

## Ellendale Residential Development

We were engaged to provide ecological due diligence advice regarding the proposed acquisition of a 227-hectare land parcel at Upper Kedron. We subsequently prepared ecological assessment reports and management plans for the proposed 1300-lot residential development.

### Challenges and Solutions

Given the scale of the project, and significant community interest, we advised on the need to establish legal certainty under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). We coordinated the EPBC referral, and obtained a Not a Controlled Action decision.

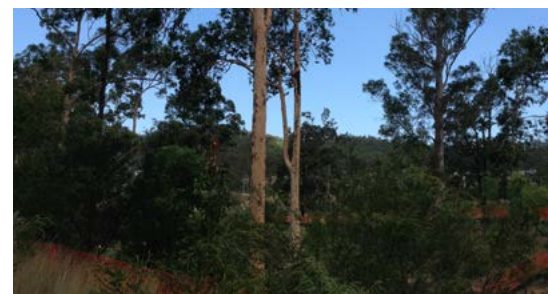
The project did not trigger significant State approvals, but generated considerable interest at a Council level. We provided baseline ecological assessment for the project, and continued to advise on ecological issues after the project was subject to a ministerial call in. We later assisted Cedar Woods in shaping the subsequent neighbourhood plan prepared for the site and surrounding area.

Given the project's prominence, development applications and subsequent operational works applications for vegetation and rehabilitation management have been subject to rigorous scrutiny. The project has had a complex planning approval pathway and necessitated strong design team collaboration to overcome complex interdisciplinary issues.

### Outcome

Early stages are now nearing completion, and habitat regeneration within the greenspace corridors is progressing well. We are now working with Cedar Woods to adapt learnings from these early stages of development to future planned stages.

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