**BUNYA RESIDENTS ASSOCIATION**

**ORDINARY BI-MONTHLY GENERAL MEETING**

**Date:** 28 July 2021

**Time:** 7:30pm

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

**AGENDA**

1. **Apologies**

Tracey H, Marion A, Dennis B, Heather C, Yvonne E, Jodie C, Matt Constance

1. **Acceptance of minutes of the previous general meeting**

Moved be accepted: Carolyn H, Seconded: Neil C

1. **Treasurer’s Report**



Moved be accepted: Deb G, Seconded: Steve E

1. **Neighbourhood Watch** - No update
2. **Facebook and Website –** No update
3. **Bushcare Report** from Carolyn

* 10 July 21 Bushcare morning. Some planting and weeding.
* A new family of volunteers came with the Men of Trees.
* Plants from the big planting in May are mostly doing ok.
* A large old tree has come down during all the winds and as it is hanging across a few other trees I have advised Wendy as it will need to be removed.
* Next Bushcare morning will be 11th September 2021.

1. **Old Bunya School Project -** in abeyance
2. **Yallambi**

Two (2) development applications have been submitted.

a). The DA submitted in January 2021 was the subdivision into acreage blocks. MBRC requested more information to be provided by the 15 July, as of last night some documents from State Assessment and Referral agency (SARA) had been uploaded to the DA Tracker website.

Matters have been referred to SARA regarding vegetation, koalas and remapping of the koala habitat.

A SARA determination has removed some parts of Yallambi from koala habitat, on the eastern side near Wongan Creek, though the western side to Bergin Creek is the main koala area. An interim map has been issued. Remapping of the koala habitat will not occur until 2022.

Unable to interpret the Vegetation impacts at this point.

Farm Road and the capacity to carry the traffic has been previously raised, however as no new lot layout is yet available, the traffic numbers are unclear. Council refused the 2,000 square metre lot plan, and there is a new layout which has not been loaded to the DA Tracker website as yet.

b). A second DA has been lodged for operational works around the old farm dam on the border of Yallambi and the Mills Property. Developer wanted to decommission the dam, MBRC refused this, so they requested a lowering of the dam wall. Mr Mills commissioned an ecological study and has sent to the State Government as it is a State matter. He has also commissioned an engineering report into the dam structure as the developer haD suggested it was unstable. The Mills family uses the water from the dam for his property.

Paul Gleeson of the state government contacted Deb and advised that the State was not responsible for the structural condition of the dam, however they are concerned with the vegetation and habitat, and would be considering that aspect.

Council issued a request for further information due on the 23 September 2021.

This generated some discussion including that the advertising for Windarra was that they were the last town water allocation lots in Bunya.

Deb has contacted the Council regarding whether additional water capacity has been added, referred to Unitywater. Unitywater has been contacted for a response. Assuming that it is town water.

Brian suggested this may have been a marketing ploy. Trent suggested there may be an obligation on the developers to upgrade the pipe etc to put town water in place.

There are 2,000 square metre blocks at Birdsong, which was one of the arguments. Court decided the developer could have these blocks, as they had contributed a lot of reserve, parkland, community facilities (picnic tables, BBQs, playground) to the public.

1. **Residents Reconnect**

Successful morning, with 17 adults, and about 6 children. 10 of those were new to Bunya. Suggestions of another one in October.

1. **General Business**

Deb will contact Moreton Bay Council as a Bunya Lake resident raised the issue there was no children’s play equipment in Bunya Lake. Demographics of the area is changing as the older residents sell and younger families are moving into Bunya.

ACTION ITEM: Deb G to request MBRC to put play equipment into Bunya Lake Reserve

***Further discussion on Yallambi***

Grant advised that Yallambi site is being regularly maintained with clearing the land and removing farm equipment.

A proposed new layout was provided to BRA but has not been distributed - this showed 4,000 square metre blocks.

BRA’s Yallambi submission includes a recommendation that there be a park with children’s play equipment, a picnic shelter and a BBQ, including the heritage site of the Old Wongun Post Office and its 3 markers trees, which are significant historical trees, plus the 2 very old huge Moreton Bay figs.

