

Master Planning Master Plan

Legend:

1. Central Facility
2. Park & Off Leash Dog Park
3. Sales Office
4. Hobby & Maintenance Shed
5. Bio-Basin
6. Sewer Pump Station
7. Main Entry
8. Ginger Park

PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2025/1625/1
 Date: 8 December 2025




Master Planning Staging Plan



Work As Part of Stage 1:
- Construction haul road

Sewer pump station and section of pump road part of separate approval

Works As Part of Stage 1:
- Internal sewer network
- Sewer connection
- Construction haul road

Pedestrian entry to bus stop to be provided

Commence central facility construction prior to the commencement of use of Stage 2

| LEGEND | | |
|--------|-------------------------------|---------|
| | Site Area | 10.44ha |
| | Existing Public Open Space | |
| | Home Sites | 5.83ha |
| | Private Roads | |
| | Communal Open Space | |
| | 4m Visual and Acoustic Buffer | |
| | Caravan Parking | 15 Bays |
| | Visitor Parking | 75 Bays |
| | External Boundary Setback | |
| | Access Easement | |
| | Haul Road | |

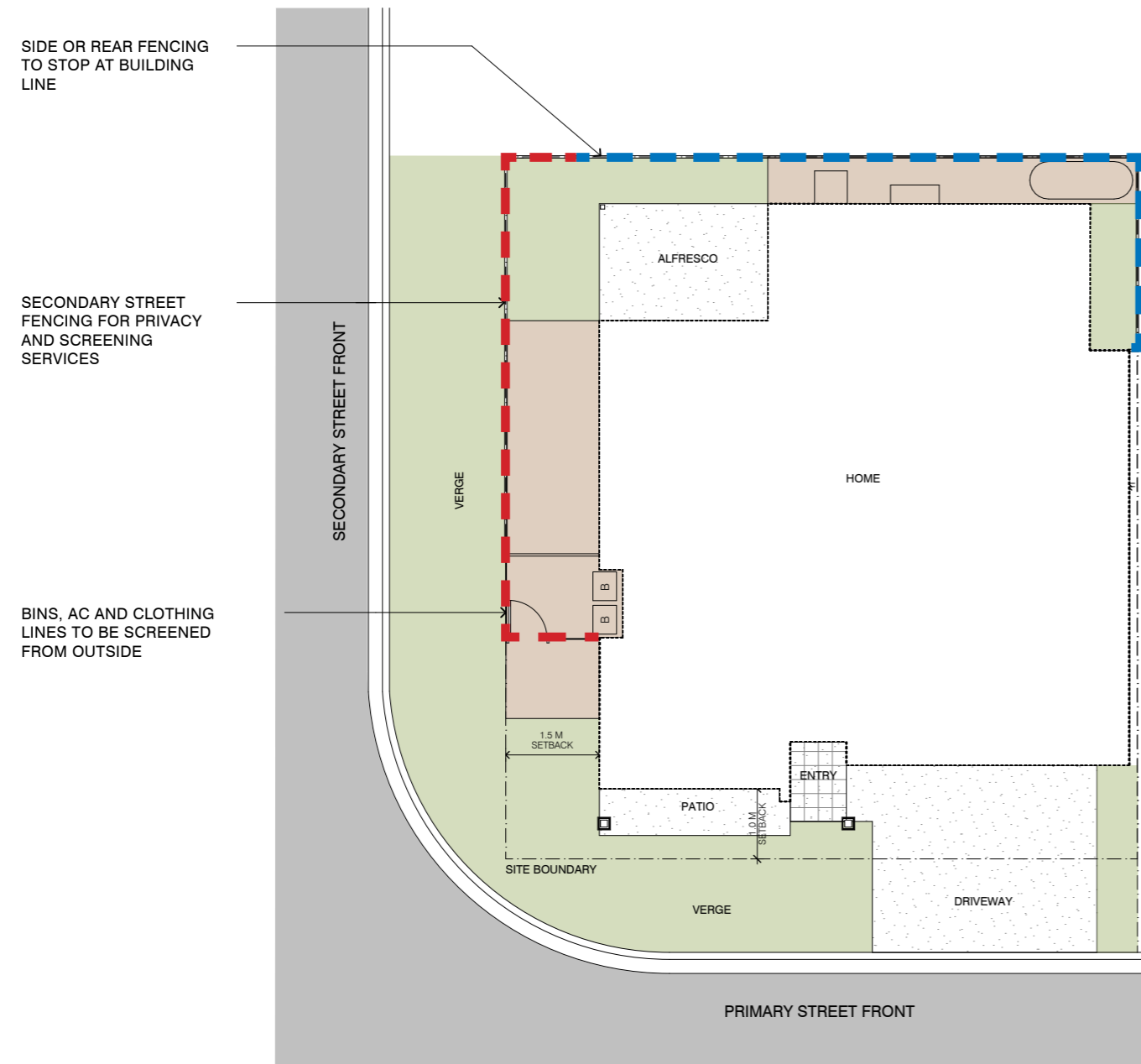
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1
Date: 8 December 2025

AMENDED IN RED

By: Matthew Buchanan
Date: 16 September 2025

Typical Dwelling Fencing Plan



FENCING TYPES

- SIDE/ REAR FENCING - - - - -
- SECONDARY STREET FENCING - - - - -

**SIDE/REAR FENCING
TYPE A OR B**

SOLID COLOURBOND FENCE 1.8m HIGH MAX OR
SOLID TIMBER GOOD NEIGHBOUR FENCE 1.8m HIGH

**SECONDARY STREET FENCING
TYPE A OR B**

DECORATIVE WHITE FRONT FENCE MAXIMUM 1.8m HIGH



TYPE A



TYPE B



TYPE C



TYPE C

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1

Date: 8 December 2025



Queensland
Government

Master Planning Movement Network

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1

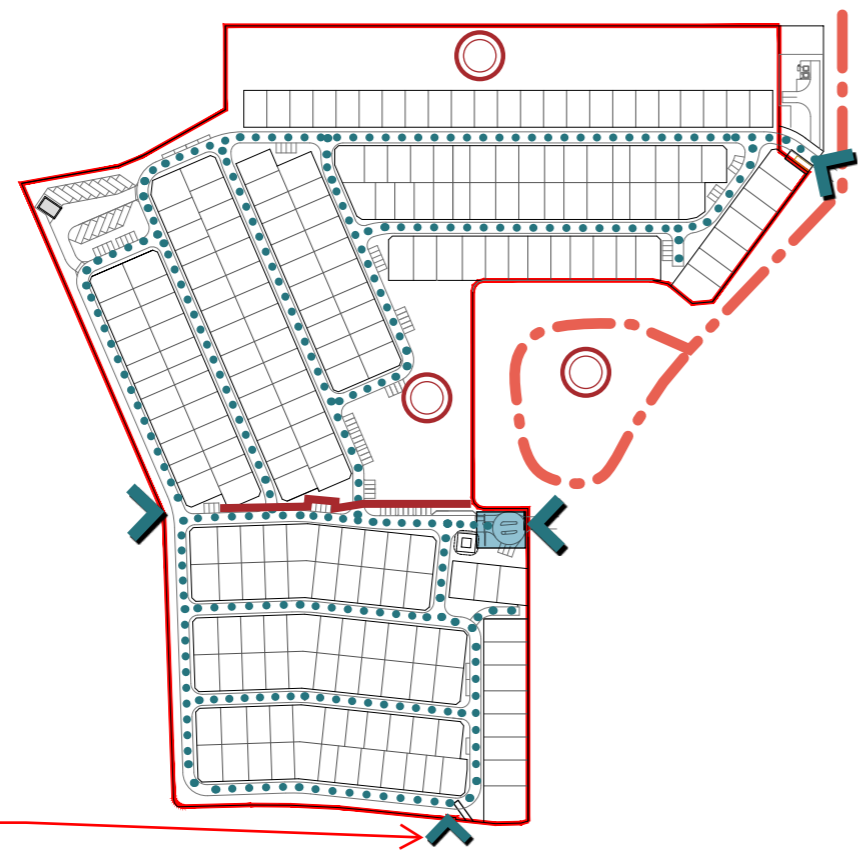
Date: 8 December 2025



AMENDED IN RED

By: Matthew Buchanan

Date: 16 September 2025

Pedestrian entry to bus stop to be provided



Pedestrian Circulation

- - - Public Pedestrian Path
- Private Pedestrian Path
- Pedestrian Entry
- Secure Entry
- Open Space / Pedestrian node
- Shared pedestrian and vehicle on street in a low speed environment

Note:
Streets are designed to be a shared pedestrian and vehicular space.

Traffic Circulation

- Private Residential Street - Minor 9m min. wide zone
- Private Residential Street - Major 15m min. wide zone
- Public Road frontage
- Current & Future neighbourhood homes on boundary
- 10m Public Road
- Public Park Frontage
- = Car Park Security Gate
- Visitor Parking
- Primary Entry

Master Planning

Plan of Development

Setbacks

- Setbacks from property lease boundaries are:
 - Street - 1.0m
 - Side - 1.0m
 - Rear - 1.0m

Note: Setbacks are measured to the outer edge of the wall. Eaves, balconies, hoods, screens, supporting columns and projected architectural elements may extend into the setbacks to a minimum of 0.45m from the side and rear lease boundaries and 0m from the front street front lease boundaries.
- Setbacks may be varied by the Plan of Development (POD) Masterplan which takes precedence.
- Boundary walls (or zero lot walls) are permitted to side and rear lease boundaries:
 - up to a maximum 3.5m high (excluding retaining); and
 - to a maximum of 1 x side lease boundary as indicated on the POD masterplan; and
 - with no windows.
- Where a built to boundary wall may adjoin a wall on the neighbouring lot, it must be set back by a maximum of 50mm. Any gap between the adjoining zero lot line walls, up to a maximum of 100mm, must be covered with a fence post, timber batten, or capping.
- Where neighboring buildings share a common built to boundary wall both buildings must be of the same height and seamlessly integrate unless the homes are stepped in response to level difference between different lots. These common built to boundary walls can be up to 8.5m high and for the full length of the adjoining dwelling.
- Built to boundary walls are for non-common areas only including garages, bathrooms, laundry, robes, storage, kitchens and studies..

Height

- Development does not exceed 2 storeys and a maximum height of 9.0m.

Built Form

- Buildings have a varied appearance that incorporates attractive and diverse facades that address internal street frontages and communal open space areas.
- Buildings include windows that overlook the internal street and spaces to provide opportunities for casual surveillance.
- The streetscape facade of the proposed buildings are to incorporate the following design elements:
 - Variation in the facade by steps in the plan and projections in the facade;
 - The main pedestrian access into the building is easily identified and visible from the street;
 - Be different from the neighbouring home by using either different colours or materials.
- Building openings incorporate awnings, hoods or eaves.
- The 'typical home types' provided in section 7 of the development application package are examples of dwellings designed to meet the POD requirements and may evolve over time or be adjusted to suit specific resident requirements and/or market trends. Changes to 'dwelling types' may be considered 'minor', and do not require further approval from EDQ, where they do not involve changes to:
 - No. of bedrooms
 - Building height
 - Building setbacks
 - Site cover
 - Car parking spaces
 - Garage and driveway location
 - Location of primary private open space
 - Min. private open space areas

Example - changes to the external materials and colours to facades are contemplated, however a varied appearance that incorporates attractive and diverse facades that address the internal street frontages must be maintained.

- No more than 3 repeats of the same street facade will be permitted in a row.

Car Parking

- Carparking shall be provided at the following minimum rates:
 - 1 x covered space for 1 or 2 bedroom dwellings;
 - 2 x covered spaces for 3 or more bedroom dwellings.
- ~~Boats, caravan, motor homes and other recreational vehicles are to be parked in a garage or dedicated RV storage area. Recreational vehicles cannot be parked for more than 24 hours on streets, driveways or external of the home.~~

Privacy

- The habitable room windows of a building do not directly face:
 - a habitable room window of another building within 10m; and
 - an access way, footpath or communal open space area within 3m.
- OR
- The habitable room windows have one of the following:
 - a fixed obscure glazing in any part of the window below 1.5m above floor level;
 - Fencing that cover a minimum of 50% window view.
 - Have a privacy fence in between if the ground level contains openings.
 - Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens or fencing.

Private Open Space

- All Type Broadwater, Cassina, Cassina T2, Type C, Fingal, Mandalay, Silkwood and Type H dwellings have an area of private open space which:
 - has a minimum area of 16m²;
 - has a minimum width of 3 metres;
 - is directly accessible from a living area; and has a maximum gradient of 1 in 10.
- Alternatively, for 2 storey dwellings only, they have an area of private open space which:
 - consists of a balcony;
 - has a minimum area of 8m²;
 - has a minimum length and width of 2 metres; and

- is directly accessible from a living area.

Fencing

- All fencing is to comply the plans Typical Dwelling Fencing Plan and Estate Fencing Plan, **and approved landscape concept plans.**
- Dwelling fencing to comply to the following:
 - No fence permitted forward of the homes on the primary road frontage.
 - Secondary Street, side and rear fencing to be a maximum of 1.8m in height excluding any retaining walls.

Refuse and Services

- Provision is made for the storage of refuse on-site and suitable access for the removal of refuse.
- The mechanical equipment, including air conditioning plant, is screened from public view by a fixed screen, fence or landscaping.
- Refuse bins are to be located behind the building line and/or screened from view.

Landscaping

- Landscaping is to utilise native, drought tolerant plant species.
- The landscape planting within the front setback is to be of a high quality to ensure the softening of the built form and generally in accordance with the approved landscape intent.

Acoustics

- Refer to approved Acoustic Report for individual building treatments

Storage

- 8m³ of storage provide in each dwelling

Note:
Primary Street is the shortest street frontage and the secondary street is the longest street frontage.

Accessible Housing

A minimum of 10% of delivered product must comply with the requirements of PDA Guideline No. 2 Accessible Housing as amended from time to time.

