



## Radius Industrial City

We were engaged by George Group to coordinate ecological assessment and approvals for this 100-hectare industrial development, and to oversee the associated 30-hectare habitat restoration program on adjoining Oxley Creek.

### **Statutory Context**

While the site's zoning indicated a development (industrial) intent, it was fully vegetated, mapped as Regulated Vegetation, and identified as vegetation of local/citywide significance by Council mapping. The site was also identified as part of the broader Flinders-Karawatha habitat corridor.

### **Challenges and Solutions**

Cut and fill, required to achieve the project's necessary large flat pads negated opportunity for vegetation retention within the development footprint, and so alternate arrangements were required to achieve Council's desired environmental outcome.

Historic gravel extraction had left adjoining areas of Oxley Creek in poor condition. Revegetating this area provided an opportunity to address development impacts, increase riparian stability and improve habitat connectivity along the creek corridor.

Council accepted that our rehabilitation proposal was an acceptable balance between development envisaged by the planning scheme and environmental outcomes, and the development was approved.

We then coordinated Vegetation, Rehabilitation, and Fauna Management Plans for the project's operational works phase, and assisted PLACE Design Group landscape architects to contract manage the on-ground revegetation works.

### **Outcome**

The project is now largely built-out. The project's revegetation works won an AILA environmental award (Place Design Group), and now make a significant contribution to the greenspace and habitat values of Oxley Creek.

**CLIENT**  
GEORGE GROUP  
**LOCATION**  
LARAPINTA  
BRISBANE CITY  
QLD

**28 South Environmental**

info@28south.com.au