

APPENDIX C

POD ROL PLANS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1688

Date: 09 February 2026



Everleigh

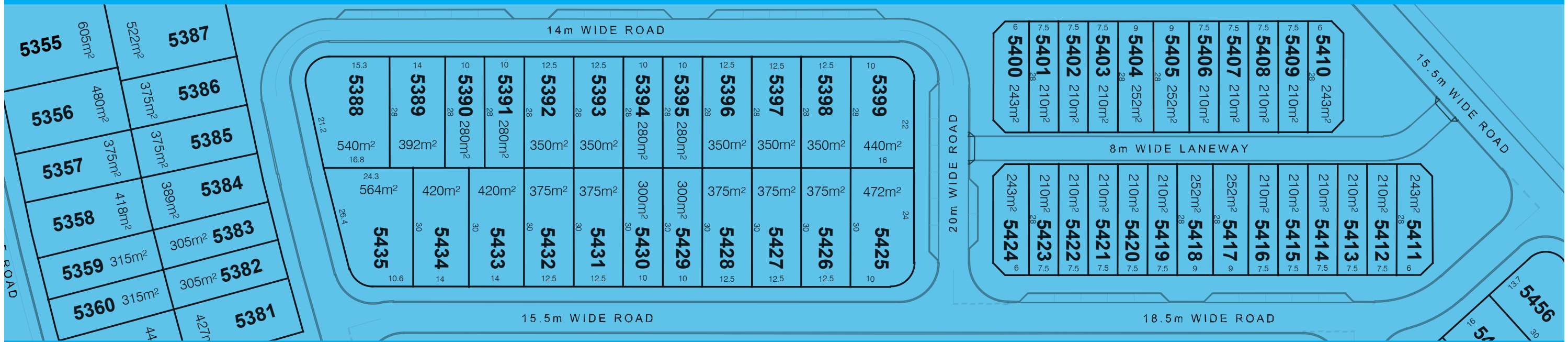
ROL 21: RECONFIGURATION OF A LOT PLANS

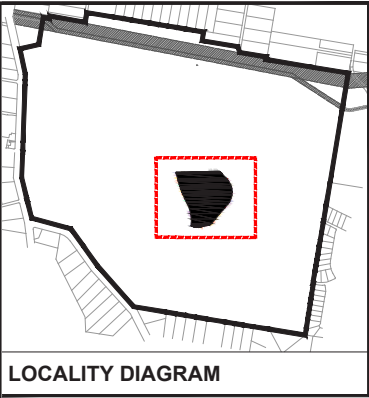
TEVIOT ROAD, EVERLEIGH

JULY 2025

PLANS AND DOCUMENTS
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LOCALITY DIAGRAM

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APPROVED REGIONAL SPORT & RECREATION PARK

LEGEND

GENERAL

- ROL 21 Boundary
- Proposed Lot Boundaries
- Proposed Road Carriageways
- Proposed High School
- Major Linear Park
- Pedestrian Link
- Conservation Area
- Drainage Reserve
- Additional Verge for Bushfire Buffer
- Proposed Bus Stop Location

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- Rear Loaded Terrace
- Front Loaded Terrace
- Potential Attached Dwelling (refer to House (Attached) Design Criteria which prevails to the extent of any inconsistency with this plan)

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

- Potential Duplex Dwelling (16 sites)

NOTE:
• Balance lots, while not appearing on ROL 21: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
• This ROL plan may be changed via compliance assessment in accordance with the ROL 21: Plan of Development - Design Criteria document.

