



REPA NEWSLETTER



RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

Newsletter No. 2/2012
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May 2012

Annual General Meeting

REPA's 39th Annual General Meeting was held on Monday, 16 April 2012 at the Brookfield Hall. Last year's committee was all re-elected with the addition of Anthony Leighton from Moggill. It is particularly good to have more representation from the Moggill area as that seems to be where most of our current issues are located.

We were very fortunate to have Deborah Tabart OAM, CEO of the Australian Koala Foundation, to speak at our AGM. Deb has worked hard towards a goal of gaining federal protection for the koala. Today, 30 April 2012, Minister Burke has declared the koala "vulnerable" in Queensland, New South Wales and the ACT. This will impose greater restrictions on developers wishing to clear koala habitat. Deb spoke about Legislation which has been enacted in many parts of Australia, including Queensland, to provide 'koala offsets', in which the removal of koala habitat is allowed provided new habitat areas are established elsewhere. For this to be effective, an offset should be contiguous with existing proven habitat. In areas where habitat is already fragmented, any further destruction of habitat can only have adverse effects on the koala population. Deb was also very concerned at the loss of carbon resulting from the destruction of forests. Large, mature trees are able to store substantial amounts of carbon; Deb quoted figures of as much as 133 tonnes of carbon in a tree with a diameter at breast height of 2 m.

Dr Bruce Flegg attended the meeting briefly, as he had other engagements. He voiced his continuing concerns about the State of Moggill Road and overcrowding at Kenmore State High School. Cr Margaret de Wit was not able to be present for family reasons. We offer our sympathy for the recent death of her mother.

Brookfield Show

The Brookfield Show will be held on 18, 19 and 20 May this year. We are currently working on our display material which will include information on koala habitat, the results of the Gap Creek Road fauna and traffic noise studies and the Karana Waters Appeal. REPA expects to have its display in the usual position which we hope you will be able to visit.

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

Karana Waters Pty Ltd, the owners of the former golf course land at Karana Downs have appealed against the Brisbane City Council for refusing their development application for the land which was extensively flooded last year. There are two appeals which have now been combined, one (3923) for a so-called 'deemed refusal' and the other for the actual refusal. REPA is a Co-respondent to the combined Appeal.

A local group, the Karana Downs Community Lifestyle Protection Group (KDCLPG) has been formed with the purpose of objecting to Karana Waters proposal. REPA has agreed to help them financially in their engagement of expert witnesses.

Since the last Newsletter the following events have occurred: -

- 12/3/12 – Review in P&E Court; Judge Rackemann, directed: -
 - Both Appeals to be heard together
 - That a Case Management Conference be held on 11/4/12
- 11/4/12 – Case Management Conference, chaired by Registrar, John Taylor
 - Advised of procedures and probable timetable
 - Chris Hariss, Cooper Property Group and REPA, independent Co-respondents, others under auspices of KDCLPG
 - Service of notices - email and 3 copies on disc to KDCLPG
- 20/4/12 – Review and Directions, P&E Court, Judge Rackemann
 - Service of Notices - arrangements confirmed
 - Provide List of Issues in Dispute, to be submitted by 18/5/12
 - Requests for further information by 8/6/12
 - Response to such requests by 29/6/12
 - ADR (Alternative Dispute Resolution) Conference 13/7/12

REPA's Issues in Dispute

1. Flood susceptibility of the land
2. Scale of earthworks proposed and associated geotechnical issues.
3. Amenity – Community's reasonable expectations
4. Planning considerations – green space, sport and recreation
5. Impact on transport/traffic

6. Impact on facilities – schools, sewerage capacity

Moggill Country Club (Weekes Road), new DA A003291346

In the last Newsletter we explained that the land has recently been bought by Dickson Properties Pty Ltd who have applied for a new boundary alignment with one block encompassing all the river front land. Dickson have now applied for an extension in time under the previous Development Application while consideration is given to the future use of the remainder of the land. It is expected that some form of residential subdivision will be proposed.

Draft Moggill / Bellbowrie Neighbourhood Plan

Members are reminded that the release of the draft Moggill Bellbowrie District Neighbourhood Plan is expected in June/July this year. It will then be open for submissions. It is most important that you make a submission if you are concerned about any of the proposals in the Plan. Once the plan has become incorporated into City Plan it will be too late to make any changes to the legislation. Cr de Wit has assured us that she will notify us all when the plan is released.

REPA is most concerned about certain re-zoning proposals; we have been advised that some have been changed since the initial version of the Plan was submitted to the State Government last year. We are also very concerned about the proposal to allow land to be cleared of koala habitat, provided appropriate offsets are established elsewhere. In REPA's opinion, this is not acceptable. The koala population in Moggill is already struggling to survive. We hope that this will be changed following the listing of the koala as 'vulnerable' in Queensland.

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>

Development Proposals in Moggill

3334 Moggill Road, Moggill, DA A002844867

There has still (30 April 2012) been no decision, which was due by 24 February 2012, on the application to subdivide this very well-vegetated block of 5.59 ha into 26 lots. It can now be considered a 'deemed refusal', but the owner has not lodged an Appeal to that effect. REPA understands that Council is still considering the issue "with extreme care". REPA made a submission objecting to the proposal on the grounds that it involved the destruction of valuable koala habitat.

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

These Development Applications to subdivide land into residential blocks are still being considered by Council. REPA is concerned at the proposed removal of more koala habitat and impacts on Moggill Road.

Remember BCC's Call Centre – 3403 8888

A reminder about the BCC Call Centre, which is open 24 hours a day, 7 days a week. Recently a Committee member noticed two loose horses on the road. She called the police and was only subsequently advised to call the Call Centre. Stray animals, including dogs; concerns over vegetation clearing; apparent creek pollution; wild-life kills; all such instances should be reported to the Call Centre.

PHOTO CALL – Brisbane's Wild West Calendar 2013

We hope you are enjoying this year's calendar which REPA supports together with other local groups. The year is passing and it is already time to think of next year's calendar. THECA, co-ordinating the calendar's production, would like your best and most interesting photos of wildlife – flora and fauna – in Brisbane's western suburbs by WEDNESDAY 27 JUNE.

Photos may be digital or hard copy (preferably digital). Please name the subject. Please email low-resolution files to theca@hotkey.net.au, or send prints or a CD to THECA, PO Box 804, Kenmore QLD 4069. When THECA has made a short-list, they will ask for a high-res version and a caption of up to 50 words.

Membership

Thank you to the many members who have already renewed their membership for this year, and we are most grateful to those who have made donations as well. There are however, members who have not yet renewed and for them, renewal forms are included or attached. 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 at rachelgriffiths8@bigpond.com.

We look forward to seeing you at the Brookfield Show

Anna Williamson
Jenny Hacker
Rachel Griffiths
David McCullough

Chairman, REPA
Vice-Chairman, REPA
Treasurer, REPA
Secretary & WBBAG

Phone 3202 7789
Phone 3374 1468
Phone 3374 2656
Phone 0410 560 763

Email macmog@bigpond.com
Email jbhacker@powerup.com.au
Email rachelgriffiths8@bigpond.com
Email davidm@westernbypass.org

Websites www.repa.org.au, www.westernbypass.org