

PINE VALLEY Q&A



THE APPLICATION

What development application has been lodged by Lendlease with Moreton Bay Regional Council?

Lendlease has lodged an application with Moreton Bay Regional Council for a Material Change of Use to create four precincts on the site – a General Residential Zone, a Rural Zone, a Recreation & Open Space Precinct and an Environmental Management & Conservation Precinct.

The application will see the development of around 2,500 homes over 10 to 15 years in the General Residential Zone, which is approximately 163 hectares.

The 80-hectare Recreation & Open Space and Environmental Management & Conservation Precincts will protect the koala habitat and create a regionally significant green spine and corridor.

The koala habitat will be buffered and protected from residential areas by a central park and other green space, all of which will be subject to advanced planting and ecological restoration work.

Following detailed and intensive on-ground environmental investigation, Lendlease has concurrently submitted a proposed Koala Habitat Mapping Amendment to reconcile the mapped Koala Bushland Habitat and Koala Rehabilitation Habitat with the actual verified habitat within the site.

Will the community have a say in the development assessment process?

Yes.

The application is an Impact Assessable application, meaning it will be subject to a formal Public Notification process during which residents can make a formal submission to Moreton Bay Regional Council.

Lendlease is also undertaking wider voluntary engagement with the community.

A Community Information Session was held on Saturday 24 November, from 10am to 1pm, at Carmichael College, Oakey Flat Road.

Further community consultation sessions are also planned to be held.

Will the application be considered under the Federal Environmental Protection and Biodiversity Conservation Act (EPBC)?

Yes.

As a result of the detailed ecological investigations undertaken by Lendlease consultants, Lendlease has self-identified the proposed master plan as requiring Controlled Action Referral under the Environment Protection and Biodiversity Conservation Act 1999.

The project will be assessed by the Federal Department of Environment under the EPBC Act.

What does the Queensland Government letter of 1 November 2018, about Section 22 of the Vegetation Management Act 1999, mean for the project?

In response to the letter, Lendlease has provided an updated master plan that protects regulated vegetation by virtue of existing zones and Environmental Management and Conservation Zones in the areas of native vegetation.

THE SITE

What is the Pine Valley Rural Investigation Area?

The land controlled by Lendlease is within the Pine Valley Rural Investigation Area (PVRIA).

The PVRIA covers 500 hectares immediately west of Oakey Flat Road, between Carmichael College in the south and Forest Hills Drive to the north.

The area was included, at the request of the Pine Valley Landowner Association (PVLA), in the Urban Footprint in the SEQ Regional Plan in 2017.

Is the site in the Urban Footprint in the SEQ Regional Plan?

Yes. The site was included within the Urban Footprint in the SEQ Regional Plan in October 2017.

How big is the Lendlease site at Pine Valley?

Lendlease controls by commercial agreements, 254 hectares of the total 500 hectares within the Pine Valley Rural Investigation Area.

Lendlease has lodged an application for the development of the 254 hectares of land it controls, with the approval of the owners.

Subject to receiving all the relevant approvals, Lendlease plan on developing the land it controls, in its own right and not in any Joint Venture arrangements with any other parties.

Is residential development allowed on the site?

The 500-hectare Pine Valley site is within the Urban Footprint in the current SEQ Regional Plan and within the Pine Valley Rural Investigation Area in the Moreton Bay Regional Council Planning Scheme.

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Is the Pine Valley site suitable for residential development, given the steep ridges and gullies?

Yes.

The site is a former pine plantation and was also used for cattle agistment.

The site is sculptured with slopes, valleys, and ridges that offer views within the site and outwards to the Glasshouse Mountains and Moreton Island.

Extensive corridors of natural vegetation and regrowth have survived its use as a pine plantation.

These corridors have been extensively mapped by expert consultants commissioned by Lendlease and some are proven koala habitat.

These corridors will form the framework of the Pine Valley community being planned by Lendlease. They will form an expansive natural environment meandering through the site and within view or easy reach of all residents of Pine Valley.

The corridors will be fully-functioning natural habitats with trees, creek systems and native fauna – connected to and connecting the residential community.

Landscape is king in the planning of Pine Valley; it is the framework for designing discrete neighbourhoods where people will know each other and know the bushland around them.

The corridors and creek alignments will be part of the water management system within the site.

THE PROPOSED DEVELOPMENT

How many houses will be built at Pine Valley?

Lendlease expects that the planned Pine Valley community will comprise around 2,500 homes, to be developed over a 10 to 15 year period.

Pine Valley will offer a range of lot sizes, with various housing configurations sought by aspirational home buyers – multi-generation homes, and homes with offices.

Who is the development targeted at?

Pine Valley will offer a relaxed haven to call home, offering a choice of neighbourhoods designed in harmony with nature and traditional neighbourhood values. A place where you can be part of a close-knit community offering a strong sense of belonging.

Pine Valley will deliver on the aspirations of those who want a new standard of quality living in the area.

