

BUNYA RESIDENTS ASSOCIATION ORDINARY BI-MONTHLY GENERAL MEETING

Date: 27 January 2021

Time: 7:30pm

Place: SES Building, James Drysdale Reserve, corner Jinker Track and Bunya Road, Bunya.

AGENDA

1. Apologies

Chris D, Jennifer W, Rod

2. Acceptance of minutes of the previous general meeting

Accepted: Steve

Seconded: Carolyn

3. Matters arising from the minutes of the previous general meeting

- Plans drawn up \$990
- Carolyn followed up
 - 27/11/2020 Phone call to RSL Samford re their sponsorship levels for the Avenue of Honour -- follow up from November meeting
 - 28/11/2020 Message on Facebook asking if a resident could draw up the plans for the Lunch Shelter shed at a discounted cost--- no takers -- follow up from November meeting

4. Correspondence in and out

Inward

From: Bill RSL Samford

To: vicepresident@bunyaresidents.as.au

Date: 30 Nov 2020

Subject: Avenue of Honour Brochure

From: Heritage Pacific

To: president@bunyaresidents.as.au

Date: 17 Dec 2020

Subject: Yallambi – possible reuse of building materials for replica lunch shed

From: Branden R @ insitedd

To: vicepresident@bunyaresidents.as.au

Sent: Friday, 18 December 2020 4:26 PM

Subject: 550 Bunya Road, Bunya / Lunch Shelter / Plans

From: Heritage Pacific

To: president@bunyaresidents.as.au

Date: 21 Dec 2020

Subject: Yallambi – possible reuse of building materials for replica lunch shed

From: Heritage Pacific

To: president@bunyaresidents.as.au

Date: 22 Dec 2020

Subject: Yallambi Trees

From: Grant J @ Fluid Building Approvals
Date: Tue, 22 Dec 2020 at 21:02
Subject: RE: Bunya Residents Association - lunch shed plans
To: Debra G <bunyaresidents@gmail.com>

From: Antonietta T
To: president@bunyaresidents.asn.au
Cc: David H
Sent: Sun, 10 Jan 2021 23:50:37 +0000
Subject: Certificate of Currency Neighbourhood Watch QLD - public liability insurance

From: Sheldon L @ MBRC
To: president@bunyaresidents.asn.au
Date: 20 Jan 2021
Subject: Traffic Calming – Bunya

From: Nicole
To: secretary@bunyaresidents.asn.au
Date: 20 Jan 2021
Subject: Use of Community Board

From: Sheldon L @ MBRC
To: president@bunyaresidents.asn.au
Date: 23 Jan 2021
Subject: Traffic Calming – Bunya
Outcome – No traffic calming to be deployed on roads where speed limit is 50kmph

Outward

From: vicepresident@bunyaresidents.asn.au
To: Peter Dutton.mp@aph.gov.au
Date: 26 Nov 2020
Subject: Bunya Old School Reserve – Donation Request

From: vicepresident@bunyaresidents.asn.au
To: [fernny.grove@parliament.qld.gov.au](mailto:ferny.grove@parliament.qld.gov.au) (Mark)
Date: 26 Nov 2020
Subject: Bunya Old School Reserve – Donation Request

From: president@bunyaresidents.asn.au
To: Morten Bay Regional Council – online form via website
Date: 28 Nov 2020
Subject: Road Calming Blue Hills Drive and Allen Road

From: president@bunyaresidents.asn.au
To: Heritage Pacific
Date: 11 Dec 2020
Subject: Notes of Meeting with BRA

From: president@bunyaresidents.asn.au
To: Heritage Pacific
Date: 17 Dec 2020
Subject: Yallambi – possible reuse of building materials for replica lunch shed

From: Branden R @ insitedd
Sent: Friday, 18 December 2020 4:26 PM
To: vicepresident@byntaresidents.as.au
Subject: 550 Bunya Road, Bunya / Lunch Shelter / Plans

From: president@bunyaresidents.as.au
To: Heritage Pacific
Date: 21 Dec 2020
Subject: Yallambi Trees

From: president@bunyaresidents.as.au
To: Heritage Pacific
Date: 21 Dec 2020
Subject: Yallambi – possible reuse of building materials for replica lunch shed

From: Debra G <bunyaresidents@gmail.com>
Sent: Tuesday, 22 December 2020 11:56 AM
To: vicepresident@byntaresidents.as.au
Cc: Grant J @ fluid Building Approvals, Aaron O. Ryan W
Subject: Re: Reconstructing the Wongun Post office

From: Debra G <bunyaresidents@gmail.com>
Sent: 23 Dec 2020
To: vicepresident@byntaresidents.as.au, insitedd@outlook.com.au
Subject: Re: Reconstructing the Wongun Post office

From: president@bunyaresidents.asn.au
To: Heritage Pacific
Date: 11 Jan 2021
Subject: Bunya Residents Association – Yallambi Development

From: president@bunyaresidents.asn.au
To: David H
Date: 12 Jan 2021
Subject: Neighbourhood Watch Qld – Bunya Residents Association & NHW – public liability insurance - event

