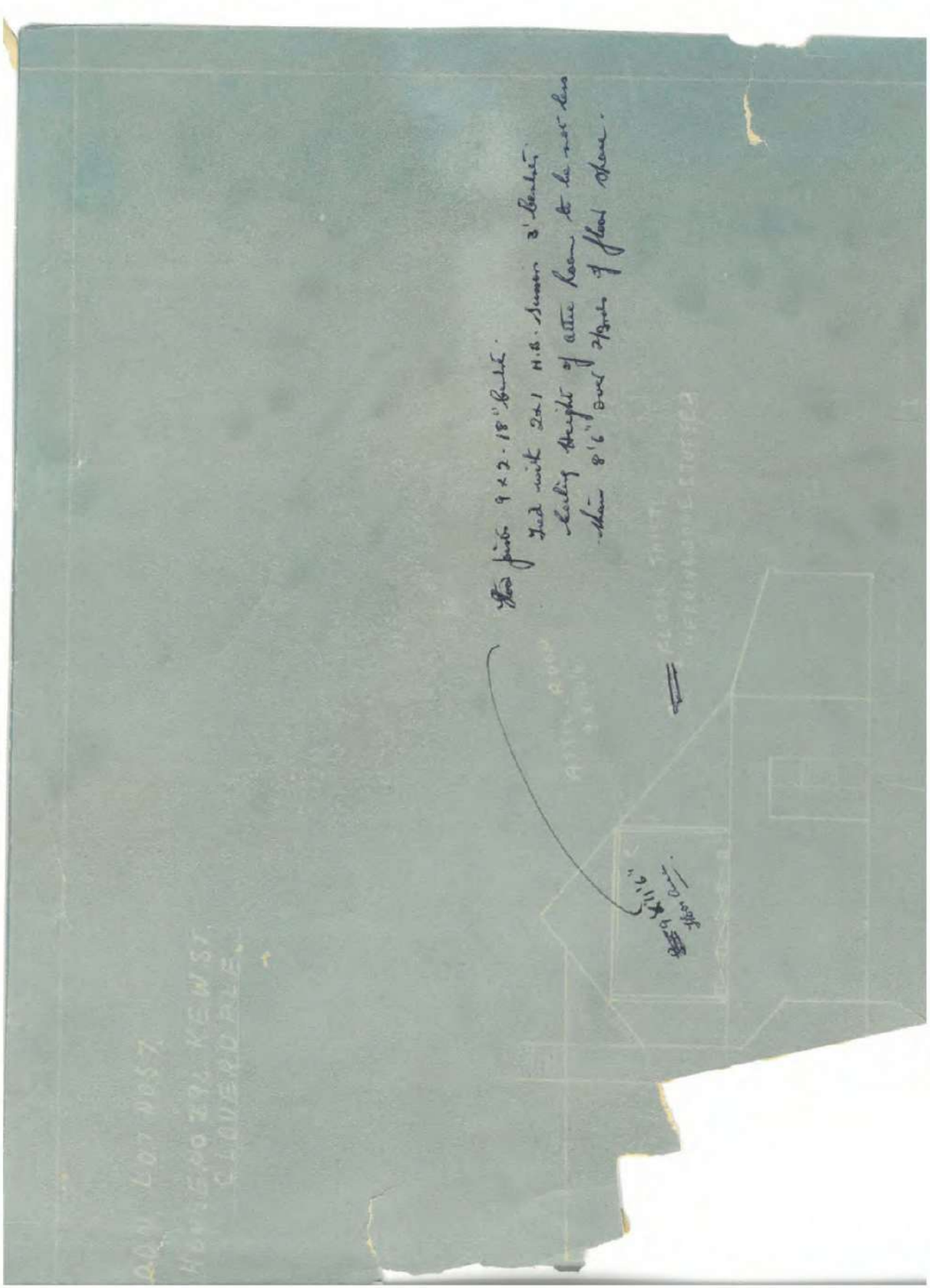


Figure 5. West gable end wall of residence, c. 1954. (Image courtesy of City of Belmont)