Pine Valley will offer a new and aspirational lifestyle in a 5 Star Green Star community connected to nature.

Lendlease provides certainty that quality neighbourhoods will be delivered.

What sort of housing development can you build on such a hilly and rugged site?

Pine Valley will be a community of discrete neighbourhoods placed within the natural bushland and waterways.



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The site is sculpted with slopes, valleys, and ridges that offer views within the site and outwards to the Glasshouse Mountains and Moreton Island.

Despite the site previously being a pine plantation, there are significant corridors of natural bushland and regrowth.

These corridors will form the framework of the Pine Valley community being planned by Lendlease. They will form an expansive natural environment meandering through the site and within view or easy reach of all residents of Pine Valley.

The corridors will be fully functioning natural habitats with trees, creek systems and native fauna – connected to and connecting the residential community.

Landscape is the framework for designing discrete neighbourhoods where people will know each other and know the bushland around them.

The corridors and creek alignments will be part of the water management system within the site.

TRAFFIC

What will the traffic studies focus on?

The traffic investigation required for the development application will consider:

- Oakey Flat Road - upgrading sections to enhance traffic capacity and safety through new or improved intersections, street lighting and pedestrian and cyclist facilities.
- Carmichael College - access improved through the upgrade of Oakey Flat Road and possible other connections within the community to provide safer access.
- Public transport - the new community will provide a critical population mass and an improved road network that could support an expansion of the current bus services, subject to State Government planning.

Will there be a network of Pedestrian and cycle paths?

Yes.

Pine Valley will provide an extensive network of pedestrian and cycle paths along roads and through the parks and bushland - ensuring a community that is connected within the site and to the surrounding areas.

KOALA MAPPING

Have you mapped the koala habitat on the site?

Yes.

Expert consultants commissioned by Lendlease have undertaken extensive investigation of the site to ground-truth the mapped koala habitat, including 105 assessment sites, koala scat surveys and ecological assessment.

This resulted in a 1:1 site scale map based on empirical data. A map amendment process has been initiated with the Queensland Government and Moreton Bay Regional Council.

What did the ground-truthing find?

It was evident through the on-site surveys that koala bushland habitat is not present where pine plantations were grown and harvested at Pine Valley. Despite these areas having a green signature on aerial photography and appearing well vegetated, they were in fact either dominated by dense weed or dense Acacia regrowth.

It is important to note that the ground-truthing added high quality koala habitat which the amendment application seeks to be included in the koala mapping.

The map amendment process has reorganised the boundary between Koala Bushland Habitat and Koala Rehabilitation Habitat. Lendlease is not proposing that the site be omitted from Rehabilitation Habitat.

Following detailed and intensive on-ground environmental investigation, Lendlease has concurrently submitted a proposed Koala Habitat Mapping Amendment to reconcile the mapped Koala Bushland Habitat and Koala Rehabilitation Habitat with the actual verified habitat within the site.

How did the Queensland Government map koala habitat and is it accurate?

The Queensland Government's Koala Habitat Map is based on a complex algorithm, and shows extensive Koala Bushland Habitat at Pine Valley over land that was a pine plantation up to 2002.

The State Government mapping is high level and is not necessarily accurate at a site scale. The mapping over the Pine Valley site had considerable inaccuracies which we propose to rectify.

The koala habitat mapping that is referenced in the Planning Regulation 2017 is the outcome of a mapping project that was finalised in 2009. That project sought to identify and rank Koala Habitat in SEQ at a 1:100,000 scale; mostly through interpretation of aerial imagery and historical koala sightings. The ground-truthing assessments to inform the mapping were minimal for the size of the SEQ region when viewed in relativity to a site based mapping exercise.

Whereas Lendlease used 105 locations within the Pine Valley area, the State Government mapping was verified using 500 locations across South East Queensland for field surveys. Consequently, there is acknowledgement that the koala habitat mapping is coarse and subject to inaccuracies at a local scale. As an example, the mapping identified "koala habitat" over tidal marine wetlands between the Gateway Motorway and Southern Cross Drive in Hendra. Furthermore, the superseded Guideline to South East Queensland Koala Conservation State Planning Regulatory Provisions 2014 (DEHP) acknowledges that:

"...koala habitat is mapped at a region-wide scale and interpretation of the map at finer scales (i.e., at local scale or on the ground) is likely to reveal small discrepancies regarding landcover boundaries and habitat values."

Can koala mapping be verified and amended?

The process of verifying koala habitat with onsite surveys is laid out in the Planning Regulation 2017. As a part of a development application, an Applicant can propose a Koala Habitat Map Amendment based on ground-truthed information.

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The definition of Koala Bushland Habitat is as follows:

- (i) are 2 hectares or more, or less than 2 hectares but within 50m of bushland habitat;
- (ii) contain mainly forested areas of native vegetation, including areas ranging from closed canopy forest to open woodland;
- (iii) contain a variety of trees of the Eucalyptus genus typically used by koalas for food, shelter, movement, or dispersal; and
- (iv) is not a plantation forest.

