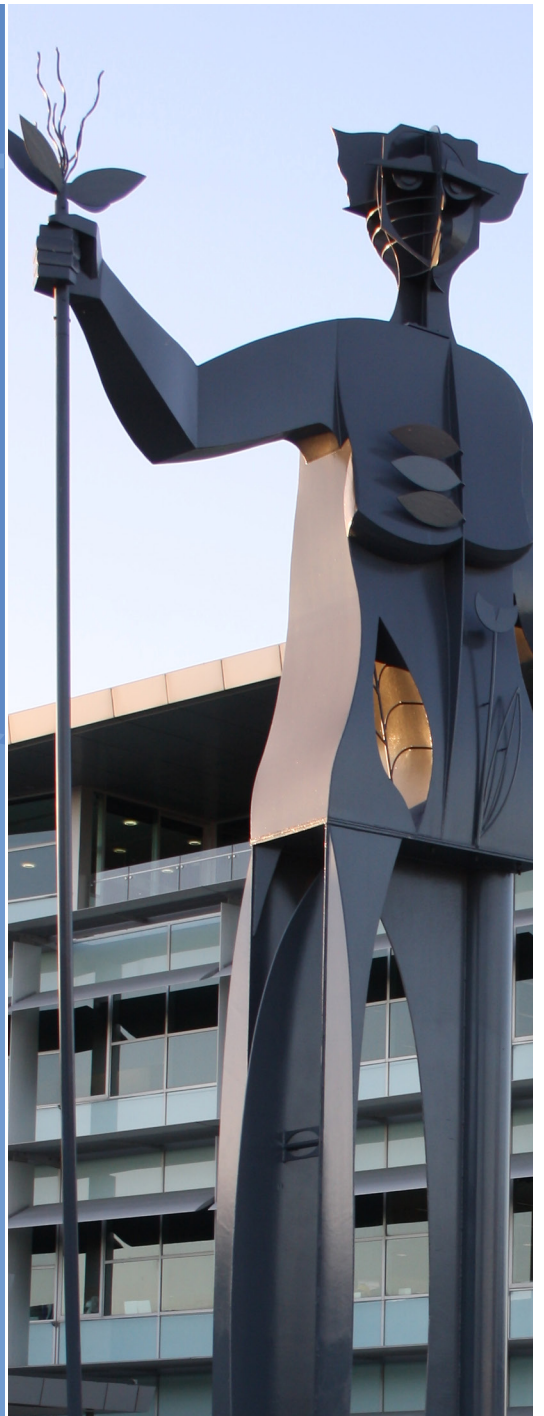


A THEMATIC HISTORY OF THE CITY OF STIRLING



DOCUMENT HISTORY AND STATUS

A Thematic History of the City of Stirling

Prepared By:
Taylor Burrell Barnett
Town Planning and Design

Level 7, 160 St Georges Terrace
PO Box 7130 Cloisters Square
PERTH WA 6850
Phone: 9226 4276
Fax: 9322 7879
admin@tbbplanning.com.au

[illegible]

CONTENTS

SECTION 1		CITY OF STIRLING'S SUBURBS	16
PRE-CONTACT ABORIGINAL STIRLING	1	BALCATT	16
SECTION 2		BALGA	17
EARLIEST EUROPEAN SETTLERS 1829-1849	2	CARINE	18
SECTION 3		CHURCHLANDS	19
CONVICTS AND CAPITALISTS 1850-1889	3	COOLBINIA	20
SECTION 4		DIANELLA	21
EVER INCREASING NUMBERS 1890-1917	4	DOUBLEVIEW	22
SECTION 5		GLENDALOUGH	23
PROGRESS 1918-1945	6	GWELUP	24
SECTION 6		HAMERSLEY	25
AFTER THE WAR 1946-1970	10	HERDSMAN	25
SECTION 7		INGLEWOOD	26
A NEW CITY 1971-1996	12	INNALOO	27
SECTION 8		JOONDANNA	28
INTO THE FUTURE 1997-2017	15	KARRINYUP	30
		MIRRABOOKA	31
		MENORA	32
		MOUNT LAWLEY	34
		NOLLAMARA	36
		NORTH BEACH	37
		OSBORNE PARK	38
		SCARBOROUGH	39
		STIRLING	40
		TRIGG	41
		TUART HILL	42
		WATERMANS BAY	43
		WEMBLEY	44
		WEMBLEY DOWNS	45
		WESTMINSTER	46
		WOODLANDS	47
		YOKINE	48





SECTION 1

PRE-CONTACT ABORIGINAL STIRLING

- Nyoongar people continue to live in Stirling, as they have for more than 40,000 years¹.
- Before 1829 and for some decades afterwards, the chain of lakes provided food and a focus for camping and ceremonial activities.
- North Beach is known to be a place where fish traps used to be laid.
- The Nyoongar people have occupied and managed the southwest of Western Australia for over 40,000 years. Nyoongar (meaning person or people) is the name for the Aboriginal people whose ancestors occupied and still live in the South West.

Nyoongar boodjar (people's country) is comprised of at least thirteen Nyoongar groups: the Wadjak Nyoongar people traditionally occupied the country that is the Perth Metropolitan area. The Mooro people's country lies within Wadjak country and within the City of Stirling local government area. Mooro Country extended from the Indian Ocean in the west to the Swan River in the south, to Ellenbrook in the east and to beyond Yanchep in the north.

The Mooro people traditionally lived in extended family groups, caring for country through cultural ceremonies such as song, dance and use of fire. Access to certain areas such as the sea was regulated according to season, the status of a family group member, totem and the presence of sacred sites.

The wetlands and the coastal areas are a dominant feature of *Mooro Nyoongar Boodjar*. A coastal wetlands trail for Nyoongar people extended from the Swan River along a chain of lakes at Monger, Herdsman, Gwelup, Gooelallal, Joondalup, Neerabup and Nowergup to Yanchep.

These freshwater wetlands with their abundant water fowl, tortoises and frogs were the focus for camping, ceremonial activities and hunting and gathering during the dry summer months. There are clusters of Aboriginal Heritage Sites registered at each of the lakes in this chain. There are also sites at Gnangara and on the coast at Mullaloo and Innaloo.

Elder Oriel Green remembers her grandfather telling her, "the old people used to go through the bush to the water, to the sea. And he said they'd put their fish traps down there and when we lived in North Beach he said to me... old people used to live there a long time ago and they used to catch fish down there not far from you. And he used to talk about old people meeting up in the bush".

Elder Beverley Port-Louis speaks about country and the stories her dad used to tell her saying, "the connection of all the stories... you can still identify with just being there, so I think that's one of the significance of us being Nyoongar is that we got connection to country straight away".

Traditional owner and elder Doolan-Leisha Eatts remembers early Mirrabooka saying: "And in those days, you know, there was no Mirrabooka, there was no houses and we used to drive all over where Mirrabooka Shopping Centre is, chase kangaroos, see the emus there and pick up wood right there where the main shopping part is for our barbeques and everything".

In 1829, under the leadership of Captain James Stirling, a colony was founded in Western Australia. At that time, one of the key leaders of the Aboriginal people in the area was Yellagonga (d.1843)², who alternately occupied the banks of the Swan at the Narrows, and the fringes of Herdsman Lake (*Ngurgenboro*), Dog Swamp or Lake Monger (*Galup*).

¹ Information taken from 'Mooro Nyoongar Katitjin Bidi' (City of Stirling, n.d. [c.2013]); 'Reconciliation Action Plan, 2014-2016' (City of Stirling, n.d. [c.2014])

² *Perth Gazette*, 10 June 1843

SECTION 2

EARLIEST EUROPEAN SETTLERS 1829-1849

- Few of the earliest attempts to colonise Stirling succeeded.
- Land around swamps and lakes proved to be the most fertile ground for farming.
- The Aboriginal community lost its customary land use.

The earliest settlers who took up land in Stirling did not fare well. The 'ribbon grants' of those allotted land fronting the river in the future districts of Bayswater and Caversham extended inland as far as Yokine, Mirrabooka, Dianella and Balga. Many of these were occupied by people ill prepared to farm on this type of land. So, within a short space of time, several of the holdings were abandoned for the pastoral life of the Avon Valley or work in the new towns of Perth or Fremantle.

Charles Bourne (b.1798), the proprietor of Location Z, which includes the modern suburbs of Mt Lawley, Menora and extended as far as Wiluna Street, Coolbinia, was one of the most colourful of the unsuccessful Stirling settlers³. After establishing the *Swan River Guardian*, he had several clashes with the Government and left the colony in 1837 under something of a cloud.

During the late 1830s, Henry Trigg (1791-1882) acquired extensive land holdings west of Herdsman Lake and Lake Monger fell into the hands of building contractor. He was later Superintendent of Public Works and founder of Trinity Congregational Church⁴. Since Trigg could only quarry on Mt Eliza for government projects, he looked to the future City of Stirling for limestone to meet the needs of his private contracts. However, transporting the stone proved difficult, so he restricted his activities to the manufacture of builder's lime⁵. In 1847 he disposed of all but one of his blocks to

Perth storekeeper Walter Padbury (1820-1907)⁶. Fertile land, now Glendalough, was not released for sale until 1837, after a survey established that Monger was at a higher level than Herdsman, so a canal between the two was impossible⁷. This land was acquired by Thomas Helms (1786-1870), who named it Helmsville and employed labourers to convert it into a productive mixed farm, to be handed over to his youngest son Henry. However, Henry committed suicide in 1843, and the property was never occupied by a member of the Helms family, who nevertheless retained possession of it until it was sold to the Roman Catholic Bishop of Perth, Matthew Gibney, in 1882.

North of Helmsville and Herdsman was the 2,900-hectare property, The Lakes, which stretched over present-day **Osborne Park**, **Balcatta**, and **Yokine**. Owned by city merchant Thomas Walters (1803-1874), by the late 1830s it was developed with a house, farm buildings, roads, wells, fences, gardens and orchards. Walters leased the lands, first to chemist, farmer and merchant George Shenton (1811-1867) and later to farmer, grazier Thomas Williams (1795-1880). Short of cash, he achieved improvements by handing over four to six hectare lots to market gardeners. These small cultivated patches constituted only a tiny fraction of the landscape of the wetlands of **Osborne Park** which, for a half-century or more, remained uncleared and used only for rough grazing.

Activity by white settlers intensified on the river frontages and wetlands, and conflict with the Aboriginal community increased, which resulted in damage to the social fabric of the traditional owners and the erasure of customary land use. By the 1850s, traditional Aboriginal society in Stirling was in decline and fewer people continued to practice a time-honoured way of life.

3 Cooper & McDonald, *Diversity's Challenge* (City of Stirling, 1999): 24-25

4 *West Australian*, 23 March 1893

5 Cooper & McDonald, *Diversity's Challenge*: 43-44

6 *Western Mail*, 6 July 1917

7 Cooper & McDonald, *Diversity's Challenge*: 45

SECTION 3

CONVICTS AND CAPITALISTS 1850-1889

- Arrival of convicts from 1850 resulted in better roads and increased demand for goods.
- Increase in market gardening in future City of Stirling area.
- Larger farms start to emerge.



Cottage, Old Balcatta Road, Carine (1880s)

The economic crises in Western Australia in the 1840s led to demands for the introduction of convict transportation, which commenced in 1850. Upon arrival, convicts were engaged on public works but, after gaining their 'ticket-of-leave', could seek employment anywhere in the colony. Not only did the Convict Establishment improve the condition of roads and produce significant public buildings, it also created a demand for construction materials, beasts of burden, food and clothing. Accordingly, farmers in the future City of Stirling area benefited from the arrival of convicts⁸.

