

APPENDIX H

ENGINEERING SERVICES REPORT

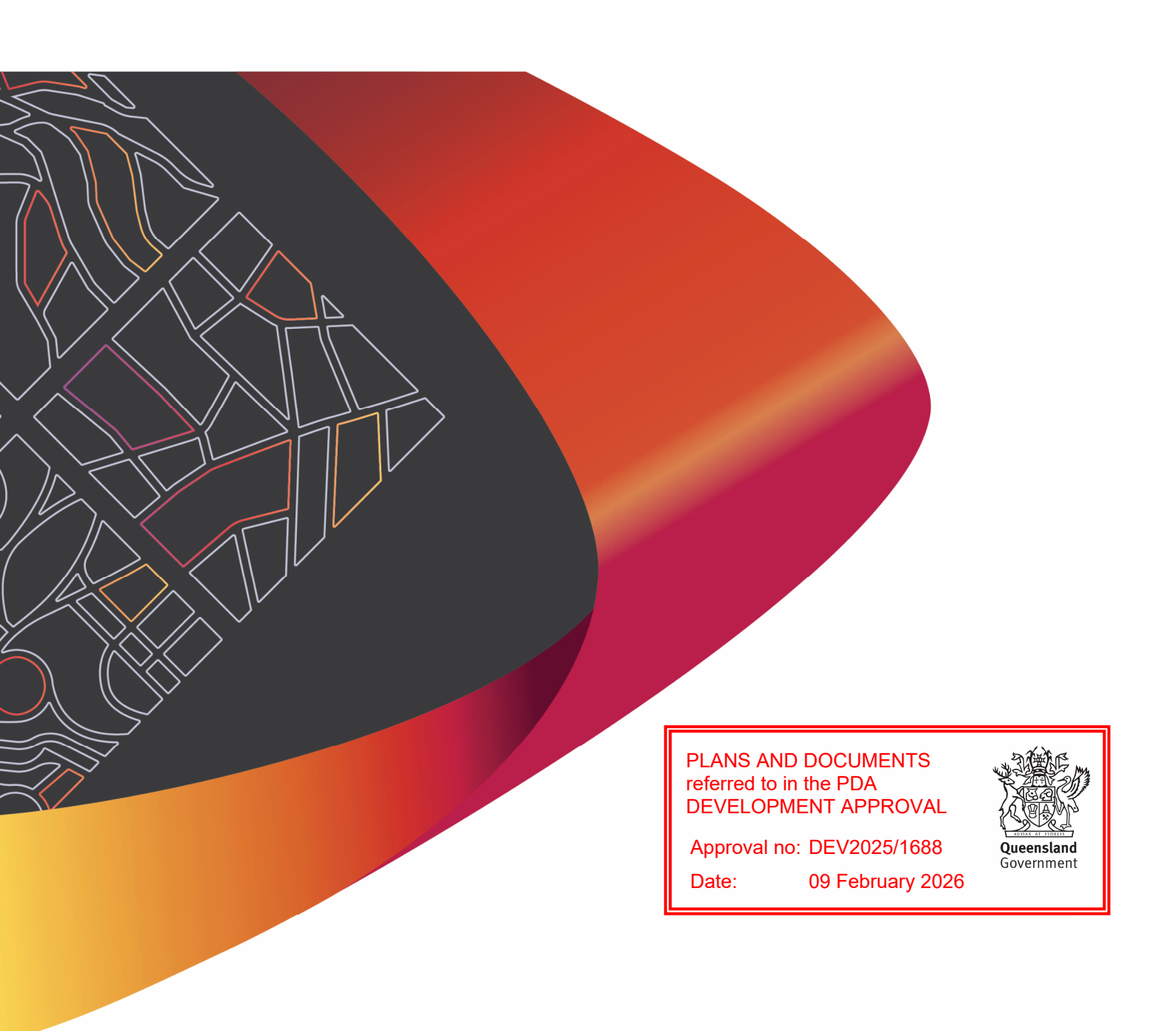
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1688

Date: 09 February 2026



Queensland
Government



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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MIRVAC

ROL 21 Everleigh

ENGINEERING SERVICES REPORT

Report No: MIR-0500/2503585

Rev: A

9 June 2025



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DOCUMENT AUTHORISATION					
Revision	Revision Date	Proposal Details			
A	09/06/25	Issue for Approval			
Prepared By		Reviewed By		Authorised By	
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1. INTRODUCTION

Premise was commissioned by Mirvac to prepare an Engineering Services Report for RoL 21 of the Everleigh development. Everleigh is located at Teviot Road, Greenbank and is part of the Priority Development Area (PDA) with EDQ being the assessing authority.

The proposed development sits within the recently approved DEV2024/1517, named Precinct 5.3. The servicing strategy for RoL 21 is consistent with that which was approved under DEV2024/1517. The deliverable of this precinct is 261 residential lots as all other amenities such as open space or major infrastructure is delivered with DEV2024/1517.

This report covers all engineering services that will be required to service the proposed development at a conceptual level for Development Approval. This report should be read in conjunction with the reports provided by Urbis (Town Planning). RoL Layouts by Urbis are included in Appendix A.

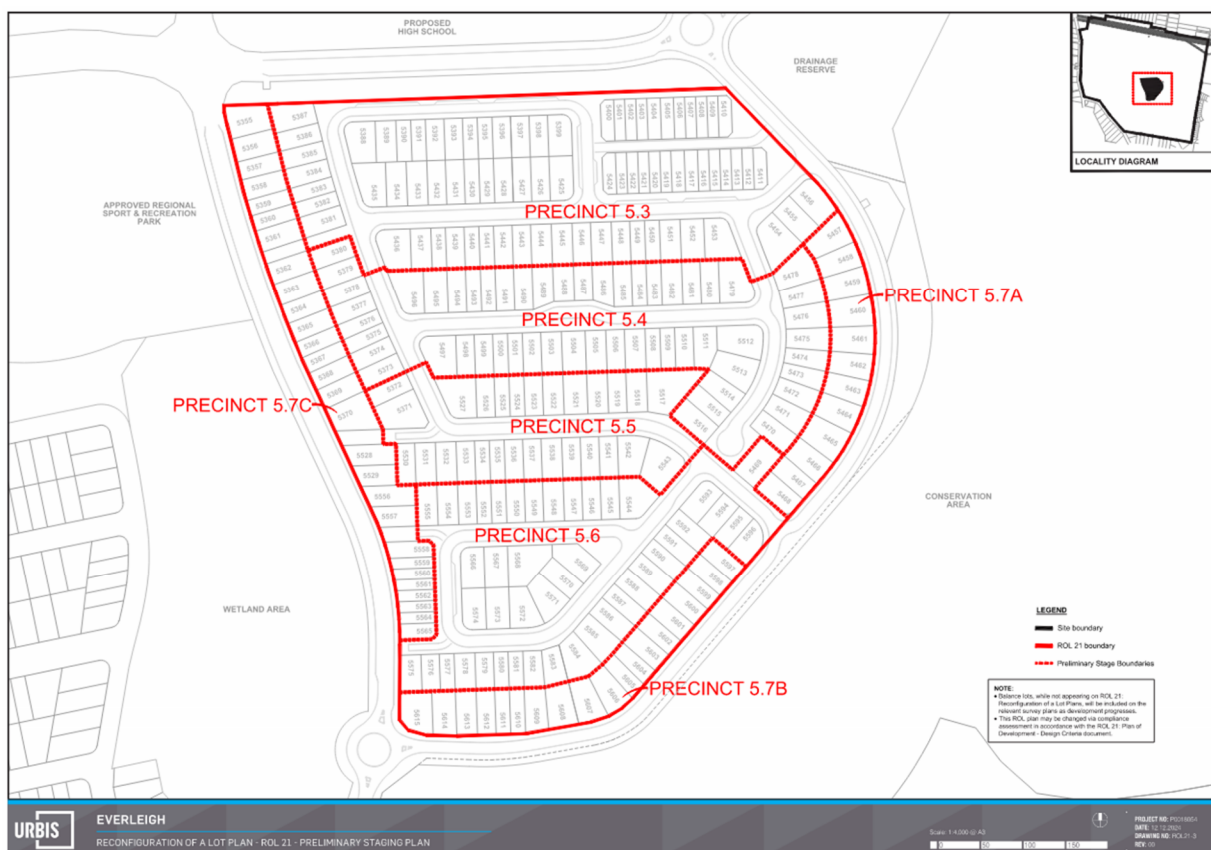


Figure 1.1: RoL 21 layout & sub-precinct split

2. SITE CHARACTERISTICS

RoL 21 has an area of 13.4 ha and is located towards the east of the overall site. As mentioned, it is contained within the DEV2024/1517 approval area. The site sits south of the proposed High School, will front the future southern sports fields and wetland, and have the conservation area wrap around it from east to south.

The natural surface topography of RoL 21 includes a crest towards the middle of the site which then gradually falls to overland flow paths north and south of the site, with maximum grades of up to 7% raising from this channel. The western edge of the subject area is bounded by completed earthworks and a completed road/roundabout in the northwestern corner.

Earthworks are currently being completed in the western portions of RoL 21 which will create the bund of the interim detention component of Lot 811 in the Central Parks (DEV2020/1131).

The site is bound by conservation land to the east. The site has an active EPBC approval in place.

The proposed site location, shown in the blue hatch, within the overall Everleigh development can be seen in Figure 2.1.

