

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2025/1636

Date: 21 November 2025

NATURA
PACIFIC

Ecological Consulting

Environmental Planning

Environmental Management

Community Engagement Services

Date: 5 May 2025

Your Contact: Boti Hajos

Our Contact: Kieran Richardt

Our Reference: NCO11-0011_Yarrabilba\Precinct\Precinct
8\Corro\Precinct 8 Ecological Compliance

Precinct 8 Ecological Compliance Certification, Yarrabilba.

Consistent with Precinct 8 and 9 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 8 (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 8 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.

• Baseline Ecological Studies

• Environmental Project Management

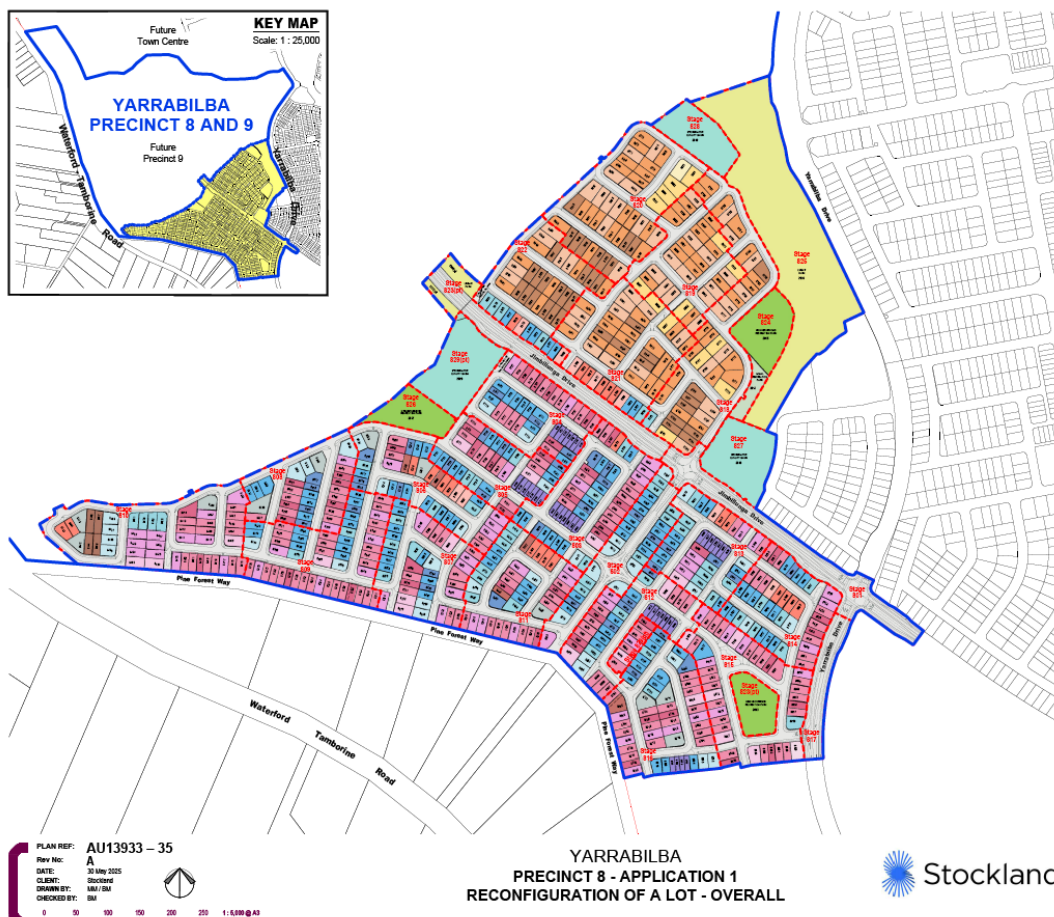
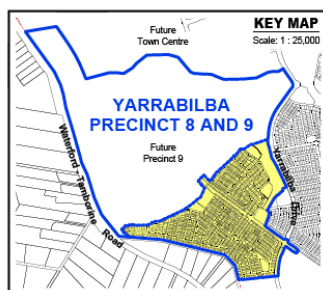
• Management Plans for Flora & Fauna

• Regional Ecosystem Assessments

• Ecological Assessments

• Bushland Rehab & Regen Planning

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Notes:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDO approval.
Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineering design.
Source Information:
Site boundaries: RPS Survey
Adjoining Information: GDDG

Legend
Precinct Boundary
Application Boundary
Stage Boundary

Land Budget		
Land Use	Area	%
Residential Allowments	33,457 ha	53.1%
Town / Collector Roads	4,549 ha	8.4%
Local Roads	15,323 ha	24.2%
Neighbourhood Recreation Park	1,934 ha	3.1%
Local Recreation Park	0,210 ha	0.3%
Linear Park	5,016 ha	8.0%
Strategic Open Space	3,006 ha	4.8%
Total	82,894 ha	100.0%

Yield Breakdown		
Allocation Typology	Typical Area	Overall
12m Deep Product		
12m x 7.5m Terrace	188m ²	39
12m x 10.5m	263m ²	41
12m x 12.5m	313m ²	132
12m x 14m	350m ²	59
12m x 16m	400m ²	38
Subtotal		209
12m Deep Product		
12m x 10.5m	280m ²	6
12m x 12.5m	350m ²	23
12m x 14m	392m ²	9
Subtotal		37
12m Deep Product		
12m x 10.5m	318m ²	47
12m x 12.5m	378m ²	171
12m x 14m	420m ²	67
12m x 16m	480m ²	20
12m x 18m	540m ²	1
Subtotal		206
12m Deep Product		
12m x 12.5m	400m ²	42
12m x 14m	448m ²	75
12m x 16m	512m ²	61
12m x 18m	576m ²	14
12m x 20m	640m ²	1
Subtotal		193
Multi-Family Strata Lots	550m ²	11
Total Residential Allowments		848
Density (lots, includes area of residential lots, local roads and (see, parks)		16.1 dw/ha

PLAN REF: AU13933-35
Rev No: A
DATE: 30 May 2025
CLIENT: Stockland
DRAWN BY: MAM/BA
CHECKED BY: BA

YARRABILBA
PRECINCT 8 - APPLICATION 1
RECONFIGURATION OF A LOT - OVERALL



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); and
- Previous assessments of the Precinct 8 proposed layout
- Fish Passages Assessments, in accordance with DAF requirements, whereby DAF have notified of inaccuracies in the Departments mapping.

Natura Pacific supports the Stockland Precinct 8 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 8:

- Undertake Ecological Assessment of the areas recently assessed by DAF as not being “Fish Passage”, to ensure that all ecological values of the area are assessed and, where necessary, offset (in the form of nest boxes, revegetation planting or similar).
- 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 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 Precinct 8 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 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