



## Aspect Large Lot Residential

We were engaged by Portfolio Projects, and later Avon Estates to coordinate environmental management strategy from the due diligence phase through to construction for this 96-lot development.

### **Statutory Context**

The site was largely vegetated, contained waterways, and adjoined an important fauna movement corridor on the Brisbane River. While the development application was code assessable, Council's ecologists sought the layout to be strongly informed by the site's ecological features.

We were required to coordinate an Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) controlled action referral, advise regarding exemptions for State approvals, negotiate development form and character with Council, and prepare ecological assessment reports for formal assessment. After high level approvals were obtained, we coordinated Vegetation, Rehabilitation, and Fauna Management Plans for the operational works phase.

### **Challenges and Solutions**

Outwardly, the site appeared to be well-vegetated, but on closer inspection it was evident that much of the vegetation was very young regrowth, and that areas of environmental significance were restricted to the waterways and frontage to the Brisbane River.

We worked with the design team to develop a layout that was efficient and achieved project feasibility objectives, while protecting and enhancing the areas of greatest ecological significance. The layout and environmental management strategy were subject to robust assessment and discussion with Council, but a mutually agreeable outcome was achieved.

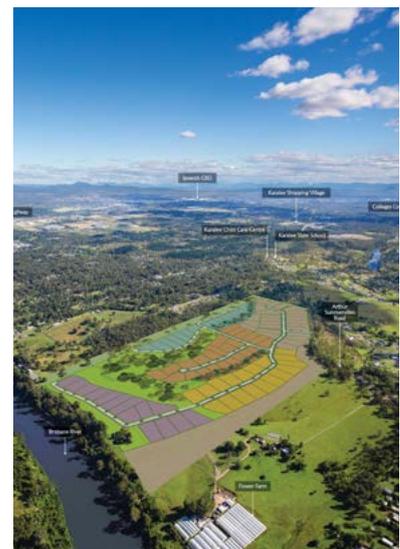
The EPBC Act controlled action referral returned a decision of not a controlled action, clarifying that there was no requirement for further assessment and approval under the Act.

### **Outcome**

The project is now under construction, with likely completion in 2018.

**CLIENT**  
PORTFOLIO PROJECTS AND  
AVON ESTATES

**LOCATION**  
KARALEE  
IPSWICH  
QUEENSLAND



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