

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



NATURA
PACIFIC

Date: 09 April 2026

Your Contact: Gavin Edwards

Our Contact: Kieran Richardt

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

FOLDER\2011\NCO11-0011_Yarrabilba\Precinct\Precinct 8\Corro

Approval no: DEV-2026-YAR-4663

Date: 5 June 2026

Ecological Consulting

Environmental Planning

Environmental Management

Community Engagement Services

**Yarrabilba Precinct 8 – Reconfiguration of a Lot (ROL) -
Amendment**

**Consistent with Yarrabilba 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 and previous review of
Precinct 8.**

Dear Gavin,

This letter outlines our support and certification of compliance for the layout of Yarrabilba Precinct 8 ROL (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 ROL 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

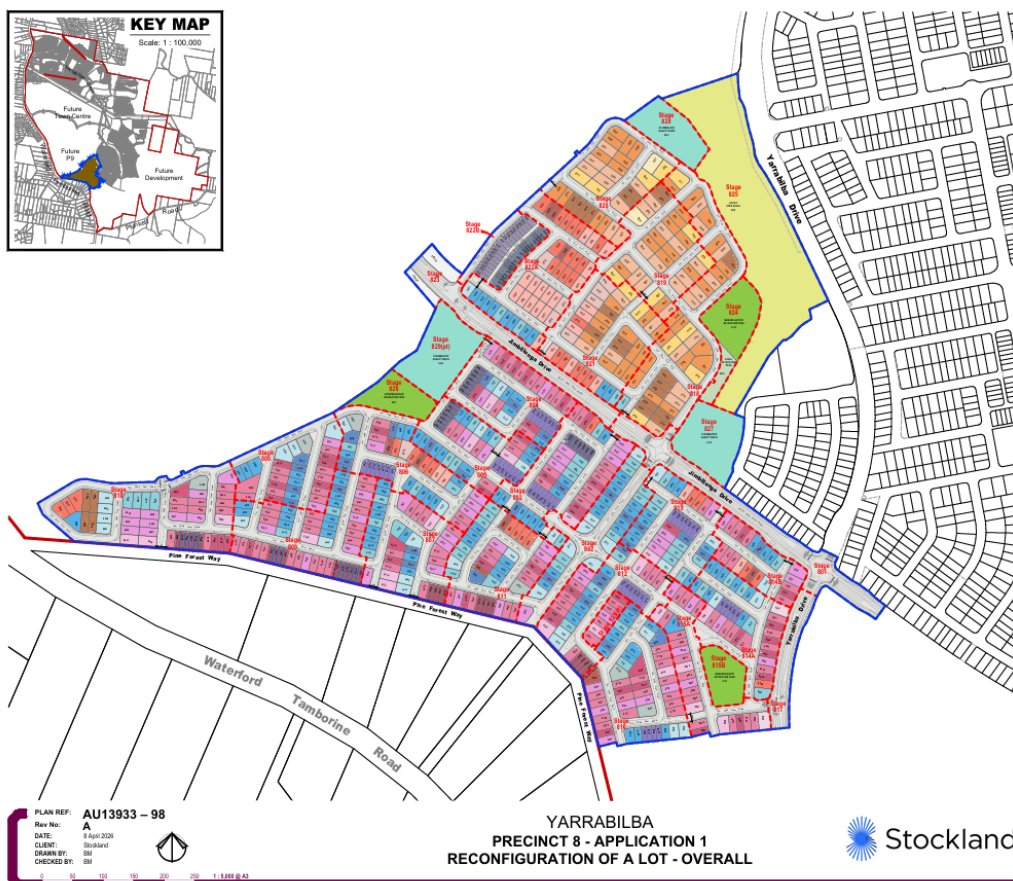
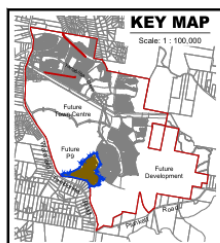
• Management Plans for Flora & Fauna

• Regional Ecosystem Assessments

• Ecological Assessments

• Bushland Rehab & Regen Planning

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Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest Sq.
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: RPS Survey
Adding Information: GCSB
Road Linework: KN Group

Legend
— Yarrabilba Estate Boundary
— Application Boundary
— Stage Boundary

Land Budget	
Land Use	Overall
Residential Allotments	33,183 ha
Balance Allotment 5000	0.268 ha
Trunk / Collector Roads	4.094 ha
Local Roads	15,616 ha
Neighbourhood Recreation Park	1,034 ha
Local Recreation Park	0,210 ha
Drainage Open Space	3,005 ha
Linear Open Space	4,753 ha
Total	63,053 ha

Yield Breakdown	
Allotment Typology	Typical Area
21m Deep Product	
21m x 4.0m Lane-way Terrace	97m ² 10 1%
21m x 6.0m Lane-way Terrace	138m ² 11 1%
21m x 7.0m Terrace	158m ² 20 2%
Subtotal	41 5%
25m Deep Product	
25m x 6.0m Lane-way Terrace	165m ² 18 2%
25m x 7.5m Terrace	188m ² 51 6%
25m x 10.5m Villa	163m ² 25 4%
25m x 12.5m Premium Villa	313m ² 124 14%
25m x 14.0m Standard Lot	350m ² 60 7%
25m x 16.0m Standard Lot	420m ² 40 4%
Subtotal	328 37%
28m Deep Product	
28m x 10.5m Villa	280m ² 9 1%
28m x 12.5m Premium Villa	350m ² 37 4%
28m x 14.0m Standard Lot	392m ² 26 3%
28m x 16.0m Standard Lot	448m ² 21 2%
Subtotal	80 9%
30m Deep Product	
30m x 10.5m Villa	225m ² 28 3%
30m x 12.5m Premium Villa	315m ² 48 5%
30m x 12.5m Premium Villa	375m ² 149 17%
30m x 14.0m Standard Lot	420m ² 65 7%
30m x 16.0m Standard Lot	480m ² 21 2%
30m x 18.0m Standard Lot	640m ² 2 0%
Subtotal	313 35%
32m Deep Product	
32m x 12.5m Premium Villa	400m ² 24 3%
32m x 14.0m Standard Lot	448m ² 51 6%
32m x 16.0m Standard Lot	512m ² 37 4%
32m x 18.0m Standard Lot	672m ² 15 2%
32m x 20.0m Standard Lot	640m ² 2 0%
Subtotal	128 14%
Multi-Family Strata Lots (MFS)	
500m ² +	0 1%
Total Residential Allotments	897 100%
Net Residential Density	17.6 dw/ha

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

- Relevant ROL and Plan of Development;
- Landscape concept designs;
- Functional engineering layout plans;
- Natural Environment Overarching Site Strategy: Yarrabilba, 12 May 2025;
- Fauna Corridor Infrastructure Master Plan: Yarrabilba, 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);
- Depart of Primary Industry (DPI) fish passage mapping; and
- Previous assessments of the Yarrabilba Precinct 8 ROL proposed layout (May 2025).

Natura Pacific supports the Stockland Yarrabilba Precinct 8 ROL Overall Plan 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 that intersect the site from south to north, 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
- DPI mapped fish passage that intersects the site.

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 Yarrabilba 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.

- Undertake rehabilitation planning and rehabilitation of green spaces as per the Natural Environment Overarching Site Strategy (Linear Open Space, Lot 2016).

I trust that the above meets with your satisfaction and if you have any queries, please feel free to contact me.

Yours Sincerely,



Patrick Malone, Senior Environmental Consultant
Natura Pacific