



## **REPA NEWSLETTER**

### **RURAL ENVIRONMENT PLANNING ASSOCIATION INC.**

Newsletter No. 4/2005  
Print Post Approved PP439224/00011

December 2005

The REPA Committee wishes all our members an enjoyable and safe holiday season. These next few weeks before Christmas are going to be particularly busy for some of us as several issues have come up recently as detailed below. The recent rain is greatly appreciated by us all, particularly as we now have Stage 2 water restrictions in place.

#### **WESTGATE STRATEGIC PLAN**

Consultation sessions have recently been announced for the State Government's draft strategic plan of the Westgate district. The Westgate site is an area of 750 ha in Wacol known as the Wacol Institutions Precinct; much of which is owned by the State Government. The proposal includes two road crossings of the Brisbane River to Moggill. There is some confusion as to whether or not one of these crossings represents the Goodna by-pass proposal. At a meeting of the Moggill Creek Catchment Group on 30 November, the Lord Mayor indicated strongly that he is against any river crossings into Moggill. According to the Westside News neither Cr Margaret de Wit nor Dr Bruce Flegg knew anything about these proposals until recently.

Four consultation sessions are being held on 26 and 30 November and 4 and 7 December. In case you receive this Newsletter in time to attend the last session, it is to be between 5 and 9 pm on Wednesday, 7<sup>th</sup> December at the Westgate Project Office, Anderson House, Ellerton Drive, Wacol (adjacent to Wolston Park Golf Club). Those REPA members with email were advised earlier. The closing date for submissions on the draft plan is 22 December 2005. Further information may be obtained from [www.westgatestrategy.com.au](http://www.westgatestrategy.com.au).

The site is currently occupied by several government institutions and facilities including: - several correctional centres, the Mental Health Centre and the Wacol Waste Water Treatment Facility. The area is serviced by train, Wacol and Gables Stations, and is bounded to the south-east by the Ipswich Motorway and to the west by the Brisbane River.

The Westgate Strategic Plan is being developed under the auspices of the State Coordinator-General and four options are proposed.

- Option 1 – Minimal intervention
- Option 2 – Police Academy Focus, retain most institutions
- Option 3 – Mixed business focus
- Option 4 – Residential and Mixed business

All four options include two crossings of the Brisbane River, one at the end of Priors Pocket, Moggill (the Goodna by-pass) and the other to either Weekes Road (Options 1 and 3) or to an unnamed road that connects to Priors Pocket Road (Options 2 and 4). According to the staff at the information session, these crossings were requested by BCC, yet, as stated above, the Lord Mayor is strongly against them and they do not figure in the City's Strategic Plan (Brisbane City Plan, update July 2005). In REPA's opinion, the river crossings are not acceptable to most residents in Moggill and Bellbowrie. However there is an argument that provision of a river crossing to Sumner and Wacol at Weekes Road (which would be hugely expensive) could reduce the traffic traveling into Kenmore. None of the four options for Westgate appear to be dependent on the river crossings. Their incorporation of the River crossings appears to merely demonstrate that the Strategic Plan 'makes connections' with adjacent areas.

REPA is considering the possibility of suggesting that a rail connection from Bellbowrie shopping centre to the Ipswich line at Sumner, together with the establishment of a new station there should be carefully investigated as it could provide an appropriate opportunity for increased dependency on public transport. A rail line has a much 'lighter' footprint on the environment than a road; moreover, it is easier to construct a rail line above flood level.

All four options retain the valuable 'Pooh Corner' site, which is classified as 'significant vegetation'. All options do retain a commendable area of green space. This is largely a result of the fact that about 20 - 30% of the land is below flood level. A flood map was included in the displays at the information sessions, but unfortunately it carried no legend. REPA is of the opinion that all land that was flooded in 1974 should remain undeveloped except for recreational uses.

REPA urges members to make individual submissions on this draft plan. REPA's submission will include our strong objection to the River road crossings and suggest the rail alternative. Please contact Jenny or John Bristow if you wish to discuss it (phone numbers/email given below).

