



REPA NEWSLETTER



RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

Newsletter No. 1/2013

March 2013

It is wonderful to have had rain after such a prolonged dry spell; but in good Queensland fashion, we have had perhaps a superabundance of rain. We offer sympathies for those who were inconvenienced by the associated power outages and flooding. Everywhere is looking green again, but alas the weeds too are growing apace. The REPA Committee hopes that everyone was able to enjoy the holiday season.

Annual General Meeting

REPA's 39th Annual General Meeting will be held on **Monday, 8 April 2013** at the **Brookfield Hall** at **7:30 pm**. REPA will be 40 years old this year. REPA was founded in 1973 in response to some large development proposals in Brookfield and on the slopes of Mt Coot-tha. REPA submitted a well-researched and balanced document *Development Structure Proposals; General & Data Report* (75 pp. excl. Appendices) and a *Planning Report* to the Brisbane City Council which emphasised the 'opportunity in this area to create and maintain unique rural/residential environments'. Funds were assembled and several court cases relating to development were fought – some were won, but others lost. The submission to Council we understand had a considerable influence on subsequent planning. Many consider that had it not been for REPA, we would have seen a greater spread of closely settled residential development in western Brisbane.

All Management Committee Positions will be declared vacant at the AGM. 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 fortunate to have Peter Hayes from the Brisbane City Council talking to us about the importance of habitat protection. Peter is the Program Officer for Community Conservation Partnerships in the Brisbane City Council. Many members of REPA own Land for Wildlife properties, or land with other forms of conservation agreements. Currently REPA is most concerned about proposals to develop koala habitat land in Moggill. If the habitat is not protected, we shall lose the wildlife that depend on it, and the district will lose a substantial component of its amenity.

After the AGM, there will be a General Meeting to provide the opportunity for members to raise any further matters. Cr Margaret de Wit and Dr Bruce Flegg, Member for Moggill, have both been invited and it is hoped they will be able to attend and to address relevant issues.

Membership

Membership renewals are now due for 2013 (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 details are included on the membership form. If you pay directly into the bank account, please also advise the Treasurer by email (rachelgriffiths8@bigpond.com). Memberships may also be renewed at the AGM.

Proposed Changes to Bus Routes and Frequencies

The State Government is proposing some substantial changes to Brisbane's bus routes. In our area proposed changes particularly affect the 444 and 435 routes. Concerns can be made to http://translink.com.au/travel-information/service-updates/seq-bus-network-review?utm_source=translink&utm_medium=secondary-tile&utm_content=march-2013&utm_campaign=seq-bus-network-review before 7 April. Further information can be obtained from Dr Flegg's and/or Cr de Wit's offices.

Brookfield Village, 139 and 139A Gold Creek Road, DA A003482236

In the last Newsletter, you were advised of the Queensland Baptist Care (QBC) proposal to redevelop their existing aged persons accommodation facility at the Brookfield Village to encompass a 96 bed Residential Aged Care (RAC) building and 102 Independent Living Units; this reduces the total occupancy from 242 to 198 residents. There have been many concerns raised about the design of the new facilities and the visual impact that they would have on the immediate area. In response to these concerns, QBC agreed to provide photomontages of their proposal. Four REPA members met with QBC representatives on 14 March and were shown the photomontages of the proposed new RAC building as it would be seen from Gold Creek Road and from the eastern boundary of the site. The location of the proposed building was also viewed. It is proposed to locate the new building into the side of the valley at the rear of the site, so that much of the building will be largely shielded from view. The current facilities are in urgent need of upgrading and REPA recognises the need for such facilities.

There will be a Brookfield Community meeting on **Monday 25th March** at the Brookfield Hall 6.15-8.30pm to review this matter. The first part of the meeting will be for a community discussion and briefing, which is to be followed at 7:00 pm by a

QBC presentation and discussion. The QBC presentation is to include 3D modelling of the proposed four storey Residential Aged Care building. All those concerned about the impact this proposal would have on the local area are invited to attend.