Affordable Housing

Delivered product must comply with Table 2: Housing Strategy of PDA Guideline No. 16 Housing as amended from time to time.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1

Date: 8 December 2025



AMENDED IN RED

By: Matthew Buchanan

Date: 16 September 2025



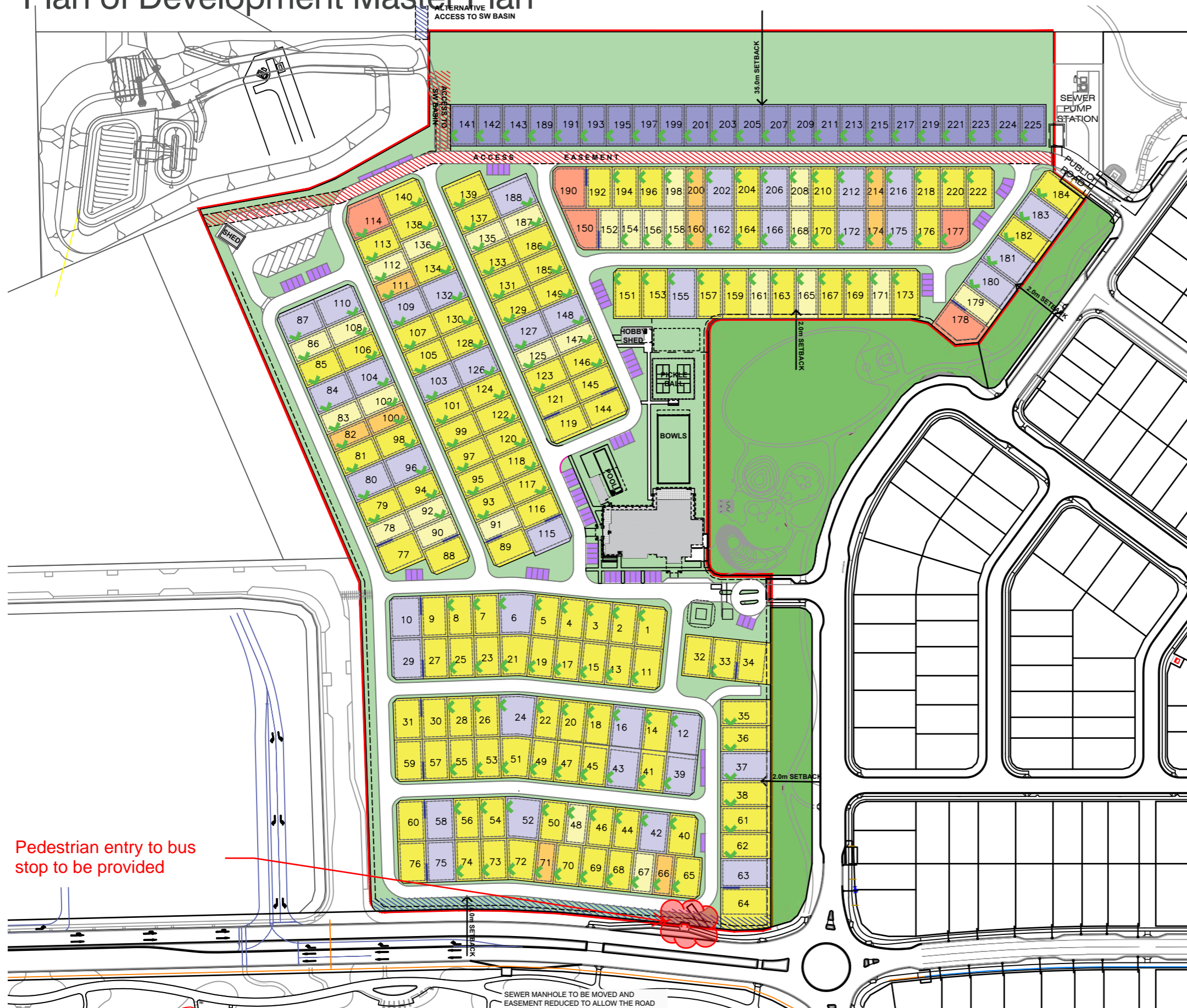
PROJECT NO. 557300 | 04 AUGUST 2025 | ISSUE C

DEVELOPMENT APPLICATION
EVERLEIGH ESTATE



21 / 68

Plan of Development Master Plan



LEGEND

- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5
- ODD LOTS
- SUBJECT SITE
- DOUBLE ZERO LOT
- ▼ SINGLE ZERO LOT BOUNDARY
(Subject to final home designs to achieve best orientation positioning zero lot on high side of retaining walls)
- 1m SETBACK
- 1.75m SETBACK
- 2.0m SETBACK
- SPECIFIC SETBACK REQUIREMENTS
From external property boundary

Note:
Setbacks are measured to the outer edge of the wall. Eaves, balconies, hoods, screens and projected architectural elements may extend a maximum of 0.6m into the setbacks or to a minimum of 0.45m from the lease boundary, whichever is the greater.

↑
SETBACK LINE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

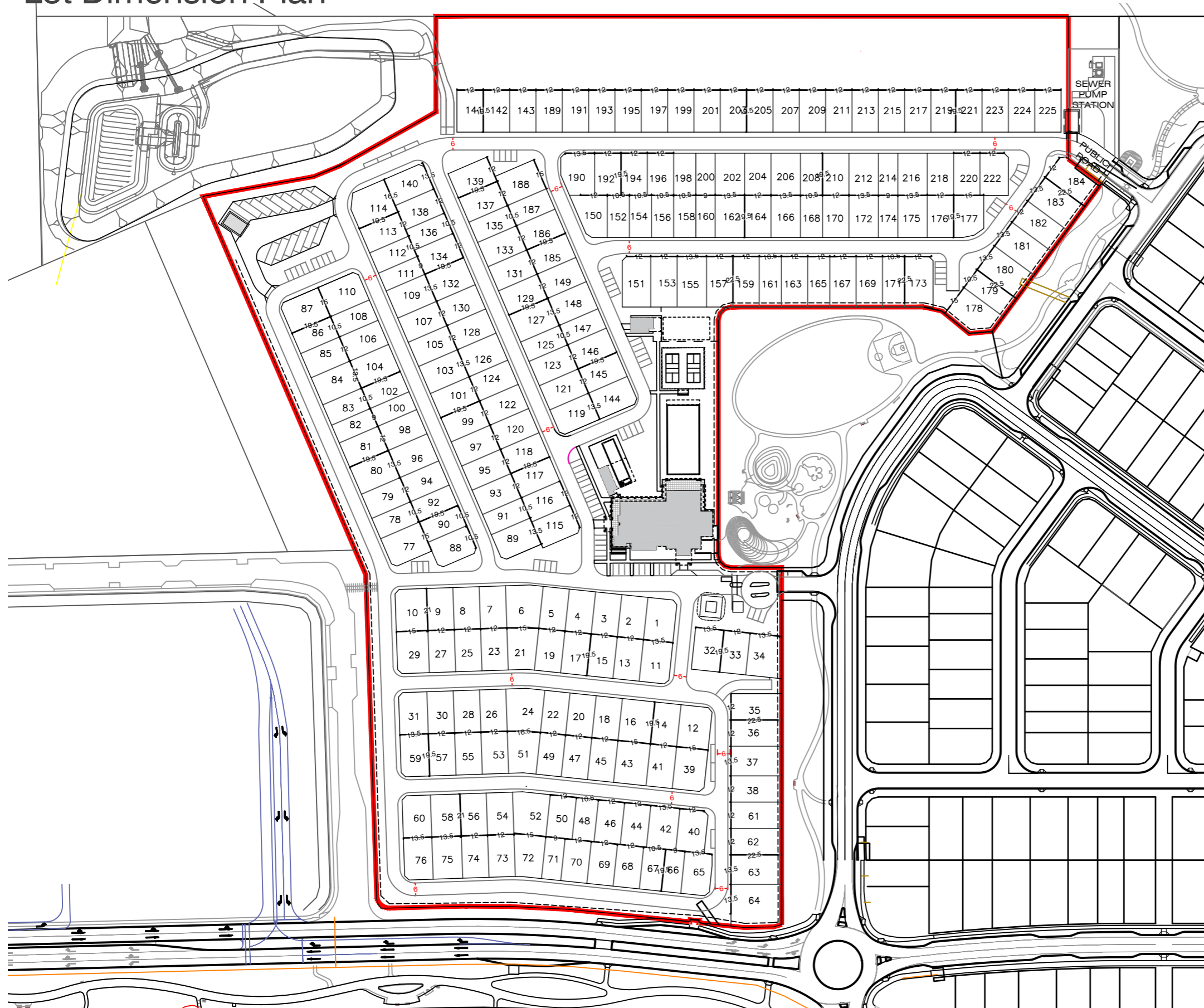
Approval no: DEV2025/1625/1
Date: 8 December 2025

AMENDED IN RED

By: Matthew Buchanan
Date: 16 September 2025

Pedestrian entry to bus stop to be provided

Master Planning Lot Dimension Plan



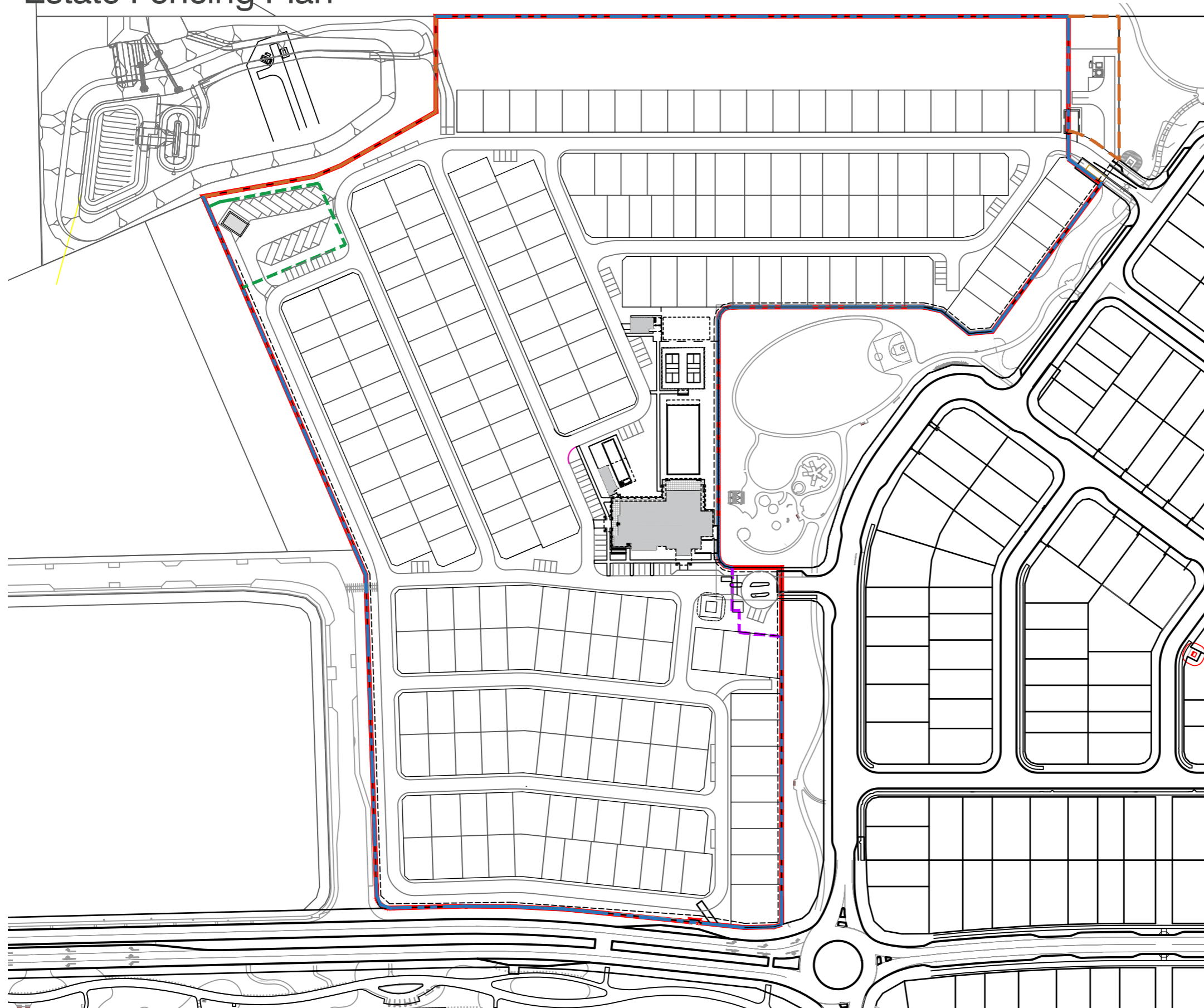
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1
Date: 8 December 2025



Queensland
Government

Master Planning Estate Fencing Plan



FENCING TYPES TO EXTERNAL EDGES

- SITE BOUNDARY
- - - 1.8m OPEN POOL FENCING
(Fencing to provide security)
- - - 1.8 POOL COMPLIANT FENCING
- - - 1.8m SIDE AND REAR FENCING
- - - 1.8m DECORATIVE ENTRY FENCING
(Solid)

Note:
Refer to POD fencing controls regarding fencing between and around the homes.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1

Date: 8 December 2025



Communal Open Space & Landscape Plan



COMMUNAL OPEN SPACE

- 10.44ha SITE BOUNDARY
- 2.8ha (26%) COMMUNAL LANDSCAPE
- 0.16ha ACOUSTIC LANDSCAPE SETBACK

Note
Communal landscape includes footpaths, bush fire trails, retaining walls, bowls green, pool, pickle ball court, hardscape, and external covered communal areas.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1
Date: 8 December 2025



Queensland
Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

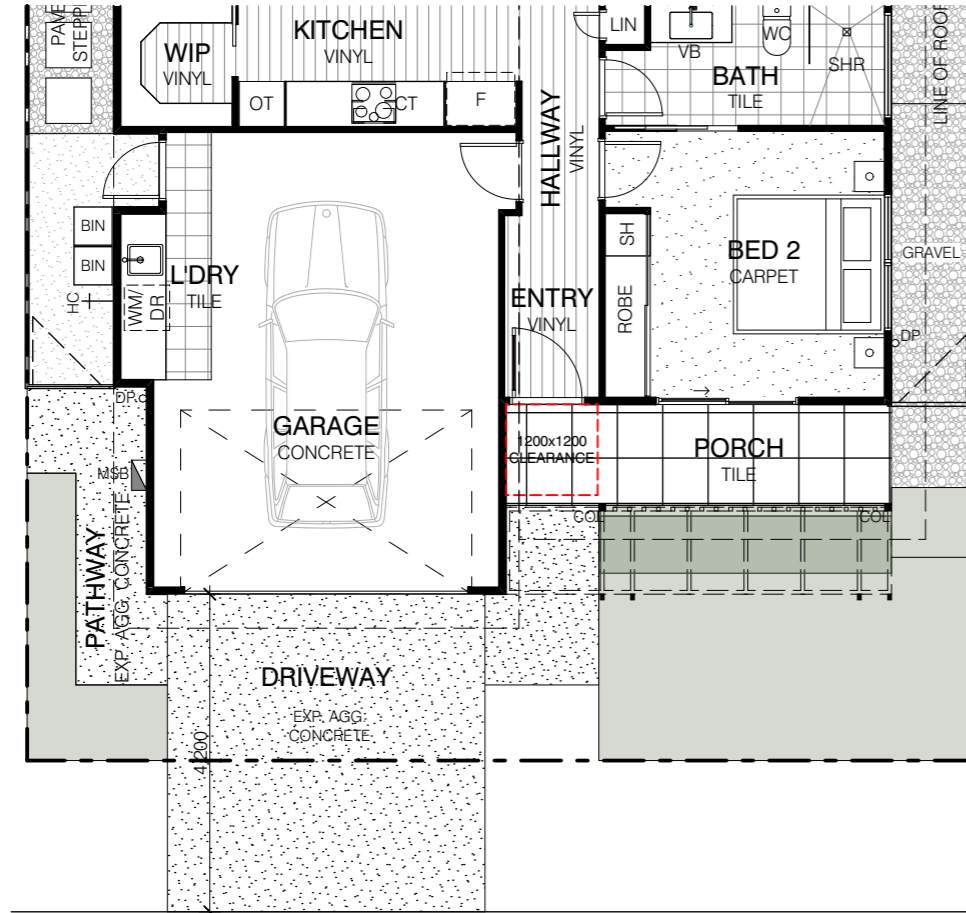


Approval no: DEV2025/1625/1

Date: 8 December 2025

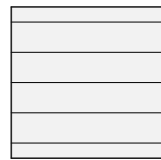
Typical Home Types

Home Type Broadwater

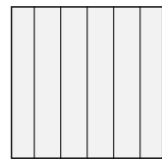


FLOOR PLAN

SCALE 1:100



WEATHERBOARD
JAMES HARDIE
'LINEA'
150mm WEATHERBOARD
PAINTED DULUX
'NATURAL WHITE'
WITH HARDIE AXENT
TRIM CORNER



VERTICALLY GROOVED CLADDING
JAMES HARDIE
'AXON CLADDING'
133mm GROOVE
PAINTED DULUX
'LEXICON QUARTER'



