

# 19.0

## Campus Planning

The Trent Lands and Nature Areas Plan must guide all campus planning activities, and be returned to at each milestone so that it can effectively influence each respective stage, including: site selection, early investigation, design development, and construction management.

To incorporate the TLNAP in future processes, the Trent Lands Committee should review the development plan with consideration for planning approval processes, engaging and monitoring consultants, liaising with regulatory agencies, and reviewing compliance with the vision, guiding principles, and guidelines established in the TLNAP.

### 19.1 The Development Process

A transparent process and regular points of communication will demonstrate how the project conforms to the vision and guiding principles of the Plan, or provides clear rationale for any variation from it.

Project proposals should respond to the following questions:

- » How does the project fulfill or exceed the four guiding principles?
- » Does the project strive to achieve regenerative design, consistent with the TLNAP guidelines?
- » Is there a realistic and achievable plan to avoid or minimize impact to natural heritage, and achieve a net gain to the ecosystem?
- » Have key groups been engaged, including where relevant, the campus, City of Peterborough, Otonabee Conservation, Peterborough County, the surrounding townships, and the Michi Saagiig First Nations?
- » Does the development proposal comply with municipal plans and regulations? If not, what is required to ensure full compliance?
- » Have collaborative partnerships been explored to enhance implementation and mutual benefit?

The campus development process is generally characterized by the following key project phases. Table 6 provides a summary that includes a general overview of the typical roles of various partners and key points of engagement with campus and community groups.



## *University-Led*

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### *Phase 1: Site Selection*

- » Refer to the TLNAP, Natural Heritage Report, and Campus Master Archaeological Study to identify appropriate sites for new programs and initiatives. Consider proximity to the Campus Core (where relevant), access to servicing and existing infrastructure, and avoidance of natural features and areas.

### *Phase 2: Preliminary Study and Visioning*

- » Identify existing conditions on the land through early environmental study and ITK, secondary data sources including student and faculty research, and engagement with Otonabee Conservation, that will inform the site design to avoid natural features and areas to the degree possible.
- » Identify key priorities for the project, including a site program and vision that contributes to the University's academic mission and priorities, engages or supports the local community, and provides opportunities for restoration and enhancement to the environment that achieve a net benefit.
- » Engage campus, community and Michi Saagiig First Nations to contribute insight, interests and ideas to land studies and visioning.
- » Engage with advisory committees, as needed, to incorporate additional perspectives.

### *Phase 3: Secure Implementation Partners*

- » Design and implement processes to attract, evaluate, and develop agreements with organizations to finance and/or build in accordance with the TLNAP.

## *Partner-Led + Informed by the TLNAP*

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### *Phase 4: Project Development*

- » Consult with approval agencies as required, including a pre-application consultation meeting with the City of Peterborough, regulatory authorities to identify a comprehensive list of required studies.
- » Secure consultant services needed for environmental studies, urban design, engineering, and development approvals.
- » Review project to ensure alignment with the TLNAP vision, guiding principles, and design guidelines, as well as against other Institutional mandates, as relevant.
- » Engage with Trent community members, to share an early vision, priorities, and precedents for the proposed project, including ongoing engagement with the Michi Saagiig Consultation Liaisons
- » Through an iterative design process that includes integration of public feedback and technical findings, conducts analyses and studies to achieve the key priorities of the project.
- » Prepare site-specific ITK studies to assess the impact of the application on the ITK values of the site.
- » Prepare a first submission for agency review.

### *Phase 5: Preliminary Agency Review and Approvals*

- » The application is reviewed by approval agencies for completeness and compliance with the relevant legislation and regulation.

### *Phase 6: Project Refinement*

- » Update and complete studies and surveys based on agency comment.
- » Engage with the campus and public to provide an update on changes to the project.
- » Resubmit application for agency review.
- » Repeat Phase 6 as needed to address agency comments.