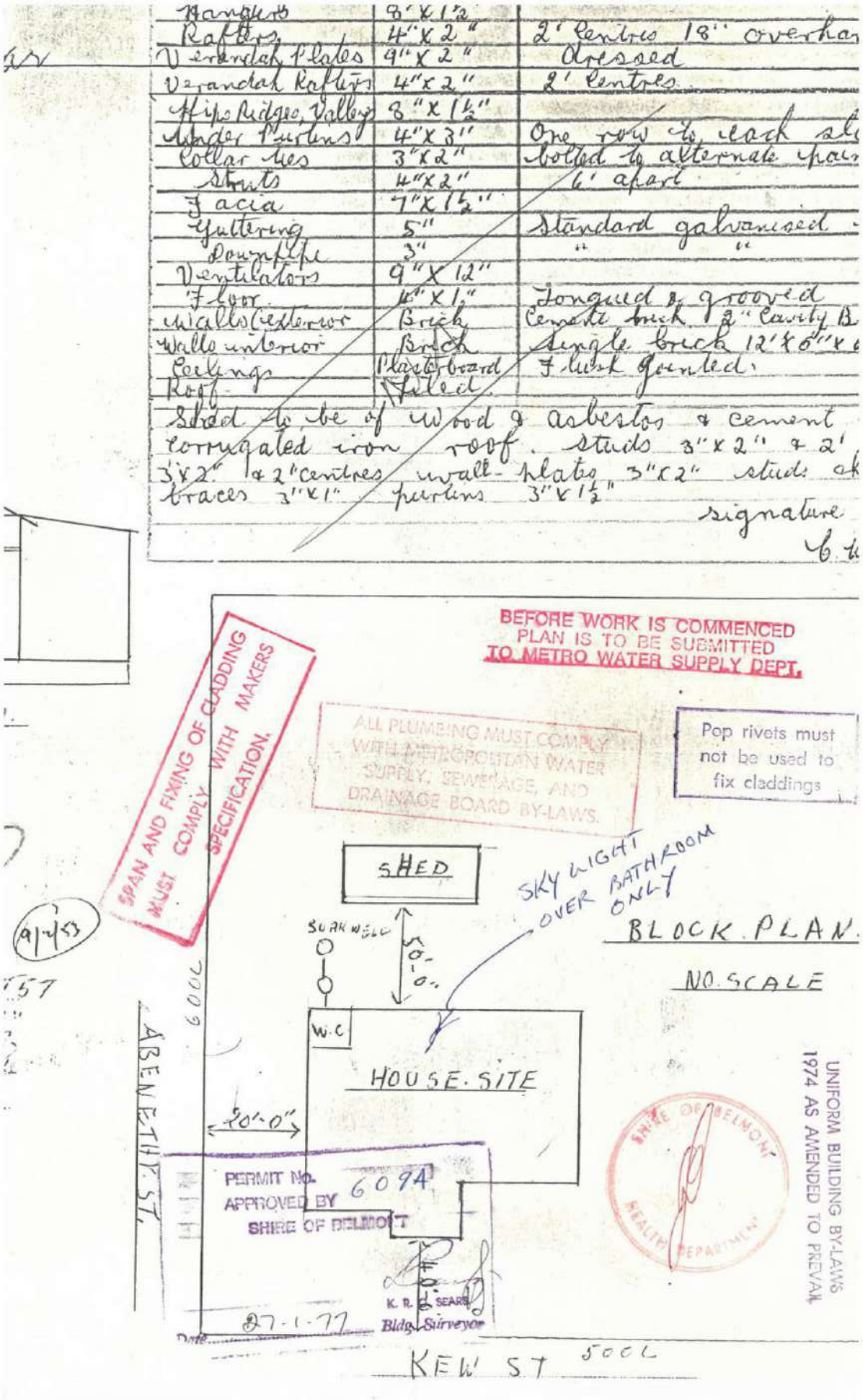


Figure 6. Site plan of residence, c. 1977. (Image courtesy of City of Belmont)

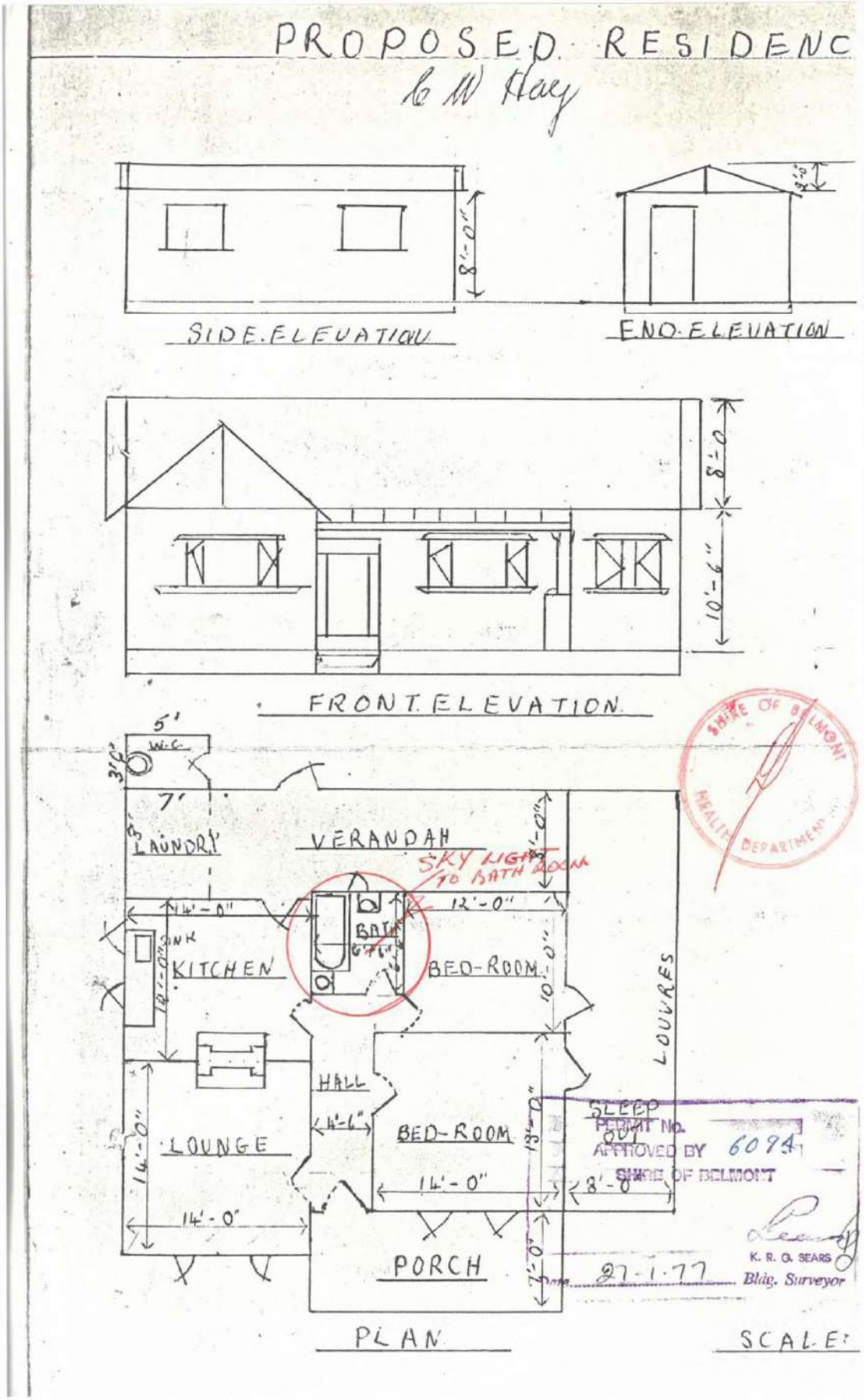


Figure 7. Ground floor plan and elevations of residence, c. 1977. Proposed alterations and additions. (Image courtesy of City of Belmont)

