

**Date:** 1 April 2022

**Your Contact:** Gavin Baxter

**Our Contact:** Kieran Richardt

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

Ecological Consulting

Environmental Planning

Environmental Management

Community Engagement Services

**Precinct 4E 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**

• Baseline Ecological Studies

• Environmental Project Management

• Management Plans for Flora & Fauna

• Regional Ecosystem Assessments

• Ecological Assessments

• Bushland Rehab & Regen Planning

Dear Gavin,

This letter outlines our support and certification of compliance for the layout for Precinct 4E (area shown in attachment to this letter), as designed by Lendlease Communities. In our view, the layout considers the constraints set out in the above mentioned documentation and correspondence, and addresses the Lendlease Communities requirements relating to ecological constraints on the site.

---

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

In addition to the above, the Precinct 4 Context Plan (previously Precinct 5) also complies with the constraints set out in the CPAS documentation and addresses the Lendlease Communities 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.

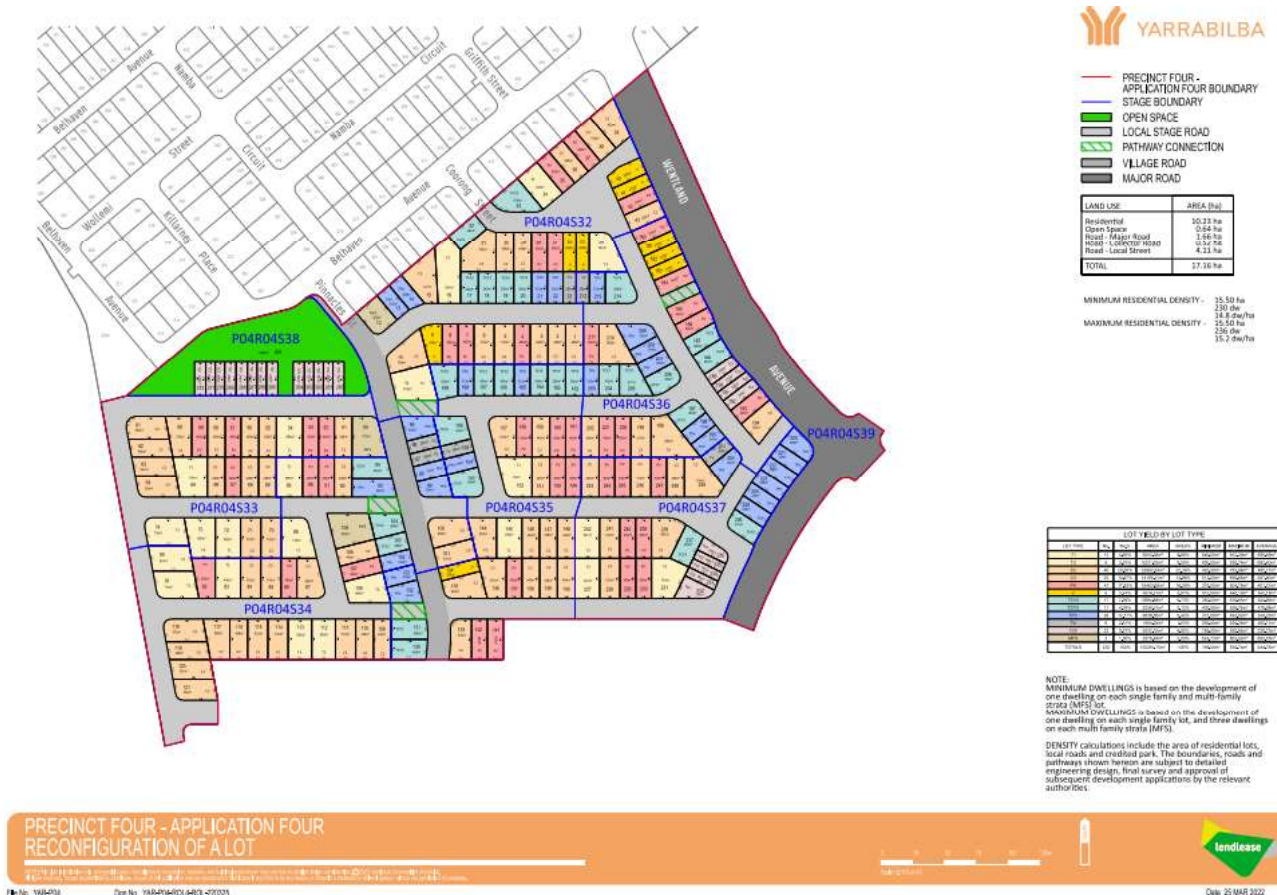
**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

**Approval no:** DEV2022/1280

**Date:** 6 October 2022



Queensland  
Government



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 Communities Precinct 4E 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 buffers to greenspace corridors to the west, 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 within the above mentioned buffers;
- Provision of buffers to the greenspace corridor to the west, which further protect Fauna Corridors, mapped Regional Ecosystems and Essential Habitat containing 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 4E:**

- 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 through native streetscape planting is created from the park (PO4R04S33) to the west, to maintain ecological values more broadly across the site and within the adjacent greenspace corridor;
- Fauna management: Fauna friendly design aspects are incorporated, such as fauna furniture in culvert underpasses (where they may exist) into and out of the 4E footprint, using food and shelter trees in parks, nest boxes/constructed fauna nesting structures (number, location and monitoring frequency as identified in a Fauna Management Plan/Vegetation Management Plan) and street scapes and use of fauna friendly fencing where applicable;
- Koala Design: Koala sensitive urban design will be used to ensure that Koalas can move safely throughout the adjacent linear open space; and
- Rehabilitation of degraded areas such as the western batter interfacing with the greenspace corridor, in order to manage and protect 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