### *Phase 7: Final Institutional Review and Approvals*

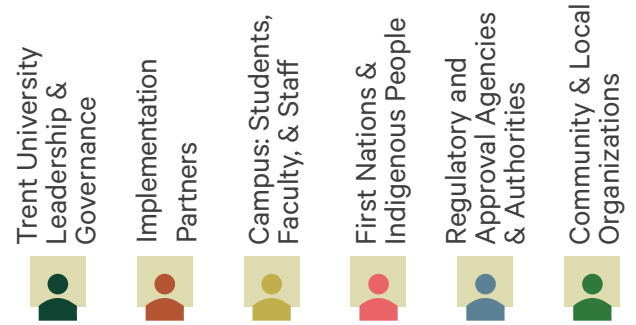
- » Review Agency Approvals.

## *Partner-Led + University Oversight*

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### *Phase 8: Construction and Monitoring*

- » Inspections during several stages of construction to occupancy and completion.
- » Ongoing monitoring to ensure net benefit on environment and the success of environmental features and actions.
- » Provide regular updates to key groups on progress and any changes required through construction.



**Table 6:** Campus Development Process

	Trent University Leadership & Governance	Implementation Partners	Campus: Students, Faculty, & Staff	First Nations & Indigenous People	Regulatory and Approval Agencies & Authorities	Community & Local Organizations
<b>Trent Lands and Nature Areas Plan</b>						
» High-level framework, campus vision, guiding principles, and design guidance.	▲		●	●	●	●
<b>Phase 1: Site Selection</b>						
» Site selection is informed by preliminary study conducted through the preparation of the TLNAP.	▲					
<b>Phase 2: Preliminary Study &amp; Visioning</b>						
» Early study will inform site design and avoid environmental impact to the degree possible.	▲	●	●	●	●	●
» Identify site vision, program and key priorities.						
<b>Phase 3: Secure Implementation Partners</b>						
» Attract, evaluate, and develop agreements.	▲	■				
<b>Phase 4: Project Development</b>						
» Consult with approval agencies, secure consultant services, and prepare technical studies.	▲ / ■	▲	●	●	●	●
<b>Phase 5: Preliminary Agency Review &amp; Approvals</b>						
» The application is reviewed by approval agencies.					▲	
<b>Phase 6: Project Refinement</b>						
» Update and complete technical studies, and resubmit application. Repeat Phase 6 as needed to address comments.	▲ / ■	▲	●	●	●	●
<b>Phase 7: Final Institutional Review &amp; Approvals</b>						
» Review and agency approvals.					■	
<b>Phase 8: Construction &amp; Monitoring</b>						
» Construction management, including inspections and ongoing monitoring.	X	▲	●	●	X	

▲ Lead Role   ● Engagement   ■ Approval   X Oversight

## 19.2 Project Coordination

Coordination of ongoing and planned initiatives is critical to successful implementation. The Symons Campus lands overlap and are adjacent to numerous jurisdictional authorities and landowners such as the City of Peterborough, the County of Peterborough and the Townships of Selwyn and Douro-Dummer, the Ministry of Transportation, Hydro One, and Parks Canada. The implementation of the TLNAP and any new project will include coordination with adjacent property owners, adjacent townships, and consultation between various key players and institutional partners, as needed.

**The City of Peterborough** is the authority that reviews and approves required development applications, such as amendments to the official plan and zoning, plans of subdivision or condominium, site planning applications (including review of technical studies against Provincial regulations), building permits, and more.

**The County of Peterborough and Surrounding Townships**, specifically the Townships of Douro-Dummer and Selwyn, which share the University's northern and eastern boundaries, should be engaged through the University's land planning exercises. The County and adjacent townships are commenting agencies on development applications located on lands abutting their municipal boundaries. Effective engagement will require collaboration and coordination of the delivery and management of infrastructure and conservation of natural heritage features that cross jurisdictional boundaries.



