



## REPA NEWSLETTER



### RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

Newsletter No. 2/2013

May 2013

#### **Annual General Meeting**

REPA's 40<sup>th</sup> Annual General Meeting was held on Monday, 8 April 2013 in the Brookfield Hall. Following discussion and examination of our records, we realised it was the 40<sup>th</sup> AGM, not the 39<sup>th</sup> as stated in the last Newsletter. Our Chairman gave an excellent report which will be posted on our web-site. She described our past year's activities and included some interesting snippets gleaned from early Newsletters about REPA's early years. A highlight of the evening was some remembrances by Peter Hollingsworth who together with his wife, Margaret, were largely responsible for founding REPA in 1973. Peter described the early days as "A wonderful time full of community spirit" and that he is pleased to see REPA continuing with its earlier ideals and aims.

The new Committee was elected with very little change from last year. Roy Panitz did not wish to be re-elected. Roy has been a great help, particularly in setting up the displays at the Brookfield Show, storing material for us and checking the Newspapers for relevant articles. Roy has very kindly agreed to continue with this assistance.

Jenny Davis from Moggill is the new face on our Committee. Jenny works with Redlands City Council and will bring much valuable expertise to our ranks. REPA is currently very concerned about threats to habitat, especially koala habitat in Moggill, from various proposed developments, so it is good to have Jenny's input on these matters.

Cr Margaret de Wit congratulated REPA on its 40 years of activity and presented us with a letter to that effect, which will be posted on our web-site. Margaret provided an update on various current issues: -

- The new draft City Plan has opened for 3 months of consultation and provided fact sheets and a list of public consultation sessions.
- The draft Moggill / Bellbowrie Neighbourhood Plan is back from the State Government and expected to be adopted in May and incorporated into the new City Plan.
- The State Government bus review has been handed back to the City Council and a Council review must now be undertaken. Bus routes 444 and 443 will not change. It is hoped to be able to provide better options utilising a different concept for the 435 to Upper Brookfield with no loss of service. BCC consultation on buses starts on about the 22nd of April and runs for a month.
- The Moggill Country Club de-mountables are to be removed by 16 April; options for this site are very limited as it is subject to serious Brisbane River flooding.
- It is hoped that the restoration of the at Karana Downs Golf Club by an earlier owner will be successful.

Darryl Dobson, who represented Dr Bruce Flegg, Member for Moggill, also commented on the bus review, saying the petitions would help to prevent changes; other matters included: -

- The koala hospital at Moggill. National Parks owns the land which was bequeathed for the hospital, but has pulled out its staff. Grants have been awarded for its continuance.
- \$22.5 million has been put aside for acquiring koala habitat throughout Queensland and \$3.2 million for koala related research.
- Bruce has been most concerned over the frequent closures of Colleges Crossing; the possibility of either raising the crossing or constructing a bridge is being considered. The State Government is focusing on making future repairs to flood damaged infrastructure more flood proof.
- School funding – there is a huge backlog of maintenance which is being addressed.

Peter Hayes from the Brisbane City Council then spoke to us about Habitat Protection and Restoration in the Western Suburbs. 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. Peter explained various aspects of the new City Plan, and encouraged us to participate in the community consultation process. Council is aiming for the City to have 40% native habitat cover by 2026. This is to be achieved through planning and bushland acquisition. Some 3,352 ha have already been purchased, and \$50 million spent on acquisition in the last two years. The 'Wipe Out Weeds' program is currently targeting weeds in natural areas. Council is spending over \$5 million on weed control each year. Planting for the two million trees program is now complete and maintenance is being carried out on some sites, including understorey planting. Habitat Brisbane, now 20 years old, supports community groups on Council land. The Council also supports the various forms of Conservation Partnerships such as Land for Wildlife: to qualify, properties need a minimum area of 0.5 ha that can be protected or restored and must be in either the Rural, Environment Protection or Conservation zone.

Peter enjoys the variety in his work and described saving some stranded lung-fish as a particularly memorable occasion. He answered many questions both during and following his talk.