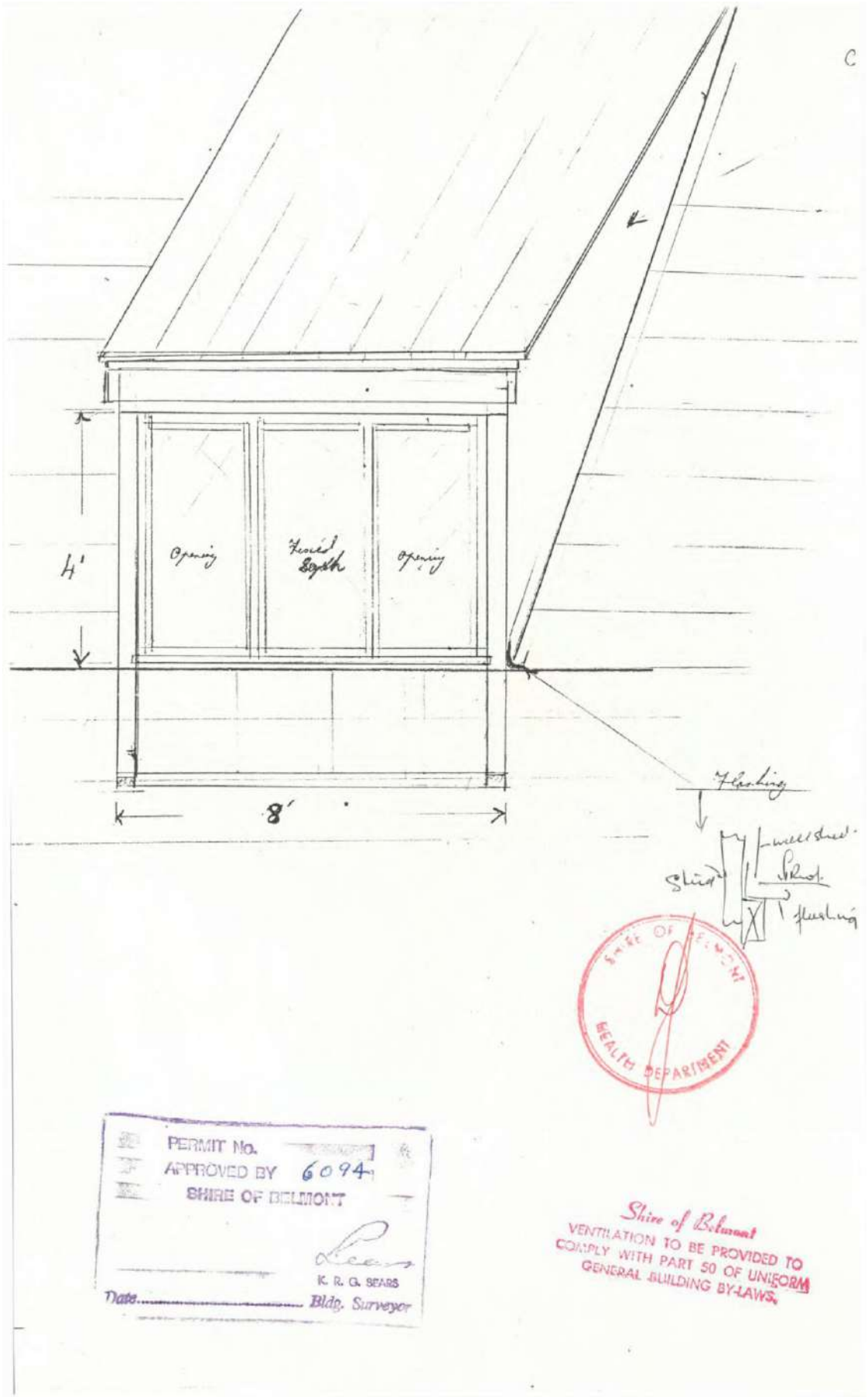


Figure 8. Dormer window detail, c. 1977. (Image courtesy of City of Belmont)

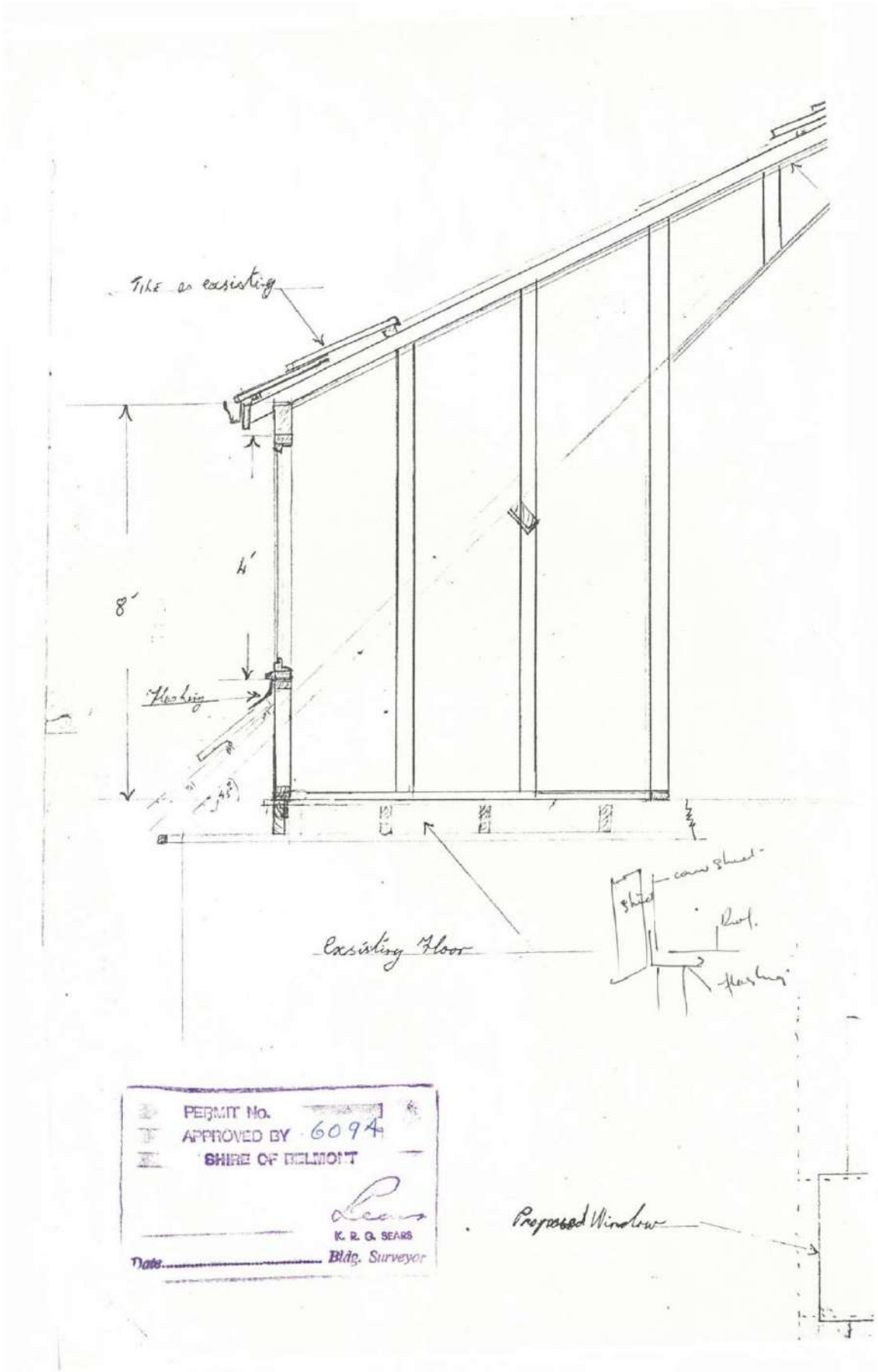


Figure 9. Dormer window section, c. 1977 when it was likely constructed. (Image courtesy of City of Belmont)