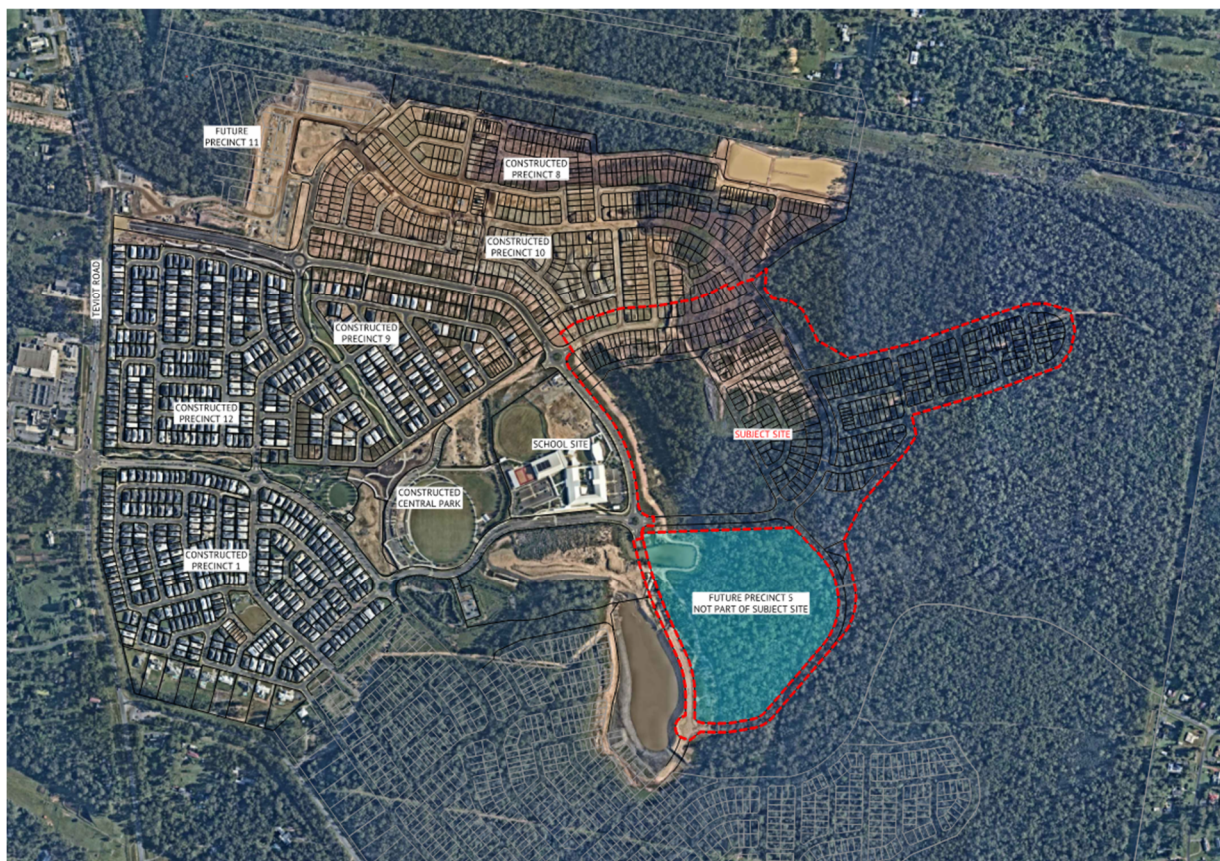


Figure 2.1: Site Location

3. DATA

Data for this report has been gathered from the following sources:

- > Urbis – Lot layout;
- > Economic Development Queensland (EDQ) – Greater Flagstone Priority Development Area plans and documents;
- > Saunders Havill Group – Detail Survey (check);
- > Premise Movement Network Infrastructure Master Plan, report number P000170/R02, Rev D (approval pending);
- > Premise Sewerage Infrastructure Masterplan, report number MIR-0020/R01 (approval pending);
- > Premise Water Infrastructure Masterplan, report number P000196/R01 (approval pending);
- > Logan City Council – Existing services location (where applicable and relevant) and Planning Scheme 2015 development information;
- > Detailed design and construction from DEV2018/999, DEV2020/1131, DEV2022/1277 and DEV2024/1517;
- > Dial Before You Dig;
- > ATP Consulting Engineers “Traffic Noise Impact Assessment, Everleigh Green Bank, RoL 21 Application”;
- > Engeny Everleigh Stormwater Masterplan, report number QC4060_005-REP-701-2; and
- > Stormwater technical letter “Everleigh Precinct 5.3 – Stormwater Quantity and Stormwater Quality Analysis”



4. SERVICES FOR DEVELOPMENT

4.1 EARTHWORKS

Earthworks will be required to facilitate the construction of the roads, allotments and parks proposed within RoL 21. The earthworks will consist of excavations, filling, permanent batters to existing surface level with maximum slope of 1 in 4 and batters between lots with a maximum slope of 1 in 2. Retaining walls will be constructed during civil works to provide level allotments. Retaining walls will be provided to lots where the height difference is 450mm or greater to a maximum height of 2.5m.

A preliminary 'as if complete' earthworks design has been carried out over the RoL 21 area. While the target for the earthworks design was to minimise the cut and fill volumes associated with the earthworks operation along with targeting a cut to fill volume balance, there were several constraints that needed to be considered which influenced levels. These constraints included:

- > Interface to natural surface levels and adjoining developed precincts
- > Road Gradings
- > Benching of allotments
- > Relationship between benched allotments and retaining walls
- > Coordination with landscape design in linear parks and pedestrian lanes
- > Stormwater drainage outlet levels

The preliminary earthworks design for the site has identified that the overall earthworks cut and fill volumes result in a shortfall of material, however this earthworks design is heavily influenced by the earthworks of RoL 13 Precincts 5, 6 & 7 to the north which has a surplus of material.

Vegetation clearing will be required to allow earthworks operations to commence up to the conservation edge as shown in RoL 13 approval DEV2024/1517. Typically, a 100m bushfire buffer zone to maintenance as per the Bushfire Management Plan. Due to the conservation edge, this cannot be met. To achieve a suitable BAL rating, a 20m esplanade road reserve borders the entire edge. The additional 6m in this road reserve is to allow for interface earthworks to the natural surface.

The proposed earthworks design and extent can be seen on the Preliminary Earthworks Sketch Plans Provided in Appendix B.

4.2 EROSION & SEDIMENT CONTROL

Erosion and Sediment Control (ESC) measures will be required during all stages of development from site establishment to project completion. An Erosion and Sediment Control program will be designed and detailed during the detailed design phase.



4.3 ROADWORKS

Vehicle access to the site area will be via Road 80 and Road 85 through the RoL 13 precincts 5.1B & 5.2A of Everleigh.

4.3.1 INTERNAL ROADS

The road layout has been developed in accordance with the road typologies nominated in the approval pending Movement Network Infrastructure Master Plan (MNIMP). Noting however the typologies are consistent with the existing MNIMP.

The roads servicing RoL 21 include:

- > Access Street – typical
- > Access Street – park
- > Driveway

A Road Hierarchy Plan showing the above road typologies located within the precincts can be seen in Appendix C.

All allotments can be accessed from the proposed internal road network via direct driveway access or the dedicated driveway access reserves provided. The proposed roads will be provided with concrete kerb and channel, 1.5m minimum width concrete footpaths and minimum 4m wide verges which accommodate necessary service corridors as required by Logan City Council.

Internal Road Functional plans detailing the RoL 21 internal road network can be seen in Appendix D.

4.4 NOISE ATTENUATION

A traffic noise impact assessment has been undertaken by ATP Consulting Engineers (ATP). ATP undertook traffic noise propagation modelling to consider the future traffic flows for a planning horizon of 2044. Based on the results of the traffic noise impact assessment for RoL 21 of the Everleigh development, the following is concluded:

- > Noise barrier is required along Anderson Drive, at rear loaded allotments where the outdoor living areas face the road,
- > For front loaded allotments on Anderson Drive, ensure the outdoor living areas are located on the protected façade.
- > Acoustic design to be carried out at the building approval stage for any dwellings where the traffic noise criterion is exceeded. This may include upper floors of two storey houses and houses on front loaded allotments facing internal collector roads.

Figure 6.1 of their report depicts the acoustic requirements.

Refer to ATP Consulting Engineers 'Traffic Noise Impact Assessment, Everleigh Green Bank, RoL 21 Application' report attached as part of the application documentation for further information.



4.5 TRAFFIC

The Traffic Impact Assessment which was prepared for the DEV2024/1517 application took the development of RoL 21 into account with the surrounding road infrastructure and suitability of external road and intersections of RoL 21. All internal roads of RoL 21 have under the 3,000vpd suitable for the access street category.

The previously supplied Traffic Impact Assessment can be seen in Appendix E (supplied in separate document due to size).

4.6 STORMWATER DRAINAGE

The proposed piped roofwater drainage, underground drainage and major storm overland flow for this site will be designed in accordance with EDQ Guideline 13, Logan City Council and QUDM stormwater design guidelines. It is proposed that a network of gully pits and underground pipes will be constructed to capture and convey stormwater collected from allotments and roadways towards two RoL 13 bioretention basins at a discharge point in the northeastern corner of the subject site. The area is nominated as Precinct 7.3 in DEV2024/1517. There is a portion of the RoL 21 piped network which will discharge directly into the overland flow channel within the conservation area in the southern part of the site.

The catchment which discharges directly into the conservation area, untreated, is Catchment G_46E which is in Figure C2 of the Stormwater Master Plan (Engeny document QC4060_005-REP-701-3).

The major storm overland flows generated from the RoL 21 catchments will be contained in the road reserves and conveyed to multiple discharge points including the future Precinct 7.3 basin area, west from Anderson Road into the wetland/detention area and southern at a sag point in the esplanade road (precinct 5.2A of DEV2024/1517).

Refer to the Preliminary Stormwater Drainage Plans provided in Appendix F and Figure C2 from the Stormwater Master Plan.

4.7 STORMWATER QUANTITY & QUALITY

To allow for the multiple discharge points directly into the conversation area, the majority of flows from RoL 21 are not detained. In accordance with the Everleigh Stormwater Masterplan prepared by Engeny, the central wetland area is designed to hold back major flows from that receiving catchment to allow the flows generated in this subject area first. Small catchments in the north and west of the precincts flow into the wetland area for detention.

Details on the proposed Stormwater Quantity and Quality treatments proposed for this precinct are provided within the stormwater technical letter "Everleigh Precinct 5.3 – Stormwater Quantity and Stormwater Quality Analysis" prepared by Engeny. This stormwater technical letter outlines the water quantity and quality analysis undertaken in support of the Reconfiguration of a Lot (ROL) submission for RoL 21 of the Everleigh development.



4.8 SEWER RETICULATION

All proposed residential allotments within RoL 21 will be provided with a sewer property service. Property services will be connected to a sewer reticulation pipe network located within the road reserves.

The sewer reticulation network will be designed and installed in accordance with SEQ D&C Code, Logan City Council requirements and Premise prepared whole of site sewer design master plan.

There is one (1) internal sewer catchments within the Precinct 5.3 area which will gravity feed into the proposed reticulation network and pump station detailed in DEV2024/1517.

Table 4.8.1 below demonstrated that the previous catchments and EP provided in DEV2024/1517 is suitable for the proposed EP on RoL 21 calculates the equivalent persons that Pump Station A will service.

Table 4.8.1

	DEV2024/1517			Precinct 5.3 RoL		
Catchment	Unit	EP / Unit	Total EP	Unit	EP / Unit	Total EP
Proposed RoL						
Precinct 6 & 7	354 Lots	2.8 EP per Lot	992	354 Lots	2.8 EP per Lot	992
High School	1,800 students & 190 staff	0.1 EP per Lot	199	1,800 students & 190 staff	0.1 EP per Lot	199
Total			1,191			1,191
Future RoL*						
Precinct 5.3	332 Lots	2.8 EP per Lot	930	261 Lots	2.8 EP per Lot	731
Precinct 3 & 4	917 Lots	2.8 EP per Lot	2,565	917 Lots	2.8 EP per Lot	2,565
Total			3,495			3,296
Existing						
Primary School	1,400 students & 140 staff	0.1 EP per Lot	154	1,400 students & 140 staff	0.1 EP per Lot	154
Precinct 10.5	7 Lots	2.8 EP per Lot	20	7 Lots	2.8 EP per Lot	20
Total			174			174
TOTAL OVERALL			4,860			4,661

Note - The future residential have been included for the sizing of the SPS and downstream gravity main systems. These future lots will be completed as part of a future ROL approval.*

The sewer reticulation system details described above are shown on the Preliminary Sewer Reticulation Plans in Appendix G.