Despite the difficulties of transport and communication which faced such settlers, several, including the Okely dynasty at Carine Homestead later Carine Grange Dairy (1870s-1890s+), Frederick Andrews on Balcatta Farm (1880s), Richard Ashby on Joondanna Farm (1880s), Richard William Stubberfield (1890s) beside Little Carine Swamp, and the Duffy family on what had been Daviot Park above Careniup Swamp experienced a fair measure of success.

Buildings remain at Daviot Park and Carinedo. Only the Roman Catholic Bishop of Perth, Matthew Gibney, who was the other major land-holder around the Large Lakes, succeeded in developing an extensive and varied operation which was to remain intact for many years. It included the Subiaco Boys' Orphanage, St Kevin's Reformatory at Rawlins Street, **Glendalough**, and Herdsman Lake itself, which Gibney firmly believed could be drained and converted into productive market garden land.

Further north around Careniup Swamp was the 2,194-acre Daviot Park, which was eventually sold to colourful barrister, George Walpole Leake (1825-95), in 1868. *Cottage, Old Balcatta Road* (State Register of Heritage Places) is located on land owned by Leake, the father of the third Premier of Western Australia from 1901 to 1902. Although Leake owned the land until 1886, it is unlikely the cottage was constructed during this period. The cottage was probably constructed by Bernard Duffy, who owned the land from 1886 to 1917 and was a prominent settler in the area.

Also in the area, and now part of a Main Roads reserve, is Briggs' Kiln (1), Carine (State Register of Heritage Places). This consists of one kiln remnant located on a reserve south of Reid Highway in Carine. It is a highly significant old lime kiln set up in 1874 by fifteen-year-old Thomas J. Briggs, later Mayor of Claremont, and his eighteen-year-old partner, Robert Atkinson.

⁸ Cooper & McDonald, *Diversity's Challenge*: 53-60.

SECTION 4

EVER INCREASING NUMBERS 1890-1917

- Major development of Mt Lawley and Inglewood.
- Shopping precincts begin to emerge.
- World War I caused development to practically cease.



49 Lawley Crescent, Mt Lawley (Percy William Harrison, 1913, Image courtesy of State Heritage Office)

Between 1890 and 1905 the population of Western Australia's metropolitan area increased fourfold. New subdivisions on the fringes of the urban area were needed to provide building lots for both blue and white-collar workers. This was primarily driven by developers, and much of Inglewood was, for example, developed by Gold Estates Australia. With the gold boom drawing people to Western Australia, the company saw an opportunity to supply houses for families of miners⁹.

This new estate comprised the modern-day suburbs of Inglewood, Mt Lawley and Maylands. It was promoted as a blue-collar estate, with small workers cottages constructed of timber and iron, and occasionally of hessian. Even so, early white-collar homes in the area include a group of houses in Normanby Road, Inglewood. For example, the

Manager of Gold Estates Australia, Edgar Walter Hamer, lived at 731 Beaufort Street, **Mt Lawley** (1903), a spacious bungalow which is now the presbytery of the neighbouring St Patrick's Anglican Church, **Mt Lawley** (Parry & Clifton, 1936)¹⁰. The growth of inner city suburbs at **Mt Lawley** and **Inglewood** and the rural subdivisions at **Osborne Park** were helped by changes to the transport network. The opening of the Eastern Railway, the building of a railway station at **Mt Lawley** in 1907, and the emergence of a regular passenger service provided efficient transport for people working in Perth or Midland. A tramway along Walcott and Beaufort Streets in 1909 also linked these suburbs to the city and, in 1903, to further sales in its Osborne Park Estate, Town Properties built a tramway from Oxford to Main Streets. A plank road network in **Osborne Park** and to **Scarborough** provided additional links. The first bus services, using converted trucks, were also introduced at this time.

Various shopping precincts began to emerge along Beaufort Street and Main Street. One of the first significant commercial buildings in **Mt Lawley** was the Beaucott Building on the corner of Walcott and Beaufort Streets, which was originally erected in 1905 and remodelled in 1937¹¹. The rapid increase in housing encouraged a variety of businesses connected with the building industry, including estate agents, surveyors, painters, plumbers and carpenters. Hotels were also built, although none were permitted on the **Mt Lawley** estates.

The growing population created a demand for new farming subdivisions near the city. As a result, dairymen and market gardeners were attracted to the fertile patches at **Osborne Park**. Most agriculturists established themselves on the flanks of the Yambago and Njookenbooroo swamps, where irrigation water was available in summer from the drainage network¹².

There were Chinese gardens in **Glendalough**, beside Yambago and Careniup Swamps. Bon Tak and Charlie Lin had

⁹ Gold Estates, 'Our Story', www.goldestates.com.au (accessed 22 November 2017)

¹⁰ Cooper & McDonald, *Diversity's Challenge*: 116, 118

¹¹ State Heritage Office assessment for Beaucott Building

¹² Cooper & McDonald, *Diversity's Challenge*: 156-57

their gardens on either side of Scarborough Beach Road near to where the Glendalough Railway Station is situated, while Ah Bong and Wong Ching worked the edges of Careniup Swamp.

However, by 1925 the last of the Chinese market gardeners around Careniup were replaced by those of European origin¹³.

By 1899 William and Matilda Osborne's The Lakes farm was purchased by Town Properties of Western Australia and the first blocks auctioned in April 1903. The estate offered both residential blocks along Main Street and rural holdings to attract those interested in pigs, poultry or market gardening. With its successful farms close to the city, **Osborne Park** earned the name 'Perth's kitchen suburb'.

Other rural subdivisions were opened at nearby **Yokine**, **Dianella**, and **Balga**. A major speculative subdivision was the Killarney Estate, between Osborne Park and coastal **Scarborough** developed by entrepreneur Charles Edgar Stoneman¹⁴. The estate was not a success and later much of it was occupied by the Worker's Homes Board (State Housing Commission).

Some of the most substantial holdings were Lyall Hall, which by 1918 was owned by prominent trotting trainer Frederick Thomas, and Balgay by John and Eliza Robinson¹⁵. Both properties backed onto Herdsman Lake and fronted Scarborough Beach Road. Balgay was one of the biggest poultry farms in the district, however they found it more profitable to turn to market gardening and eventually established a full-time horse stud. The period between 1900 and 1920 also witnessed the development of a wide range of social institutions and activities. State schools were built at **Inglewood** (1912), **Osborne Park** (1903), Njookenbooroo (**Innaloo**), Lake Gwelup (1914), and Grenville (**Tuart Hill**) (1910)¹⁶. Each of these schools represented a growing sense of community identity. Progress Associations were formed at Njookenbooroo (**Innaloo**), **Osborne Park** and **Tuart Hill** to

press for facilities for their communities. Local schools provided a social focus for a district, serving as a meeting-place for concerts, balls, bazaars and other children's activities which were a matter of keen community interest and pride.

By 1912, local halls were being built, the Osborne Park Hall was constructed in that year, after a long period of community planning and endeavour. In 1914, the Osborne Park Agricultural Society held its first show, which soon emerged as second only to the Perth Royal Show.

Churches of various denominations were built in **Mt Lawley** and **Osborne Park**, following energetic fund-raising endeavours. These included St Giles in Glenroyd Street and the Methodist Church at 164 Edward Street (both 1915). There was briefly a small Seventh Day Adventist School in Hertha Road, **Osborne Park**, while Catholic parochial schools were established in **Osborne Park** and the prestigious Perth College in **Mt Lawley** was founded by the Anglican Sisters of the Church¹⁷.

In 1900, the Perth Roads Board struck its first rates, but financed new roads mainly through the raising of loans. The efforts of the local authority to administer the district were aided by several local statutory authorities such as the Osborne Park Local Board of Health and the Njookenbooroo Drainage Board¹⁸.

A further factor in the social dimension of the Road District during these two decades was the fact that by 1910 most of its residents were new to Western Australia and the cultural composition of the district was changing. Apart from Chinese farmers in **Osborne Park**, many settlers from Southern Europe were in the market gardening districts. In the other suburbs there were people of German, Austrian and Swiss origin. The movement of a large Jewish community into **Mt Lawley** in the second decade of the 20th century further added to the multiculturalism of the area¹⁹.

13 Cooper & McDonald, *Diversity's Challenge*: 158-59

14 Cooper & McDonald, *Diversity's Challenge*: 112-14

15 Cooper & McDonald, *Diversity's Challenge*: 118

16 Cooper & McDonald, *Diversity's Challenge*: 188-98

17 Cooper & McDonald, *Diversity's Challenge*: 183-88

18 Cooper & McDonald, *Diversity's Challenge*: 175-76

19 Cooper & McDonald, *Diversity's Challenge*: 121-22

SECTION 5

PROGRESS 1918-1945

- Some development after WWI, but slowed during Depression after 1929.
- During the 1930s, the Californian Bungalow style dominated Mt Lawley and Inglewood.
- Coastal areas start growth as transport becomes available.



158 Tenth Avenue, Inglewood (c.1939)

After World War I, there was a period of economic growth in Western Australia until the Great Depression hit in 1929. Although it was not as severe in Western Australia as elsewhere, it took until around 1935 before the housing market started to grow again. However, just four years later the outbreak of World War II put a stop to any long period of growth.

Between 1920 and 1940, further development occurred in **Mt Lawley** and **Inglewood**, along with the farming area of **Osborne Park**, and coastal communities at **Scarborough** and **North Beach**. In **Mt Lawley**, a third release of land took place c.1929 in the area now called **Menora**, where many substantial houses were built. Housing styles changed as influences from the Arts and Crafts Movement came into prominence, giving rise to the Californian Bungalow style,

particularly through the buildings of developers²⁰. This is a principal style throughout **Mt Lawley** and **Inglewood** in the interwar period, much of it stock designs from developers.

The less common architect-designed houses are more individual, with those by Eustace Cohen recognised for their half-timbered effect. The Tudor revival style favoured by Cohen can be seen in the Western Australian Golf Club (1929), although much modified by later extensions and campaigns by Eales, Cohen & Bennet²¹.

Flats came into prominence as a fashionable living option for the young business person and Waihemmo Flats (c.1940) at 686 Beaufort Street, **Mt Lawley**,²² is typical of the symmetrically arranged groups of four which were built.

People were attracted to the coast to spend their vacations in holiday homes, shacks or tents. As communications improved and facilities were developed, a number of these holiday homes were transformed into permanent residences. Many disadvantaged families also set up house there during the Depression because of the availability of cheap land and the less restrictive building requirements. The popularity of **Scarborough** and **North Beach** led to the growth of tea rooms, hotels, guest houses and amusement parks as well as holiday cottages. Several commercially-minded newcomers opened businesses to cater for the growing number of vacationers.

Osborne Park also experienced changes to its social composition as new settlers continued to arrive in the district from the wheatbelt and goldfields. Always multicultural, the district's social composition became increasingly dominated by people of South European descent. Mainly from Italy and what was then Yugoslavia, these newcomers frequently took over holdings vacated by frustrated farmers.

20 Apperly, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present* (North Ryde, 1989)

21 West Australian 13 September 1929; see also Apperly et al, *Pictorial Guide*

22 Post Office Directories

By 1920 poultry farms were a well-established element of the agricultural landscape both near Cedric Street and further east along Wanneroo Road²³.