SOFFIT
DULUX
'SURFMIST'
GLOSS

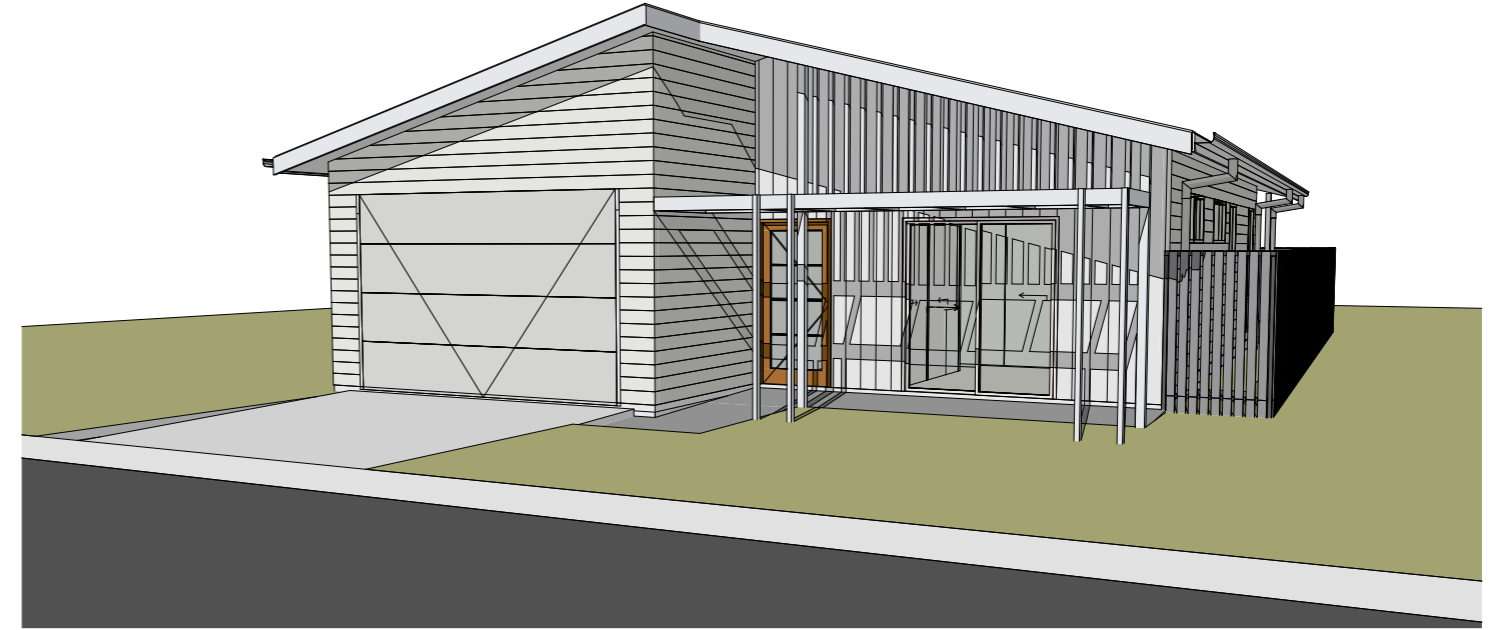


ROOF/ FASCIA/ GUTTER
COLORBOND
'SURFMIST'
CORRUGATED ROOF
SHEETING

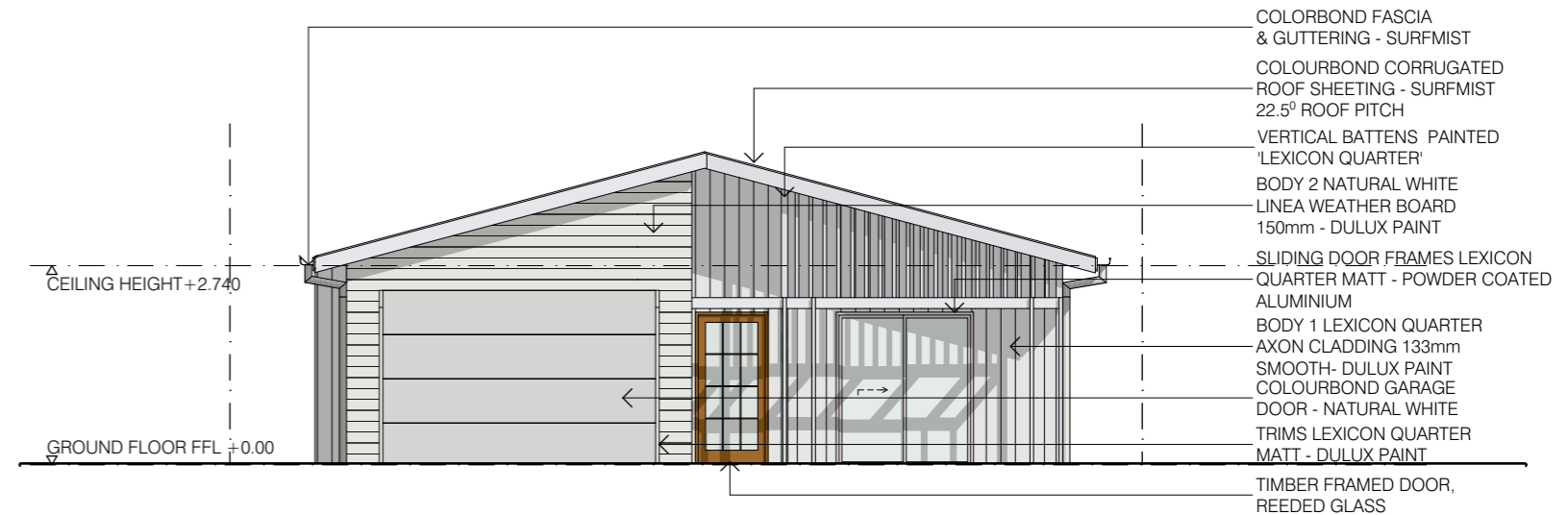
COLOURS AND MATERIALS

WHITE ON WHITE COLOUR SCHEME

TYPE BROADWATER



PERSPECTIVE VIEW



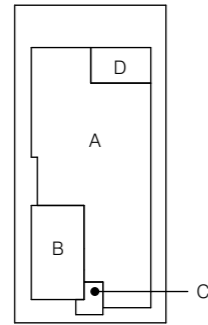
FRONT ELEVATION

SCALE 1:100

Architectural Drawings

Home Type Cassina - Floor Plan

Relevant to Lot Types 1, 2, 3 & 4



AREA SCHEDULE SQ.M

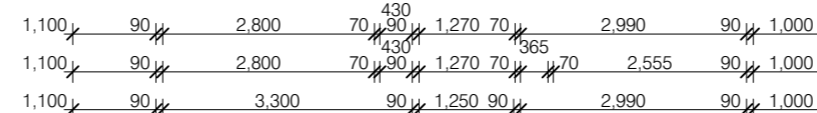
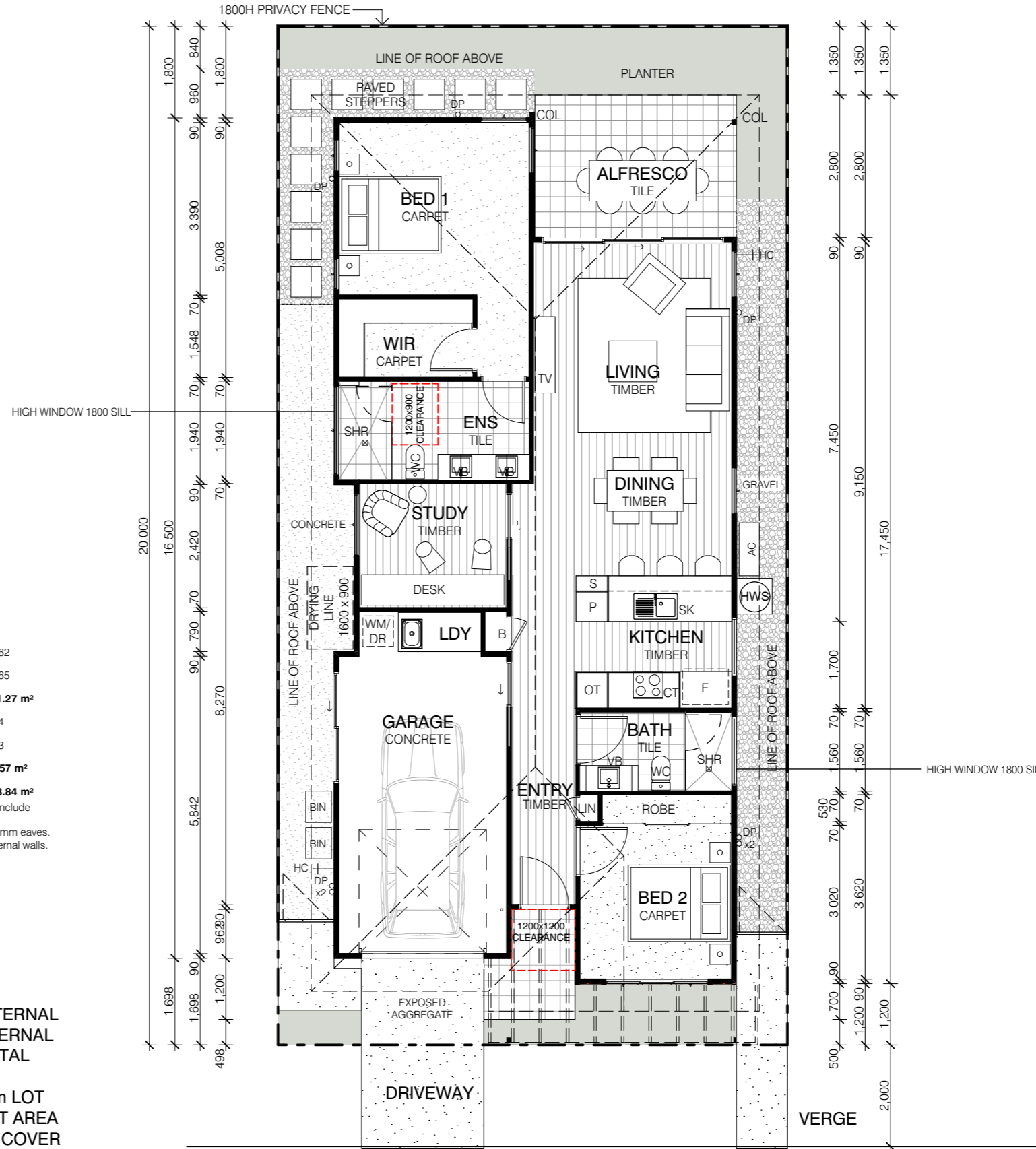
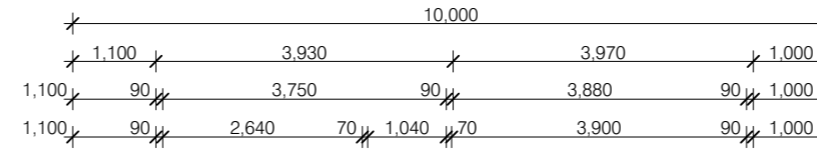
| | | | |
|--|---|---------------------|-----------------------------|
| Indoor | A | GROUND FLOOR LIVING | 99.62 |
| Indoor | B | GARAGE | 21.65 |
| GROSS FLOOR AREA | | | 121.27 m² |
| Outdoor | C | PORCH | 3.24 |
| Outdoor | D | COVERED OUTDOOR | 9.33 |
| | | | 12.57 m² |
| TOTAL FLOOR AREA | | | 133.84 m² |
| *Areas are gross floor areas which include external walls. Covered external areas exclude 450mm eaves. Measured to the outside face of external walls. | | | |

TYPE CASSINA

SAME AS 535300 ROTHWELL TYPE D

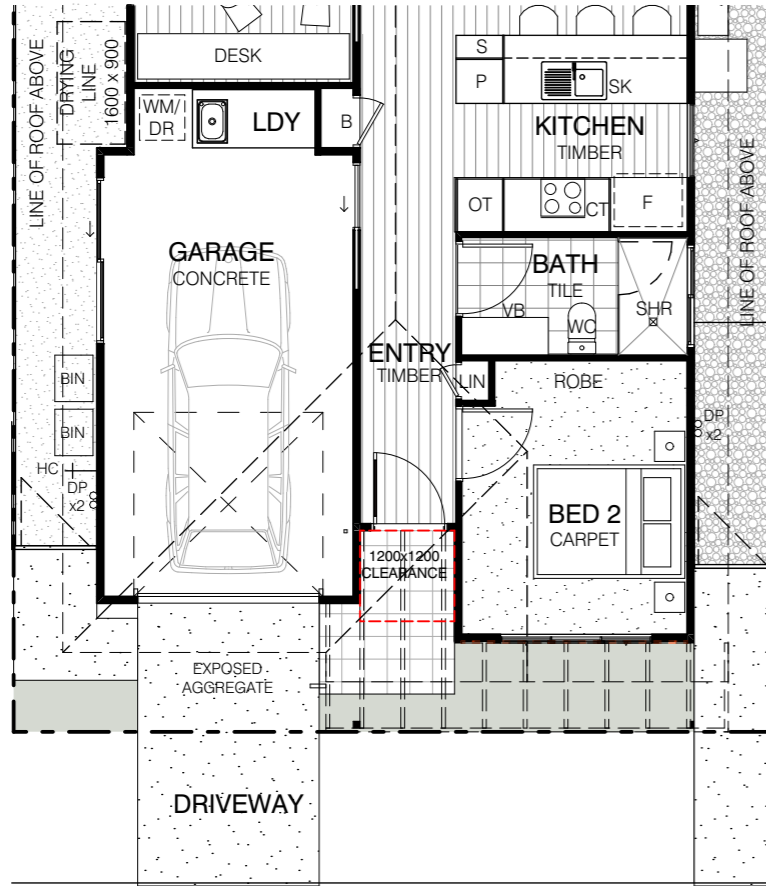
AREA
121m² INTERNAL
12m² EXTERNAL
134m² TOTAL

