



Dunhill Enterprise Park

BMI Group sought to re-develop the former Mobil Refinery site at Morningside to establish Dunhill Enterprise Park. The 27-hectare site was to be developed in two stages, but first required extensive remediation of contaminated land created by the site's historic use as a refinery and port facility.

Statutory Context

The site had been designated general industry by the Brisbane City Plan, establishing an expectation for industrial development. However, the site also contained areas designated as High Ecological Significance (HES) and General Ecological Significance (GES), and contained vegetation wholly covered by the Natural Assets Local Law (NALL) Significant Native Vegetation designation.

The bulk earthworks program required to establish Stage 1 required the entirety of the Stage 1 area to be cleared, including an area mapped as GES on the Biodiversity Areas Overlay Map.

Much of the site's remaining area required clearing to remediate contaminated land. This required approval under the NALL

Challenges and Solutions

The mapped area of GES in Stage 1 was of reasonably high inherent value, but isolated in an industrialised landscape. Through site survey we clarified the values to be lost, and the area of impact. Council accepted that the vegetation could be removed to allow Stage 1 to proceed on the basis that an offset be provided. Our site surveys informed the subsequent offset management strategy.

While the site's historic use as a refinery and port were well documented, and the contamination a logical consequence of this use, Council was concerned that the clearing associated with remediation pre-empted the future industrial development. Negotiation was required to overcome this misconception, and secure clearing approvals.

Outcome

Stage 1 of the proposed development is under construction, and the remediation works are well-advanced.

CLIENT
BMI GROUP

LOCATION
MORNINGSIDE
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