New land of low agricultural potential became available in the district as Herdsman Lake was subdivided. Settlers Cottage in Pearson Road, **Churchlands**, built on land originally acquired by Archbishop Gibney for the Catholic Church and drained in 1883, is all that remains of the agricultural lot development by the Workers' Homes Board c.1922. Many of the original settlers were unable to make a living from this land and sold their properties to southern European migrants who with many family members working together made it productive²⁴.

The changing population distribution was impacted by the development of the motor bus. By the 1930s buses were custom-built and able to carry over 30 passengers. Bus transport, however, was only made possible by the development of better roads, as planks gave way to bituminised macadam. This improvement made possible the success of the Scarborough and North Beach Bus Companies, which contributed significantly to the development of the coastal suburbs. ²⁵The extension of the tramway system to **Inglewood** also did much to extend the suburban frontier in these inner suburbs.

This was also the peak of agriculture in **Osborne Park** and adjoining rural localities. Annual milk production peaked at 4.5 million litres in 1935. ²⁶Rafferty Bros dairy was in Main Street. The TB eradication programme put an end to the dairying in **Osborne Park** freeing land for more intensive farming. In the sandier areas egg and poultry production expanded rapidly during the 1930s, with flocks containing more than 80,000 by the end of the decade. The pig population also grew twelve-fold to 17,000 in the fifteen years after 1920.

23 Cooper & McDonald, *Diversity's Challenge*: 160-61

24 Cooper & McDonald, *Diversity's Challenge*: 284, 317, 319-20

25 Cooper & McDonald, *Diversity's Challenge*: 225, 280

26 Cooper & McDonald, *Diversity's Challenge*: 159

Vegetable production continued to increase, vineyards planted, and local wine produced. C. Vladich had a vineyard in Balcatta Beach Road on the corner of Cedric Street. His wife had a wine saloon on the property. Other vigneron with cellar-door sales were the Rodins, Lukins and Stampalias. Market gardener families the Guelfis and Giranolos in Albert Street contributed to the growth of the economy.

The influence of the southern European migrants can be seen in several buildings of this period. These are identified by the decorative bands of granite boulders set into the facades of conventional 1930s houses. Many gardens of the area continue the tradition of growing grapevines, vegetable gardens and small orchards making the occupants more self-sufficient.²⁷

In 1920 the Roman Catholic Industrial School at **Glendalough** closed its doors, to re-open two years later as an old people's home run by the Little Sisters of the Poor. Their new chapel was opened in 1924.

Recreational activities also mushroomed in this period, and the first moves towards organised sport. A bowling club was formed at **Mt Lawley**, along with a tennis club. Churches had their own tennis, cricket and football teams²⁸. There were also the Boy Scouts and similar groups organised by the various churches.

At a less formal level, swimming in the river, the sea and even in the drains and creeks of Njookenbooroo were important pastimes. Family and group picnics were increasingly popular particularly at **Scarborough** and **North Beach**. Camping holidays at the beach became more frequent.

At Scarborough, most of the population were still seasonal holiday-makers who in 1914 frequented Mrs Georgeff's store in Scarborough Beach Road. By 1920 North Beach had a core of permanent residents. Many of the houses made do with water carried from various wells.

27 Apperly et al, *Pictorial Guide*

28 Cooper & McDonald, *Diversity's Challenge*: 202ff

Rabbi Daniel Isaac Freedman was one of the first to move into Mt Lawley²⁹. A noted member of the Jewish community was Fanny Breckler, matriarch of the family which owned Cecil Brothers Shoe Stores. She lived from 1916 to 1935 at 2a Hill View Road and from 1935 at her newly built residence 19 Alexander Drive.

In common with the rest of Australia, the future City of Stirling was impacted by World War I, losing its share of young men, contributing fully to the War effort, and suffering the pangs of social and economic readjustment in the immediate post-war years. Numerous war memorials were built in the state from 1919. Mt Lawley's is typical.



Mt Lawley War Memorial, part of Memorial Gardens and Recreation Reserve (1924, image courtesy of State Heritage Office)

New state schools were built at **Scarborough**, 1934, **North Beach**, 1934, and **Inglewood**, 1920, and a new convent school at **Gwelup**. Parents were active in the formation of these schools. Churches were built at **Scarborough**, **North Beach**, **Inglewood**, **Gwelup** and **Osborne Park**. The conversion of Killowen to St Anne's Private Hospital provided a further dimension to medical services in the districts³⁰.

29 Cooper & McDonald, *Diversity's Challenge*: 121-22
30 Cooper & McDonald, *Diversity's Challenge*: 243, 264

Local halls were constructed at Njookenbooroo (**Innaloo**) and **Tuart Hill**. A sense of community identity also emerged at Lake Gwelup where the creation of a Progress Association provided a focus for social activity.

Organised sport became an important feature. Surf Life Saving Clubs were formed at **Scarborough** and **North Beach**, providing both a focus for disciplined physical activity and a real sense of security for bathers. ³¹Football, cricket, hockey, cycling and netball clubs were formed in the inner suburbs. Golf clubs came into being at Lake Karrinyup, **Mt Lawley** and Mount Yokine were all officially opened in 1930. Women's sport was also thriving. At the same time, there was arguably more tennis played on backyard courts than in organised clubs.

By the 1930s the Piccadilly Theatre and Gardens in **Inglewood**, the Lyceum and Lyric Theatres and Roxy and Kookaburra Picture Gardens were in operation in **Mt Lawley** and **Osborne Park** and Luna Amusement Park in Scarborough. The Lyceum Theatre (now known as the Astor) opened in November 1919, and was designed and constructed by Simon Bremner Alexander. ³²It was extensively altered in 1939 and given a "modern classic" façade (i.e. Art Deco) by architects Baxter-Cox & Leighton³³. A neighbouring place, the Beaucott Building, was similarly remodelled in the Interwar Functionalist Style by William Bennett in 1937. ³⁴The Astor Theatre is much altered to become a twin cinema complex and the site adjacent is now an arcade of shops in a style which attempts to mimic the original.

Town planning schemes were introduced. **Mt Lawley's** town plan of 1937 confined offices, shops, private hotels, boarding houses, theatres, cinemas, dance halls and blocks of flats to Beaufort Street, Guildford Road, and parts of Walcott Street, Adair and Railway Parades.

31 Cooper & McDonald, *Diversity's Challenge*: 232, 234
32 Daily News 5 November 1919. Entered in the State Register of Heritage Places.
33 West Australian 29 April 1939
34 State Heritage Office assessment for Beaucott Building (2001)

On the western fringe of the Road District the population increased as many wives and children of men on active service took up permanent residence in former holiday accommodation. Many lived in the newly popular caravans, which would not have been permitted under normal circumstances but, for the time being, was tolerated.



Beaucott Building (1905, 1937, image courtesy of State Heritage Office)



Astor Theatre (originally the Lyceum, 1919 and 1939, image courtesy of State Heritage Office)

SECTION 6

AFTER THE WAR 1946-1970

- State Housing Commission dwellings in several areas.
- Expansion of Town Planning Schemes to regulate growth.
- Opening of new areas for development.

In the decade or so following the war the Perth Road District experienced an unprecedented rate of suburban growth. In **Innaloo** and **Joondanna** there was a mushrooming of State Housing Commission dwellings in the late 1940s as the men returned from the war. These are typified by about six designs which are repeated in a variety of materials from bricks, through weatherboard to fibro sheeting³⁵.

The suburbs of **Coolbinia**, **Nollamara** and the northern section of **Doubleview** soon followed. There are substantial subdivisions and individual examples of Housing Commission stock from this period throughout the district. Constructed of timber or fibro wall cladding they have a commonality of building scale, setbacks and absence of screen walls.

Although the Roads Board sold 600 repossessed **Wembley Downs** blocks at rock-bottom prices in 1947, it was a decade before substantial building activity commenced, either in that suburb or in **Dianella**.

By the 1950s, **Scarborough** was one of the fastest growing suburbs in the metropolitan area. More variation was beginning to be seen in houses in the western side of the district. Many however were an updated version of the 1930s Arts and Crafts derived California Bungalow. The concession to modernity was often a flat roofed entry porch or 'eyebrow' shades over windows³⁶.

As human activity intensified, so land use conflict increased. The new suburbanites were intolerant of straying horses and cows, and while some market gardeners resented having their land classified as urban for rating purposes, others took

advantage of the opportunity to put it on the market for subdivision.

The transport system underwent fundamental changes in the post-war years. Trams were phased out in favour of trolley and diesel buses. The Scarborough Bus Service was in its heyday, and other networks were expanding, often over inadequate road surfaces, to serve the new suburbs.

Increasing personal mobility and relative affluence appeared to generate, rather than eliminate, social problems. Larrikinism was an all-too-common characteristic of behaviour on the beaches and in the milk bars, and there were frequent complaints of rowdiness and intoxication at Saturday night dances. Even open-air pictures and the new drive-in cinema at Innaloo did not escape criticism, and the notoriety of the open-air dances at the **Scarborough Snake Pit** on the corner of the Esplanade and Manning Street was already well established.

By 1952 rapid change in general and the uncoordinated growth of **Scarborough** convinced the Perth Roads Board of the need for comprehensive planning. Immediate outcomes were the gazettal of the **Osborne Park Industrial Area**, the creation of small local shopping precincts and close coordination with other authorities and town-planner Margaret Feilman on the design of a new street layout for **Karrinyup**³⁷.

Although the building boom was handicapped by shortages of materials, the authorities, speculative builders and self-helpers all endeavoured to find ways around the problem. Many owner-builders made their own bricks progressively as cement became available. Frequently they and their families lived in a shed near the back fence after the first section of the house — normally a lean-to back veranda with bathroom and toilet — was built, and slow progress was made on the rest of the dwelling.

35 Menck, Clare, 'A Thematic History of Government Housing in Western Australia' (Department of Housing, 2014)

36 Apperly et al, *Pictorial Guide*

37 DC; 347, 358

Other newcomers were forced to endure even more makeshift accommodation, in outhouses, empty shops, or sheds on market gardens and poultry farms. In addition, the unsanitary and dilapidated cubicles along the **Scarborough** beach front were fully and permanently occupied.

Even public institutions were forced to improvise. The first Scarborough Post Office, for example, was a simple prefabricated structure³⁸, and many of the rapidly growing churches, clubs and societies made do with recycled army huts.

Demographic changes were also affecting policy, as the ageing populations in the inner suburbs were requiring retirement homes, autumn centres and bowling clubs, in contrast to the seemingly insatiable demands for child health facilities, kindergartens and playing fields on the fringe.

Fortunately, the local authority was maturing in tandem with the area for which it was responsible. In contrast to its earlier restricted role as a builder of roads, drains and public halls, it was now concentrating also on the provision of specialised amenities, culminating in the appointment of a welfare officer in 1960.

Finally, it initiated a series of events which resulted in the shift of its administrative activities in 1958, from Central Perth to Cedric Street, as the first stage in the establishment of a civic centre³⁹.

The 1960s mineral boom in the state ushered in an era of building and the International Style. A few Corbusier/Bauhaus influenced international modern houses - machines for living in – can still be seen throughout the district. The International Style was not the mainstream of building in the area. Many houses were built with pale pink bricks, a novelty which were developed in the period. Blue tiles were also a novelty of the period⁴⁰.

During this period, the process of suburbanisation which had begun in the previous two decades was almost complete. The opening and developing of **Carine** and **Hamersley**, the filling in and further development of **North Beach**, **Waterman** and **Trigg** heralded an unprecedented period of growth and building activity.

