

Date: 18 July 2025

Your Contact: Boti Hajos

Our Contact: Kieran Richardt

Our Reference: P:\NCO (OPEN)\PROJECT

FOLDER\2011\NCO11-0011_Yarrabilba\Precinct\Precinct 4\Corro

Ecological Consulting

Environmental Planning

Environmental Management

Community Engagement Services

**Precinct 4H ROL Ecological Compliance Certification,
Yarrabilba.**

**Consistent with Precinct 4 Context Plan Area Strategy (CPAS),
Fauna Corridor Infrastructure Master Plan, Natural Environment
Overarching Site Strategy, EDQ Guidelines No. 14, No. 17 and
No.18**

Dear Boti,

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

In addition to the above, the Precinct 4 Context Plan also complies with the constraints set out in the CPAS documentation and addresses the Stockland 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, Version 7, dated 30 April 2025, Endorsed 12 May 2025;
- Fauna Corridor Infrastructure Master Plan: Yarrabilba, Version 7, dated 30 April 2025, Endorsed 12 May 2025;
- 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);
- Previous assessments of the Precinct 4H concept layout; and
- This ecological compliance certification is in accordance with EDQ requirements, however external to those requirements are approvals from SARA for the removal of DAF mapped fish passage. Works cannot proceed within these specific constraint areas without SARA approval.

Natura Pacific supports the Stockland Precinct 4H 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; and
- 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.

Yield Breakdown

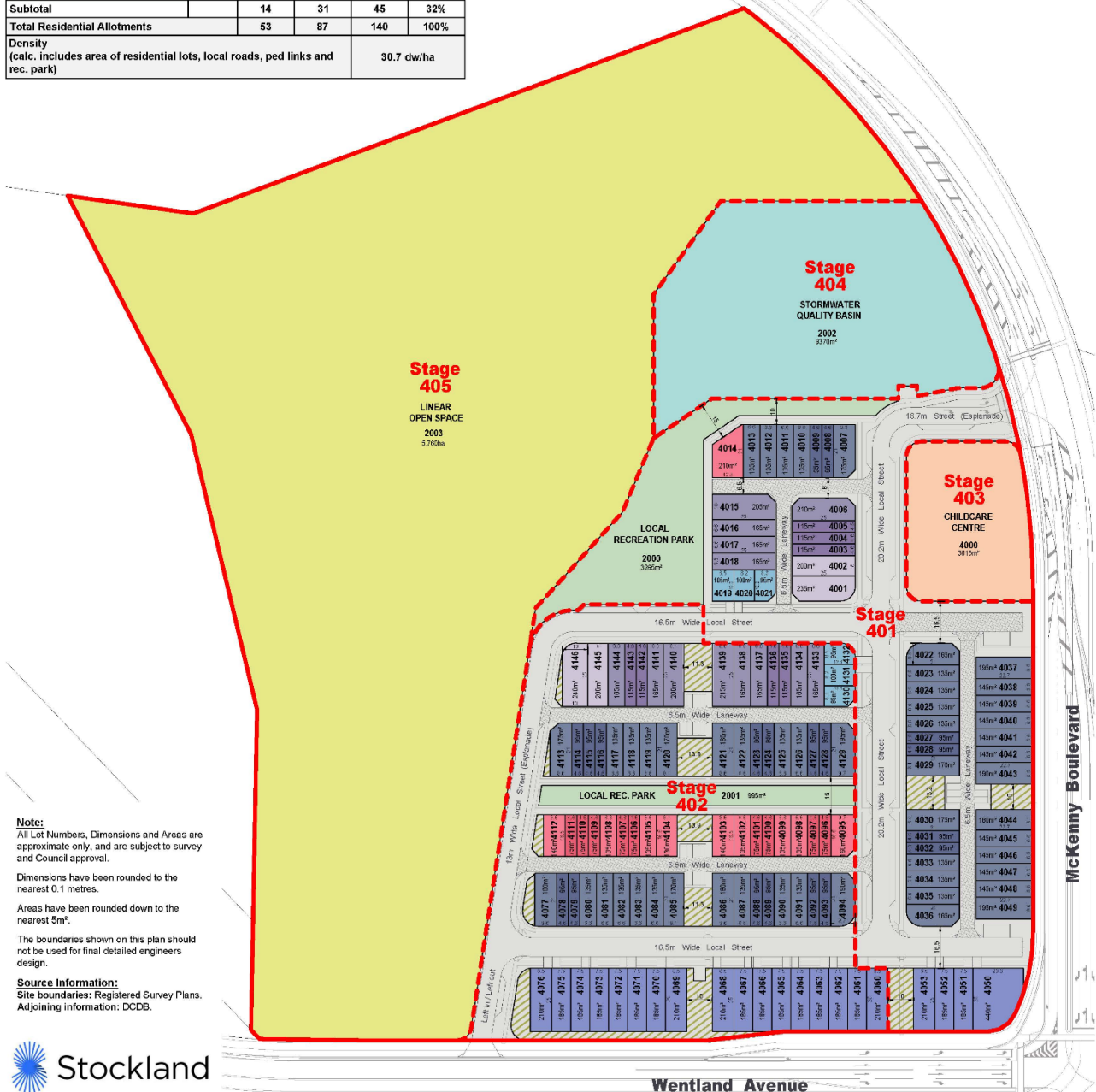
Allotment Typology	Typical Area	Stage 401	Stage 402	Overall	
12m Deep Product					
12m x 8.2m Front Loaded Urban Lot	98m²	3	3	6	4%
Subtotal		3	3	6	4%
16.5m Deep Product					
16.5m x 4.6m Laneway Terrace	76m²	—	9	9	6%
16.5m x 6.6m Laneway Terrace	109m²	1	9	10	7%
Subtotal		1	18	19	14%
21m Deep Product					
21m x 4.6m Laneway Terrace	97m²	6	13	19	14%
21m x 6.6m Laneway Terrace	139m²	29	22	51	36%
Subtotal		35	35	70	50%
25m Deep Product					
25m x 4.6m Laneway Terrace	115m²	3	4	7	5%
25m x 6.6m Laneway Terrace	165m²	5	8	13	9%
25m x 7.5m Front Loaded Terrace	188m²	4	17	21	15%
25m x 8.0m Laneway Terrace (with Fozie option)	200m²	2	2	4	3%
Subtotal		14	31	45	32%
Total Residential Allotments		53	87	140	100%
Density (calc. includes area of residential lots, local roads, ped links and rec. park)				30.7 dw/ha	

