

City of Belmont  
Local Planning Scheme No. 15  
**SCHEME REPORT SUPPORTING  
DOCUMENT**

**HERITAGE**

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## 1. EXECUTIVE SUMMARY

This report recommends that the management categories on seven sites be updated to reflect recent history.

This report also recommends that the Scheme be modified to reflect the heritage status of two sites.

## 2. INTENT AND METHODOLOGY

The intent of this document is to:

- Update the Municipal Inventory (which also forms Town Planning Scheme No. 14's Heritage List);
- Review the efficacy of the Scheme in achieving the Management Categories recommended under the Municipal Inventory; and
- Make Recommendations as to any require changes to the District Planning Scheme.

In order to achieve this:

- an update of what has occurred on listed sites is examined;
- recommendations are made as to if any management categories should be modified;
- the management categories are compared to controls effected under the Scheme; and
- recommendations are made as to whether the Scheme should be modified to ensure retention of heritage places.

## 3. BACKGROUND

### 3.1 City of Belmont Strategic Plan 2006 to 2011

The City of Belmont Strategic Plan sets the direction that Council will take in the City of Belmont. It establishes goals, strategies to achieve them, and measurable performance objectives to enable Council and the Community to review progress.

The City's Vision Statement follows:

*"This is described by Belmont as a place to which the community aspires; a City that is attractive, safe, healthy and prosperous and fulfils the aspirations of the community; a place that encourages a wide range of lifestyles living harmoniously; where human activities enhance rather than degrade the natural and built environment: where citizens and local businesses can grow socially, culturally and economically; a place that our next generation will be pleased to inherit; a place known as a City of Opportunity".*

To be successful overall, outcomes must be achieved for:

- the resident community (Social Belmont),
- the City's business community (Business Belmont),
- the natural environment (Natural Belmont) and for
- the man-made physical structure and layout of the City (Built Belmont).



These four areas of achievement make up the Key Result Areas of the Strategic Plan and each Result Area interacts with others.

With specific reference to heritage a key strategy under Built Belmont is to “Recognise and protect areas of historical significance”.

### 3.2 Town Planning Scheme No. 14

In accordance with the Model Scheme text, Part 7 of Town Planning Scheme No. 14 contains provision relating to heritage conservation and preservation.

The purpose and intent of the provisions are, with a view to securing the amenity of the Scheme Area, to provide for:

- (a) conservation of places of cultural heritage significance;
- (b) designation of conservation areas;
- (c) conservation of the natural beauties of an area, including places of the kind referred to in clause 11 of the First Schedule of the Act; and
- (d) the preservation of particular trees, trees of a particular species, trees of a particular height or girth or both, or trees belonging to a particular group of trees which the Council considers ought to be preserved, and for the purpose of these provisions the word "trees" includes shrubs and other perennial plants of species specified in the decision or declaration of the Council.

Part 7 details requirements for:

- Municipal Heritage List
- Designation of A Heritage Area
- Application for Planning Approval
- Referral to Other Authorities
- Heritage Assessment
- Formalities of Application
- Agreements
- Advisory Panel
- Variations to Scheme Provisions for A Heritage Place and Heritage Area

In regard to the Municipal Heritage List, the Scheme requires that the “*Council shall establish and maintain a Heritage List, which shall identify those places within the Scheme Area to be of cultural heritage significance and worthy of conservation under the provisions of this Scheme, together with a description of each place and the reasons for its entry.*”

In the preparation of the Heritage List the Council shall have regard to the Municipal Inventory prepared by the Council pursuant to Section 45 of the Heritage of Western Australia Act 1990.

The Scheme also details the consultation process which must be followed prior to finalising any list.

In accordance with Part 7 of Town Planning Scheme No. 14 and the Heritage Act of WA, Council’s Municipal Inventory List 2002 (as amended 27/07/04) was adopted under Town Planning Scheme No. 14.

### **3.3 Municipal Heritage Inventory 2002**

As detailed in section 3.2, the Heritage Act of Western Australia and Town Planning Scheme No. 14 requires Council to establish and maintain a Heritage List. The list is intended to identify those places within the Scheme Area of cultural heritage significance and worthy of conservation under the provisions of this Scheme, together with a description of each place and the reasons for its entry.

The Municipal Inventory was completed in 1995, reviewed in 1997 and again in 2002. The 2002 review was undertaken by the City’s Community Committee. The Committee’s work resulted in a number of new nominations being put forward for consideration and the updating of existing entries.

In August 2002 Council considered the draft Revised Municipal Heritage Inventory (Item 8.3.2 – PDC 19/08/2002). At that time, it was noted that the majority of sites included on the draft revised Inventory recognised the significance of the site, but also acknowledged that retention of the buildings were not essential to an understanding of the history of the City of Belmont and that those sites would merely need to be photographically recorded prior to any major redevelopment or demolition taking place. The view was expressed that the Municipal Inventory was intended to act as a snapshot of the history of the Belmont district, but was not intended to stifle new high quality developments.

A number of changes were made to the recommendations of the Municipal Heritage Inventory Community Committee prior to adopting the draft revised Inventory for the purpose of advertising and public consultation.

All properties on the Municipal Heritage Inventory fall within four management categories as outlined in the table below:

Management Category
Historic site without built features. Recognise with a plaque.
Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.
Retain and conserve if possible. Endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.
High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings.

The draft Revised Municipal Inventory was referred to all affected landowners for comment between 2 January and 3 February 2003 (31 day period). A total of 15 submissions were received during the advertising period. In response to the submissions received, a number of modifications and additions to some of the assessment sheets and proposed Management Category listing were adopted (PDC 8.7.2 17/02/2003).

Whilst the heritage value of a place/building would be considered as part of an assessment of a demolition application or redevelopment proposal, it is only one of a number of planning factors that must be considered. The municipal inventory is a local record of heritage places and records places of interest to the local community – it does not afford protection at the State level. Only those places assessed by the Heritage Council of Western Australia as having State significance and consequently entered into their Register of Heritage Places are of State significance. Three places within the City (Hill 60 Homestead, Nulsen Haven and Tampina) are currently listed on the State Register. The Bristle Kilns are on an interim list.

On 27 July 2004 Council amended the heritage status of the Ascot Inn to that of *“High level of protection appropriate: Provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings”*.

### 3.3.1 Belmont Historic Framework

The Belmont Historic Framework is a thematic overview of development within the district from the time of white settlement to the present. The purpose of preparing the thematic framework has been to assist in providing a basis for the compilation of the Municipal Heritage Inventory.

The framework was prepared using the Heritage Council's ‘Guidelines for the Compilation of Municipal Inventories’. The framework recommended in those guidelines takes the form of a matrix or grid, with the themes and sub-themes down one side and vertical columns corresponding to time periods. Entered into the boxes in the grid are events. The completed matrix thus constitutes a thematically organised chronological list of events in the Municipality.

The Thematic Framework aims to examine the history of Belmont through themes or story lines around which the heritage places of the area can be categorised, reflecting all aspects of the locality from its foundations to the present. For example, places related to the production of goods are covered by the theme Occupations: what people did for sustenance or to add quality to life; paid and unpaid labour.

The framework looks at development over time and examines amongst others the following major themes:

- 1. Demographic Settlement and Mobility:**  
Why people settled and why they moved away.
- 2. Transport and Communication:**  
How people and goods moved, how people communicated and exchanged information.
- 3. Occupations:**  
What people did for sustenance, paid and unpaid labour.
- 4. Social and Civic Activities:**  
What people did together as a community, the issues that divided them the structures they created to serve civic needs.
- 5. Outside Influences:**  
Events, decisions or changes which affected the community.
- 6. People:**  
People who left their mark on the history of the community.

The assessment of significant sites was carried out in accordance with the Heritage Council guidelines. The assessment form follows the Heritage Council recommended Municipal Inventory Place Record Form.

All assessments include an assessment of the level of heritage significance and certain recommendations for management, based on Heritage Council management categories provided on the recommended Municipal Inventory Place Record Form.

