



Date: 24 August 2023

Your Contact: Gavin Edwards

Our Contact: Kieran Richardt

Our Reference: NCO11-0011_Yarrabilba\Precinct\Precinct
6\Corro\Precinct 6 Ecological Compliance

Ecological Consulting

Environmental Planning

Environmental Management

Community Engagement Services

**Precinct 6 (ROL 1) Ecological Compliance Certification,
Yarrabilba.**

**Consistent with Precinct 6 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 6**

• 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 6 (ROL 1) (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.

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In addition to the above, the Precinct 6 (ROL 1) Context Plan 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.

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

- Relevant ROL and POD plans;
- Landscape concept designs;
- Natural Environment Overarching Site Strategy: Yarrabilba, 22 February 2023;
- Fauna Corridor Infrastructure Master Plan: Yarrabilba, 3 March 2023;
- 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 6 proposed layout.

Natura Pacific supports the Lendlease Communities Precinct 6 (ROL 1) 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 east and 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 corridors to the east and 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 6 (ROL 1):

- 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 and industry best practice standards;
- Liaison with the landscape design team to ensure that a vegetated linkage through native streetscape planting is created to connect the greenspace corridors to the east and 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 6 (ROL 1) 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 / Rehabilitation 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

- PRECINCT SIX- APPLICATION ONE BOUNDARY
- STAGE BOUNDARY
- OPEN SPACE - LINEAR AND STORMWATER QUALITY
- OPEN SPACE - NEIGHBOURHOOD RECREATION PARK
- OPEN SPACE - LOCAL RECREATION PARK
- LOCAL STAGE ROAD
- PATHWAY CONNECTION
- VILLAGE ROAD
- MAJOR ROAD

LAND USE	AREA (ha)
Residential	24.025 ha
Open Space - Local	0.306 ha
Open Space - Neighbourhood	0.526 ha
Open Space - Linear	10.600 ha
Road - Major Road	5.305 ha
Road - Village Road	1.472 ha
Road - Local Road	9.737 ha
TOTAL	51.970 ha

MINIMUM RESIDENTIAL DENSITY - 36.07 ha
559dw
15.50 dw/ha
MAXIMUM RESIDENTIAL DENSITY - 36.07 ha
559 dw
15.50 dw/ha

LOT YIELD BY LOT TYPE							
LOT TYPE	No.	No. %	AREA	AREA%	MINIMUM	MAXIMUM	AVERAGE
T1	22	3.94%	14894.27m²	6.20%	576.00m²	794.75m²	677.01m²
T2	22	3.94%	13272.88m²	5.52%	576.00m²	723.19m²	603.31m²
C2	96	17.17%	44723.09m²	18.62%	448.00m²	873.97m²	465.87m²
C3	88	15.74%	47254.61m²	19.67%	512.00m²	804.56m²	536.98m²
PV	90	16.10%	37202.85m²	15.49%	400.00m²	753.45m²	413.36m²
V	53	9.48%	18126.99m²	7.55%	336.00m²	654.99m²	342.02m²
TCY2	45	8.05%	17756.10m²	7.39%	350.00m²	745.03m²	394.58m²
TCY3	39	6.98%	18038.58m²	7.51%	350.00m²	718.36m²	462.53m²
TPV	40	7.16%	13380.57m²	5.57%	312.50m²	556.97m²	334.51m²
TV	35	6.26%	9648.67m²	4.02%	262.50m²	387.41m²	275.68m²
TCD	29	5.19%	5949.77m²	2.48%	187.50m²	373.27m²	205.16m²
TOTALS	559	100%	240248.37m²	100%	187.50m²	873.97m²	429.78m²

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot.
MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PRECINCT 06 - APPLICATION ONE
RECONFIGURATION OF A LOT

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- STAGE BOUNDARY
- OPEN SPACE - LINEAR AND STORMWATER QUALITY BASIN
- OPEN SPACE - NEIGHBOURHOOD RECREATION PARK
- OPEN SPACE - LOCAL RECREATION PARK
- LOCAL STAGE ROAD
- PATHWAY CONNECTION
- VILLAGE ROAD
- MAJOR ROAD

LOT TYPE
TRADITIONAL (T1)
TRADITIONAL (T2)
COURTYARD (C2)
COURTYARD (C3)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY2)
TOWN COURTYARD (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE (TCD)
TOTALS

BALANCE LOT

PRECINCT 06 - APPLICATION ONE RECONFIGURATION OF A LOT

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0 20 40 60 80 100m

Scale 1:2,000 at A3



 Lendlease

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0 20 40 60 80 100m

Scale 12,000 at A3

