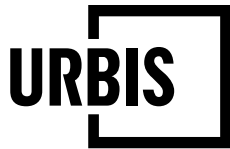




EDQ DEVELOPMENT APPLICATION

EVERLEIGH – ROL 13



LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

7 June 2024

Economic Development Queensland
Development Assessment
PO Box 15009
CITY EAST QLD 4002

Sent via email: pdadevelopmentassessment@dsmip.qld.gov.au

Dear Sir / Madam,

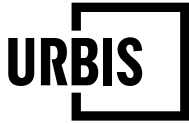
PDA DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT IN ACCORDANCE WITH A PLAN OF DEVELOPMENT, MATERIAL CHANGE OF USE IN ACCORDANCE WITH A PLAN OF DEVELOPMENT, AND OPERATIONAL WORKS IN ACCORDANCE WITH A PLAN OF DEVELOPMENT OVER LAND AT TEVIOT ROAD, GREENBANK (LOT 9004 ON SP334753 AND LOT 9003 ON SP344894)

In accordance with Section 82 of the *Economic Development Act 2012* and on behalf of *Mirvac Queensland Pty Ltd* (the **Applicant**), please find attached a development application for the following aspects of development:

- Development Permit for Reconfiguration of a Lot in accordance with Plans of Development;
- Development Permit for a Material Change of Use in accordance with Plans of Development; and
- Development Permit for Operational Works in accordance with Plans of Development.

The subject land of this development application is located at Teviot Road, Greenbank. This report is accompanied by and should be read in conjunction with the following drawings and technical reports:

- **Appendix A** – Development Application Forms;
- **Appendix B** – Property Searches;
- **Appendix C** – Plan of Development for Reconfiguration of a Lot prepared by *Urbis*;
- **Appendix D** – Plan of Development for Envelope Plans prepared by *Urbis*;
- **Appendix E** – Plan of Development for Design Criteria prepared by *Urbis*;
- **Appendix F** – Endorsed Context Plan prepared by *Urbis*;
- **Appendix G** – Approved Masterplan prepared by *Urbis*;



- **Appendix H** – Assessment Against EDQ Guidelines prepared by Urbis;
- **Appendix I** – Engineering Services Report prepared by Premise Engineering;
- **Appendix J** – Traffic Impact Assessment prepared by Premise Engineering;
- **Appendix K** – Landscape Drawings prepared by *Form*;
- **Appendix L** – Noise Impact Assessment prepared by ATP Consulting Engineers;
- **Appendix M** – Bushfire Hazard Assessment prepared by Rob Friend and Associates;
- **Appendix N** – Stormwater Report prepared by Premise Engineering; and
- **Appendix O** – Vegetation Clearing and Fauna Management Plan,

In accordance with EDQ's fee schedule, the development is consistent with the 'major development' fee category with an applicable fee of **\$43,915.00**. This fee will be paid upon receipt of EDQ's fee quote.

For further details of the proposed development please refer to the Planning Report prepared by Urbis and associated attachments. Please do not hesitate to contact Liam Martin, Andrew Aldridge and Laura Dance on (07) 3007 3800 if there are any further questions surrounding this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Liam Martin". The signature is fluid and cursive, with a long, sweeping underline.

Liam Martin
Associate Director
lmartin@urbis.com.au

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A thick white vertical line runs down the left side of the page, and a thick white horizontal line runs across the top, intersecting the vertical line and the logo frame.

URBIS

EVERLEIGH - ROL 13

Town Planning Assessment
Report

Prepared for
MIRVAC QUEENSLAND PTY LTD
7 June 2023

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Kris Krpan
Associate Director	Liam Martin
Senior Consultant	Andrew Aldridge
Consultant	Laura Dance
Project Code	P0038919
Report Number	FINAL

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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You must read the important disclaimer appearing within the body of this report.

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Appendix G	Approved Masterplan
Appendix H	Assessment Against EDQ PDa GUIDELINES
Appendix I	Engineering Services Report
Appendix J	Traffic Impact Assessment
Appendix K	Landscape Drawings
Appendix L	Noise Impact Assessment
Appendix M	Bushfire Management Plan
Appendix N	Stormwater Report
Appendix O	Vegetation Clearing and Fauna Management Plan

EXECUTIVE SUMMARY

This report was commissioned by Mirvac in support of a development application under the *Economic Development Act 2012* which seeks approval to develop the next phase of Everleigh. The following table sets out a summary of the site, the proposed development and the development approvals which are sought.

Site Details	
Site Address:	Teviot Road, Greenbank, QLD
Real Property Description:	Lot 9004 on SP334753 and Lot 9003 on SP344894
Site Area:	411.8 hectares
Regional Plan Designation:	Urban Footprint
Planning Area Classification:	Greater Flagstone Priority Development Area
Greater Flagstone PDA Development Scheme Zone:	Urban Living
Name of Owner:	Mirvac Queensland Pty Ltd (ACN 060 411 207)
Type of Application	
Aspect of Development Sought:	<ul style="list-style-type: none"> • Development Permit for Material Change of Use in accordance with Plans of Development; • Development Permit for Reconfiguration of a Lot in accordance with approved Plans and Plans of Development; and • Development Permit for Operational Works in accordance with Plans of Development.
Currency Period Sought	10 years
Applicant:	Mirvac Queensland Pty Ltd C/- Urbis Ltd

Site Details	
	Level 32, 300 George Street, Brisbane QLD 4000
Contact Persons:	Liam Martin, Andrew Aldridge or Laura Dance P: (07) 3007 3800 E: lmartin@urbis.com.au , aaldridge@urbis.com.au , ldance@urbis.com.au
Assessment Manager	
Economic Development Queensland	
Other Details	
Level of Assessment:	Permissible Development
Public Notification:	Not required – Context Plan endorsed

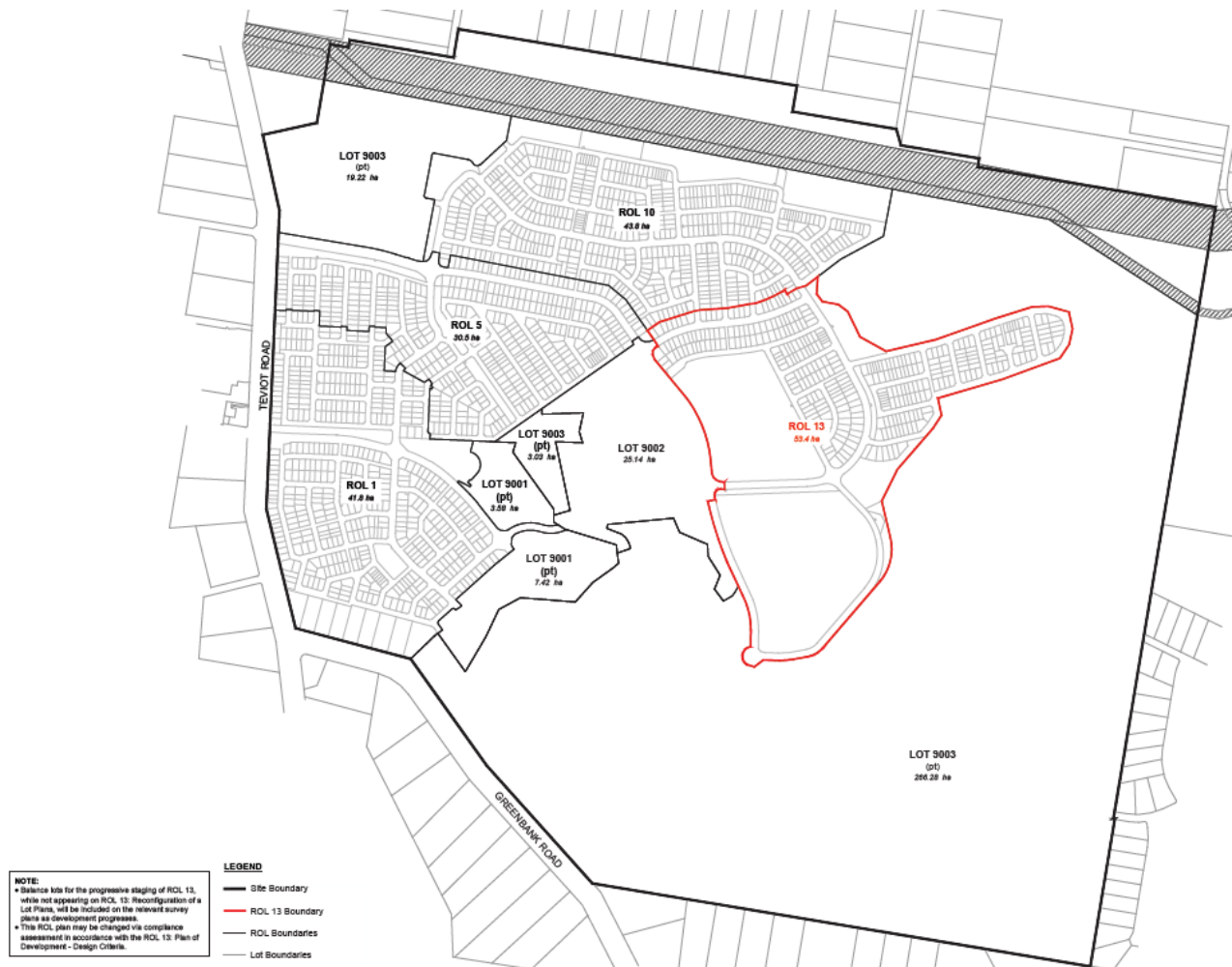
INTRODUCTION

Urbis Ltd has prepared this development application on behalf of Mirvac Queensland Pty Ltd in support of the development of the next land release phase at Everleigh, within the Greater Flagstone Priority Development Area. This application and next release of land is being described as 'ROL 13'. This application seeks the Minister for Economic Development Queensland's (MEDQ) approval for the following aspects of development:

- PDA Development Permit for the Reconfiguration of a Lot (1 lot into 354 residential lots, 2 balance lots (1 to be dedicated for use as a future State Highschool), 5 park lots, new road, and reconfigured balance parcels) in accordance with Plans of Development;
- PDA Development Permit for a Material Change of Use for uses in accordance with Plans of Development; and
- PDA Development Permit for Operational Works in accordance with Plans of Development.