The Municipal Heritage Inventory is not be regarded as a closed document. Additional sites may be included as information becomes available. However, sites should not be removed from the list without an appropriate assessment procedure.

**(i) 1829 - 1840**

**Major themes for this period:**

- Exploration
- Arrival of the first settlers
- Allocation of the land grants
- The last decade also witnessed the arrival of the convicts.

By 1830 (twelve months after the arrival of the 'Parmelia') nearly all the river frontage from Perth to Guildford had been divided into grants.

Despite grants being allocated, growth of the area was very slow. Sandy soils and swamps were characteristic features of the area. Most of the farms were small, consisting mainly of a house and half a dozen acres under cultivation.

Commander M.J. Curie and James Drummond were the first landholders in the Belmont area. Curie's property was called "Red Cliff" after the red cliffs along the River which later became the source of material for a brick works.

In 1830, the Hardey brothers Joseph and John arrived aboard the 'Tranby'. John Hardey and his son Robert Davey were destined to own practically the entire Belmont area. John Hardey called his new property on the Swan 'Grove Farm'.

In the early days of the new colony, the river was the main method of transportation. A small track probably existed along the bank of the river for the convenience of the farmers, however, the river still had to be crossed at the flats. Most farmers had to rely on boats and ferries.

By 1837 the Hardeys were pressing for a causeway to alleviate the problem of crossing the river. It was not until 1850's, however, that the development of the new road system in the colony occurred.

## **(ii) 1840 - 1900**

### **Major themes for this period:**

- Early development of the district.
- Improved transport and communication.
- Rural pursuits.
- Development of the racing industry.
- Commencement of postal services.

By 1843 a causeway across the flats was completed. Communications were also enhanced by the construction of a bridge across the Helena River, making the track through Belmont the main one to the ranges.

After the opening of the causeway, a mail run commenced. Initially it ran to Guildford three times a week. By 1845 the service becomes a daily run.

By 1850's Western Australia had become a convict colony. A convict camp was established at Depot Hill, Redcliffe. The men sent there built the roads.

In 1848 a race meeting was held on J.W. Hardey's 'Grove Farm' alongside the River. Soon afterwards a site was selected for a permanent course (Ascot Racecourse) on Hardey's property. In 1852, the West Australian Turf Club was formed.

The development of the racing industry had a profound effect on the area. Around 1870 Mr W.H. Strickland became Chairman of the Club. His appointment heralded important changes in the industry brought about by setting up of professional trainers and jockeys. The more professional approach to racing resulted in upgrading of the industry and around 1890 began to have an effect on the district.

This coincided with developments of the State around that time. It had self-government granted and gold was discovered. The search for gold brought people from the Eastern States and overseas. Racing became a popular pastime and meetings were held regularly.



Following the gold rush period at Kalgoorlie, many prospectors arrived in the area and the interest in racing grew.

With the fast growing popularity of racing in the 1890's, the West Australian Government Railways decided to improve transport facilities to Ascot. In 1897 two railway bridges were constructed over the river and a station was built on the southern side of the racecourse.

Other types of recreational facilities that were constructed during this period were hotels, such as Sandringham Hotel and Ascot Inn.

The population of Perth was steadily increasing with people coming from the Goldfields. By the late 1800's, significant population increase resulted in an increased demand for housing.

Several brick works and potteries were established in Belmont and Redcliffe along the river where good supplies of clay were readily available. Also, several poultry farms, dairies and piggeries were established around that time to cater for demands of the growing population. The swamp areas featured Chinese market gardens.

### **(iii) 1900 - 1919**

#### **Major themes for this period:**

- The formation of the Road Board.
- Rural pursuits.

In 1898 the Belmont Road Board was formed. The first decade of the Board (which changed its name to the Belmont Park Road Board in 1907) witnessed several attempts being made to resolve the problems of transportation and drainage. The Board lacked resources and as a result very little was achieved in the first decade or so.

Whilst Belmont had plenty of undeveloped land, development was difficult due to many physical constraints of the locality. The area was low lying requiring a complex drainage system. The sandy soil and the presence of water made it ideal for rural pursuits. Piggeries became especially popular around that time with the principal pig farmers being Paddy Faulkner, Bert Rowe, Arthur Blomfield and Ron Phillips.

The area also featured several poultry farms, the best known being Andy Aitken's farm.

Belmont had remained basically a rural area with a small close knit, virtually rural community. The lack of halls and transport meant that residents depended a great deal on the Churches for social functions.

From 1900 there had been just one form of public transport - the horse bus run by Mr Dunstan along the main Guildford Road.

Special attempts of the Board to introduce an efficient system of transport had failed.

**(iv) 1919 - 1950**

**Major themes for this period:**

- Depression of the late twenties.
- First signs of industrialisation in the late thirties.

Until the late thirties there was very little development in the district. The late twenties found the entire State in the grip of a depression. Belmont experienced the quiet years. There was no money to invest and unemployment was high.

The Belmont Board participated in a number of schemes designed to help overcome the unemployment, such as: construction of a footpath along Guildford Road; and renovating of the hall on the corner of Lapage Street.

In 1935 Guildford Road had its name changed to Great Eastern Highway.

The first signs of industrialisation came in the late thirties. The Board set aside a portion of the Central Ward east of the Highway between Hardey Road and Knutsford Avenue as a factory area. It marked the beginning of the Belmont Industrial Region.

The 1950's saw the gradual development of the Perth Airport.

After the second World War, the State Housing Commission began a major programme of new homes construction and Rivervale and Belmont were two of the areas where many new homes were built. This resulted in a further growth of the area, an increase in population numbers and increased demand for primary and high schools.

Many European migrants moved into the area after the war. Between 1910 and 1950 several schools and churches were built.

Despite an increase in the building activity, Belmont lacked good bitumen roads, footpaths and public amenities.

The small increase in industry resulted in more employment opportunities for the district and an increased demand for structures to serve the civic needs of the community.

Several halls were constructed to be used for social functions and/or church services (Redcliffe Hall, Riversdale Hall, the Board's main hall on the corner of Lapage Street and Guildford Road).

**(iv) 1950 - present**

**Major themes for this period:**

- Housing construction.
- Establishment of the Kewdale Industrial Estate.
- Development of recreational facilities.

During the 1950's the Belmont Road Board provided improved amenities for the residents of the district, in terms of bituminised roads, footpaths etc.

In 1960 the Belmont Road Board changed its name to Shire of Belmont as a result of a new Local Government Act being introduced.

During the period of 1945-1954 many new houses were constructed in the District. It is estimated that 30% of the current housing stock dates back to that period. A large proportion of the housing stock was built by the State Housing Commission.

In the late fifties and sixties there was an upsurge in the construction of light industrial buildings.

In the early 1950's the State Government nominated the Welshpool area as a venue for heavy industry. This brought about proposals to construct a railway line to the area and as a result new marshalling yards were constructed in the Kewdale and Forrestfield areas.

The new industrial development surrounding the Forrestfield-Kewdale complex became known as the Kewdale Industrial Estate.

The industrialisation of the Belmont District had in turn meant a considerable increase in the activities of the Belmont Shire Council.

In 1964 new premises were constructed on the original site alongside the hall on the corner of Lapage Street and Great Eastern Highway.

By 1979 Council offices moved to the site on the corner of Abernethy Road and Alexander Road alongside a library, an aquatic centre erected in 1974 and major district shopping facilities

The increase in housing in the late forties and early fifties resulted in an increased demand for recreational facilities. New bowling green and tennis courts were completed on the Grove Farm Reserve in 1963.

Several other parks such as Miles Park, Selby Park and the reserve at Tomato Lake (Craig's Swamps) were developed about the same time.

Today the City of Belmont covers approximately 40 square kilometres and is bounded to the west by the Swan River, to the north-east by Perth International Airport, to the east by the standard gauge railway line, and to the south by the Kewdale Freight Terminal and the Town of Victoria Park.

The district has an estimated population of 31,000.

The City is a mixture of residential and commercial/light industrial developments with a total area of approximately 218ha reserved for recreation.