4.9 WATER RETICULATION

All proposed allotments in RoL 21 will be provided with a potable water service connection. A water reticulation pipe network will be provided in RoL 21 to provide service connections to each allotment. The water reticulation network will be designed and installed in accordance with the SEQ D&C Code, Logan City Council requirements and the recently resubmitted Water Infrastructure Masterplan prepared by Premise.

In the ultimate, fully developed, scenarios RoL 21 is serviced from a low-level connection on Greenbank Road. Under the DEV2024/1517 conditions, the low-level connection is to be in place by December 2027. Based on the Master Program for Everleigh, it is anticipated that 2 stages within RoL 21 may be registered by December 2027.

For initial services and testing of the mains, the interim arrangements nominated in DEV2024/1517 will be utilised.

Premise do not see a risk of this low-level water connection be delivered in time as the critical piece of infrastructure, the wetland culverts, to allow this main to be installed will commence towards the end of 2025 and have a 12 month construction period.

The details described above are shown on the Preliminary Water Reticulation Plans in Appendix H.



5. CONCLUSION

Based on the information collected and preliminary investigations carried out it has been established that the proposed development can be adequately serviced.

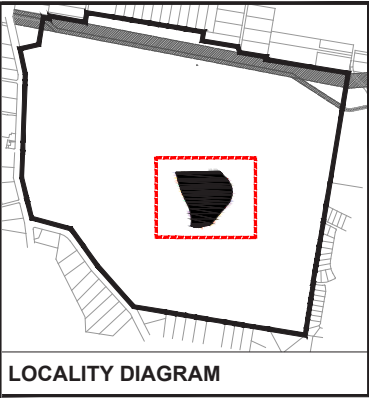
All service and infrastructure layouts are generally in accordance with the relevant approved infrastructure master plans, EDQ requirements, and other relevant and appropriate design standards and guidelines.



APPENDIX A

MASTERPLAN LAYOUT





LOCALITY DIAGRAM

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

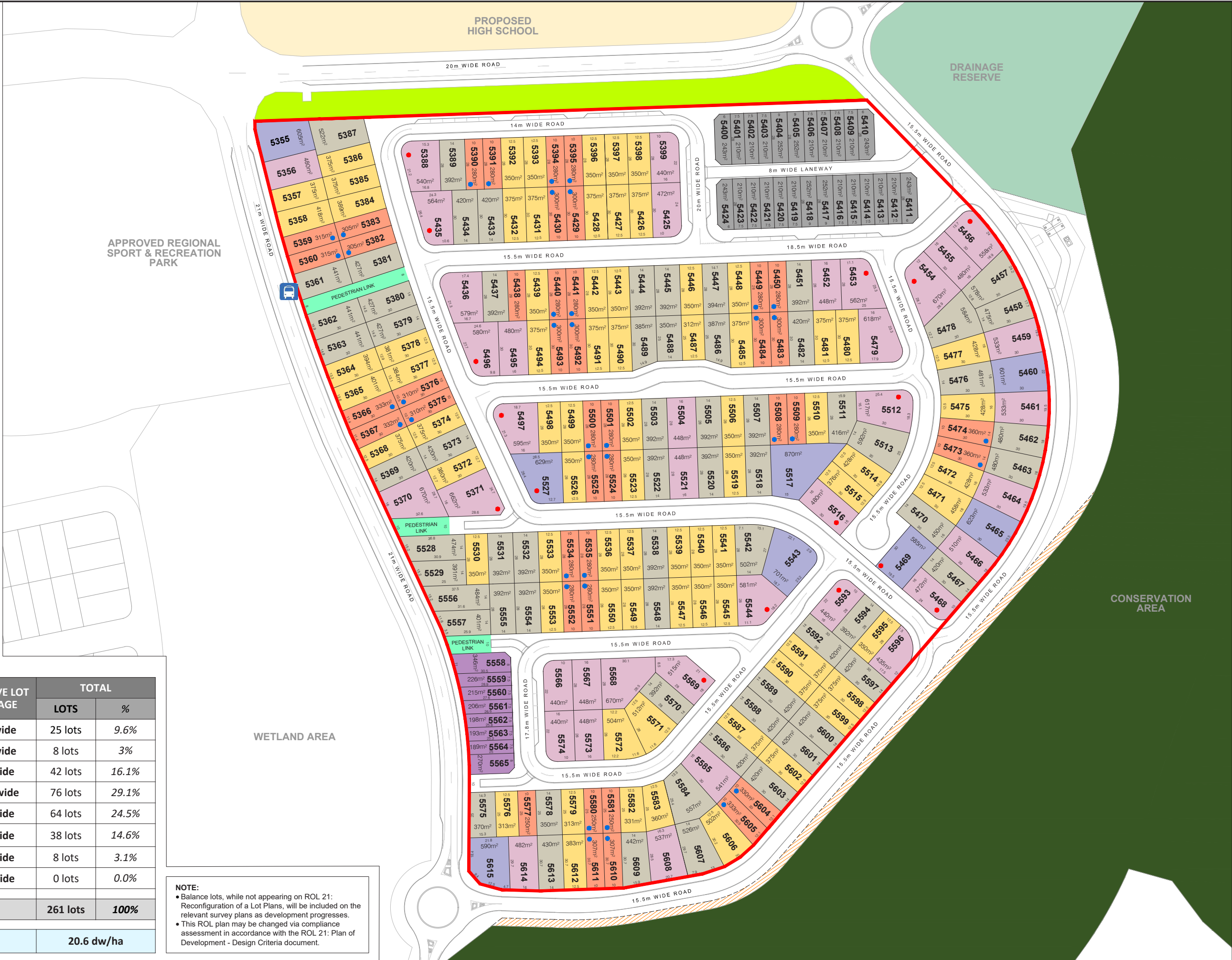
- Potential Duplex Dwelling (16 sites)

ROL 21 - YIELD SUMMARY

LOT TYPE	INDICATIVE LOT FRONTAGE	TOTAL	
		LOTS	%
Rear Loaded Terrace	7.5m wide	25 lots	9.6%
Front Loaded Terrace	7.5m wide	8 lots	3%
Villa	10m wide	42 lots	16.1%
Premium Villa	12.5m wide	76 lots	29.1%
Courtyard	14m wide	64 lots	24.5%
Premium Courtyard	16m wide	38 lots	14.6%
Traditional	18m wide	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	

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.



APPENDIX B

PRELIMINARY EARTHWORKS PLANS

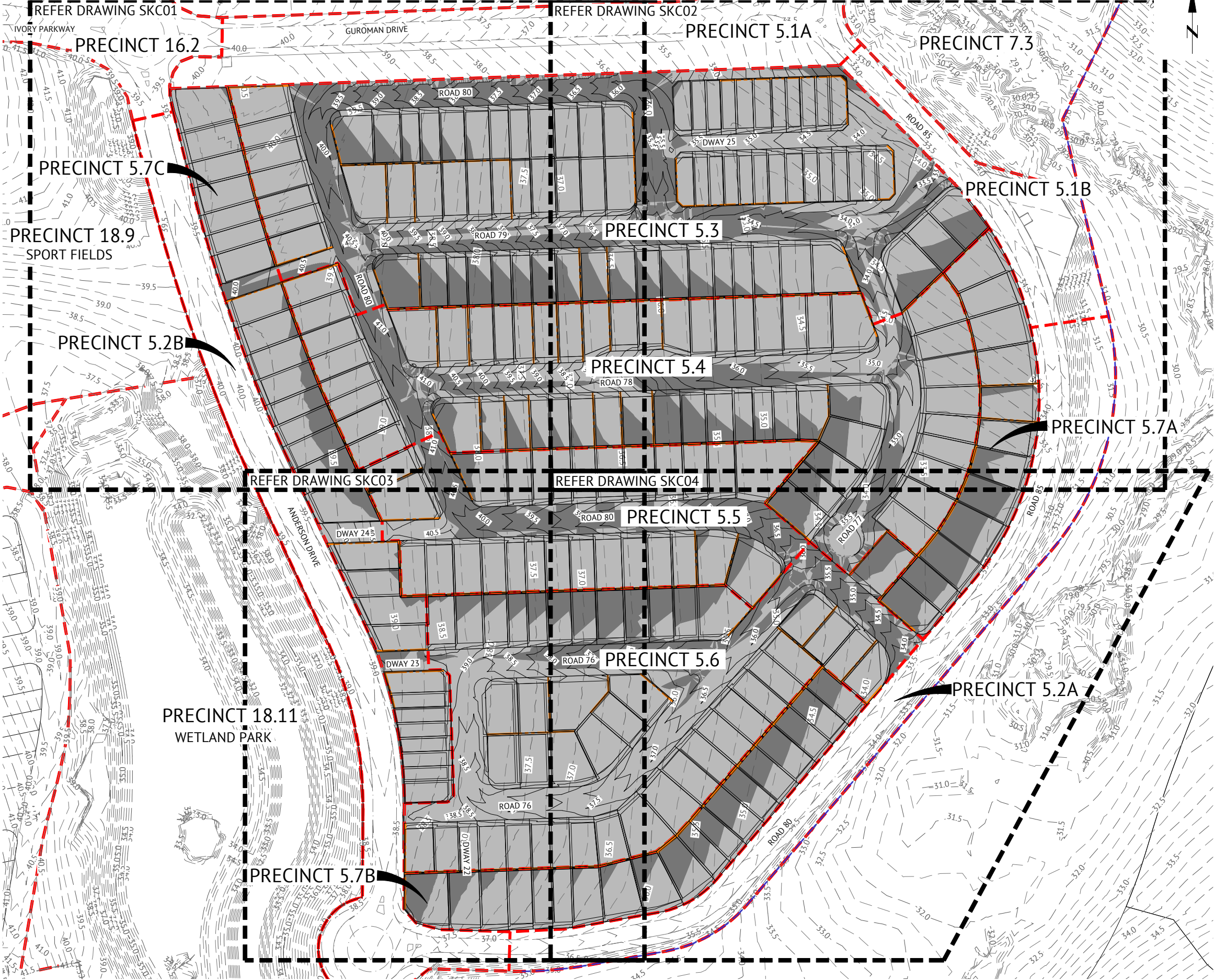


LEGEND - PROPOSED

- EXTENT OF CUT
- EXTENT OF FILL
- 12.0 FINISHED MAJOR CONTOURS (0.50m)
- FINISHED MINOR CONTOURS (0.25m)
- RETAINING WALL
- PRECINCT BOUNDARY

LEGEND - EXISTING

- 12.0 EXISTING CONTOURS (0.50m)
- RETAINING WALL



ROL 21 EARTHWORKS VOLUMES		
	CUT	FILL
ROL 21 EARTHWORKS	5,396m³	138,524m³
TOTAL VOLUMES	5,396m³	138,524m³

NOTE:
1. BULK EARTHWORKS INCLUDES ROAD BOXING.
2. ROAD BOXING DEPTHS FOR ROL 21 IS 335mm FOR ACCESS STREETS.