38 Cooper & McDonald, *Diversity's Challenge*: 320

39 Cooper & McDonald, *Diversity's Challenge*: 348-49

40 Apperly et al, *Pictorial Guide*

SECTION 7

A NEW CITY 1971-1996

- City of Stirling becomes independent of Perth City Council.
- Mediterranean housing develops, along with more modern styles.
- Development of multiple units on lots which previously had only one property.

The biggest change was arguably within the administration of the local authority itself. In 1961 it became the Shire of Perth and in 1971 the City of Stirling. The achievement of city status was manifested in the erection of the municipal headquarters in the locality of Stirling. On Sunday 24 January 1971, Governor Sir Douglas Kendrew proclaimed the City of Stirling, and Manuel Starke became the first mayor. Finally, the new city was separated from its birth with the City of Perth and could start to develop its own identity⁴¹.

During the 1970s Stirling had the highest rate of new home building in the metropolitan area. Many were in the distinctive Perth Regional Style featuring Spanish profile terra cotta tiles and white painted or clinker brick walls. Examples were to be found throughout the district, many near the waterfront at **Scarborough**⁴². Desire to live within sight of the ocean combined with population growth meant considerable redevelopment of the seaside homes in areas such as **Scarborough**, **Trigg** and **North Beach**. Urban planning allowed for greater densities in some areas and grouped housing made rapid strides.

Because many residents of the City of Stirling worked beyond the city boundaries, the new housing developments were in fact dormitory suburbs. There were, however, increasing work opportunities available in various areas within the city. **Karrinyup** and **Innaloo** shopping centres and the Observation City Hotel complex, for example, provided opportunities for employment and for local businesses.

⁴³The development of the Herdsman Lake industrial complex complemented that at **Osborne Park** and provided further employment opportunities.

In the 1970s the architect Ivan Iwanoff was making a name for himself with his international modern houses noted for their sculptural frieze screens. 41 Summerhayes Way, **Karrinyup** has a fine example, others are found at 10 Craig Street, **Wembley Downs**, 53 Shannon Road, 38 Sycamore Road, and 4 Briald Place, **Dianella**⁴⁴.

The new suburbs needed churches and Our Lady of the Rosary in **Woodlands** and St Denis built in **Joondanna** 1967 were two constructed at this time. Our Lady of the Rosary has a striking edifice.

In addition to new homes and suburbs there commenced in this period the re-development of the older inner localities. By the late 1980s and 1990s the same process was discernible in the coastal suburbs such as **Innaloo** and **Scarborough** where larger suburban blocks on deep sewerage were being used to hold two or three dwellings or even blocks of home units. The period in fact witnessed the virtual end of farming in Stirling as the last market gardeners around Lake Careniup and Herdsman Lake gave way to new housing or industrial estates.

The continuous growth in population led to a concomitant increase in facilities. In 1973 there were already 49 state schools, 28 private schools, 18 kindergartens in addition to two teachers' colleges at **Churchlands** and **Mt Lawley**.

These two teachers' colleges later became campuses of the Western Australian College of Advanced Education and subsequently in the late 1980s campuses of Edith Cowan University. Balga Technical College built in 1973 provided opportunities for apprentices and adult education⁴⁵. The building of Carine TAFE in 1980 provided yet a further widening of tertiary opportunities in the city.

41 Cooper & McDonald, *Diversity's Challenge*: 355-56
42 Apperly et al, *Pictorial Guide*

43 Cooper & McDonald, *Diversity's Challenge*: 361, 372
44 State Heritage Office Assessment for *Marsala House*
45 Cooper & McDonald, *Diversity's Challenge*: 393

This period also witnessed the relocation of prestigious private schools, such as Hale School c.1960 and St Mary's Church of England School for Girls in the 1970s, within the city's boundaries⁴⁶.

While this was a period of growth in education facilities, it was also a period during which, as the school age population declined in the older suburbs, schools were being recycled for other purposes. The Tuart Hill Senior High School, for example, was closed and re-opened as the Tuart College for students making a second attempt at university matriculation, while attempts were made to close several of the smaller government primary schools.

There was considerable growth in the **Balcatta** area. The successful sons and grandsons of migrant families constructed very large mansions. These houses are rich in decorative features usually associated with Mediterranean architecture⁴⁷. The tremendous growth in housing and population caused increasing pressure on the existing transport system. Already by the early 1960s arterial roads such as Scarborough Beach Road and Wanneroo Road were proving inadequate to handle the amount of traffic flowing to and from the city.

In turn the existing transport system restricted the further development of suburbanisation. The situation was transformed in this period by the opening of the Mitchell Freeway and access roads such as Karrinyup Road connecting it to the coast and to Wanneroo Road. This new road system was complemented by the extension of West Coast Highway to join **North Beach**, **Waterman** and **Scarborough** and the building of Marmion Avenue connecting the coastal suburbs⁴⁸.

By the 1980s even this improved road system was under pressure as the population continued to climb and suburbanisation occurred in Wanneroo. The decision was then taken to build the Northern Corridor train system - the Joondalup line. It was opened in 1993, with stations at **Stirling** and **Glendalough**.

There was also a dramatic increase in the variety of sporting and recreational activities available, and in the number of participants. The majority of these were provided by the local authority. Some idea of the scale of recreational development can be gauged by the fact that by 1973 there were already 58 parks the city and 94 playgrounds and minor reserves.

Public libraries, child health centres, aged people's centres, autumn centres and youth centres were also built in for most suburbs. Other entertainment was provided by the movies, in local halls and in the early 1960s, at the Metro Drive-In at **Innaloo**. Thirty years later the local cinemas and drive-ins, put out of business by television in the 1970s had been replaced by new multi-theatre suburban cinema complexes including one at **Innaloo** on the site of the old drive-in. Other forms of entertainment such as The Snake Pit and Luna Park both disappeared during this period.

The City of Stirling was increasingly brought into contact with the world beyond its borders through the electronic media. In addition, the freeway and the new railway increased access with other districts to the north, east and south.

46 Cooper & McDonald, *Diversity's Challenge*: 263, 394

47 Apperly et al, *Pictorial Guide*

48 Cooper & McDonald, *Diversity's Challenge*: 385-89

Another link with the outside world was provided by the increasing number of migrants from other countries. Sporting bodies also reflected this increase in external contact, as athletes, cricketers, hockey players, lawn bowlers, and others successfully represented their state and nation at the highest levels of competition.

The 1980s saw considerable conspicuous consumption. Larger mansions were built within the city boundaries such as along Dianella Drive. Many large homes particularly along the coast line are in the International Style or a Postmodern idiom. They are houses as sculptures. The starkness of the large glass and concrete constructions are softened at times by the whimsy of pediments, glass domes, waterfall roofs or strongly angled geometric extrusions⁴⁹.

In the 1990s a softer Mediterranean style of house, generically named Tuscan, has been appearing along the coast. These are characterised by warm toned stucco and pale roman tiles or slate roofs. They often incorporate iron detailing in railings and window frames. The gardens are often more formal with tubs and topiary.

During this period, there was also an increasing number of women councillors, including Alma Venville, the first female mayor of the City of Stirling⁵⁰. The rate of change and pressure on both resources and city administration led to a period of conflict and instability in council and administrative ranks. By the 1990s, however, the situation had stabilised, and the city looked forward to a further period of growth and change.

49 Apperly et al, *Pictorial Guide*

50 Cooper & McDonald, *Diversity's Challenge*: 367-70

SECTION 8

INTO THE FUTURE 1997-2017

- Final subdivisions undertaken.
- Better Suburbs Program to improve quality of life for Stirling's residents.
- Focus now on infill and protection of the City's heritage

In 1998 the suburb of **Maylands** and a small part of **Mt Lawley** were transferred into the City of Bayswater from the City of Stirling. The 9,000 residents relocating to Bayswater increased Bayswater's population by nearly 20 per cent, while reducing Stirling's population by only five per cent.

In the twenty years since 1997, the City of Stirling has overseen the final subdivisions in the area, and has now shifted planning attention to infill. **Carine's** subdivision commenced towards the end of the 20th century, and new development focuses on single homes, with many double-storied to take advantage of ocean views, particularly to the west and near the Carine Open Space.

The final few areas which were formerly market gardens and swamps, for example East Roselea, were subdivided around the turn of the 21st century, and new estates have taken advantage of the opportunities offered there.

Another example of a more recent estate is Princeton between the Mitchell Freeway and Karrinyup Road. Infill has become the focus of attention for areas in **Doubleview** and **Nollamara**, where it is likely single homes will increasingly be replaced by units to increase density in those areas.

The City of Stirling initiated the Better Suburbs project in 2016 to improve **Balga**, **Dianella** (north of Morley Drive), **Nollamara**, **Mirrabooka** and **Westminster** and parts of **Balcatta**, **Hamersley**, **Tuart Hill** and **Yokine** near Wanneroo Road and Morley Drive. The aim is to maintain residential areas for families and larger households, increase tree coverage, and improve liveability while enhancing the City's natural environment. To achieve this, plans will encourage the development of a range of housing types and identify

opportunities for growth around centres and along transport corridors and the retention of areas for family housing.

Corridor planning is also the focus of attention for Beaufort Street, Main Street and Scarborough Beach Road. These will be planned as mixed-use zones, with buildings between three and six stories to increase density while offering commercial opportunities and entertainment districts.

The multicultural nature of the City of Stirling has also shifted since 2000. Recent immigration patterns have introduced formerly underrepresented minorities, making the city one of the most diverse local governments in Australia. More than 64 per cent of City of Stirling residents have a parent who was born overseas, while 24% of the residents speak a language other than English at home, with the top four languages being Italian, Vietnamese, Macedonian and Mandarin.

Between 2009 and 2014, 16,563 migrants arrived in the City of Stirling. Just under half arrived under the skilled migrant stream, a quarter under the family migration stream and 10% under the humanitarian stream. The diversity within the city will lead to a variety of different residences being required, as family size is often dependent on culture, as well as various recreational and commercial facilities.

A Heritage Management Strategy is now in place across the whole of the City of Stirling. Specific character guidelines apply to Mt Lawley, Menora and Inglewood, which focus on the retention of buildings from the early 1900s to the 1950s within the Heritage Protection Area.

CITY OF STIRLING'S SUBURBS

BALCATT

- Balcatta, meaning 'his hill', was predominantly used for market gardening until the 1960s and 1970s, when industries moved into the area and blue-collar workers began to establish homes.
- Mainly single detached residences, although several unit developments exist within the eastern sector between Main Street and Wanneroo Road.
- Houses generally brick and tile with many reflecting a southern European influence in their design.



Balcatta Senior High School (1966, Image courtesy of State Heritage Office)

First recorded by Alexander Forrest in 1877, Balcatta is the Aboriginal name for the northern portion of Careniup Swamp, derived from the words bal (meaning his) and gatta (meaning hill). A free translation of Bal Gatta would be 'The Hill of the Old Man or Chief'.⁵¹

In 1844, a grant of 780 acres was granted to Samuel Moore in an area now covered by Balcatta. After his death in 1875, the land was sold to John Charles Mews for £300 and the first trace of the name Balcatta can be found on the offer for sale by Mews in 1888. Another section of Balcatta was also once part of an extensive grant given to Thomas Walters in 1840.

Before the 1960s, land at Balcatta was predominantly used for market gardening and other rural activities. But, as residential development progressed rapidly from the late 1960s, blue-collar workers began to establish homes in the area to be close to workplaces—yet the movement of industries to the area did not begin in earnest until the 1970s.