City of Belmont Municipal Heritage Inventory - Thematic Framework					
Theme	1829-1840	1840-1900	1900-1919	1919-1950	1950-present
<p><b>1. Demographic Settlement &amp; Mobility</b></p> <p>Why people settled &amp; why they moved away.</p> <p><b>Sub-themes</b></p> <ul style="list-style-type: none"> <li>* Immigration</li> <li>* Land allocation &amp; subdivision</li> <li>* Depression &amp; boom</li> </ul>	<ul style="list-style-type: none"> <li>• Exploration.</li> <li>• Arrival of the first settlers.</li> <li>• Allocation of the land grants.</li> <li>• Arrival of the convicts.</li> </ul>	<ul style="list-style-type: none"> <li>• Early development of the District.</li> <li>• Establishment of a convict camp.</li> <li>• Arrival of prospectors from Kalgoorlie.</li> </ul>		<ul style="list-style-type: none"> <li>• Arrival of European migrants.</li> <li>• Further growth of the area.</li> <li>• Great employment opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>• Improved amenities for the residents.</li> </ul>
<p><b>2. Transport &amp; Communication</b></p> <p>How people &amp; good moved, how people communicated &amp; exchanged information.</p> <p><b>Sub-themes</b></p> <ul style="list-style-type: none"> <li>* River transport</li> <li>* Rail transport</li> <li>* Road transport</li> <li>* Mail services</li> </ul>	<ul style="list-style-type: none"> <li>• River transport.</li> <li>• Small track along the bank of the River.</li> </ul>	<ul style="list-style-type: none"> <li>• Improved transport and communication.</li> <li>• Development of a new road system.</li> <li>• Construction of railway bridges over the River.</li> </ul>	<ul style="list-style-type: none"> <li>• Formation of the Road Board.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction of footpath along Guildford Road.</li> <li>• Gradual development of the Perth Airport.</li> <li>• Guildford Road renamed to Great Eastern Highway.</li> </ul>	<ul style="list-style-type: none"> <li>• Improved conditions of bituminised roads, footpaths.</li> </ul>
<p><b>3. Occupations</b></p> <p>What people did for sustenance, paid &amp; unpaid labour.</p> <p><b>Sub-themes</b></p> <ul style="list-style-type: none"> <li>* Rural industries, dairying</li> <li>* Market gardens</li> </ul>	<ul style="list-style-type: none"> <li>• Farming.</li> </ul>	<ul style="list-style-type: none"> <li>• Rural pursuits.</li> <li>• Development of the racing industry.</li> <li>• Commencement of postal services.</li> <li>• Establishment of brickworks and potteries.</li> </ul>	<ul style="list-style-type: none"> <li>• Rural pursuits: piggeries, poultry farms.</li> </ul>	<ul style="list-style-type: none"> <li>• First signs of industrialisation.</li> <li>• Beginning of Belmont Industrial Area.</li> <li>• Major programme of new home construction.</li> </ul>	<ul style="list-style-type: none"> <li>• Establishment of the Kewdale Industrial Estate.</li> <li>• Housing construction.</li> </ul>

City of Belmont Municipal Heritage Inventory - Thematic Framework					
Theme	1829-1840	1840-1900	1900-1919	1919-1950	1950-present
<p><b>4. Social &amp; Civic Activities</b></p> <p>What people did together as a community, the issues that divided them, the structures they created to serve civic needs.</p> <p><b>Sub-themes</b></p> <ul style="list-style-type: none"> <li>* Community services &amp; utilities</li> <li>* Cultural activities</li> </ul>	<ul style="list-style-type: none"> <li>• No facilities.</li> <li>• Interaction with neighbours.</li> </ul>	<ul style="list-style-type: none"> <li>• Hotels: Sandringham Hotel and the Ascot Inn</li> </ul>	<ul style="list-style-type: none"> <li>• Close knit rural community.</li> <li>• Residents depended on churches for social functions</li> </ul>	<ul style="list-style-type: none"> <li>• Several halls constructed: Redcliffe Hall, Riversdale Hall, the Board's main hall.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of recreational facilities, parks and reserves.</li> <li>• New bowling green and tennis court completed.</li> </ul>
<p><b>5. Outside Influences</b></p> <p>Events, decisions or changes which affected the community.</p> <p><b>Sub-themes</b></p> <ul style="list-style-type: none"> <li>* State / Federal government policies</li> <li>* Depression &amp; boom</li> </ul>	<ul style="list-style-type: none"> <li>• Swan River Colony settled in 1829.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of the State.</li> <li>• Self-government granted.</li> <li>• Gold rush period at Kalgoorlie.</li> </ul>		<ul style="list-style-type: none"> <li>• Depression of the late twenties.</li> </ul>	<ul style="list-style-type: none"> <li>• Government nominated Welshpool area as a venue for heavy industry.</li> <li>• New Local Government Act introduced.</li> </ul>
<p><b>6. People</b></p> <p>People who left their mark on the history of the community.</p> <p><b>Sub-themes</b></p> <ul style="list-style-type: none"> <li>* Early settlers</li> <li>* Local heroes</li> </ul>	<ul style="list-style-type: none"> <li>• Early pioneers: M J Currie J Drummond The Hardey brothers</li> </ul>	<ul style="list-style-type: none"> <li>• The Hardey brothers</li> <li>• W H Strickland</li> </ul>	<ul style="list-style-type: none"> <li>• P Faulkner</li> <li>• B Rowe</li> <li>• A Blomfield</li> <li>• R Philips</li> <li>• A Aitken</li> </ul>		

### 3.3.2 Summary of Listed Properties and their Management Category

Property Address	Management Category
<ul style="list-style-type: none"> <li>Lot 66 (131) Belgravia Street; &amp; Reserve 28241 Belgravia Street, Belmont</li> </ul>	Historic site without built features. Recognise with a plaque.
<ul style="list-style-type: none"> <li>Lot 96 (177-223) Belgravia Street, Belmont (Signal Hill)</li> </ul>	Historic site without built features. Recognise with a plaque.
<ul style="list-style-type: none"> <li>Lot 1 (324) Belmont Avenue, Cloverdale</li> </ul>	Retain and conserve if possible. Endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 120 (1-13) Epsom Avenue, Ascot</li> </ul>	High level of protection appropriate: Provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings.
<ul style="list-style-type: none"> <li>Lot 39 (34) Frederick Street, Belmont</li> </ul>	Historic site without built features.
<ul style="list-style-type: none"> <li>Lot 95 (254) Fulham Street, Cloverdale</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place: the original fabric, character and style.
<ul style="list-style-type: none"> <li>Lots 823, 13, 9 &amp; 71 (71) Grandstand Road, Ascot (Ascot Racecourse)</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings.
<ul style="list-style-type: none"> <li>Pt Lot 197, Lots 236, 237, 78-84, 105 &amp; 12 (80) Grandstand Road, Ascot (Kilns)</li> </ul>	Three kilns and a chimney stack be retained. If possible a cross section to the kiln should also be retained. Photographically record the site prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 99 (2) Great Eastern Highway, Rivervale</li> </ul>	Historic site without any built features. Recognise with a commemorative plaque.
<ul style="list-style-type: none"> <li>Lot 1 (33-35) Great Eastern Highway, Rivervale</li> </ul>	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 885 (160 Tanunda Drive, Rivervale (Formerly known as Hill 60 / St John of God Hospital, Pt Lot 34 &amp; Lots 1-5 (76) Great Eastern Highway, Rivervale)</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.

