



## ERA Residential Development

We were engaged by Heritage Pacific to complete ecological assessment, and coordinate environmental planning approvals for the proposed ERA residential development at Capalaba.

**CLIENT**  
HERITAGE PACIFIC  
**LOCATION**  
CAPALABA  
QUEENSLAND

### **Statutory Context**

The well-vegetated 63-hectare site was located in the west of Redland City. The northern portions of the site (where development was proposed) were largely cleared and supported poultry sheds, while the southern portions of the site supported remnant vegetation, and were identified as one of the largest and most intact koala habitat remnants in the locality.

The proposed development was required to demonstrate compliance with the Environment Protection and Biodiversity Conservation Act 1999; the Vegetation Management Act 1999; the Nature Conservation (Koala Conservation) Plan and Management Program (2006); and the Redlands Planning Scheme.

### **Challenges and Solutions**

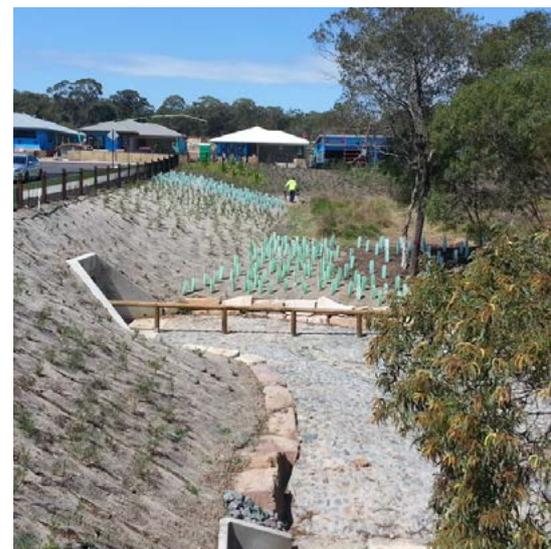
While the area proposed for development was largely cleared, it was traversed by a vegetated waterway providing an important habitat connection. The applicant was required to demonstrate that the corridor could be retained and buffered by esplanade roads, and that opportunities for offset planting were provided to address vegetation loss from the development area. To ensure continued movement of terrestrial fauna along the corridor, an underpass was required for the corridor's road crossing.

Edge effects and edge management were important considerations for the southern parts of the development, which adjoined extensive bushland. Here, setbacks and esplanade roads were used to manage bushfire risk, and ensure that the proposed development did not cause direct impact on remnant vegetation.

A recreational trails strategy was prepared to demonstrate how the (formerly private) bushland in the site's south could be opened for sustainable public use. Such use and surveillance were seen to be an important means of overcoming damage caused by off-road vehicles.

### **Outcome**

The proposed development was approved, and on-sold to Villaworld. The project is now fully constructed.



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