



REPA NEWSLETTER



RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

Newsletter No. 1/2012
Print Post Approved PP439224/00011

March 2012

Greetings to all REPA members. We hope that 2012 has started well for you. We certainly can't complain about the lack of rain.

Annual General Meeting

REPA's 37th Annual General Meeting will be held on **Monday, 16 April 2012** at the **Brookfield Hall** at **7:30 pm**.

All Management Committee Positions will be declared vacant. Please consider nominating for a position on the Management Committee; we should very much welcome your input. Nomination forms are provided with this Newsletter, together with proxy forms for the AGM for those unable to attend.



This year we are very fortunate to have a well-known speaker, Deborah Tabart OAM, CEO of the Australian Koala Foundation, to speak at our AGM. Deb's topic is "Do Koala Offsets work?". Under new Queensland legislation, koala habitat may be destroyed, providing new koala habitat is established somewhere else. The legislation does use the term "the unavoidable impact of development", but does not define "unavoidable". Koalas are still present in Brookfield, Moggill and parts of Pullenvale and Kenmore Hills. They used to be present in much larger numbers – do we want to see them disappear altogether? Preserving our forests is essential for them and for a wide range of other species.

After the AGM, we shall hold a General Meeting. Cr Margaret de Wit and Dr Bruce Flegg, Member for Moggill have been invited and, if present, will be given the opportunity to speak. There will be the opportunity for members to raise any items of concern.

Karana Waters Development Proposal – P & E Appeal 3923 of 2011 and Appeal 4834 of 2011

In the last Newsletter, information was provided about Karana Waters Pty Ltd, the owners of the golf course land at Karana Downs, lodging an Appeal against the Brisbane City Council for a "deemed refusal" of their application to develop the golf course land. Karana Waters Pty Ltd considered that Council had not made a decision within the appropriate time limits so lodged their Appeal (3923/11) with the Planning and Environment Court on 6/10/2011.

Council then refused Karana Waters application on 27 October 2011, so Karana Waters (the Appellant) lodged a further Appeal (4834/11) on 29/11/2011 in the Planning and Environment Court. As REPA had made a submission objecting to the application REPA has taken up its entitlement to become a co-respondent to both Appeals. Brisbane City Council is the Respondent, so REPA is in support of the Council's decision to refuse the application.

Both Appeals are now set down for Review on 12 March 2012. Karana Waters are requesting that both Appeals be heard together and then to have the matter subject to "Alternative Dispute Resolution" at the end of June, with a provision for a further review on 13 July 2012.

The Moggill Chicken Farm

Residents in Moggill, Bellbowrie and over the river in Karalee will be interested to hear that BCC is taking legal action against the owner of the Moggill chicken farm in Hawkesbury Road. We understand that the action relates to the illegal dumping of soil on the site and the attempted burial of chickens that drowned during the 2011 flood. It is curious that the Council has allowed the development of residential housing estates on the former pineapple farms in Moggill inside the environmental sensitive zone around the chicken farm. The proposed new subdivisions in Matfield Road will be even closer to the chicken farm. According to the operating licence conditions of the chicken farm, smell, dust, and noise are supposed to be confined within the boundaries of the farm property. REPA will take account of proximity to the chicken farm in future relevant submissions.

Moggill Country Club (Weekes Road), new DA A003291346

Two of the three blocks comprising the former Moggill Country Club land have been bought by Dickson Properties Pty Ltd. In the Development Application it is proposed to realign the boundaries of the two blocks in order to include all the river-front land in one block of just over 10 hectares which includes the existing house overlooking the river. Bruce Dickson, who is co-director of Dickson properties, proposes to restore the house and make it his home. The boundary realignment makes a provision for an access easement to this river-front block alongside the second block of 6½ hectares. The application also mentions that it is planned, subsequently, to make a further Development Application for the second 6½ hectare block. REPA considers this to be a generally good outcome as it protects the river-front land from development.

Draft Moggill / Bellbowrie Neighbourhood Plan

The release of the draft new Moggill – Bellbowrie Neighbourhood Plan which was approved by Council in June 2011 is expected in July 2012. After its release it will be open for submissions. REPA will make a further submission and all concerned residents are encouraged also to make submissions.

In the draft plan the Moggill Country Club land has been re-classified as a Low Density Residential area and land in Birkin Road has been reclassified as Low-Medium Density Residential. REPA wrote to the Hon. Paul Lucas, Deputy Premier, Attorney-General and Minister for Local Government and Special Minister of State about this in August, 2011 and received a reply in January 2012 saying that BCC has removed the Low-Medium Density classification for the Birkin Road precinct and that any land use intensification for the Weekes Road precinct is required to be removed.

A further issue with the draft plan is that it allows clearing of non-juvenile koala habitat trees PROVIDED appropriate offset trees are planted, which in REPA's opinion is not acceptable. The trees planted under offset arrangements would be young trees, which will be of virtually no use to koalas for another 80 years.

The plan and associated maps are available at:-

<http://www.brisbane.qld.gov.au/planning-building/Neighbourhood-Planning/Neighbourhood-plans-in-your-area/Moggill-Bellbowrie-District/index.htm>

Gap Creek Road

With the kind assistance of one of REPA's Committee members, monitoring of traffic noise in the southern portion of Gap Creek Road was carried out in October 2011. The results show that at peak times, noise levels of 75 to 85 dBA (Lmax) were recorded. The Department of Main Roads Code of Practice states that treatments for noise attenuation will be considered within the road corridor with the aim of reducing levels to 68 dBA or less. REPA intends to present the report containing the results of the noise monitoring to the City Council, with the request to investigate possible means of reducing the noise levels at the affected properties.

Development Proposal at 3334 Moggill Road, Moggill, DA A002844867

There has still (10 March 2012) been no decision on the application to subdivide this very well-vegetated block of 5.59 ha into 26 lots. A decision was supposed to be made by 24 February 2012. The applicant has written to Council saying that the fact that a decision was not been made by the due date can be taken as a "Deemed Refusal". But REPA has not been advised that the applicant has lodged an Appeal with the Planning and Environment Court to that effect. REPA made a submission objecting to the proposal on the grounds that it involved the destruction of valuable koala habitat.

Other Development Proposals

Other development proposals in the area which are of concern/interest: -

66 & 80 Witty Road, Moggill, DA 3204855 and 33 & 47 Matfield Street and 3593 Moggill Road, Moggill, DA A0032684888

These new Development Applications to subdivide land into residential blocks were made on 25 October 2011 and 20 January 2012. REPA is concerned at the proposed removal of more koala habitat and impacts on Moggill Road.

41, 53 and 55 Brookfield Road, Kenmore

There was an application back in late 2008 by the Church of Christ for an office development on this land. It was not supported by the City Council and the applicant appealed, but has now withdrawn the Appeal.

Brookfield Show

The Brookfield Show will be held on 18, 19 and 20 May this year. REPA expects to have a display in its usual position which we hope you will be able to visit.

Membership

It is the beginning of the new year and membership renewals are now due for 2012 (unless you have renewed previously). Membership renewal forms are included or attached for your convenience, except for those who have already paid. Membership is \$20.00 and may be paid to the Treasurer or directly into REPA's bank account. Details are included on the membership form. If you do pay directly into the bank account, please also advise the Treasurer by email. Memberships may also be renewed at the AGM.

We look forward to seeing you at the AGM

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STOP PRESS – 12 March 2012 - The two Karana Waters Appeals have now been combined and are set down for a Case Management Session on 11 April.