Property Address	Management Category
<ul style="list-style-type: none"> <li>Reserve 12237 (4) Tanunda Drive, Rivervale (Formerly known as Hardey Park, Pt Lot 6 (78-82) Great Eastern Highway, Belmont)</li> </ul>	Historic site without built features. Recognise the site with a plaque or a place name.
<ul style="list-style-type: none"> <li>Pt Lot 6 (78-82) Great Eastern Highway, Belmont (Moreton Bay Fig Tree)</li> </ul>	Historic site without built features. Recognise with a plaque.
<ul style="list-style-type: none"> <li>Lots 30 &amp; 31 (86-88) Great Eastern Highway, Rivervale</li> </ul>	Retain and conserve if possible. Assess in more detail when considering a development application.
<ul style="list-style-type: none"> <li>Lot 3275 (131) Great Eastern Highway, Ascot (Brisbane &amp; Wunderlich Park Buildings)</li> </ul>	<p>Retain and conserve if possible: endeavour to conserve the significance of the place (display products) through the provisions of the Town Planning Scheme.</p> <p>NOTE: The land on which the buildings / display products are situated is required for road widening purposes. It is recommended that the owner be encouraged to relocate the buildings / display products to an alternative location.</p>
<ul style="list-style-type: none"> <li>Lots 143-146 (203-205) Great Eastern Highway, Belmont</li> </ul>	Historic site without any built features. Recognise with a commemorative plaque.
<ul style="list-style-type: none"> <li>Reserve 5986 (213) Great Eastern Highway, Belmont</li> </ul>	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lots 14-15 (214-216) Great Eastern Highway, Ascot</li> </ul>	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 62 (218-220) Great Eastern Highway, Ascot</li> </ul>	Retain and conserve if possible: endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 400 (223A) Great Eastern Highway, Belmont</li> </ul>	Retain and conserve if possible; endeavour to conserve the significance of the place (architectural features and external structure of the building) through the provisions of the Town Planning Scheme. Photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 2 (517) Great Eastern Highway, Redcliffe</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.
<ul style="list-style-type: none"> <li>Hawksburn Road, Rivervale (Flame Tree)</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.



Property Address	Management Category
<ul style="list-style-type: none"> <li>Lots 10, 11 and 152 (11-13) Hehir Street, Belmont</li> </ul>	High level of protection appropriate. Provide maximum encouragement to the owners under the Town Planning Scheme to conserve the significance of the place.
<ul style="list-style-type: none"> <li>Lot 365 (25) Henderson Avenue, Redcliffe (Redcliffe Primary School)</li> </ul>	Historic site without any built features.
<ul style="list-style-type: none"> <li>Pt Lot 1 (314) Kew Street, Cloverdale</li> </ul>	Retain and conserve if possible; endeavour to conserve the significant features of the place: the original fabric remaining especially zinc light windows. Ensure that any future extensions and / or modifications reflect the character and style of the house. Photographically record the place prior to any redevelopment.
<ul style="list-style-type: none"> <li>Lot 1 (56) Leake Street, Belmont</li> </ul>	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 1 (81-91) Leake Street, Belmont</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.
<ul style="list-style-type: none"> <li>Lot 50 (97) Mathieson Road, Ascot</li> </ul>	Retain and conserve if possible: endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment.
<ul style="list-style-type: none"> <li>Lot 5 (15) Moreing Street, Ascot</li> </ul>	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 21 (142) President Street, Kewdale</li> </ul>	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Pt Lot 330 (185) President Street, Kewdale</li> </ul>	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 29 (48) Riversdale Road, Rivervale</li> </ul>	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lots 27 &amp; 28 (52-54) Riversdale Road, Rivervale (Cracknell Park)</li> </ul>	Historic site without built features. Recognise with a plaque or a place name.









Property Address	Management Category
<ul style="list-style-type: none"> <li>Lot 603 (60-62) Riversdale Road, Rivervale</li> </ul>	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 134 (67) Riversdale Road, Rivervale</li> </ul>	Retain and conserve if possible.
<ul style="list-style-type: none"> <li>Lot 5 (160) Stoneham Street, Ascot</li> </ul>	Historic site without built features. Recognise with a plaque.
<ul style="list-style-type: none"> <li>Lots 5530 (20) Surrey Road, Rivervale</li> </ul>	Retain and conserve if possible.
<ul style="list-style-type: none"> <li>Lot 9 (63) Sydenham Street, Rivervale</li> </ul>	Historic site without any built features.
<ul style="list-style-type: none"> <li>Lot 15 (11) Thompson Street, Ascot</li> </ul>	Retain and conserve if possible.
<ul style="list-style-type: none"> <li>Lot 48 (72) Toorak Road, Rivervale</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.
<ul style="list-style-type: none"> <li>Lot 49 (74) Toorak Road, Rivervale</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.
<ul style="list-style-type: none"> <li>Lot 50 (76) Toorak Road, Rivervale</li> </ul>	Retain and conserve if possible.
<ul style="list-style-type: none"> <li>Lot 18 (77) Toorak Road, Rivervale</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.
<ul style="list-style-type: none"> <li>Lot 51 (78) Toorak Road, Rivervale</li> </ul>	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.
<ul style="list-style-type: none"> <li>Lot 851 (4) Wallace Street, Belmont</li> </ul>	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 69 (26) Wallace Street, Belmont</li> </ul>	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.
<ul style="list-style-type: none"> <li>Lot 11 (30) Wallace Street, Belmont</li> </ul>	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.



Property Address	Management Category
<ul style="list-style-type: none"> <li>Lot 71 (4) Wedderburn Place, Ascot</li> </ul>	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>
<ul style="list-style-type: none"> <li>Faulkner Park – Lot 33 (215) Wright Street; Lot 32 (220) Abernethy Road; Lot 1 (161) Robinson Avenue; Lot 2 (159) Robinson Avenue; and Lot 9282 (157) Robinson Avenue, Cloverdale</li> </ul>	<p>Recreation Reserve - High level of protection appropriate. Provide maximum encouragement to the owners under the Town Planning Scheme to conserve the significance of the place. Record buildings prior to any modification.</p> <p>Civic Buildings - Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>
<ul style="list-style-type: none"> <li>First State Housing Area in Australia – Area bounded by Alexander Road, Acton Avenue, Newey Street and Orrong Road</li> </ul>	<p>Recognise significance of area by entry in Inventory.</p>
<ul style="list-style-type: none"> <li>Mathieson Road (Former Rail Line)</li> </ul>	<p>Historic site without built features. Existing plaque recognises the site.</p>
<ul style="list-style-type: none"> <li>Monier Street (Monier Park)</li> </ul>	<p>Historic site without built features. Recognise with a plaque (to be located in Monier Park).</p>
<ul style="list-style-type: none"> <li>Residential Stables Area – Area bounded by Great Eastern Highway, Tonkin Highway, Hardey Road and the Swan River</li> </ul>	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>
<ul style="list-style-type: none"> <li>Swan Portland No. 1 Dredge (Swan River)</li> </ul>	<p>Historic site without any built features. Has been recognised with a commemorative plaque.</p>



## 4. CURRENT SITUATION

Property Address	Management Category	Comment	Recommendation
<p>Lot 66 (131) Belgravia Street; &amp; Reserve 28241 Belgravia Street, Belmont (Moreton Bay Fig Tree)</p> 	<p>Historic site without built features. Recognise with a plaque.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lot 96 (177-223) Belgravia Street, Belmont (Signal Hill)</p> 	<p>Historic site without built features. Recognise with a plaque.</p>	<p>No change.</p>	<p>Retain Management Category.</p>

Property Address	Management Category	Comment	Recommendation
<p>Lot 1 (324) Belmont Avenue, Cloverdale (Perth Alliance Church)</p> 	<p>Retain and conserve if possible. Endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lot 120 (1-13) Epsom Avenue, Ascot (Ascot Inn)</p> 	<p>High level of protection appropriate: Provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings.</p>	<p>A development proposal has been lodged for this site which proposes demolition of the Inn. The application has not been determined.</p>	<p>Retain Management Category.</p>
<p>Lot 39 (34) Frederick Street, Belmont (Site Only)</p> 	<p>Historic site without built features.</p>	<p>No change.</p>	<p>Retain Management Category.</p>



