



REPA NEWSLETTER

RURAL ENVIRONMENT PLANNING ASSOCIATION INC.

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September 2005

REPA'S ANNUAL WALK, SATURDAY 24TH SEPTEMBER

This year REPA plans to hold a walk at **Lake Manchester** on **Saturday 24th September**, starting at **10 am, BYO lunch**. John Bristow, our Chairman, who leads many walks for the Queensland National Parks Association, will be leading the walk. The walk will follow a path around part of the Lake and will be along reasonably level ground. We should have the opportunity to see the dam wall, some pleasant views of the Lake, and to enjoy the native vegetation and some bird watching.

We intend to meet at 10 am at the parking areas (which are all adjacent) in the Lake Manchester Reserve. Access is via Moggill and Mt Crosby Roads going towards Mt Crosby, past the Ugly Gully (Kholo Creek) crossing and then avoiding the Tanderra Way turnoff to the left (UBD maps 173 & 174, also 172). Mt Crosby Road then has a T junction, which is reached before getting to the Filtration Plant. The T junction is signposted Mt Crosby to the left and Lake Manchester to the right. Take the right turn to Lake Manchester, then continue for 11 km to Lake Manchester. This road is bitumen until the last 2 km, which is good gravel. In the middle of the gravel section, a bitumen road comes in from Kholo on the left. Continue on along the gravel road until you pass a junction where a private road goes off to the right. It is signposted "No Entry". Keep ahead for another 0.8 km to a sign post at the entry to the Lake Manchester Reserve. Enter the Reserve and travel another 0.2 km, past a building on the left and a house on the right, then down the hill to a toilet block with three parking areas around it, where we will meet to start the walk.

Please bring water, your lunch, a hat, sunscreen and wear appropriate footgear. We may have lunch somewhere along the walk or back at the parking areas, depending on preferences. It should be a very enjoyable day and we look forward to catching up with REPA members and friends. It would be appreciated if those intending to join us could advise either John Bristow or Jenny Hacker by telephone or email (details below).

Moggill Road

In the last Newsletter, we explained about the lack of provision in Main Roads Guidelines for potential effects of incremental subdivision on main roads, e.g. Moggill Road. REPA's reply from Main Roads merely stated the existing situation, pointing out that there is now provision for infrastructure charges associated with new developments and that the City Council is responsible for the development of a given area; but the letter did add that REPA's comments will be considered. Subsequent to receipt of this letter, John Bristow and Les Thompson had a meeting with a Main Roads officer, who explained that Main Roads has no power to refuse developments, merely to impose conditions on them; the officer again drew attention to the provision for infrastructure charging and that the City Council has responsibilities for development control, but he also agreed that the present system was not working.

REPA has also been pursuing the lack of provision for a cycle path in the section of Moggill Road between Kilkivan avenue and Pullenvale Road that is being widened. Main Roads claim that there will be room for cyclists on the new widened road shoulders, but REPA and residents consider this inadequate.

REPA is not satisfied with either of these responses from Main Roads and will continue to pursue these issues.

Rafting Ground Park fence

The attractive post and rail fence along the road at Rafting Ground Park has been removed as part of the Moggill Road widening activities. The fence was put up in the early 1960s as a memorial to the pioneer timber-getters of the district who assembled rafts of logs at the Rafting Ground for rafting down the river. Initially, following discussions between John

Bristow of REPA and the City Council, it was thought that the fence would be re-instated, but now it is claimed that reinstatement will not be possible because of the changed alignments. REPA will be following this up.

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

REPA has been advised that still no decision has been made as to whether or not the very expensive northern alternative to the Ipswich Motorway should be built, involving two bridges across the Brisbane River, or whether the existing Ipswich motorway should be widened. The State Government favours widening the existing motorway, in contrast to the federally preferred northern alternative, but the State Government is dependent on federal funding for the upgrade.

Neighbourhood Planning

A Neighbourhood Planning Fair was held at Seventeen Mile Rocks Park on 10 July. Several REPA members attended. As a result of REPA's and the Moggill Community Association's efforts, Bellbowrie will be one of the first areas to be considered under this new planning initiative and we hope to learn more of this later this year.

South East Queensland Regional Plan

The final South East Queensland Regional Plan (SEQRP) was released on 30 June. The SEQRP is now the primary planning document for the South East Queensland region and all relevant local government planning schemes have to comply with it. The final SEQRP differs in some respects from the draft released in October last year. There are now 12 desired regional outcomes compared with 7 in the draft plan, there are new policy directions on Sustainability, Rural Futures, Rural Precinct Planning and Water Management and there have been some changes to land use designations and the Investigation Area.

For the REPA area, the intention to develop Rural Precinct Plans could have implications. REPA will continue to liaise with City Council staff and planning representatives in order to strive for good planning outcomes for the area.

The suggestion for a western bypass is still included on the Transport Infrastructure map and described as a 'western Brisbane transport investigation'. REPA has made the request to the Minister for Main Roads that a REPA representative be included in any consultative process in connection with a possible western Brisbane bypass. REPA is also liaising with The Gap and Moggill Community Associations regarding this important issue.

Development Applications for land at Church Road, Moggill and Bellbowrie

Church Road. In January this year, REPA made a submission to the City Council objecting to the proposed development of 100 lots in Church Road and Witty Road on various grounds including the importance of the vegetation on the site. Apparently, at the time of the application, the owner did not make the appropriate submission to the Department of Natural Resources and Mines regarding the regionally significant vegetation on-site. Consequently that application is now stalled.

Bellbowrie. There have been several applications to build duplexes in Golden Crest Place, Bellbowrie. REPA is objecting on the grounds that the resultant housing density will not comply with the Bellbowrie Local Plan and will also have a further adverse effect on Moggill Road traffic.

Membership

There has been a request that we should make memberships payable by electronic funds transfer to REPA's bank account. Whilst this would have substantial advantages for our members, we are concerned that it could be very difficult for us to keep proper track of membership payments. We have decided therefore not to make this option available.

There has also been concern that REPA might advise other organisations of our membership list details. Please may we assure you that we do not release any membership details to others without first obtaining appropriate permission.

Membership renewal forms are attached or enclosed for those whose memberships are still outstanding.

We hope you will be able to join us for the Walk at Lake Manchester on 24th September.

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

Email jbhacker@powerup.com.au