

West End Community Association Inc.

*For passionate West-Enders
to have their say about the future*

Newsletter #1
December 2004

*SOUTHS Leagues Club and AHIMSA
HOUSE have generously given WECA
access to much-needed venues - Seasons
Greetings to them and to the West End
Community - that's the spirit.*

Three goals:

Community - Strengthening community connections
Impact - Building the community's impact on decisions and plans
Viability & Vitality - Ensuring a strong Association.

Pressures on West End Peninsula

West End faces an estimated \$4 billion development over the next ten years including

- High rise development
- Proposals for 2 bridges and tunnel
- Major State & Council projects in education, arts, hospitals, bridges, tunnels.

In WECA's view, there are inadequate plans for traffic and mobility, affordable housing, public space, open and green space and other infrastructure. WECA is developing strategies in these and other areas.

It will develop initiatives to provide input to Local and State government planning processes (eg Draft Regional Plan); developing community initiatives; increasing community consultation and helping develop community led solutions to issues. **Impacts experienced in the community can be seen in:**

- Property boom and accompanying rent increases
- Loss of affordable housing
- Traffic congestion
- Dramatic loss of boarding houses
- Loss of affordable business premises
- Pressure on existing facilities and public areas

Community Workshops

WECA has held community workshops on the 1500 units to be developed in a 150 metre radius of the old Roundabout Precinct; on Traffic and most recently, a Montague Road/Riverside High-rise workshop at South's Leagues Club.

Much of the future in West End will be determined by several big developments and

these are to be the subject of several workshops in 2005:

- ABSOE site redevelopment
- Montague Road Highrise

Community's issues with the pace and scale of development

Major issues identified in workgroups and presentations include:

- maintenance of West End's unique character, its inclusiveness and diversity of housing, arts, open spaces, businesses;
- lack of planning in relation to development heights, public space, traffic and community and other arts spaces;
- developments should be human scale (eg 3-6 storeys) and maintain open and green space;
- traffic and mobility issues with the increase in living units; inadequate community
- lack of input into the ad hoc development process;
- loss of green space and local amenities;
- loss of low cost housing and effects on homeless people;
- maintaining the employment base and developing retraining strategies given changes in business types;
- lack of ways to ensure developers contribute a community dividend with each development.

Though it's impossible under the State's planning legislation, WECA has sought a freeze on the intensive development on the peninsula especially riverside industrial areas and the South Brisbane area **until a comprehensive traffic and mobility plan** has been developed.

WECA - your community association - and how it works

WECA is now incorporated which gives greater status and protection to the association and that of affiliated groups. An initial committee has now been formed and is developing priorities for 2005. WECA's organisational structure is developing with a number of subgroups covering traffic, development applications, housing, communications etc.

The Traffic subgroup is developing priorities for immediate focus. These include requesting more substantial mobility studies by the State government; developing recommendations for transport alternatives to reduce motor vehicles; community initiatives to reduce traffic volumes and speeds; and ways of increasing community awareness of the issues.

The Development Applications (DAs) group monitors DAs and prepares and coordinates submissions. The group lodged and assisted with submissions on five proposed developments during November.

These included DAs in Manning Street opposite Musgrave Park (opposed on the basis of height restrictions in the Local Plan, effect on local character and loss of low cost housing); demolition of two historic buildings next to Torbreck (one low cost housing, the other the Greek Consulate's residence for many years); and in Duncan Street and Forbes Street where 283 residential dwellings are proposed (on the basis that no adequate plan for public transport, traffic, open space and appropriate height limits has been developed for the area).

WECA thanks all those who have assisted with writing submissions and Councillor Abrahams and staff of Development Team South.

Executive:

President: Mary Maher
Vice President: Jo Bragg
Secretary: Duncan Lowes
Treasurer: Phil Vanderzeil

Our activities since June 2004

- 5** Community forums with 10 guest speakers
- 2** Community Ideas Workshops:
 - #1 - 1500 Units in 150 metre radius of the roundabout
 - #2 - Riverside Highrise - Montague Rd
- 1**
 - Stall at the West End Festival in Horan Street,
 - Community attitudes survey
 - Petition for comprehensive Community engagement strategy for West End peninsula
 - Submission of concerns about Terms of reference for Traffic & Transport study
- 4** Gaming Fund Grant application
- 400** D.As. - coordination of community submissions to Council
- Data base of email addresses of residents, community groups and businesses

What's ahead in 2005

- WECA is seeking to obtain the views of the whole community on the best way forward for West End. To this end, we will be seeking to involve more people and to sign up new members, building Membership drive....whole community
- Council releases draft Local Plan in March. WECA will work with the community to prepare submissions on the Plan
- Engagement in dialogue with developers, Council and State Government about the
 - Absoe Site Design,
 - Riverside Highrise Structure Plan
- Workshop on Open Space needs and provision in West End
- Squeeze on Council funds resulting from City commitment to tunnels
- Engagement in the discussions about the results of the Traffic and Transport Study in progress now
- Website for www.Westendcommunity.org - in progress.

Contact and membership details
PO Box 3898, South Brisbane. 4101

Register for our mailing list: WECA100@hotmail.com