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REVISIONS
27/05/2025	3	UPDATED PRECINCTS	KK NS
19/11/2024	2	UPDATED EARTHWORKS TO MATCH LOT LAYOUT CHANGES	KK NS
30/07/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK NS



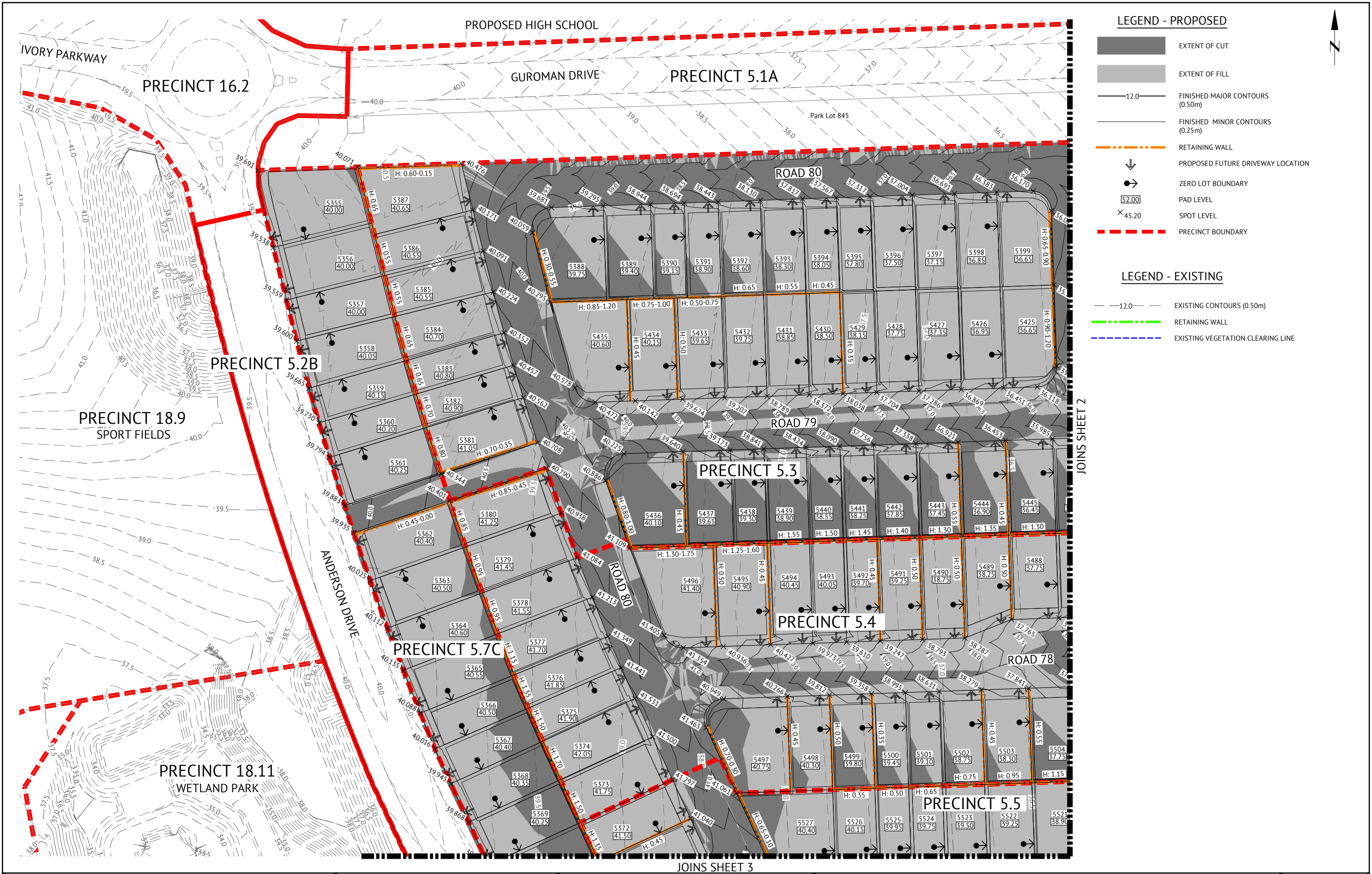
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ANDREW LANGDON
PROJECT MANAGER
NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT
MIRVAC QLD PTY LTD
PROJECT
EVERLEIGH - ROL 21 DA
LOCATION
TEVIOT ROAD, GREENBANK
SHEET TITLE
OVERALL PRELIMINARY EARTHWORKS LAYOUT PLAN

JOB CODE
MIR-0500
SHEET NUMBER
SKC13
REV
3



PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REVISIONS	KK	PB
27/05/2025	4	UPDATED PRECINCTS		KK	PB
19/11/2024	3	UPDATED EARTHWORKS TO MATCH LOT LAYOUT CHANGES		KK	NS
30/07/2024	2	UPDATED EARTHWORKS		KK	NS
04/04/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION		NVT	NS

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NICK SOMERVILLE

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RPEQ 7112

SCALE

0102030m

SCALE 1:500 (A1)

ORIGINAL SHEET SIZE A1

CLIENT

MIRVAC QLD PTY LTD

PROJECT

EVERLEIGH - ROL 21 DA

LOCATION

TEVIOT ROAD, GREENBANK

SHEET TITLE

PRELIMINARY EARTHWORKS LAYOUT - SHEET 1

JOB CODE

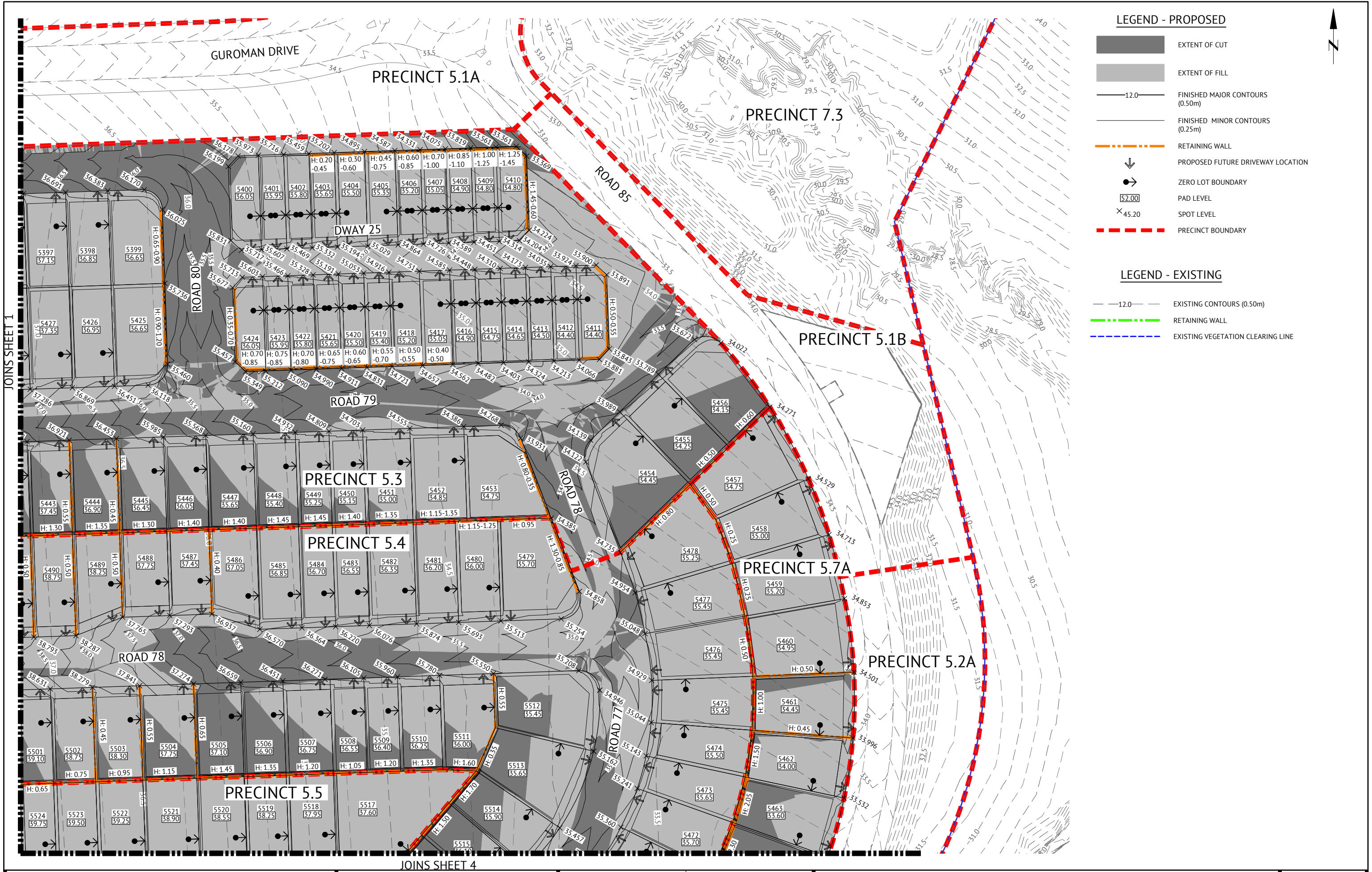
MIR-0500

SHEET NUMBER

SKC01

REV

4



PRELIMINARY - NOT FOR CONSTRUCTION				
DATE	REV	DESCRIPTION	REVISIONS	
27/05/2025	4	UPDATED PRECINCTS	KK	PB
19/11/2024	3	UPDATED EARTHWORKS TO MATCH LOT LAYOUT CHANGES	KK	NS
30/07/2024	2	UPDATED EARTHWORKS	KK	NS
04/04/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	NVT	NS



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SCALE

0 10 20 30m

SCALE 1:500 (A1)