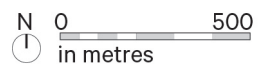
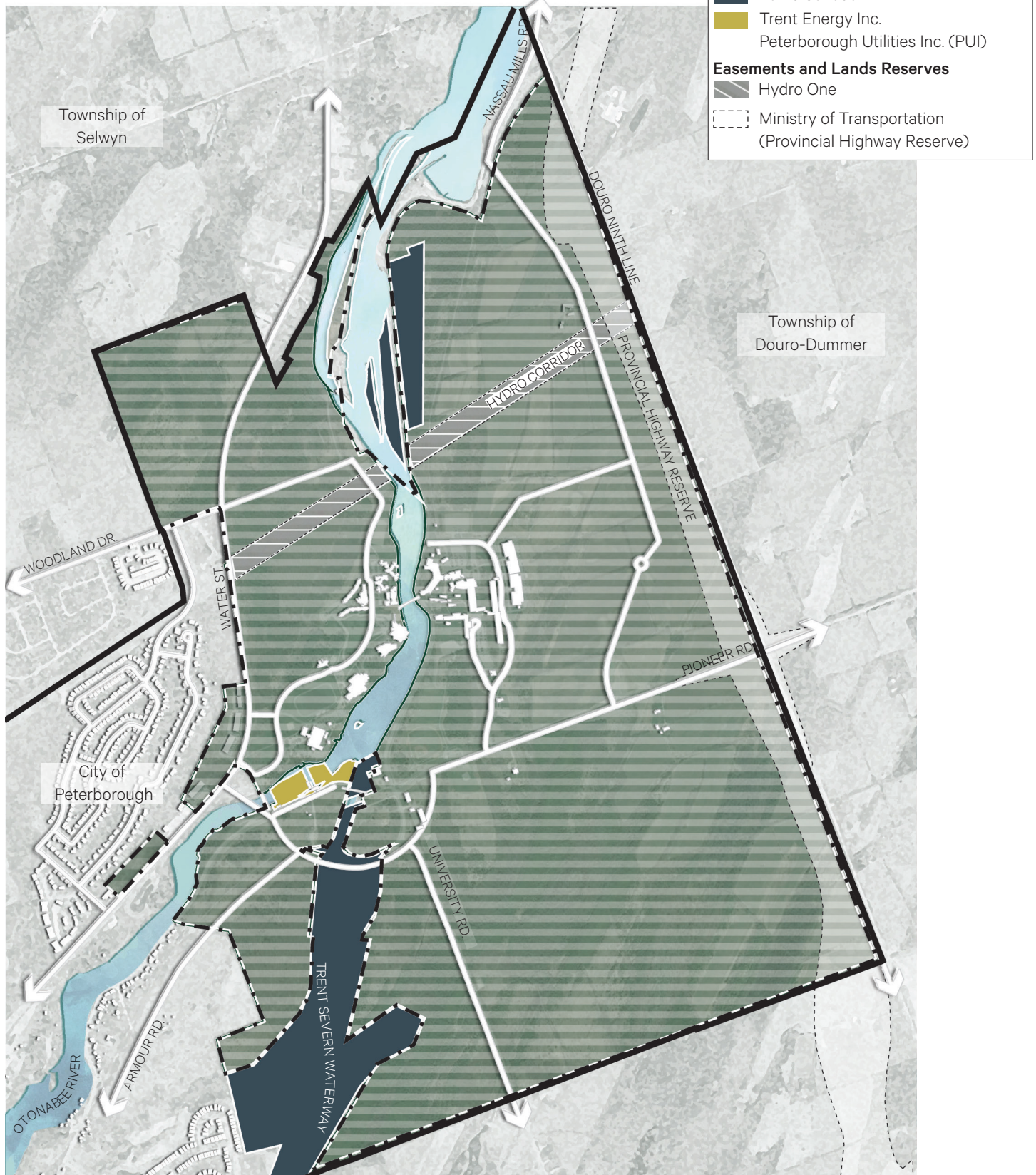
**Parks Canada** is a federal agency that seeks to protect and promote national parks and cultural heritage and manages the Trent-Severn Waterway, a National History Site. Parks Canada owns land adjacent to the Otonabee River and Trent Severn Waterway, including the lockstations and associated adjacent lands. Coordination with Parks Canada will be required to ensure continued access to locks for maintenance, and to establish a connected regional trail system that integrates the Symons Campus.