The land the subject of this development application comprises part of Lot 9004 on SP334753 and Lot 9003 on SP344894 ('the site') as shown in **Figure 1** below.

Figure 1 Location of ROL 13



Source: Urbis

This application seeks Development Permits for a Material Change of Use, Reconfiguration of a Lot and Operational Works to facilitate development of a new residential subdivision within the Everleigh community. The proposed development will deliver approximately 354 new residential allotments, 5 park lots, new roads, and resized balance parcels. The development will also result in 2 balance allotments, one to the south to be used for future residential development and one for a future State Highschool which will be subject to a latter development application.

This report addresses the merits of the development with regard to the provisions of the Greater Flagstone PDA Development Scheme and the relevant sections of the Economic Development Act 2012 and the approved Masterplan for the overall site (EDQ Reference: DEV2016/768).

For the purpose of this report, the Greater Flagstone PDA Development Scheme will be referred to as the '**Development Scheme**', the Economic Development Act 2012 will be referred to as '**the ED Act**' and the approved Masterplan for the overall site (EDQ Reference: DEV2016/768) will be referred to as '**the Master Plan**'.

This report is accompanied by and should be read in conjunction with the following drawings and technical reports:

- **Appendix A** – Development Application Forms;
- **Appendix B** – Property Searches;
- **Appendix C** – Plan of Development for Reconfiguration of a Lot prepared by Urbis;
- **Appendix D** – Plan of Development for Envelope Plans prepared by Urbis;
- **Appendix E** – Plan of Development for Design Criteria prepared by Urbis;
- **Appendix F** – Endorsed Context Plan prepared by Urbis;
- **Appendix G** – Approved Masterplan prepared by Urbis;
- **Appendix H** – Assessment against EDQ PDA Guidelines;
- **Appendix I** – Engineering Services Report prepared by Premise Engineering;
- **Appendix J** – Traffic Impact Assessment prepared by Premise Engineering;
- **Appendix K** – Landscape Drawings prepared by Urbis;
- **Appendix L** – Noise Impact Assessment prepared by ATP Consulting Engineers;
- **Appendix M** – Bushfire Management Plan prepared by Land and Environment Consultants;
- **Appendix N** – Stormwater Memo prepared by Premise Engineering;
- **Appendix O** – Vegetation Clearing and Fauna Management Plan prepared by Saunders Havill.

The assessment of the application is to be undertaken in accordance with Section 87 of the ED Act. This report provides the applicant's assessment against these provisions and concludes that the development is appropriate, generally consistent with the state legislative framework and the Development Scheme and is not anticipated to impact upon the amenity of the locality. EDQ's approval of the application is therefore recommended, subject to relevant and reasonable conditions.

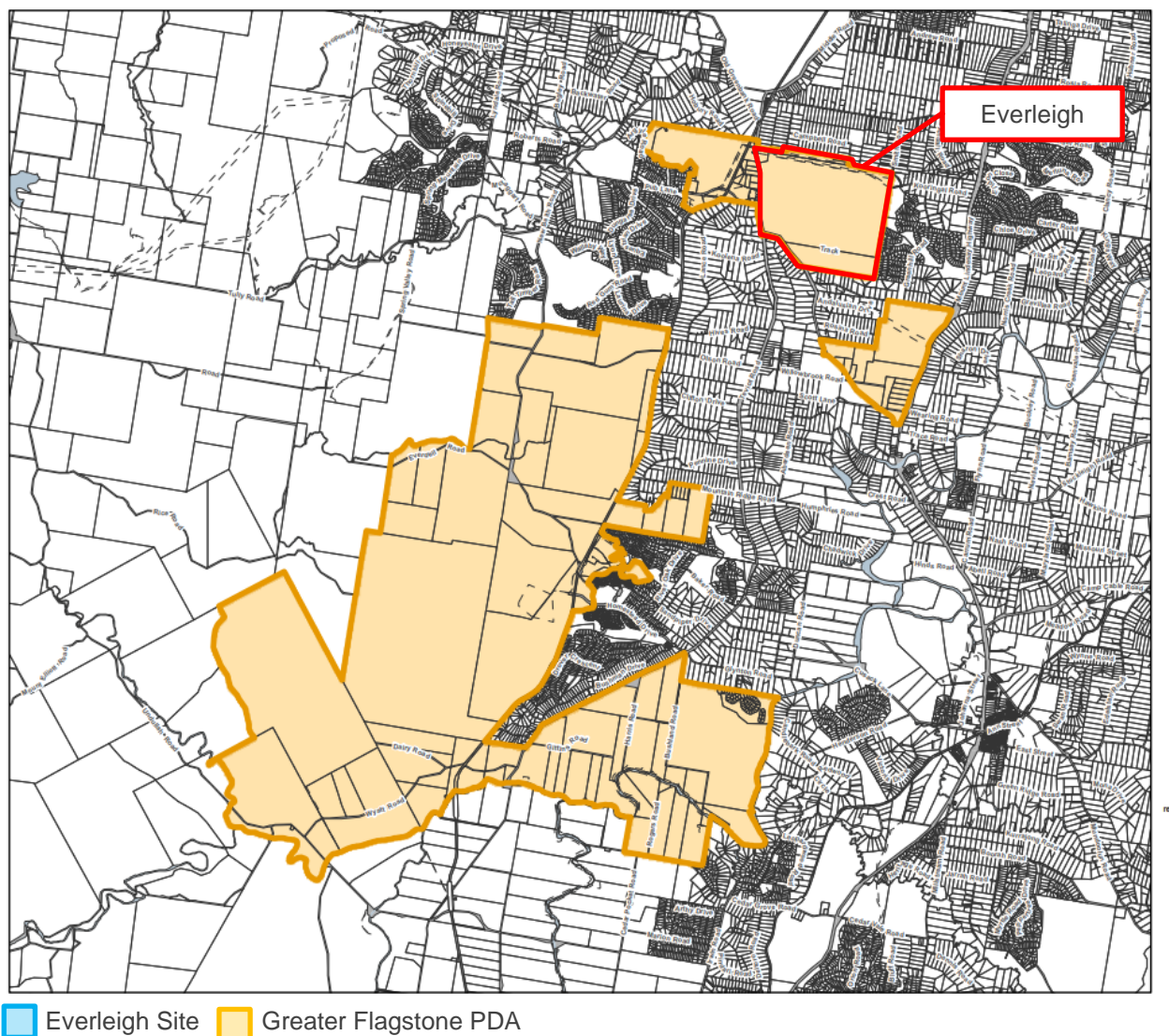
1. BACKGROUND & SITE CONTEXT

Everleigh is located within the Greater Flagstone Priority Development Area and is at the southern end of the Greenbank locality.

The site subject to this development application is located within the eastern portion of the PDA. **Figure 2** below shows the overall Everleigh site in context of the Greater Flagstone PDA areas.

The site was formerly vast pastoral land and as such, contained a mix of vegetation and open paddocks. As the site is being developed sequentially, the site is taking on a more urban form, with houses now completed and under construction alongside parks and roads.

Figure 2 Everleigh Location within the Greater Flagstone PDA



Source: Queensland Government

As shown in **Figure 2** above, the Everleigh site is located along Teviot Road and Greenbank Road, which are becoming, or expected to, be major infrastructure assets to the community with the Priority Development Area. The Everleigh site is located in close proximity to the Greenbank Shopping Centre, across from Teviot Road.

1.1. GREATER FLAGSTONE PRIORITY DEVELOPMENT AREA

On the 8th of October 2010, the Greater Flagstone Urban Development Area (now known as Priority Development Area as of 1st February 2013) was declared.

