From: Rix Developments
Sent: Monday, 14 February 2011 1:08 PM
To: Palethorpe, Stephen (SEN)
Subject: Rix Developments

Good morning Stephen,

Firstly thank you for forwarding the comments in relation to our development at Daisy Hill, Queensland and the opportunity to reply.

The information supplied by the submitter is grossly inaccurate and misleading.

Rix Developments purchased this site with a pre-existing court approval in place. The Court approval allowed for some 70% of the site to be developed, this included the destruction pristine Koala habitat areas. Court approvals are set in stone and very enforceable.

Rix Developments recognised that the approval in place, although offering a "shovel ready" opportunity, was flawed. The three levels of Government were contacted and input was sort from them on how to achieve the best possible outcome for this 49ha site. The only reason Rix Developments commenced this process was to protect the future of the habitat, we already had a development approval and did not need to seek further approvals. EPA, State Forestry, Queensland Parks and Wildlife Service and the environmental sections of the Local Council were engaged by the developer.

Through this process a new plan of development was formed. The lands that had been previously farmed became the housing areas and all other lands set aside as habitat environmental parks. Linkages were created throughout the site including the construction of a bebo arch for the safe passage of fauna. This new plan had the full support of the EPA, State Forestry and the Logan City Council. It must be remembered this process was instigated by the developer and because of these actions the whole site had to be re-submitted as a fresh application. This decision was both a costly and time consuming but still followed by the developer to achieve the desired outcome as recommended by the three levels of Government.

The new plan reduced the overall development area to 44% back from the court approval of 70%. A donation to the State of 18.33 ha became part of the new application. This donation was the "most" valuable land for Koala habitat and adjoined the boundary of the Daisy Hill State Forrest, these lands had not been farmed and remained in pristine condition. The original plan was for a donation of some 16ha but Rix Developments invited the State Forestry to "peg out" the lands they wished to receive and the area grew to 18.33ha. It should be noted that this area was approved to be developed by the court. A further 5.11ha was set aside as a environmental park with some 70,000 new trees planted. This work was undertaken by the developer.

A search of the LCC records will show a total of 358 submissions were received with the re-advertising of the site....not 5000 as suggested by author to the Senate.

The author is correct that "illegal" clearing occurred. The facts of this are: it was not Rix Developments that made the mistake but the onsite clearing contractor. 3 trees were pushed in an area set aside as part of an environmental park, this area was difficult to define as it adjoined the residential estate. It was the contractor himself that identified the mistake. He was held accountable for his actions by the Logan City Council and Rix Developments. The area was revegetated by the contractor. The only way the author of the Senate submission could know of this is because action was taken and it became public knowledge when the contractor was held responsible.

The suggestion that "Rix Developments did not follow council orders with regard to spotter/catcher" is nothing short of a blatant mistruth. At all times the contractor not only had the required number of spotters/catchers but hired additional staff up and above the required number. A check of the records will show a team of 5 working on the site.LCC and the EPA would have placed an immediate stop work notice on the contractor if the strict procedures were not followed, the files will show no such

order was made. The suggestion a "bulldozer waited until a Koala came out of the tree before the bulldozer knocked it down" shows the depth of lies contained in this submission. Spotter catches work with each piece of equipment, these people are independent of the contractors and would never allow this to occur. Further more the koala would not have left the tree as suggested, this is simple not the way koala's behave. Any expert will confirm the statement made by the submitter to be non-factual.

The Mayor of LCC did change....this had nothing to do with Daisy Hill. More evidence of colourful writings.

Rix Developments did purchase the land {$6 Millon} and completed the development in its entirity. In fact we are still selling the residential lots from our own onsite office to this day. We have at no staged on sold any part of The Sanctuary, Daisy Hill.

Rix Developments was recently invited to the re-opening of the Daisy Hill Koala Centre as a special guest. The Queensland Government State Minister for Climate Change and Sustainability{ Kate Jones} wanted to thank Rix Developments for the donation of land and for proving how a development can be achieved and protect the habitat at the same time.

Rix Developments is extremely proud of The Sanctuary, it should be strongly noted that it was the developer who reduced the development foot print from 70% to 44%. It was the developer who donated 18.33 ha to the State Forestry Reserve. It was the developer who engaged and worked with the 3 levels of Government to achieve an outcome supported by all. The submitter has written absolute rubbish with no regard to the facts.

Greg Rix
Director of Rix Developments