**Hydro One** has control rights over the lands within the transmission corridor on the Symons Campus. This corridor contributes to Hydro One's ability to deliver safe, reliable, and affordable electricity throughout the Province. Hydro One has the primary right to use the corridor lands for transmission and distribution purposes and hold a statutory easement under the Reliable Energy Consumer Protection Act. Hydro One offers a Provincial Secondary Land Use Program, which permits public use of the corridor in a manner that does not restrict the continued operation and maintenance of the Hydro Corridor. The proposed meadow-way in the TLNAP is a compatible use, identified in Hydro One's Provincial Secondary Land Use Program, and will require consultation with and approval from Hydro One.

**Ministry of Transportation Ontario (MTO)** is a Provincial ministry responsible for moving people and goods safely, efficiently, and sustainably. The Ministry of Transportation has placed a reserve on the Symons Campus lands, along 9th Line, for the future expansion of Hwy 115 along the 9th Line. Unless the reserve is removed by the Ministry, Trent University is limited in the use of these corridor lands. Proposals or construction on or near a provincial highway or reserve are reviewed by the Ministry may need a permit to ensure they follow the policy rules and guidelines of the Public Transportation and Highway Improvement Act. The removal or realignment of the highway reserve would trigger an update to the TLNAP.

**Trent Energy Inc. (under the Peterborough Utilities Inc. umbrella)** worked together with Trent University in 2012 to redevelop the Stanley Adamson Powerhouse. This partnership has secured a renewable source of electricity for the University, as well as a long-term revenue stream. Trent Energy Inc. assumes day-to-day management of the historic powerhouse.

Figure 36: Property Ownership and Easements



## 19.3 Unfolding a Long-Term Vision

The TLNAP sets out a long-term framework for the University to reference as it seeks to meet its student, academic, environmental, fiscal and community responsibilities. The evolution of the Symons campus will be phased over decades, and the timing of specific initiatives is subject to access to servicing and infrastructure; opportunities for partnerships and funding; achieving environmental stewardship objectives and net benefit; and market feasibility.

Campus initiatives may include development within the University Districts or retrofit and infill opportunities within the Campus Core.

### Planned, Active University Initiatives:

#### » Cleantech Commons

Trent University has set aside 85 acres (34 hectares) of land for Cleantech Commons, to enable sufficient potential for this long-term vision to be realized in partnership with the City of Peterborough. All studies have been completed, and servicing to the first 25 acres (phase 1) is almost complete.

#### » The Seniors Village

A university-integrated seniors community anchored by a long-term care home, retirement homes, and potential student housing will build Trent's global reputation as an age-friendly university and as an academic leader in interdisciplinary aging studies and research, provide experiential learning for students, and address critical housing challenges.

An application for a license to build and operate a long-term care home has been submitted by an experienced operator. Detailed natural heritage studies have commenced, engagement with First Nations is underway, and visioning for the Village will be initiated to shape the site plan and programming.

#### » Student Housing

Trent has developed a housing strategy to meet growing residence demand, enhance the student experience, and respond to housing pressures in the Peterborough community. The first phase of the plan for the Symons campus includes a proposal for building a new 400-bed college. A second phase of the project would include a 150-bed addition to an existing college on the Symons Campus as well as the renovation of residence spaces at Otonabee College. Community engagement on the plan took place in 2019. The call for financial and development partners has been temporarily put on hold due to the pandemic.

#### » Relocation of Trent Farm

With approval of the TLNAP, the School of the Environment will develop a transition plan for the relocation of the Trent Farm. This plan will include a review of the lands and plans to accommodate existing natural and cultural features (e.g. hedgerows and stone fencing), timeline for soil cultivation and moving of farm assets, plans for mitigating and monitoring impacts to the adjacent PSW, and applications for funding to develop associated infrastructure (e.g. servicing to the site, outdoor pavilion and kitchen, sheds etc).

- » Concurrent with the planning for the Trent Farm relocation, discussions are to continue with Student Growers in regard to the long-term vision and location for the Trent Vegetable Garden, Market Garden, and Apiary.



