PROPOSED ‘ECOLOTS’ ( AREA 2 – in SE part of MIRVAC site )

The 70 – 75 Ecolots in AREA 2 should be removed from the Context Plan and added to the Conservation Zone.

* Vegetation – Endangered and Of concern Regional Ecosystem
* Medium Value Bushland Koala Habitat Values – the south east corner has connectivity to community koala sightings to the SE of the MIRVAC property e.g. Appaloosa Court, Greenhill Rd, Crowson Lane
* Qld State Planning Policy – MSES Biodiversity – Wildlife Habitat over the whole of Area 2
* Logan City Council Planning Scheme Overlays show this southern section containing part of their Biodiversity Corridor
* Replacing ECOLOTS with a Conservation Zone will give greater protection to Norris Creek Catchment by protecting the habitat and land around the southern tributary of Norris Creek . It will connect the northern Conservation Zone with this southern area to make a larger Conservation Zone Area along the whole of the east side of the MIRVAC property.
* On the south boundary at 267 – 283 Crowson Lane ( Greenbank) there is a **Queensland Government Koala Refuge property** ( 9 acres)   - – koala tree planting has been undertaken on this property. Queensland Government money has been used to fund the planting of these koala trees. Furthermore, the property at 267-283 Crowson Lane has had wild koalas on this property ( e.g. 30 years ago and in 2015)
* ECOLOTS (Area 2) are indicated as subject to **FUTURE INVESTIGATIONS**  ( SEE p 10 -11 EDQ Development Application) – this means that the community is unable to have certainty now about this .
* The Area 2 ECOLOTS were proposed to include convenants – **who will enforce this**? Past experiences of building envelopes and convenants have not been enforced by Logan City Council ( e.g. Bluff Rd corridors on QM Properties approved by Beaudesert Shire Council, building envelope regulations being relaxed , trees being removed where significant trees have been left by developers e.g. Carron Place at Jimboomba Woods, local residents selling property and convenants no longer applying to the property e,g, tree clearing )
* 70 -75 ECOLOTS – **traffic access is proposed via Serengetti Drive and Heathcote Ct ( Munruben)** into the South-East section of the MIRVAC property is proposed through quiet local streets . These streets receive very minimal local resident traffic now. Increasing traffic ( **potentially an additional 140 – 150 vehicles per day**) through quiet local streets (presently have cul de sacs)poses increased roadkill and injury risks to fauna e.g. koalas , eastern grey kangaroos and red neck wallabies which use this habitat on the south-east and east side of the MIRVAC property and places greater risks on the fauna of Wearings Reserve.
* Increased traffic **( 140 – 150 + vehicles per day)** will occur on Serengetti Drive, Heathcote Ct , Greenhill Rd, Kensington Drive, Kooringal Rd, Crowson Lane with increased traffic, noise and safety concerns for local residents of the rural residential area of MUNRUBEN .