



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Queensland
Government

ESG STRATEGY MEMO FOR PROPOSED ARMSTRONG- EVERLEIGH LAND LEASE COMMUNITY

Prepared for
SERENITAS
May 2025

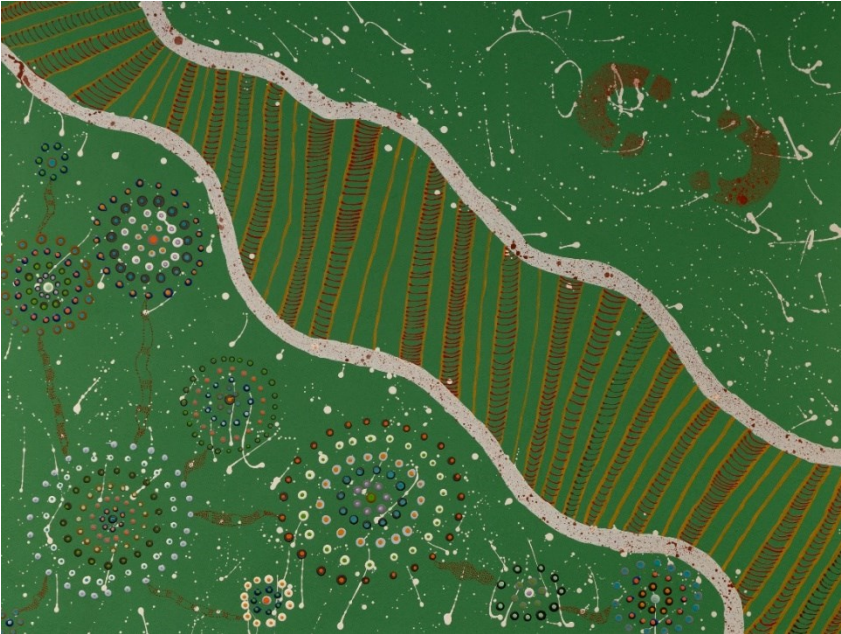


ACKNOWLEDGEMENT OF COUNTRY

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist: Hayley Pigram
Darug Nation
Sydney, NSW

URBIS STAFF RESPONSIBLE FOR THIS MEMO WERE:

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DOCUMENT NO.:

P0059450 Draft v1

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STATEMENT OF PURPOSE

This Armstrong-Everleigh Land Lease Community (LLC) ESG Strategy Memo for the proposed Armstrong-Everleigh Masterplan provides a clear framework for integrating sustainability, community wellbeing, and responsible governance outcomes into each stage of planning, development, and long-term operations.

Through this ESG Strategy Memo, Serenitas aims not only to meet contemporary expectations for responsible and sustainable development but also to create a resilient, thriving community that delivers enduring environmental, social, and economic value for the future residents.

Each performance outcome across the sustainability areas is focused on improving environmental and social outcomes and reducing waste and energy use.

VISION FOR ARMSTRONG-EVERLEIGH LLC

The vision for Armstrong-Everleigh LLC is to create a timeless over 55s lifestyle resort with generous homes that blend seamlessly into the subtropical suburban character of Rothwell, offering residents a vibrant, connected, and timeless place to call home. The development will be characterised by a refined resort architectural style and framed by lush native landscaping, brought to life by thoughtfully selected materials and building forms that will respond to the unique conditions of the site.

The masterplan promotes walkability, active living, and social connection through a network of open spaces and purposefully located communal facilities to provide formal and informal opportunities for community involvement and contact. Generously sized homes with substantial private open space will provide comfort, privacy, and outlook, while the overall scale and design seek to ensure the development remains in harmony with its residential surroundings.

The proposal is an appropriate scale and intensity of development for the context while providing generous landscape buffering and separation to the existing homes.