Property Address	Management Category	Comment	Recommendation
<p>Lot 95 (254) Fulham Street, Cloverdale (Character Residence)</p> 	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place: the original fabric, character and style.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lots 823, 13, 9 &amp; 71 (71) Grandstand Road, Ascot (Ascot Racecourse)</p> 	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Pt Lot 197, Lots 236, 237, 78-84, 105 &amp; 12 (80) Grandstand Road, Ascot (Kilns)</p> 	<p>Three kilns and a chimney stack be retained. If possible a cross section to the kiln should also be retained. Photographically record the site prior to any major redevelopment or demolition.</p>	<p>No change.</p>	<p>Retain Management Category.</p>




Property Address	Management Category	Comment	Recommendation
<p>Lot 99 (2) Great Eastern Highway, Rivervale (Old Well and Store – site only)</p> 	<p>Historic site without any built features. Recognise with a commemorative plaque.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lot 1 (33-35) Great Eastern Highway, Rivervale (Former Cinema)</p> 	<p>Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>	<p>A demolition licence was issued in February 2004 after receipt of a photographic record. The demolition was referred to the Heritage Council of WA for comment. They advised that a photographic record should be taken.</p>	<p>Recommended that the Management Category be changed to: "Historic site without built features."</p>



Property Address	Management Category	Comment	Recommendation
<p>Lot 885 (16) Tanunda Drive, Rivervale (Formerly known as Hill 60 / St John of God Hospital, Pt Lot 34 &amp; Lots 1-5 (76) Great Eastern Highway, Rivervale)</p> 	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>	<p>In April 2003 an application was lodged for the site involving a total of 282 residential units and 4 'commercial' units, the Hill 60 homestead was shown as being excluded from the application. In late April 2003 a Conservation Plan was received for the Hill 60 Homestead. Comments were received from the Heritage Council on 11 August 2003 that they conditionally supported the proposal.</p> <p>The development approval was issued on 20 August 2003.</p>	<p>Retain Management Category.</p>
<p>Reserve 12337 (4) Tanunda Drive, Rivervale (Formerly known as Hardey Park, Pt Lot 6 (78-82) Great Eastern Highway, Belmont)</p> 	<p>Historic site without built features. Recognise the site with a plaque or a place name.</p>	<p>No change.</p>	<p>Retain Management Category.</p>




Property Address	Management Category	Comment	Recommendation
<p>Pt Lot 6 (78-82) Great Eastern Highway, Belmont (Moreton Bay Fig Tree – Site Only)</p> 	<p>Historic site without built features. Recognise with a plaque.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lots 30 &amp; 31 (86-88) Great Eastern Highway, Rivervale (Cellars – Part of Sandringham Hotel)</p> 	<p>Retain and conserve if possible. Assess in more detail when considering a development application.</p>	<p>No change.</p>	<p>Retain Management Category.</p>








Property Address	Management Category	Comment	Recommendation
<p>Lot 3275 (131) Great Eastern Highway, Ascot (Brisbane &amp; Wunderlich Park Buildings)</p> 	<p>Retain and conserve if possible: endeavour to conserve the significance of the place (display products) through the provisions of the Town Planning Scheme.</p> <p>NOTE: The land on which the buildings / display products are situated is required for road widening purposes. It is recommended that the owner be encouraged to relocate the buildings / display products to an alternative location.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lots 143-146 (203-205) Great Eastern Highway, Belmont (Courtland Pottery – Site Only)</p> 	<p>Historic site without any built features. Recognise with a commemorative plaque.</p>	<p>No change</p>	<p>Retain Management Category.</p>




Property Address	Management Category	Comment	Recommendation
<p>Reserve 5986 (213) Great Eastern Highway, Belmont (Belmont Primary School)</p> 	<p>Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lots 14-15 (214-216) Great Eastern Highway, Ascot (Rowlands Stockfeed Depot)</p> 	<p>Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lot 62 (218-220) Great Eastern Highway, Ascot (Character Residence)</p> 	<p>Retain and conserve if possible: endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change.</p>	<p>Retain Management Category.</p>



Property Address	Management Category	Comment	Recommendation
<p>Lot 400 (223A) Great Eastern Highway, Belmont (Corlett's Bakery)</p> 	<p>Retain and conserve if possible; endeavour to conserve the significance of the place (architectural features and external structure of the building) through the provisions of the Town Planning Scheme. Photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change. However, on widening of Great Eastern Highway the building will have to be demolished.</p>	<p>Retain Management Category.</p>
<p>Lot 2 (517) Great Eastern Highway, Redcliffe (Character Residence -JFG Robinson's House)</p> 	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>	<p>No change.</p>	<p>Retain Management Category.</p>

Property Address	Management Category	Comment	Recommendation
<p>Hawksburn Road, Rivervale (Flame Tree)</p> 	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>	<p>No change. The trees are located within 'The Springs' Special Development Precinct' and may be impacted by any overall redevelopment proposal.</p>	<p>Retain Management Category.</p>
<p>Lots 10, 11 and 152 (11-13) Hehir Street, Belmont (St. Anne's Church)</p> 	<p>High level of protection appropriate. Provide maximum encouragement to the owners under the Town Planning Scheme to conserve the significance of the place.</p>	<p>No change.  In May 2004 the Heritage Council of WA advised that the site was not considered to warrant inclusion on the State Register of Heritage Places.</p>	<p>Retain Management Category.</p>
<p>Lot 365 (25) Henderson Avenue, Redcliffe (Redcliffe Primary School – Site Only)</p> 	<p>Historic site without any built features.</p>	<p>No change.</p>	<p>Retain Management Category.</p>



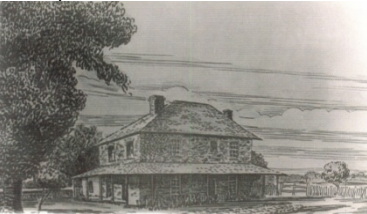
Property Address	Management Category	Comment	Recommendation
<p>Pt Lot 1 (314) Kew Street, Cloverdale (Character Residence)</p> 	<p>Retain and conserve if possible; endeavour to conserve the significant features of the place: the original fabric remaining especially zinc light windows. Ensure that any future extensions and / or modifications reflect the character and style of the house. Photographically record the place prior to any redevelopment.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lot 1 (56) Leake Street, Belmont (Character Residence)</p> 	<p>Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change.</p>	<p>Retain Management Category.</p>




Property Address	Management Category	Comment	Recommendation
<p>Lot 1 (81-91) Leake Street, Belmont (Belmont Bunker)</p> 	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>	<p>No change.</p> <p>The Heritage Council of WA advised in March 2006 that the site (P16785) had been entered on a permanent basis on the State Register of Heritage Places.</p>	<p>Retain Management Category.</p>
<p>Lot 50 (97) Mathieson Road, Ascot (Ascot Water Playground)</p>  <p>PLATE 1: The day of the official opening of the Ascot Water Playground</p>  <p>PLATE 2: The view from the cave pool toward the river shortly after the opening</p>	<p>Retain and conserve if possible: endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment.</p>	<p>In September 2005, Council resolved to rezone the site to Residential Stables to allow for redevelopment of the site. Amendment No. 46 is still awaiting approval for advertising from the EPA.</p>	<p>Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>




Property Address	Management Category	Comment	Recommendation
<p>Lot 5 (15) Moreing Street, Ascot (Character Residence)</p> 	<p>Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lot 21 (142) President Street, Kewdale (Character Residence)</p> 	<p>Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.</p>	<p>In February 2005 demolition of the structure occurred. Site inspection at the time revealed that the structural integrity of the residence had been compromised to such an extent that it was not considered feasible to re-locate or dismantle and re-assemble the dwelling. An extensive photographic record was taken at that time.</p>	<p>Recommended that the Management Category be changed to: "Historic site without built features."</p>
<p>Pt Lot 330 (185) President Street, Kewdale (Character Residence)</p> 	<p>Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.</p>	<p>In May 2002 the property was acquired by the Department for Planning and Infrastructure for consolidation with the surrounding Tomato Lake recreation area. The residence was demolished in late 2002. A detailed historical overview and extensive photographic record was taken of the site.</p>	<p>Recommended that the Management Category be changed to: "Historic site without built features."</p>
<p>Lot 29 (48) Riversdale Road,</p>	<p>Significant but not essential to an</p>	<p>The buildings are located within 'The Springs'</p>	<p>Retain Management Category.</p>




