AMENDED IN RED

By: Gabrielle Shepherd

Date: 6 June 2024

Queensland Government

NATURA PACIFIC

Date: 29 September 2023
Your Contact: Gavin Edwards
Our Contact: Kieran Richardt
Our Reference: NCO11-0011_Yarrabilba\Precinct\Precinct 6\Corro\Precinct 6 Ecological Compliance

Ecological Consulting
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Environmental Management
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Natura Consulting
PO Box 2959, Burleigh BC, QLD
4220 Gold Coast, Australia
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Precinct 6 (ROL 2) 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

Dear Gavin,

This letter outlines our support and certification of compliance for the layout for Precinct 6 (ROL 2) (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.

In addition to the above, the Precinct 6 (ROL 2) 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 2) 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1448

Date: 7 June 2024

Queensland Government

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 2):

- 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 2) 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.

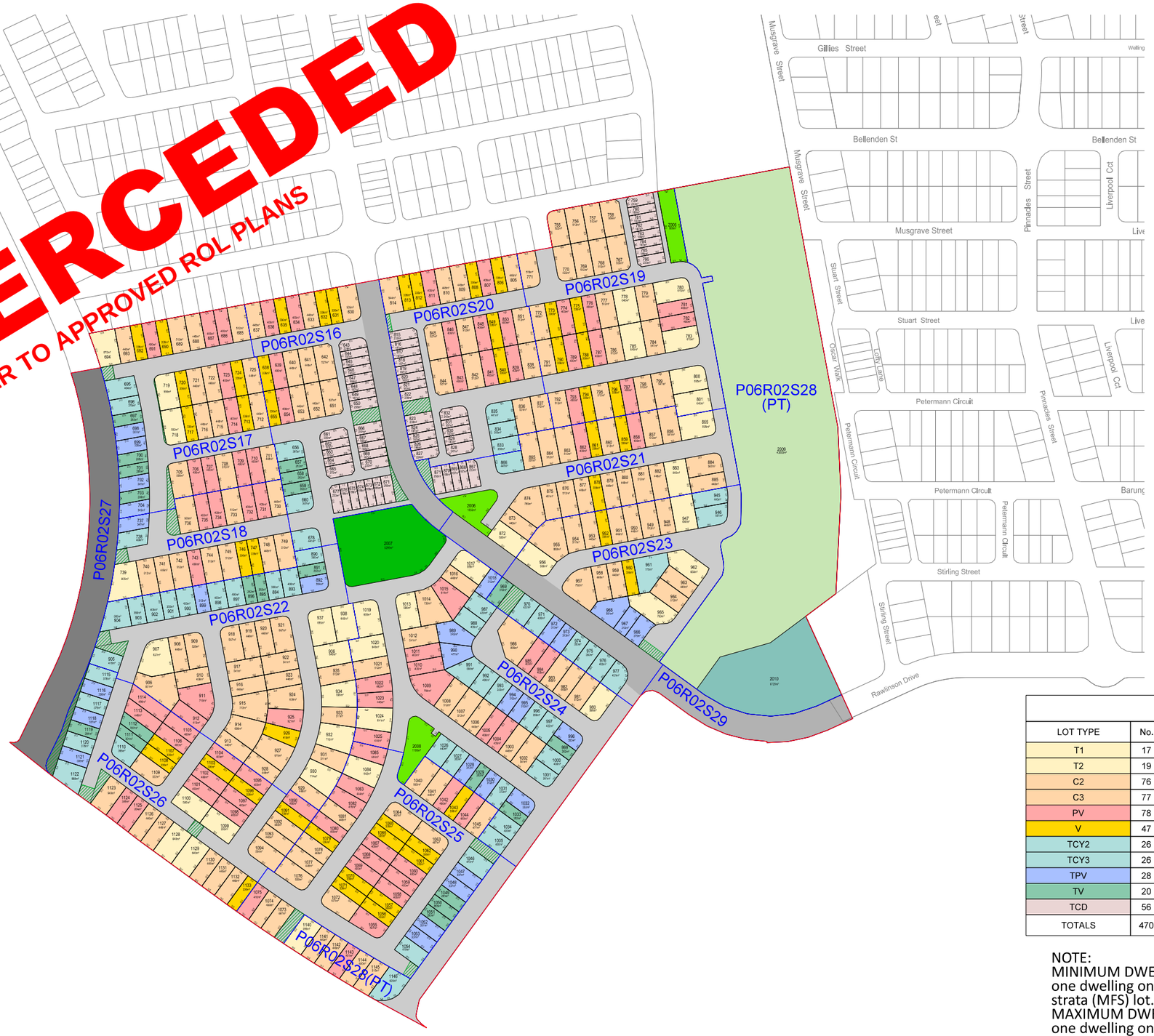
Yours Sincerely,



Kieran Richardt
Director
Natura Pacific

SUPERCEDED

REFER TO APPROVED ROL PLANS



YARRABILBA

- PRECINCT SIX- APPLICATION TWO BOUNDARY
- 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

LAND USE	AREA (ha)
Residential	19.833 ha
Open Space - Local	0.315 ha
Open Space - Neighbourhood	0.529 ha