Land Budget

Land Use	Stage 401	Stage 402	Stage 403	Stage 404	Stage 405	Overall	
Childcare Centre	—	—	0.302 ha	—	—	0.302 ha	2.6%
Residential Allotments	0.836 ha	1.232 ha	—	—	—	2.068 ha	17.9%
Local Roads	1.023 ha	0.817 ha	—	—	—	1.840 ha	15.9%
Pedestrian Links / Widened Road Reserve for Planting	0.061 ha	0.162 ha	—	—	—	0.223 ha	1.9%
Local Recreation Park	0.327 ha	0.099 ha	—	—	—	0.426 ha	3.7%
Drainage Open Space	—	—	—	0.927 ha	—	0.927 ha	8.0%
Linear Open Space	—	—	—	—	5.764 ha	5.764 ha	49.9%
Total	2.247 ha	2.310 ha	0.302 ha	0.927 ha	5.764 ha	11.550 ha	100.0%

Legend

- Application Boundary
- Stage Boundary



PLAN REF: 150827 - 36

Rev No: -

DATE: 17 July 2025

CLIENT: Stockland

DRAWN BY: BM/MM

CHECKED BY: BM/PE



YARRABILBA PRECINCT 4 - APPLICATION 8 PLAN OF SUBDIVISION

URBAN DESIGN
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Natura Pacific has also provided a summary of recommendations following, as outlined within the Natural Environment Overarching Site Strategy and Fauna Corridor Infrastructure Master Plan. Together the implementation of the Precinct 4 – Application 8 Plan of Subdivision and recommendations from the above layout will ensure that the principles and requirements of EDQ Guidelines 14, 17 and 18 are met.

Recommendations for Precinct 4H ROL Layout:

- 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 corridor, 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 Precinct 4H footprint, using food and shelter trees in parks, nest boxes/applicable 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.
- Rehabilitation of batter areas interfacing with the Linear Open Space, in order to manage and protect waterways, drainage lines and linkages is undertaken in consideration with the approved Rehabilitation Management Plan.
- Rehabilitation of the Linear Open Space as specified by the 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