ROL 21 - YIELD SUMMARY

LOT TYPE	INDICATIVE LOT FRONTAGE	INDICATIVE LOT DEPTH					TOTAL	
		25m Deep	28m Deep	30m Deep	32m Deep	35m Deep	LOTS	%
Rear Loaded Terrace	7.5m wide	~	25	~	~	~	25 lots	9.6%
Front Loaded Terrace	7.5m wide	8	~	~	~	~	8 lots	3%
Villa	10m wide	3	19	20	~	~	42 lots	16.1%
Premium Villa	12.5m wide	5	34	37	~	~	76 lots	29.1%
Courtyard	14m wide	8	24	32	~	~	64 lots	24.5%
Premium Courtyard	16m wide	1	18	19	~	~	38 lots	14.6%
Traditional	18m wide	~	4	4	~	~	8 lots	3.1%
Premium Traditional	20m wide	~	~	~	~	~	0 lots	0.0%
TOTAL RESIDENTIAL LOTS							261 lots	100%
DENSITY (NET RESIDENTIAL DENSITY)							20.6 dw/ha	



EVERLEIGH

RECONFIGURATION OF A LOT PLAN - ROL 21

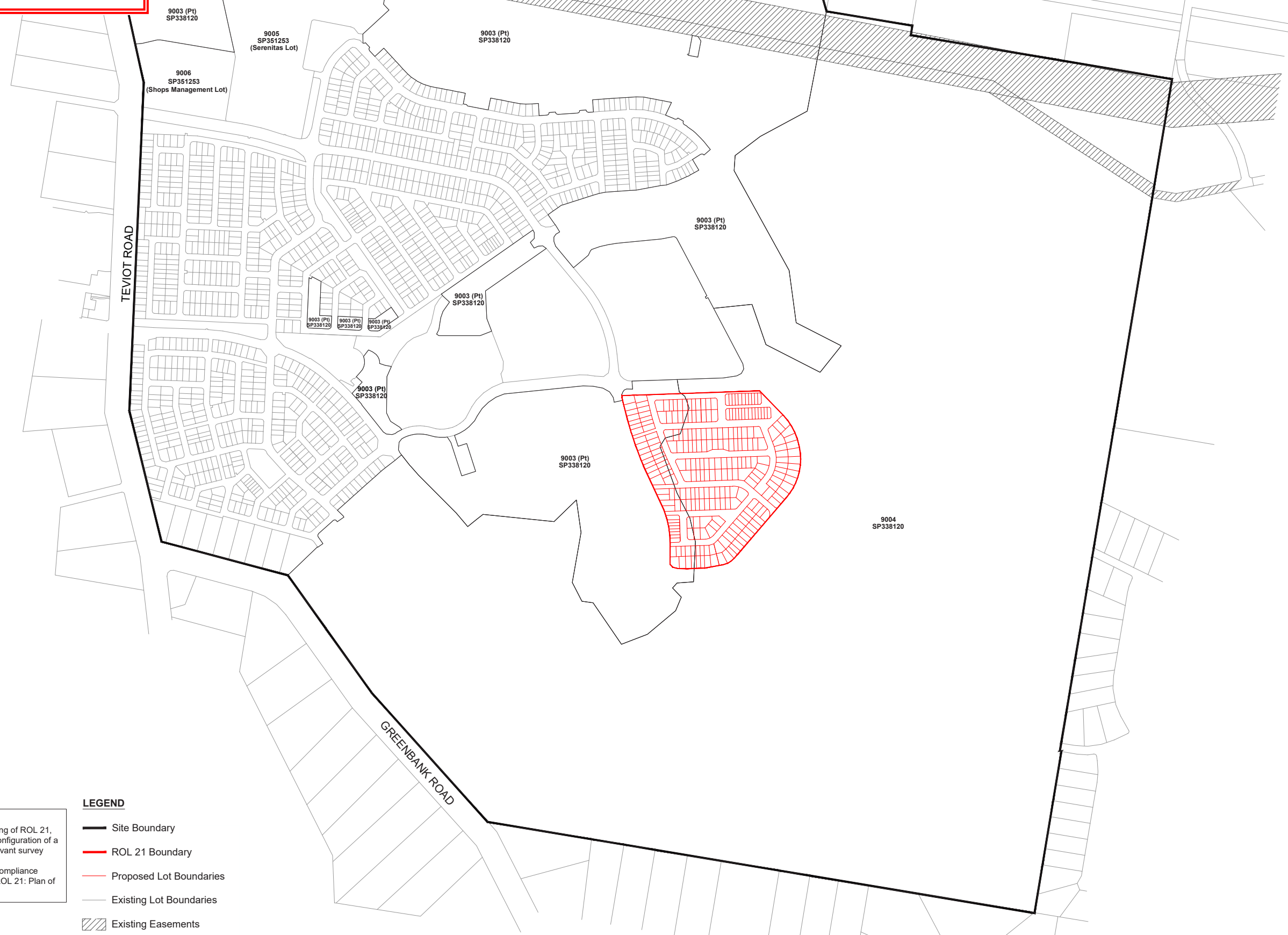
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0 20 40 60 80 100