10m x 20m LOT
200m² LOT AREA
67% SITE COVER



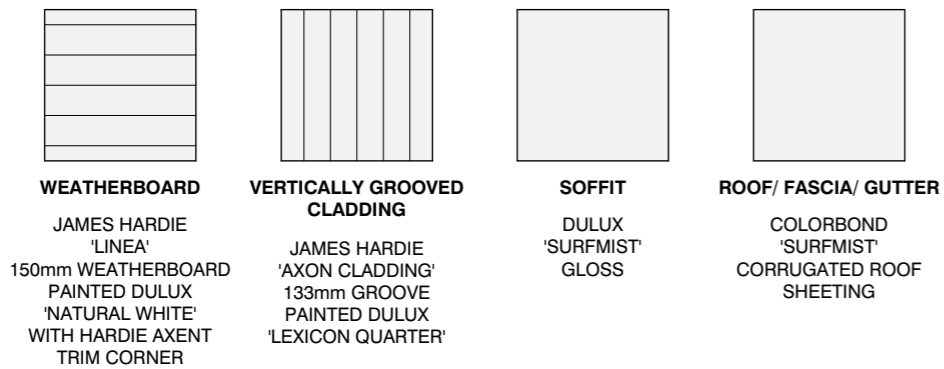
Architectural Drawings

Home Type Cassina



FLOOR PLAN

SCALE 1:100

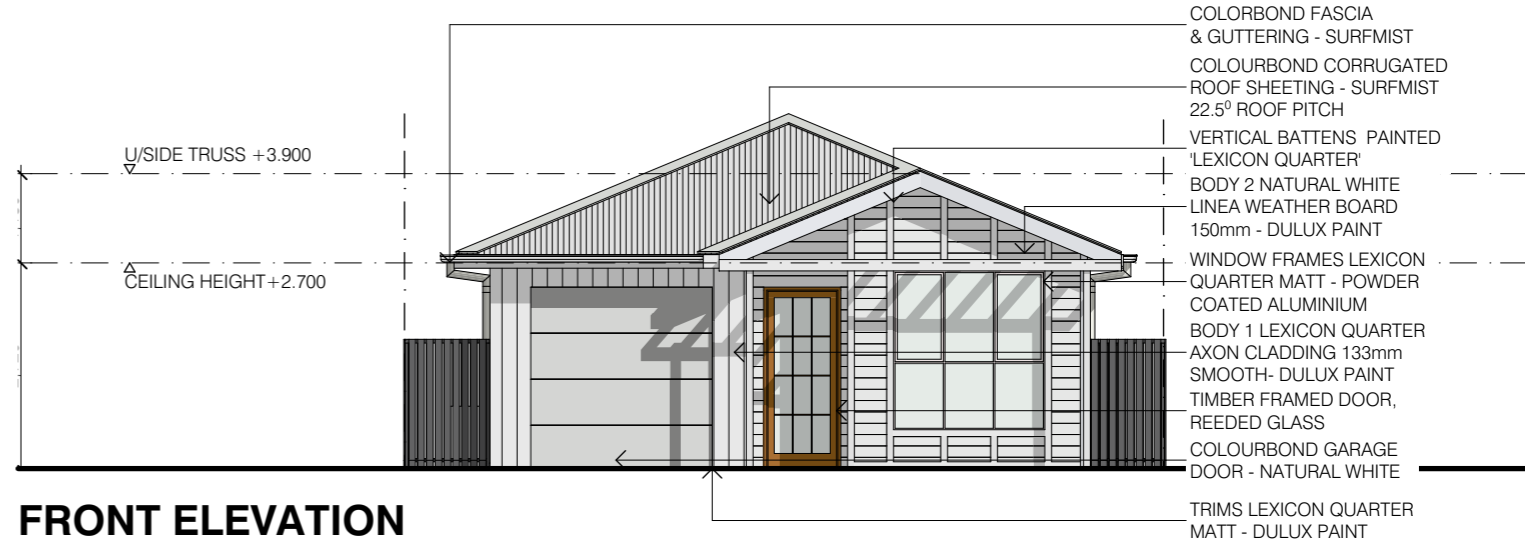


COLOURS AND MATERIALS

TYPE CASSINA



PERSPECTIVE VIEW



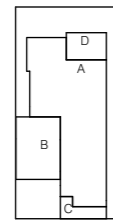
FRONT ELEVATION

SCALE 1:100

Architectural Drawings

Home Type Cassina T2 - Floor Plan

Relevant to Lot Types 1, 2, 3 & 4



AREA SCHEDULE SQ.M

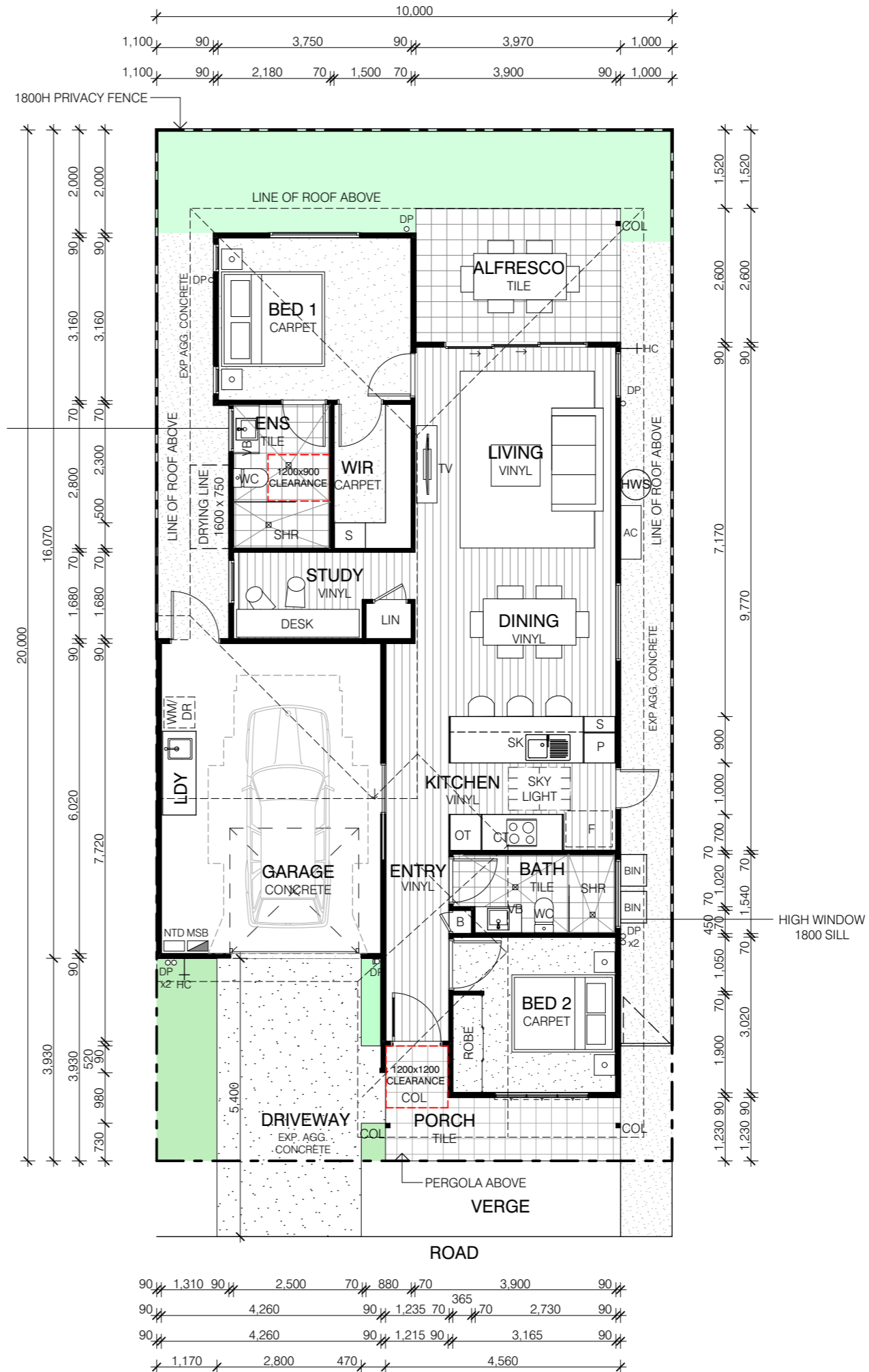
| | | |
|--|---------------------|-----------------------------|
| A | GROUND FLOOR LIVING | 91.41 |
| B | GARAGE | 27.37 |
| GROSS FLOOR AREA | | 118.78 m² |
| C | VERANDAH | 6.69 |
| D | COVERED OUTDOOR | 10.68 |
| | | 17.37 m² |
| TOTAL FLOOR AREA | | 136.15 m² |
| *Areas are gross floor areas which include external walls. Covered external areas exclude 450mm eaves. Measured to the outside face of external walls. | | |

TYPE CASSINA T-2

SAME AS 535300 ROTHWELL
TYPE D-2

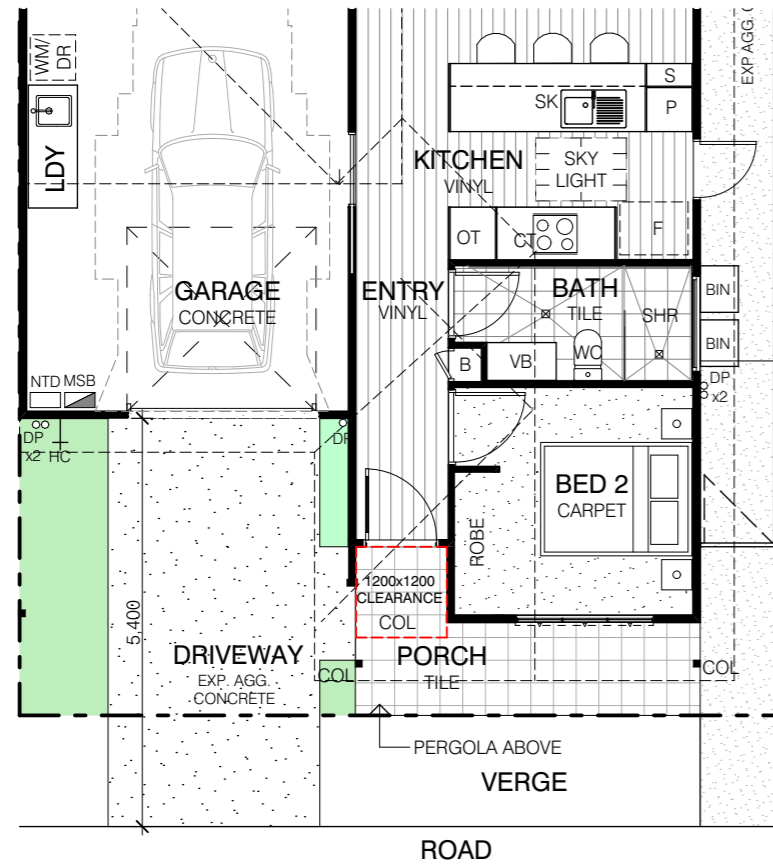
AREA
118m² INTERNAL
17m² EXTERNAL
119m² TOTAL

10m x 20m LOT
200m² LOT AREA
68% SITE COVER



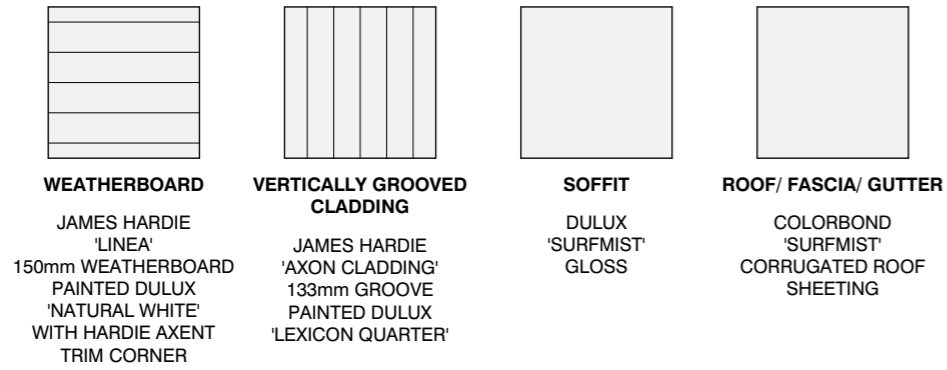
Architectural Drawings

Home Type Cassina T2



FLOOR PLAN

SCALE 1:100

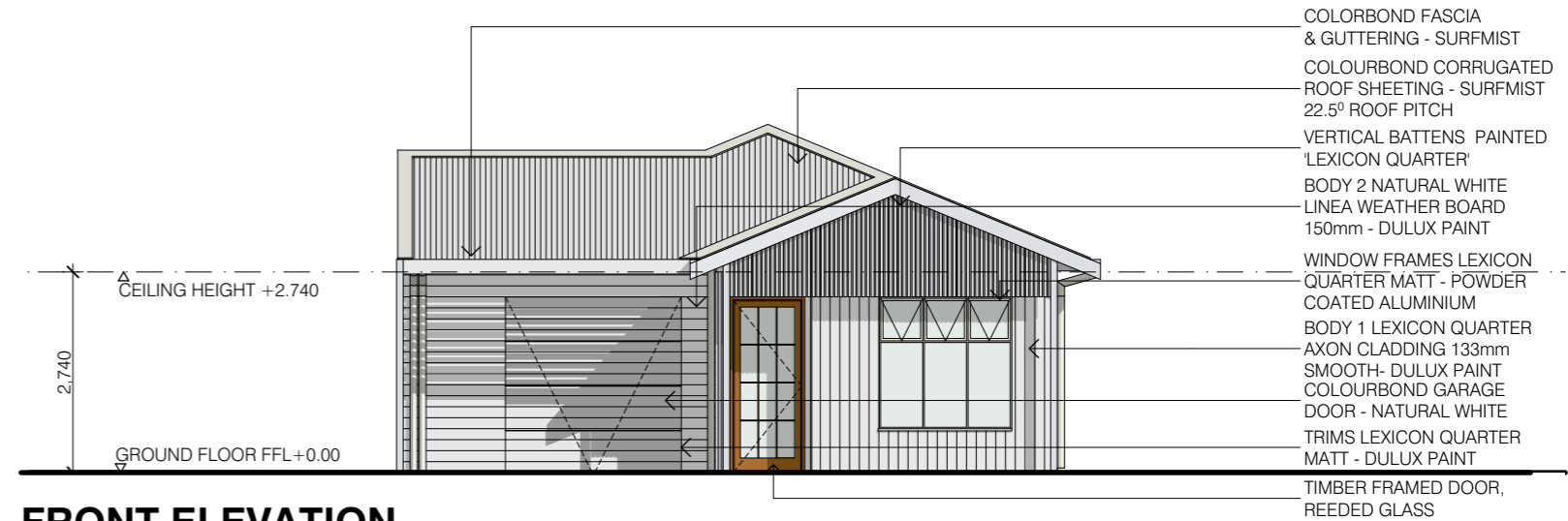


COLOURS AND MATERIALS

WHITE ON WHITE COLOUR SCHEME



PERSPECTIVE VIEW



FRONT ELEVATION

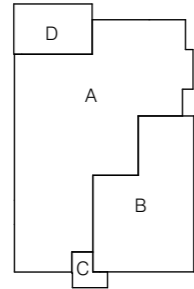
SCALE 1:100

TYPE CASSINA T2

Architectural Drawings

Home Type C - Floor Plan

Relevant to Lot Types 4



AREA SCHEDULE SQ.M

| Category | Area | Description | Area (sq.m) |
|-------------------------|------|---------------------|-----------------------------|
| Indoor | A | GROUND FLOOR LIVING | 124.56 |
| Indoor | B | GARAGE | 57.04 |
| GROSS FLOOR AREA | | | 181.60 m² |
| Outdoor | C | PORCH | 4.26 |
| Outdoor | D | COVERED OUTDOOR | 17.22 |
| TOTAL FLOOR AREA | | | 203.08 m² |