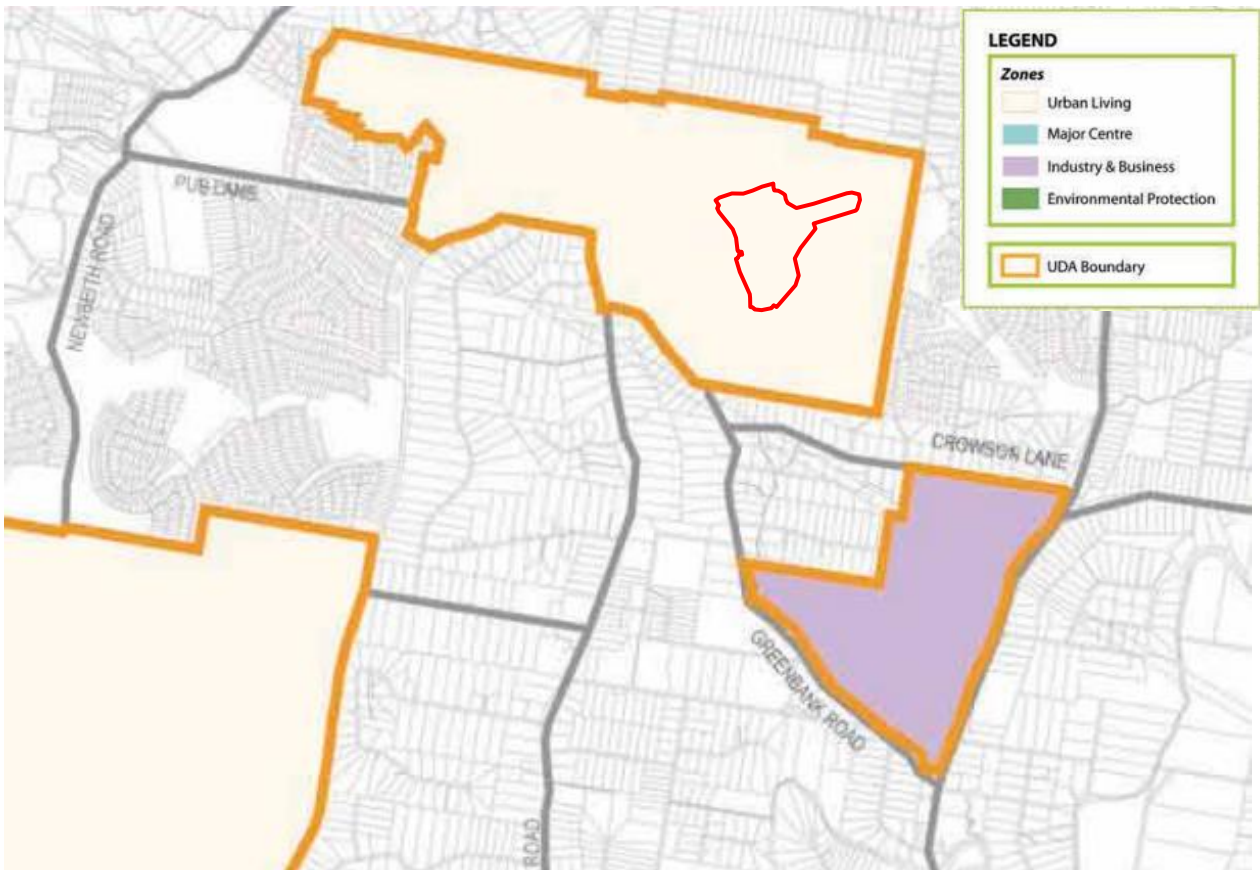
The Greater Flagstone PDA Development Scheme was approved by the former ULDA (now EDQ) and came into effect on the 8th of October 2011. The Development Scheme governs all future development applications at Greater Flagstone, and essentially reflects the Planning Scheme for the PDA.

Within the Development Scheme, the land the subject of this application is located within the Urban Living Zone (refer Map 8 of the Development Scheme – **Figure 3** below). As per the Development Scheme.

“The urban living zone applies to most of the area intended for urban development in the UDA. The majority of the zone is intended to be development as neighbourhoods focused on identified and accessible centres and comprising a mix of residential development including houses, multiple residential and other residential and live work opportunities through home based business.”

Figure 3 below provides a snapshot of the application area over the Development Scheme zoning map.

Figure 3 Map 8 - Zones



Source: Greater Flagstone PDA Development Scheme

1.2. EVERLEIGH DEVELOPMENT APPROVAL & APPLICATION HISTORY

Since the adoption of the PDA Development Scheme, Everleigh has achieved a number of development approvals which have facilitated the staged development of the overall community. A snapshot of the approval history and statutory background for the site as relevant to this proposal is provided below.

1.2.1. Everleigh Master Plan Approval (EDQ Reference: DEV2016/768)

The site benefits from an approved Master Plan which shapes and guides the progressive development of the Everleigh community. This approved master plan is consistent with the endorsed Context Plan which generally reflects a statutory planning instrument for the site.

The Everleigh Master Plan identifies the intended land use entitlements, community facilities, centres, open space and conservation areas, along with high level details of infrastructure provision and general site structure. The proposed development for ROL 13 is consistent with the outcomes identified in the Master Plan and does not result in any fundamental conflicts with the overall approval framework for Everleigh.

The proposed design is consistent with the urban structure presented in the overall Master Plan. **Figure 4** below highlights the Master Plan and the context of ROL 13.

Figure 4 Approved Everleigh Master Plan – DEV2016/768



Source: Urbis

It is the intention of the Master Plan that all future PDA Development Applications in the Everleigh area are to be in accordance with the Masterplan and other Overarching Site Strategies (OSS). The Master Plan and OSS includes the following plans/documents:

1. Whole of Site Master Plan;
2. Natural Environment Site Strategy;

3. Open Space Master Plan;
4. Movement Network Infrastructure Master Plan;
5. Stormwater Master Plan; and
6. Water and Sewer Infrastructure Master Plan.

The proposed design of ROL 13 is identified as being consistent with the intent and planning controls of all abovementioned OSS.

For further clarification on detailed compliance with the OSS, please refer to the relevant supporting document provided as Appendices to this Town Planning Assessment Report.

1.2.2. Development Approvals

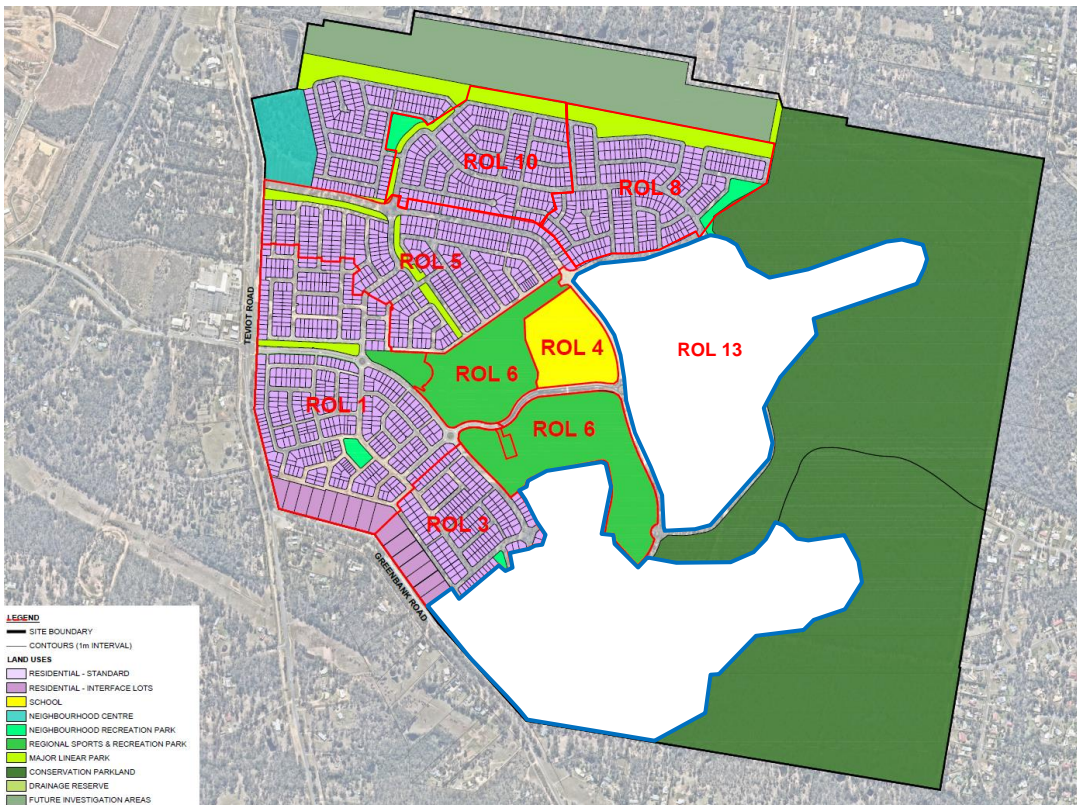
The below table summarises the balance of Development Approvals which have been granted over the Everleigh estate, and which have facilitated the continued and sequential development of the Everleigh Master Plan area.

Table 1 Summary of Development Approvals.

Development	EDQ Reference	Date
State Primary School ROL	DEV2018/999	2019
ROL 3 approval (formerly referred to as 'Precinct 2')	DEV2019/1039	2019
Management ROL approval	DEV2020/1116	2020
Central parks ROL approval (referred to as 'ROL 6')	DEV2020/1131	2021
ROL approval (referred to as 'ROL 5')	DEV2020/1160	2021
ROL approval (referred to as 'Rol 8 and 10')	DEV2022/1277	2022

Figure 5 below provides an overview of the current approvals in place at the Everleigh community.

Figure 5 Everleigh existing ROL approvals.