The 1960s mineral boom in the state ushered in an era of building and the International Style. A few Corbusier/Bauhaus influenced international modern houses - machines for living in - can be seen throughout the district. Of a slightly later date (c.1970) are 74 and 76 Hanworth Street.

St Lawrence & Mary Immaculate Church, 392 Albert Street (c.1970) is a good example of the Late Twentieth Century style applied to a place of worship.

Balcatta Senior High School (1966) is of considerable architectural interest unusual in a government high school. (State Register of Heritage Places).

Character housing can be found in the area east of Main Street—these are generally older, timber-framed dwellings that housed market gardeners before Balcatta's suburban development.

51 *West Australian*, 17 August 1939

BALGA

- Balga, from the Aboriginal word for an indigenous tree, was originally used for market gardens and poultry farms, before large-scale development of Balga began in the late 1950s.
- Most dwellings in Balga are detached, constructed from brick and tile. Some examples of grouped dwellings and flats throughout the suburb.



Entrance to the deli, Fieldgate Square (1973, SLWA 360456PD)

Adopted in 1954, the name Balga is derived from the Aboriginal word for the indigenous grass tree *Xanthorrhoea*.

The Balga locality was originally part of a grant given to Thomas Walters in 1840 and was used primarily for market gardens and poultry farms, before large-scale development of Balga began in the late 1950s.

In 1950, the State Housing Commission resumed land at Balga to form part of the Mirrabooka satellite city, which was to also include Nollamara, Westminster and the northern portion of Dianella.

Mirrabooka was to become a regional centre containing 16,000 houses, as well as civic and recreational facilities including childcare, schools and public open space, and it was envisaged the Balga population of workers would commute to and from Mirrabooka and the northern industrial areas. Although the Mirrabooka project was never completed, the State Housing Commission gradually developed land at Balga.

Balga streets began to be laid out in 1959 with most housing constructed after 1964—the area is largely characterised by single-storey residential dwellings with lot sizes averaging 700 m².

CARINE

- Carine, named after two swamps in the area, was largely undeveloped until the 1960s, but is now considered the heart of suburbia, with a large proportion of double-storied houses to take advantage of ocean views.
- The most recently developed section of Carine is to the west of the suburb—brick dominates the choice of construction materials.



Balcatta Senior High School (1966, Image courtesy of State Heritage Office)

Originally forming part of the Hamersley Estate, which also included the suburbs now known as North Beach, Waterman and Hamersley, Carine is named after two swamps in the area.

The Carine swamps were recorded by R. Quinn in an 1865 survey of Big Carine Swamp and Small Carine Swamp. The Hamersley family, who arrived from Europe to settle in the Swan River Colony in 1837, owned the Hamersley Estate. But much of the land at Carine remained largely undeveloped until the 1960s with only a few market gardens established in the low-lying portions around the wetlands.

Until recently, most housing within Carine has been single detached residential but, as infill development has increased in popularity, duplexes have become more common. Most of the housing has been built since the 1970s, so the area generally contains dwellings of a modern design.

The most recently developed section of Carine is to the west of the suburb—brick dominates the choice of construction materials, befitting an area considered the heart of suburbia. A large proportion of houses are double-storied to take advantage of ocean views, particularly to the west and near the Carine Open Space.

CHURCHLANDS

- Churchlands received its name after the land was sold to Catholic Bishop Matthew Gibney, and little development occurred in Churchlands until extensive subdivisions took place the 1980s.
- Residential dwellings are characterised by large, modern two storey designs.



Churchlands Senior High School (1968, SLWA 348086PD)

Becoming known as Churchlands after the Catholic Church purchased it in 1891, European settlement of the area began when land was granted to Henry Trigg in 1831 and the Hokin family in 1834.

Both were grants of 200 acres, later acquired by William Strickland, who later sold the land to Perth's Roman Catholic Bishop, the Right Reverend Matthew Gibney. But little residential development occurred in Churchlands until the 1980s, when extensive subdivisions took place near Herdsman Lake. Development is still underway in the north-eastern part of Churchlands, now referred to as Floreat Lakes.

New land of low agricultural potential became available in the district as Herdsman Lake was subdivided. Herdsman Lake Settlers Cottage (1930, State Heritage) in Pearson Street, built on land originally acquired by Archbishop Gibney for the Catholic Church and drained in 1883, is all that remains of the agricultural lot development by the Workers' Homes Board c.1922. It is a single storey timber framed construction and weather board clad dwelling, built to a standard pattern and originally owned by a Mr Hatch. Many of the original settlers were unable to make a living from this land and sold their properties to southern European migrants who with many family members working together made it productive. This property was taken over by the Gava family.

Residential dwellings are characterised by large, modern two storey designs that have an average lot size of 850 m² while the popularity of infill development has resulted in duplexes and units becoming a significant form of residential construction throughout the area.

COOLBINIA

- Coolbinia, the Aboriginal word for mistletoe⁵², was part of Mount Lawley until 1953. It was designed for green streets with low-density dwellings, reflecting different eras of residential development.
- Types of housing include Californian bungalows, art-deco, post-war austerity housing and international-style dwellings.

An Aboriginal word for wild mistletoe, Coolbinia was named back in 1953 to differentiate the area from Mt Lawley. Coolbinia was originally considered part of Mt Lawley and designed according to garden suburb principles first devised by Ebenezer Howard, advocating the creation of green streets with low-density dwellings.

To enforce the standards, many lots in Coolbinia had restrictive covenants placed on land to limit most development to single residential and an interesting element of design saw developers ensuring each dwelling was within walking distance of a small park or recreational reserve.

Many of the street names within Coolbinia commemorate towns and districts across WA and include Carnarvon, Ardross, Mullewa and Koorda.

The character of Coolbinia dwellings varies considerably and can be attributed to the different eras of residential development housing from the 1930s to the 1960s.

Predominantly characterised by brick-and-tile homes on large lots, the area also has a small pocket of unit development located on Adair Parade.



25 Armadale Crescent, Coolbinia (c.1950)

POST-WAR AUSTERITY

After World War II a shortage of building supplies and labour led to simpler, more austere homes.

Types from 1940s and 1950s include the double brick cottage, the fibro home, the waterfall style with curved brickwork, and later the triple fronted brick home.

This variety of housing has substantially contributed to the unique character of the streetscapes.

52 *West Australian*, 2 February 1954

DIANELLA

- Dianella is named after a small blue lily that used to be common in the area. Sandy soil hampered growth until the 1960s when housing construction first occurring north from Walter Road and Grand Promenade.
- Housing varies considerably, ranging from modest post-war homes to large, modern two-storey dwellings.
- Most houses are single-detached and of brick construction but there are a significant number of duplexes and villas, as well as some older flats in the southern area.



Display home in Dianella built by RDC Constructions, 18 April 1966 (SLWA BA1524/71)

Dianella got its name from a small blue lily, known botanically as *Dianella revoluta*, a narrow-leafed plant plentiful in the area before residential redevelopment.

The land that now forms Dianella was originally distributed to Robert Thomson, George Darby, James Drummond and James Birkett between 1829 and 1930, although early development was slow because the soil was deemed unsuitable for agriculture.

Much of Dianella was subdivided in the 1880s by the Intercolonial Investment Company of Sydney but the sandy soil continued to hamper growth. By 1919, the only development in Dianella was along Walter Road, which was then a track leading to dairy farms in the Morley area.

At this time, Dianella consisted of four localities known as North Inglewood, East Yokine, Morley Park and Bedford Park, which were amalgamated to form Dianella in 1958—and a growth boom occurred soon after. Early settlers such as Birkett, Drummond and Drake are honoured in Dianella's street names.

Dianella's development progressed rapidly during the boom years of the 1960s with housing construction first occurring north from Walter Road and Grand Promenade. St Andrews and Dress Circle Estates were the last major areas to be developed.

DOUBLEVIEW

- Doubleview was named for its views of both the Indian Ocean and the Darling Ranges, but development was slow until returning World War II soldiers were given homes in the area.
- Single detached dwellings dominate, but there are some scattered unit and duplex developments. Much of the area contains post-war housing, a significant proportion of which was constructed by the government, and many of the original dwellings are of timber-frame construction, with more recent developments using brick and tile.
- Some parts of the southern area contain examples of 1960s and International Style housing.

Doubleview got its name because the suburb offers two extensive views—the Indian Ocean to the west and the Darling Ranges and Perth to the east.

One of the first landowners in Doubleview was John Daniel Manning, a dairy farmer who occupied land in 1895 but did not develop it. The northern section of Doubleview was first subdivided in 1910 by Perth real estate agent Charles Edgar Stoneman but land did not sell rapidly and, as street names duplicated those in Perth, many investors were led to believe they were buying in the city centre.

In 1916, developer M. L. Connor subdivided the southern portion of Doubleview, although once again blocks were slow to sell, and developers Dudley and Dwyer acquired the unsold lots in both parts of Doubleview in 1926. While they created the name for the area to attract interest, development did not begin to accelerate until the government began providing returned soldiers homes in the northern section of Doubleview after World War II.



Beatrice Street, Doubleview, 1957 (SLWA 238027PD)



32 Beatrice Street, Doubleview (1940s)

GLENDALOUGH

- Glendalough literally means 'valley of the lakes', as it is located between Lake Monger and Herdsman Lake. Most housing is brick and tile with timber floors.
- Most post-war housing is brick and tile, often with timber floors. Unit developments in Glendalough were built in the 1970s. Most units concentrated around Harborne and Cayley Streets, near Glendalough Station.



Glendalough Home for the Aged (1988, SLWA 315155PD)

Located between Lake Monger and Herdsman Lake, Glendalough is aptly named—it literally means “valley of the lakes.” The name honours a Catholic centre in Ireland, where a hermitage was established in the 7th Century. A crown grant for Glendalough and a portion of Herdsman Lake was made in 1837 to Thomas Helms and eventually transferred to Bishop Gibney in 1887, who leased much of it to market gardeners.

The locality of Glendalough has a strong association with the Catholic Church with the northern portion passing through several orders of the Roman Catholic Church until 1921, when the Little Sisters of the Poor used it as a site for a rest home.

In 1949, the State Housing Commission bought part of Glendalough for subdivision and began to develop the area. Five of the early streets surveyed in the locality, including Leeder Street and Powis Street, were named after passengers on the ship Rockingham.

Glendalough is characterised by a significant number of grouped and multiple-unit residential developments with older character housing interspersed throughout.

Except for the high-rise unit developments, the majority of residential development does not exceed two storeys.

GWELUP

- The name Gwelup comes from an Aboriginal word meaning “to shift position”, referring to the lake. It was used mainly for market gardens until the 1970s, when it was transformed into a residential suburb.
- The type and style of residential dwellings varies considerably, ranging from early market garden cottages to recently designed two-storey developments.
- New subdivisions, including Karrinyup Waters and Settlers Green, contain modern, architecturally-designed homes while along North Beach Road much of the housing has been replaced by new developments.

Referring to a small swamp located within the southern portion of the suburb, the name Gwelup has been derived from the Aboriginal word ‘Gwelgannow’ meaning ‘to shift position’. Lake Gwelup is referred to as the lake that shifts position.

The land near the lake was first granted to Thomas Mews in 1831, passing through several owners before being acquired by Henry Bull, of Sydney, in 1891. Bull subdivided Gwelup in 1898 and 1899 but development was relatively slow, and the land was mainly used for market gardens in the early years.