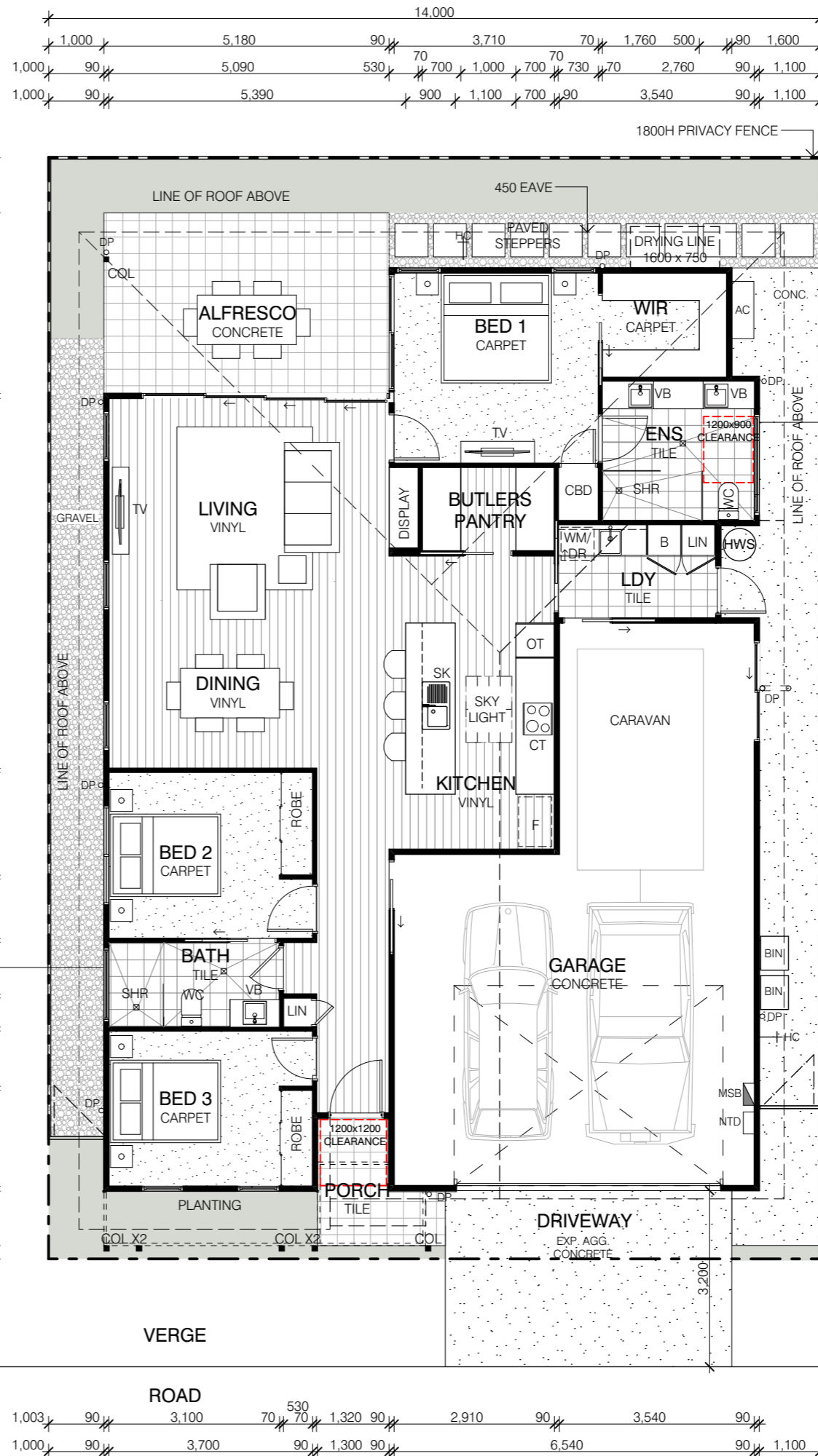
*Areas are gross floor areas which include external walls.
Covered external areas exclude 450mm eaves.
Measured to the outside face of external walls.

TYPE C

SAME AS 525200
ROTHWELL TYPE E

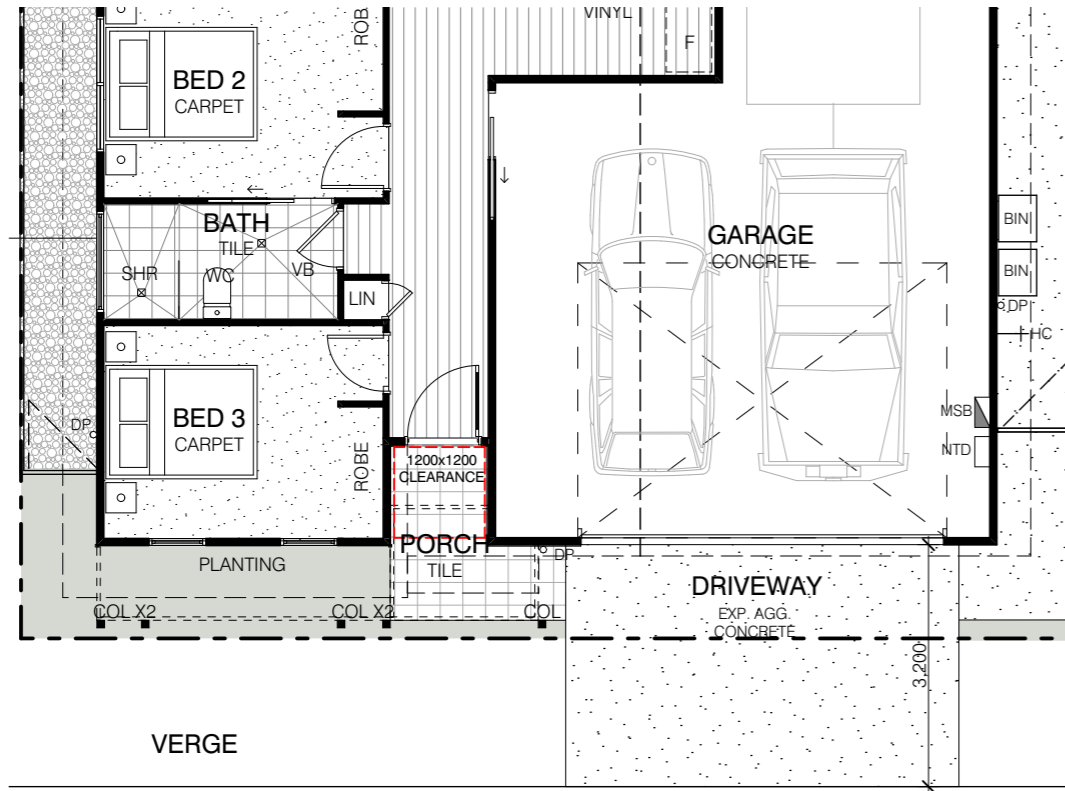
AREA
181m² INTERNAL
21m² EXTERNAL
203m² TOTAL

14m x 20m LOT
280m² LOT AREA
72.5% SITE COVER

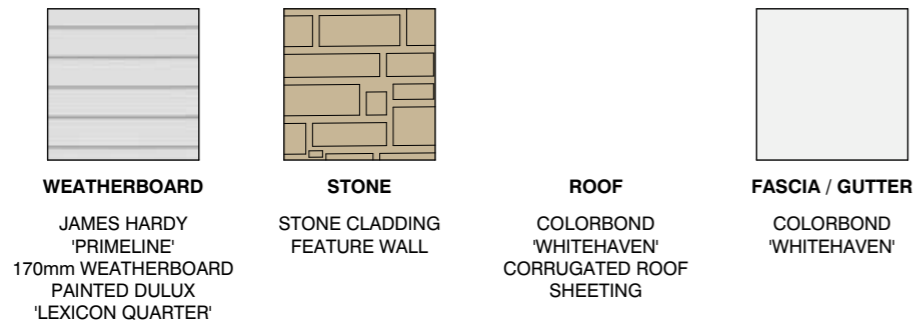


Architectural Drawings

Home Type C



FLOOR PLAN
SCALE 1:100



COLOURS AND MATERIALS



PERSPECTIVE VIEW



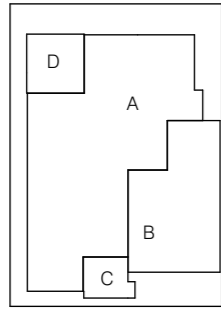
FRONT ELEVATION
SCALE 1:100

TYPE C

Architectural Drawings

Home Type Fingal - Floor Plan

Relevant to Lot Types 4



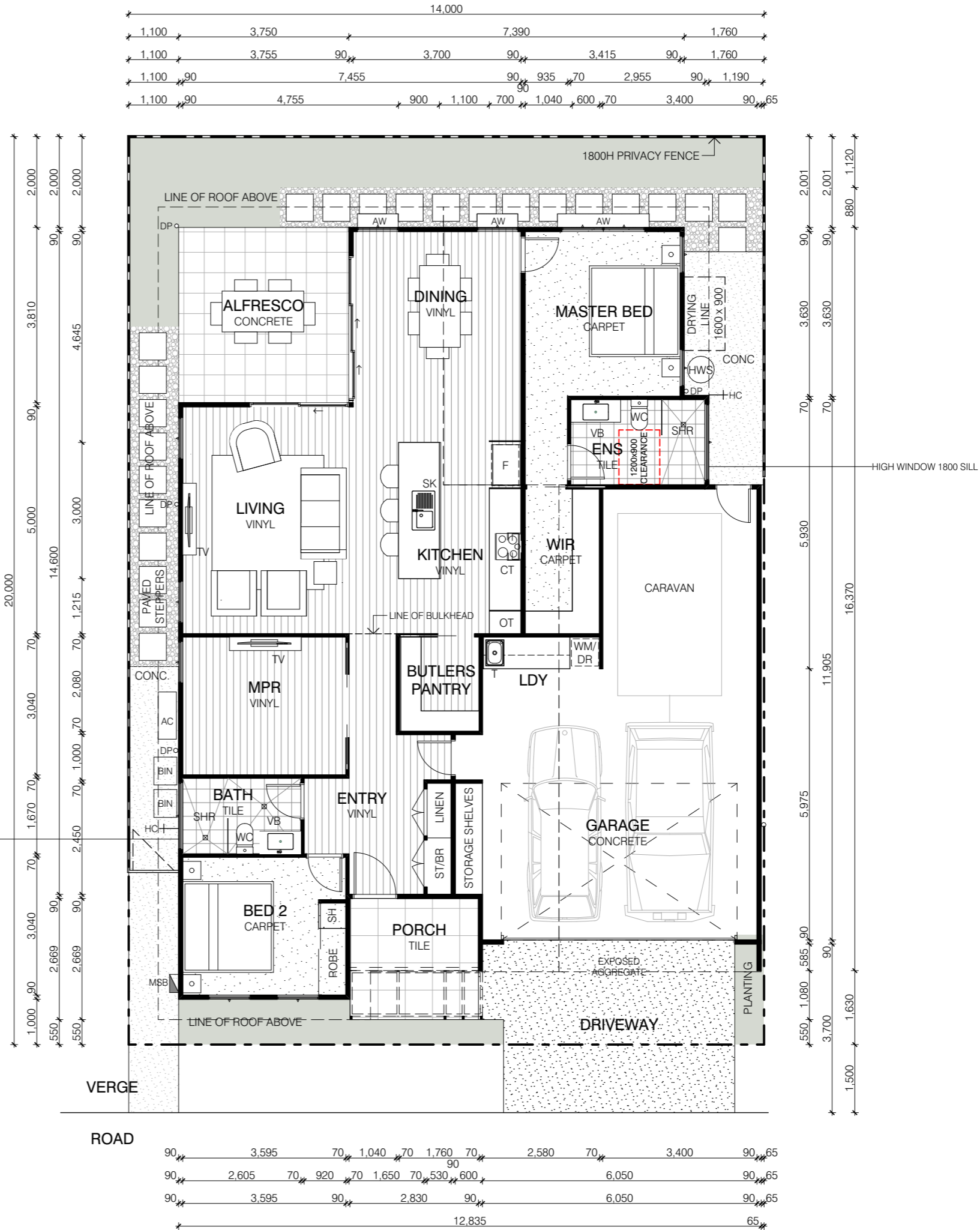
AREA SCHEDULE SQ.M

| | | | |
|--|---|---------------------|-----------------------------|
| Indoor | A | GROUND FLOOR LIVING | 126.11 |
| Indoor | B | GARAGE | 52.58 |
| GROSS FLOOR AREA | | | 178.69 m² |
| Outdoor | C | VERANDAH | 8.53 |
| Outdoor | D | COVERED OUTDOOR | 14.84 |
| TOTAL FLOOR AREA | | | 202.06 m² |
| *Areas are gross floor areas which include external walls. Covered external areas exclude 450mm eaves. Measured to the outside face of external walls. | | | |

TYPE FINGAL

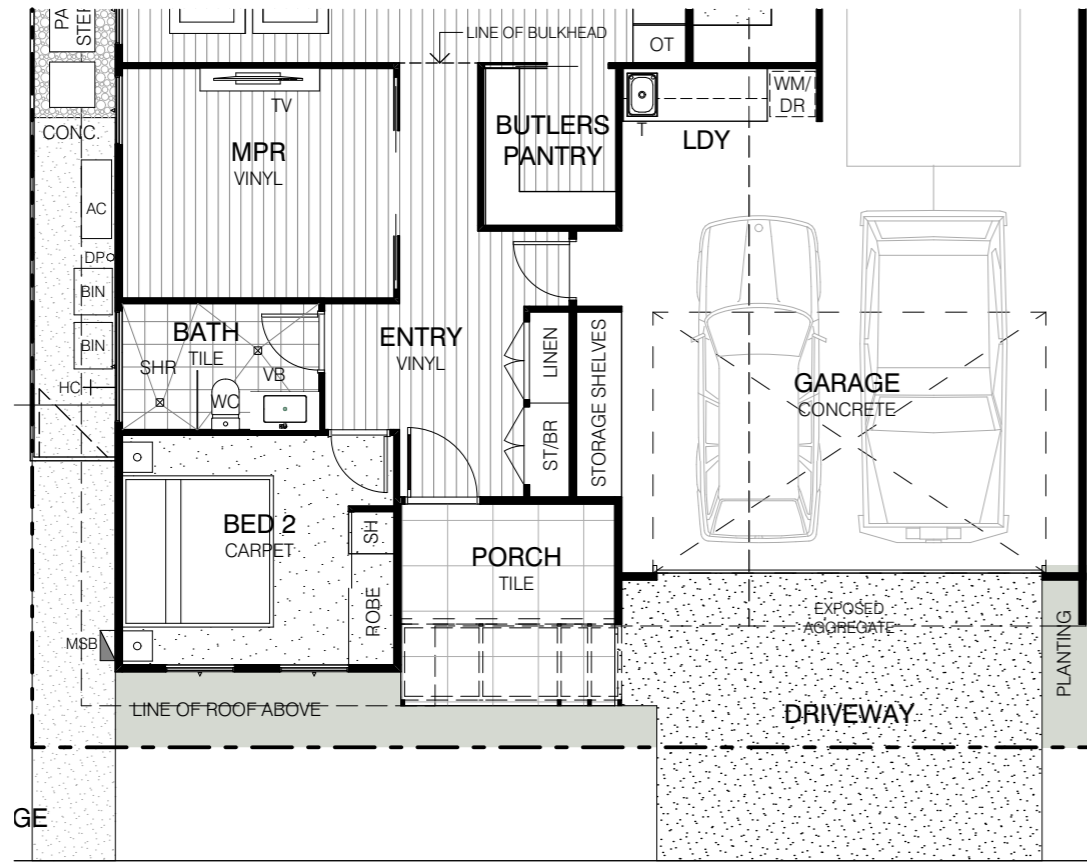
AREA
178m² ENCLOSED
23m² PATIO
202m² GFA