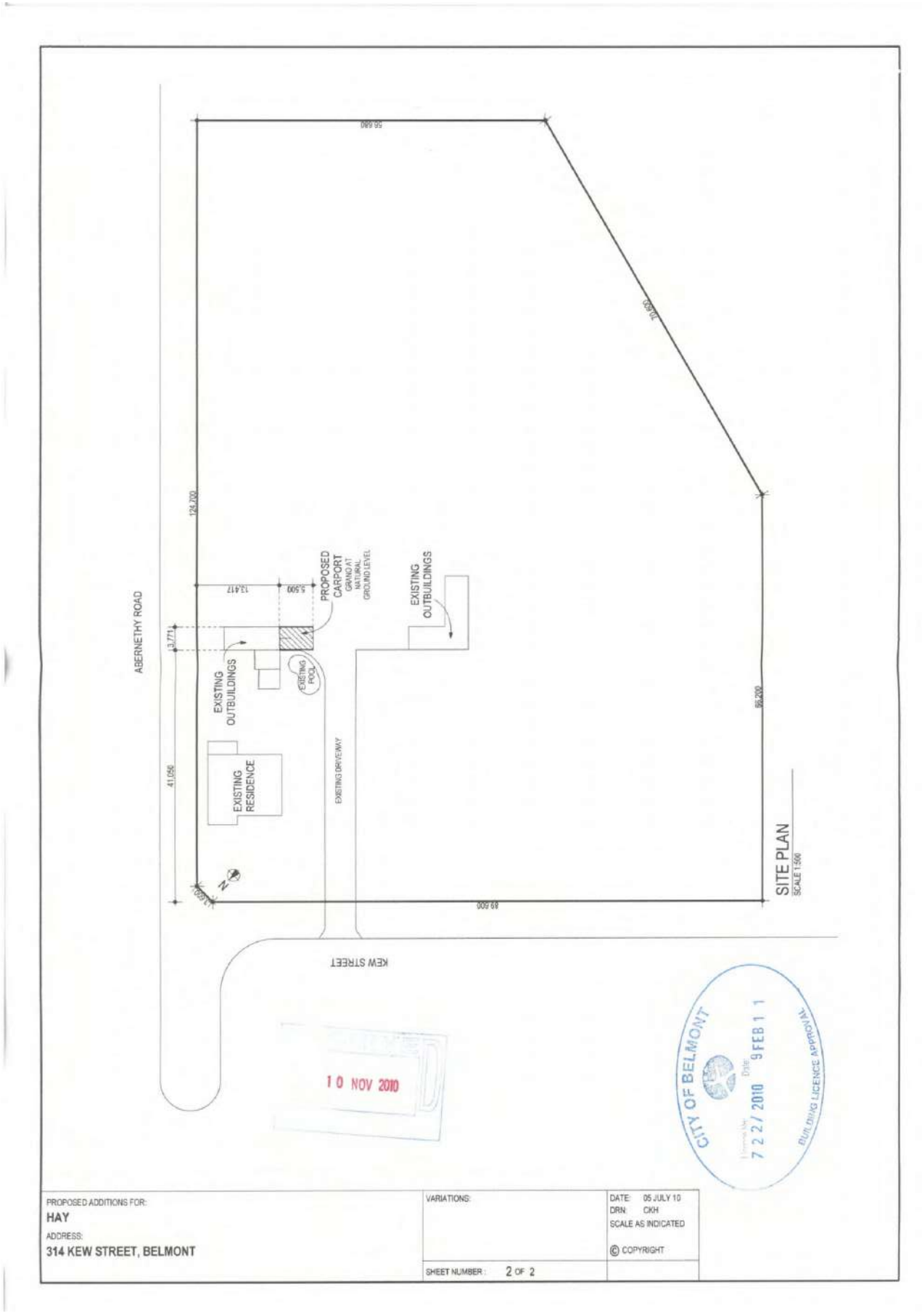


Figure 10. Site plan, c. 2010. (Image courtesy of City of Belmont)

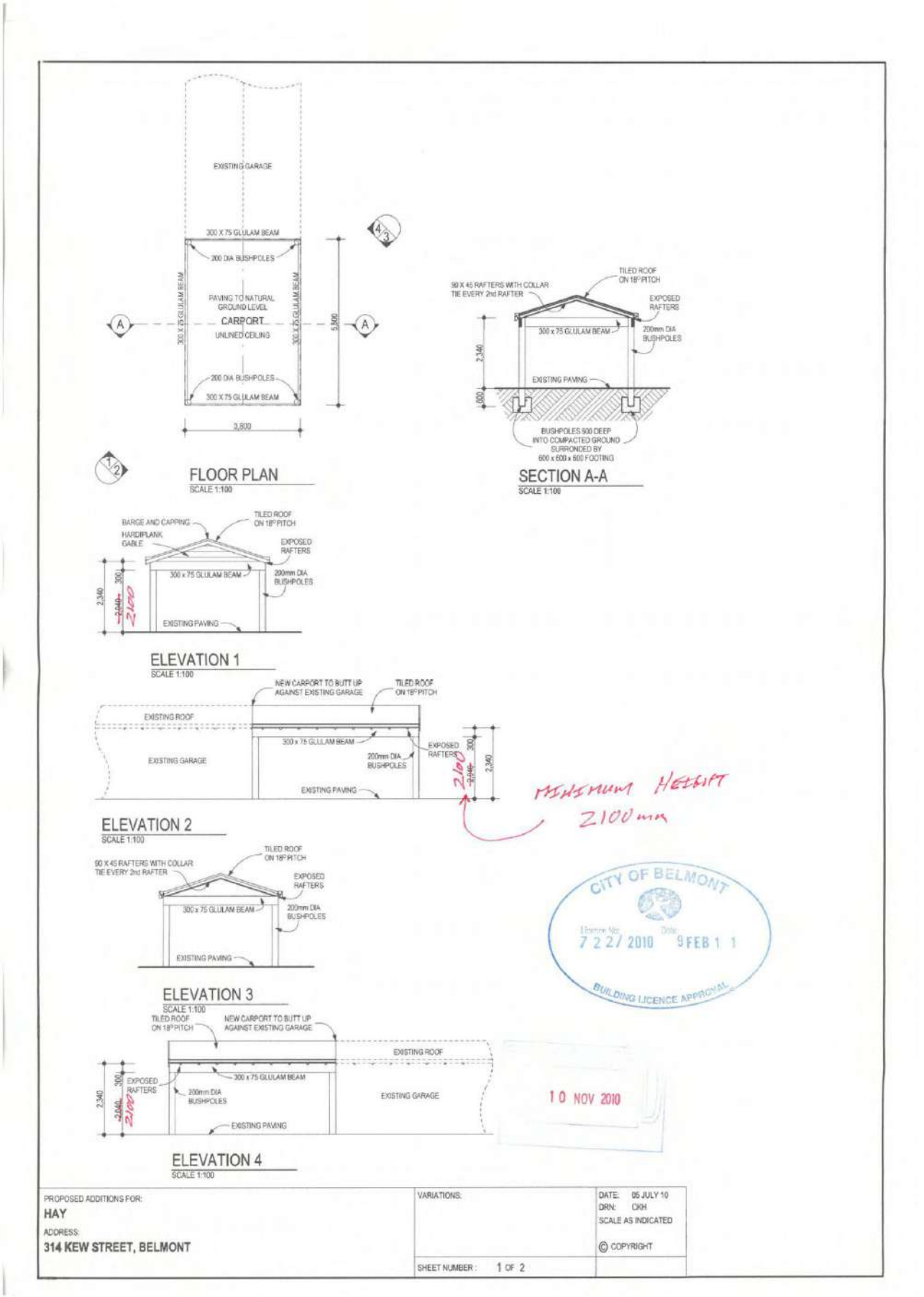


Figure 11. Carport plans, elevations and sections, c. 2010. (Image courtesy of City of Belmont)