PROJECT NO: P0018054
DATE: 31.07.2025
DRAWING NO: ROL21-1
REV: 00

Approval no: DEV2025/1688
Date: 09 February 2026



- Balance lots for the progressive staging of ROL 21, while not appearing on ROL 21: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 21: Plan of Development - Design Criteria.

 Site Boundary
 ROL 21 Boundary
 Proposed Lot Boundaries
 Existing Lot Boundaries
 Existing Easements

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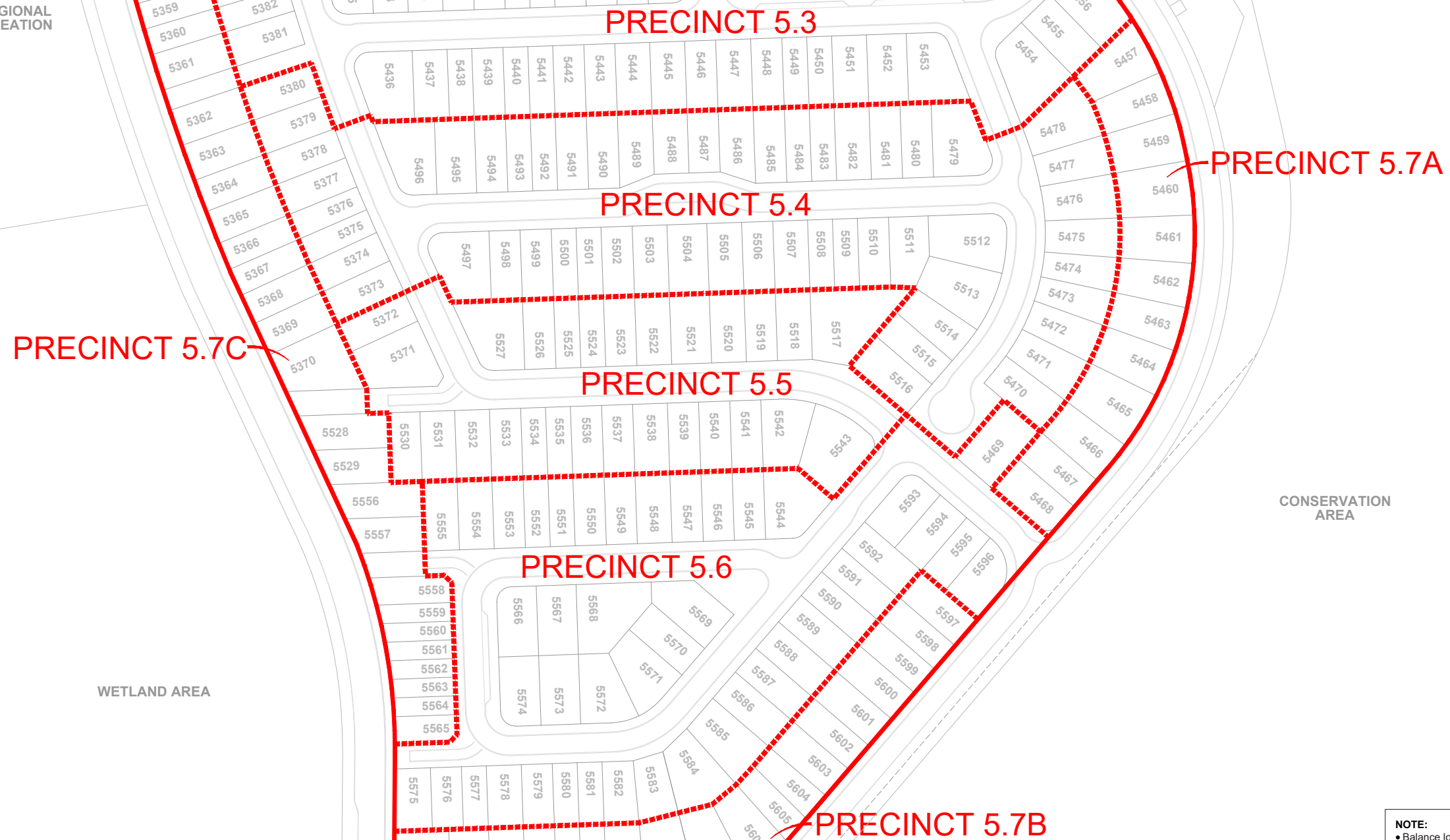


