



REPA NEWSLETTER



RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

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September 2012

REPA proposes to hold its annual walk on Sunday 23rd September at Anstead Bushland Reserve. Further information is given below.

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

Good News! Both these Appeals have been withdrawn. The email accompanying notification of the withdrawals said that they had been withdrawn for commercial reasons. We received the notice of withdrawal shortly before the re-scheduled Alternative Dispute Resolution session was to have been held.

REPA had supplied a List of Issues in Dispute. We also asked for further particulars as to how the applicants' plans could provide building allotments that would comply with the new flood level requirements. The applicants declined to answer.

The Karana Downs Community Lifestyle Protection Group (KDLPG), formed with the purpose of objecting to the Karana Waters proposal, had set up a fighting fund in conjunction with REPA. This well-supported fund was set-up to pay for court expenses, such as the engagement of expert witnesses. REPA is now re-funding all contributors.

REPA Walk – Sunday 23 September

REPA is holding its annual walk at the Anstead Bushland Reserve on Sunday 23 September. We plan to meet at 10:30 am, which allows time for a walk before a BYO barbecue lunch around 12:30 pm. There are BBQ facilities, shelter sheds and toilets near the main entrance to the Reserve.

Pullen Pullen Catchments Group holds its monthly Anstead Bushland Reserve working bee every 4th Sunday of the month; so they will be there on 23rd September. Their leader, Ray Krafft, has told me that they plan to be working up at the top lookout that day, finishing around 11 am and we are welcome to meet them there then. The lookout is about 800 m from the main entrance. For those who feel it might be a bit far to walk, it is possible to drive in from the top gate, opposite Essenden Road. There are display boards up at the lookout illustrating the history of the reserve.

The old basalt quarry is an interesting feature at the Reserve. Ray tells me that the City Council has built a new lookout there and that there is a walk down to the quarry lookout from the top lookout.

What to bring – lunch (BBQ facilities available), water, sunscreen, a hat and suitable footwear.

It would be appreciated if you could please contact me, Jenny Hacker, if you are intending to come (details overleaf). Anstead Bushland Reserve is a very interesting area and I'm sure that it will be a very enjoyable morning.

Development Proposals in Moggill

3334 Moggill Road, Moggill, DA A002844867

The Brisbane City Council finally refused the application to subdivide this very well-vegetated block of 5.59 ha into 26 lots on 31 July 2012. The proposal included the construction of an internal roadway across a creek, which would have necessitated extensive earthworks. The applicant has now appealed to the Planning and Environment Court against Council's decision (Appeal 3383 of 2012). REPA has elected to become a Co-Respondent to this Appeal and has lodged the appropriate Notice of Election with the Court Registry.

The application was refused on several grounds, including: -

- It does not comply with State Planning Regulatory Provisions for Koala Conservation in that it removes mapped koala habitat and does not result in a net increase of koala habitat within the site.
- It is inconsistent with the intent and objectives of the Residential Neighbourhood element of the Strategic Plan in that the site has sensitive environmental values which would not be adequately protected.
- It would be contrary to the Desired Environmental Outcomes (DEOs) for the Emerging Community Area, particularly as the proposed roadway crosses the waterway.
- It is contrary to certain provisions of the Stormwater Management Code, the Filling and Excavation Code, the Biodiversity Code and the Waterway Code.

33 & 47 Matfield Street and 3593 Moggill Road, Moggill, DA A0032684888

REPA representatives, together with wildlife carers and representatives from Pullen Pullen Catchments Group were invited to a discussion with the developers of this land on 9 September. We were also taken for a short walk onto the site. All the community representatives were impressed with the good quality of the vegetation and evidence of an active faunal population.

According to the revised plans which we were shown at the meeting, the developers are now planning to subdivide these three blocks, comprising 12.3792 hectares, into 56 residential blocks with quite an extensive system of internal roadways which cross the waterways in at least three places. The developers advised us the requirements of Council and Queensland Transport and Main Roads Department were the reason for the extensive roadway proposals.

Most of this land is listed as Medium Value Bushland Habitat under the South East Queensland Koala Conservation State Planning Regulatory Provisions. This imposes quite strict provisions regarding vegetation clearing. The Ecological Report accompanying the application identified “numerous [koala] scratches on mature trees on the eastern boundary of the site...”.

REPA and the other community representatives are planning to write a short report on this visit, detailing our concerns, which will be submitted to Council. The developers advised us, prior to the meeting, that they are hoping to go to public notification at the end of October.

66 & 80 Witty Road, Moggill, DA 3204855

The applicants for this proposal have recently provided a revised layout, reducing the number of lots from 71 lots to 62 lots, with larger lots, up to 9749 m², in the well vegetated southwestern corner of the site. There are several stands of the Rare and Threatened Plunkett Mallee, *Eucalyptus curtisii*, mostly in the southwestern portion of the site. Other significant species also occur on the site. The site, like the adjacent 33 and 47 Matfield Street, is largely medium value koala habitat and therefore subject to the same regulatory provisions.

Moggill Country Club (Weekes Road), earlier DA A002171615

The new owners of the Moggill Country Club land submitted a revised proposal to Council in May under the earlier Development Application. This proposal is for 49 lots, one of which is large, approximately 10.2 hectares, and encompasses all the river-front land. The proposal is a substantial improvement on earlier proposals, nevertheless, REPA has some serious concerns regarding certain issues, including: -

- Susceptibility to flooding
- Planning constraints, land in the Rural Area should not be subdivided below 10 hectares
- Distance from public transport

REPA lodged a submission to Council during the Public Notification period (late June - early July) and Council has yet to make a decision. This is expected in early October.

Draft Moggill / Bellbowrie Statutory Neighbourhood Plan

The draft Moggill Bellbowrie District Statutory Neighbourhood Plan was released in June for submissions by 27 July. REPA is pleased that the Moggill Country Club land is retaining its Rural classification. Furthermore certain areas within the urban footprint are now designated as being in the Environment Protection Precinct, with a minimum subdivision size of 10 hectares. These areas are also designated as medium value bushland habitat for koalas under State Government legislation. The above development proposals at Matfield Street and Moggill Road are largely located within this Environment Protection Precinct, but the above proposals have already been lodged, therefore they are assessed under the earlier provisions. However the requirements of the State legislation have to be observed as that was introduced in May 2010. REPA is concerned though that there is provision for allowing koala habitat trees to be cleared provided appropriate offsets are established in accordance with State policy. The koala is now listed as ‘vulnerable’ in Queensland under the Federal EPBC Act (Environment Protection and Biodiversity Conservation Act), consequently proposals to interfere with koala habitat may require referral to Federal authorities.

The plan and associated maps are available at:-

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

Membership

Thank you to those 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. Annual 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.

We hope you will be able to join us at Anstead Bushland on 23 September

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