

Mount Lawley Matters



Lower Residential Zoning for Mount Lawley

Areas of the Mount Lawley Estates currently zoned R20 will soon be reduced to R12.5. It has been a zoning anomaly that the section of the First Estate east of Beaufort Street had its residential zoning density reduced from R20 to R12.5 in 1995 whilst the section of the First Estate west of Beaufort Street remained zoned at R20. Similarly anomalous is the fact that the whole of the Second Estate is zoned R20 whilst the Third Estate (Menora) and the Fourth Estate (Coolbinia) are zoned R10.

Following the Heritage Area Study, which included extensive consultation with the community, the City of Stirling is proposing to rezone the section of the First Estate west of Beaufort Street and the Second Estate from R20 to R12.5, as well as introduce measures which will help preserve the heritage and character of the area. The area to be rezoned is approximately bounded by Beaufort Street, First Avenue, Alexander Drive and Walcott Street. The rezoning requires the approval of the Minister for Planning. The City of Stirling forwarded the rezoning proposal to the Minister on 15 February 2000 and is awaiting endorsement.

Part of the due process in the rezoning process involved a period of public notification and community feedback. The community provided the City of Stirling with strongly positive feedback for the heritage and rezoning measures. Approximately 350 submissions were received by the City in the feedback process and the majority were from the Mount Lawley area. **The heritage measures and reduced residential density zoning were supported by 95% of submissions received from Mount Lawley.** Menora residents (82% support) and Inglewood residents (85% support) also supported the heritage measures. Many residents of Coolbinia (which is zoned R10) opposed any heritage measures. The City of Stirling accordingly excluded Coolbinia from any recommendations of the Heritage Areas Study.

The Mount Lawley Society has long argued for a more consistent and protective zoning for the whole of the original Mount Lawley Estates. The results of the community feedback demonstrate that the views of the Mount Lawley Society on character protection and zoning are supported by the majority of Mount Lawley residents. If the support from residents from "The Avenues" is similarly high, there is a case for similar down-zoning measures to be applied in the next zoning review.

The Mount Lawley Society applauds the City of Stirling for the heritage and zoning measures and wishes to thank Lawley Ward councillors, Rod Willox and Trevor Clarey for their support.

Membership Report

Current Membership of the Mount Lawley Society is approximately 250. We welcome the following new members: M&L Augustes, P & S Baines, G&N Brabham, J Chrisp, G & K Coulson, N&K De Felice, M&B Dyer, A Ewing, D&F Faraone, S&S Farsalis, B&S Fullarton, J&A Gustafson, J&M Harding, R Harris, P Head, M&S Italiano, S Leslie, V Lynch, W Manley, M Myer, T Moone, G&A Moore, P&C Morrissey, M McCann, V&S Ozich, J&S Poole-Johnson, N Roberts, R Sawatzky, D Scott, and J Willesee.

Committee Profile:

Michael Faraone

In each newsletter we will introduce a different committee member. Michael has been on the committee for two years. He is an engineer and is married to Rosanne. They have three boys and live on Woodsome Street. Michael's passion is lower zoning! The data he collected and the support that resulted from his tireless door-knocking was invaluable to the Society.

HISTORIC TRAM RIDE - Details on page 2

Regent Street Renumbering

"People power" scored a victory when the City of Stirling decided against renumbering all the dwellings on Regent Street West. The issue of renumbering arose after a house (with a Beaufort Street address) on the corner of Regent Street West and Beaufort Street was demolished. Five townhouses, currently being constructed, have replaced the original Beaufort Street house. As the townhouses faced onto Regent Street West, an application for Regent Street West addresses was made. The Planning Department proposed the new townhouses be given Regent Street West addresses which would have required all existing 41 dwellings on the street to be renumbered.

After numerous submissions from residents of Regent Street West, a street meeting (attended by both Lawley Ward councillors and Diana Warnock), lobbying of councillors, press coverage, and a presentation by Mount Lawley Society member John Lightowlers to the Planning Committee, the City of Stirling decided to issue the five townhouses with Beaufort Street addresses and the proposal to renumber the whole of Regent Street West was dropped.

It was the view of The Mount Lawley Society that renumbering a whole street for the sake of one redevelopment (when a Beaufort Street address was a viable alternative) would have set a very unreasonable precedent.

The support of ward councillors Trevor Clarey and Rod Willox was crucial in gaining the desired outcome.

Historic Tram Ride

The Mount Lawley Society is pleased to present another Tram Ride through our suburb. This is the third Tram Ride we have organised. The previous two Tram Rides were very popular and fully booked. It's a fun ride and children are welcome!

- Features a leisurely ride through the suburb on a "Burswood-type" tram.
- Expert commentary will be provided on the suburb's architectural styles and history.
- Adults - \$10. Children (under 12) - \$5
- Price includes a light afternoon tea after the ride.
- Departs from **Mt Lawley Neighbourhood Learning Centre, 715 Beaufort Street, (near Lawley Cres cnr)**
- **Sunday 9 April.**
- Tram Ride begins at **2pm** and returns at **4pm.**
- You can just turn up on the day, but to make sure you get on the tram ride, please ring **Barrie or Zoe Baker on 9271 5184 to book your seats.**

Newsletters by e-mail

For our members who are on line, the Mount Lawley Society is working on using e-mail as a more efficient and cost effective method of distributing our newsletters and other correspondences. Printing and postage are usually two of our biggest expenses. We are hoping to reduce these costs by approximately 20% by the use of e-mail. Attention to costs has been a factor which has enabled us to reduce membership fees. In addition, the manual tasks involved in a large mail-out, such as folding, stickering, inserting etc can be very time-consuming (and quite tedious)! Our next newsletter will have details on how you can have receive M.L.S. correspondence via the net.

Underground Power

The City of Stirling has successfully nominated Mount Lawley for the second round of the Underground Power Scheme. The area affected is approximately bounded by Walcott Street, Railway Parade, Third Avenue and Woodroyd Street. Councillor Rod Willox informed the Society that evidence of community support was considered to be a particularly important factor in the successful application. The most recent survey showed that 81.5% of residents supported the installation of underground power and 65% indicated that they were also willing to contribute financially.

Preliminary planning indicates that the duration of works in Mount Lawley will be nine months and is likely to commence between February and May 2001.

The Mount Lawley Society believes that this development is very positive for the suburb. It will enhance the street scape and increase the "leafiness" of the suburb. The yearly severe pruning of street trees should no longer be required! The Society will also be liaising with the City of Stirling with regard to possible input with regard to the choice of street lighting. Aesthetic street lighting has the potential to further improve streetscapes.