Source: Urbis

As illustrated above, development at Everleigh is currently concentrated along Teviot Road, with newer phases heading towards the centre and eastern periphery of the site. Subdivision construction on the site is currently concentrated to the ROL 5 area. The stages outlined in red in Figure 5 above represent the bounds of subdivision approvals and applications described in **Section 1.2** above. Stages outlined in blue above represent the forthcoming stages to be developed.

1.2.3. EPBC approval

The site is the subject of a staged approval under the *Environmental Protection and Biodiversity Conservation Act 1999* (Reference: 2016/7817) and koala offset obligations will be met under the same (instead of PDA Guideline No. 17).

It is suggested that the Decision Notice for this application, includes:

- A Vegetation Clearing Offsets development approval condition similar to condition 27 of precedent approval DEV2019/1039 (including advice notice within the abovementioned precedent condition);
- An advice note to the end of the Decision Notice specifying the following:

“EPBC Approval

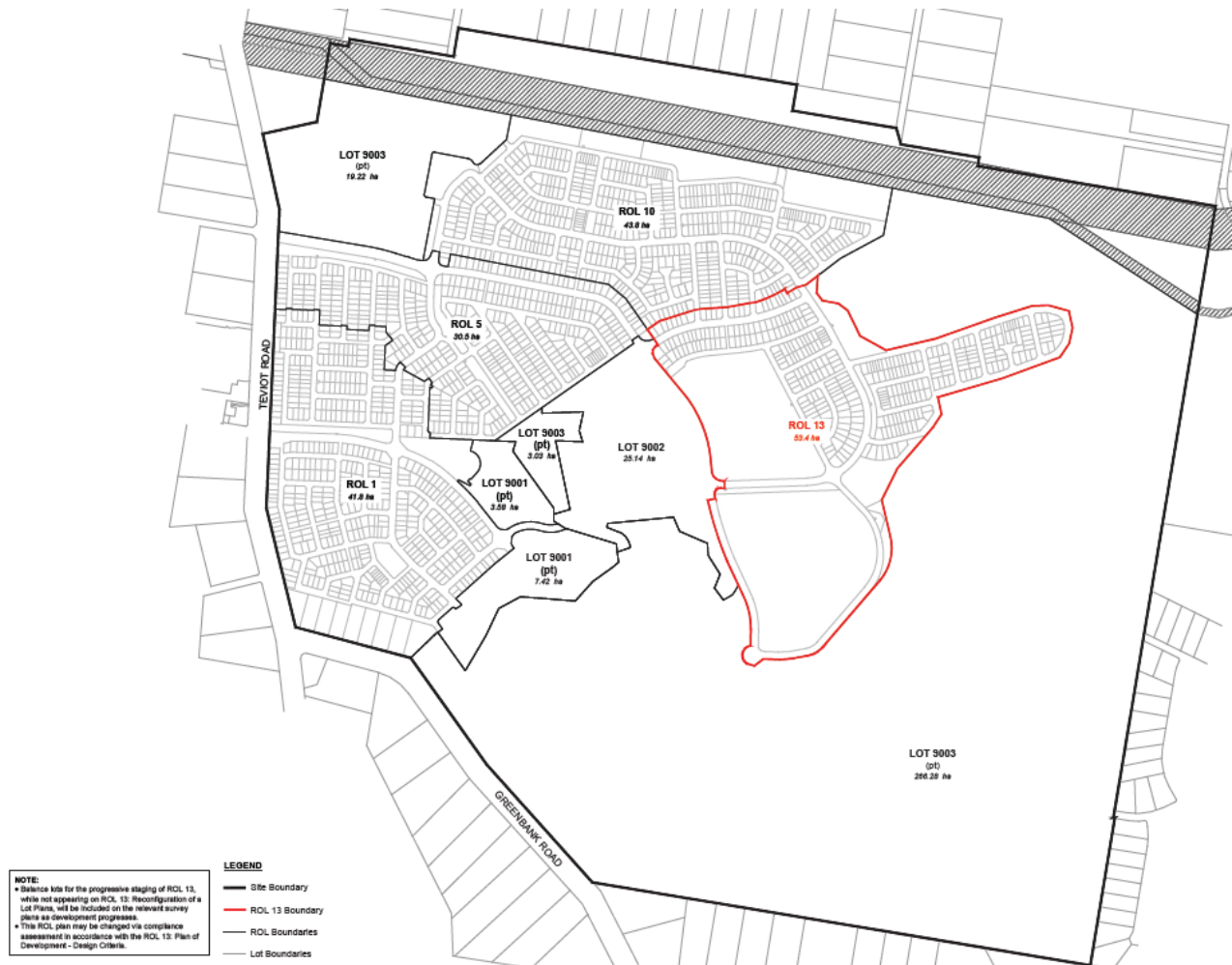
A Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 Approval issued by the Commonwealth Department of Environment may be required for clearing of any koala habitat areas required to facilitate the approved development.”

2. PROPOSED DEVELOPMENT

The proposal involves the next phase of land development for the Everleigh Masterplan Area. This new development area is identified as ROL 13, and contains Precincts 5, 6, and 7. The balance of land remaining following this subdivision will remain for management purposes (i.e. management lots).

Figure 6 below illustrates the application area with respect to ROL 13 and the broader Everleigh master plan community.

Figure 6 ROL 13 Context



Source: Urbis 2024

The proposed development is intended to deliver a suburban neighbourhood that is typified by detached dwelling houses and linear park uses. The primary aspect of development is the Reconfiguration of a Lot; however, the proposal also involves Material Change of Use and Operational Works aspects to facilitate the development.

This development application seeks the following development approvals:

- PDA Development Permit for the Reconfiguration of a Lot, for:
 - 354 residential lots, new road, and reconfigured balance parcels, in accordance with Plan of Development; and
 - 2 future development lots, 1 for a future State Highschool and 1 for future residential development. Future development over these lots will be subject to future development applications, when required.
- PDA Development Permit for Material Change of Use for uses in accordance with Plans of Development; and

- PDA Development Permit for Operational Works (signage) in accordance with Plans of Development.

As indicated above, the Plans of Development (Appendix C, D and E) presented as part of this application, detail all proposed development and works.

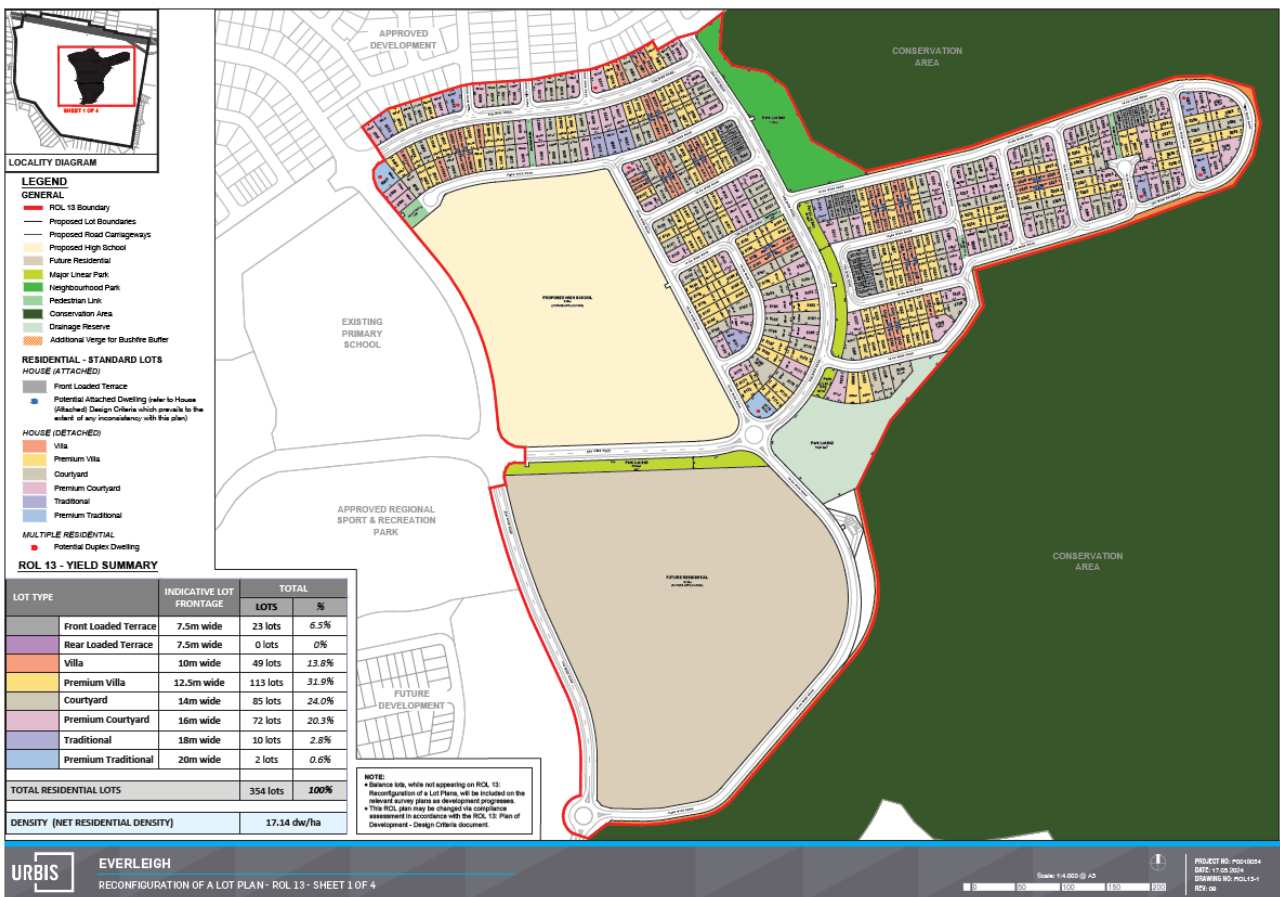
The below subheadings provide further details on specific elements of the proposed development.