This proposal is Code Assessable (which means that there will be no opportunity to Appeal against any decision). REPA has made a submission expressing concerns regarding the impact the proposed large building would have on the visual amenity of the area, the layout of the proposed new independent living units and the adequacy of provision for stormwater and sewerage. To date, eighty submissions have been made. The Brisbane City Council has queried QBC on several issues including: -

- as to how the proposed scale, bulk etc is consistent with the required Desired Environmental Outcomes
- Stormwater concerns
- A permit for an Environmentally Relevant Activity may be required in relation to the sewage treatment plant.
- Mechanical plant & equipment noise

The relevant documents (plans and reports) may be seen at Cr de Wit's office or on the Council's web-site at <http://pdonline.brisbane.qld.gov.au/MasterView/masterplan/enquirer/default.aspx> . DA A003482236.

Development Proposals in Moggill

As advised in the last Newsletter there are six development proposals in Moggill involving known koala habitat.

3334 Moggill Road, Moggill, Appeal BD 3383 of 2012 (DA A002844867)

This proposal for 26 lots on 5.59 ha has been refused by Brisbane City Council (BCC). The applicant has appealed against this refusal (Appeal 3383/12). REPA and one other are Co-respondents. Judge Rackemann in the Planning and Environment (P&E) Court reviewed the case on 19 February 2013 and asked the applicant to supply the required information relating to advising neighbours of the development and submitters to the development application of his Appeal. This information was supplied on 12 March and the case was further reviewed on 13 March by Judge Searles. REPA now has until 27 March to list any further issues relating to reasons for the application not to be approved. The next review will be on 17 April.

Moggill Country Club (108 & 126 Weekes Road, Moggill), Appeal BD 4072 of 2012 (DA A002171615)

BCC has also refused this application for 49 lots on 19.23 ha on very flood prone land and known koala habitat. This applicant has also appealed to the P&E Court (Appeal 4072/12). REPA and three others have elected to be Co-respondents. The Appeal was amended 16 November, to remove the clause "*the respondent should pay the appellant's costs of and incidental to the appeal*" which was included in the initial Appeal. This earlier clause would in all likelihood have discouraged potential Co-respondents from involvement in the case. No activity has yet occurred in relation to this Appeal.

In recent months, December 2012, and January and February of this year, the owner of the land has brought in 21 demountable buildings on trucks and appears to be storing them on this land. Complaints have been made to BCC. REPA has been advised that "warehousing" on the land is not permitted under City Plan and the demountables are to be removed by 16 April 2013.

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

66 & 80 Witty Road, Moggill, DA A003204855

BCC has not yet made decisions on either of these applications for development in a Koala Assessable Development Area (KADA). The first property has particularly good habitat value.

106 & 134 Priors Pocket Road, DA A003460001

90 – 106 Priors Pocket Road, DA A003465407

BCC has issued information requests for both of these proposals. BCC considers that there are too many lots together with concerns about removal of koala habitat trees and fragmentation of a waterway. The applicants have not yet responded or amended their applications.

Karana Waters land

GOOD NEWS! The original owner of the golf course on this land has bought it back. Apparently there has already been significant progress in the refurbishment of the Club House. The new owner is now on Facebook and plans a grand opening in May/June this year. REPA considers that the return to earlier use of this land as a golf course is an excellent outcome. The land is very vulnerable to River flooding and has been largely cleared for some time. Rehabilitation with the original vegetation would be an immensely challenging task.

New City Plan

The new draft City Plan was placed on Council's web-site on Wednesday 5 December. An information session will be held at Kenmore Library on Tuesday 28 May 2013 from 11 am to 2 pm. There will also be 'Talk to a Planner' Sessions at Riverglenn, Indooroopilly on Wednesday 29 May 2013 from 2:00 to 3:30 and 5:30 to 7:00 pm. It is interesting that the sessions in our area are the very last to be held. The draft new Moggill / Bellbowrie Neighbourhood Plan is still with the State Government for their Review. It is not known will be released for Public Comment.

Anna Williamson	Chairman, REPA	Phone 3202 7789	Email macmog@bigpond.com
Jenny Hacker	Vice-Chairman, REPA	Phone 3374 1468	Email jbhacker@powerup.com.au
Rachel Griffiths	Treasurer, REPA	Phone 3374 2656	Email rachelgriffiths8@bigpond.com
David McCullough	Secretary & WBBAG	Phone 0410 560 763	Email davidm@westernbypass.org

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