Property Address	Management Category	Comment	Recommendation
<p>Rivervale (Character Residence – Formerly St. Columban’s Mission)</p> 	<p>understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.</p>	<p>Special Development Precinct’ and may be impacted by any overall redevelopment proposal.</p> <p>An application for demolition was received by the City of Belmont in February 2006.</p>	
<p>Lots 27 &amp; 28 (52-54) Riversdale Road, Rivervale (Cracknell Park)</p> 	<p>Historic site without built features. Recognise with a plaque or a place name.</p>	<p>No change. The park is located adjoining ‘The Springs’ Special Development Precinct’ and may be impacted by any overall redevelopment proposal.</p>	<p>Retain Management Category.</p>







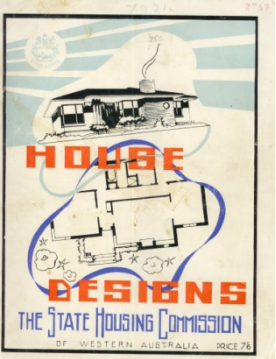
Property Address	Management Category	Comment	Recommendation
<p>Lot 603 (60-62) Riversdale Road, Rivervale (Character Residence)</p> 	<p>Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.</p>	<p>No change. The buildings are located within 'The Springs' Special Development Precinct' and may be impacted by any overall redevelopment proposal.</p>	<p>Retain Management Category.</p>
<p>Lot 134 (67) Riversdale Road, Rivervale (Character Residence)</p> 	<p>Retain and conserve if possible.</p>	<p>No change. The buildings are located within 'The Springs' Special Development Precinct' and may be impacted by any overall redevelopment proposal.</p>	<p>Retain Management Category.</p>
<p>Lot 5 (160) Stoneham Street, Ascot (Site Only – Formerly Grove Farm)</p> 	<p>Historic site without built features. Recognise with a plaque.</p>	<p>No change.</p>	<p>Retain Management Category.</p>



Property Address	Management Category	Comment	Recommendation
<p>Lots 5530 (20) Surrey Road, Rivervale (Formerly Rivervale Primary School)</p> 	<p>Retain and conserve if possible.</p>	<p>In March 2004 demolition of the school was approved. A detailed heritage report and photographic record was compiled prior to demolition.</p>	<p>Recommended that the Management Category be changed to: "Historic site without built features."</p>
<p>Lot 9 (63) Sydenham Street, Rivervale (Character Residence – Site Only)</p> 	<p>Historic site without any built features.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Lot 15 (11) Thompson Street, Ascot (Character Residence)</p> 	<p>Retain and conserve if possible.</p>	<p>A new front porch was approved by the Western Australian Planning Commission in July 2005.</p>	<p>Retain Management Category.</p>


Property Address	Management Category	Comment	Recommendation
Lot 48 (72) Toorak Road, Rivervale (Character Residence) 	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	No change.	Retain Management Category.
Lot 49 (74) Toorak Road, Rivervale (Character Residence) 	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	No change.	Retain Management Category.
Lot 50 (76) Toorak Road, Rivervale (Character Residence) 	Retain and conserve if possible.	Demolition license application received in December 2002 prior to formal inclusion on Municipal Inventory. House demolished. Some photographs taken by Council's Building Department.	Recommended that the Management Category be changed to: "Historic site without built features."

Property Address	Management Category	Comment	Recommendation
Lot 18 (77) Toorak Road, Rivervale (Character Residence) 	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	No change.	Retain Management Category.
Lot 51 (78) Toorak Road, Rivervale (Character Residence) 	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	No change.	Retain Management Category.
Lot 851 (4) Wallace Street, Belmont (Character Residence) 	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	No change.	Retain Management Category.

Property Address	Management Category	Comment	Recommendation
<p>Lot 69 (26) Wallace Street, Belmont (Character Residence)</p> 	<p>Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.</p>	<p>A patio was approved for the rear of the dwelling in September 2004. A photographic record was taken of the impacted portion of the dwelling prior to construction.</p>	<p>Retain Management Category.</p>
<p>Lot 11 (30) Wallace Street, Belmont (Character Residence)</p> 	<p>Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.</p>	<p>Approval was granted for redevelopment of the R20/40 site to allow for four grouped dwellings. The approval was subject to submission of a heritage report and photographs prior to demolition. A detailed heritage report was supplied in July 2005.</p>	<p>Recommended that the Management Category be changed to: "Historic site without built features."</p>
<p>Lot 71 (4) Wedderburn Place, Ascot (Character Residence Invercloy – Formerly Nulsen Haven)</p> 	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>	<p>No change.</p>	<p>Retain Management Category.</p>

Property Address	Management Category	Comment	Recommendation
<p>Lot 33 (215) Wright Street;                      Lot 32 (220) Abernethy Road;                      Lot 1 (161) Robinson Avenue;                      Lot 2 (159) Robinson Avenue;                      and Lot 9282 (157) Robinson Avenue,                      Cloverdale (Faulkner Park)</p> 	<p>Recreation Reserve - High level of protection appropriate. Provide maximum encouragement to the owners under the Town Planning Scheme to conserve the significance of the place. Record buildings prior to any modification.</p> <p>Civic Buildings - Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>	<p>Civic buildings extensively refurbished.</p>	<p>Retain Management Category.</p>
<p>Area bounded by Alexander Road, Acton Avenue, Newey Street and Orrong Road (First State Housing Area in Australia)</p> 	<p>Recognise significance of area by entry in Inventory.</p>	<p>No change.</p>	<p>Retain Management Category.</p>

Property Address	Management Category	Comment	Recommendation
<p>Mathieson Road (Former Rail Line)</p> 	<p>Historic site without built features. Existing plaque recognises the site.</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>McGuigan Circle (Monier Park)</p> 	<p>Historic site without built features. Recognise with a plaque (to be located in Monier Park).</p>	<p>No change.</p>	<p>Retain Management Category.</p>
<p>Area bounded by Great Eastern Highway, Tonkin Highway, Hardey Road and the Swan River (Residential Stables Area)</p>	<p>High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</p>	<p>No change</p>	<p>Retain Management Category.</p>

Property Address	Management Category	Comment	Recommendation
Swan Portland No. 1 Dredge (Swan River) 	Historic site without any built features. Has been recognised with a commemorative plaque.	No change.	Retain Management Category.

#### 4.1 Summary Recommended Changes to Management Categories

Seven changes as detailed below are recommended to Management categories as a result of analysis of existing listed sites. These are detailed in the following table.

Property Address	Management Category	Comment	Recommendation
Lot 1 (33-35) Great Eastern Highway, Rivervale (Former Cinema)	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.	A demolition licence was issued in February 2004 after receipt of a photographic record. The demolition was referred to the Heritage Council of WA for comment. They advised that a photographic record should be taken.	Recommended that the Management Category be changed to: "Historic site without built features."
Lot 50 (97) Mathieson Road, Ascot (Ascot Water Playground)	Retain and conserve if possible: endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment.	In September 2005, Council resolved to rezone the site to Residential Stables to allow for redevelopment of the site. Amendment No. 46 is still awaiting approval for advertising from the EPA.	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.



Property Address	Management Category	Comment	Recommendation
Lot 21 (142) President Street, Kewdale (Character Residence)	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	In February 2005 demolition of the structure occurred. Site inspection at the time revealed that the structural integrity of the residence had been compromised to such an extent that it was not considered feasible to re-locate or dismantle and re-assemble the dwelling. An extensive photographic record was taken at that time.	Recommended that the Management Category be changed to: "Historic site without built features."
Pt Lot 330 (185) President Street, Kewdale (Character Residence)	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	In May 2002 the property was acquired by the Department for Planning and Infrastructure for consolidation with the surrounding Tomato Lake recreation area. The residence was demolished in late 2002. A detailed historical overview and extensive photographic record was taken of the site.	Recommended that the Management Category be changed to: "Historic site without built features."
Lots 5530 (20) Surrey Road, Rivervale (Formerly Rivervale Primary School)	Retain and conserve if possible.	In March 2004 demolition of the school was approved. A detailed heritage report and photographic record was compiled prior to demolition.	Recommended that the Management Category be changed to: "Historic site without built features."
Lot 50 (76) Toorak Road, Rivervale (Character Residence)	Retain and conserve if possible.	Demolition license application received in December 2002 prior to formal inclusion on Municipal Inventory. House demolished. Some photographs taken by Council's Building Department.	Recommended that the Management Category be changed to: "Historic site without built features."
Lot 11 (30) Wallace Street, Belmont (Character Residence)	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	Approval was granted for redevelopment of the R20/40 site to allow for four grouped dwellings. The approval was subject to submission of a heritage report and photographs prior to demolition. A detailed heritage report was supplied in July 2005.	Recommended that the Management Category be changed to: "Historic site without built features."