2.1. PROPOSED DESIGN

The Everleigh community benefits from an approved Master Plan and overarching site strategies ('OSS') which guide development of the community through outlining key structural elements, land uses, and other considerations for development of the overall Everleigh site. The overall location and layout of ROL 5, 6, 7 is derived through the OSS, Master Plan, and Context Plan for Everleigh.

The proposed layout is responsive to its location within the Everleigh community and the areas which it adjoins. **Figure 7** below illustrates the location and layout of ROL 13, and its relationship with approved and future development to the immediate south.

Figure 7 ROL 13 proposed layout.



Source: Urbis, 2024.

Table 2 below summarises the types of residential lots, their dimensions, and proportion proposed as part of this application.

Table 2 below provides a breakdown of the allotments proposed, whilst **Table 3** provides a summary of residential allotment types, for reference.

Table 2 Summary of Residential and Future Development Lots

Lot Type	Description	Number of Lots
Residential	Typical residential allotments which are provided across the entirety of the Everleigh Masterplan Area. This includes 8 allotment types, described in Table 3 below.	354 lots
Future Development Lot – Residential	This comprises a 13.4ha balance parcel that will be subject to a future development application for a Reconfiguring a Lot and Material Change of Use in accordance with a POD.	1
Future Development Lot – State Highschool	This comprises a 9.3ha balance parcel that will be subject to a future development application for a Material Change of Use in accordance with a POD to facilitate its dedication to the Department of Education for a future State Highschool.	1
Total		356 lots

Table 3 Summary of Residential Allotment Types

Lot Type	Purpose	Indicative Dimension	Number of Lots
Villa	A villa is suited to the housing needs of an increasing number of one and two person households. A house on a villa lot is detached but usually built to one side of the lot. Lot size is typically 300m ² .	Indicative allotment width – 10m	49 lots 13.8%
Premium Villa	A premium villa lot shares similar characteristics to the abovementioned villa lot however is generally wider. Lot size is typically 375m ² .	Indicative allotment width – 12.5m	113 lots 31.9%
Courtyard	A courtyard lot comfortably accommodates a smaller detached family home and contributes to the diversity of housing required for changing household types. Specifically suited to downsizing retirees and couples with few children. Lot size is typically 353m ² – 530m ² .	Indicative allotment width – 14m	85 lots 24%
Premium Courtyard	A premium courtyard lot has similar characteristics to a courtyard lot, however, is generally wider. Lots size is typically 415m ² – 775m ² .	Indicative allotment width – 16m	72 lots 20.3%

Lot Type	Purpose	Indicative Dimension	Number of Lots
Traditional	A traditional lot caters for large detached family housing. Lot is typically 530m ² – 698m ² .	Indicative allotment width – 18m	10 lots 2.8%
Premium Traditional	A premium traditional lot shares similar characteristics as a traditional lot however is generally wider. Lot size is typically 826m ² .	Indicative allotment width – 20m	2 lots 0.6%
Front Loaded Terrace	A terrace lot will typically accommodate attached housing or housing built to both side boundaries on lots with a frontage of 7.5m Lot size is typically 187m ² – 290m ² .	Indicative allotment width – 7.5m	23 lots 6.5%
Total			354 lots

2.1.1. Consistency with Relevant OSS

The proposal is consistent with the strategic intent of the OSS for the Everleigh Masterplan Area. The technical reporting attached to this development application provide further detail on how the proposal complies with all OSS for the Everleigh community (refer to **Section 7**).

2.1.2. Neighbourhood Park

As detailed in the approved Master Plan for Everleigh, a neighbourhood park is to be provided within the ROL area. The proposed development includes five open space allotments including one neighbourhood park (1.27ha), one drainage reserve (1.56ha) and three linear parks (totalling 0.9ha).

Full details of concept designs for the park allotments and the embellishments proposed are included within the Landscape Drawings, attached in **Appendix L**.

3. ASPECTS OF DEVELOPMENT

To facilitate the roll out of the proposed development, a number of discrete aspects of approval are sought. The aspects to which approval is requested are consistent with all previous approvals within Everleigh and other master planned communities within Queensland.

3.1.1. Material Change of Use in Accordance with PoD

This development application includes a Plan of Development (PoD). Table 2, Column 1 of the Greater Flagstone PDA Development Scheme identifies that development where in accordance with an approved PoD is Exempt Development. This application seeks a Material Change of Use for the following land uses where in accordance with the proposed Plan of Development:

- Display Home
- House (detached or attached)
- Park
- Home Based Business
- Advertising Device

These land uses reflect typical uses found within suburban residential communities such as Everleigh. To this end, the abovementioned land uses are appropriate for the site.

The PoD also seeks to regulate the following uses as compliance assessable development (where not exempt):

- Sales Office (up to 400m²)

The development of the above uses within ROL 13 is to be regulated through the Design Criteria of the PoD and the PoD plans included within **Appendices C, D, E**. All abovementioned land uses are consistent with the zone intent described for the Urban Living Zone as per Section 3.4.2 of the Greater Flagstone PDA Development Scheme. Where development is not in accordance with the approved PoDs, a new application will be required and subject to assessment against the provisions of the Development Scheme and Master Plan.

It is noted that the abovementioned POD Design Criteria **do not** apply to the 2-future development lots proposed as part of this development application.

3.1.2. Reconfiguring of a Lot in Accordance with PoD

As the site is a greenfield site, the development applications also seek a Reconfiguration of a Lot in accordance with a PoD.

The PoD seeks to regulate the subdivision of land within the ROL area by providing Design Criteria which lots must meet. The Plans of Reconfiguration provides the basis for the Design Criteria, whereby specific design responses are required for different lot typologies.

3.1.3. Operational Works in Accordance with PoD

In addition to the residential development envisaged within ROL 13, the PoD is intended to facilitate Operational Works for signage.

Similar to the residential Design Criteria, the PoD contains specific outcomes that future signage must meet.

4. TECHNICAL REPORTING

This PDA Development application is supported by relevant specialist consultant reports. The reports are attached to this Planning Report. A short summary of each technical report is provided below.

4.1. ENGINEERING SERVICES REPORT

The Engineering Services Report prepared by Premise Engineering (**Appendix I**) confirms that the proposed development can be adequately serviced and facilitates suitable cut and fill measurements.

4.2. STORMWATER ANALYSIS

A Stormwater Memo has been prepared by Premise (**Appendix N**) and confirms that the stormwater for the proposed development can be adequately managed.

4.3. TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Assessment prepared by Premise Engineering (**Appendix J**) confirms that the ROL 13 internal and access intersections, as well as signals as part of the Teviot Road upgrade will operate within acceptable limits.

Traffic volumes on all Everleigh road links are forecast to remain below maximum values for every stage of the Everleigh Development. Therefore, the Traffic Impact Assessment confirms that the development of ROL 13 will not adversely affect the internal or surrounding road network.

4.4. NOISE IMPACT ASSESSMENT

A Noise Impact Assessment has been prepared by ATP engineers, and is attached in **Appendix L**.

The assessment concluded that provided the recommended planning and design noise control measures are implemented, road traffic noise will not impose any further constraints on the establishment of this stage of the development.

4.5. BUSHFIRE HAZARD ASSESSMENT

A Bushfire Hazard Assessment has been prepared by Land and Environment Consultants, and is attached in **Appendix M**.

The Bushfire Hazard Assessment provides a range of specifications which are proposed to manage and mitigate the potential impact of a fire on life and property within and around ROL 13. Where the mitigation measures detailed in the report are implemented, the proposed development will comply with the Bushfire overlay code.

4.6. BIODIVERSITY PLAN

A Vegetation Clearing and Fauna Management Plan has been prepared by Saunders Havill (**Appendix O**).

4.7. LANDSCAPE CONCEPT PLAN

Landscape Concept Plans have been prepared by Urbis, attached in **Appendix K**. The Landscape Concept Plans show the proposed layout and embellishments, and compliance with EDQ Guideline 12 is provided in **Appendix H**.

5. PLAN OF DEVELOPMENT

The proposed development is to be guided, regulated, and ultimately constructed to the specifications provided in the Plans of Development (PoD) included as part of this Development Application. EDQ Practice Notes 9 and 10 intend that PoDs are critical to the planning, design, and delivery of Master Planned communities.

For this proposal, the PoDs are intended to guide future development and allow for construction on the land to be either exempt development or subject to compliance assessment; provided it accords with the relevant design standards and controls within the document. The PoD is distinct from the plan of subdivision in that the PoD contains detailed information to ensure that houses (and other non-residential land use) are constructed in an orderly manner and allows certifiers to approve building plans.