6. Brief Written History

Brief History

This brief history is drawn directly from the City of Belmont's Local Heritage List & Survey, 2023:

> *"Clement William Hay (c1927-1975) and his wife Stella Beryl Hay commenced building their home in 1951 and the building was completed in 1956. During the period of construction, the family lived in a shed on the land, which comprised of 3 acres. The landholding has now been reduced to between 2.5 and 2.75 acres.*
>
> *Clem Hay was a carpenter, and he undertook the majority of the construction of the house whilst living on the property.*
>
> *After Clem's death in 1975, Stella lived on in the house with her two* children into the 1980s. The property subsequently transferred to the State government."*

According to the City, ownership of the property was transferred to the State Government in 2007, with Mrs Hay's continuing to reside at the property under a lease arrangement until her circumstances changes. The property has been vacant since 2022.

In 2026, a demolition permit was pursued and granted by the WAPC due to the deteriorated condition of the building, its ongoing maintenance demands, and the risk it posed to public safety.

**The City of Belmont has subsequently advised a correction to this information, noting the former occupant, Stella Hays, raised three children at the property.*

Development History

Stella Hay's House was constructed between 1951 and 1953, with an ancillary structure also extant on the site by 1965.

Aerial imagery shows gradual changes to the property over time, including further site clearing and the addition of a rear structure, possibly a carport, by 1983. Archival documentation, along with aerial imagery, also suggests the rear dormer window was added between 1977 and 1983. By 1995, a swimming pool and associated hard landscaping had been constructed to the south of the residence. Further extensions to the rear carport structure are visible by 2012.

After becoming vacant in 2022, the property became subject to trespass, vandalism and ongoing deterioration. By 2023, one of the rear structures appears to have partially collapsed and trellising is visible to the rear of the residence. Additionally, a building and structural assessment undertaken in 2023 identified significant structural issues and substantial remediation costs.

Following a heritage assessment undertaken in 2023, the residence's outbuildings were demolished and the backyard substantially cleared. By 2026, all ancillary structures had been removed from the site, leaving only the residence.

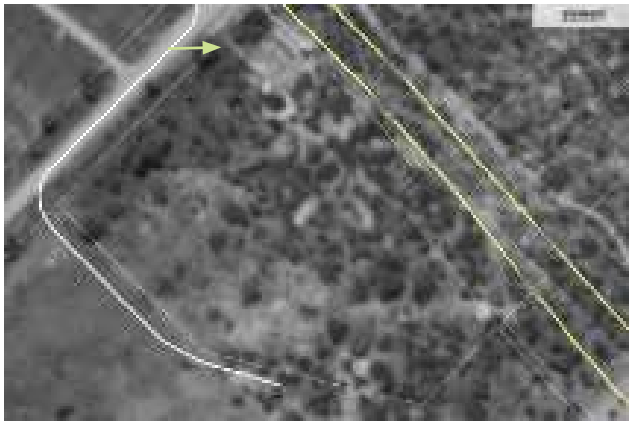


Figure 12. Site aerial noting construction of the house has commenced, November 1953 (MNG with SLR overlay)



Figure 13. Site aerial noting completed house and rear auxiliary structure, March 1965 (MNG with SLR overlay)



Figure 14. Site aerial noting what appears to be additions to the rear and some clearing of former plantings. It also appears the dormer window was added by this time, April 1983 (MNG with SLR overlay)



Figure 15. Site aerial noting addition of pool and rear hardscaping, February 1995 (MNG with SLR overlay)



Figure 16. Site aerial noting extension of the rear carport structure, February 2012 (MNG with SLR overlay)



Figure 17. Site aerial noting collapse of auxiliary structure and addition of side and rear trellising, February 2023 (MNG with SLR overlay)



Figure 18. Site aerial noting clearing of backyard, April 2026 (Nearmap with SLR overlay)

Historical photographs

The following photographs were taken by SLR (formerly Element Advisory) during an inspection of the site on 31st March 2023.The photographs have been included as additional archival information as they show the site prior to the clearing of the backyard.



Figure 19. Front of property as viewed from the street (SLR, 2023)



Figure 22. Street front gable noting significant external organic growth (SLR, 2023)



Figure 20. Street front entry porch noting significant external organic growth (SLR, 2023)



Figure 23. Gable ends (north and west) noting significant organic growth and slippage of roof tiles (SLR, 2023)



Figure 21. Significant organic growth noting intrusion on window joinery, wall vents and roof covering (SLR, 2023)



Figure 24. Primary roof as viewed from the rear garden noting minor ridge deflection and significant slippage of tiled covering adjacent to upper level window (SLR, 2023)



Figure 25. Rear swimming pool c. 1990 (SLR, 2023)



Figure 26. Rear sheds, understood to be later additions to the property based on available archival information (SLR, 2023)



Figure 27. Rear carport extension and shed (SLR, 2023)



Figure 28. Significant collapse of rear shed structure (SLR, 2023)



Figure 29. Kitchen, ground floor (SLR, 2023)



Figure 30. Trespass damage to rear external kitchen wall and cabinetry (SLR, 2023)



Figure 31. Living room, ground floor (SLR, 2023)



Figure 32. Feature windows to living room (SLR, 2023)



Figure 33. Main bedroom, ground floor noting significant damp and organic growth internally (SLR, 2023)



Figure 34. Main staircase to upper floor (SLR, 2023)



Figure 35. Upper floor bedroom (SLR, 2023)



Figure 36. Upper floor storage area noting ceiling deterioration (SLR, 2023)



Figure 37. Ceiling to upper floor storage space noting significant cracking and deflection of ceiling throughout (SLR, 2023)



Figure 38. Upper floor living space noting significant deflection of ceiling throughout (SLR, 2023)



Figure 39. Upper floor rear window to lounge area (SLR, 2023)



Figure 40. Upper floor southern bedroom (SLR, 2023)

Alterations and Additions

A review of available aerial imagery and archival documentation suggests that changes to the property were largely confined to the construction, modification and eventual removal of ancillary structures to the rear of the residence including a carport, pool and trellis.

Site inspection and comparison with historical plans indicate that the residence remains substantially intact, with only limited internal alterations evident. These include the addition of the dormer window and the removal of an original kitchen stove or fireplace, evidenced by a chimney.


