



Auchenflower Residents Alliance

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Treasurer:	John Fenwick	3870 7954

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local people addressing local issues

Winter 2005 Newsletter

Dear Member, Auchenflower Resident,

Welcome to the winter newsletter for 2005, a larger than usual one reflecting what the Management Committee has been addressing on behalf of the Members.

This is also available on our website www.auchenflower.org If you have received this by mail, please note - it helps immensely to have e-mail addresses for members – we assure you we are very discrete with it. Could everybody please confirm your address with an email to arainc@optusnet.com.au

Management Committee.

The current committee is:

President	Jackie Bentley
Vice Pres	Bill Heather
Treasurer	John Fenwick
Members	Bill Phillips Carol Wood Graham Young Kevin Southern

We would like to welcome new Committee members Carol Wood (who has taken the role of Secretary) and Graham Young. Both have made good contributions to our progress.

Website Manager.

Bill Phillips has taken over as website from our industrious and very capable previous Website Manager Calvin Bradshaw has left the suburb (we hope temporarily). Always worth a look for local issues at www.auchenflower.org

New Residents.

If you become aware of new neighbours / residents please let us know - we will deliver a "Welcome to Auchenflower Pack" to them.

Community Spirit Activities.

CROQUET Day

The next Community Spirit day is a Croquet Afternoon at the Mcllwraith Croquet Club at Dixon Street Auchenflower on **Sunday 24th July 2005**

An afternoon of unrestrained fun working out how such a genteel activity can be so strategic and downright cut-throat. What were those Victorian ladies on the village green thinking??? For \$10 /head you can find out. Come along – it will be fun.

WEED Day

The last Community Spirit day was the Weed Day and picnic at Mcllwraith Park at Dixon Street Auchenflower on Sunday 18th April 2005

A well presented display of weeds and noxious plants all of which were collected from roads or yards in the suburb.

A very positive contribution to our education on environmental matters and a salutary warning on what can easily overtake our lifestyle. Special thanks to Bill Phillips and Harriet Preece for their efforts.

Safety and Security

The ARA Inc. has received \$100 from Ward funds from Councillor Magub to produce and collate a survey on Safety issues within the Suburb. We are designing a survey of issues and particular areas of concern within the suburb and would appreciate your initial feedback on any areas that require action.

In the first instance any contributions with design parameters and topic identification would be appreciated. Please email arainc@optusnet.com.au with any initial thoughts or assistance you can provide.

Built Environment Committee

Ithaca District Local Area Plan - still in the pipeline

Last November Council again sought public consultation on the 2004 Draft Ithaca District Local Area Plan (IDLAP), which had previously been released in 1999, but never gazetted. At that time we submitted two lengthy reports to Council, setting out the history of development in Auchenflower and defining the demographic and architectural layout of specific areas across the Suburb.

At the time we identified and noted the specific differences in character across the Suburb of Auchenflower:

- The area East of the Railway line which the Town Plan envisages as multi unit and high rise developments;
- Torwood (to the North of Birdwood Tce.) with its closer settlement of traditional workers cottages; and
- A further area of special residential character found in Auchenflower, especially in the triangle between Milton Road, Frederick St and Birdwood Terrace.

The last two areas are replete with examples of streetscapes of architectural styles defined within the Town Plan as significant and "worthy of preservation".

A new submission lodged by ARA Inc in December 04 re-stated these concerns, and commented in detail on IDLAP.

Recent enquires to relevant Council planning officers indicate that about 60 submissions were received and these are still being considered. In due course, some acknowledgment of these submissions will be made in the final IDLAP which will then be sent to the State Government for gazettal. There is a statutory time limit of July 2006 for this to occur.

In the meantime, the Ithaca District, (it contains 7 suburbs including Auchenflower), remains without a statutory Local Area Plan. Essentially this means that the CityPlan 2000 – the city-wide Town Plan - covers any developments proposed. Each development in the Suburb is assessed on the code applicable across the City rather than a code specifically for the Local Area defined in the (Ithaca District) Plan.

Neighbourhood planning initiative - BCC Fairs

Council's new Neighbourhood Planning Fairs have been promoted in local media and BCC publications as an opportunity for residents to discuss planning issues and the future of their areas. (*note the eyewitness account below; Ed.*)

The impacts of population growth and changing housing needs on Brisbane's suburbs is a topic of great interest, with significant demographic pressures forecast in the SEQ2006 Regional Plan recently brought down by the State Government.