14m x 20m LOT
280m² LOT AREA
72% SITE COVER



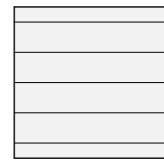
Architectural Drawings

Home Type Fingal



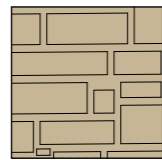
FLOOR PLAN

SCALE 1:100



WEATHERBOARD

JAMES HARDIE 'LINEA'
150mm WEATHERBOARD
PAINTED DULUX
'NATURAL WHITE'
WITH HARDIE AXENT
TRIM CORNER



STONE

STONE CLADDING
FEATURE WALL



SOFFIT

DULUX 'SURFMIST'
GLOSS



ROOF/ FASCIA/ GUTTER

COLORBOND
'SURFMIST'
CORRUGATED ROOF
SHEETING

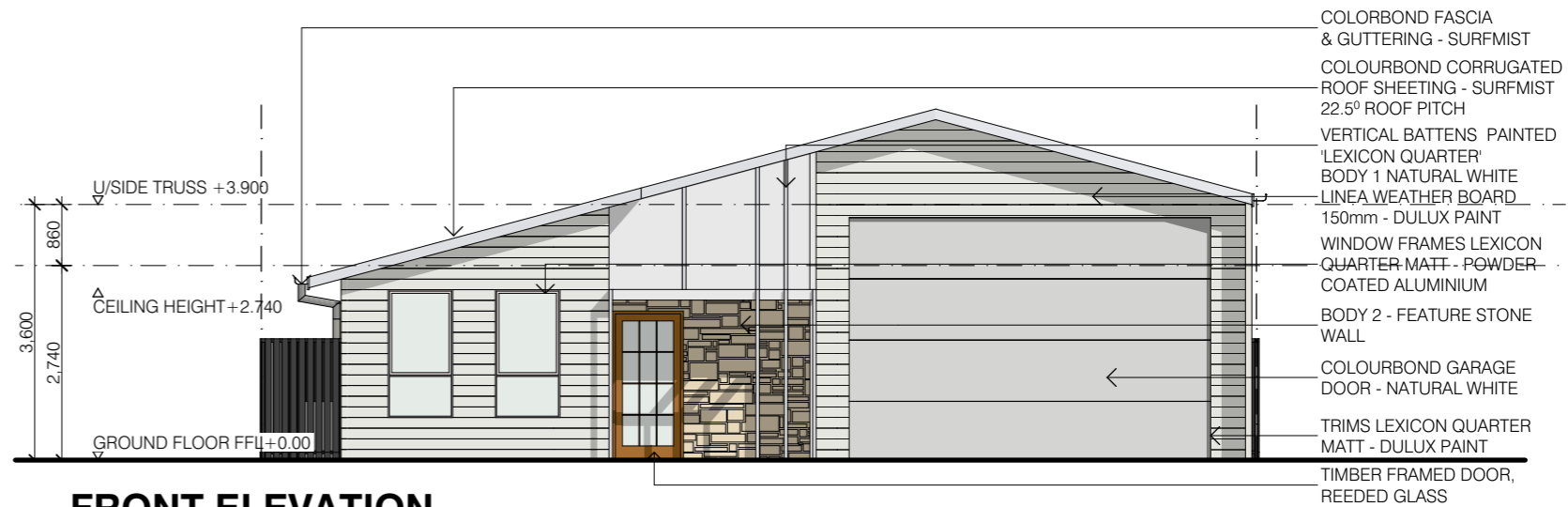
COLOURS AND MATERIALS

WHITE ON WHITE COLOUR SCHEME

TYPE FINGAL



PERSPECTIVE VIEW

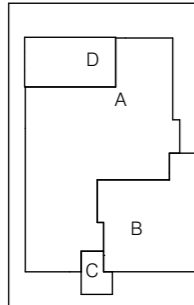


FRONT ELEVATION

SCALE 1:100

Home Type Mandalay - Floor Plan

Relevant to Lot Types 1, 3 & 4



AREA SCHEDULE SQ.M

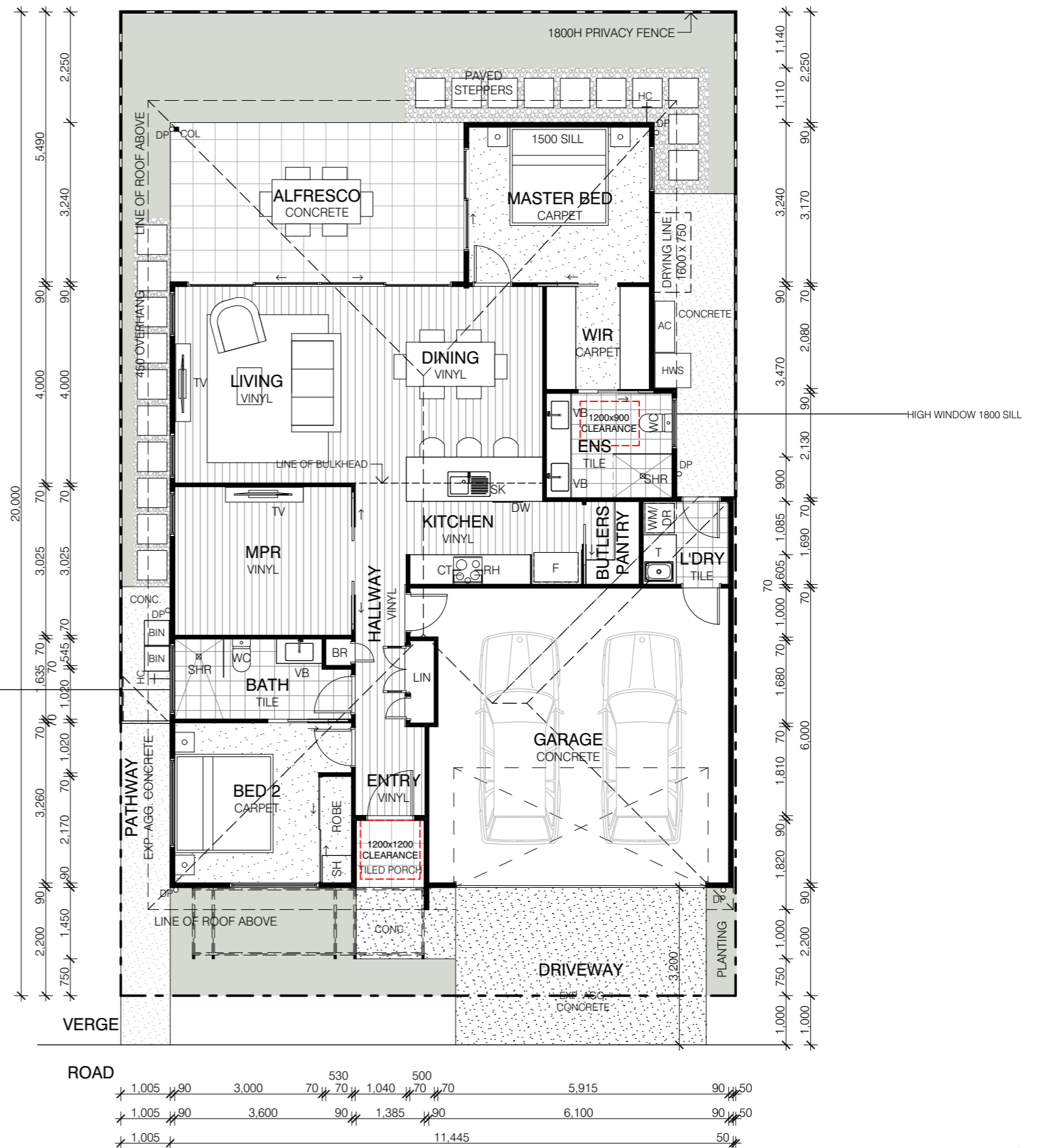
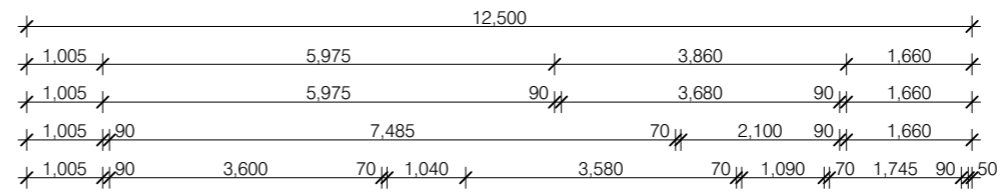
| | | | |
|-------------------------|---|---------------------|-----------------------------|
| Indoor | A | GROUND FLOOR LIVING | 101.00 |
| Indoor | B | GARAGE | 41.94 |
| GROSS FLOOR AREA | | | 142.94 m² |
| Outdoor | C | VERANDAH | 5.10 |
| Outdoor | D | COVERED OUTDOOR | 19.77 |
| TOTAL FLOOR AREA | | | 167.81 m² |

*Areas are gross floor areas which include external walls.
Covered external areas exclude 450mm eaves.
Measured to the outside face of external walls.

TYPE MANDALAY

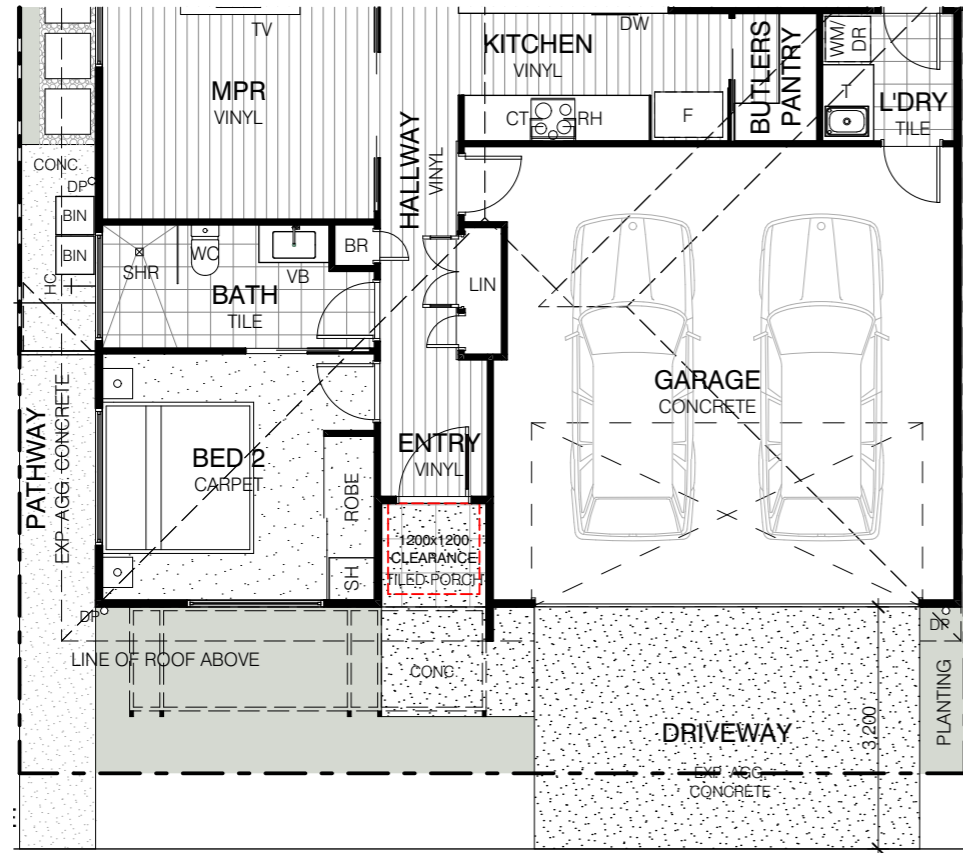
AREA
143m² INTERNAL
25m² EXTERNAL
167m² TOTAL

