

Date: 1 March 2018

Your Contact: Lyndelle Matthews

Our Contact: Kieran Richardt

Our Reference: NCO11-0011

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/922

Date: 03 July 2018



Ecological Consulting
Environmental Planning
Environmental Management
Community Engagement Services

**Precinct 3D Area A Ecological Compliance Certification,
Yarrabilba. Consistent with Precinct 3 Context Plan Area
Strategy (CPAS), Fauna Corridor Infrastructure Master Plan,
Natural Environment Overarching Site Strategy, EDQ
Guidelines No. 14, No. 17 and No.18 and previous review of
Precinct 3**

- Baseline Ecological Studies
- Environmental Project Management
- Management Plans for Flora & Fauna
- Regional Ecosystem Assessments
- Ecological Assessments
- Bushland Rehab & Regen Planning

Dear Lyndelle,

This letter outlines our support and certification of compliance for the layout for Precinct 3D, Area A (area shown in attachment to this letter), as designed by Lendlease. In our view, the layout considers the constraints set out in the above mentioned documentation and correspondence, and addresses Lendlease's requirements relating to ecological constraints on the site.

In addition to the above, the Precinct 3 Context Plan also complies the constraints set out in the CPAS documentation and 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.

Natura Consulting
PO Box 2959, Burleigh BC, QLD
4220 Gold Coast, Australia
info@natura-consulting.com
www.natura-consulting.com
+(61) 7 5576 5568



As part of our assessment, the plan was reviewed against the following documents:

- 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; and
- Previous assessments of the Precinct 3 proposed layout.

Natura Consulting supports the Lendlease Yarrabilba Precinct 3D Area A layout because it complies with guidelines through the incorporation of the following planning principles:

- Key areas of urban development are primarily located in areas of former pine plantation, grassland areas, acacia regrowth and areas deemed to have lower overall habitat value;
- Provision of ecological corridors that link with larger patches of vegetation for this precinct and future precincts, buffers to protect waterways and corridors to provide for fauna movement throughout the site and adjoining ecological areas;
- Protection of areas mapped as Regional Ecosystem;
- Protection, translocation or propagation of listed Endangered, Vulnerable or Near Threatened flora within the Precincts;
- Protection of Fauna Corridors, mapped Regional Ecosystems and Essential Habitat which contains a number of significant sized trees and areas of suitable Koala habitat.

Natura Consulting has also provided a summary of recommendations below, as outlined within the Natural Environment Overarching Site Strategy and Fauna Corridor Infrastructure Master Plan. Together the implementation of the concept plan and recommendations from the above plans will ensure that the principles and requirements of EDQ Guidelines 14, 17 and 18 are met.

Recommendations for Precinct 3D Area A:

- With exception to crossings or linear infrastructure, the final earthworks will need to remain outside of the Fauna Corridors and Koala Habitat and Offset areas;
- All vegetation buffers, corridors and linkages are identified and protected during construction by installing vegetation protection / safety fencing and sediment control fencing to meet Australian Standards;
- Flora management: where practical, restoration works are to include EVNT listed species in planting pallets;
- Fauna management: Fauna friendly design aspects are incorporated, such as using food and shelter trees in parks and street scapes and use of fauna friendly fencing;
- Koala Design: Koala sensitive urban design will be used to ensure that Koalas can move safely throughout the linear open space and fauna corridors; and
- Rehabilitation of degraded areas such as corridors, buffers, waterways, drainage lines and linkages is undertaken through assisted regeneration (weed control) and revegetation. These actions will enhance ecosystem functioning and ensure the continued health of the vegetation and fauna which rely on these areas for habitat.

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

Yours Sincerely,



Kieran Richardt
Director
Natura Consulting