PROTECTED BY
TANGLE SECURITY
24 HOURS
(08) 9221 9144

7. Certificate of Title

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
LR3169	**778**

RECORD OF CERTIFICATE OF CROWN LAND TITLE

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 502 ON DEPOSITED PLAN 409029

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: CITY OF BELMONT OF LMB 379, CLOVERDALE
(XE J433157) REGISTERED 14/9/2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. N970954 RESERVE 48303 FOR THE PURPOSE OF RECREATION REGISTERED 23/8/2018.
J433157 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS. REGISTERED 14/9/2005.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF CROWN LAND TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP409029
PREVIOUS TITLE:	LR3155-7
PROPERTY STREET ADDRESS:	314 KEW ST, CLOVERDALE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF BELMONT
RESPONSIBLE AGENCY:	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: N970953 CORRESPONDENCE FILE 50652-2005-01RO

LANDGATE COPY OF ORIGINAL NOT TO SCALE 05/06/2026 09:55 AM Request number: 69934160

Landgate
www.landgate.wa.gov.au

8. Photographs: May 2026

Exterior



Image 1. Front façade elevation. (SLR, May 2026)



Image 2. Front boundary wall. (SLR, May 2026)



Image 3. Front façade elevation and north end gable wall. (SLR, May 2026)



Image 4. West gable wall end. (SLR, May 2026)



Image 5. West gable wall end. (SLR, May 2026)



Image 6. West gable wall end and dormer window. (SLR, May 2026)



Image 7. Rear façade elevation and dormer window. (SLR, May 2026)



Image 8. Cleared backyard. (SLR, May 2026)



Image 9. Cleared backyard and east boundary wall. (SLR, May 2026)



Image 10. Cleared backyard and east/ south boundary wall. (SLR, May 2026)



Image 11. Rear façade elevation, cleared backyard and east boundary wall. (SLR, May 2026)



Image 12. East boundary wall detail. (SLR, May 2026)



Image 13. Side access to property along east boundary wall. (SLR, May 2026)



Image 14. East gable wall end from Abernethy Road. (Google Maps, May 2026)

Ground Floor Interior



Image 15. R1 front entrance. (SLR, May 2026)



Image 16. R2 interior view showing fireplace and entrance to R3. (SLR, May 2026)



Image 17. R2 interior view. (SLR, May 2026)



Image 18. R3 interior view showing fireplace. (SLR, May 2026)



Image 19. R4 interior view through to R9. (SLR, May 2026)



Image 20. R4 interior view showing back porch access. (SLR, May 2026)



Image 21. R4 interior view back toward R3. (SLR, May 2026)

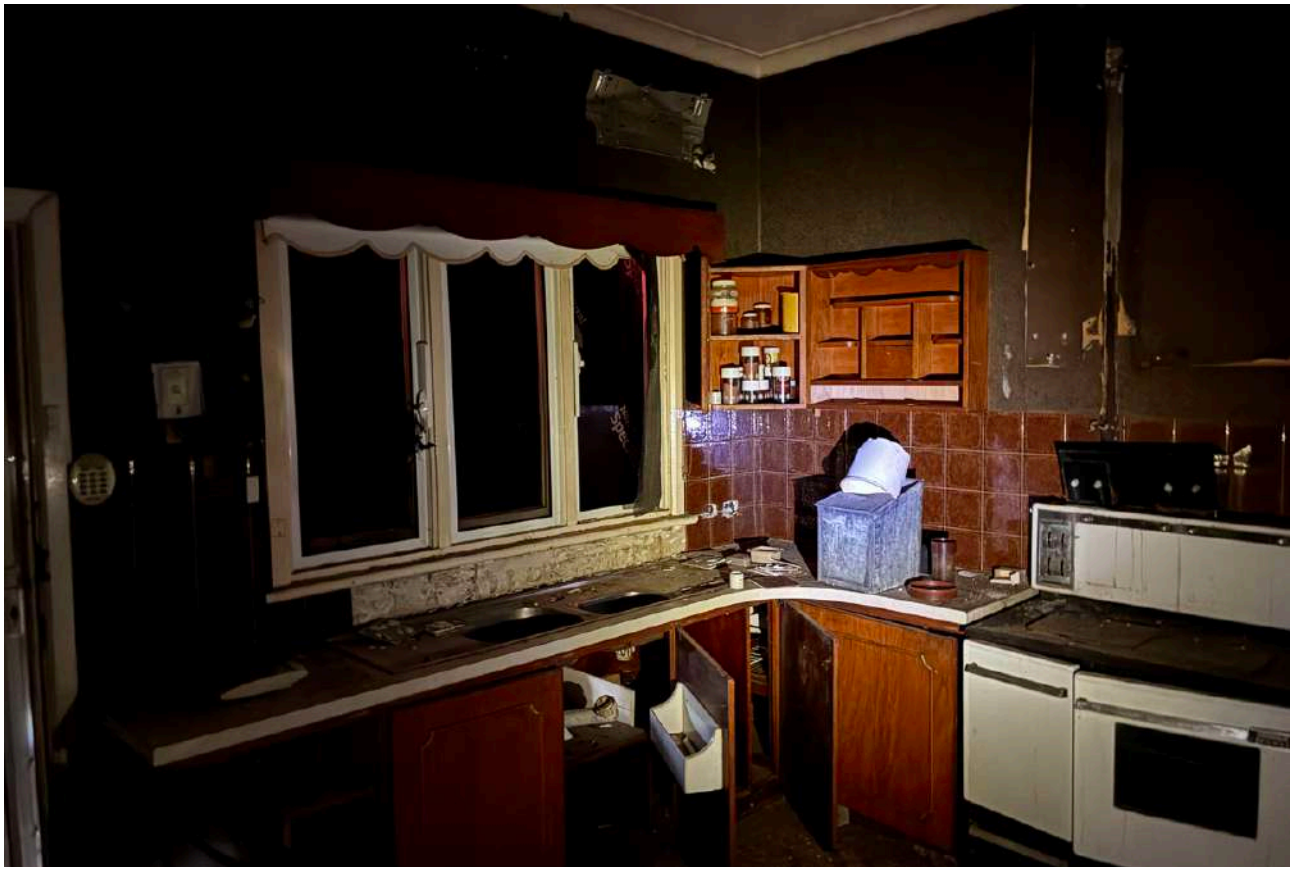


Image 22. R4 interior view showing kitchen. (SLR, May 2026)



Image 23. R5 interior view and window. (SLR, May 2026)



Image 24. R5 interior view. (SLR, May 2026)

