



## Ripley Residential Development

We were engaged to complete ecological assessment and coordinate environmental planning approvals for a proposed 2400 lot residential development in the Ripley Valley Priority Development Area (PDA).

### **Statutory Context**

The Ripley Valley PDA was declared in 2010. It covers 4680 hectares, and is intended to accommodate 50,000 dwellings, and a population of 120,000.

The *Economic Development Act 2012* provides for a streamlined planning and development framework for PDAs such as Ripley Valley. However, this State legislation does not overcome the need to demonstrate compliance with the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

### **Challenges and Solutions**

The site was in a landscape known to support koala, and an adjoining development of similar size had been declared a Controlled Action under the EPBC Act due to its expected impact on this species. Given the scale of the proposed development, and the expected cumulative impact of removing scattered trees from a large area, it was considered prudent to submit an EPBC referral for the proposed development.

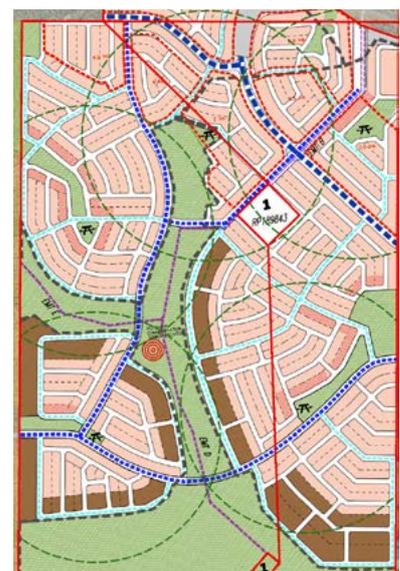
The referral, informed by detailed botanical and fauna survey, identified the importance of retaining a consolidated area of bushland in the site's south. We found only very sporadic koala occurrence over the site's remaining areas. Our assessment did not suggest that the proposed development would cause a significant impact on koala, or any other Matters of National Environmental Significance (MNES). The controlled action referral was submitted on this basis.

### **Outcome**

The referral returned a decision that the proposed development was Not a Controlled Action. Accordingly, there was no need for further assessment or approval under the EPBC Act. Based on this legal certainty, the applicant has now progressed to detailed design.

**CLIENT**  
MCHALE AND LANDPARTNERS

**LOCATION**  
RIPLEY VALLEY  
IPSWICH  
QUEENSLAND



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