From the 1970s, Gwelup transformed from a rural area to a modern residential suburb and only a few market gardens along North Beach Road remain as a reminder of earlier times.



Gwelup market gardens in the foreground (1968, SLWA 262221PD)

HAMERSLEY

- Hamersley is named after the family that settled there in 1837. Development occurred in two stages during the 1970s and 1980s, and it was the first suburb using a cul-de-sac design.
- The suburb is characterised by modern, single residential dwellings and duplex developments and most homes are built from brick and tile.
- As the first area to be developed, the western section of the suburb is dominated by single-storey residential dwellings, originating from the 1970s. Eastern Hamersley contains more recent developments, many of which are two storeys.

Named after the family that settled in the area after arriving at the Swan River Colony in 1837, the low-lying areas within Hamersley were used for market gardening during the early years and the remaining land was largely undeveloped.

First owned by Edward Hamersley who, after his death, passed the land on to his son Samuel, major residential growth in Hamersley did not occur until more than 100 years later.

It occurred in two stages:

- The western section was subdivided and developed in the early 1970s
- The eastern portion was subdivided later in the decade and continued into the 1980s.

Hamersley was the first suburb in the region to be guided by the principles of cul-de-sac design, which later formed the basis for other subdivisions within the northern corridor.

HERDSMAN

In the earlier days of settlement, cattle were raised near the lake area. In 1928, the Herdsman Lake Suburban Area was gazetted adjacent to the lake, covering parts of what are now Churchlands and Woodlands as well as the modern suburb of Herdsman.

In the 1980s swamp-land to the north of the lake was reclaimed by dredging to build Jon Sanders Drive and establish a light industrial park around Walters Drive. Prior to this, companies along Scarborough Beach Road backed on to the swamp. That area is now part of the light industrial suburb of Osborne Park, although some areas adjacent to Herdsman Lake Regional Park are still colloquially referred to as "Herdsman".

INGLEWOOD

- Possibly named after a Norwegian ship, the suburb of Inglewood has a high heritage value, with numerous places of cultural and historical significance.
- Many residences in Inglewood are pre-WWII, often of a Federation or Californian bungalow style.



Inglewood Post Office, Beaufort Street 1949 (SLWA BA1289/75)

CALIFORNIAN BUNGALOW

Easily recognised by the columns holding up a front veranda area and a gable roof usually facing the front.

Often now with picket fences, although they were not originally used.

Darker colours originally used but brighter paint replaced this in later decades.

Natural materials such as stone, brick and timber were used.

With a name thought to have been derived from the Norwegian barque Inglewood (its voyage was mentioned in the West Australian 24 May 1904), the area was granted to John Gregory in 1831. Regarded as part of Maylands in the early years, Inglewood was initially developed by a company called Gold Estates of Australia and a section now referred to as 'The Avenues' was the first to be subdivided. This development included area from the railway line to North Street and eventually through to Eleventh Avenue and Dundas Road; the latter subdivision was named Inglewood Estate.

Inglewood has experienced two distinct booms:

- Between 1904 and 1920, single residential housing was built to accommodate the blue-collar population
- Between 1935 and 1940, more development occurred

Inglewood has a high heritage value, with numerous places of cultural and historical significance, and many of the older dwellings renovated and restored. In addition to character housing, there are 1960s flats and modern unit developments scattered throughout the suburb.

Housing styles changed as influences from the Arts and Crafts Movement came into prominence, particularly with developers. Typical of this is 158 Tenth Avenue, Inglewood (c.1939). This is the predominant style throughout the western part of the district in the interwar period, and much of it comes from developers' stock designs.

The California Bungalows were based on the American bungalow design and were particularly popular in Australia from approximately 1913 to the 1940s. This style marks the beginning of American influences in housing as Australians experienced greater exposure to American popular culture.

The Californian prototypes were based on 'craftsman' principles and were constructed of natural-looking materials. While the Californian style offered a range of variations, its distinctive forms are readily identifiable.

INNALOO

- In 1927, the area named Njookenbooroo was changed to Innaloo at the request of the local progress association, where duplex homes and units are side-by-side the post-war timber-frame character homes.
- Contains a scattering of duplex homes and recently built units, which are gradually replacing older housing stock. Most newer dwellings are of brick and tile construction and have a modern design.



Morris Hotel, Barnes Street, Innaloo (now The Saint Hotel) under construction, c.1959 (SLWA BA1994/140)

While the name Innaloo was adopted in 1927, it was originally referred to as Njookenbooroo, believed to be derived from the Aboriginal name for Herdsman Lake or a nearby swamp.

The area now known as Innaloo was originally part of land bought by Thomas Mews in 1831 and, while subdivision in northern Innaloo was approved in 1898, development lagged for many years. The southern section was subdivided in 1916 but again demand was not high. A map drafted in the early 1920s indicates only ten houses had been built in the region with much of the land used for grazing.

In 1915, the Education Department acquired land in the area and built the Njookenbooroo School on the north-east corner of Odin Road, but the names of the school and post office

were changed in 1927, at the request of the local progress association.

Extensive development in the area began in the 1940s with street names taken from Greek mythology and the passenger list from the ship Rockingham. Residences in Innaloo are primarily single detached homes, built around the time of World War II. Most are of timber-frame construction and reflect post-war design standards.



11 Grant Street, Innaloo (c.1912)

What is now 11 Grant Street, in Innaloo illustrates the type of history houses in the district could have. It was a speculative house built about 1912 on part of the old grant overlooking Njookenbooroo and rented until it was sold to the Baker family in 1915. The enterprising Herbert Baker was a former tramway worker who became a sawyer and crate manufacturer. In 1917 he started a weekend bus service to Scarborough Beach. The land was sold on to the Harrison family in 1931 who started a poultry farm which remained until 1950 when the bulk of the land was resumed by the State Housing Commission for the new suburb of Innaloo.

JOONDANNA

- Originally named “Joondanna Heights”, subdivision of the suburb of Joondanna saw rapid development in the late 1940s and early 1950s, and by 1958 little vacant land was available.
- Until recent years, single detached houses dominated. Many of the old timber-framed workers’ houses from the 1940s and 1950s have been removed to make way for new developments. This has resulted in the construction of numerous units, although single detached dwellings remain the dominant form of housing in the suburb.

Joondanna Heights was originally selected as the name for this suburb, in a competition organised by the City of Stirling’s predecessor, the Perth Road Board. In 1954 the name was shortened to Joondanna, which is was the name of a farm owned by early settler Mark Banks in what is now Osborne Park.

Land at Joondanna was first granted to Thomas Walters in 1840, however little development occurred until after World War II. Subdivision of Joondanna commenced in 1939, and the late 1940s and early 1950s saw rapid development, to the extent that by 1958 little vacant land was available.



77 Short Street, Joondanna for sale by real estate agents L.J. Wearne Pty Ltd, 17 June 1968 (SLWA 280818PD)



69 Banksia Street, Joondanna (n.d.)



107 Baden Street, Joondanna (1950s)



231 MacDonald Street, Joondanna (n.d.)

STREAMLINE MODERNE

Streamline Moderne style was a late branch of the Art Deco style, which was seen in public buildings such as the Lyceum Theatre (now the Astor).

Style emphasises curving forms, long horizontal lines, and sometimes nautical elements, such as railings and porthole windows.

Style was adopted into suburban architecture.

TUDOR REVIVAL

Also known as Old English, the architecture evokes a sense of romance and nostalgia for a simpler world.

Directly expresses the influence of British architecture and the cultural ties between Britain and Australia.

KARRINYUP

- Karrinyup is derived from an Aboriginal word meaning 'the place where bush kangaroos graze'. Rapid growth began in 1957 and most of the houses are relatively modern.
- Most houses are relatively modern, though the prolonged period of development has resulted in a range of styles from various eras. Many homes within the suburb are of two storeys and the majority are of brick-and-tile construction.



State Housing Commission house in Karrinyup, 1 November 1966 (SLWA 280035PD)

The name "Karrinyup" was derived from the name of a local swamp called "Carenup", an Aboriginal word apparently meaning 'the place where bush kangaroos graze'. It was modified to its present form by the Lake Karrinyup Country Club in 1929.

Land at Karrinyup was first granted to Samuel Moore in the early 1840s. The property passed through many hands in the 19th Century until being acquired by W. Maley in 1909. Charles Stoneman subdivided another grant in the Karrinyup area into sixth-of-an acre lots in 1904. Many of these blocks were sold over the next ten years, however no roads were built and few houses constructed.

Development of a golf course began in the late 1920s on land previously owned by Maley. For many years, the Lake Karrinyup Country Club (1927) was the only significant development in the area.

Rapid growth in Karrinyup did not begin until 1957, when the 1904 subdivision was redesigned to allow extensive residential development. The dominant forms of dwellings in Karrinyup are single detached residences. The western sector of the suburb also contains a substantial number of duplex and unit developments.

MIRRABOOKA

- Mirrabooka, which is an Aboriginal name for the Southern Cross, was originally planned as a satellite city, but this was revised into a suburb instead.
- Houses are predominantly of brick and tile construction and are generally single storey.



Entrance to Mirrabooka Square (1978, SLWA 362941PD)

Mirrabooka, which takes its name from an Aboriginal name for the constellation known as the Southern Cross, was planned in the 1960s as a satellite city to accommodate the rapidly increasing post-war population.

The area was envisaged to contain over 16,000 dwellings, in addition to commercial and recreational facilities. It was imagined that workers from Perth and the northern industrial areas would be attracted to the development. In the following decades the concept was revised several times, resulting in changes to suburb boundaries and various residential developments.

By 1982 the proposal for a complete satellite city was abandoned and the suburb of Mirrabooka was formally created from an area previously known as Yirrigan.

Mirrabooka is largely characterised by single detached dwellings on small to medium sized lots. The average block size is 600 m², though lots of up to 890 m² can be found.

Much of the area has been developed, however there are still a small number of vacant lots remaining in the eastern sector of the suburb.

MENORA

- Menora, which means a seven-branched Jewish candelabra, has a strong association with the Jewish community. It was designed on the principles of the garden suburb and has a varied residential character.
- The suburb contains many character homes, with many buildings having significant heritage and cultural value. Architectural styles range from Californian Bungalow to Art Deco, Post-War and International Style.

Menora traditionally has a strong association with the Jewish community. This is reflected in the name, which is a seven-branched candelabra that is used in Jewish religious ceremonies. The area was once considered part of Mt Lawley. It was included in the land originally granted to Charles Bourne in 1840, but subdivision did not commence until the 1940s. The current name was chosen in 1954 and was influenced by the location of the Menora Picture Theatre in Walcott Street.

Menora was designed on the principles of the garden suburb, and thus incorporated green streets, parks within walking distance of all residents and a curvilinear street system. As Menora was developed over a relatively extended period, it has a varied residential character.

The dwellings are predominantly single detached residences on large lots and are generally of brick construction. Adair Parade contains the only significant agglomeration of unit developments. Many homes in Menora have recently been restored, allowing Menora to retain its unique character.



Unidentified Menora house, 1946 (SLWA 816B/C/828)



10 Dumbarton Crescent, Menora (c.1938)

CALIFORNIAN BUNGALOW

Easily recognised by the columns holding up a front veranda area and a gable roof usually facing the front.

Often now with picket fences, although they were not originally used.

Darker colours originally used but brighter paint replaced this in later decades.

Natural materials such as stone, brick and timber were used.

