



Date: 15 June 2021

Your Contact: Kelly Pickering

Our Contact: Kieran Richardt

Our Reference: NCO11-0011_Yarrabilba\Precinct\Precinct 4\Corro\Precinct 4 Ecological Compliance

Ecological Consulting
Environmental Planning
Environmental Management
Community Engagement Services

**Precinct 4c (North) Ecological Compliance Certification,
Yarrabilba. Consistent with Precinct 4 (Previously Precinct 5)
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 4**

Dear Kelly,

This letter outlines our support and certification of compliance for the layout for Precinct 4c (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 4 Context Plan (previously Precinct 5) 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 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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**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2021/1195

Date: 23 November 2021





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 4 proposed layout.

Natura Pacific supports the Lendlease Yarrabilba Precinct 4c North 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 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 Pacific 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 4c North:

- Works are to be undertaken in conjunction with an updated/approved Vegetation and Fauna Management Plan;
- 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;
- Continued liaison with the landscape design team to ensure that a vegetated linkage is created from the north west section of the park to the eastern side of the 4c North development footprint, to maintain ecological values more broadly across the site;
- Flora management: a Rehabilitation Management Plan (in accordance with the Natural Environment Overarching Site Strategy and Fauna Corridor Infrastructure Master Plan) is developed and enacted for retained sections of native vegetation and abovementioned linkages. These plans are to include local provenance and EVNT species in planting;
- Fauna management: Fauna friendly design aspects are incorporated, such as fauna furniture in culvert underpasses into and out of the 4c North footprint, using food and shelter trees in parks, nest boxes/constructed fauna nesting structures (number, location and monitoring frequency as identified in a Rehabilitation Management Plan) 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 Pacific