## 5. IMPACT OF CURRENT SCHEME REQUIREMENTS AND RECOMMENDATIONS

### 5.1 Management Category – Site Only

As these places are sites only, this Strategy does not analyse the impact of the Scheme on the heritage place. However, many of the sites are also accompanied by recommendations relating to the erection of plaques on site. This is a matter that requires an implementation strategy through Engineering and Technical Services as to the most appropriate way of ‘signposting’ heritage sites.

### 5.2 Management Category - High Level of Protection

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 120 (1-13) Epsom Avenue, Ascot (Ascot Inn)	High level of protection appropriate: Provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings.	Zoned Mixed Use	This Mixed Use site is located in the midst of the Residential and Stables zone (also contained within the Heritage List) and the site has a high likelihood of redeveloping. To ensure that redevelopment of the site has regard for the historic value of the hotel and regard for the surrounding historic land use draft Amendment No. 49 proposes to include the site as a Development Area and included in Schedule 14.  Change to the current Scheme recommended.
Lot 95 (254) Fulham Street, Cloverdale (Character Residence)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place: the original fabric, character and style.	Zoned Residential R20/40	The site has an area of 1426m2 and has the potential to redevelop. Any redevelopment above R20 must be in accordance with Local Planning Policy No. 1 includes in its Performance Criteria for grouped dwelling applications above the R20 density a requirement for “The removal of existing dwellings or conversely <u>the retention of dwellings with historical value and which are of a high quality and character.</u> ” Any redevelopment proposal for this site would have to be mindful of the need to retain the historic dwelling.  No change to current Scheme recommended.

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lots 823, 13, 9 & 71 (71) Grandstand Road, Ascot (Ascot Racecourse)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place. Photographically record the place prior to any major redevelopment. Encourage any future modifications and/or extensions reflect the original style and character of the buildings.	Place of Public Assembly Parks and Recreation Partially within the SRT Management Area	The site has an area in excess of 55 hectares and continues to be used in association with the racing industry. Any modifications to existing historic building and/or land use on site has to be considered on the merits of the proposal and should also include comment from the Heritage Council of Western Australia.  No change to current Scheme recommended.
Pt Lot 197, Lots 236, 237, 78-84, 105 & 12 (80) Grandstand Road, Ascot (Kilns)	Three kilns and a chimney stack be retained. If possible a cross section to the kiln should also be retained. Photographically record the site prior to any major redevelopment or demolition.	Mixed Use Listed on State Register of Heritage Places.	The site is owned by Department for Planning and Infrastructure. Any modifications on site require referral to the Heritage Council of WA.  The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.  No change to current Scheme recommended.
Pt Lot 34 & Lots 1-5 (76) Great Eastern Highway, Rivervale (Hill 60 Homestead)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Mixed Use Subject of Local Planning Policy No. 20 (Hill 60) Listed on State Register of Heritage Places.	Redevelopment of the site encouraged retention and upgrading of the historic homestead. LPP No. 20 contains specific provisions relating to the site including retention of the homestead.  No change to current Scheme recommended.
Lot 2 (517)	High level of protection appropriate:	Industrial	The current Industrial zoning reflects the use on the remainder of the

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Great Eastern Highway, Redcliffe (Character Residence -JFG Robinson's House)	provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Listed on State Register of Heritage Places.	<p>site and allows the historic house to be used as a supporting office – this ensures that the use is robust and sustainable.</p> <p>The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>
Hawksburn Road, Rivervale (Flame Tree)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Special Development Precinct.	<p>The Scheme requires development approval to be given to any removal of trees. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>
Lots 10, 11 and 152 (11-13) Hehir Street, Belmont (St. Anne's Church)	High level of protection appropriate. Provide maximum encouragement to the owners under the Town Planning Scheme to conserve the significance of the place.	Lots 10 & 11 (containing Church) – Place of Public Assembly	<p>The current zoning encourages retention of use.</p> <p>No change to current Scheme recommended.</p>
Lot 1 (81-91) Leake Street, Belmont (Belmont Bunker)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Public Purpose – Civil Defence Listed on State Register of Heritage Places (P16785).	<p>The current reservation encourages retention of use.</p> <p>No change to current Scheme recommended.</p> <p>In the event of any proposed change in zoning, the proposal must address the future use of the heritage building and its curtilage.</p>
Lot 48 (72)	High level of protection appropriate:	Residential R20	This site has an area of 688m2 and has no development potential.

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Toorak Road, Rivervale (Character Residence)	provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.		<p>The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>
Lot 49 (74) Toorak Road, Rivervale (Character Residence)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Residential R20	<p>This site has an area of 688m<sup>2</sup> and has no development potential.</p> <p>The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>
Lot 18 (77) Toorak Road, Rivervale (Character Residence)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Residential R20 (Corner Lot may seek R30)	<p>This site has an area of 718m<sup>2</sup>. Under Clause 10.2.2.1 of Town Planning Scheme No. 14, Council may permit the development, or support the subdivision of an existing flexible-coded or R20-coded corner lot to a maximum density of R30 provided:</p> <ul style="list-style-type: none"> <li>(a) All existing improvements are demolished;</li> <li>(b) The lot has frontage to two constructed roads; and</li> <li>(c) The created lots are not of an irregular shape.</li> </ul> <p>In this instance, demolition of existing improvements may not be supported and the application of the density bonus to the site may not be applied by Council.</p> <p>Any proposal to demolish and redevelop this site should be referred to Council for determination.</p> <p>No change to current Scheme recommended.</p>
Lot 51 (78)	High level of protection appropriate:	Residential R20 (Corner Lot	This site has an area of 718m <sup>2</sup> .

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Toorak Road, Rivervale (Character Residence)	provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	may seek R30)	<p>Under Clause 10.2.2.1 of Town Planning Scheme No. 14, Council may permit the development, or support the subdivision of an existing flexible-coded or R20-coded corner lot to a maximum density of R30 provided:</p> <ul style="list-style-type: none"> <li>(a) All existing improvements are demolished;</li> <li>(b) The lot has frontage to two constructed roads; and</li> <li>(c) The created lots are not of an irregular shape.</li> </ul> <p>In this instance, demolition of existing improvements may not be supported and the application of the density bonus to the site may not be applied by Council.</p> <p>Any proposal to demolish and redevelop this site should be referred to Council for determination.</p> <p>No change to current Scheme recommended.</p>
Lot 71 (4) Wedderburn Place, Ascot (Character Residence Invercloy – Formerly Nulsen Haven)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Special Development Precinct  Subject to Local Planning Policy No. 8 Invercloy	<p>The current zoning and supporting local planning policy encourages retention of use.</p> <p>No change to current Scheme recommended.</p>
Lot 33 (215) Wright Street;	Recreation Reserve - High level of protection appropriate. Provide	Local Reserve for Civic and Cultural	The current reservation encourages retention of use.