ORIGINAL SHEET SIZE A1

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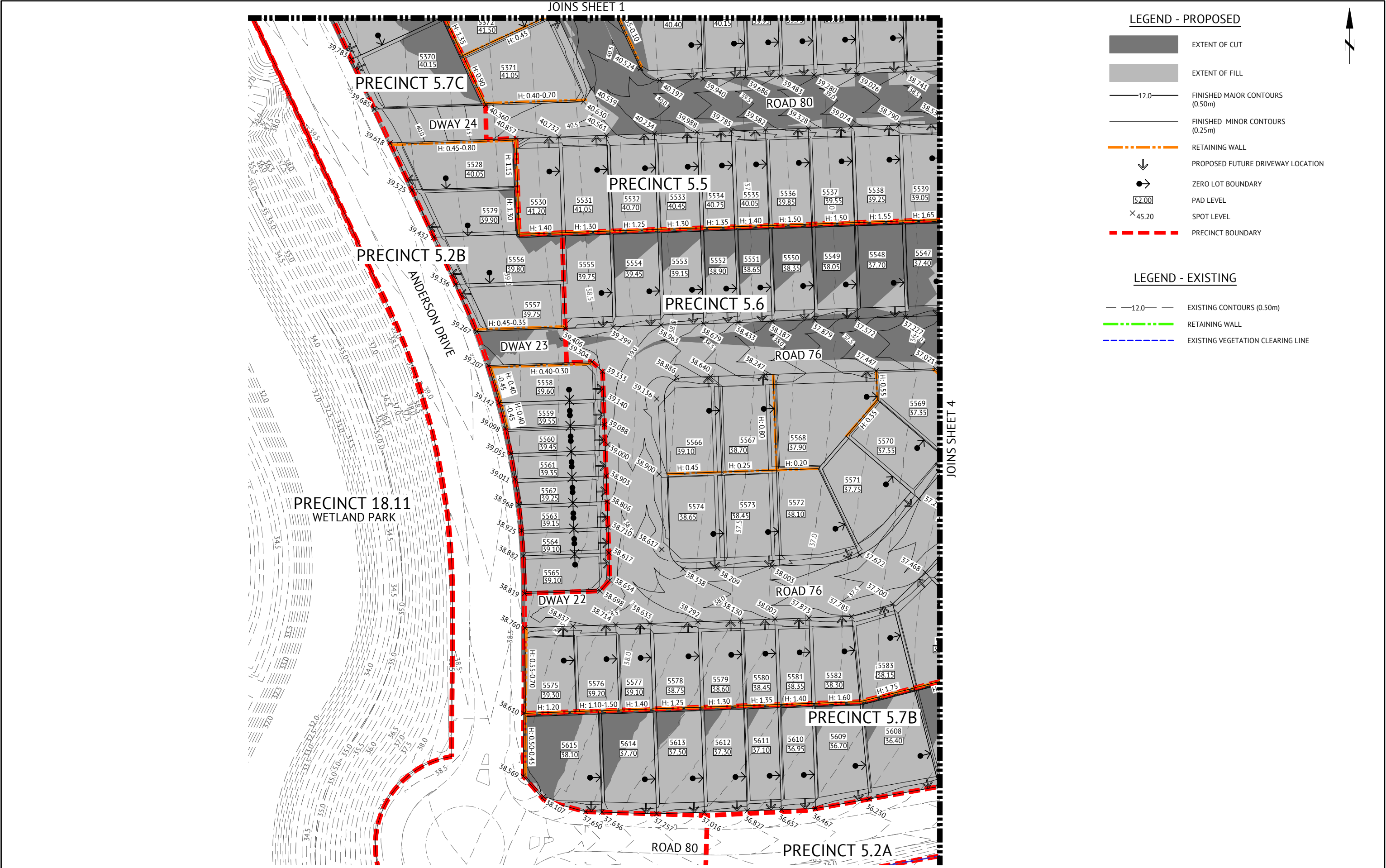
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EVERLEIGH - ROL 21 DA

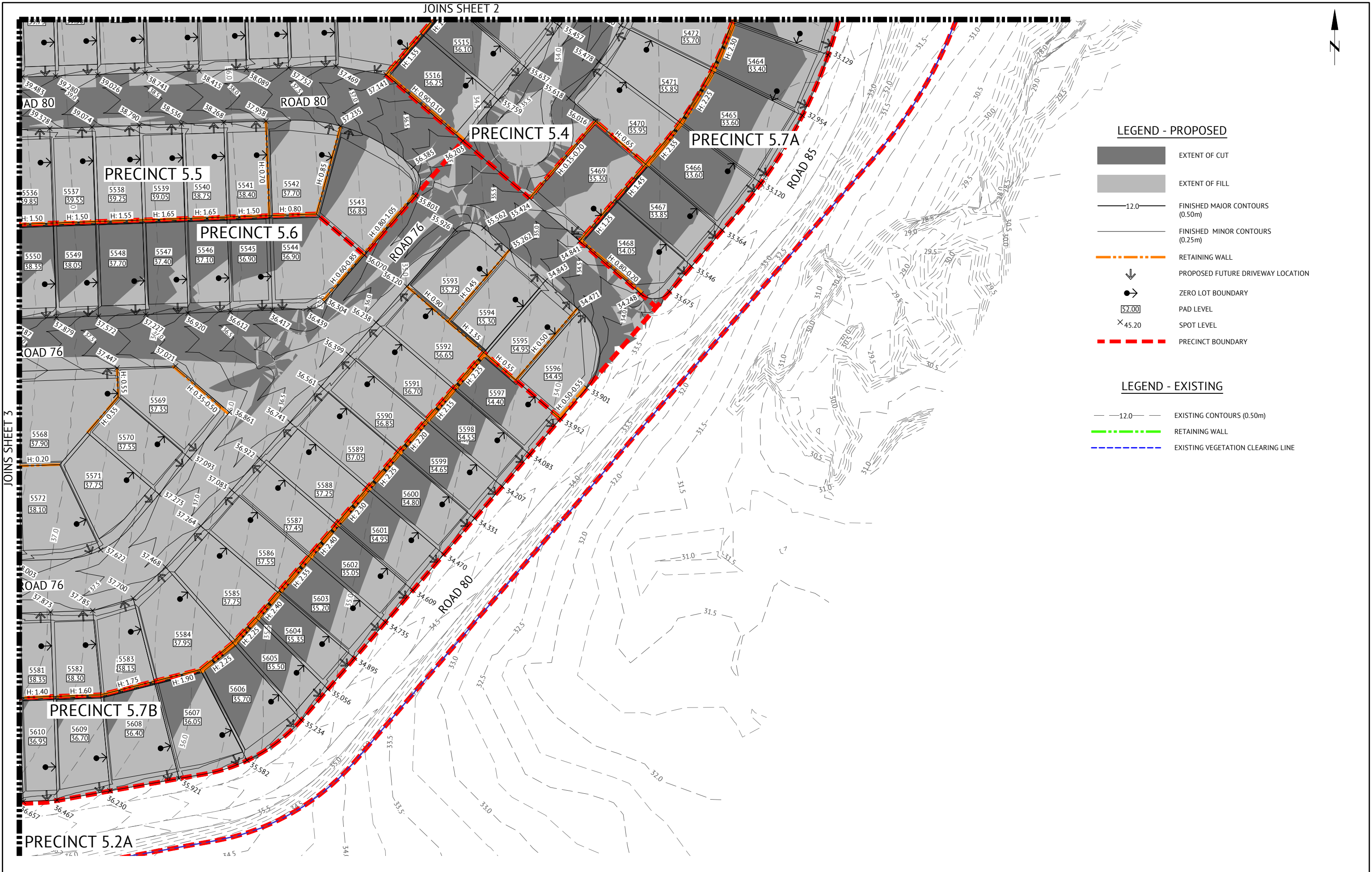
LOCATION
TEVIOT ROAD, GREENBANK

SHEET TITLE
PRELIMINARY EARTHWORKS LAYOUT - SHEET 2

JOB CODE
MIR-0500

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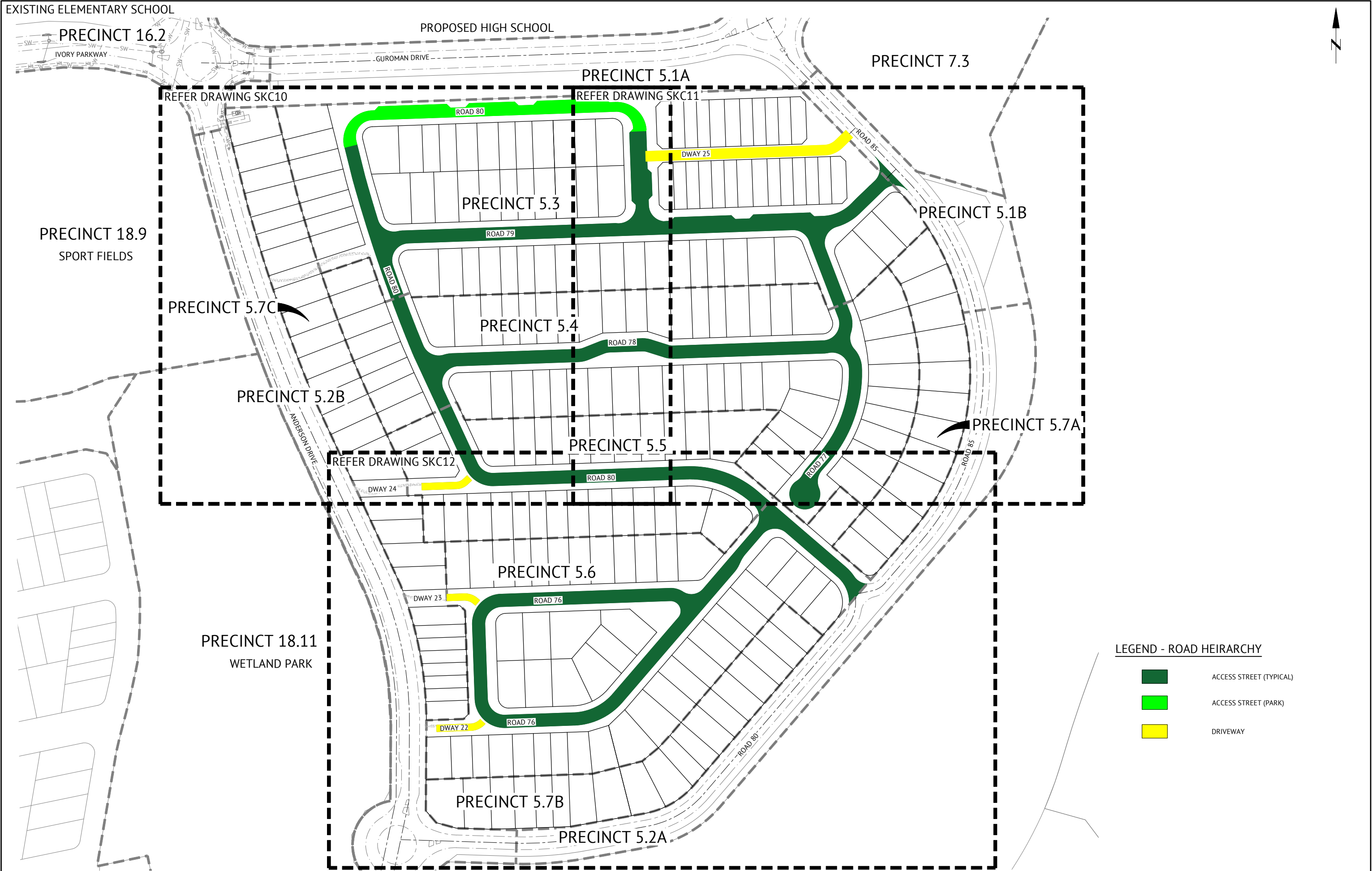




