



## Gumdale Residential Development

We were engaged by Ausbuild to coordinate ecological assessment and facilitate environmental planning approvals for a proposed 35 lot residential development at Gumdale.

### Statutory Context

The site was in the priority koala assessable development area, and contained a large area of mapped koala bushland habitat creating significant development constraint. This same vegetation was also mapped as an endangered regional ecosystem under the Vegetation Management Act 1999, and as an area of High Ecological Significance under the Brisbane City Plan, further compounding constraint. Much of the site's remaining area was mapped as General Ecological Significant under the Brisbane City Plan.

### Challenges and Solutions

While the site's emerging community purpose designation indicated a development intent, Council required development to be balanced with the mapped ecological constraints. Differences in base layer mapping criteria for the koala habitat, endangered vegetation and areas of mapped High Ecological Significance required resolution to create a single logical constraint area boundary, which would in turn allow development planning to progress. Detailed design was also required to demonstrate how roads and stormwater infrastructure could be sensitively positioned in areas near retained vegetation, and how buffers could be accommodated to sufficiently mitigate bushfire threat.

### Outcome

The project was approved, and has now been constructed.

**CLIENT**  
AUSBUILD

**LOCATION**  
GUMDALE  
BRISBANE  
QUEENSLAND



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