



REPA NEWSLETTER



RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

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November 2010

The REPA Committee joins in wishing all our members a safe and happy Christmas and New Year. We hope the weather will be kind – some rain, but not too much and at the right times!

Brisbane's Wild West Calendar 2011

REPA has supported THECA and Cubberla Witton Catchments Network in their production of a *Brisbane's Wild West Calendar* for 2011. An order form is enclosed or attached. This year's calendar has been printed by Griffith University and we hope you agree that the final product is very pleasing. These calendars make delightful gifts, especially for interstate or overseas.

Rafting Ground Road

Since our last Newsletter at the beginning of September, we had substantial rainfall, of around 110 mm, on 10 and 11 October. The resultant flow down Moggill Creek caused serious damage to the road surface over the new culverts under Rafting Ground Road. The water level was well above the road level at the culvert crossing but it was about 1 m lower at the Brookfield Road bridge (by Brookfield Produce) than it was during the floods in May 2009. Traffic along Rafting Ground Road is now restricted to single lane traffic across the culverts over a gravel surface. Most of the planting survived reasonably well, which is fortunate.

It is not known when the road will be repaired. Clearly water must have got under the road surface. It has been suggested that as the culvert sections were not cemented together, water was able to flow between them and then up, under the road surface, thus lifting the tarmac.

Gap Creek Road

There have been many complaints about the ineffectiveness of the speed humps in the Forest Park section of Gap Creek Road. REPA has just recently been advised that they were not constructed according to specifications and accordingly are going to be reconstructed. This is good news as traffic usage and speeds have been increasing since the road was re-opened in July.

Before the upgrade, a small group conducted roadkill surveys on a regular basis and these were re-commenced after the road was reopened. The number of roadkills observed this year is approximately three times the number that were observed for the same months before the upgrade last year (16 for August, September and October this year and 5 for last year). Most of the roadkills have been in the southern residential section of the road where two wallabies have been killed since the road re-opened. We have been asking for a speed control device to be installed in this area between numbers 71 and 115 Gap Creek Road.

Moggill – Bellbowrie Neighbourhood Planning

REPA Committee member, Julie Cox who lives in Moggill, has been attending the City Council's Community Planning Team meetings for the Moggill- Bellbowrie Neighbourhood Planning Project. REPA has been urging the City Council to upgrade the Bellbowrie Local Plan since 2004. The new draft plan should be available shortly. REPA has been very concerned at the amount of block splitting that has happened in Bellbowrie, which has increased the housing density, making it higher than was initially planned in the 1990s. The current planning exercise is focusing on land within the existing urban footprint, particularly the land that is currently classified as Emerging Community. We are led to believe that there are no plans to extend the urban footprint in Moggill – Bellbowrie and Council have stated that they do not expect any significant growth in the area. Interestingly the area has been identified as a significant dormitory suburb with the highest number of young children and families in the Brisbane area.

REPA is concerned that waterways are respected and natural habitat is retained, especially taking into account the new State Government koala habitat mapping. Residents are also keen to protect the green and open nature of the area and to preserve wildlife habitat.

Development Proposals

There are several development proposals in the area which have been submitted to Brisbane City Council. Some are on-going: -
Moggill Country Club, DA A002171615

A proposal for an extensive development on this land (19.23 ha) involving its subdivision into 47 lots, one of which was for a townhouse complex of 8 units, was first submitted to Council in 2004. REPA submitted an objection to this application in December 2005 objecting primarily to the proposal to fill large areas in order to raise them above flood level as well as the proposed encroachment into Precinct 1 of the Brisbane River, where development is precluded within 100 m of the River. Following discussion with Council Planners, a further proposal for subdivision into was submitted to Council in 2008, this time for

93 lots, still encroaching into Precinct 1 of the River and still involving substantial fill to raise areas above flood level. REPA objected to this proposal in December 2009. By February 2010, the applicants were in receivership. In September 2010, a third proposal was lodged with the City Council. This proposal is still for 93 lots, but the layout impinges less on Precinct 1 of the Brisbane River and involves less extensive cut and fill. Nevertheless, REPA Committee considers the proposal unsuitable for that site because of its constraints. In addition to the flooding and Brisbane River Precinct 1 constraints, the area is frequented by koalas and it is considered essential that the river bank habitat is retained and protected. Council has not yet responded to this most recent proposal with an information request, in which they may ask for further information on the proposal and how certain requirements can be met. In September/October this year the land was offered for sale; it is not known whether or not a purchaser has been forthcoming. REPA will maintain vigilance on this significant proposal.

Karana Waters, DA A002696611

REPA made a submission on 1 October 2010 objecting strongly to the proposed development on the Karana Downs Golf Course. The substantial proposal involving 38.86 hectares of land that currently comprises the Karana Downs Golf Course is currently in the Sport and Recreation Area. The proposal is to re-classify the land into the Low Density Residential Area and subdivide it into 114 lots, 25 lots in Stage 1. The proposed lots are small residential lots, around 400 – 600 m², which would be out of keeping with the surrounding lots adjacent to the golf course. The proposal included substantial cut and fill activity in order to bring the residential land above flood level.

The City Council advised the applicant in February this year that “the proposal is not supported in its current form” and therefore they did not issue an Information Request. An Information Request was issued by the Queensland Department of Transport and Main Roads (QDTMR) saying, amongst other things, that the proposal is too reliant on private transport. A subsequent letter to the applicant stated that the proposal would not be acceptable to QDTMR unless a bus service was provided.

It is to be hoped that this application will not be approved by Council. A very large number of submissions (around 1120) on this application have been received by Council and this together with Council’s advice to the applicant back in February indicating lack of support for the proposal is indicative that it should not be approved.

Proposed Service Station at 2005 Moggill Road, DA A002828765

Woolworths has lodged a proposal to construct a Service Station and Convenience Store at 2005 Moggill Road (the site of the old Mobil Service Station) just by the Kenmore roundabout. REPA lodged a submission on 20 October expressing concern about the possible detrimental effects to traffic flow at the roundabout, whilst acknowledging that it could provide a convenient service to residents.

Proposed large house at 26 Upper Brookfield Road, DA A002928004

REPA lodged a submission on the proposal for a very large house at 26 Upper Brookfield Road on 5 November. REPA has concerns that the construction of the house as proposed would involve the removal of a large number (at least 45) of trees. A recent document on the Council website is requesting the applicant to provide a revised site plan which restricts the size of the footprint of the house and ancillary structures to 2500 m² and to provide information on the access to the proposed house site as it crosses a waterway to ensure that it is of an adequate standard.

Myrtle Rust

Myrtle rust, a serious fungal disease of the Myrtaceae plant family, which includes the eucalypts, has been found in New South Wales. A quarantine area has been declared around Gosford. More information is available at [LINK](#). If anyone is proposing to visit New South Wales, particularly bush areas anywhere in the quarantine area, could they please be careful to take appropriate precautions, e.g. prevent transport of spores on clothes.

Koala sightings

Christine Hosking is collating all koala sightings in the area. It is important that records of sightings are kept up to date. As was mentioned in the last newsletter, much of our district is now classified as koala habitat with tighter development controls. If anyone sees a koala could they please contact Christine at cjmhosk1@bigpond.com or 07 3374 3453. Christine would like the following details:

- Contact details of observer
- Date and place of sighting (as near as possible).
- Other comments (e.g. mucky eyes or damp bottom, indicating chlamydia, or had a joey)
- Photo if possible.

Happy Christmas

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