APPENDIX C

ROAD HEIRARCHY PLAN





PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REVISIONS	REC	APP
27/05/2025	4	UPDATED PRECINCTS		KK	PB
19/11/2024	3	UPDATED ROADS AND DRIVEWAYS TO MATCH LOT LAYOUT CHANGES		KK	NS
03/09/2024	2	UPDATED ROADS TO MATCH UPDATE TO LOT LAYOUT		KK	NS
30/08/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION		KK	NS



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SCALE



SCALE 1:1000 (A1)

ORIGINAL SHEET SIZE A1

CLIENT

MIRVAC QLD PTY LTD

PROJECT

EVERLEIGH - ROL 21 DA

LOCATION

TEVIOT ROAD, GREENBANK

SHEET TITLE

ROAD HEIRARCHY PLAN

JOB CODE

MIR-0500

SHEET NUMBER

SKC09

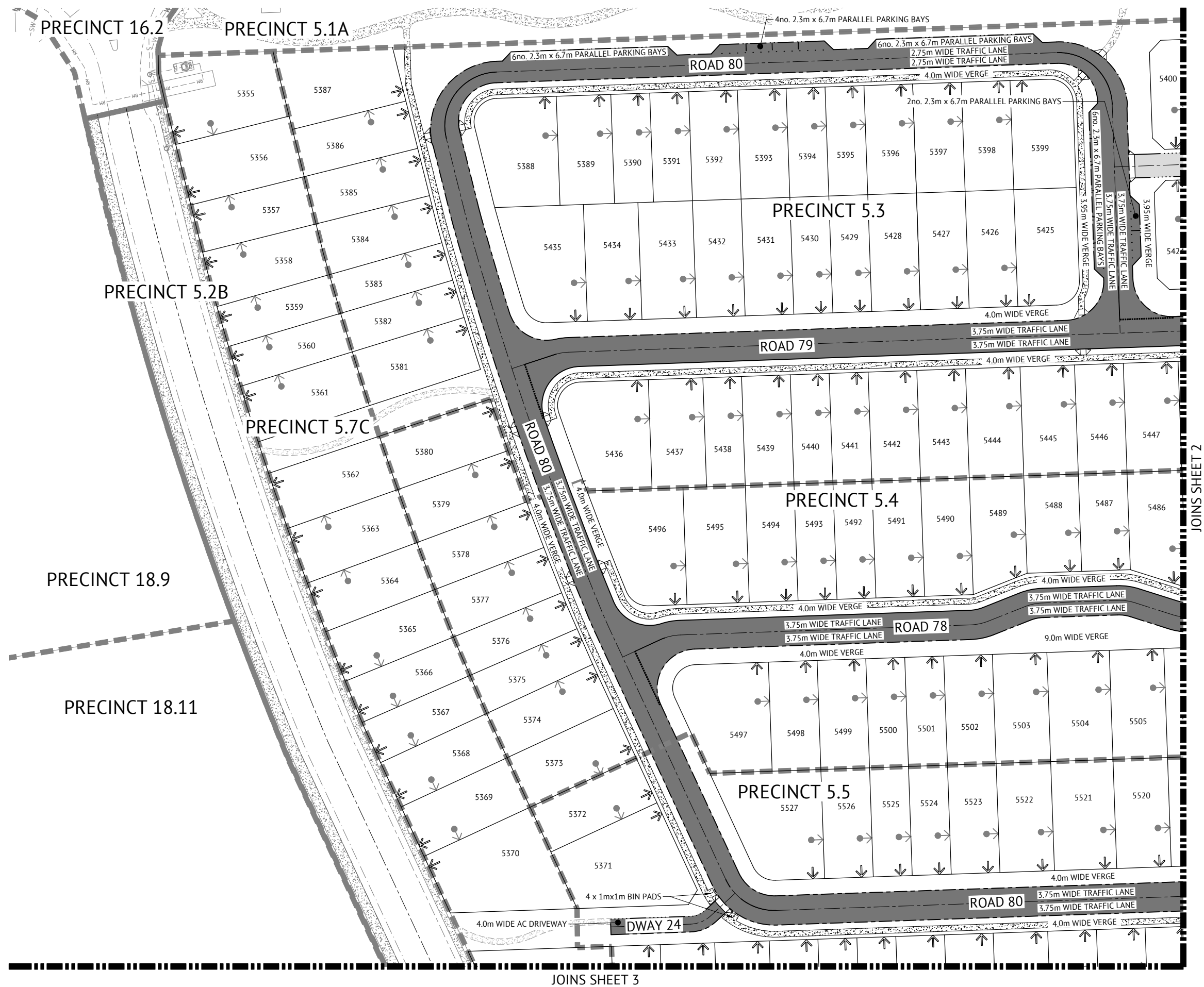
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4

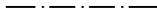
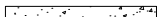
APPENDIX D

INTERNAL ROAD FUNCTIONAL PLANS





LEGEND - PROPOSED

- | | |
|---|---|
|  | PROPOSED IPWEA STD TYPE 'B1' KERB & CHANNEL. REFER IPWEA STD DWG RS-080. |
|  | PROPOSED IPWEA STD TYPE 'B2' KERB ONLY. REFER IPWEA STD DWG RS-080. |
|  | PROPOSED IPWEA TYPE 'M3' KERB & CHANNEL. REFER IPWEA STD DWG RS-080. |
|  | PROPOSED IPWEA STD TYPE 'ER1' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080. |
|  | PROPOSED IPWEA INVERT. REFER IPWEA STD DWG RS-080. |
|  | IPWEA STD TYPE 'SM5' KERB ONLY. REFER IPWEA STD DWG RS-080. |
|  | PROPOSED FUTURE DRIVEWAY LOCATION |
|  | ZERO LOT BOUNDARY |
|  | PROPOSED 1.5m WIDE (U.N.O.) CONCRETE FOOTPATH. |
|  | FOOTPATH ALIGNMENT BY LANDSCAPE |
|  | PROPOSED KERB RAMP. REFER IPWEA STD DWG RS-090. |
|  | PROPOSED NEW AC PAVEMENT |
|  | PROPOSED NEW CONCRETE PAVEMENT |
|  | PROPOSED PMT SITE LOCATION |
|  | PRECINCT BOUNDARY |



PRELIMINARY - NOT FOR CONSTRUCTION

[illegible]

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DESIGNED
KLYNT KIWANG

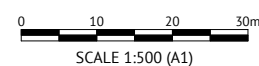
CHECKED
ANDREW LANGDON

PROJECT MANAGER
NICK SOMERVILLE

ENGINEERING CERTIFICATION

PATRICK BRADY RPEO 7112

SCALE



ORIGINAL SHEET SIZE A1

CLIENT

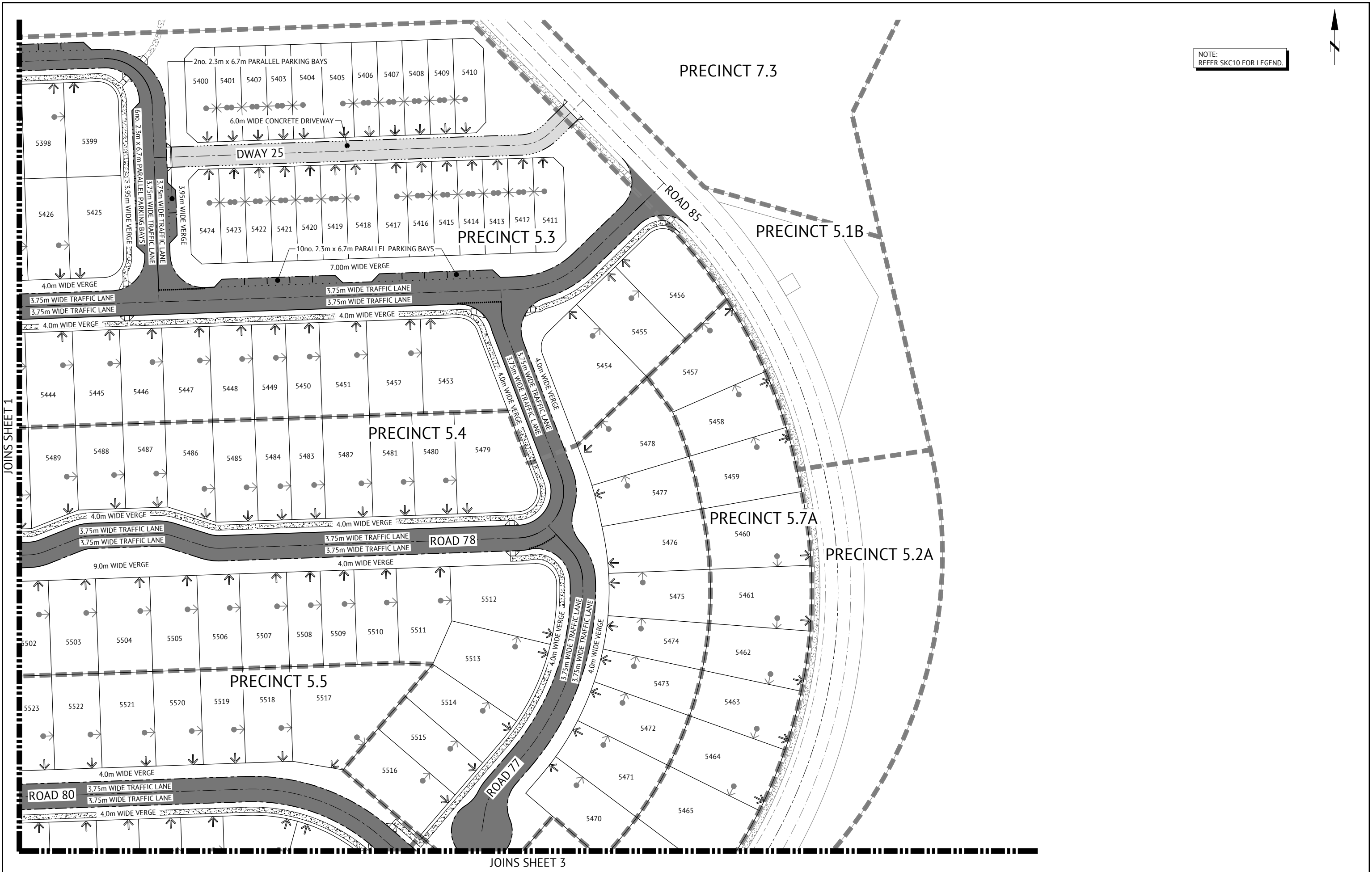
MIRVAC QLD PTY LTD

PROJECT	EVERLEIGH - ROL 21 DA
LOCATION	TEVIOT ROAD, GREENBANK
SHEET TITLE	ROAD FUNCTIONAL LAYOUT - SHEET 1

JOB CODE

MIR-0500

HEET NUMBER	REV
SKC10	4



NOTE:
REFER SKC10 FOR LEGEND.