## **Moggill Country Club**

A Development Application for land that includes the Moggill Country Club is currently in the public notification stage. A sign is up on the site and submissions on the proposed development should be lodged by 19 December this year. The address of the property is 108, 120 and 126 Weekes Road, Moggill 4070 and the application number is 909377. Submissions should be sent to: - The Chief Executive Officer, Brisbane City Council, GPO Box 1434, Brisbane 4001.

The initial Development Application was submitted to BCC in December 2004 and was mentioned in our March 2005 Newsletter. The Application included retention of the golf course, together with provision for sporting facilities, 42 housing allotments and an 8-unit townhouse complex. Council required further information, which was supplied in October this year, together with a revised subdivision layout. The revised layout has reduced the number of housing allotments from 42 to 39 and pulled back the eastern boundary of those allotments to allow for a 20 m public walkway between the ridge of the river bank and the lot boundaries; otherwise little has been changed. The applicant's response includes a request to amend the area's classification from Rural to a combination of Sport and Recreation and Low-Medium Density Residential, but to retain the Parkland Area and transfer it to BCC. It is also proposed that the Brisbane River Corridor Planning Scheme Policy be changed from Precinct 1 (Rural Fringe, extending from Pinjarra Hills to Kholo) to Precinct 2 (Residential Parkland, extending from the Centenary suburbs to Toowong). Precinct 1 requires a 100 m public access corridor along the River. Because of the location of the Moggill Country Club, REPA considers a change to the River Precinct designation to be unacceptable.

Much of the land on this site was flooded in 1974. REPA is concerned that the proposal involves substantial filling of riverbank land in order to bring it up to the regulation level (i.e. above a specified flood level, which is lower than the 1974 flood level). For this reason and because of the encroachment of residential land into the River Corridor, REPA will object to this proposal even though it allows for the retention of the golf course. Further information on the proposal is available from the Council's web-site at <http://www.ourbrisbane.com/government/transactions/public/ApplicationSearch.jsp> and Jenny is happy to discuss the issues with those concerned (phone and email below).

## **Rafting Ground Park**

In our last Newsletter, we said that it was feared that the attractive post-and-rail fence that used to mark the western boundary of the Park would not be re-instated following the widening of Moggill Road. We have now been assured that it will be re-instated. The fence was constructed in 1959 under the auspices of the CWA in recognition of the centenary of Queensland's separation from New South Wales.

The Masterplan for the Park is currently being reviewed and Council has invited participation in a discussion session to be held on Sunday, 4<sup>th</sup> December at 11:00 am at the Park.

## **Proposed northern alternative for Ipswich Motorway (Goodna By-pass)**

There is still no definite decision about the proposed Goodna By-pass. In November, the Federal Government announced funding for an upgrade of the Ipswich Motorway between Wacol and Darra and \$10 million for a northern options study that will consider routes for by-passing Goodna, and the geological and environmental issues involved with river crossings. REPA considers that the proposal involving two bridges across the river at Priors Pocket poses serious environmental and flood risk concerns.

## **40 Pacey Road, Upper Brookfield**

The owners of land at 40 Pacey Road, Upper Brookfield have recently applied to Council for permission for the construction of a small cottage on their property for their elderly relations. An unsigned letter has been circulated in the district headed "Stop Urban Infill and Save our Environment". REPA was NOT responsible for this letter and, as a matter of principle, would not distribute an unsigned letter. REPA did not consider it appropriate to make a submission on this application.

## **Neighbourhood Planning**

The Bellbowrie area is to be one of the first areas included in a neighbourhood planning scheme. REPA has just been advised that the first workshop will probably be held in March next year.

With all good wishes for a happy Christmas

John Bristow Chairman, REPA, 84 Essendon Road, Anstead, 4070

Phone 3202 6534 Fax 3202 8836

Jenny Hacker Secretary, REPA, 41 Gap Creek Road, Kenmore Hills, 4069

Phone 3374 1468 Fax 3374 0609

Website [www.repa.org.au](http://www.repa.org.au)

Email [jbhacker@powerup.com.au](mailto:jbhacker@powerup.com.au)