5. Treasurer's report

From 18 November 2020 – 17 January 2021

- NHW - \$1,164.19 Balance as per cash book and bank statement
- BRA – \$4,497.41 Balance as per cash book and bank statement

Accepted: Tracey

Seconded: Brian

6. New members report

- No update at this meeting

7. Coordinator reports

- **Yallambi / Bunya Old School Reserve**
 - BRA Meeting 27/01/2021 Bunya Old School Reserve
 - action item from Nov 2020 meeting: 27/11/2020 Phone call to RSL Samford re their sponsorship levels for the Avenue of Honour
 - action item from Nov 2020 meeting: 28/11/2020 Bill G RSL Samford emailed the brochure re above

- 28/11/2020 Message on Facebook asking if a resident could draw up the plans for the Lunch Shelter shed at a discounted cost--- no takers
- 16/12/2020 On site meeting – Grant J, Ryan W , Branden R and Carolyn H--Plans commissioned
- 18/12/2021 Plans received from Branden R --- cost \$990.00
- 04/01/2021 Plans sent to 2 builders for Quotes .
- 08/01/2021 Debra and Carolyn meet with one of the builder on site.
- 21/01/2021 Quote received ---\$25,000– gutters included incorrectly – waiting for new quote
- Still to have on site meeting with 1 builder.
- 22/01/2021 email to Wendy Heath re number of volunteers we will need for May planting

Discussion with Cr Matt Constance

BRA noted the following as the most important concerns to be addressed in BRA’s submission to MBRC

- All blocks no smaller than 4000m2
- No infringement on koala habitat – currently infringed by bridge & fire trail
- Protect significant trees
- Old Wongan Post Office site & 3 marker trees to be given to MBRC as a Heritage site
- Fire Gate / Second access point
- Road Safety – Farm Road

Points of discussion

- The name of the estate NOT to be Bunya Lakes 2 & 3

Identified entrance to estate

- The intersection of Farm Road and Bunya Road is unsafe. The Federal Govt Black Spot Program gave MBRC funding in 2018 to upgrade this intersection. What could be done has been done.
- There is only one entrance/exit point
- Fire Gate required

Matt explained this development is

- Code accessible, so no public notification and objection period
- Doesn’t mean you can’t object. BRA and residents can still send submissions to MBRC identifying their concerns with the DA.

Action: Matt will ask Polly to provide BRA information on how to make a submission

Some of it will be irrelevant – impact statement etc

Due to the corruption in various councils in recent times, QLD state govt changed the legislation so that Councillors cannot be involved in assessing development applications. This is done by Council officers.

- Yallambi is composed of 3 titles
 - The Development Application pertains to the single block that is accessed from Farm Rd
 - Need to be very clear the other blocks are not included
 - 901 is the new lot created to give back to MBRC the remainder of the block which is not suitable for development, due to overlays. The area to be developed lies between the 2 creeks, Bergin to the west, Wongam to the east.
 - NOT a stage 2
- They still have to do all submission
- No tree survey yet
- Matt has nominated the Allan Rd/Bunya Rd block, which is not part of the DA to be purchased by MBRC as reserve. This block is mostly covered by Core Koala Habitat overlay.
 - Green xxx scheme
 - Going through an assessment now
 - Unable to discuss at present

- Still discussion around the heritage value of the old Wongus Post Office site
- Heritage Pacific don't own site yet
- Heritage Pacific have a contract dependent upon MBRC approving a DA which is acceptable to Heritage Pacific. They have paid a small deposit.
- Vast majority of sites are going on already cleared land
- In the DA, the land on the other side of Bergin Creek is given back to the MBRC as reserve
- This is only an application at the moment, no accepted, really important to remember
- Council can request blocks to be joined to make 4000m2

- Sewage concerns – if missed in Bunya
 - Bunya Lakes
 - Sewage information – soil type
 - **Action:** Send information to Debra

Q: if 2000m2 goes through does it set a precedent for current 4000m2 / 6000m2 blocks to be subdivided

Matt: no – nothing automatically sets a precedent

Performance outcomes

Yallambi is zoned Rural Residential, 6000m2. MBRC may approve smaller lot sizes under the “significant community benefit” provision. This occurred with Windarra.

Q: Why is there all ready clearing going on at 5:45am

Widening the fire trail

Removing the old timber, bricks etc

HP - They have approval

Actions:

- Brian suggested: Potentially set up sub committees to take on sections of the contract
- When writing a letter, use laymans terms and try and do a letter box drop, especially Bunya Lakes
- Bunya Lakes membership drive
- Committee reads all paperwork
- Liaise with Glen Hammill – MBRC assessor
- Put together a draft
- Update to residents
- On the table to engage a town planner to assist with language and planning act
- Fight for what you know you will get across the line

- **Neighbourhood Watch**
 - No update

- **Website and Facebook**

8 General Business

- BrianGoogle Maps – park sign now updated to be the same name
- Tree planting second Saturday in May

9 Next Ordinary General Meeting: 31 March 2021

Meeting Closed 9.22 pm