### Future University Initiatives:

#### » Serviceable Land

With access to servicing and existing infrastructure, the parcels along Water Street and the Peninsula Lands present the potential for development in the mid-term pending the outcome of the City of Peterborough's North End and Trent University Area Class Environmental Assessment and potential road alignments that may be recommended in that plan.

#### » Long Term Phasing

The majority of the East Bank Lands fall outside of the current servicing limits of the Symons Campus and their development is currently cost-prohibitive. They have been identified to further the University's academic mission and address the needs of the campus and community long into the future.



## 19.4 Environmental Study During the Development Process

A range of technical studies may be required to assess existing conditions, identify constraints and opportunities, and inform site design, mitigation, and potential monitoring requirements. Coordination with approval agencies will assist in identifying and scoping study requirements. Potential studies that are based on type of assessment are briefly outlined below. Determination of which technical aspects require consideration will be based on the features and conditions present on the site.

**Natural Heritage Assessment** documents terrestrial and, where applicable, aquatic features and functions. In-field survey requirements will be informed by site conditions and preliminary screening assessments. Preliminary assessments are used to identify potential targeted survey requirements, such as for some Species at Risk not readily captured through standard survey methods. Surveys will include some combination of the following: vegetation communities (i.e. Ecological Land Classification), botanical inventory (typically multi-season), birds, amphibians, mammals, reptiles, fish community and/or fish habitat, targeted surveys for Species at Risk. Habitat assessment(s) paired with survey results are used to assess feature and function sensitivities and significance (e.g., Significant Wildlife Habitat, Ontario Wetland Evaluations).

- » When Might This Study Be Used? To support land-based planning such as site selection for an initiative like the Seniors Village, or preparation of a Nature Area Management Plan.

**Environmental Impact Study** inventory consistent with a Natural Heritage Assessment, but extends to include an assessment of potential impacts associated with a proposed site alteration or development, recommend mitigation efforts, compensation, etc. An environmental impact study draws on information from a range of studies to establish a multi-disciplinary perspective on impacts.

- » When Might This Study Be Used? Completed when a site alteration or development moves forward to design stages, and is often required by approval agencies.

**Hydrogeologic Study** assesses existing conditions related to groundwater, water balance, and may include specialized tasks such as wetland water balance(s). May be completed to assess existing conditions or extend to consider impacts, mitigation, compensation, etc.

- » When Might This Study Be Used? Completed to inform land-based planning or when a site alteration or development moves forward to design stages.

**Geomorphology or Landform Assessment** – headwater drainage features (may be addressed through an environmental impact study or hydrogeological study), erosion, landform assessment (valleyland, glacial landforms). This assessment may be completed to assess existing conditions or extend to consider impacts, mitigation, compensation, etc.

- » When Might This Study Be Used? Completed to inform land-based planning or when a site alteration or development moves forward to design stages.

## 19.5 Recommended Studies

There are a number of studies that may contribute to the holistic advancement of the long-term vision and initiatives of the TLNAP, and could be considered by Trent

### Specialized Framework Planning

- » **Facilities Master Plan** initiates a review of the University's facilities from the perspective of its current state and utilization of space. The Master Plan identifies long-term opportunities to support expansion of teaching and research facilities, and supportive study and leisure spaces.

The Facilities Master Plan provides future direction for Trent's land base and research infrastructure to build exceptional relationships with affiliated research institutes and levels of government. This mandate will be supported through opportunities to promote synergistic and innovative relationships on-campus, complemented by a range of student life facilities and housing to ensure the needs of the Trent community.

- » **Transportation Study / Master Plan** assesses existing circulation patterns, and provides recommendations that integrate considerations for multi-modal forms of travel, sustainability, active transportation, complete streets, accessibility, travel demand management, and parking demand management. This study will consult with the Province's policy documents including the Provincial Policy Statements and the Ontario Traffic Manual (e.g., Book 15 – Pedestrian Crossing Facilities and Book 18 – Cycling Facilities), and the City of Peterborough's policies and design guidance. The Transportation study will inform detailed design concepts, subject to approval by the City, requiring Site Plan Approval, as applicable.

