



RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

Newsletter No. 3/2013

September 2013

Summer has started with a bang! Winter was warmer than often, then suddenly summer arrived and everywhere has been looking very dry, particularly a bit away from Brisbane. The recent 25 mm of rain has been most welcome. Brookfield was very fortunate to have superb weather for the Brookfield Show back in May. REPA thanks those who visited our display to discuss issues that we are all concerned about. We were delighted that Peter Hollingsworth, who, with his wife Margaret, founded REPA forty years ago, was able to let us have a copy of a photo from the early days for our display. It generated a lot of interest.

Moggill Bellbowrie District Neighbourhood Plan

The Moggill Bellbowrie District Neighbourhood Plan (MBDNP) was incorporated into the current City Plan on 16 May 2013. It includes 10 Development Principles covering issues such as: -

- *“The area maintains and enhances views and access to environmental and landscape features such as the Brisbane River”.*
- *“Urban development is limited in areas of high environmental and landscape value ...”*
- *“The long term retention of a viable koala population is achieved by protecting areas with existing significant koala habitat...”*

Various precincts and sub-precincts have been adopted, together with the all important Codes which have been devised to control development in the district. Of interest is the Environmental Protection Precinct, which protects areas of high environmental and landscape value from development and limits subdivision to 1 hectare (10,000 m²) within the urban footprint. This Environmental Protection Precinct includes several of the blocks of land with current development applications that were lodged prior to the inclusion of the new MBDNP into City Plan. In the environmental and scenic constraints map, Bushland Habitat and Waterways are identified as are also koala offset areas. Koala offsets are to be utilized according to an approved Koala Offset Management Plan, when clearing of koala habitat trees is unavoidable in accordance with State Policy.

A further change in the new MBDNP is the inclusion of a multi-purpose convenience centre in Moggill opposite the Moggill School, adjacent to the existing shop. In REPA's opinion, this is a sensible decision as it is close to public transport, is co-located with other community facilities and is on high ground, above flood level.

The land at the River end of Weekes Road, including the former Moggill Country Club land, has been retained in the Rural area. This limits subdivision on that land to a minimum of 10 hectares.

New City Plan

The submission period for the new draft City Plan closed on 30 July. Council received over 2,700 submissions, one of which was by REPA. The Committee combined to produce a substantial submission, concentrating principally on matters of local and environmental interest. REPA has received an acknowledgement from the Lord Mayor for its submission.

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

Further to community concerns regarding the large, four storey, Residential Aged Care (RAC) building to be included in the proposed upgrade of the facilities at the Brookfield Village, Carinity (formerly Queensland Baptist care) have slightly altered its location. They now propose that it should be further away from the southern boundary of the site and twisted round slightly so as to be less obvious from the neighbouring property. It would still be right at the back of the site. There has been no change to the layout of the proposed Independent Living Units. REPA consider these to very crowded.

Carinity held another meeting at the Brookfield Hall on Monday 22 July 2013 to explain to the changes to the Brookfield Community. Community concern centred around the precedent that would be set by the proposed four storey RAC building and the possibility that a further large building could be built in the area between the RAC building and Gold Creek Road.

Council has not yet (15 September) approved or refused the application, despite having said that a decision would be made by 3 September. There has been a letter, dated 13 September, on the development application web-site from Carinity's Development Consultants, which includes a justification for the proposal for the four storey RAC building.

Development Proposals in Moggill – 1 - Appeals

REPA is involved in two cases in the Planning and Environment Court regarding development proposals in Moggill. In both cases, the Brisbane City Council has refused the development application and the applicant has lodged an Appeal in the Planning and Environment Court. REPA has elected to be a Co-Respondent in both cases, supporting Council's decision.