ENVIRONMENT

Is the site natural bushland?

Most of the site was cleared and used as a pine plantation and for cattle agistment.

The extent of the disruption of the site can be seen in aerial photographs (See Fact Sheets on the Pine Valley website).

However, extensive corridors of natural vegetation and regrowth have survived these former uses.

This natural bushland and regrowth corridors and open space cover almost 80 hectares, over 30% of the site, and will be protected within the Recreation & Open Space Precinct and Environmental Management and Conservation Precinct, which will prohibit residential development.

These corridors will form the framework of the Pine Valley community being planned by Lendlease. They will form an expansive natural environment meandering through the site and within view or easy reach of all residents of Pine Valley.

Has any bushland survived the use of the site as a pine plantation and for cattle agistment?

Yes.

Extensive corridors of natural vegetation and regrowth have survived the site's former uses as a pine plantation and for cattle agistment.

The extent of the disruption of the site can be seen in aerial photographs (See Fact Sheets on the Pine Valley website).

These corridors have been extensively mapped by expert consultants commissioned by Lendlease and some are proven koala habitat.

These corridors will form the framework of the Pine Valley community being planned by Lendlease. They will form an expansive natural environment meandering through the site and within view or easy reach of all residents of Pine Valley.

The corridors will be fully functioning natural habitats with trees, creek systems and native fauna – connected to and connecting the residential community.

Landscape is king in the planning of Pine Valley: it is the framework for designing discrete neighbourhoods where people will know each other and know the bushland around them.

The corridors and creek alignments will be part of the water management system within the site.

What is the purpose of Recreation & Open Space and Environmental Management & Conservation Precincts proposed in the development application?

The Recreation & Open Space and Environmental Management & Conservation Precincts constitute 80 hectares and will protect the koala habitat and create a regionally significant green spine and corridor.

The koala habitat will be buffered and protected from residential areas by a central park and other green space, all of which will be subject to advanced planting and ecological restoration work.

Are there koalas on the site?

Extensive corridors of natural vegetation and regrowth have survived the site's use as a pine plantation and for cattle agistment, and some of these are proven koala habitat.

Lendlease, through its expert consultants, has mapped the entire site to confirm the location of significant koala habitat and connections, constituting 31 hectares.

The protection of this koala habitat, and the creation of the bushland corridors as living ecosystems for recreation – both active and passive – is assured by Lendlease's approach to creating communities.

Lendlease will deliver on its environmental promises at Pine Valley and is committed to creating a last community legacy at Pine Valley.

This understanding of the environment, and the need for fauna corridors through the site, allows Lendlease to identify potential points of conflict for the koala population, this alongside collaboration with local experts help us to design solutions from the start of the project

How will the koalas be protected?

Lendlease's first step in the process of planning the development of the site is to protect the koala habitat.

The 80-hectare Recreation & Open Space and Environmental Management & Conservation Precincts will protect the koala habitat and create a regionally significant green spine and corridor.

The koala habitat will be buffered and protected from residential areas by a central park and other green space, all of which will be subject to advanced planting and ecological restoration work.

The environmental work to be undertaken will include building infrastructure to allow wildlife to move through the site. These may include culverts, underpasses, fauna bridges, funnelling fences and signage warning motorists.

Will development on the site require approval under the Federal Environmental Protection and Biodiversity Conservation Act (EPBC)?

Yes.

As a result of the detailed ecological investigation undertaken by Lendlease consultants, Lendlease has self-identified the proposed Master Plan

as requiring Controlled Action Referral under the Environment Protection and Biodiversity Conservation Act 1999.

The project will be assessed by the Federal Department of Environment under the EPBC Act.

How much of the site, and what type of vegetation, will be cleared for development?

Most of the site was cleared and used as a pine plantation and for cattle agistment, but there are still significant corridors of natural bushland and regrowth.

The extent of the disruption of the site can be seen in aerial photographs (See Fact Sheets on the Pine Valley website).

Surviving natural bushland and regrowth corridors, and open space make up over 30% of the site.

These corridors will form the framework of the Pine Valley community being planned by Lendlease. They will form an expansive natural environment meandering through the site and within view or easy reach of all residents of Pine Valley.

These bushland corridors will be protected by the Preliminary Approval for a Reconfiguration of Lot.

What other significant native fauna is there on the site?

An extensive mapping of the site has confirmed that a suspected wallum froglet habitat on the site does not, in fact, support a wallum froglet population.

What environmental credentials will the development have?

Pine Valley will be a 5 Star Green Star community, designed around and protecting the dramatic landscape of valleys and ridges and dominant bushland corridors.

These bushland corridors will be isolated from development from the very start by the division of the site into separate precincts for Residential, Recreation & Open Space and Environmental Management and Conservation.

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