- » **Trails Master Plan** provides an inventory of existing conditions, usage, and recommends a network of candidate routes and types, trail planning and design guidelines, and a phasing plan. The Master Plan should be prepared in the context of the Nature Areas Stewardship Plan (and should be informed by the System-Level and Nature Area Management Plan(s), where available), and should aid in managing trail use and safety, ensuring application of best practices in providing connections to key destinations, closing network gaps, and serving a wide range of users. Elements that pertain to the City of Peterborough, Peterborough County, and Parks Canada will be coordinated, as required. The Trails Master Plan may be integrated as part of a larger, comprehensive the Transportation Study.
- » **Landscape Master Plan** provides guidance with respect to the use and programming of primary campus green spaces. The Master Plan should consider biodiversity targets, nature-inclusive design concepts, recreational needs and requirements, land-based and Indigenous learning, and vegetation management across the campus, including areas both inside and outside of the University Green Network.

## 19.6 The Mitigation Hierarchy

Trent will take guidance from the mitigation hierarchy during land planning and development. The mitigation hierarchy is a sequential approach to avoid and minimize impacts to the natural environment, to the extent possible, and then address those impacts that could not be avoided through mechanisms such as restoration, compensation when appropriate.

### 19.6.1 Sequential Steps of the Mitigation Hierarchy

**1. Avoid** – Avoid creating the impact where feasible. Avoidance of impacts can be achieved through multiple project stages: site selection/planning, design, and operation. A broad range of potential impacts are considered through these stages to inform opportunities to avoid impacts to key functions (e.g., biodiversity, water quality, water quantity).

- » Examples: early assessment of natural heritage features through an environmental impact study to inform constraints.

**2. Minimize and Mitigate** – Where impacts cannot be reasonably avoided, measures are taken to reduce the intensity, duration, and/or extent of anticipated impacts. Minimization and mitigation may effectively eliminate some negative impacts.

- » Examples: bird friendly design guidelines, dark-sky lighting, buffers, permeable pavements, etc.

**3. Restore / Rehabilitate** – Used to offset anticipated or address existing impacts, and are used to improve upon an existing condition where an area has previously been exposed to impacts. This may include impacts associated with an active project, or older impacts the effects of which are still impacting form or function of an area. Restoration focuses on returning an area to a higher level of ecological form and function; rehabilitation is used to establish basic functions with a specific objective.

- » Examples: Restoration of an invasive-dense, low diversity successional habitat to a diverse open meadow or grassland habitat; or rehabilitation of shoreline areas to address erosion and sedimentation issues.

**4. Replicate / Compensate** – Compensation is used to address residual impacts after avoidance and minimization and, if applicable, restoration / rehabilitation are employed. It is recognized that some residual impacts may occur and, in some cases, impacts to features and functions cannot be reasonably or fully addressed through other means. Compensation provides a means to offset these residual effects. Compensation can include ‘like-for-like’ replication of a feature or compensation through providing an alternative feature type.

- » Examples: replication of a small meadow-marsh community, or creation of open country habitat as compensation for removal of a thicket.

The mitigation hierarchy places the greatest emphasis on avoidance, followed by minimizing / mitigating of impacts. This order places weight on early stages and decision-making (planning and design) as key mechanisms to address potential impacts associated with development. Section 19.1 provides direction on the land use planning process and how this early support for the mitigation hierarchy will be implemented.

Impacts cannot always be reasonably avoided, and the mitigation hierarchy provides direction for addressing these residual impacts through restoration / rehabilitation and replication / compensation opportunities. These mechanisms provide an opportunity to offset impacts through actions and where possible strive to achieve a net benefit or regenerative outcome. Where impacts warrant planning for restoration / rehabilitation and/or replication / compensation, a 'Compensation Plan' may be developed. Compensation planning is to consider the habitats present within and adjacent to the area of impact, and opportunities to improve existing degraded features or create a net benefit through habitat planning and management. Examples include habitat diversification through creation of habitat that is locally underrepresented, creating habitat enhancements to increase function (e.g. improving connectivity), or restoring areas of poor or degraded condition (e.g., large invasive species component) with habitat containing a diverse range of native species. These outcomes can address anticipated impacts and also provide a net benefit to the system by planning for and considering system level opportunities (e.g., using direction from the System-Level Plan). In achieving these outcomes, Compensation Plans may include elements from both restoration / rehabilitation and replication / compensation.