Open Space - Linear	4.982 ha
Road - Major Road	1.035 ha
Road - Village Road	1.447 ha
Road - Local Road	7.968 ha
TOTAL	36.109 ha

MINIMUM RESIDENTIAL DENSITY - 30.09 ha
470 dw
15.62 dw/ha

MAXIMUM RESIDENTIAL DENSITY - 30.09 ha
470 dw
15.62 dw/ha

LOT YIELD BY LOT TYPE

LOT TYPE	No.	No.%	AREA	AREA%	MINIMUM	MAXIMUM	AVERAGE
T1	17	3.62%	11487.33m²	5.79%	640.00m²	826.58m²	675.73m²
T2	19	4.04%	11965.06m²	6.03%	586.20m²	804.92m²	629.74m²
C2	76	16.17%	35261.82m²	17.78%	437.93m²	850.59m²	463.97m²
C3	77	16.38%	42251.37m²	21.30%	512.00m²	899.37m²	548.72m²
PV	78	16.60%	32775.37m²	16.53%	389.13m²	754.39m²	420.20m²
V	47	10.00%	15873.82m²	8.00%	336.00m²	417.82m²	337.74m²
TCY2	26	5.53%	9934.03m²	5.01%	350.00m²	508.48m²	382.08m²
TCY3	26	5.53%	11836.38m²	5.97%	398.88m²	769.87m²	455.25m²
TPV	28	5.96%	9936.89m²	5.01%	312.50m²	591.02m²	354.89m²
TV	20	4.26%	5588.46m²	2.82%	262.50m²	336.81m²	279.42m²
TCD	56	11.91%	11421.99m²	5.76%	186.49m²	271.50m²	203.96m²
TOTALS	470	100%	198332.51m²	100%	186.49m²	899.37m²	421.98m²

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 TWO
RECONFIRGUATION OF A LOT

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0 40 80 120 160 200m

Scale 1:4,000 at A3

North

lendlease

File No. YAR-P06 Dgn No. YAR-P06-ROL2-POD-230825 SHT 1 OF 3 Date 25 SEPT 2023

SUPERCEDED

REFER TO APPROVED ROL PLANS

YARRABILBA

P06R02S16

P06R02S17

P06R02S18

P06R02S19

P06R02S20

P06R02S21

P06R02S22

P06R02S23

P06R02S27

P0

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- 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)