12.5m x 20m LOT
250m² LOT AREA
67% SITE COVER



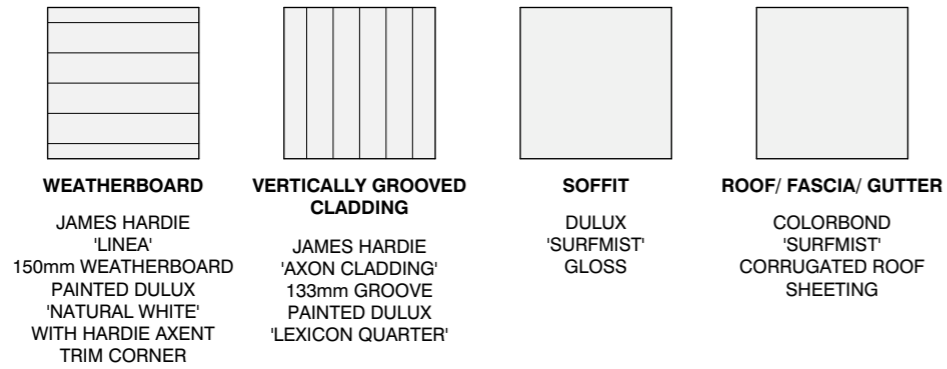
Architectural Drawings

Home Mandalay



FLOOR PLAN

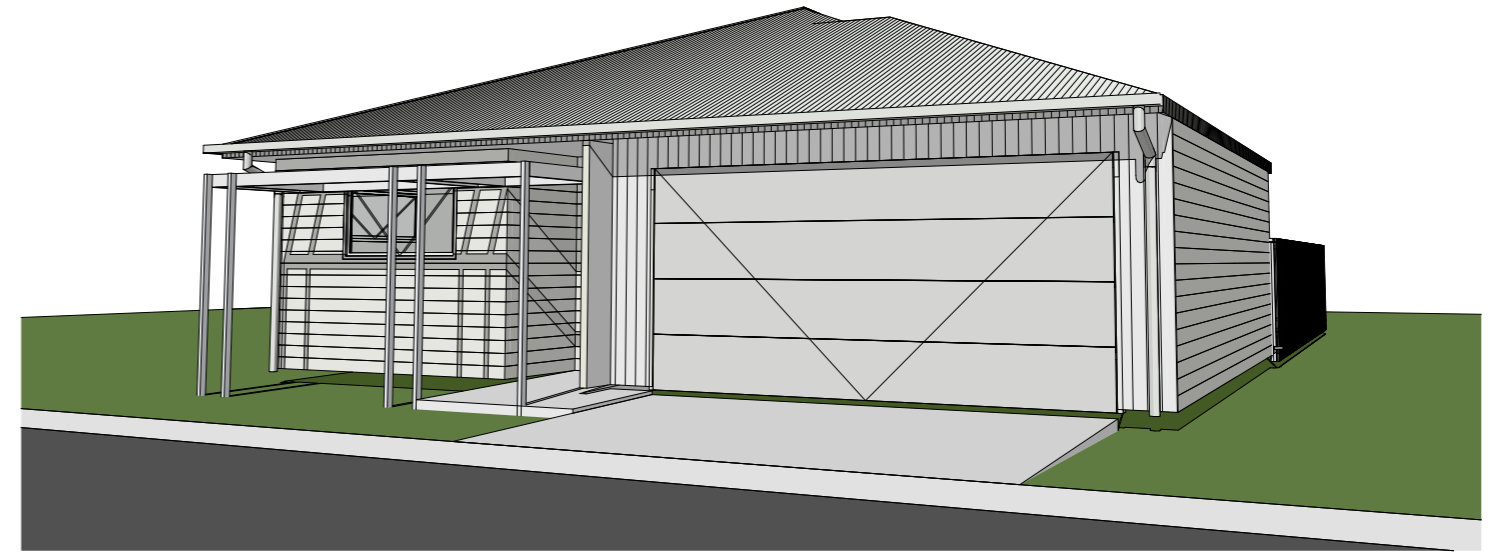
SCALE 1:100



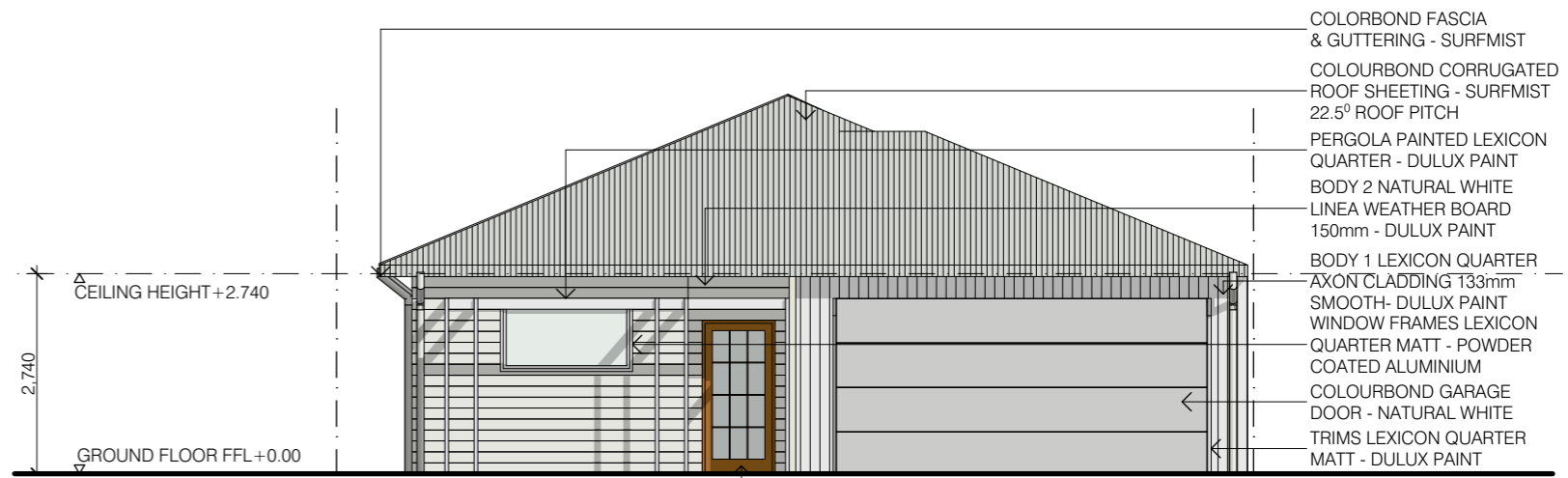
COLOURS AND MATERIALS

WHITE ON WHITE COLOUR SCHEME

TYPE MADALAY



PERSPECTIVE VIEW

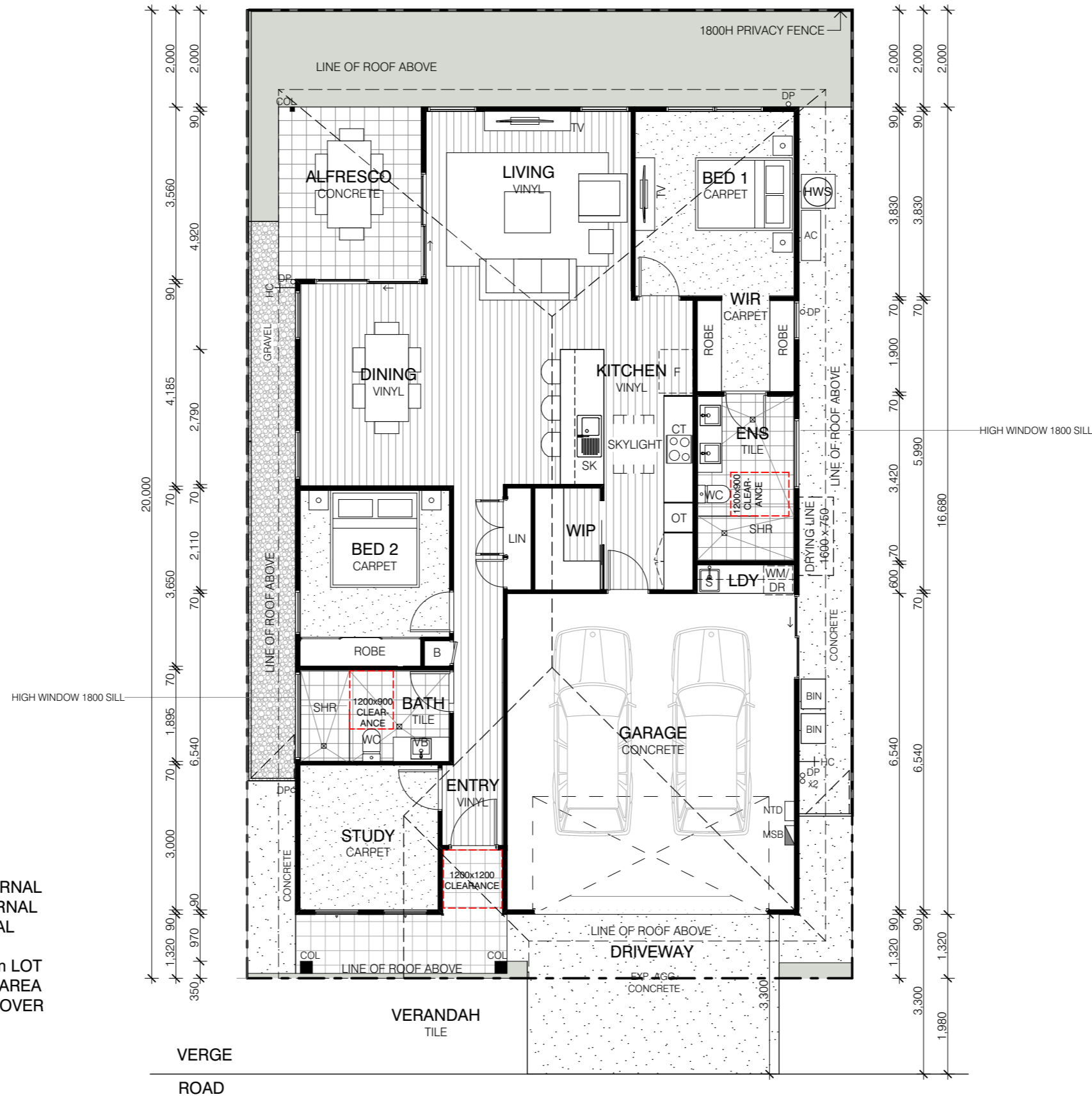
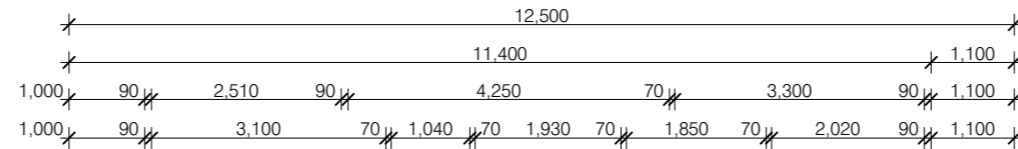


FRONT ELEVATION

SCALE 1:100

Home Type Silkwood - Floor Plan

Relevant to Lot Types 1, 3 & 4



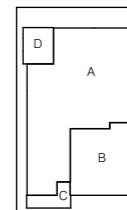
AREA
160m² INTERNAL
19m² EXTERNAL
178m² TOTAL

12.5m x 20m LOT
250m² LOT AREA
71% SITE COVER

TYPE SILKWOOD

AREA SCHEDULE SQ.M

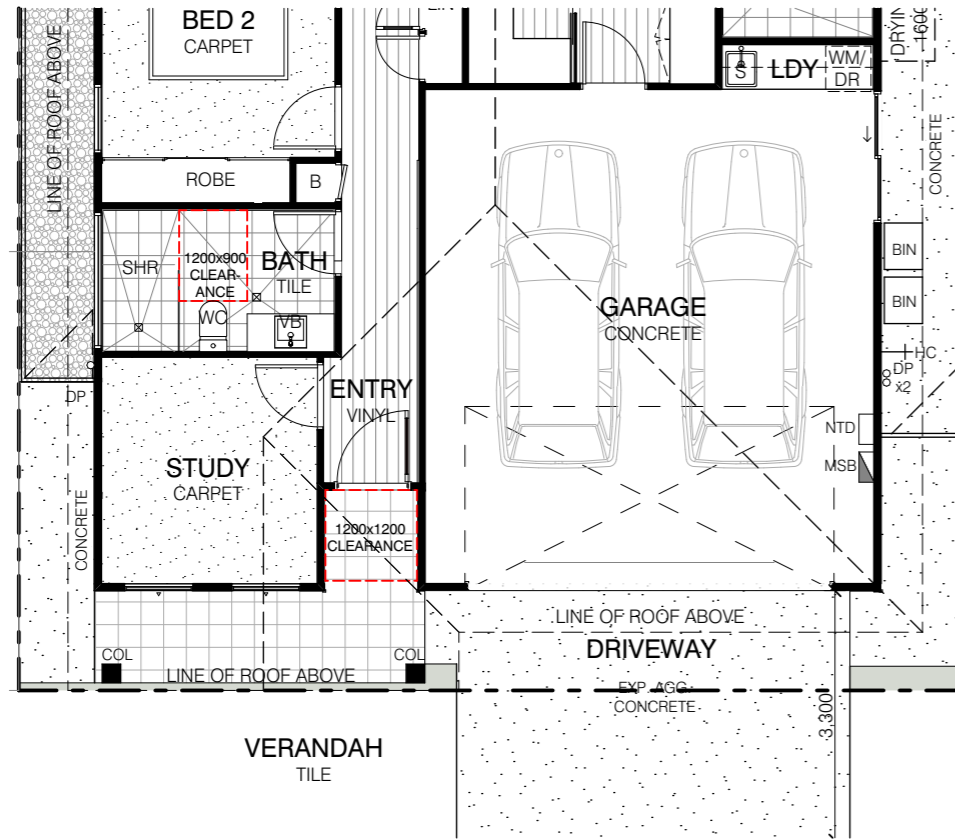
| | | |
|-------------------------|---------------------|-----------------------------|
| A | GROUND FLOOR LIVING | 118.97 |
| B | GARAGE | 41.07 |
| GROSS FLOOR AREA | | 160.04 m² |
| C | VERANDAH | 7.23 |
| D | COVERED OUTDOOR | 10.85 |
| TOTAL FLOOR AREA | | 178.12 m² |



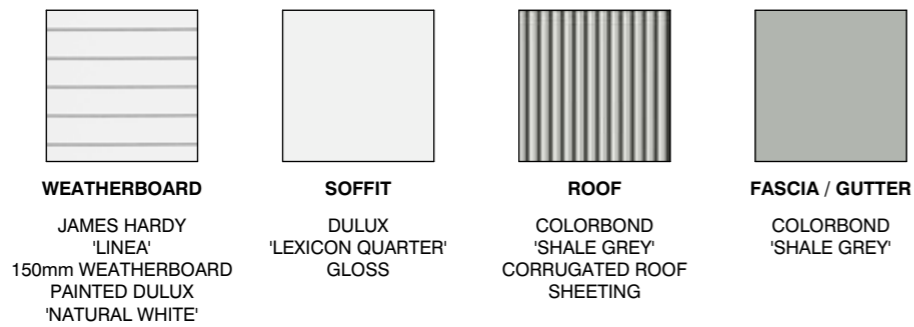
*Areas are gross floor areas which include external walls.
Covered external areas exclude 450mm eaves.
Measured to the outside face of external walls.

