



## North Maclean Industrial Park

Wearco sought to establish a 20-lot industrial park over a 120-hectare site in the Greater Flagstone Priority Development Area (PDA). We were engaged to coordinate the ecological assessment, and facilitate environmental planning approvals.

### **Statutory Context**

The site had been designated for Industry and Business under the Greater Flagstone PDA development scheme. The scheme mapping did not identify areas of environmental constraint, but an associated guideline identified four such constraint areas aligned to patches of endangered vegetation. EDQ identified these patches as absolute constraints to development. However, the scattered nature of the patches made it very difficult to achieve an efficient layout. Without a solution, the project was destined to stall.

The project site was known to support a significant population of the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) listed Koala. Large areas of critically endangered Swamp tea tree forest also occurred on adjoining land. Given that the proposed development required the site to be completely cleared, it was apparent that the project would cause a Significant Impact (as defined by the EPBC Act) on Koala, and that the adjoining Swamp tea tree forest could also be adversely affected. A controlled action referral under the EPBC Act returned a decision that the proposed action was a Controlled Action, necessitating further assessment and approval.

### **Challenges and Solutions**

Project viability hinged on achieving a balance of cut and fill across the site to establish the necessary large development pads (some exceeding 25 hectares). This required the 120-hectare site to be completely cleared, negating any opportunity for on-site mitigation, and placing emphasis on off-site offsets to mitigate the development impact. The requirement for a large off-site offset was a significant consideration for project viability, both in terms of land cost, and costs for management works to successfully establish the offset.

Another significant challenge (addressed collaboratively with the project engineer) was to ensure no substantive change to hydrological function or water quality in downstream areas supporting the critically endangered Swamp tea tree community.

### **CLIENT**

WEARCO PTY LTD

### **LOCATION**

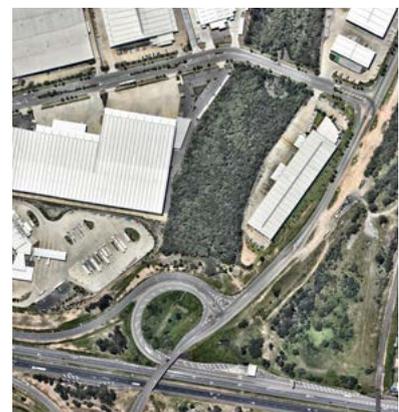
NORTH MACLEAN

LOGAN

QUEENSLAND

### **Outcome**

The EPBC act approval has been obtained, and a financially viable offsets agreement has been negotiated. We are close to negotiating a mutually agreeable outcome with EDQ on a single consolidated conservation area that allows an efficient development design to be achieved.



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