Those of us who have attended these Fairs look forward to the next step in this planning process which is a CityShape conference to be convened by council in October 05. Whether the simplistic models of city growth presented at these Fairs are capable of affecting the ongoing form of Brisbane is under debate. We will wait and see just how such planning initiatives will "preserve and protect our unique lifestyle and the things we love about our suburbs", as promised in the press releases accompanying these events.

Community Action Groups - can we learn from each other?

Can local Community Action Groups (CAGs) like ARA Inc benefit by networking with like minded groups?

There are reported to be over 300 such groups between Noosa and the border, all with an interest in maintaining what is special about their areas in the face of increased development pressures.

There is a disparity of resources between government and developers on one hand and CAGs on the other. Isolation blinds us to broad patterns. Voluntary leadership is worn down over time. Would federating make sense?

This could mean a data base of contacts, a common web-site to share experiences, a network of mutual support, knowledge and expertise. These issues are being considered by representatives of such groups, including ARA inc, who met recently at West End.

In the western suburbs, we have informal links to similar groups at Milton, Bardon, West Toowong and Indooroopilly. Other groups at Paddington and Petrie Terrace have come and gone. Not all suburbs have the benefit of residents prepared to act collectively when needed.

ARA Inc. is interested in members views on this subject, so let us know what you think. Call, email or write.. we need your input on this issue.

TransApex Tunnels- a solution to Milton Road?

Auchenflower residents should be aware that one of the Transapex Tunnels "the Northern Link" (connecting the Western Freeway at Toowong with the Inner City Bypass) could result in less traffic along Milton Road, an outcome we should welcome. However, no time line has been published for this proposal, so we live in hope.

Details of this and other proposals locally and across South East Queensland are readily available.

The State Government's Office of Urban Management produced the Regional Plan and copies are readily available from them. Each is also readily and easily downloadable from the web at:

www.oum.qld.gov.au

The download is very easy and the documents are well presented. The hype surrounding them can be put into perspective with a little study and logical thought on the issues as you live them daily.

Local Development Applications

Development applications – An easy way to access the BCC website

One of the initiatives the Lord Mayor has brought in makes it relatively easy, and free, to find out what is happening with a particular Development Application in your neighbourhood, if you have internet access.

Previously a fee of \$10 per visit to the BCC website applied, but this has now been waived.

The easy way to access the BCC website is via a link on the ARA website. Go to:

www.auchenflower.org

click on the Built Environment page, and follow the instructions there to link to the DA section of the BCC website.

Try it, you will find it very easy, plus you get to browse the best website of any community action group in Brisbane.

NOTE:

You have several options if you see a development application near you and want to know what is happening and how it will impact upon you.

- Go to the web and search as we have indicated above;
- Go to the First floor of the Brisbane Administration Centre cnr George, Ann and Adelaide Streets (behind City Hall) and search a paper copy at the counter (they really are very helpful there)
- Go to the office of Councillor Judy Magub at:
Toowong Ward Office
50 High Street
Toowong

and search the paper copies held there.

If you go to Cr Magub's office there is a very good range of brochures and literature on what is of significance to you locally. Of particular interest are the environmental and historical booklets.

Single Unit Developments - a new strategy to increase density ?

Just when we thought small lot developments in Auchenflower had run their course, a new assault on the density of Character Residential suburbs like Auchenflower has emerged.

Q. When is a small lot not a small lot ?

A. When it is a Single Unit Development (SUD).

A new SUD Code introduced with little fanfare by Council in July 04 is now making its presence felt as developers apply it stealthily to subdividing larger lots, on the grounds of retaining existing character housing.

The SUD Code permits freehold titles as small as 300 square metres to be created, and appears to have been aimed at enabling certain types of Multi Unit Dwellings (MUDs) to be converted to Single Unit Dwellings (SUDs) so each resident has a title to the land on which their unit stands, rather than being a member of a body corporate for a community titled complex.

There have been at least 2 current Development Applications utilising this Code in Auchenflower - 25 Munro St and 105 Munro St.

Neither has been determined yet by Council - check them out on the BCC website. Submissions by residents concerned about the impact of such developments on the character and density of their neighbourhood are also available there.

Expect more of these applications if these succeed.

Your Input.

If you have any comments or questions regarding any issues mentioned in this Newsletter, or any other issues, we would be delighted to hear from you. In particular, we would like to get your reaction to the planned Community Spirit activities for 2005.

