

Summary of Submissions – Removal of 40 Guildford Road, Mount Lawley from the Municipal Heritage Inventory

The table below summarises the comments received during the consultation period, together with the Applicant's and Administration's response.

Comments in Support:

Submitters comments	Applicant Comment	Administration Response
<p>I have no objection to the removal of 40 Guildford Road from the City's Municipal Heritage Inventory.</p> <p>It has been an eyesore for more than the last 20 years and has been the subject of squatters and vermin infestation.</p> <p>It has also caught fire on one occasion.</p>	Noted.	Noted.
<p>Saving heritage properties is a good idea, however the property is in a state of disrepair and should have been demolished at the same as the other properties</p>	Noted.	Noted.
<p>The property has fallen into disrepair and its loss, though sad, is acceptable. The property was correctly identified in the past as conservation worthy, but that has now changed. The property was indeed a 'good' example of its time and intent, but not an 'excellent' or 'unique' example. I consider the decline of the building to effectively mean that it has already found itself unconserved. There are potentially some reflections to be had in regard the usefulness of conservation status. Looking forward, the proposed developments for this plot and those alongside are, in my view, a more worthy addition to society and culture for CoV than the preservation of what is now a degraded and dangerous eyesore.</p>	Noted.	Noted.

Comments Objecting

Submitter's Comments	Applicant's Response	Administration's Response
<p>No, I do not support this proposal, it is a home that has been neglected, Instead of the many years of having security patrols evicting squatters and installing fencing, the cost could have been redirected to the restoration of this home which could have been sold or rented. It still has charm and history which could become a home again.</p> <p>I have been a resident here since the original homes were still standing in the right of way behind Ebsworth Street Mount Lawley, when purchasing my property I carried out due diligence and the area was zoned R20. Over the years the rear properties were demolished, with various building proposals put forward from 7.1.1 build form, local planning scheme 2 and how many others, with consultation with rate payer's concerns this is just another episode of the Tv series "Yes minister and Utopia"</p> <p>I'm disappointed that the City of Vincent says it supports taking action on climate change according to the sustainable environment strategy, but I doubt the old 100 year old trees that help make our cities liveable, by shade, by making spaces cooler, and air better quality will just be bulldozed away</p> <p>We keep losing historical buildings, no more. They've neglected it for years in the hope it would be condemned.</p> <p>Demolition by neglect. No approved development application. Community is waiting for this dangerous intersection that is currently operating over-capacity for its design, with hundred-metre queues at peak hour to be fixed.</p>	<p>The Heritage Impact Statement acknowledges the current state of the dwelling as noted in the submissions. However, the character and authenticity of the surrounding streetscape has diminished over time due to the loss of surrounding dwellings and the changing function and capacity of Guildford Road. It is considered that the identified historic value of its role in demonstrating the creation of a neighbourhood clustered around Guildford Road is no longer evident.</p> <p>The subject lot was originally acquired by the State for the purpose of delivering major road upgrades along Guildford Road and East Parade. Other properties acquired for the same purpose have previously been demolished in preparation for the future upgrades. The subject dwelling has been retained as far as practicable in the interim to allow for the final land requirements to be determined in order to understand the impact to the dwelling and the potential for retention. Main Roads have progressed development of plans for the road upgrades and now have an endorsed land requirement plan which confirms the extent of additional road widening necessary in order to facilitate the upgrades. The plan confirms that the road widening will materially impact on the fabric of the dwelling. The front of the dwelling will encroach into the future road reserve such that it will need to be partially demolished and substantially modified in order to be retained. As a result, the historical fabric and character of the</p>	<p>The property is owned by the State Government and is a part of the Mount Lawley Housing Diversity Pipeline (HDP) area. The HDP project aims to identify and offer suitable surplus Government-land to the market for innovative housing developments that provide for social housing and deliver more housing choice for our communities.</p> <p>In addition to being subject to the HDP program, the property is affected by the current and planned Guildford Road reservation which necessitates its removal. Main Roads plans to use the existing and planned road reservation for a future intersection upgrade which will include double left turning lanes under signal control.</p> <p>Detailed design drawings for the redevelopment of the Mount Lawley HDP area have yet to be approved. The City expects that the future provision of trees and retention of existing trees will be subject to a separate development approval process.</p> <p>The proposed road works and HDP program requires the property's removal from the City's Municipal Heritage Inventory and its demolition.</p>

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<p>The department spent years buying up land to make room for the upgrades, part of which will now be sold off. Fixing the intersection should be addressed before property demolished or any land is sold. Existing trees should be kept. Important food source for the Forest Red-tailed Black Cockatoos that visit.</p> <p>Maintain our heritage houses that have been there for a hundred years and ultimately enhances the area, rather than the alternate option which devalues the area.</p> <p>This is a house worthy of retention . It compliments existing character in the Banks Precinct.</p> <p>It has been permitted by its owner, The WA Planning Commission, to deteriorate by neglect over the years.</p> <p>It is also important to retain the trees on this lot. .</p> <p>In a warming climate, trees are of immense significance contributing to cooling the environment by creating their own micro climate , storing carbon, reducing radiated heat, conserving wildlife habitat and biodiversity.</p> <p>They are also beautiful.</p> <p>Over the years I have encouraged City Of Vincent to value significant trees on this site. Following the demolition of the houses and businesses that were previously on this land, I have written submissions to City of Vincent Planning Department, Deputy Mayor and officers. The land from No 40 Guildford Road wraps around the corner of East Parade to Gardiner Street and along the rear of Zebina Street.</p> <p>I hope that you will see the value in protecting trees. They include Jacaranda, mulberries (remnants of the East Perth Silk industry.) Eucalyptus species, two very large ficus trees (Port Jackson figs I think)</p> <p>These trees cannot be replaced. They have high social and environmental value. A previous plan from Main Roads Department and Department of Planning and Infrastructure demonstrated 'pocket parks'. I have a copy of this document.</p>	<p>dwelling will be diminished to a point where the value no longer warrants its retention. Further to this, the changes to the street layout and the proximity of the street edge to the front of the dwelling will fundamentally alter the context and relationship of the dwelling to the streetscape, losing its authenticity and historic value.</p> <p>This application is required only to seek approval for demolition of the existing dwelling on Lots 254 and 493 (No.40) Guildford Road. The subject site does not contain any trees that are listed in the City's 'Trees of Significance Inventory'.</p> <p>While it is noted that some of the trees referred to in the submissions do not relate to the subject site, the retention of existing mature trees will be encouraged as part of the wider redevelopment of the lots along Guildford Road and the provision of adequate trees and landscaping will be addressed as part of the future redevelopment of the site which will be subject to a separate development approval process.</p>	

Comments neither Supporting nor Objecting

Submitter's Comments	Applicant's Response	Administration's Response
<p>As the place is not in the State Register of Heritage Places, is not in the vicinity of a place on the Register, is not subject to a heritage agreement, and is not identified as a place warranting assessment by the Heritage Council, we do not wish to comment on the proposal.</p>	<p>Noted.</p>	<p>Noted.</p>