The California Bungalows were based on the American bungalow design and were particularly popular in Australia from approximately 1913 to the 1940s. This style marks the beginning of American influences in housing as Australians experienced greater exposure to American popular culture.

The Californian prototypes were based on 'craftsman' principles and were constructed of natural-looking materials. While the Californian style offered a range of variations, its distinctive forms are readily identifiable.



19 Melrose Crescent, Menora (c.1938)

INTERWAR FUNCTIONALIST

Popular with suburban architecture.

Style emphasises curving forms, and long, clean horizontal lines.

Sometimes includes nautical elements, such as railings and porthole windows.

19 Melrose Crescent, Menora is a fine example of Interwar Functionalist style with its plain treatments and curved linking elements, cantilevered sunhoods and stripped columns. It is an asymmetrically triple fronted design with a sweeping curved verandah and balcony linking the two wings of the L shaped plan.

MOUNT LAWLEY

- Mt Lawley was named in honour of former Governor of Western Australia Sir Arthur Lawley, and became renowned for the Pineapple Inn, a stopping place for travellers in the 1830s.
- Characterised by Federation and Colonial style dwellings with isolated examples of English vernacular revival, Art Deco and Californian bungalow styles.
- Most houses are single detached dwellings on large lots. There are also some group and multiple unit developments dispersed throughout the suburb, particularly around Beaufort Street.



17 First Avenue, Mt Lawley, home of Willie George Randell and family, 1927 (SLWA BA533/145)

Mt Lawley was named in honour of Sir Arthur Lawley, the Governor of Western Australia from May 1901 to August 1902. Mt Lawley was built on land surveyed between 1833 and 1839 and granted to William Layton and John Gregory. The area became renowned as a stopping place for travellers in the 1830s, when Gregory established the Pineapple Inn.

Subdivision of Mt Lawley began in 1892 by the Sydney and Perth Land Building and Investment Company. John Robinson and Samuel Copley acquired land in 1900, which was later developed as the Mt Lawley Estate. The area attracted wealthy business people and high-ranking public servants, with houses built to a high standard. Amenities such as churches and colleges were also provided to cater for the local population.

Many of the older character homes are of heritage value, and have been renovated and preserved. Most homes in Mt Lawley are of brick and tile construction.

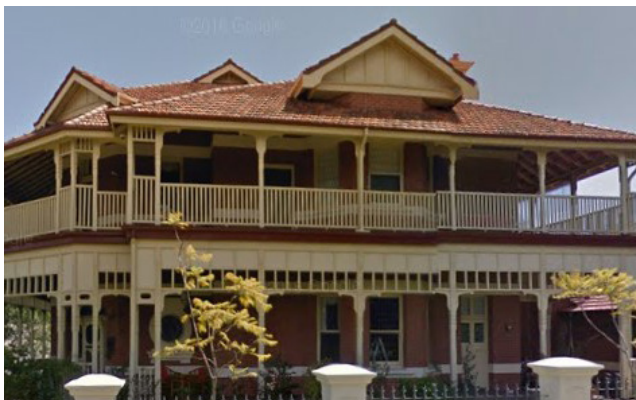
Mt Lawley, developed by lawyer Robert T. Robinson MLA and his real estate partner Samuel Copely, was designed as a 'white-collar' suburb appealing to the increasing numbers of wealthy professional people and businessmen who were looking for a fashionable locality close to the city. Few members of the old colonial families chose to build here. Homes were substantial and in many cases palatial, constructed of brick and tile in the Federation style.

The magnificent Mt Lawley Estate is a continuance of Highgate, and probably contains the most superb views of any estate in the State. It is just outside the city boundary, and the Highgate tram runs right on to it and the old Guildford Road right through it. The proprietors are building 10 houses upon the Estate and are making the roads and laying the water.

Copely built his own house Mayroyd in 1903 on the corner of Lawley Crescent and Beaufort Street at 709 Beaufort Street. He lived in the district until 1911. Robinson's legal partner Richard Haynes QC, built Windsor Hall in 1903 at 36 Queens Crescent. This somewhat idiosyncratic mansion combines

Dutch gables with Queen Ann conical roofs and extensive filigree verandahs.

Business people of note who lived in the Mt Lawley district at this time included Fred Buhler from 1920-1972 at 21 Hill View Road, Mt Lawley. He was the proprietor of the Murray Street premises Buhler's Pianos. Maurice Gunzberg, Wine and Spirit Merchant of Hay Street, lived from 1924 at 9 Hill View Road, Mt Lawley and William Nevard of the Nevada Shirt Company lived at 1 North Street, Mt Lawley. In public affairs May Holman and Florence Hummerston were two women of note who lived in the district from the 1920s.



Bona Vista, 35 Glenroyd Street, Mt Lawley (1917)

56 & 58 Queens Crescent, Mt Lawley (1918 & 1910) employ elements of the Federation Filigree style in a restrained way. No. 56 was built for W. Willis.



56 Queens Crescent (1918)

FEDERATION QUEEN ANNE

Asymmetric gables, white-painted window frames, front verandas with decorative timber features, tiling on patio floor.

Brickwork is deep red or dark brown, or a mix of the two. Roofs typically terracotta tiles with decorative gables, motifs, timber features, tall chimneys and fretwork.

Decorative leadlight windows are common, also circular bulls-eye windows.

FEDERATION FILIGREE

Characterised by a screen as a prominent style at the front of the house.

Before 1901, the screen was made of wrought iron, but afterwards it could be elaborate wooden fretwork.

NOLLAMARA

- Nollamara is named after the Aboriginal word for the black kangaroo paw plant, and was developed in 1950 as part of the Mirrabooka satellite city project.
- Residential development is characterised by detached dwellings on small to medium lots. Construction styles vary from timber-framed character houses from the 1950s to modern brick and tile dwellings.



John Barleycorn Hotel, north east corner Hillsborough Drive and Sylvia Street, Nollamara (1969, SLWA 113151PD)

“Nollamara” is an Aboriginal word for the plant more commonly known as the black kangaroo paw. Parts of the area now called Nollamara were originally granted separately to William Knight in 1841 and Mary Hutton in March 1844.

Development in Nollamara did not commence in earnest until the late 1940s. Prior to World War II, land in the southern sector of Nollamara was used mainly for market gardens and poultry farms. The State Housing Commission (now Department for Housing and Works) resumed construction in the area in 1950 as part of the Mirrabooka satellite city project. The suburb was named in 1954 and more than 2,500 homes had been built in Nollamara by 1969.

Property values in Nollamara have been on the increase for some years now, and redevelopment is occurring with many of the older homes being replaced by units and duplex developments. This has resulted in the reduced dominance of Department for Housing and Works properties.

NORTH BEACH

- North Beach was the former location of the famous Castle Hotel. It has a diverse range of housing types including old holiday dwellings, former workers' houses, modern dwellings and character houses.
- Although there are now many modern dwellings throughout the suburb, there are still some of the older character houses, which were generally constructed of fibro and timber, while the newer developments are predominantly brick.



11 North Beach Road, North Beach, 13 September 1977
(SLWA 362351PD)

The name 'North Beach' was first given to the locality in 1888 when surveyor Charles Crossland referred to the pastoral leases of Samuel Richard Hamersley as his "north beach coastal run". It was not until 1954 however, that the name was formally approved.

Edward Hamersley settled in the North Beach area in 1837 and built a home known as 'The Castle' on the site of the former Castle Hotel. Edward Hamersley died in 1874 and the land was passed on to his son Samuel.

During the gold rush era, North Beach became a quarantine station for camels entering the country for service in the goldfields. Throughout the 1940s and 1950s the area became a holiday destination for the people of Perth. As a result, many coastal shacks and holiday houses were built in North Beach, some of which are still there today.

In the late 1950s and early 1960s North Beach developed into a residential suburb and the town site was gazetted in 1964.

Single detached dwellings dominate housing within North Beach, though there is an increasing number of unit and duplex developments in the suburb. The average lot size is around 900 m², and block sizes can range between 530 m² and 1100 m².

OSBORNE PARK

- Osborne Park was named after William Osborne, a butcher and elected member of the Perth Road Board. It contains the City of Stirling's largest employer, West Australian Newspapers.
- Houses are generally detached brick and tile dwellings, though some character houses of timber construction are interspersed throughout the area.



181 Albert Street, Osborne Park (1950s)

Osborne Park was named after William Osborne, a butcher who owned an abattoir and land along Wanneroo Road and who was elected to the City of Stirling's predecessor, the Perth Road Board, in 1875.

Osborne Park was part of an original crown grant of 6,020 acres given to Thomas Walters in 1840. After the death of Walters in 1874, William Osborne bought part of his estate, which included the area now known as Osborne Park.

Many residents of Osborne Park at the beginning of the 20th Century were Chinese market gardeners who provided vegetables for the metropolitan area. Italian settlers continued the agricultural tradition in the area, utilising the swampland with its peaty soils and abundant fresh water.

Osborne Park gradually transformed into a residential suburb in the years following World War II, and the area later began to incorporate industrial uses. By the 1980s, industry had become dominant in most of Osborne Park, with only the north-eastern area remaining predominantly residential.

Residential development was relatively dispersed in Osborne Park prior to the 1950s, with a single node of housing along Main Street. After the 1950s housing construction began in the eastern sector of Osborne Park, though most remaining dwellings date from the 1960s and 1970s.

SCARBOROUGH

- Numerous unit developments have appeared more recently and are built in a range of modern styles and materials.
- Named after the English beach resort, Scarborough was once dominated by holiday homes and single detached houses.
- Once dominated by holiday homes and single detached houses built in the post-war era and occupied by workers. Though many detached residences remain, in recent years a vast transformation has occurred along the coastal strip.

The coastal suburb of Scarborough was named after the English resort of the same name located in North Yorkshire. As land at Scarborough was sandy and of little agricultural value, early grants were not made in the area. It was not until 1869 that John Hughes and Jesse Golding were each given lots of 40 acres.

In 1885 a visiting Sydney journalist explored the coastline at Scarborough and promoted the high quality of the beach. Encouraged by the publicity, some real estate agents investigated the possibility of developing the area. In 1885 Perth firm Laurence and Cooke purchased and subdivided land as a "proposed marine township of Scarborough".⁵³ However, the land sold poorly⁵⁴, and Scarborough was eventually re-subdivided into smaller properties in 1914.

The City of Stirling's predecessor, the Perth Road Board, later put the land to public auction and in the years following World War II large-scale development occurred. At that time street names in the area were altered to mimic the suburb's namesake in Yorkshire. By the 1960s there was little remaining undeveloped land. However, in the mid-1980s extensive redevelopment began, particularly along the beach frontage.

⁵³ Western Mail 19 December 1885

⁵⁴ West Australian 23 January 1886

Numerous units and flat developments have appeared, some of which are multi-storey and echo the style of the Observation City development. Housing designs range from the timber-framed workers' houses to 1960s flats through to modern home units. Lot sizes average 800 m² in Scarborough, though lots north of Scarborough Beach Road are smaller.



312444PD: Scarborough Beach clock tower, January 1981



Scarborough Primary School (1934) was the first school in Scarborough. The original wooden building was replaced with the current brick one in 1938.

STIRLING

- Stirling was named after Admiral Sir James Stirling, the first Governor of Western Australia, and contains the City of Stirling offices, Osborne Park Hospital and the Stirling train station.
- Residential development occurred rapidly after the subdivision of land. Single detached dwellings on relatively large lots dominate the suburb.
- Most houses are of modern brick construction. The design of many houses reflects Southern European influences and there is also a high proportion of two-storey residences. There are some older homes adjacent to Osborne Park Hospital from the 1970s.