### 19.6.2 Mitigation Hierarchy in the Decision-Making Process

Decision-making for the Trent planning process, including application of the mitigation hierarchy, must be considered in light of the four guiding principles of:

- » Learning and Discovery
- » Environmental Resilience and Integrity
- » Economic Resilience, Leadership, and Innovation
- » Social Resilience, Community, and Inclusivity

Many decisions that benefit one pillar have the potential to impact or influence another. Good decision-making will consider the opportunities and consequences for each and strive to achieve a healthy (environment and human), vibrant, supportive, and economically viable Trent.

In making decisions with respect to design and mitigation, the following should be considered:

- » Is the proposed mitigation feasible / possible?
  - There may be constraints or limitations through other factors which preclude mitigation measures. For example, meeting road safety design requirements for minimum separation distances between intersections.
- » Is the proposed mitigation achievable?
  - The proposed mitigation must be implementable to support success.
  - Site conditions and/or the proposed development must be appropriate for the proposed mitigation.
  - Are the requirements for a proposed mitigation measure realistic? For example, long-term maintenance requirements must be factored into design and cost planning and decision-making.
- » Is the proposed mitigation reasonable?
  - This considers impacts to the form and function of a proposed development or design, financial costs (short and long-term), etc.

### 19.6.3 Ecological Buffers as Part of the Mitigation Strategy

Ecological buffers (buffers) are an important component of a mitigation strategy where development is proposed adjacent to sensitive or significant feature(s). While an important tool, buffers should not take precedence over siting and design as mitigation tools. The best approach is to apply multiple layers of mitigation that reduce reliance on buffers as the primary means of addressing potential impacts. The focus of this approach is on weaving mitigation, net benefit and regenerative opportunities throughout the land planning and design process. The TLNAP applies these concepts by introducing guidelines for regenerative and nature-inclusive design to the Trent land planning process (refer to Section 7.0)

#### *Buffers and the Mitigation Hierarchy*

Buffers may support multiple parts of the mitigation hierarchy:

- » **Avoid** – through proper design, buffers may effectively avoid some types of potential impacts from occurring (e.g., sedimentation)
- » **Minimize** – buffers very strongly support minimization of potential impacts of multiple types (e.g., edge effects, hydrologic, noise, light)
- » **Restore** – where existing edges of habitats may have experienced degradation (e.g., dumping along a wetland edge), buffers can provide an opportunity to address these impacts.

- » **Compensate** – buffers are generally not an acceptable method of compensation. Their primary function is to reduce or avoid impacts associated with adjacent development. In some circumstances, buffers can provide some compensatory opportunities. As an example: small cultural meadow areas removed could have their function replicated or compensated through establishment of healthy ecological buffers.

Beyond mitigation to achieve a ‘no negative impact’ outcome, buffers can provide opportunities to achieve a net benefit or regenerative opportunities. This may include:

- » Net increase in an under-represented habitat type(s)
- » Introducing foraging habitat currently lacking adjacent to features
- » Habitat enhancements (e.g., nesting structures, hibernacula)
- » Increasing overall size of a habitat complexes (collection of features)
- » Increased habitat complexity

Planning and design of ecological buffers is to consider the suite of mitigation measures being proposed as well as site design and site-specific conditions.

#### 19.6.4 Considerations for Restoration / Rehabilitation, Replication, and Compensation

While avoidance and minimization of impacts are to be prioritized, there will be instances where features will be impacted by proposals within the Symons Campus. Where appropriate, one or a combination of restoration, replication and/or compensation may be used to address these impacts. In some cases, replication or compensation may be a preferred outcome where it provides a net benefit or regenerative outcome for the University Green Network.

