



## Petrie Mill Redevelopment Project

Moreton Bay Regional Council sought to establish a full-service university campus on the site of the former Amcor paper mill at Petrie.

The paper mill had operated on the site for more than 50 years and had created significant areas of disturbance, but the site still contained a large urban remnant that supported a locally-significant koala population, and which was mapped as endangered vegetation.

### **Statutory Context**

Early design work for the project sought to identify a development footprint by sieve mapping known ecological constraints. This process saw a four-precinct development option arise that was unsuitable for the project, and which caused significant habitat fragmentation.

We identified that the site's significant State constraints (Koala Bushland Habitat, and Endangered Regulated Vegetation) could be overcome if the site was declared a Priority Development Area under the *Economic Development Act 2012*. We worked closely with Council on its negotiations with the State for declaration of *The Mill at Moreton Bay PDA*. The PDA was granted, creating much greater flexibility for design.

While the PDA addressed State constraints, the new development footprint still required clearing of koala habitat. With koala being listed as a Matter of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999* there was a clear need to submit a controlled action referral for the project.

### **Challenges and Solutions**

The project was declared a controlled action under the EPBC Act, and subject to assessment under the Preliminary Documentation pathway. We completed further necessary studies and reports, and coordinated the public submission process. Detailed community consultation, including close negotiation with interest groups was undertaken. Approval for this complex project was achieved within 8 months of submitting the controlled action referral.

### **Outcome**

We're providing continuing assistance to Council on: interpretation of the EPBC approval conditions; detailed design of development precincts; and revegetation to meet the project's offset obligation.

**CLIENT**  
MORETON BAY REGIONAL  
COUNCIL  
**LOCATION**  
PETRIE, QUEENSLAND



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