

Date: 6 May 2021

Your Contact: Kelly Pickering

Our Contact: Kieran Richardt

Our Reference: NCO11-0011_Precinct 3d EDQ RFI_v2.0

Approval no: DEV2020/1145

Date: 6 July 2021

Ecological Consulting

Environmental Planning

Environmental Management

Community Engagement Services

**Precinct 3D Response to Information Request: Identification
and Mitigation of Edge Impacts to the Fauna Corridor**

Dear Kelly,

The following Request for Information, dated 27 November 2020,
was issued by EDQ:

“The proposed ROL does not reflect the Precinct 3 Context Plan in that Lots 20-22 and part of Lot 18 are within the area identified as park. EDQ has concerns regarding the extent of the encroachment and the implications on the context plan and the IA with respect to the provision of open space. While it appears that the open space provision may be still be achieved with this proposal, it is unclear from the information provided whether edge impacts to the fauna corridor have been identified and how are they to be managed.”

Provide further information as to how the proposal is in accordance with the IA with respect to the provision of open space, and identify any edge impacts to the fauna corridor and how these will be managed.”

The following outlines a response with regards to the second part of this request, relating to “*identify any edge impacts to the fauna corridor and how these will be managed.*”

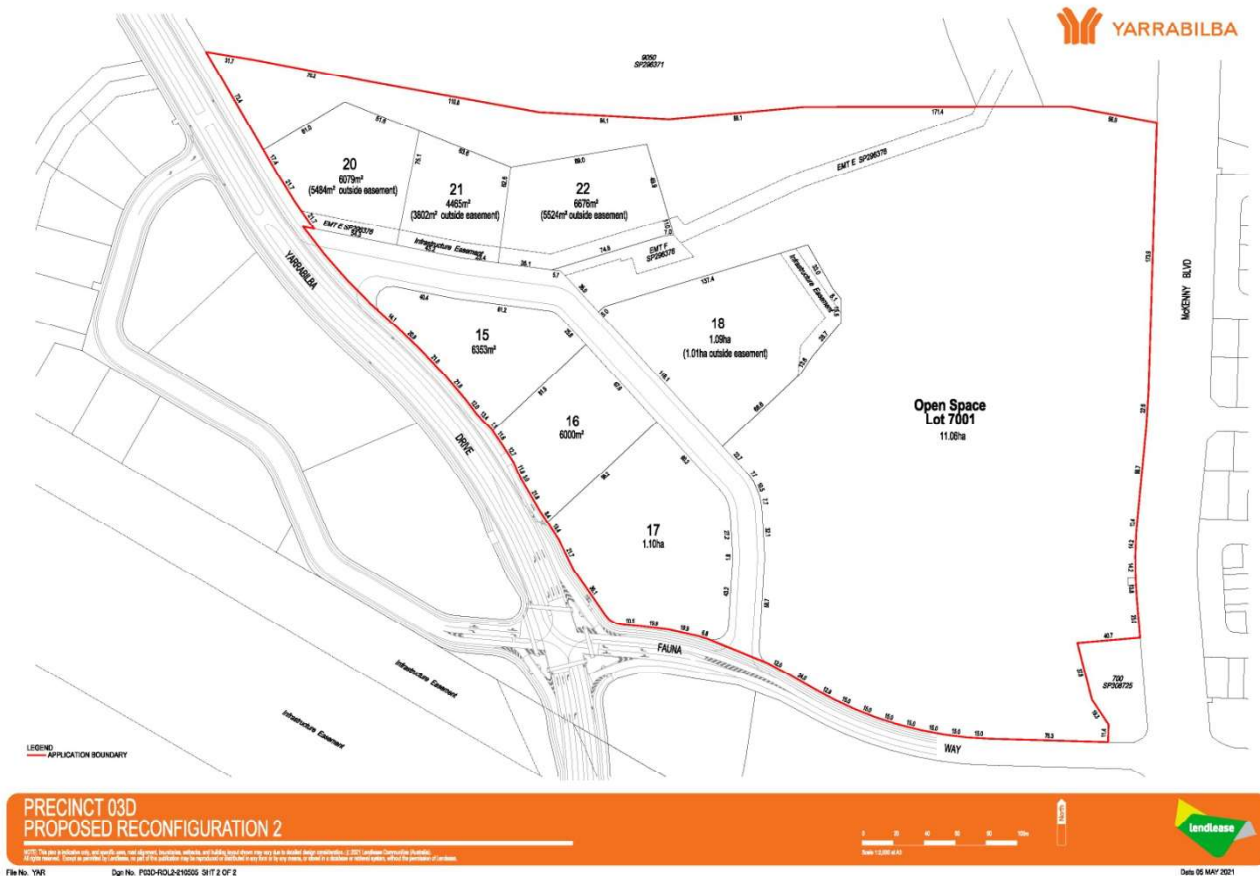
The proposal complies with:

- Relevant ROL and POD plans;
- Landscape concept designs;
- Natural Environment Site Strategy: Yarrabilba, approved 22 April 2016;
- Fauna Corridor Infrastructure Master Plan: Yarrabilba, approved 15 February 2013;
- Environment and Natural Resources Sustainability: EDQ Guideline No. 14;
- Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba UDA's: EDQ Guideline No. 17;
- Development interfaces – EDQ PDA Guideline No. 18;
- The site Voluntary Declaration and associated management plan(s); and
- Previous assessments of the Precinct 3 proposed layout.

The development footprint (identified in the following figure) remains outside of:

- Relevant waterway buffers, 15 m minor waterway buffer, 30 m major waterway buffer and 50 m wetland buffer (apart from approved uses such as fire trails, rehabilitation areas etc)
- The Fauna Corridor
- Voluntary Declaration Areas
- Conservation Areas

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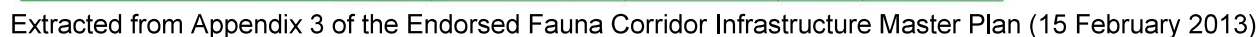
In addition to the above, the proposal also addresses the Lendlease requirements related to remnant vegetation, Koala offsets, fauna / road crossings and setbacks between the development footprint and fauna corridors, conservation areas, waterways, bushfire radiation zones and greenspace corridors and, with this in mind, clarification on the identification of any edge impacts is being sought for this area of the Fauna Corridor.

We highlight that the area largely falls within the existing cleared footprint of the P3D stormwater management infrastructure, as identified in the following image.



Within the Fauna Corridor, the native component of the canopy vegetation is dominated by species including *Lophostemon suaveolens*, *Angophora leiocarpa*, *Eucalyptus siderophloia* and *Corymbia intermedia*. The mid-storey and shrub-layers are dominated by regenerating cohorts of *Acacia concurrens*, *A. leiocalyx*, *L. suaveolens* and *Alphitonia excelsa*. In more open areas on alluvial soils, monospecific or cospecific stands of *Melaleuca decora* and *Melaleuca linariifolia* exist. A number of trees in this area contain hollows, stick nests and termitariums. Overall, the site is regenerating naturally in most areas, however in some isolated locations, *Pinus elliotii* co-dominates the community.

In order to mitigate these potential impacts, a number of steps are proposed, which are in accordance with Appendix 3 of the Endorsed Fauna Corridor Infrastructure Master Plan, 15 February 2013 (refer to cross section extract below).



Endorsed mitigation measures include the provision of dense, stratified edge planting to mitigate light penetration into the Fauna Corridor, and thereby reduce the risk and instance of exotic species introduction or spread. Additionally, the interface area will be planted in accordance with an Endorsed Rehabilitation Management Plan, which will be provided in compliance with the endorsed Fauna Corridor Master Plan, providing details on the following:

1. Natural regeneration – will apply to relatively intact plant communities where recovery is automatic with the removal of the cause of the damage or disturbance. This will be the case for rehabilitation zones within the Fauna Corridor itself
2. Assisted regeneration – will be appropriate in relatively intact native plant communities where limited intervention such as weed control, track closure, erection of fencing, etc. is sufficient to restore the native vegetation through natural regeneration and successional processes. This will be the case along the park/development footprint interface and in order to establish stratified edge plantings.
3. Reconstruction – this approach is normally required in highly disturbed, modified and degraded areas where the potential for native plant regeneration is considered to be limited, such as heavily disturbed ecosystems. In these situations, native species are unlikely to return to the site without greater intervention, such as replanting, large scale weed control, restoration of drains etc and this will be applied to any park areas that require earthworks treatment.
4. Fabrication (type conversion) – this approach will only be required where conditions are permanently changed and better adapted local systems can be constructed to restore integrity to the landscape, which is unlikely to be required in this area.

I trust that the above meets with your satisfaction and if you have any queries please feel free to contact me.

Yours Sincerely,



Kieran Richardt
Director
Natura Consulting