

Kylie Moore

From: Will Steggall <Will.Steggall@biodiversityaust.com.au>
Sent: Wednesday, 28 November 2018 1:23 PM
To: Tony Thorne
Cc: Kylie Moore
Subject: Response to Council comments for Houston Mitchell Drive rezoning

Hi Tony,

Following on from the meeting with Council, I can provide some responses to Councils comments on the ecological assessment.

Avoid, minimize offset: Clarification required as to whether 'avoid' lands can be used as offsets. A review of the legislation and OEH guidance material did not find any reference to this. The areas of vegetation that have been avoided should be able to be used as offsets so long as the land qualifies for a Biodiversity Stewardship site.

PCT 1262 and proposed IN2 Zone with retained trees: No further tree loss in this zone is anticipated. Regardless, this zone has been included as an impacted area in the assessment and contributes towards credit requirements.

Core Koala Habitat: Previous discussions have acknowledged that Core Koala Habitat may be present and a Koala Plan of management will be prepared at the DA stage. A federal referral assessment was undertaken in the Flora and Fauna report and this determined that a referral would not be required.

Dominant Plant Community Type: Due to the extent of modification of the original vegetation on the site it is difficult to determine what would have been the dominant PCT. Further justification for choosing PCT 1262 as the dominant community can be provided in the BDAR to be prepared at the DA stage

PCT1230 – TEC: A full assessment as to whether this community qualifies as a TEC can be provided within a BDAR to be prepared with the DA. Updated mapping to include scattered trees in the community can also be undertaken.

Species credits: Many of the species listed were excluded from further assessment due to the disturbance history of the site, low condition of vegetation, lack of suitable habitat requirements and current management regime (eg regular slashing). A full habitat assessment and justification as to why certain species have been excluded can be provided in the BDAR. If it is determined that additional species have the potential to occur on the site, appropriate targeted surveys will be undertaken.

Hollow-bearing Trees: Number and location of HBTs to be removed to be determined. Further HBT assessment can be undertaken in subsequent ecological assessment with the DA if required. Nest boxes are proposed to be installed in the conservation zone to offset any hollow-bearing tree loss.

Location of Plots: The minimum number of plots required per vegetation zone have been undertaken. The survey effort in the development zone has also exceeded the survey requirements for the streamlined assessment module.

Rezoning: Offset land can be rezoned to E2 as discussed at the meeting.

Let me know if any further information is needed at this stage.

Regards,

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