## **The Brookfield Show, 17, 18 and 19 May 2013**

REPA will again have a display at the Brookfield Show where we are expecting to concentrate on the new City Plan as well as celebrating our 40<sup>th</sup> anniversary. It provides an opportunity to discuss issues and make suggestions, so please come and see us.

### **New City Plan**

The new draft City Plan can now be accessed on the internet at <http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-and-tools/brisbanes-new-city-plan/index.htm>. REPA encourages everyone who has internet access to have a look. It is very much an interactive plan. The interactive mapping is very powerful and it is possible to see not only which zones apply to particular properties, but also all of the 28 overlays. The overlays cover such topics as biodiversity, flooding, and heritage as well as road hierarchy and the bicycle network. REPA will have printed copies of the zones for our district as well as some of the overlays in our display at the Show. It is interesting that the Rural Residential zone has been re-introduced and covers much of this district. It is principally comprised of properties between 1 and 5 hectares in size. The City Council is also planning to have an exhibit, where it will be possible to use their laptops with internet access to explore areas of interest. A Council 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.

### **Moggill / Bellbowrie Neighbourhood Plan**

Cr de Wit advised that the Moggill / Bellbowrie Neighbourhood Plan (**MBNP**) is expected to be incorporated into the new City Plan this month (May) when the new City Plan is open for public notification. It is not expected that any further changes will be made. The most recent version retains the Rural zoning for the former Moggill Country Club land and places additional protections on lands in the Moggill Koala Assessable Development Area (**KADA**). The KADA was established under the State Government's *SEQ Koala Conservation State Planning Regulatory Provisions* in 2010. The protections include limiting the minimum size of subdivisions, in some cases, to 10 hectares.

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

Representatives of Queensland Baptist Care, now to be known (post 6 May) as Carinity, attended a meeting at the Brookfield Hall on Monday 25 March. They explained their intentions for a new Residential Aged Care (**RAC**) building to be substantially hidden at the back of the site, assisted by dropping the lower levels into the side of the hill, so that the resultant building only appears to be 2 storeys high when viewed from the south or east. They showed the same photomontages that the REPA members were shown on 14 March. Brookfield Residents at the meeting expressed concern over the future use of the quite large vacant area in front of the proposed RAC building as many thought another very large building could be built there.

REPA has two main concerns over the proposal:-

- Plans show that the RAC building is to be built only 8 m from the southern property boundary. This would have the consequence that residents in rooms that face south on the lower floors of the RAC would be very close to the excavated hillside. It would also mean that the house on the adjacent property would only be 17 - 18 m from the RAC.
- The new Independent Living Units will be very congested. The new layout leaves very little space between units.

REPA recognises the need to upgrade the facilities at the Brookfield Village, but considers it most inappropriate that the RAC building is planned to be built so close to the southern boundary. REPA would also like to see more space around the independent living units. It is possible that some of the area in front to the RAC building could be used.

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**

There has been little happening in regard to the six development proposals in Moggill involving known koala habitat mentioned in the last Newsletter. Council has extended the deadline for the removal of the de-mountables at the former Moggill Country Club land to 16 May and there has been little progress in the Appeal relating to 3334 Moggill Road, though REPA has submitted details of six further issues in dispute. There is however a development proposal for a further block on Weekes Road.

### **66 Weekes Road, Moggill, DA A003484755**

This proposal for 23 lots on 2.022 ha is in land that is zoned Rural on the corner of Weekes Road and Sugarwood Street, but it is within the South East Queensland Urban footprint. The land the other side of Sugarwood Street has already been subdivided into residential allotments with houses. Thirteen of the 23 proposed lots are of the order of 600 m<sup>2</sup>. The northern portion of the block is comprised of a low-lying waterway corridor. REPA intends to make a submission objecting to the small size of many of the blocks and expressing concerns about safe flood egress from the lower lying blocks.

### **Membership**

We thank all those who have renewed their membership for this year, with especial thanks to those who have made donations. Membership renewal forms are included or attached for those whose memberships are still outstanding. Annual 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](mailto:rachelgriffiths8@bigpond.com)).

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