Restoration / Rehabilitation, Replication and/or compensation may be considered on a site-by-site basis and will be discussed in consultation with relevant agencies, as appropriate (e.g., City of Peterborough, Otonabee Conservation). Replication or compensation may not be required in all cases where impacts are identified (e.g., the removal of a small cultural meadow).

##### *Restoration / Rehabilitation*

Impacts to a feature or system may be offset through restoration / rehabilitation. Where possible, restoration / rehabilitation should offset impacts to a similar habitat or function(s), however alternative opportunities may be considered where there is a clear benefit identified and it supports the goals and objectives of the University Green Network (e.g., a net benefit or regenerative outcome for the system aligned with recommendations of the System-Level Plan).

##### *Replication*

Replication is a form of compensation where no negative impact is achieved by recreating the same feature type and/or function as is being impacted in a

different location and there is no lag in habitat presence or function on the landscape.

There is a strong preference for replication to occur in close proximity to the feature / function to be removed to support creation of comparable conditions. Timing and phasing of feature replication and impact to the existing feature must be coordinated such that the feature type and/or function(s) are maintained on the landscape. Additional discussion is provided on timing considerations in Section 19.6.5.

##### *Compensation*

Compensation is a means of offsetting impacts through creating new natural features or functions on the landscape. Compensation can include like-for-like replacements (e.g., meadow for meadow) where the same feature type is the objective, or creation of a different feature type as compensation for impacts.

To the extent feasible, preference is given to compensation activities being implemented in locations that provide the largest benefit to the system. This may favor on-site compensation, or off-site, but within the Symons Campus, in a location where long-term benefits will be best achieved.

Timing and phasing of compensation activities relative to the proposed impact should be considered. To the extent possible, compensation / offsetting areas should be established early in the construction process to reduce effects of lag between implementation and reaching full function. Additional discussion is provided on timing considerations in Section 19.6.5.

### 19.6.5 Timing and Order of Work(s)

Timing and order of works are important considerations for development planning. Both may be used to implement different mitigation measures and ultimately support achievement of ‘no negative impact’. Several key aspects are briefly outlined below.

#### *During Construction Mitigation Measures*

Many during-construction mitigation measures are intended to prevent and/or minimize impacts associated with these activities. Installation or preparation of protection and other mitigation measures for retained features or as a means of preventing specific activities prior is to be completed prior to the commencement of works which may result in the impact(s). Examples include: sediment and erosion control fence, settling tanks (for sediment), filter bags, tree protection fencing, exclusion fencing.

#### *Timing Windows*

Timing windows are a specific form of activity-mitigation. Time of year an activity is undertaken can substantially change the potential to impact a species, species group or feature. Timing windows are a commonly used mitigation measure to facilitate impact avoidance or minimization and inform when an activity should occur. Timing windows may be used for a range of species groups including birds, amphibians, reptiles, bats, fish.

Timing windows may apply to a range of activities including vegetation or tree removal, material salvage (e.g., seed bank / topsoil salvage for use in restoration), animal capture and transfer to replicated habitats (e.g., amphibians), etc.

Application and adherence to timing windows may be stipulated through permits and authorizations (e.g., for fish), used to facilitate compliance with legislation (e.g., Migratory Birds Conventions Act), or employed as best practice.

#### *Managing Feature Replication(s)*

The intent of feature replication is to maintain the feature type and function(s) on the landscape without a gap or lag between removal of the existing feature and establishment of the replicated feature(s). Consideration should be given to the order or phasing of works to achieve this. Generally, this may include establishing the replicated feature in advance of removal of the existing, assessment of function of the replicated feature prior to removal of the existing feature. Additional considerations may include plant or seedbank salvage and timing for these activities.

#### *Managing Feature Compensation and Restoration*

To the extent feasible restoration activities and implementation of compensation areas should occur in advance of removal of the feature(s) to be impacted. This approach adds the function(s) to the system prior to an impact occurring. Once established, restored sites (including compensation areas) are to be protected from development through installation of mitigation measures if / as required (e.g., sediment and erosion control fencing). Phasing of work should be such that impacts to restoration or compensation areas do not occur after they have been implemented.