City of Stirling administrative offices (1978, SLWA 222034PD)

The suburb of Stirling was named after Admiral Sir James Stirling, who explored and colonised the Swan River and was the first Governor of Western Australia. Stirling was originally an extension of the Osborne Park market garden area, with the fertile swampy land used for rural purposes. The locality remained part of Osborne Park until 1976, when it was officially gazetted as Stirling.

Subdivision commenced in 1978 and continued throughout the 1980s and 1990s, with small pockets of land still being built upon today. Stirling is now almost completely developed and contains several regional facilities.

The Stirling Regional Centre includes the Stirling Civic Gardens subdivision, City of Stirling civic complex and crosses the Mitchell Freeway to include the Stirling train station and reaches as far as the Innaloo shopping and commercial precinct on Scarborough Beach Road. The future development of the Stirling Regional Centre will also add to the strategic importance of the area.

TRIGG

- Trigg was named after Henry Trigg, former Superintendent of Public Works for the Swan River Colony. In 1919 there were only 3 buildings in the locality, and holiday and fishing shacks begin to appear in the 1920s.
- Residential development is largely dominated by single detached dwellings on individual lots. The style and form of housing in the area varies considerably.
- There are a small number of duplex developments, while many of the homes along the coast have been built in elegant Mediterranean styles.



Trigg Beach (1981, SLWA BA1530/6256)

Like the small island off the coast of this area, the suburb of Trigg was named after Henry Trigg, who was appointed Superintendent of Public Works for the Swan River Colony in 1842.

Land at Trigg remained largely vacant until the first grants were taken up in 1877. In 1888 a group of Sydney developers devised a scheme to divide a large area of Trigg into one-eighth-of-an-acre (505 m²) lots, however the scheme failed. By 1919 there were only 3 buildings in the locality, and holiday and fishing shacks did not begin to appear until the 1920s.

Trigg eventually started to be formally developed in the late 1940s, when 1,888 lots were subdivided and sold. Many of the streets in the area were named after former residents and pioneers, as well as local personalities.

TUART HILL

- Tuart Hill was named after the type of eucalyptus trees in the area and contains a rich diversity of housing types and styles. Find out more about Tuart Hill, including residential and community development.
- Contains a rich diversity of housing types and styles, ranging from single residential dwellings to villas, terrace houses and flats. The design of housing varies from post-war austerity dwellings to modern style two-storey developments.
- While most homes are constructed of brick, many timber-framed houses still exist. Much of the higher density housing has been constructed in more recent years, though there are some flat developments dating from the 1960s.

Tuart Hill acquired its name from majestic stands of tuart trees (*eucalyptus gomphocephala*) that once grew extensively throughout the area. Tuart Hill was part of the original crown grant of 6,020 acres (2,436 ha) taken by Thomas Walters in 1840.

In 1872 a road to the settlement of Wanneroo was constructed through the area and the many local tuart trees became a landmark to travellers. In 1905 Walters sold land at Tuart Hill to local developers.

Town Properties of Western Australia offered lots in the western portion of the Tuart Hill for sale, however development was relatively slow due to the perceived remoteness of the area. Prior to World War II, much of Tuart Hill was still used for rural purposes. The building of houses began to accelerate after the war and by the 1960s the suburb was fully developed.



Tuart Hill Post Office (1956, SLWA BA1289/160)

WATERMANS BAY

- Watermans Bay, originally Waterman Bay, was named after Alfred Waterman, who built the first house in the area.
- Residential styles range from timber and fibro workers' homes to modern two storey dwellings constructed of brick.

The suburb of Watermans Bay was originally known as Waterman Bay and named after Alfred Waterman, a fisherman who built the first house in the area (called 'Zephyr') in 1908. The bay was a well-known fishing spot. The Postal District of Watermans Bay was approved in 1954 and in 1962 the name "Watermans Bay" was shortened to "Waterman".

Residents requested that the name be changed back to Watermans Bay in 1964 however the request was rejected because it did not comply with the State Government policy at that time. In 2003 the Trigg, North Beach and Waterman Community Association conducted a survey of residents to determine the level of community support for a change of name. Of the 564 households surveyed, 502 responses were received with 491 in support and only 11 households objecting to the proposal. In November 2003 the State Government's Geographic Names Committee finally agreed to a City of Stirling proposal to change the name of the suburb from Waterman back to Watermans Bay.

Watermans Bay was originally part of the estate that the Hamersley family acquired in 1837. The area was subdivided as the Mt Flora Estates in 1918; however initial development was largely limited to holiday shacks. The pace of growth in Watermans Bay increased after World War II, and by the late 1960s the area had reached its development potential. In recognition of this growth, the townsite was gazetted in 1964. Some redevelopment began in the 1970s, with new homes replacing holiday shacks. Many of the street names in Watermans Bay honour members of the Hamersley family,



North Beach and Watermans Bay (1966, SLWA 259513PD)



Mount Flora Regional Museum, Watermans Bay

including Ethel, Margaret, Mary and Ada. Single detached houses predominate in Watermans Bay, though there are some duplexes and unit developments centring on Elsie Street. Some of these were constructed in the late 1970s when replacement of old housing stock commenced.

Average lot sizes are around 1,012 square metres, though there are several larger blocks along the foreshore.

WEMBLEY

- In April 1925 the City of Perth suggested that the area should be called Wembley Park after the London suburb where the Empire Exhibition of 1924 was held. The name Wembley was approved and gazetted on 2 July 1924.
- Unit developments along Herdsman Parade make this one of the most densely populated areas in Perth.

Wembley is part of the original crown land Aj Lakes Perthshire of 100 acres granted to Thomas Hunt on 24 June 1842.

Lakes District was recognised in the early days of settlement as the Herdsman Lake, Lake Monger area. The greater portion of the suburb of Wembley is within the Town of Cambridge.

Most of the area surrounding Herdsman Lake was used as market gardens. During the late 1960s and 1970s, owners were asked to give up the rear portion of their lots to the Crown and it was zoned Regional Open Space as well a portion of land to create Moondine Drive in return for a Residential R60 zoning.

This made way for the unit developments along Herdsman Parade, benefiting from its proximity to the Glendalough Shopping Centre and the Glendalough Train Station as well as close links to the City and schools. This has become one of the most densely populated suburban area in Perth.

WEMBLEY DOWNS

- The name Wembley Downs is derived from the name of the local golf course which was named after a town in England.
- Residential dwellings are mainly single houses on large individual lots. However, a substantial number of duplexes have been established in recent years because of the growing popularity of infill development.



Tombidis House, 10 Craig Street (Iwan Iwanoff 1972)

The name Wembley Downs is derived from the name of the local golf course and the name was used by residents before being officially approved in 1959. The golf course was named after the suburb of Wembley, which is several kilometres east of Wembley Downs. The name 'Wembley' originated from a town in England.

Part of the land that now makes up Wembley Downs was originally granted to Henry Trigg and Mary Ann Hokin in 1842. David Boyd then acquired a tract of land in Wembley Downs covering 642 acres in about 1906. After the death of Boyd in 1926, his executors sold the land to the City Beach Land Company of Perth.

In 1927 Wembley Downs was subdivided into approximately 90 lots. Development was slow, due partly to the thick virgin bush and limestone outcrops, which made building difficult. In 1947 the Perth Road Board had to resume 600 blocks for unpaid rates, and these were sold at very cheap prices. However, growth accelerated in the 1950s and by the 1970s the area was almost completely developed.

The section of Wembley Downs incorporating the Wembley Golf Complex is located outside the City of Stirling.

All types of residential dwellings in Wembley Downs are usually built of brick, though the design of houses varies considerably. Many buildings from the 1960s are of the International Style and there are also examples of houses of almost every design genre from the 1950s to the present.

WESTMINSTER

- The suburb of Westminster came about when residents requested the City of Stirling to rename the southern portion of Balga after the name of the original estate.
- Characterised by single residential developments, many of which are timber-framed houses constructed by the State Housing Commission. From the 1960s, private owners began to build brick dwellings on small to medium sized blocks. These are particularly evident in the north west of the suburb.

The suburb now known as Westminster came about at the request of residents who in 1994 requested the City of Stirling to rename the southern portion of Balga to Westminster after the name of the original estate in the area.

Between 1936 and 1955 a limestone road named Westminster Boulevard passed through the suburbs then known as Nollamara and Westminster Estate. Westminster Estate was subdivided prior to World War II, though development of the area remained limited up to the late 1940s because the area was perceived to be relatively isolated.

Most of the land at that time was used for market gardening and poultry farms. Due to the area's extensive jarrah and Banksia woodlands, timber cutting was also popular in the earlier days of the colony.

The Westminster area was resumed, along with the surrounding suburbs, by the State Housing Commission in the early 1950s to form the basis for the Mirrabooka Regional Centre, and Westminster was developed to capacity by 1970.

Unit developments have also been popular in the area, with most being built between 1960 and 1970. The eastern portion of Westminster is characterised by modern dwellings that were constructed from the mid-1970s until the present.

WOODLANDS

- Woodlands is named after the original estate that was on the land, and development only began in the 1960s.
- The dominant type of dwelling is the single detached home, although there are some higher density developments beginning to be established in the area. The prolonged development of the suburb has ensured a varied mix of housing designs.
- Most dwellings are built of brick and date from the 1960s and 1970s, while many of the newer homes are architecturally designed.



Our Lady of the Holy Rosary, Angelico Street (Bonaventure Leahy, 1973)

Woodlands is part of the original 'Woodlands Estate', which was owned by John Daniel Manning. Part of the area that is now Woodlands was originally assigned to Thomas William Mews in 1831. However, as Mews could not fulfil the location duties, the grant passed to Thomas Walters in 1840. It was later part of the extensive lands owned by John Daniel Manning.

In 1842 the locality was recorded as 'Jackadup', which was the Aboriginal name for the area. This was later adapted to 'Jackadder', the name that is still borne by the lake at the centre of Woodlands.

Development in Woodlands began in earnest in the 1960s and growth is still occurring, as the Floreat Lakes Estate to the south east was only subdivided in 1991 and still contains vacant land.

To echo the title of the suburb, many of the streets in Woodlands are named after trees such as oak, elm, birch, sandalwood and willow.

YOKINE

- 'Yokine' is derived from the Aboriginal word meaning 'native dog', as the area is close to Dog Swamp.
- Residential development has generally taken the form of single detached dwellings, particularly in the western and central portions. The style of buildings varies considerably, ranging from brick developments from the 1940s to timber-framed houses, International style homes and modern constructions.
- More recently there have been many duplex and unit developments dispersed throughout the suburb.



100728PD: The new clubhouse of the Western Australian Golf Club, Yokine, 1929

The name Yokine was derived from the Aboriginal word meaning 'native dog'. The name was chosen because the area is close to Dog Swamp.

Yokine was originally part of the grant given to Thomas Walters in 1840, however little development occurred in the early stages. Western Australian Golf Limited were the owners of Yokine from at least 1927, and the group subdivided a small portion of land near the golf course.

Prior to World War II the only house in the area was at the eastern end of Royal Street. A housing boom began in Yokine after the war and much of the area around the golf course was developed by the early 1950s. The southern section experienced rapid growth in the 1960s and by the late 1970s Yokine was almost completely developed.

Taylor
Burrell
Barnett