YOUR INPUT INCREASES THE CREDIBILITY AND SIGNIFICANCE OF ARA Inc.

Best wishes,

Jackie Bentley
President, ARA Inc.
July 2005

BCC Westside Home and Neighbourhood Fair Sunday 10th July 2005

The attendance numbers and time people spent at this particular fair at 17 Mile Rocks Riverside Park was doubtless adversely affected by the blustery, albeit bright sunny conditions

The fair at this great venue, was truly family oriented in addition to the main thrust of the fair, which consisted mainly of high quality static information presentations on the possible and/or probable plans for Brisbane's future.

Planning.

A number of BCC and Qld Government tent displays together with a wealth of takeaway literature relating to such subjects as:

- Future transport options
- TransApex tunnel project,
- Housing ("Smarthousing")
- Subtropical design, sustainable homes and a novel approach to maintaining the "character" in character housing
- Residential living density
- Water conservation
- Ecological aspects.

The centrepiece of the BCC display was the Cityshape tent in which information was presented relating to planning for future population growth and associated housing, transport and other infrastructure problems, maintaining Brisbane's character, and broad options for plans for the shape of Brisbane in the future.

There were BCC representatives on hand to answer questions or give further insight relevant to various aspects of the display.

I overheard one of them commenting with wry humour that the most frequent questions he fielded were: "Where do I get my book and get it stamped?" and "Where do I get my free trees?"

A booklet was supplied for the purpose of obtaining a stamp from this main display tent which netted the bearer three free trees to take home. If one was to obtain three more stamps from other numbered display tents, they qualified for entry into a draw for a plasma screen TV. I suppose it is laudable that folk wish to be part of the reforestation process but perhaps it is just fair comment on people's general acquisitive nature overriding their interest in the future of Brisbane!

Several avenues were offered for feedback from the public on how they felt about options for the future shape of Brisbane. In addition to feedback forms and advice on the internet feedback option, there was an on-site electronic facility for registering a vote for one of four general planning options. If one wanted to register a slightly more detailed response, there were a number of computer stations with multi-level multiple-choice question and answer options. (these computer stations didn't tell one where to obtain free trees!)

I wonder as to the value of this opinion snapshot of a tiny section of the public motivated to attend a planning fair. Doubtless some people only really came to witness stage entertainment including a quality performance by Marcia Hines and merely sought refuge in the display tents to escape the cold wind while they waited for her to perform!

With an eye to "greener" transport options, there were a couple of Hybrid automobiles on display (referred to a couple of times in Michael Crichton's "State of Fear" and also featured in a "Beyond Tomorrow" program. One could also have a ride on modern electric versions of the old "Moped."

We attended this particular one of the five fairs (Northern, Southern, Eastern and Western suburbs, plus Centrally in the City Botanic Gardens) as it was in the Western suburbs. However there is little specific regional relevance in the display content. One would obtain similar value from any one of these fairs. If there were to be more of these at a later date, I would encourage attendance by all interested in the future shape of Brisbane.

WEED Day Community Spirit Activity 17 April 2005

Mid-morning of Sunday 17th April was witness to some unusual activity in Mcllwraith park adjacent to the Croquet Club.

The main thrust of the display was to provide information relating to plants with undesirable characteristics and environmental weeds. There was a wealth of information laid out in the form of posters, books, booklets and leaflets. It included a centrepiece consisting of a number of examples of environmental weeds and other undesirable plants, every one of them collected from council and residential land in the Auchenflower area. This plant display was also to serve as the subject matter for a plant identification competition during the day.

The posters were gleaned from several sources and books privately owned. The booklets and leaflets provided for distribution to attendees, were supplied by the BCC with the assistance of Councillor Judy Magub's office, who also kindly supplied "Watersense" logo bearing calico bags for attendees to carry away their collected literature.

Organisers were especially pleased that Auchenflower resident and ARA member Harriet Preece from the EPA generously gave of her leisure time to be on hand to answer questions relating to the environment and also to act as the adjudicator for the environmental weed identification competition. Several entrants with a better handle on plant taxonomy than others, were the happy winners of bottles of quality Australian "vin rouge" -purely as a source of antioxidants of course!

A picnic in the park followed this very informative day set in pleasant surroundings with good weather and a convivial atmosphere.

Special thanks to Bill Phillips for wonderful organisation and attention to detail and to Harriet Preece for a reliable and informative presentation on the day.