The PoDs being proposed as part of this application have been refined from PoDs for previous development in the Everleigh Masterplan Area and reflect best practice standards for drawings and policy documents. Specifically, the following points of emphasis have been embedded within the PoDs for this proposal:

1. Clarity:

In order to serve a number of parties including builders, certifiers, designers, and assessors, the PoDs involved with the Everleigh project are designed with legibility and clarity in mind. All PoDs are designed to be standalone documents that can be used and interpreted without extensive backgrounding and will be easy to use over the life of the development;

2. Utility:

PoDs reflect the core policy tool and framework in which development proposals will be assessed and eventually undertaken. To this effect, the PoDs for the Everleigh project need to be permissive in order to capitalise on opportunities whilst also detailed enough to ensure that all relevant impacts have been avoided or mitigated; and

3. Flexibility:

Ensuring PoDs provide for flexibility for unexpected changes that respond to market conditions or technological improvements is critical in ensuring the PoD can remain relevant into the future. Ultimately, all PoDs for the Everleigh project will undergo modifications over their anticipated life of 10-15 years.

The following section of this report outlines the proposed PoD approach for this site, source of proposed controls, and proposed implementation process. Notwithstanding, to provide consistency throughout Everleigh, the proposed Plans of Development follow the same general format and structure as per previous approvals over the site.

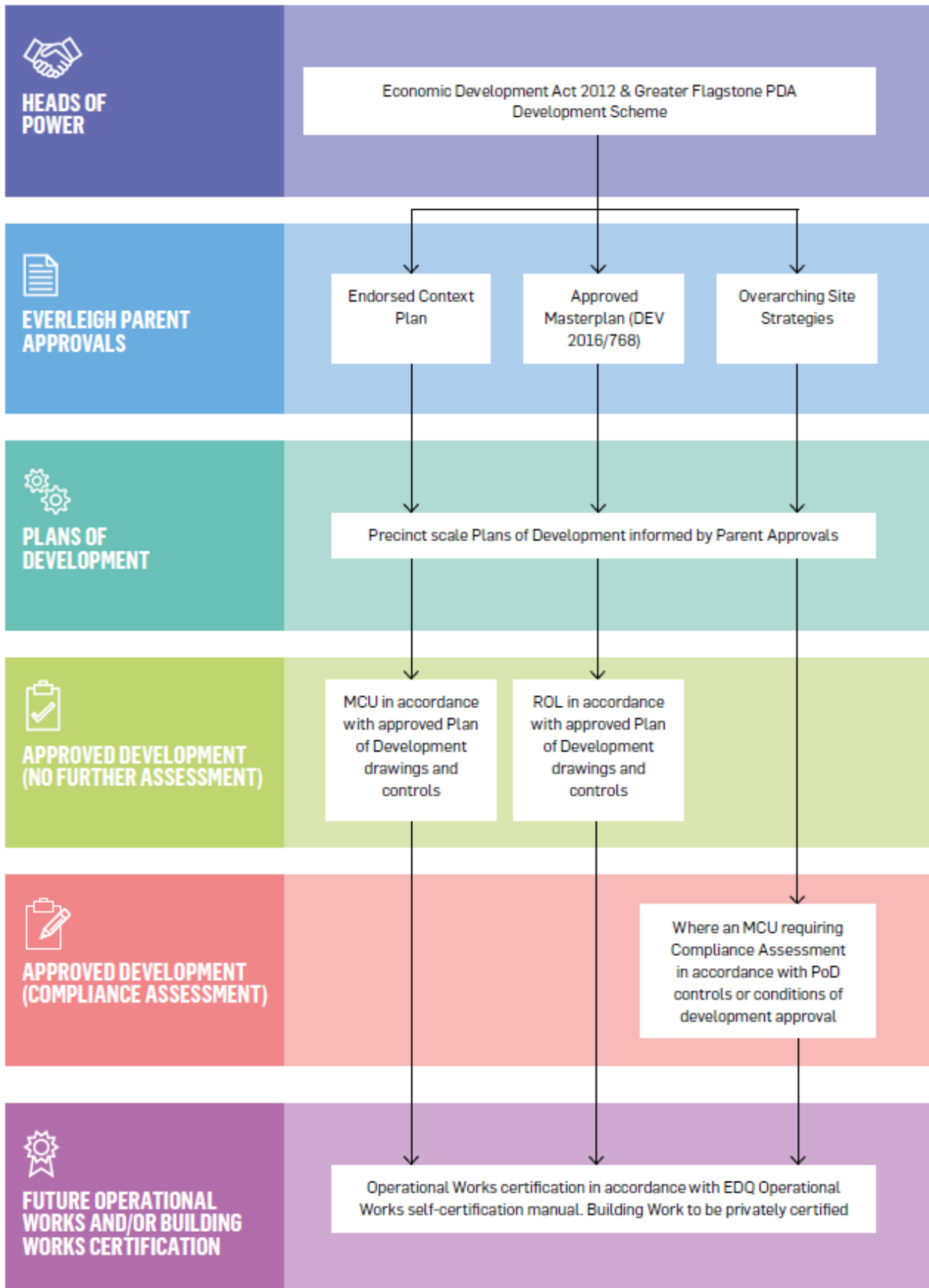
5.1. OPERATION AND INTENT

The PoDs form one element of the overall approval framework relevant to the development area. The relationship of PoDs to other approvals or statutory obligations is outlined by **Figure 8** below. This figure also provides a summary of the way in which future development can occur within the development area which are:

- **Approved Development (No Further Assessment):** development in accordance with Plans and Development Controls comprising exempt development, which may proceed to Operational Works and Building Works approvals;
- **Approved Development (Compliance Assessment):** development in accordance with the PoD subject to Compliance Assessment to EDQ; and
- **Certification of Operational Works:** certification of Operational Works is undertaken in accordance with the Self Certification Procedures Manual.

This is consistent with the approach taken in the Plans of Development in Precinct 1 (DEV2016/768), Precinct 2 (DEV2019/1039), ROL 5 (DEV2020/1160), and the most recent approval for ROL 8 and 10 (DEV2022/1277).

Figure 8 – PoD Operation and Relationship to Other Approvals



5.1.1. Housing Controls

The PoDs included within **Appendices C to E** contain criteria whereby if future development is compliant, it may proceed straight to certification stage. To this end, the design controls within the PoD must be developed in a way that allows for the delivery of built form variety at appropriate densities, whilst controlling design outcomes to ensure an attractive and positive community is created.

The proposed PoD design criteria have been developed with the following considerations:

- Analysis of the existing and approved controls adopted within other residential precincts of Everleigh;
- Analysis of house and land design packages currently within the wider market;
- Consideration of relevant statutory documents, including the Low-Rise Building PDA Guideline 7; and
- Consultation with relevant builders.

The proposed design controls will support the development of ROL 13 areas as an attractive and amenable suburban environment. The proposed design controls for the ROLs area are generally consistent with the approved design provision for other residential areas within Everleigh.

As noted above, the PoDs submitted as part of this application are not intended to apply to the 2-future development lots proposed.

5.1.2. Relationship to QDC

As outlined in Section 1 of the Queensland Development Code (QDC) MP1.1 and MP1.2, the provisions of the code do not apply within the Priority Development Areas.

In accordance with the provisions of the Greater Flagstone PDA Development Scheme, Building Work and Operational Work are exempt development where carried out in accordance with an approved PoD.

The provisions of the Development Scheme will apply where the development does not comply with all provisions of the PoD.

6. LEGISLATIVE REQUIREMENTS

6.1. ECONOMIC DEVELOPMENT ACT 2012

The *Economic Development Act 2012* establishes that applications within a Priority Development Area (PDA) are to be assessed under the provisions of a Development Scheme for that area. For the Greater Flagstone PDA, the relevant development scheme is the Greater Flagstone PDA Development Scheme, approved in October 2010.

6.1.1. Assessment Manager

As the Site is contained within the declared Greater Flagstone PDA, the Minister for Economic Development Queensland is the Assessment Manager for this application.

6.1.2. Application Fee

In accordance with EDQ's fee schedule, the development is considered to be 'major development' with an applicable fee of **\$43,915**.

In addition to the major development application fee, the applicant will be responsible for the cost of third party reviews of the supporting documents on behalf of EDQ.

6.1.3. Referral Agencies

As the site is within the Greater Flagstone PDA and the Assessment Manager is MEDQ, there are no specific referral agencies for this application.

6.2. PLANNING ACT 2016

As the land is located within the Greater Flagstone Priority Development Area, the planning and assessment of development for the land will primarily be assessed under the *Economic Development Act 2012*.

Notwithstanding the above, the *Planning Act 2016* sets out the principal town planning and development assessment framework for Queensland, and assessable development under Schedule 10 of the *Planning Regulation 2017* may be relevant to the proposed development with regard to Prohibited Development.

The proposed Reconfiguration of a Lot and Material Change of Use is not Prohibited Development under the provisions of the Planning Act or the Regulation.

6.3. ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Everleigh has been referred and received approval under the Federal Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Ref 2016/7817). The EPBC approval relates to the species of koala and grey-headed flying fox. Environmental offsets for these species will be managed in accordance with the conditions of the EPBC approval.