SITE CONTEXT

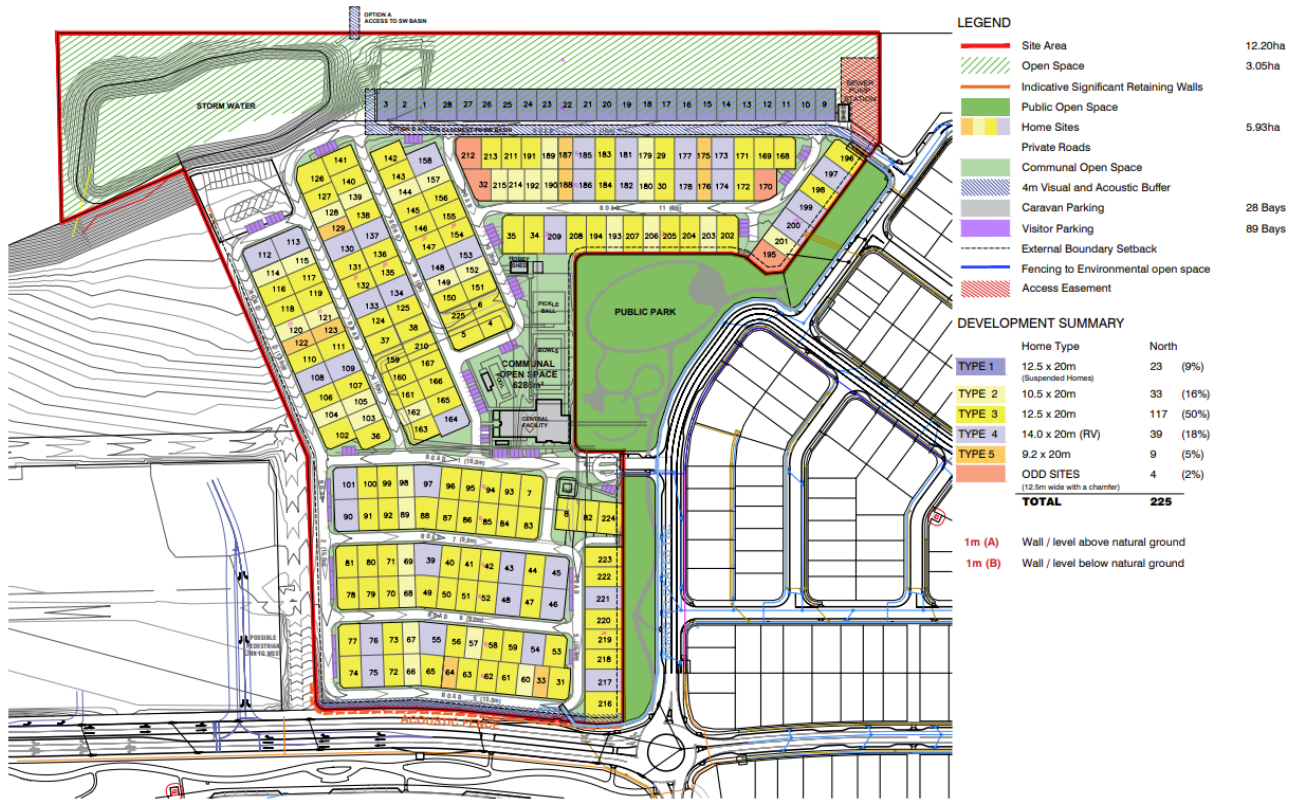
The proposal involves the development of a lifestyle resort for over 55s, comprising 193 lots. The master plan prioritises connectivity and walkability, fostering an active lifestyle through integrated pathways, generous communal open spaces, and centrally located shared facilities.

The site is situated at the intersection of Anzac Avenue and Stubbins Street, offering close proximity to public transport and convenient pedestrian and vehicle connections to nearby amenities. It features public road frontage on the north, east, and south, with residential properties to the west. The site has a natural stormwater flow path along the western boundary which will act as a buffer between the proposed development and existing homes.

Designed to create a safe and vibrant living environment, the community will reflect the subtropical suburban character of Moreton Bay. All communal areas will be extensively landscaped to enhance visual appeal and align to local character and improve micro-climate of the homes. Landscaping and fencing will be consciously designed to align with the existing residential character of the surrounding neighbourhood.

Featuring the proposed coastal architectural style complemented by lush native plants, the development aims to establish a strong sense of place and identity. The result will be a welcoming, cohesive community that offers residents a secure, high-quality living environment.

The design thoughtfully responds to the site's unique context—capitalising on its advantages while carefully addressing its constraints.



Serenitas Management Pty Ltd

PROJECT NAME: PROJECT ARMSTRONG - EVERLEIGH
CONCEPT MASTER PLAN - OPTION E

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY



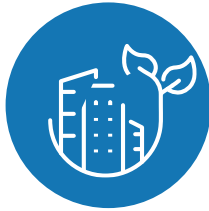
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Figure 1: Armstrong-Everleigh Land Lease Community Concept Masterplan

ESG PRINCIPLES

The key ESG Principles of **Carbon Conscious**, **Water Circularity** and **Community Wellbeing** will guide decision making for the Armstrong-Everleigh project. The principles have been formulated to embed flexibility and foster innovation, allowing the scope of the principles and project related performance outcomes to adapt and grow.



**Carbon
Conscious**



**Water
Circularity**

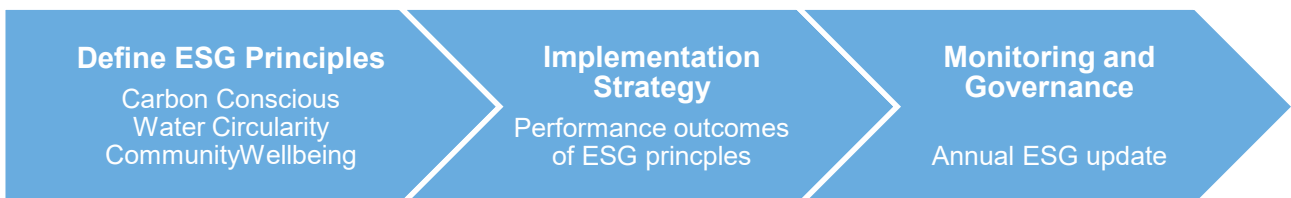


**Community
Wellbeing**

IMPLEMENTATION STRATEGY

The Armstrong-Everleigh LLC ESG Strategy will be implemented in stages as the community evolves. While some outcomes—such as improved access to external amenities through thoughtful urban and landscape design—can be assessed at the time of approval, many of the outlined impacts and outcomes will not be fully measurable until the community is more developed.