Significant trees have been marked to be retained. These trees have been left on the actual lots rather than preserved in a park, and take up a lot of space on those lots which cannot be built on.

Bob raised the question about whether BRA wanted to stop development now that we have moved in. He stated he used to go to the post office to collect the mail so remembers it better than most, and asked why do we need to retain the trees since the building is gone. Can we not have a plaque?

Deb responded that BRA did not oppose the development rather wanted to ensure it was appropriate, consistent with the rest of Bunya, met all the rules. We need to preserve our heritage – the site is there, the marker trees are there and the old figs. They are in one area.

Bob thought a 2,000 square metres is the best size block, and allowed for the sewerage treatment plants with the offsets. Deb disagreed. A local plumber has advised BRA that 4,000 square metres would be the smallest size blocks That could accommodate Onsite Sewage Treatment (OSST). The blocks need to be at least 4000m2 due to the many other State Government overlays on the lots, as well as the OSST spray area, all of which cannot be built on. Also Yallambi blocks slope quite steeply down to the creeks.

Entry into Farm Road from Bunya Road was raised as a significant issue. It was suggested a new road off Dugandan Road may reduce this issue. Previous findings were that Council had established Farm Road was built for a traffic capacity of 300 movements a day (150 vehicles) and from Bunya Lake alone, movements are already at 296.

***Road / Traffic Issues***

1. Bob advised a tree had been chopped down on Bunya Road just before Maskell court, which has caused the bitumen to drop. Identified this location is in Division 10.
2. Eaton’s Crossing near the new bridge, holes in the road.

ACTION ITEM: Deb to submit request to MBRC to fix dangerous drop off of the edge of the road.

1. The roads are dangerous for cyclists in the area, with the need to extend the shoulder of the road to provide additional space. Bunya Road needs a bike lane.
2. Mountain bikers are using the side of Dugandan Road for car parking

ACTION ITEM: Everyone to complete the Moreton Bay “Have your Say” survey so MBRC can plan for the future.

1. Bergin Creek/Blue Hills intersection

Have put in 4 submissions to MBRC about concerns at this intersection however no visible action to date.

Council have advised they are redesigning the intersection, and this is in the planning phase.

Some years ago MBRC proposed to reduce the speed on Blue Hills Drive, however a survey of residents did opposed.

1. Deb G advised that if you have road maintenance issues, notify MRBC via email [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au). Take a photo and send the problem, incident etc. You do not need to report these things via BRA.

***Gas Works***

Grant raised that the Gas works on Bunya Road are an eyesore, and asked whether we could arrange for Council to plant some more trees to screen it.

ACTION ITEM: Deb to submit request to Council for screening for the gas works.

***Development at Ferny Grove Train station***

Honeycombs are developing the train station with the sod turning stating. This means the carparking reduced at the station. Railway won’t let signs go up about reduced parking. The councillor advised at the FGSH P&C that the trains are running at 35% capacity instead of 85% from Ferny Grove. 27 July starting. Carparking solution will be better in the future.

ACTION ITEM: Deb will add to the newsletter.

***Clearing of land***

Brad advised the environmental reserve between him and Wilga Drive, is supposed to be left untouched, however some clearing has been undertaken by a resident. Brad advised he will contact the Council.

***Bunya Tip***

This is an issue with the residents with a recent rant on Facebook about being unable to get into Bunya because of the queued traffic. Council advised that the second weighbridge was broken on that date. Residents disagreed this was a one off, saying that Saturday, Sunday, public holidays, lunch time and afternoons, this was common. Deb has written to MBRC suggesting extra signage for the second weighbridge. People should call the police if the queued cars are blocking the road and intersections. It was advised that there was a police car in the queue on that day.

***Bunya Sports Club***

Marg asked whether anyone was proposing to use the old Bunya club. The football club had taken over the lease, they were going to put on drinks with food, not done so.

Meeting closed at 8:45pm