Architectural Drawings

Home Type Silkwood



FLOOR PLAN
SCALE 1:100



COLOURS AND MATERIALS

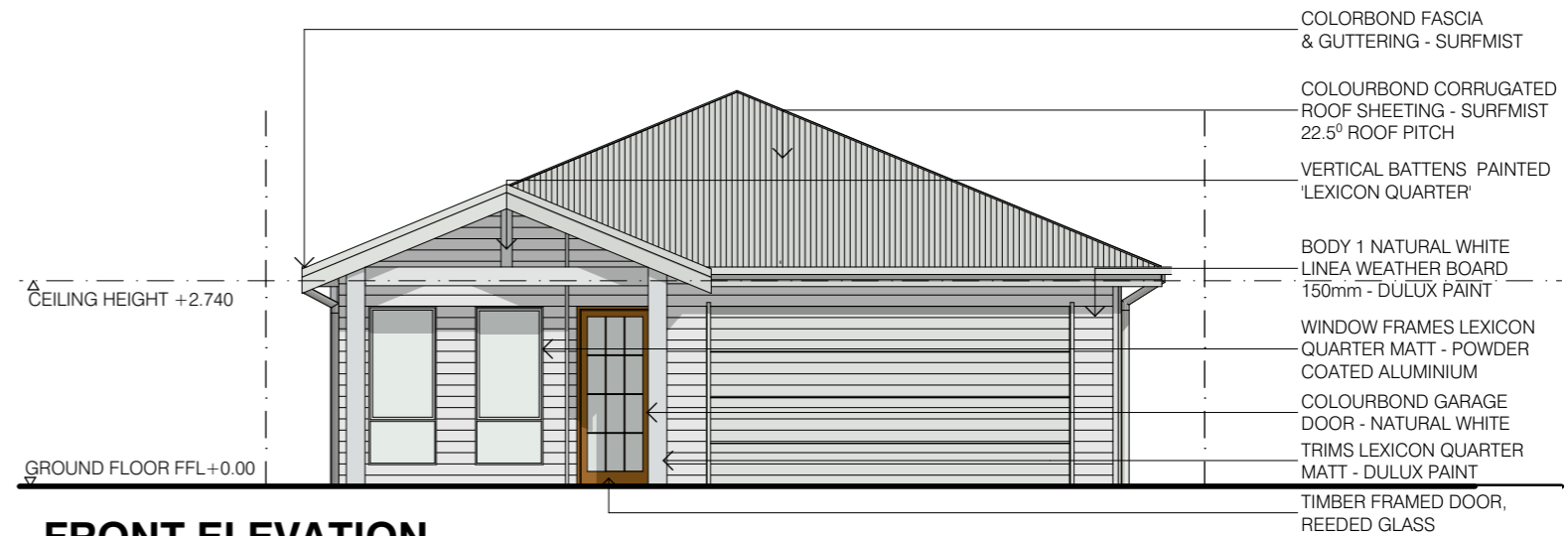
TYPE SILKWOOD

DEVELOPMENT APPLICATION
EVERLEIGH ESTATE

PROJECT NO. 557300 | 04 AUGUST 2025 | ISSUE C



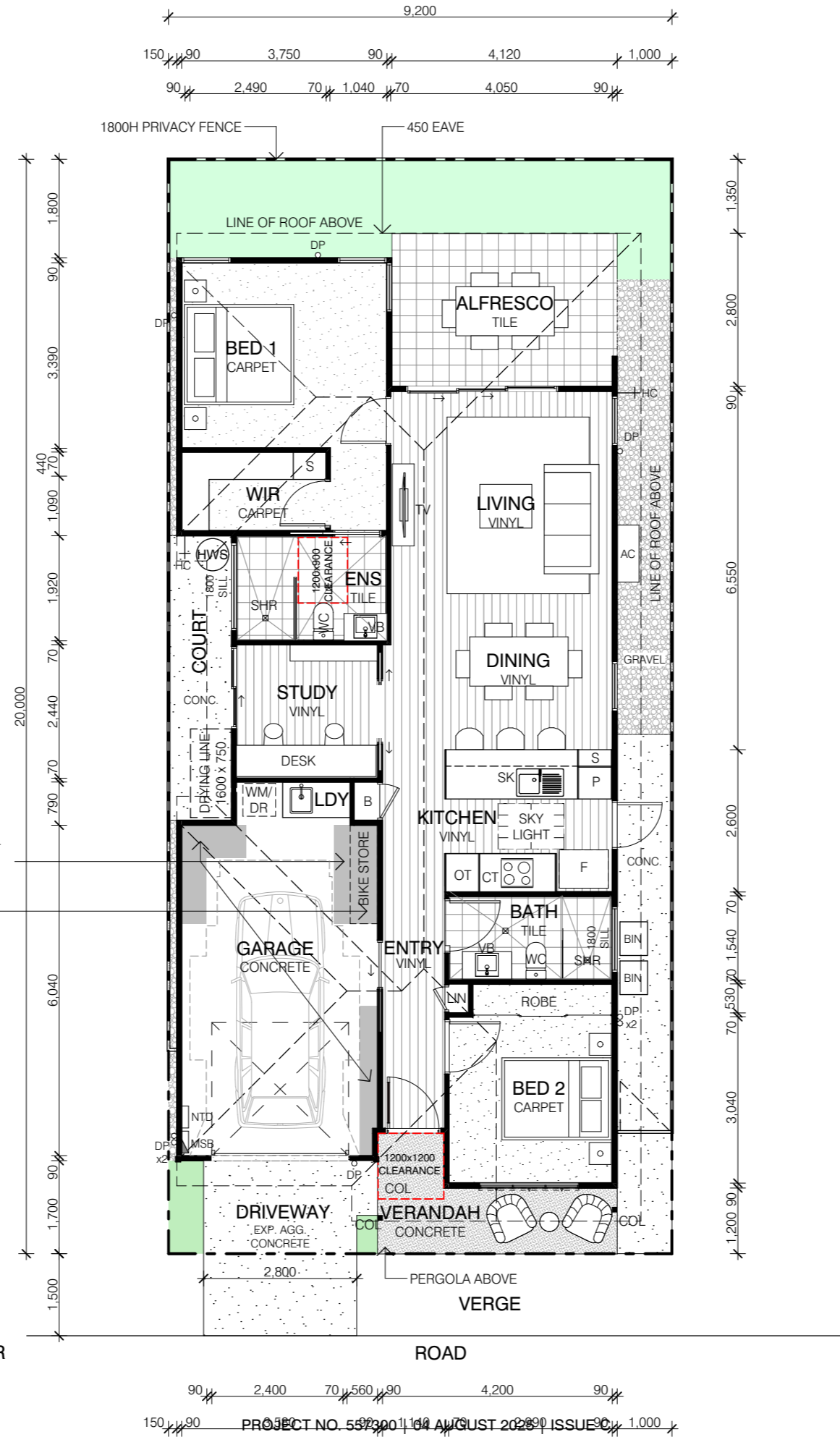
PERSPECTIVE VIEW



FRONT ELEVATION
SCALE 1:100

Home Type H - Floor Plan

Relevant to Lot Types 5



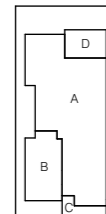
TYPE H

AREA
118m² INTERNAL
18m² EXTERNAL
137m² TOTAL

10m x 20m LOT
200m² LOT AREA
68.5% SITE COVER

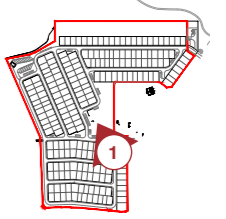
AREA SCHEDULE SQ.M

| | | |
|-------------------------|---------------------|-----------------------------|
| A | GROUND FLOOR LIVING | 94.62 |
| B | GARAGE | 24.30 |
| GROSS FLOOR AREA | | 118.92 m² |
| C | VERANDAH | 6.47 |
| D | COVERED OUTDOOR | 11.54 |
| TOTAL FLOOR AREA | | 136.93 m² |

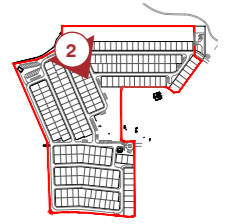


TOTAL FLOOR AREA 136.93 m²
*Areas are gross floor areas which include external walls.
Covered external areas exclude 450mm eaves.
Measured to the outside face of external walls.

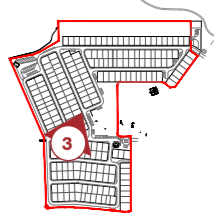
Architectural Design Intent
Central Facilities



Architectural Design Intent
Streetscape



Architectural Design Intent
Streetscape



Central Facilities
Colours & Materials
Reference Imagery

Walls



FC Weatherboard Cladding, 'White'



Feature Stone Cladding

Flooring



Tile, 'Light Beige'

Frames & Glass

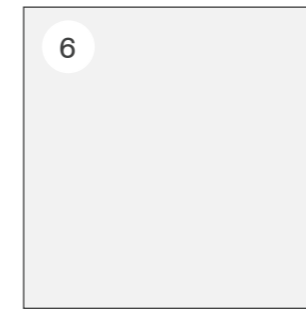


Aluminium Window/Door Frames 'White'



Clear Glazing

Roof Elements

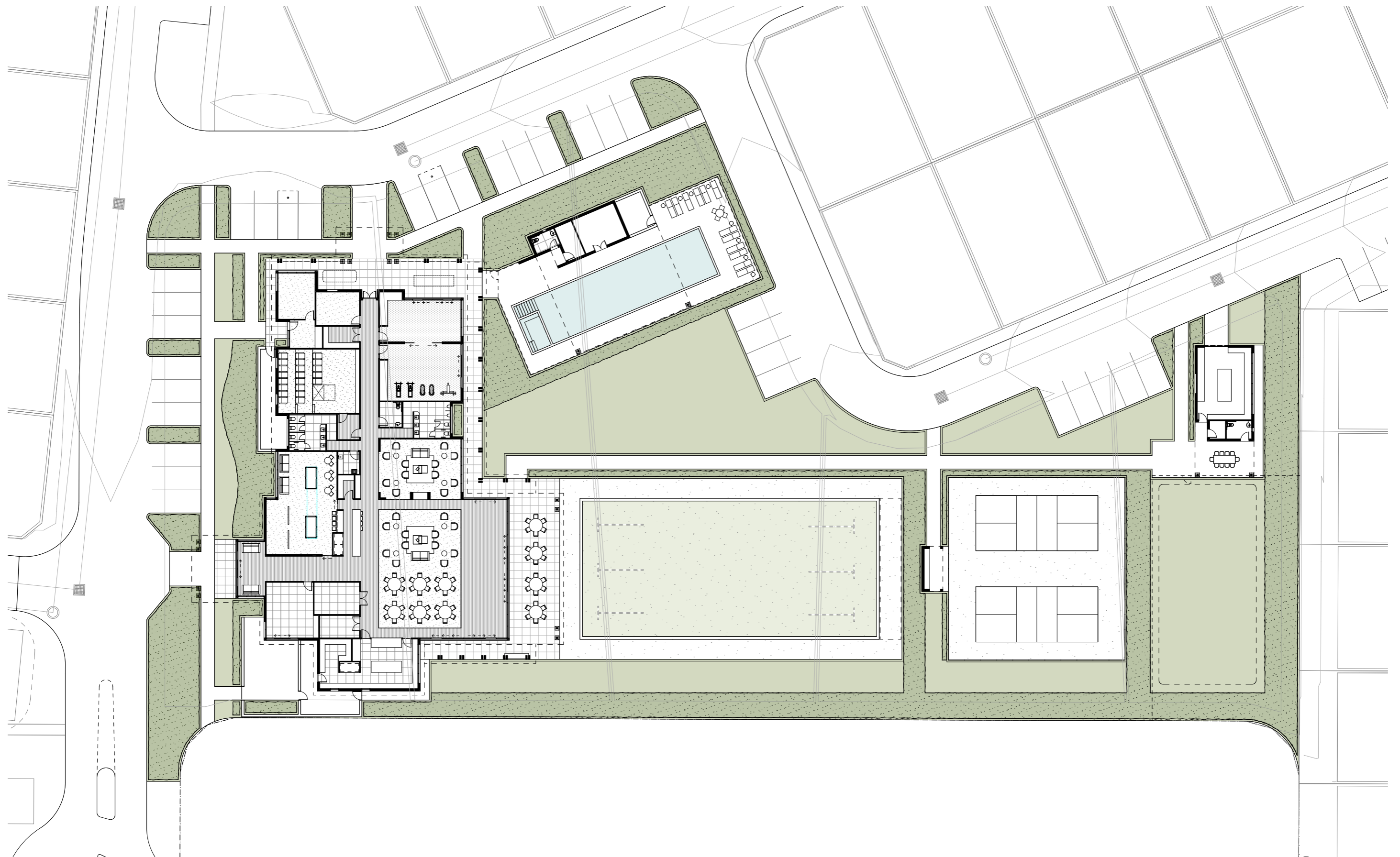


FC Soffit, 'White'



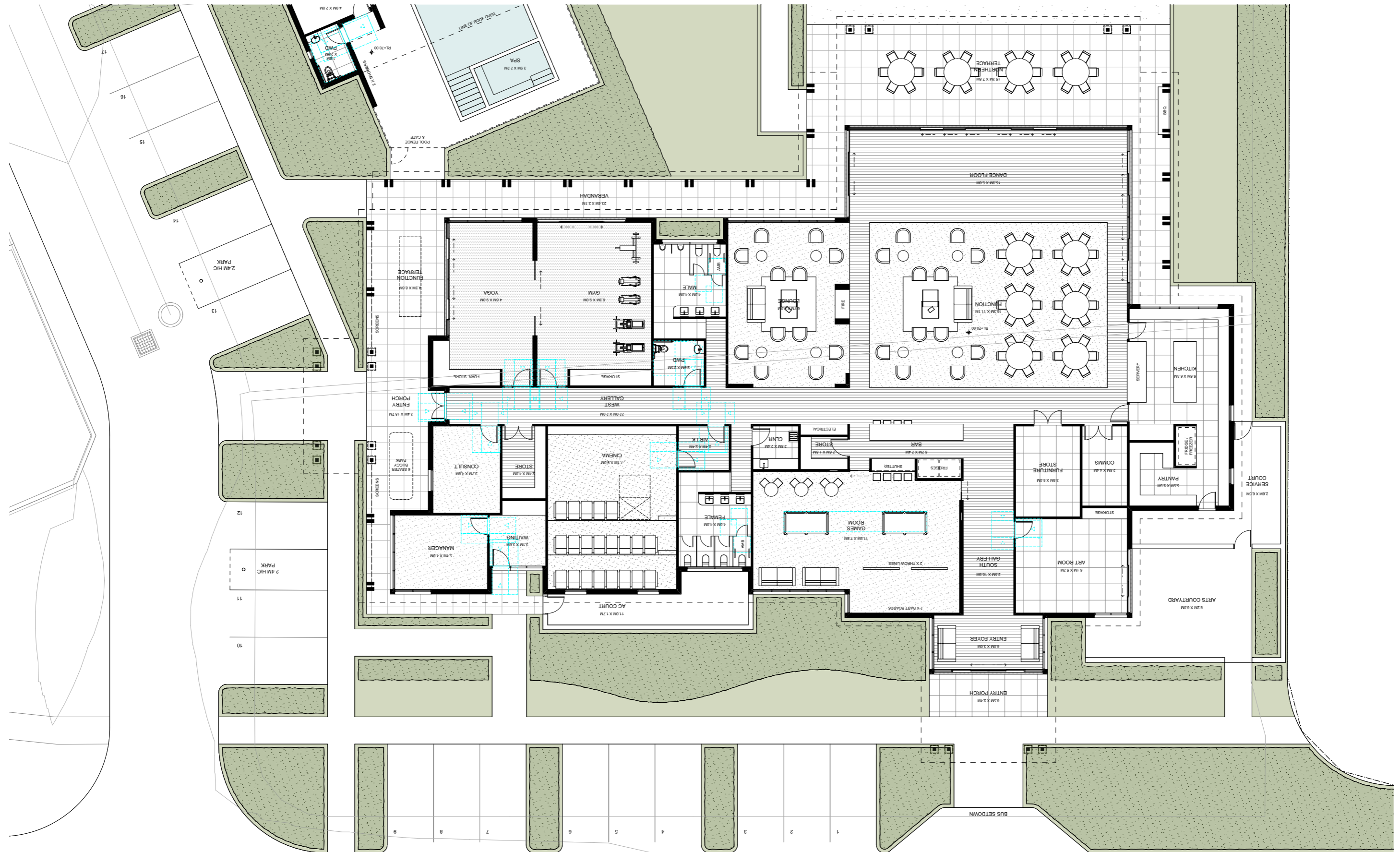
Metal Fascias Gutters, 'Dune'

Central Facilities Site Plan

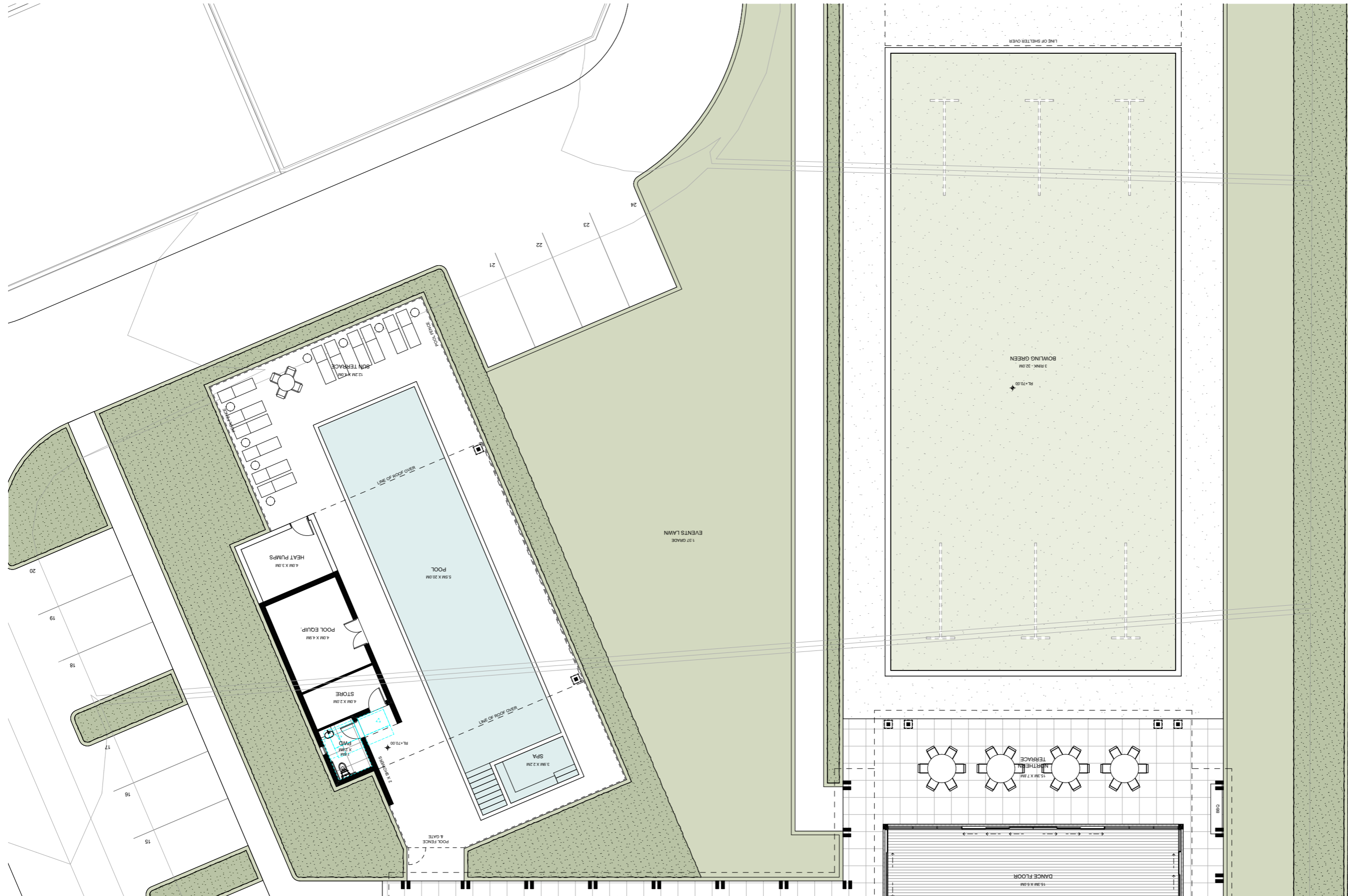


Central Facilities

Central Facilities Ground Floor Plan



Pool and Bowling Green Floor Plan



Hobby Shed, Dog Off Leash and Pickleball Court Floor Plan