Notwithstanding, the applicant would be happy for EDQ to insert the following advice note as it has done on previous Everleigh approvals.

EPBC Approval

A Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 Approval issued by the Commonwealth Department of Environment may be required for clearing of any koala habitat areas required to facilitate the approved development.

7. PLANNING ASSESSMENT

7.1. OVERVIEW

This section of the report provides a planning assessment of the development proposal against the applicable statutory planning framework. This assessment should also be read in conjunction with a more detailed assessment of the development proposal against specific criteria derived from both statutory planning framework and the Everleigh Master Plan framework outlined in approval DEV2016/768.

7.2. GREATER FLAGSTONE PRIORITY DEVELOPMENT AREA DEVELOPMENT SCHEME

7.2.1. Level of Assessment

Under “Table 2: Levels of Assessment” of the Development Scheme, Reconfiguration of a Lot and making a Material Change of Use application involving a Plan of Development are classified as Permissible Development. Permissible Development is assessable development and requires a development approval prior to development commencing.

7.2.2. Assessment of Application Compliance

Section 86 of the ED Act states that the MEDQ “cannot grant the PDA development approval applied for if the relevant development would be inconsistent with the land use plan for the relevant priority development area”.

Section 3.2.3 of the Development Scheme clarifies when development is considered to be consistent with the Land Use Plan as follows:

“UDA assessable development is consistent with the land use plan if:

- (i) the development complies with all relevant UDA-wide criteria and the relevant zone intents, or*
- (ii) the development does not comply with one or more of the UDA-wide criteria or zone intents but:
 - a. the development does not conflict with the UDA vision, and*
 - b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the UDA-wide criteria or zone intents.”**

The following sections outline how the proposal complies with the relevant PDA-wide criteria set out in the Development Scheme. Where any inconsistency between the proposal and PDA-wide criteria exists, the proposal will fully achieve the outcomes stipulated by the PDA vision or endorsed Context Plan for the site (EDQ Reference: DEV2016/768).

Land Use Plan: PDA-wide criteria

The PDA wide criteria apply to all future development as it seeks to support the delivery of the structural elements of the plan. Whilst this proposal is consistent with the Endorsed Context Plan and the approved Master Plan for the overall site, an assessment against the PDA wide criteria has been undertaken for completeness.

Table 4 – Assessment of PDA wide criteria

PDA Wide Criteria	Assessment of Proposal
3.3.1 Neighbourhoods	Complies The proposed development achieves compliance with these criteria because:

PDA Wide Criteria	Assessment of Proposal
	<ul style="list-style-type: none"> ▪ The proposed subdivision design encourages walkable neighbourhoods and promotes active transport through legible street patterns and greenspace links. ▪ The proposal consists of a variety of allotment sizes which provides for a variety of dwelling types. This proposed subdivision design and Plan of Development will contribute to a variety of housing which will provide different price points. ▪ The overall design of the precinct area is in response to the site characteristics and natural constraints such as the surrounding conservation area, and stormwater / overland flow paths. ▪ A neighbourhood recreation park provides a community focal point and recreation area within the precinct, and also provides identity for the neighbourhood within the wider Everleigh masterplan area. ▪ The proposed design has been carefully considered in the context of the surrounding environment and climate and features sustainable design elements such as solar orientation and breeze corridors. ▪ The proposed precinct design is consistent with the approved master plan which provides a neighbourhood centre, community facilities, schools, and active and public transport routes.
3.3.2 Centres	<p>No centres are proposed.</p> <p>The site and proposed development are well connected to the neighbourhood centre via roads and active transport routes.</p>
3.3.3 Housing diversity and affordability	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ A variety of allotment sizes and housing typologies are proposed which will provide a variety of housing. This contributes to creating housing choice and diversity and will provide variety in housing product as well as affordability. ▪ Whilst individual lot designs are not proposed, a suite of planning and urban design outcomes will be achieved through the proposed Plan of Development. The proposed design standards will guide the delivery of a high-quality, sustainable neighbourhood.
3.3.4 Employment opportunities	<p>No centres or dedicated employment areas are proposed.</p> <p>Notwithstanding this, the proposed development is within the approved Everleigh Masterplan Area which will facilitate a range of employment opportunities through existing schools, the future State Highschool and a forthcoming neighbourhood centre. The proposed development is well-connected with active, public and private transport to the</p>

PDA Wide Criteria	Assessment of Proposal
	approved location of the neighbourhood centre and potential employment opportunities.
3.3.5 Movement network	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ The overall design of the Everleigh master planned community promotes active and public transport to key destinations such as centres, schools, green spaces and recreational hubs. ▪ This proposal is consistent with the approved master plan, including the master plan movement network strategies for roads, public transport, and active transport.
3.3.6 Community greenspace network	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ The proposed design is structured around a central major linear park providing connections through Precinct 5, 6, and 7 and with connections to adjoining precincts within the master planned area. ▪ A neighbourhood recreation park (totalling 1.27 hectares) is proposed to provide a large neighbourhood park for the leisure and recreation of future residents. Green link connections are also proposed as cross-block links to enhance pedestrian movement and walkability. ▪ This proposal is consistent with the approved master plan, including the master plan open space network strategy. The approved design of the master plan, and specifically this development, is sensitive to the surrounding conservation area and aims to protect and retain the surrounding natural environment.
3.3.7 Community facilities	<p>No community facilities are proposed.</p> <p>Notwithstanding this, the proposed development is within the approved Everleigh Masterplan Area which includes a community facility within the neighbourhood centre. The proposed development is well-connected with active, public and private transport to the approved location of the community facility.</p>
3.3.8 Natural and cultural values	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ This proposal is consistent with the approved master plan and the EPBC approval granted for the management and environmental offsets for koala and grey-headed flying fox species.

PDA Wide Criteria	Assessment of Proposal
	<ul style="list-style-type: none"> ▪ The design, siting and layout of the entire master plan area, and specifically this proposal, preserves and enhances important environmental values and the surrounding sensitive environmental features and landscape. ▪ It is anticipated that an advice note will be issued with this approval, stating approval may be required for the clearing of koala habitat areas, as consistent with previous approvals within the Everleigh master plan.
3.3.9 Community safety and development constraints	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ This proposal is consistent with the approved master plan, which ensures that the development has been designed in respect of the surrounding environment and ensures that people and property are safe.
3.3.10 Service infrastructure	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ This proposal is consistent with the approved master plan, including the movement network infrastructure strategy and stormwater management strategy. ▪ This proposal does not seek final approval for civil infrastructure. These actions will be undertaken post ROL approval as part of the Operational Works applications and/or Compliance Assessments. This has been the adopted approach for other areas within the Everleigh community.
3.3.11 General requirements	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ The proposed plan of development design criteria provides a variety of parameters to ensure that sites have sufficient dimensions for dwellings, access and landscaping to ensure good design outcomes.

A detailed assessment of the proposal against the specific provisions of the Greater Flagstone PDA Development Scheme and complementary guidelines is provided within **Appendix H**. The assessment provided does not identify any inconsistencies between the proposed ROL 13 and the PDA wide criteria.

Whilst the assessment provided does not identify any inconsistencies between the proposal and the PDA wide criteria; an assessment of the proposal against the vision statements of the Land Use Plan is provided below for completeness.

A community framed by green landscapes

The proposed ROL 13 area has been designed to draw on the landscape strengths of the overall Everleigh site. In particular, the proposed ROL development focuses streets and movement paths towards the central parkland of the community. The proposed design also includes landscaped pedestrian links in critical locations, which will further contribute to the green experience for pedestrian in the Everleigh community.

Additionally, the proposed ROL area is to feature three linear parks will provide quality green landscapes, but also provides important active transport links to the broader parkland and conservation area networks within Everleigh.

A liveable community

The Everleigh community seeks to introduce a new standard of suburban living through best practise urban design and reinforces amenity and convenience as core tenements of the community. The design of the community provides for a number of distinct neighbourhoods and will include diverse lot typologies to meet a wide range of housing needs. The proposed ROL areas provide convenient connections to social infrastructure such as the central parklands and the State Primary School, which will further boost the liveability of the community.

The proposed ROL 13 will be supported by a series of Plans of Development which will guide the development at a precinct scale (Reconfiguration of a Lot PoD – **Appendix C**) down to individual allotment scale (Envelope and Design Criteria PoDs – **Appendices D and E**). The delivery of high-quality design outcomes supported by the Plans of Development will ensure the ROL 13 area and Everleigh community more broadly will develop into a highly liveable community.

A prosperous community

The development seeks to contribute to the overall growth of the Greater Flagstone region by adopting minimum net residential density targets outlined within the Land Use Plan. Although the precinct is predominantly identified as a residential area, the development introduces opportunities for residents to be well-connected to potential employment opportunities within the centres and school precinct. The location of the site also provides for a distinct and high-level connections to existing employment hubs in the surrounding environment such as the existing Greenbank Shopping Centre.

An inclusive community

The core design intent of the Everleigh community is the State Primary School, Regional Recreation and Sports Park being centrally located for community enjoyment, and now a future State Highschool. Furthermore, extensive work has been undertaken to ensure the landscape character and open space design is cohesive to encourage a high level of use for public and open areas. These co-location and integration principals promote a more socially inclusive neighbourhood which will facilitate informal social interactions.

