



## Waterline Residential Development

We were engaged by Heritage Pacific to complete ecological assessment and coordinate environmental planning approvals for a proposed residential development at Thornlands. We were later engaged to appear as expert witness on ecology issues in the project's Planning and Environment Court Appeal (1880 of 2008).

### **Statutory Context**

The site was adjoined to the east by the Moreton Bay Ramsar Site and Pinklands Bushland Reserve, and contained areas identified as ecologically significant by the Redlands Planning Scheme. The site's land use designation was rural residential, but the applicant sought to establish a higher density residential development to improve land use efficiency. The proposed development was required to demonstrate compliance with the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) - an important consideration given the project's position next to a Ramsar wetland; the Vegetation Management Act 1999; the Nature Conservation (Koala Conservation) Plan and Management Program (2006); and the Redlands Planning Scheme.

### **Challenges and Solutions**

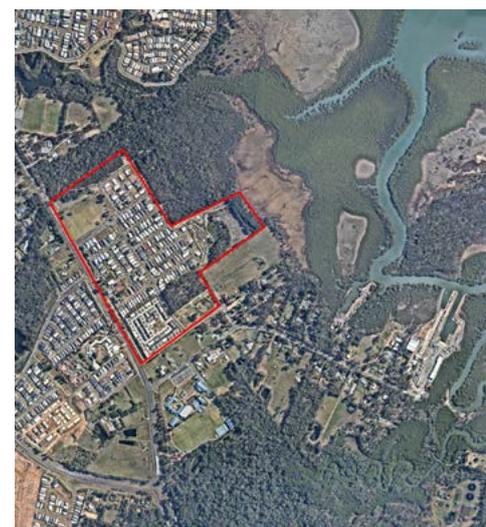
Much of the site was former small-crop farms, and it was apparent that more tightly configured development would result in no greater ecological impact than would arise with rural residential development. The tighter configuration did however require greater consideration of edge effects, and more detailed planning to demonstrate how appropriate bushfire buffers would be achieved in areas adjoining Pinklands Bushland Reserve. Detailed mapping of trees at the development conservation interface was undertaken to demonstrate how the bushland reserve could be buffered from development, and esplanade roads and parkland were proposed as a means of mitigating bushfire threat. Negotiations continued over vegetation retention in the development footprint, and regarding the buffer to the Ramsar Site. Ultimately, there were a range of issues that could not be resolved with Council, and the application progressed to appeal. We worked with Council's expert in the joint expert meeting process to reach a mutually agreeable ecological outcome for the development.

### **Outcome**

The project is fully constructed.

**CLIENT**  
HERITAGE PACIFIC

**LOCATION**  
THORNLANDS,  
QUEENSLAND



**28 South Environmental**  
info@28south.com.au