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
27/05/2025	4	UPDATED PRECINCTS	KK	PB
19/11/2024	3	UPDATED TO ROADS, DRIVEWAY AND ZERO LOTS MATCH LOT LAYOUT CHANGES	KK	NS
03/09/2024	2	UPDATED ROADS TO MATCH UPDATE TO LOT LAYOUT	KK	NS
30/08/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

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ANDREW LANGDON

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ENGINEERING CERTIFICATION

PATRICK BRADY

RPEQ 7112

SCALE

SCALE 1:500 (A1)

ORIGINAL SHEET SIZE A1

CLIENT

MIRVAC QLD PTY LTD

PROJECT

EVERLEIGH - ROL 21 DA

LOCATION

TEVIOT ROAD, GREENBANK

SHEET TITLE

ROAD FUNCTIONAL LAYOUT - SHEET 2

JOB CODE

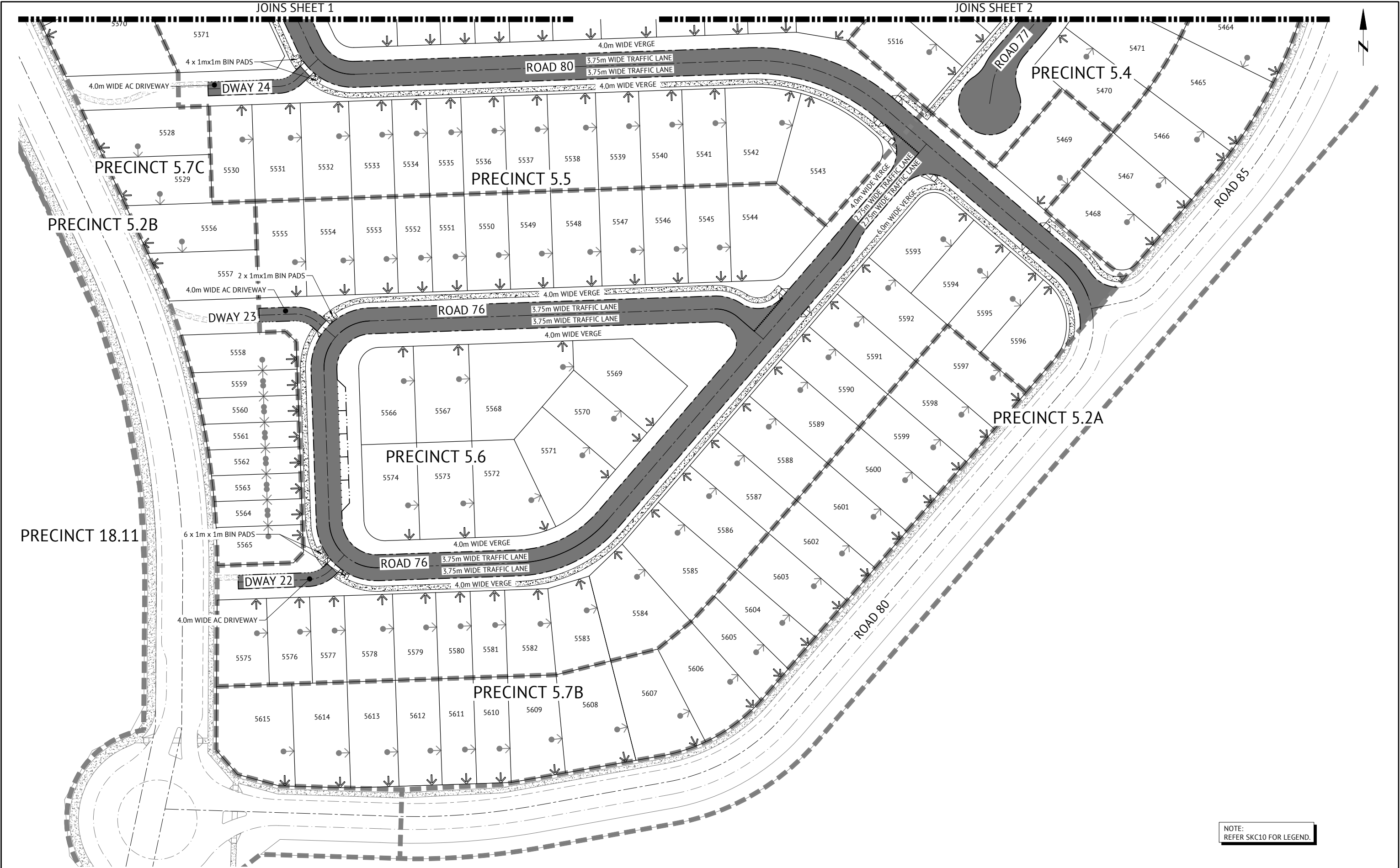
MIR-0500

SHEET NUMBER

SKC11

REV

4



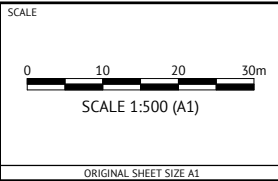
NOTE:
REFER SKC10 FOR LEGEND.

PRELIMINARY - NOT FOR CONSTRUCTION					
DATE	REV	DESCRIPTION	REC	APP	REVISIONS
27/05/2025	4	UPDATED PRECINCTS	KK	PB	
19/11/2024	3	UPDATED TO ROADS, DRIVEWAY AND ZERO LOTS MATCH LOT LAYOUT CHANGES	KK	NS	
03/09/2024	2	UPDATED ROADS TO MATCH UPDATE TO LOT LAYOUT	KK	NS	
30/08/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS	



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NICK SOMERVILLE
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PATRICK BRADY RPEQ 7112



CLIENT		MIRVAC QLD PTY LTD
PROJECT		EVERLEIGH - ROL 21 DA
LOCATION		TEVIOT ROAD, GREENBANK
SHEET TITLE		ROAD FUNCTIONAL LAYOUT - SHEET 3

JOB CODE		MIR-0500
SHEET NUMBER	REV	SKC12 4

APPENDIX E

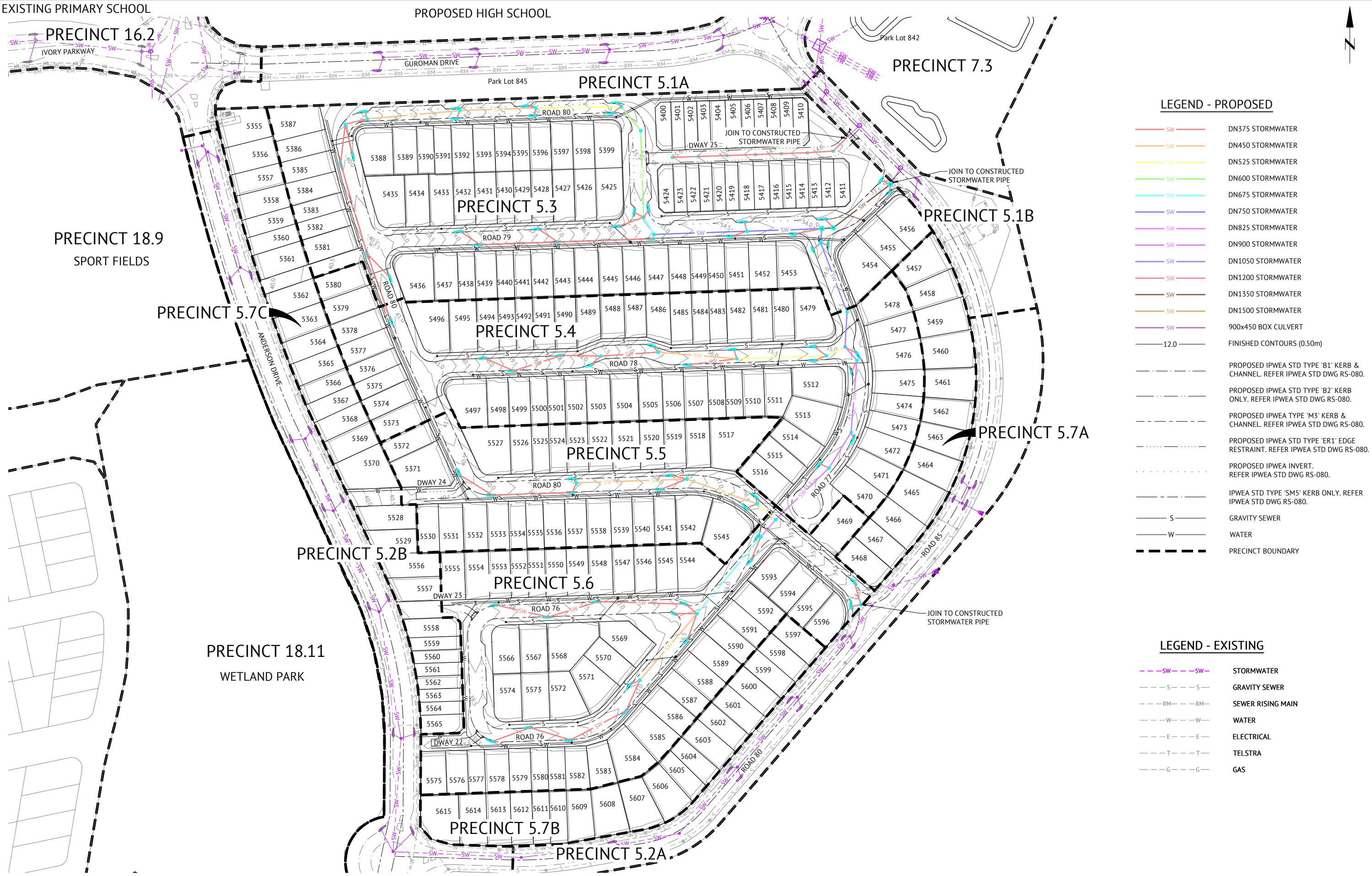
TRAFFIC IMPACT ASSESSMENT (Supplied in separate document)