PROPOSED
HIGH SCHOOL

DRAINAGE
RESERVE

APPROVED REGIONAL
SPORT & RECREATION
PARK

LOCALITY DIAGRAM



LEGEND

- Site boundary
- ROL 21 boundary
- Preliminary Stage Boundaries

NOTE:

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EVERLEIGH

RECONFIGURATION OF A LOT PLAN - ROL 21 - PRELIMINARY STAGING PLAN

Scale: 1:4,000 @ A3

0 50 100 150



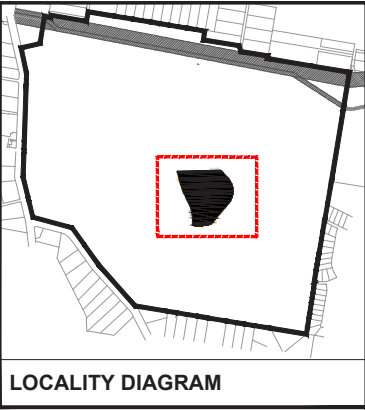
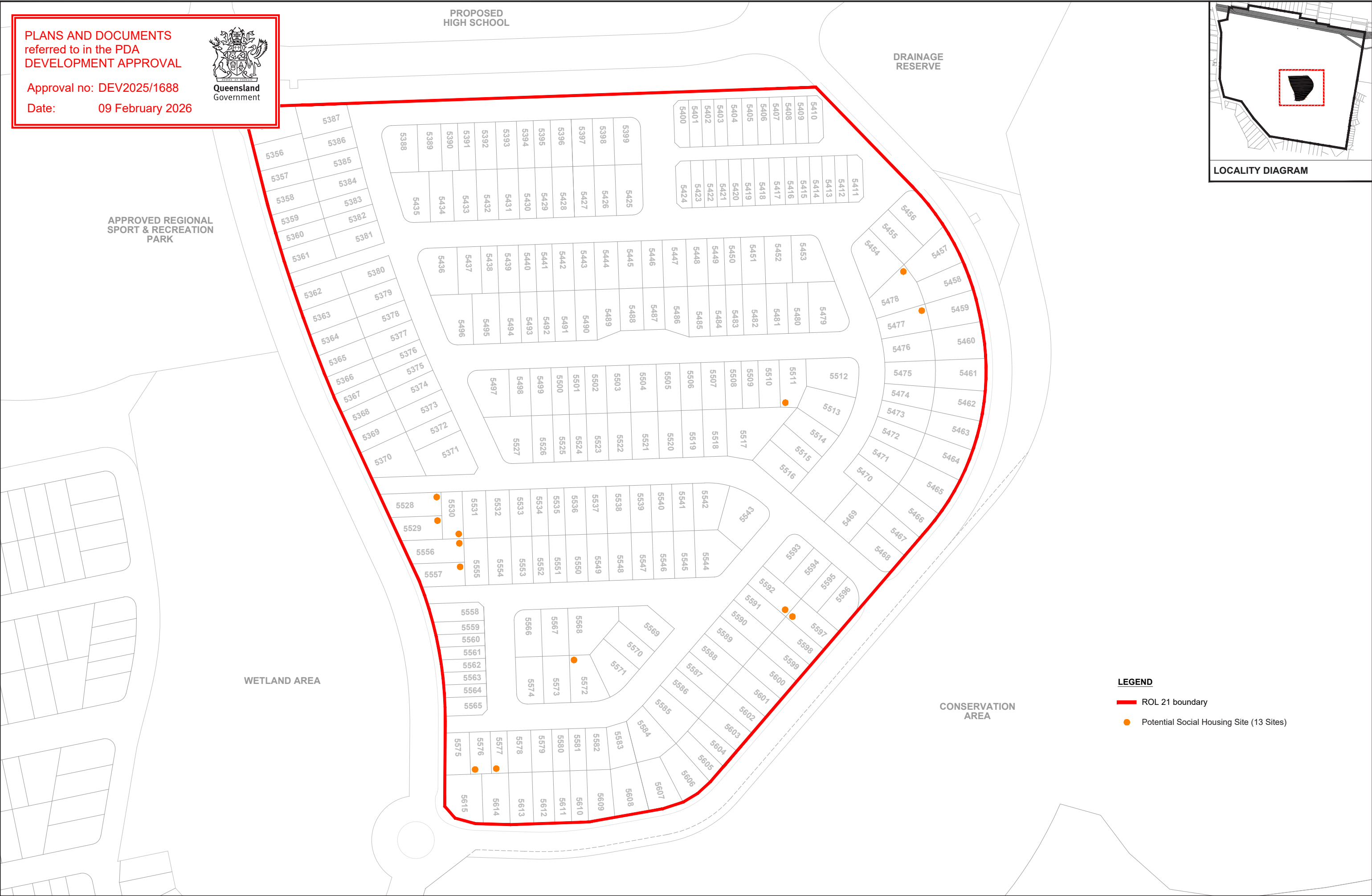
PROJECT NO: P0018054
DATE: 31.07.2025
DRAWING NO: ROL21-3
REV: 00