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 32 (220) Abernethy Road; Lot 1 (161) Robinson Avenue; Lot 2 (159) Robinson Avenue; and Lot 9282 (157) Robinson Avenue, Cloverdale (Faulkner Park)	<p>maximum encouragement to the owners under the Town Planning Scheme to conserve the significance of the place. Record buildings prior to any modification.</p> <p>Civic Buildings - Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.</p>		No change to current Scheme recommended.
Area bounded by Great Eastern Highway, Tonkin Highway, Hardey Road and the Swan River (Residential Stables Area)	High level of protection appropriate: provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.	Various Majority zoned Residential & Stables (R10)	<p>The Scheme zones the area 'Residential and Stables'. The intent of this zone is "to provide for compatible usage of land in close proximity to the Ascot Racecourse by residential accommodation and stables and ancillary functions of the horse racing industry."</p> <p>The current zoning encourages retention of use.</p> <p>No change to current Scheme recommended.</p>

### 5.3 Management Category - Retain and Conserve if Possible

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 1 (324) Belmont Avenue, Cloverdale (Perth Alliance Church)	Retain and conserve if possible. Endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.	Zoned Place of Public Assembly	Current zoning encourages retention of use.  No change to current Scheme recommended.
Lots 30 & 31 (86-88) Great Eastern Highway, Rivervale (Cellars – Part of Sandringham Hotel)	Retain and conserve if possible. Assess in more detail when considering a development application.	Mixed Use	Redevelopment of the site for apartments and some limited commercial uses has been approved and stage 1 constructed. It is highly unlikely that the old cellars can be retained on redevelopment. However, this matter will have to be examined on application for demolition of the tavern building.  No change to current Scheme recommended.
Lot 3275 (131) Great Eastern Highway, Ascot (Brisbane & Wunderlich Park Buildings)	Retain and conserve if possible: endeavour to conserve the significance of the place (display products) through the provisions of the Town Planning Scheme.  NOTE: The land on which the buildings / display products are situated is required for road widening purposes. It is recommended that the owner be encouraged to relocate the buildings / display products to an alternative location.	Metropolitan Region Scheme Parks and Recreation Primary Regional Road	As the building are within regionally controlled reserves, Council is not the approval authority. However, prior to any road widening, encouragement can be given to the owner to relocate the building.  No change to current Scheme recommended.



Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 62 (218-220) Great Eastern Highway, Ascot (Character Residence)	Retain and conserve if possible; endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.	Mixed Use	The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.  No change to current Scheme recommended.
Lot 400 (223A) Great Eastern Highway, Belmont (Corlett's Bakery)	Retain and conserve if possible; endeavour to conserve the significance of the place (architectural features and external structure of the building) through the provisions of the Town Planning Scheme. Photographically record the place prior to any major redevelopment or demolition.	Mixed Use Primary Regional Road	On widening of Great Eastern Highway the building will have to be demolished. Given the importance of the road widening of Great Eastern Highway retention of the building is unlikely. As such a photographic record is the most likely outcome on this site.  No change to current Scheme recommended.
Pt Lot 1 (314) Kew Street, Cloverdale (Character Residence)	Retain and conserve if possible; endeavour to conserve the significant features of the place: the original fabric remaining especially zinc light windows. Ensure that any future extensions and / or modifications reflect the character and style of the house. Photographically record the place prior to any redevelopment.	Metropolitan Region Scheme Parks and Recreation Other Regional Road	The site is reserved for Parks and Recreation under the Metropolitan Region Scheme. The Town Planning Scheme is required to be consistent with the MRS.  Once the Western Australian Planning Commission acquire the property, unless a use can be found for the building that is consistent with the purpose for which the land is reserved, demolition and a photographic record is the most likely outcome on this site.  No change to current Scheme recommended.
Lot 134 (67) Riversdale Road, Rivervale (Character Residence)	Retain and conserve if possible.	Special Development Precinct.	The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.  No change to current Scheme recommended.

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 15 (11) Thompson Street, Ascot (Character Residence)	Retain and conserve if possible.	Residential & Stables (R10) Metropolitan Region Scheme Parks and Recreation Partially within SRT Management Area	The site has an area of 2089m <sup>2</sup> and has the potential to redevelop.  The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.  No change to current Scheme recommended.

#### 5.4 Management Category - Significant but Not Essential

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Reserve 5986 (213) Great Eastern Highway, Belmont (Belmont Primary School)	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.	Public Purpose – Primary School	The reservation of the site is consistent with its purpose. The Scheme also requires development approval to be given to any demolition on this site. Any application must be considered on its merits.  No change to current Scheme recommended.
Lots 14-15 (214-216) Great Eastern Highway, Ascot (Rowlands Stockfeed Depot)	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.	Mixed Use	The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.  No change to current Scheme recommended.
Lot 1 (56) Leake Street, Belmont (Character Residence)	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.	Residential R20	The site has an area of 1589m <sup>2</sup> and has the potential to redevelop.  The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.  No change to current Scheme recommended.
Lot 50 (97) Mathieson Road, Ascot (Ascot Water Playground)	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.	Parks and Recreation Subject of Amendment No 46 to rezone the site to Residential & Stables to allow for redevelopment of the site. Amendment No. 46 is still awaiting approval for advertising from the EPA.	Proposed Residential and Stables zoning is consistent with the surrounding area which has been identified as a historic precinct.  Change to Residential and Stables is supported.

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 5 (15) Moreing Street, Ascot (Character Residence)	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.	Residential & Stables (R10)	<p>The site has an area of 1406m<sup>2</sup> and has no potential to redevelop.</p> <p>The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>
Lot 29 (48) Riversdale Road, Rivervale (Character Residence – Formerly St. Columban’s Mission)	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	Special Development Precinct.	<p>The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>
Lot 603 (60-62) Riversdale Road, Rivervale (Character Residence)	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	Special Development Precinct.	<p>The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>
Lot 851 (4) Wallace Street, Belmont (Character Residence)	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	Residential R20	<p>The site has an area of 901m<sup>2</sup> and has the potential to redevelop.</p> <p>The Scheme requires development approval to be given to any demolition on this site. Any application must be considered on its merits.</p> <p>No change to current Scheme recommended.</p>

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 69 (26) Wallace Street, Belmont (Character Residence)	Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major redevelopment or demolition.	Residential R20/40	The site has an area of 1012m <sup>2</sup> and has the potential to redevelop. Any redevelopment above R20 must be in accordance with Local Planning Policy No. 1 includes in its Performance Criteria for grouped dwelling applications above the R20 density a requirement for “The removal of existing dwellings or conversely <u>the retention of dwellings with historical value and which are of a high quality and character.</u> ” Any redevelopment proposal for this site would have to be mindful of the need to retain the historic dwelling.
Area bounded by Alexander Road, Acton Avenue, Newey Street and Orrong Road (First State Housing Area in Australia)	Recognise significance of area by entry in Inventory.	Various Majority Residential - the bulk coded R20 with areas close to facilities R20/40	Management Category has been complied with.  No change to current Scheme recommended.

## 5.5 Summary Recommended Changes To Scheme

Only two changes as detailed below are recommended as a result of the analysis of the existing Scheme No. 14 and the various heritage listing categories under the Municipal Inventory.

Property Address	Recommended Management Category	Scheme 14 Zoning and Controls	Comment on Impact of Scheme and Recommendation
Lot 120 (1-13) Epsom Avenue, Ascot (Ascot Inn)	High level of protection appropriate	Zoned Mixed Use	<p>This Mixed Use site is located in the midst of the Residential and Stables zone (also contained within the Heritage List) and the site has a high likelihood of redeveloping. To ensure that redevelopment of the site has regard for the historic value of the hotel and regard for the surrounding historic land use draft Amendment No. 49 proposes to include the site as a Development Area and included in Schedule 14.</p> <p>Change to the current Scheme recommended.</p>
Lot 50 (97) Mathieson Road, Ascot (Ascot Water Playground)	Significant but not essential to an understanding of the history of the City of Belmont. Photographically record the place prior to any major redevelopment or demolition.	Parks and Recreation Subject of Amendment No 46 to rezone the site to Residential & Stables to allow for redevelopment of the site. Amendment No. 46 is still awaiting approval for advertising from the EPA.	<p>Proposed Residential and Stables zoning is consistent with the surrounding area which has been identified as a historic precinct.</p> <p>Change to Residential and Stables is supported.</p>