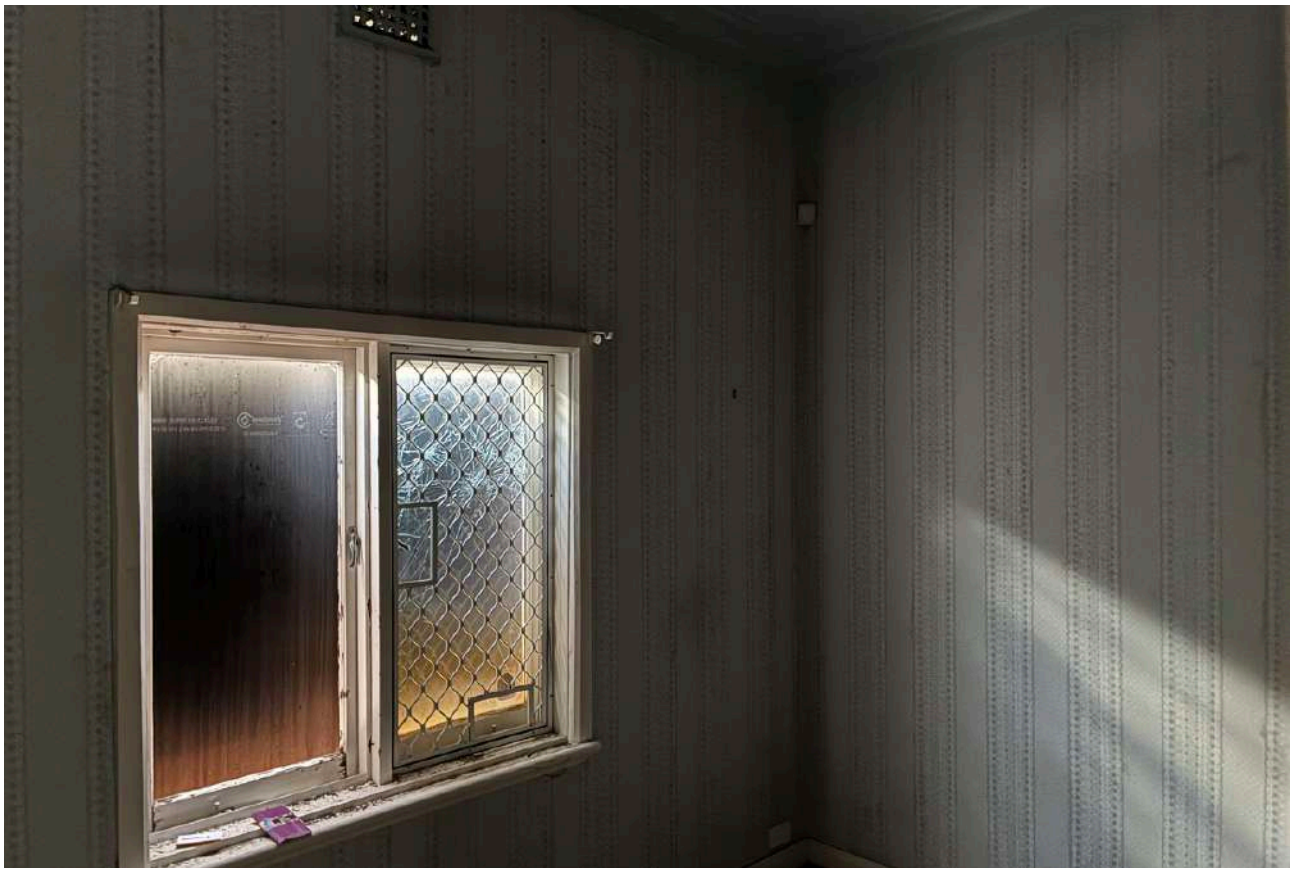


Image 25. R6 interior view and window. (SLR, May 2026)



Image 26. R6 interior view. (SLR, May 2026)



Image 27. R7 interior view showing window and bathroom vanity. (SLR, May 2026)



Image 28. R7 interior view showing entrance to R8. (SLR, May 2026)



Image 29. View from R7 to R8 showing window. (SLR, May 2026)



Image 30. R7 ceiling. (SLR, May 2026)

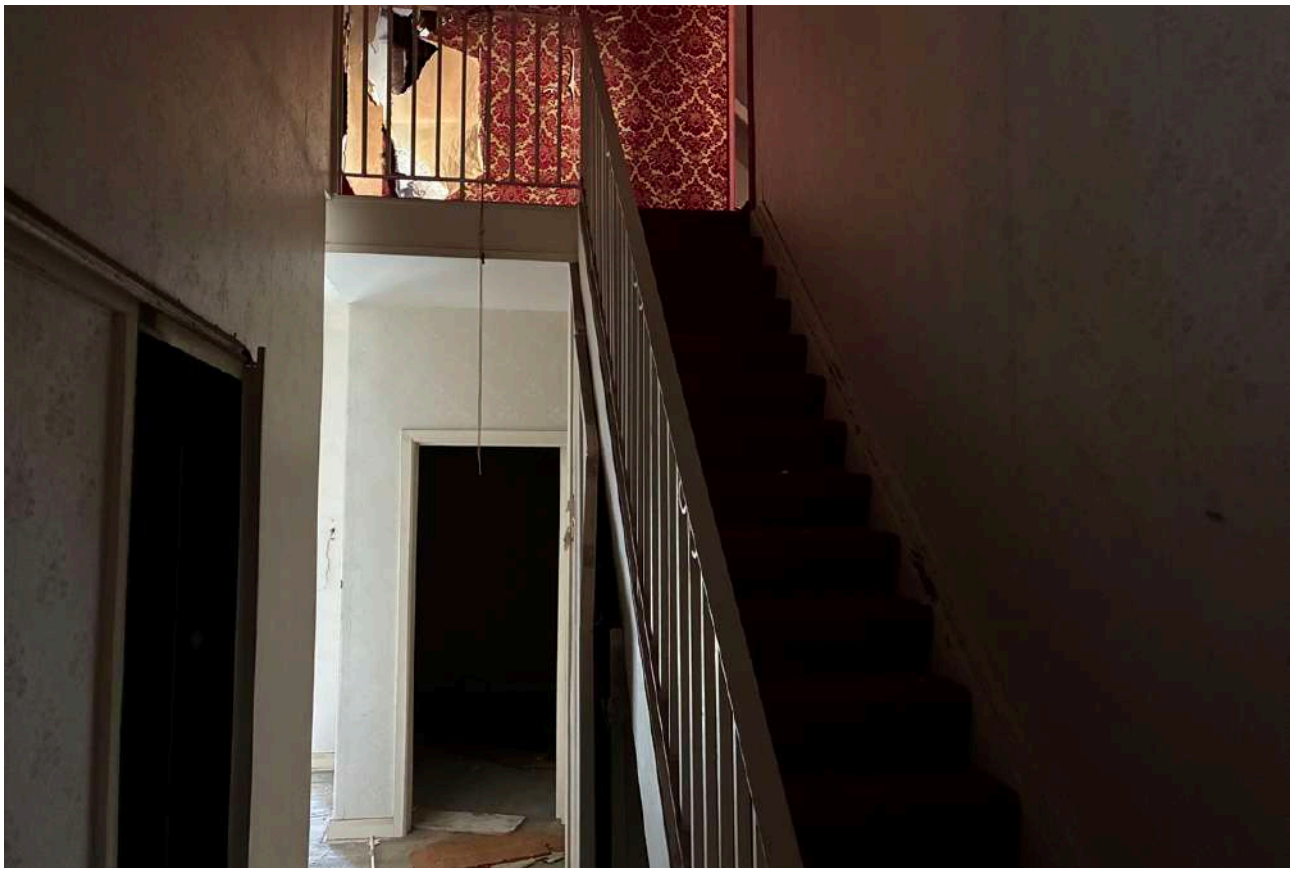


Image 31. R9 interior view showing stair case to first floor. (SLR, May 2026)