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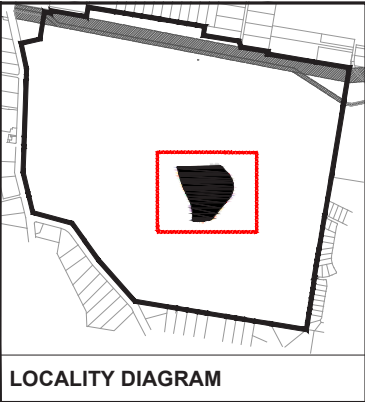
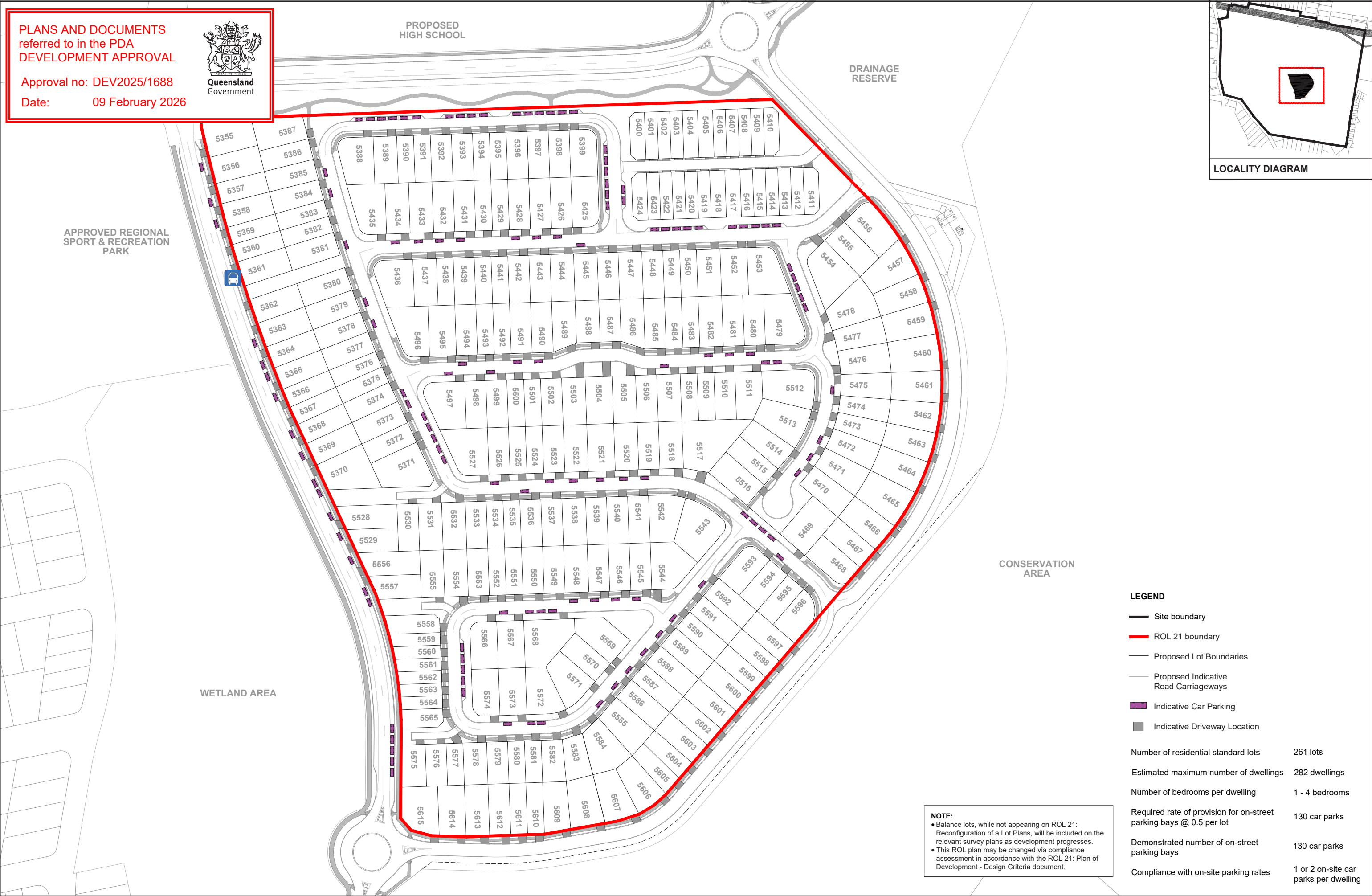
Queensland
Government



- LEGEND**
- ROL 21 boundary
 - Potential Social Housing Site (13 Sites)

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LEGEND

Site boundary

ROL 21 boundary

Proposed Lot Boundaries

Proposed Indicative Road Carriageways

Indicative Car Parking

Indicative Driveway Location

Number of residential standard lots	261 lots
Estimated maximum number of dwellings	282 dwellings
Number of bedrooms per dwelling	1 - 4 bedrooms
Required rate of provision for on-street parking bays @ 0.5 per lot	130 car parks
Demonstrated number of on-street parking bays	130 car parks
Compliance with on-site parking rates	1 or 2 on-site car parks per dwelling

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