

Date: 16 September 2020
Your Contact: Kelly Pickering
Our Contact: Kieran Richardt
Our Reference: NCO11-0011

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2020/1145
Date: 6 July 2021



**NATURA
CONSULTING**

Ecological Consulting
Environmental Planning
Environmental Management
Community Engagement Services

**Precinct 3D Area B (North) 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**

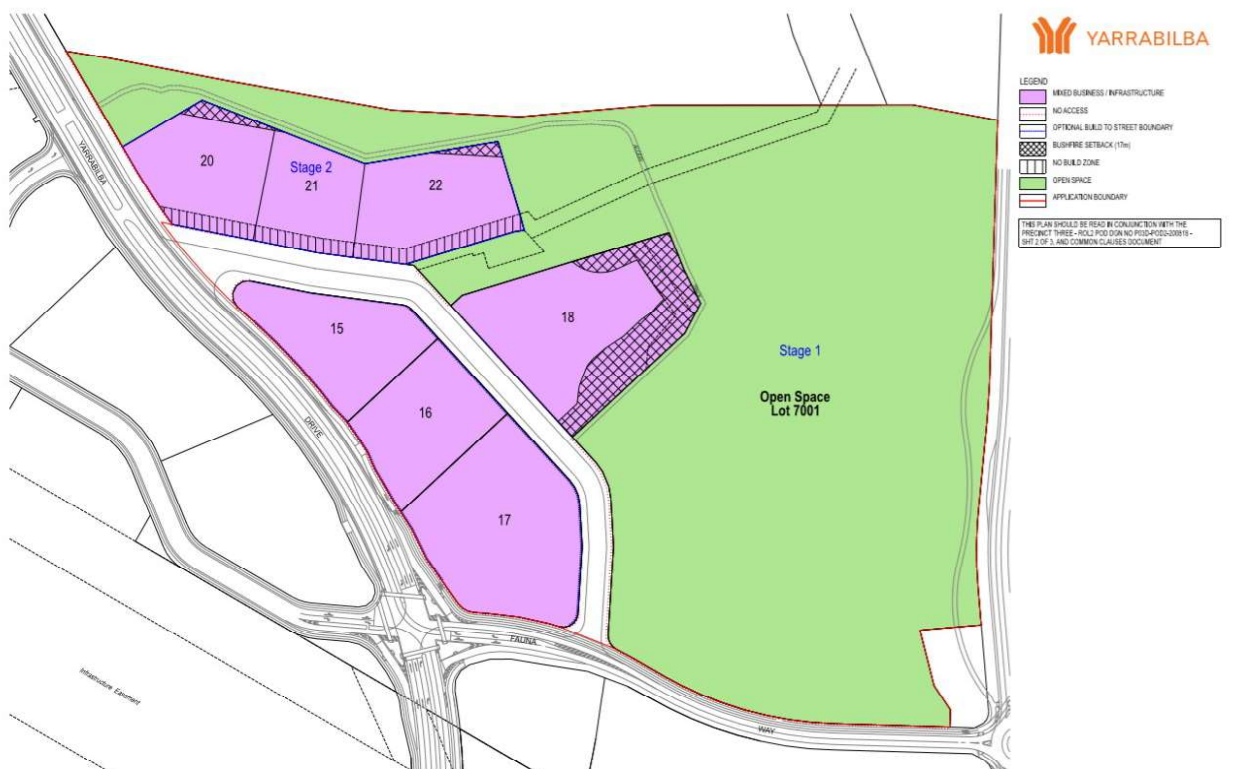
Dear Kelly,

This letter outlines our support and certification of compliance for the layout for Precinct 3D, Area B (North) (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.

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

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

- 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.

Natura Consulting supports the Lendlease Yarrabilba Precinct 3D Area B 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 B:

- Works are to be undertaken in conjunction with an updated/approved Vegetation and Fauna Management Plan;
- The location of the fire trail will be subject to site/construction variation to maintain ecological values;
- All vegetation buffers, corridors and linkages are identified and protected during construction by vegetation protection / safety fencing and sediment control fencing to meet Australian Standards;
- Flora management: restoration plans are to include local provenance EVNT species in planting;
- 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 batters, corridors, buffers, waterways, drainage lines and linkages is undertaken in accordance with an approved Rehabilitation Management Plan.

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