First Floor Interior



Image 32. R10 interior view showing R12 through deteriorated wall. (SLR, May 2026)



Image 33. R11 view showing interior of dormer window. (SLR, May 2026)



Image 34. R10 interior view showing R12 through deteriorated wall. (SLR, May 2026)



Image 35. R10 interior view showing R12 built in cabinetry through deteriorated wall. (SLR, May 2026)



Image 36. R13 interior view and window. (SLR, May 2026)



Image 37. R14 interior view. (SLR, May 2026)



Image 38. R15 view showing staircase to ground floor. (SLR, May 2026)

9. Measured Drawings



Measured Drawing - Site Plan

Stella Hays House, 314 Kew Street Cloverdale, 6105

Date: 08.06.2026 Scale: NTS Drawing No. 3 Staff: TS Checked: AJ

N

SLR

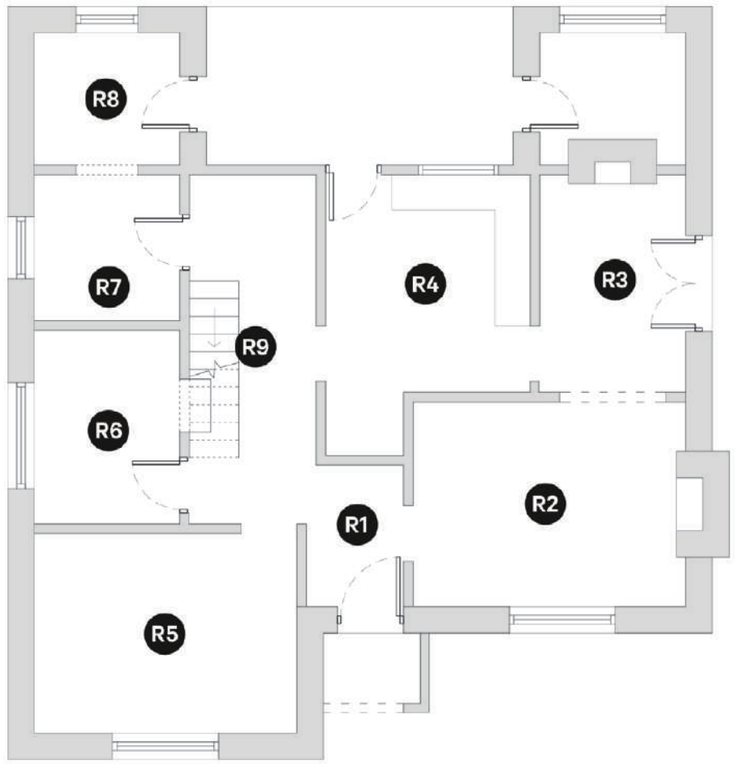
Level 1, 500 Hay Street, Subiaco Western Australia 6008.
PO Box 08, Level 1, 500 Hay Street, Subiaco Western Australia 6008.
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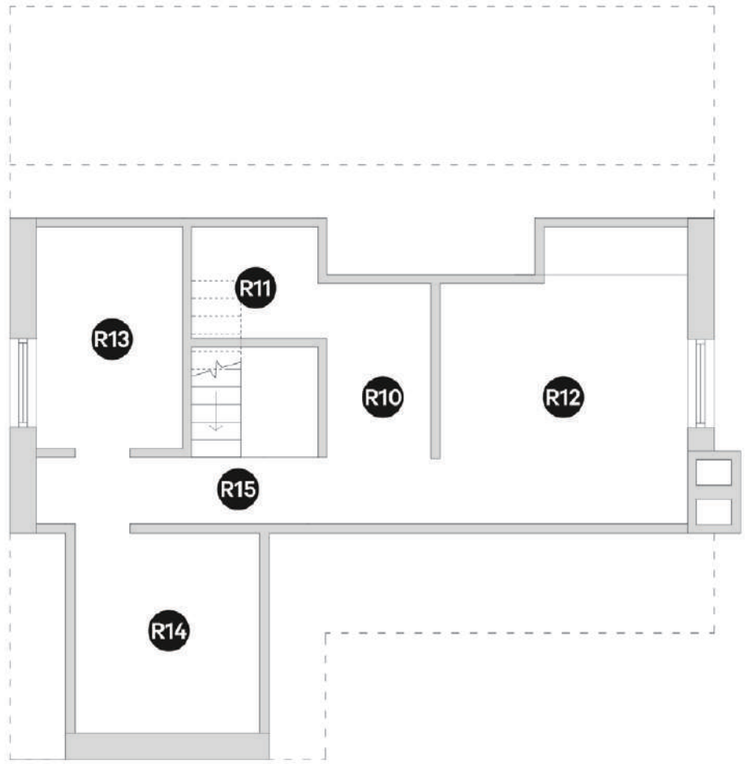
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LEGEND:

R# Room Number





Measured Drawing - Ground & First Floor

Stella Hays House, 314 Kew Street Cloverdale, 6105

Date: 08.06.2026 Scale: ~1:100 @A3 Drawing No. 4 Staff: TS Checked: AJ

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Level 1, 500 Hay Street, Subiaco Western Australia 6008.
PO Box 06, Level 1, 500 Hay Street, Subiaco Western Australia 6008.
T. +61 8 9289 8300 | **E.** hello@slrconsulting.com | **W.** slrconsulting.com



10. Bibliography

City of Belmont, City of Belmont Local Heritage Survey and Heritage List (2023), https://www.belmont.wa.gov.au/docs/ecm/adopted-27-june-2023-ocm-local-heritage-survey-and-heritage-list.pdf

Heritage Council of Western Australia, 2019, 'Guide to Preparing an Archival Record'.

State Records Office of Western Australia

Landgate

inHerit, 1997. 'Stella Hay's House'. City of Belmont https://inherit.dplh.wa.gov.au/public/inventory/details/bbd75621-df23-4680-9018-74580761b5d5

City of Belmont. n.d. Building plans, maps and property records relating to 314 Kew Street, Cloverdale. Provided by the City of Belmont. City of Belmont. n.d. Building plans, maps and property records relating to 314 Kew Street, Cloverdale. Provided by the City of Belmont.

SLR

PERTH OFFICE
Level 1, 500 Hay Street
Subiaco WA 6008
T: +61 8 9422 5900
slrconsulting.com

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