



Azure Blue Aged Care Facility

We were engaged to coordinate ecological assessment and approvals for a proposed aged care facility at Cannon Hill. The site was ideally located and of suitable size for the facility, but had a complex approvals pathway, and significant environmental hurdles to overcome.

CLIENT
BLUE CARE
LOCATION
CANNON HILL
BRISBANE, QUEENSLAND

Statutory Context

The site had a community use designation that was intended to accommodate a future primary school. The State Government had identified that there was no requirement for a school in this locality, and the site was sold as surplus land. The site was purchased by Blue Care.

Blue Care lodged a development application for the proposed aged care facility, which set in train a lengthy negotiation with Council regarding the footprint of the proposed development, and its impact on ecological values of city-wide significance. Negotiations progressed, but a mutually agreeable footprint could not be found, and the application was refused.

We acted as expert witness on various ecological issues for Blue Care in the subsequent planning and environment court appeal (1968 of 2006).

Challenges and Solutions

While ecological values were clearly present, the facility's restrictive design requirements did not offer significant opportunity to amend the development footprint. We worked closely with the project engineer and architect to refine the development footprint to the greatest extent practical. Our design iterations were used to demonstrate that Blue Care had taken all reasonable steps to minimise development impacts. The appeal was upheld, and the development approved.

Outcome

The project has been constructed, and is operational.



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