



## REPA NEWSLETTER



### RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

Newsletter No. 4/2008  
Print Post Approved PP439224/00011

November 2008

This Newsletter comes with Season's Greetings to all from the REPA Management Committee. We hope that you all are able to enjoy the holiday season and if you're travelling, travel safely. At the beginning of the last Newsletter, I said that we all hoped for more rain!! I don't think I quite envisaged the downpour that we had on the night of Wednesday, 19th December. We haven't seen such large flows in our creeks for many years. The Brookfield Road bridge over Moggill Creek was overtopped for the first time since the new bridge was built about 20 years ago. There has been considerable damage to creekside revegetation work in some areas. We have tended to forget how violent the summer storms can be. We commiserate with all those who have suffered damage as a result of the recent storms.

REPA has frequently expressed concern regarding lack of provision for storm events in many planning decisions. As mentioned below, a new application has been made to Brisbane City Council for development of the land around the Moggill Country Club. Much of this land was flooded in 1974.

There are two major projects for which submissions are required before Christmas. The **Kenmore Bypass** by Friday 12 December and the **Northern Link Tunnel** by Monday 15 December. We recommend visiting the web-sites or a display and putting in a submission. It is important to show that the community is concerned. REPA will be putting in submissions too.

Kenmore Bypass website: - [www.mainroads.qld.gov.au/web/publicCR.nsf/DOCINDEX/Kenmore+Bypass+Planning+Study](http://www.mainroads.qld.gov.au/web/publicCR.nsf/DOCINDEX/Kenmore+Bypass+Planning+Study)

Northern Link Tunnel website: - [www.northernlinkeis.com.au/](http://www.northernlinkeis.com.au/)

#### **Brisbane's Wild West 2009 Calendar**

THECA (The Hut Environmental and Community Association) has produced another calendar for 2009, which REPA is supporting. It includes lovely pictures of our local flora and fauna. The calendar is now available at a cost of \$12.50. The calendar makes an ideal Christmas gift for local, interstate and overseas friends and relations. An order form is attached or enclosed.

#### **The University of Queensland's land at Pinjarra Hills, the 'Vet Farm'**

The University of Queensland owns about 280 hectares of land at Pinjarra Hills. There have been articles in the press recently concerning proposals for 'building a city for science' at the Pinjarra Hills site. UQ's position is stated on its website at [www.uq.edu.au/news/index.html?article=16363](http://www.uq.edu.au/news/index.html?article=16363), where it says that there are no short term plans. In this web-site, Vice-Chancellor Professor Paul Greenfield said that the University would definitely not sell or subdivide the land, which was a gift from Dr James Mayne in 1923 and is prized as the University's foundation asset and that "we would want to be sure that the great research, education and community enjoyment potential of this land was achieved - in coming decades - in a way that enhanced Queensland Government and Brisbane City Council land use and infrastructure plans, maintained green space, created jobs and generally served the economy." The land is currently under "Ministerial Designation for educational purposes".

#### **SEQ Regional Plan Review**

The SEQ Regional Plan is currently being reviewed and the draft is expected to be available in December. REPA is concerned that the urban footprint may be extended in our beautiful part of Brisbane, and that an extension could include the land at Pinjarra Hills that is owned by UQ. Currently the urban footprint covers Kenmore and parts of Kenmore Hills, Bellbowrie, Anstead and Moggill. The recent creek flooding provides a very good reason why the urban footprint should not be extended in the REPA area as an increased area of hard surfaces (roofs and roads) would increase the rate of runoff and the amount of flooding. Rainfall patterns in the western suburbs are different from those in the city. In 1974, Smith's Scrub (Upper Brookfield) received 2,259 mm, whereas Archerfield received 1,964 mm. Furthermore, the western suburbs provide a very substantial component of Brisbane's Green Space and any extension of the urban footprint would be likely to encroach on that causing destruction of valuable habitat for our wildlife.

#### **Proposed upgrade of Gap Creek Road**

Representatives from REPA, the Moggill Creek Catchment Group and THECA attended a meeting with Council officers in October to comment on the recently produced Environmental Impact Assessment. We were delighted to find that a much more environmentally sensitive approach was being taken to the proposed upgrade with the inclusion of speed bumps and other traffic calming measures. No decision has yet been made on the details of the Kookaburra Road intersection. The proposed alignment is very close to the current alignment and survey work is being undertaken to define this.

### **Proposed upgrade of Rafting Ground Road culvert crossing near Willunga Street.**

Details of this proposal were given in our last newsletter, which is now on our web-site, [www.repa.org.au](http://www.repa.org.au). REPA has recently been given the opportunity to comment on the proposed landscape package, which listed the various plant species that would be used along the creek, and made some recommendations. We have asked for copies of the detailed design for the culvert crossing.