108 and 126 Weekes Road, Moggill, Appeal 4072 of 2012

The de-mountable buildings have now been removed from this site. A court review was held on 7 August 2013, in which: -

- The solicitors for the Appellant (formerly the applicant) were asked to re-serve the Notice of Appeal which they had amended to remove the clause stating that the Respondent (Council) should pay costs if the Appeal is allowed.
- The Respondent (Council) and the Co-Respondents (REPA and others) have been asked for their grounds for refusal of the Appeal.
- There is to be a case management conference on 8 October and a further Court Review on 11 October.

REPA has supplied details of its position in the case. As stated previously, REPA's concerns are with the flooding history of the site and its consequent unsuitability for residential development. The new Moggill Bellbowrie District Neighbourhood Plan has retained the Rural classification for the site, with a minimum lot size of 10 hectares.

3334 Moggill Road, Moggill, Appeal 3383 Of 2012

This case is progressing slowly. REPA has appointed two expert witnesses, one on fauna, especially koalas, the other on flora. Council and the Appellant both have three experts. Expert witnesses on stormwater and ecology have met and produced a joint reports saying that more information is required to assess the Appellant's proposal properly. The Appellant has been given until the beginning of December to provide this information. Access to the land, although the address is 3334 Moggill Road, is from Springbrook Place, Moggill. The block is deeply dissected by several creeks. Most of it is currently well vegetated. The proposal is to subdivide the 8 hectares into 26 lots and common property.

Development Proposals in Moggill – 2 – Other Applications

66 Weekes Road, Moggill, DA A003484755

This application for subdivision of 2.022 ha into 23 lots has been approved by Council with Conditions. The land was zoned rural but is within the South East Queensland Urban footprint. REPA objected to the proposal, but has not appealed against Council's decision.

90, 106 & 134 Priors Pocket Road, Moggill, DAs A003465407 and A00 3460001

There are applications to subdivide these two properties into 18 and 49 lots respectively. Council has requested that the applicants reduce the number of lots and make proper provision for the protection of koala habitat.

189 Witty Road, Moggill, DA A003540096

This application for the subdivision of 4.17 hectares into 25 lots is for land that is adjacent to the land that has already been subdivided by Tancred. REPA considers this block provides a vital fauna connection across Moggill and has objected to the proposal.

70 Springbrook Place, Moggill, DA

The land involved in this application was previously included in the application for 3334 Moggill Road, which is now the subject of a court appeal (see above). This application is for the subdivision of 2,710 m² into 3 lots. There are many trees on the block including two significant species according to Council's listing. The land is in the Moggill "Koala Assessable Development Area", as are the blocks at Witty Road and Priors Pocket Road (above). Therefore there are stricter controls on the protection of existing trees, together with requirements to provide offsets for any "unavoidable" removal of non-juvenile koala habitat trees. REPA has objected to the proposed subdivision.

Bike-path along Rafting Ground Road and Boscombe Road

The section of this bike path between the new culvert over Moggill Creek and Greentrees Avenue has already been constructed. It is expected that the remainder will be completed before the end of the year. Both REPA and the Moggill Creek Catchment Group are concerned at the removal of some of the new plantings alongside Boscombe Road in the school grounds, as well as concern for the retention of two trees near the creek, which are considered to be important for creek stability. There have been some rather unsatisfactory on-site meetings with Council engineers. REPA hopes the bike-path will be well-used.

Queensland Plan meeting with Dr Bruce Flegg MP– 4 August 2013

Two REPA members were invited to join a group to discuss environmental issues in relation to the Queensland Plan. REPA was most grateful for this opportunity. We spoke strongly regarding the importance of koala habitat, problems with offsets (providing substitute trees) and the need for direct connectivity. Other issues addressed included: -

- flood access into Moggill; a flood-free bridge at Colleges Crossing received general support;
- the importance of National Parks and that grazing should not be allowed in them;
- reef protection, especially near-shore development, problems with acid-sulphate soils.

Calendars

REPA will be selling the popular Wild West Calendars again this year and they should be available soon. They make excellent Christmas gifts with their lovely local photos. Please contact Jenny (phone and email below); price \$12.50.

Membership

We thank all those who have renewed their membership for this year, with especial thanks to those who have made donations.

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