PRECINCT 06 - APPLICATION TWO
RECONFIGURATION OF A LOT

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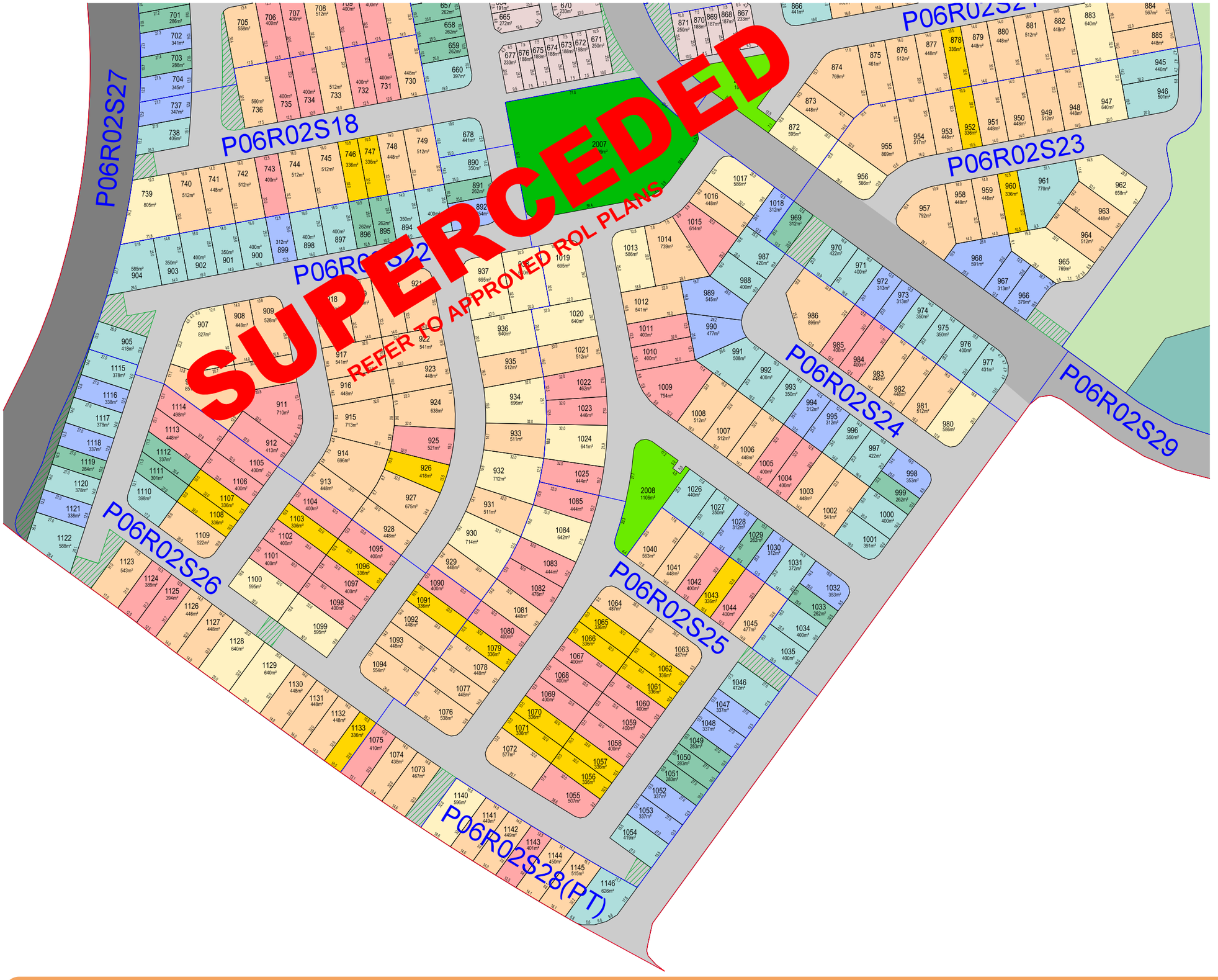
0 40 80 120 160 200m

Scale 1:4,000 at A3

North

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File No. YAR-P06 Dgn No. YAR-P06-ROL2-ROL-230825 SHT 2 OF 3 Date 25 SEPT 2023



YARRABILBA

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PRECINCT 06 - APPLICATION TWO
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North

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File No. YAR-P06 Dgn No. YAR-P06-ROL2-ROL-230825 SHT 3 OF 3 Date 25 SEPT 2023