

 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. 15;
- 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 5 proposed layout.

Natura Pacific supports the Lendlease Communities Precinct 5 MIBA North layout because it complies with guidelines through the incorporation of the following planning principles:

- Key areas of industrial development are primarily located in areas of former pine plantation, grassland areas, acacia regrowth and areas deemed to have lower overall habitat value;
- The layout remains outside of the provided buffers to greenspace corridors to the south, which themselves 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 south, 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 5 MIBA North:

- Works are to be undertaken in conjunction with an approved Vegetation/Fauna Management Plan;
- All vegetation buffers, corridors and linkages to the south of the layout are identified and protected during construction by vegetation protection / safety fencing and sediment control fencing to meet Australian Standards;
- Fauna management: Fauna friendly design aspects are incorporated, such as fauna furniture in culvert underpasses (where they may exist) into and out of the P5 MIBA North 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
- Future rehabilitation of degraded areas such as the southern 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