### **WBNI (Western Brisbane Transport Network Investigation)**

We have been advised that a report should be issued by the WBNI before Christmas.

### **Forum on Congestion Management, Queensland Government, 19 November 2008**

Jenny Hacker and David McCullough attended a forum on congestion management in South East Queensland. The Forum was introduced by the Premier, Anna Bligh; followed by an address by Professor George Hazel, an international congestion expert from Scotland. Prof. Hazel explained that it was more important to have 'exchange space' (places for people) in cities rather than 'movement space' (roads etc) and that Brisbane didn't do particularly well on a 'mobility index'. He put forward recommendations. Attendees then participated in active group discussions.

### **Moggill Country Club**

A new Development Application has been submitted to Council for the 19.2 hectares of land at Moggill Country Club, 108, 120 & 126 Weekes Road, Moggill. This proposal is very similar to that put forward in December 2004, which has now been withdrawn. The proposal is for 87 low density residential blocks, an area of about 5 hectares for Open Space and Recreation, and approximately 41 units in 2 low/medium density residential blocks on the south-west corner of the site. Plans are available in the Ward Office and at the BCC centre in Coonan St, Indooroopilly. Most of the land was flooded in 1974, when the flood reached a height of approximately 17 m above datum. The current proposal is to build above Council's designated flood level, which is 13.5 m. Where land is below that level, it is to be filled with material taken from some of the higher parts of the allotments. The fill is to be held in place by a retaining wall of up to 3 m high. REPA contends that this is not an acceptable form of development. Furthermore, the 87 residential lots and 41 units have no access to public transport and because of the distance from facilities (1.5 km to Bellbowrie Shopping centre by road, 1 km by footpath through Booker Park) will have to use their cars frequently. The proposed development will generate more traffic on Moggill Road. There is valuable vegetation and wildlife habitat along the river banks, which is planned to be conserved; nevertheless, the proximity of residential development is likely to provide stresses to the wildlife, particularly from dogs and cats. REPA plans to object to this development and encourages concerned members to do likewise; if you would like further information on it please contact Jenny Hacker (details below).

### **Proposed development between Witty Road, Church Road and Matfield Street, Moggill**

This development on 19.7 hectares for 87 lots has recently been approved. The application was initially made in November 2004 and a number of submissions, including REPA's, were made objecting to it. The original application was for 100 lots with little regard for the waterways and the vegetation on the land. The approved application has 3 larger lots in the south-east corner of the land where there is good vegetation with valuable understorey. There are to be Environmental Protection Zones to protect the vegetation and the waterways, and approximately 0.8 hectare of park. We still regret that this land is to be subdivided, but recognise that the approved proposal should be less environmentally damaging than the original one.

### **Proposed enlargement of facilities at the Pet Chalet, Upper Brookfield**

Local residents have concerns about noise (barking dogs) and other environmental matters. REPA has objected to the application made to Council to enlarge the kennel and cattery facilities at the Pet Chalet, whilst being aware that the facility does provide a valuable service to the neighbourhood. REPA has very recently been advised that Council have approved a Transitional Environmental Program (TEP) submitted by the Pet Chalet, outlining measures to reduce noise. Residents have advised that the noise problem has improved.

### **Small scale aquarium fish farm at Lather Road, Bellbowrie.**

A Development Application has been lodged with Council for a small scale aquarium fish farm at a property in Lather Road. As the land is in the Rural Area, this is permissible, but the Department of Primary Industries and Fisheries is a Concurrence Agency, that is they have to approve the proposal and its design. REPA has concerns regarding the possible escape of exotic species.

### **Pole Houses**

Jenny Hacker addressed the Brisbane City Council on 4 November, recommending that pole houses are a more appropriate form of building on steep blocks, particularly in the Environment Protection Area. The construction of pole houses reduces the amount of earthworks required on a block which has many environmental advantages.

### **Membership**

We thank you for your support during the year. We welcome input from members and endeavour to address issues that you may raise. We wish you all a Happy Christmas and a prosperous (or at least a financially improving) New Year.

---

Anna Williamson	Chairman, REPA	Phone 3202 7789	Email <a href="mailto:macmog@bigpond.com.au">macmog@bigpond.com.au</a>
Jenny Hacker	Vice-Chairman REPA,	Phone 3374 1468	Email <a href="mailto:jbhacker@powerup.com.au">jbhacker@powerup.com.au</a>
Mandy Fisher	Secretary, REPA	Phone 3374 2034	Email <a href="mailto:mandy.fisher@gmail.com">mandy.fisher@gmail.com</a>
David McCullough	WBBAG	Phone 0410 560 763	Email <a href="mailto:davidm@westernbypass.org">davidm@westernbypass.org</a>

Websites [www.repa.org.au](http://www.repa.org.au) , [www.westernbypass.org](http://www.westernbypass.org)