



## Emerald Industrial Precinct Options Study

Central Highlands Regional Council had identified the need for a regional saleyard facility and grain handling facility in the Emerald district.

Potentially suitable sites were selected, and consultants engaged to coordinate constraint and opportunity analysis, and prepare a development masterplan. 28 South Environmental was engaged to conduct ecological investigations for the selected sites.

### Statutory Context

Both sites contained extensive areas of regulated vegetation, including endangered regional ecosystems. Brigalow and Natural Grassland communities analogous with *Environment Protection and Biodiversity Conservation Act 1999* threatened ecological communities were also known to be present.

Council was concerned that these values might preclude the proposed developments, and sought to: more clearly define the area of constraint through ground-truthing; understand the approval pathway that could lay ahead; and clarify potential offset obligations.

### Challenges and Solutions

There was a limited budget for the investigation, and Council required rapid analysis of the constraints to allow the design team to progress the masterplan. We prepared property-scale vegetation mapping to inform a Property Map of Assessable Vegetation (PMAV) application, and clarified the extent of the EPBC Act-listed communities.

The PMAV application, accepted and approved by the State without amendment, reduced the extent of constraint across the site by more than a third (75 hectares). Importantly, it completely removed constraint from the focal development areas. Through fauna habitat assessment we were also able to identify that there were limited fauna constraints to the proposed development. We went on to identify areas of constraint and opportunity associated with water and sewer infrastructure being brought 20km to the site from Emerald.

### Outcome

Our investigation clarified areas of environmental constraint, assisted in guiding the masterplan, and provided Council with a clear understanding of the pathway required to achieve approval for the proposed development.

### CLIENT

CENTRAL HIGHLANDS  
REGIONAL COUNCIL

### LOCATION

EMERALD, QUEENSLAND

**28 South Environmental**

info@28south.com.au