The proposed development of ROL 13 reaffirms the intended diversity of housing products for the Everleigh community by providing a mixture of lot sizes and placements. Subsequently, the diversity of lots and housing will fulfil a wide range of housing needs and ensuring the Everleigh community includes a diversity in the demographic qualities of residents.

A connected community

The overall design of the Everleigh community promotes permeability and ease of access to key destinations such as centres, schools, green spaces, and recreational hubs. The controls and strategic intent of the approved Movement Network Infrastructure Master Plan for Everleigh has been reflected and incorporated into the design of ROL 13. The road configuration for the ROL area is compact yet efficient and built to purpose for the nature and scale of the proposed development. Pedestrian movement within and through ROL 13 is supported through linear parks, convenient links and amenable streetscapes which ensure pedestrian safety and enjoyment is respected.

7.3. EDQ GUIDELINES AND PRACTICE NOTES

The provisions of the Greater Flagstone PDA Development Scheme Land Use Plan provide the principal planning framework applicable to the application area. Further to the provisions of the Development Scheme, development within the Greater Flagstone PDA is to be informed by EDQ's Guidelines and Practice Notes.

A full assessment of relevant PDA guidelines is provided in **Appendix H** with a summary in **Table 5**.

Table 5 below identifies the Guidelines and Practice Notes which hold relevance to the proposal.

Guideline / Practice Note	Comment
PDA Guideline 1 – Residential 30	<p>The purpose of Guideline 1 is to guide the planning and design of residential development within PDAs.</p> <p>The proposed development complies with the intent and provisions of Guideline 1, to the extent relevant to the proposal.</p>
PDA Guideline 5 – Neighbourhood Planning and Design	<p>The purpose of Guideline 5 is to guide the planning and design of residential neighbourhoods within PDAs.</p> <p>The proposed development complies with the intent and provisions of Guideline 5.</p> <p>The provisions of Guideline 5 are to take precedence over the provisions of Guideline 1 in the event of any inconsistencies.</p>
PDA Guideline 6 – Street and Movement Network	<p>The purpose of Guideline 6 is to establish desired design standard for streets and secondary movement networks within PDAs.</p> <p>Guideline 6 provides indicative design standards for a variety of road and street network types. Particularly relevant to this proposal, this guideline provides indicative design standards for Neighbourhood Connector and Neighbourhood Access type roads.</p> <p>The approved Movement Network Instructure Master Plan improves upon the provisions of Guideline 6 and provides a higher degree of detail for Neighbourhood Connector and Neighbourhood Access type roads that is specific for the Everleigh site. Specifically, the Movement Network Infrastructure Master Plan includes design controls for Neighbourhood Connector 1 - 2 and Access Street type roads which relate to the Neighbourhood Connector and Neighbourhood Access controls specified in PDA Guideline 6.</p> <p>Accordingly, the provisions of the approved Movement Network Infrastructure Master Plan are considered to take precedence over Guideline 6.</p> <p>All pathways and roads within this proposal have been designed in accordance with the provisions of the Movement Network Infrastructure Master Plan and reflect a high-performance movement network which achieves the intent of PDA Guideline 6.</p>
PDA Guideline 7 – Low Rise Buildings	<p>The purpose of this guideline is to inform the design of low rise buildings, particularly within residential subdivisions, within PDAs.</p> <p>It is noted that the purpose section of this guideline outlines that the standards in this guideline may not be appropriate if alternative development standards exist.</p> <p>Given a set of bespoke design controls have been prepared for the proposed development (refer to Design Criteria Plans of Development in Appendix E), the provisions of Guideline 7 are not of relevance to the proposed development.</p>

Guideline / Practice Note	Comment
PDA Guideline 12 – Park Planning and Design	<p>Guideline 12 seeks to inform the design of parks and open space, particularly in residential subdivisions.</p> <p>An assessment of the proposal against Guideline 12 has been undertaken and is included within Appendix H. This assessment concludes that the proposed development, including the Major Linear Park allotments, is consistent with the intent and relevant provisions of Guideline 12.</p>
PDA Guideline 13 – Engineering Standards	<p>The purpose of this guideline is to outline desired engineering standards for development within PDAs.</p> <p>The proposal does not seek final approval for civil infrastructure, and these actions will be undertaken post ROL approval as part of Operational Works applications and/or Compliance Assessments – as has been the adopted approach for other areas within the Everleigh community.</p> <p>As such, Guideline 13 is not of relevance to this ROL proposal.</p>
PDA Guideline 18 – Development Interfaces	<p>The purpose of this guideline is to ensure development which adjoins sensitive or constraining areas is appropriately designed for.</p> <p>The ROL areas do not adjoin any areas which are difficult to interface with or require intricate design solutions. As such Guideline 18 is not of relevance to the proposal.</p>
PDA Practice Note 1 – Housing Diversity	<p>Practice Note 1 provides information on how homes may be designed on different types of allotments.</p> <p>Practice Note 1 is not of particular relevance to this ROL proposal as bespoke design controls have been prepared for the proposed development (refer to Design Criteria Plans of Development within Appendix E).</p>
PDA Practice Note 2 – Footpath Provision in Residential Subdivisions	<p>Practice Note 2 provides information on how footpaths should be provided within residential subdivisions.</p> <p>The provision of footpaths within the proposed development is generally consistent with the intent outlined within Practice Note 2.</p>
PDA Practice Note 10 – Plans of Development	<p>Practice Note 10 provides advice on how Plans of Development can be prepared and implemented within PDAs.</p> <p>The Plans of Development prepared for the proposed development (Appendices C to E) are generally consistent with the advice outlined within Practice Note 10.</p>

7.4. APPROVED EVERLEIGH MASTER PLAN (EDQ REFERENCE: DEV2016/768)

The site currently benefits from an approved Master Plan for the site which shapes and guides the progressive development of the Everleigh community. This approved Master Plan is consistent with the endorsed Context Plan for the site; which generally reflects a statutory planning instrument for the site. The Everleigh Master Plan identifies the intended land use entitlements, community facilities, centres, open space and conservation areas, along with high level details of infrastructure provision and general site structure.

The proposed development for ROL 13 is mostly consistent with the outcomes identified in the Master Plan and does not result in any fundamental conflicts with the overall approval framework for Everleigh. The slight variation from the approved Master Plan is the creation of two super lots (9.3ha and 13.4ha) which will be subject to future development applications.

The proposed design is consistent with the urban structure presented in the overall Master Plan. **Figure 9** below highlights the Master Plan and the context of ROL 13.

Figure 9 Whole of Site Masterplan



As illustrated above, the approved Master Plan identifies the following features to be generally located within ROL 13:

- A neighbourhood recreation park
- North-South and East-West neighbourhood connector road network.
- Residential land uses

7.5. OVERALL SITE STRATEGIES

In addition to the approved Master Plan, the overall Everleigh site benefits from a suite of approved Overall Site Strategies (OSS) which provide a finer grain of technical detail for the Everleigh site. The approved OSS for the Everleigh site includes:

1. Natural Environment Site Strategy;
2. Open Space Master Plan;
3. Movement Network Infrastructure Master Plan;

4. Stormwater Master Plan; and
5. Water and Sewer Infrastructure Master Plan.

The proposed design of ROL 13 is identified as being consistent with the intent and planning controls of all abovementioned OSS. For further clarification on detailed compliance with the OSS, please refer to relevant supporting document provided as Appendices to this Town Planning Report.

8. CONCLUSION

Urbis Ltd has prepared this development application on behalf of Mirvac Queensland Pty Ltd in support of the development of the next land release phase at Everleigh, within the Greater Flagstone Priority Development Area. Specifically, the proposal seeks development approval for:

- Development Permit for Material Change of Use in accordance with Plans of Development;
- Development Permit for Reconfiguration of a Lot in accordance with Plans of Development; and
- Development Permit for Operational Works in accordance with Plans of Development.

The proposed development has been thoroughly assessed against the statutory planning framework relevant to development of the site. Accordingly, it is found that the proposed development:

- Is consistent with the purposes of *Economic Development Act 2012*;
- Is consistent with the intent and the specific provisions of the Greater Flagstone PDA Development Scheme;
- Is consistent with the endorsed Context Plan and approved Master Plan for the overall Everleigh site; and
- Complies with the provisions of the applicable PDA Guidelines, as demonstrated by the accompanying Plan of Development.

Importantly, the proposed development will deliver the next land release for the Everleigh community and implements the key strategy for the site as stipulated by the approved Master Plan and endorsed Context Plan (EDQ Ref: DEV2016/768).

The following points are highlighted in support of the proposed development:

- The layout of the proposed ROL development has been designed in accordance with the overall site Master Plan and reflects a legible and well-connected urban configuration. The proposed design response to the surrounding context and will integrate with surrounding precincts; and
- The proposed design controls for the proposed ROL represent best practice urban design standards for new suburban communities. Furthermore, the proposed design controls for ROL 13 are consistent with the design controls previously adopted and approved by EDQ in other areas within the Everleigh community.

In view of the above points, EDQ's approval of this application is sought subject to reasonable and relevant conditions.

DISCLAIMER

This report is dated 7 June 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mirvac (**Instructing Party**) for the purpose of Town Planning Assessment Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.