

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



NATURA
PACIFIC

Date: 28 November 2025

Your Contact: Gavin Edwards

Our Contact: Kieran Richardt

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

FOLDER\2011\NCO11-0011_Yarrabilba\Precinct\Town
Centre\Ecological compliance

Approval no: DEV-2025-YAR-4087

Date: 21 July 2026

Ecological Consulting

Environmental Planning

Environmental Management

Community Engagement Services

**Yarrabilba Town Centre – Major Centre Core – Stage 1 RAL
Plan**

**Consistent with Yarrabilba Town Centre & Surrounds 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 Yarrabilba Town Centre & Surrounds**

• Baseline Ecological Studies

• Environmental Project Management

• Management Plans for Flora & Fauna

• Regional Ecosystem Assessments

• Ecological Assessments

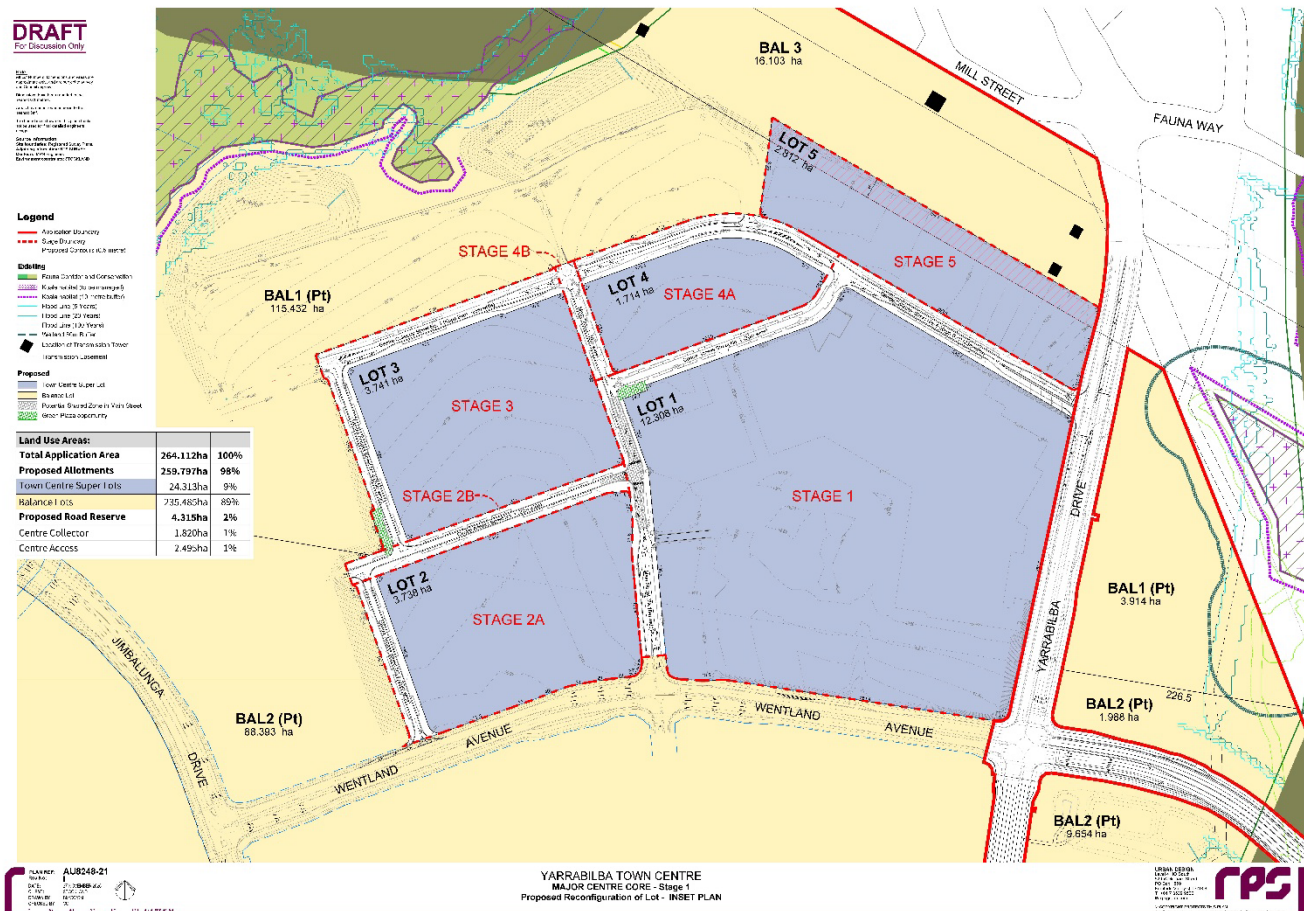
• Bushland Rehab & Regen Planning

Dear Gavin,

This letter outlines our support and certification of compliance for the layout for the Yarrabilba Town Centre, Stage 1 RAL Plan (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.

Natura Consulting
PO Box 2959, Burleigh BC, QLD
4220 Gold Coast, Australia
info@natura-consulting.com
www.natura-consulting.com
+(61) 7 5576 5568

In addition to the above, the Stage 1 RAL 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;
- Functional engineering layout plans;
- Stormwater management plan;
- 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); and
- Previous assessments of the Yarrabilba Town Centre, Stage 1 RAL Plan proposed layout.

Natura Pacific supports the Stockland Yarrabilba Town Centre – Major Centre Core – Stage 1 RAL 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 to the north-west and east, 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 north-west and east, which further protect Fauna Corridors, mapped Regional Ecosystems and Essential Habitat containing a number of significant sized trees and areas of suitable Koala habitat.
- Overall, these provisions have been satisfied as ROL1 does not contain Greenspace or Fauna Corridor. The nearest Greenspace is 60 metres to the east, and the nearest Fauna Corridor is 110 metres to the north-west.

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 Town Centre & Surrounds:

- Works are to be undertaken in conjunction with an updated/approved Vegetation and Fauna Management Plan; and
- Ensure that all water leaving the site during construction meets the Procedural Guidelines for Releases to waters from land development sites and construction sites 2500m² and greater (*Environmental Protection Act 1994*).

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