To ensure oversight of the strategy’s implementation, Serenitas will issue an annual report from the commencement of construction, detailing progress against each prescribed impact and outcomes in alignment with the ESG Principles.



CARBON CONSCIOUS

Principle	Principle Detail	Overview	Phase	Impact
Carbon Conscious	Minimum energy performance standards for appliances	<p>Applies to electrical appliances and building services as part of the base build including:</p> <ul style="list-style-type: none"> Provision of induction or electric cooktops Domestic hot water (e.g. high-performance electric heat pump) AC (high-performance electric heat pump). Dishwasher 	Planning, design & construction	<ul style="list-style-type: none"> All homes will have either electric cooktops or induction cooktops. Airconditioning units (AC) will be provided.
	Solar PV	Provide a standard size to each home/villa and clubhouse.	Planning, design & construction	<ul style="list-style-type: none"> Planning is for all homes to have solar PV, subject to approval by relevant authorities. Typical systems for the community will be between 3kW-5kW. The Clubhouse will have solar PV, with sizing dependent on the available roof sizing and approval by relevant authorities.
	EV infrastructure	Provision for EV charging infrastructure & explore opportunity for car-sharing system.	Design & construction	<ul style="list-style-type: none"> A minimum of one EV charging station will be installed within the community for use by homeowners. Each home will have a dedicated 15 amp circuit run to the garage for provision to homeowners wanting to install their own EV charger in the future.
	Energy efficient homes	Establish a minimum energy performance standard for homes.	Planning, design & construction	<ul style="list-style-type: none"> Review proposed preliminary designs and identified low cost, high impact design modifications to lower expected energy consumption and improve thermal comfort. Minimum NatHERS 7-star rating to all homes.

WATER CIRCULARITY

Principle	Principle Detail	Overview	Phase	Impact
Water Circularity	Minimum performance for water fixtures & appliances	Establish a minimum performance standard.	Design	<ul style="list-style-type: none"> A minimum water performance standards for fittings and fixtures will be defined.
	Communal rainwater tank	Incorporate rainwater harvesting for landscape irrigation.	Design & construction	<ul style="list-style-type: none"> Rainwater harvesting will be available at the central facilities for landscape irrigation
	Water monitoring systems	Sub-meter common areas and individual units to monitor water use and include leak detection technology.	Design & construction	<ul style="list-style-type: none"> Remote sub-meters will be installed for all homes and the central facilities to monitor usage for electricity and water
	Selection of native, drought-tolerant species.	Develop a landscape management plan using native, drought-tolerant species.	Design & construction	<ul style="list-style-type: none"> The selection of trees will be native, with the exception of some citrus trees for the productive garden Shrubs and ground covers will be 75% native.

COMMUNITY WELLBEING

Principle	Principle Detail	Overview	Phase	Impact
Community Wellbeing	Heat island effect	Provision for light-coloured roof, maximise tree canopy and use reflective materials or permeable paving materials for roads, footpaths, and open areas to reduce heat absorption.	Design & construction	<ul style="list-style-type: none"> ▪ Roof colours for the homes will all be light-coloured. ▪ Tree canopy will be maximised where possible, however due to tight verges in typical land lease developments there will be challenges.
	Health and well-being amenities	Providing facilities such as walking trails, fitness centres, and create wellness programs to support residents' health.	Design and operations	<ul style="list-style-type: none"> ▪ The central facilities will promote health and wellness, usually with a lap pool, gym, yoga studio, bowling greens, pickleball courts.
	Community engagement	Establishing programs that encourage resident participation in community decision-making and activities.	Operations	<ul style="list-style-type: none"> ▪ Games room and function hall are also facilities that are typical in the LLC communities that promote social activation.
	Safety	Promote safety and security through CPTED (Crime Prevention Through Environmental Design) principles.	Design & construction	<ul style="list-style-type: none"> • The urban planning of the development takes into consideration CPTED principle to ensure community safety and wellbeing.

FUTURE CONSIDERATIONS

Theme	Overview	Phase	Impact
Operational waste	Create waste management plan and provide waste infrastructure on-site for various waste streams (paper, soft plastics, organics, e-waste)	Operations	<ul style="list-style-type: none"> ▪ A waste management plan will be developed for the project outlining the strategy for waste collection and separation with a focus on operational waste reduction.
Material selection	Use low-VOC paints, adhesives and sealants to improve indoor air quality.	Design & procurement	<ul style="list-style-type: none"> ▪ Low VOC products will be prioritised moving forward.