APPENDIX F

PRELIMINARY STORMWATER DRAINAGE PLANS





LEGEND - PROPOSED

- DN375 STORMWATER
- DN450 STORMWATER
- DN525 STORMWATER
- DN600 STORMWATER
- DN675 STORMWATER
- DN750 STORMWATER
- DN825 STORMWATER
- DN900 STORMWATER
- DN1050 STORMWATER
- DN1200 STORMWATER
- DN1350 STORMWATER
- DN1500 STORMWATER
- 900x450 BOX CULVERT
- 12.0 FINISHED CONTOURS (0.50m)
- PROPOSED IPWEA STD TYPE 'B1' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'B2' KERB ONLY. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA TYPE 'M3' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'ER1' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA INVERT. REFER IPWEA STD DWG RS-080.
- IPWEA STD TYPE 'SM5' KERB ONLY. REFER IPWEA STD DWG RS-080.
- GRAVITY SEWER
- WATER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- STORMWATER
- GRAVITY SEWER
- SEWER RISING MAIN
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REVISIONS	REC	APP
27/05/2025	4	UPDATED PRECINCTS		KK	PB
19/11/2024	3	UPDATED STORMWATER TO MATCH LOT LAYOUT CHANGES		KK	NS
03/09/2024	2	UPDATED STORMWATER TO MATCH UPDATE TO LOT LAYOUT		KK	NS
30/08/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION		KK	NS

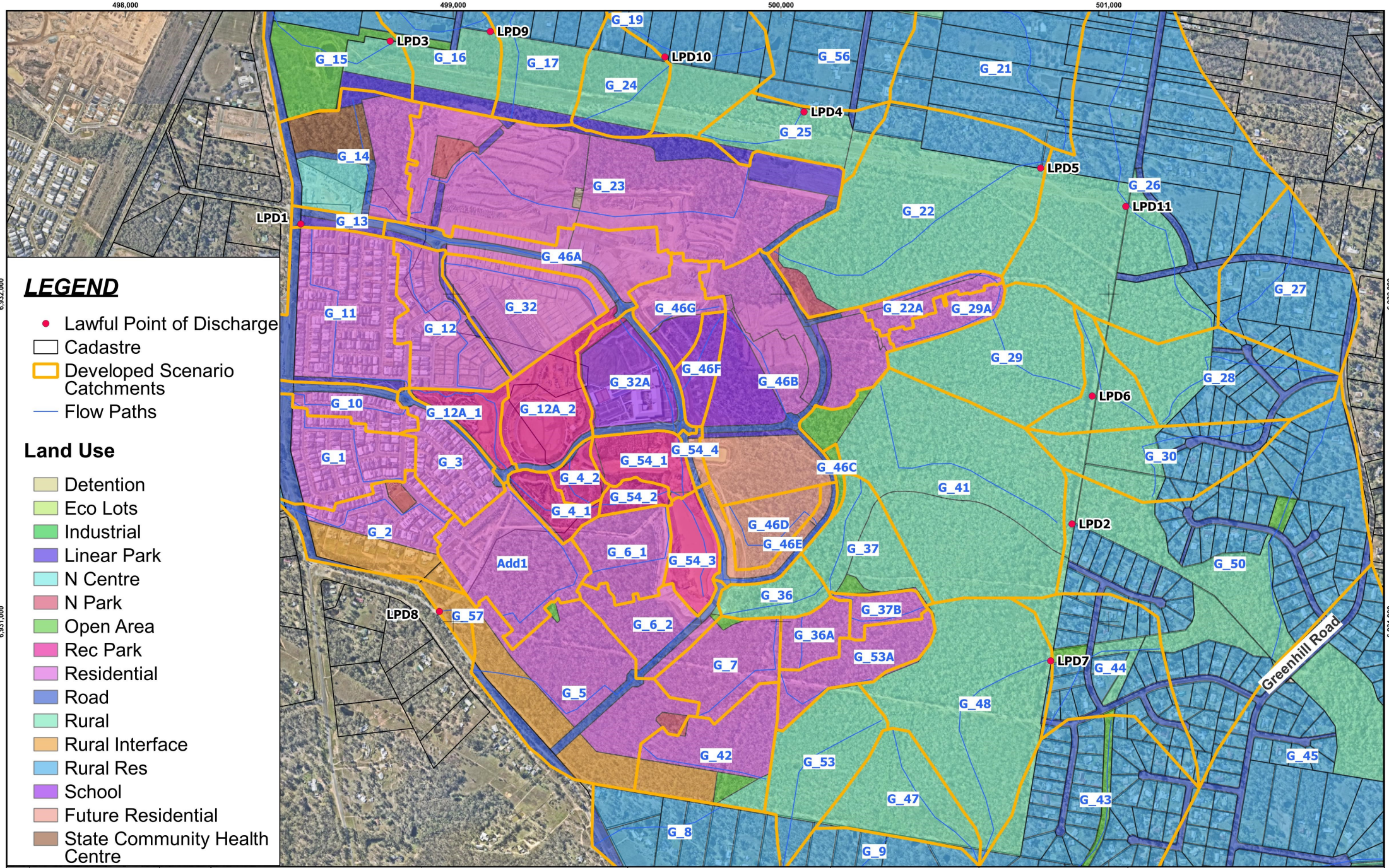


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PATRICK BRADY RPEQ 7112

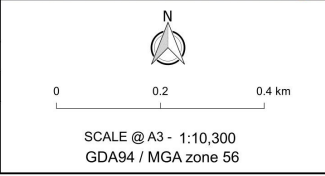
SCALE
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ORIGINAL SHEET SIZE A1

CLIENT	MIRVAC QLD PTY LTD	JOB CODE	MIR-0500
PROJECT	EVERLEIGH - ROL 21 DA	SHEET NUMBER	SKC06
LOCATION	TEVIOT ROAD, GREENBANK	REV	4
SHEET TITLE	PRELIMINARY STORMWATER LAYOUT		



R	DETAILS	DATE
1	Final Issue	10-05-2024

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DRAWN	LN	CHECKED	KM
APPROVED	DS	DATE	10-05-2024
NOTES:			



DISCLAIMER
Engeny has endeavoured to ensure accuracy and completeness of the data. Engeny assumes no legal liability or responsibility for any decisions or actions resulting from the information contained within this map.

DATA SOURCE
QLD Government Open Data Source



Figure C2

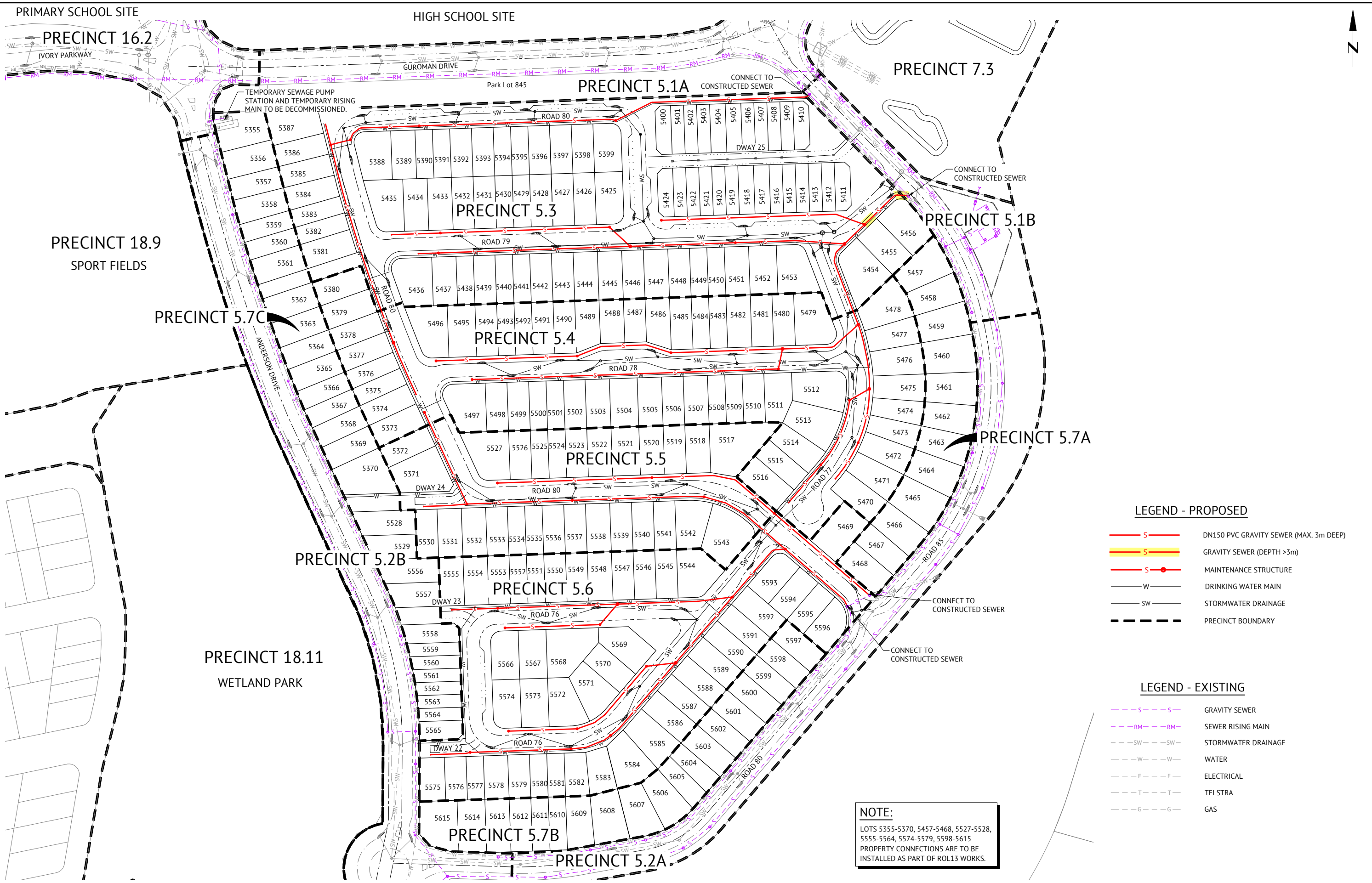
Mirvac
Everleigh Masterplan Update
Developed Scenario Catchments and Land Use

Doc Ref:
QC4060-005-SKE-0002

APPENDIX G

PRELIMINARY SEWER RETICULATION PLANS





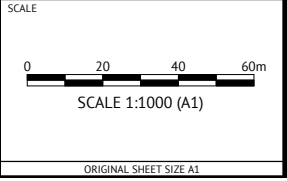
PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REVISIONS	REC	APP
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19/11/2024	3	UPDATED SEWER TO MATCH LOT LAYOUT CHANGES		KK	NS
03/09/2024	2	UPDATED SEWER TO MATCH UPDATE TO LOT LAYOUT		KK	NS
30/08/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION		KK	NS



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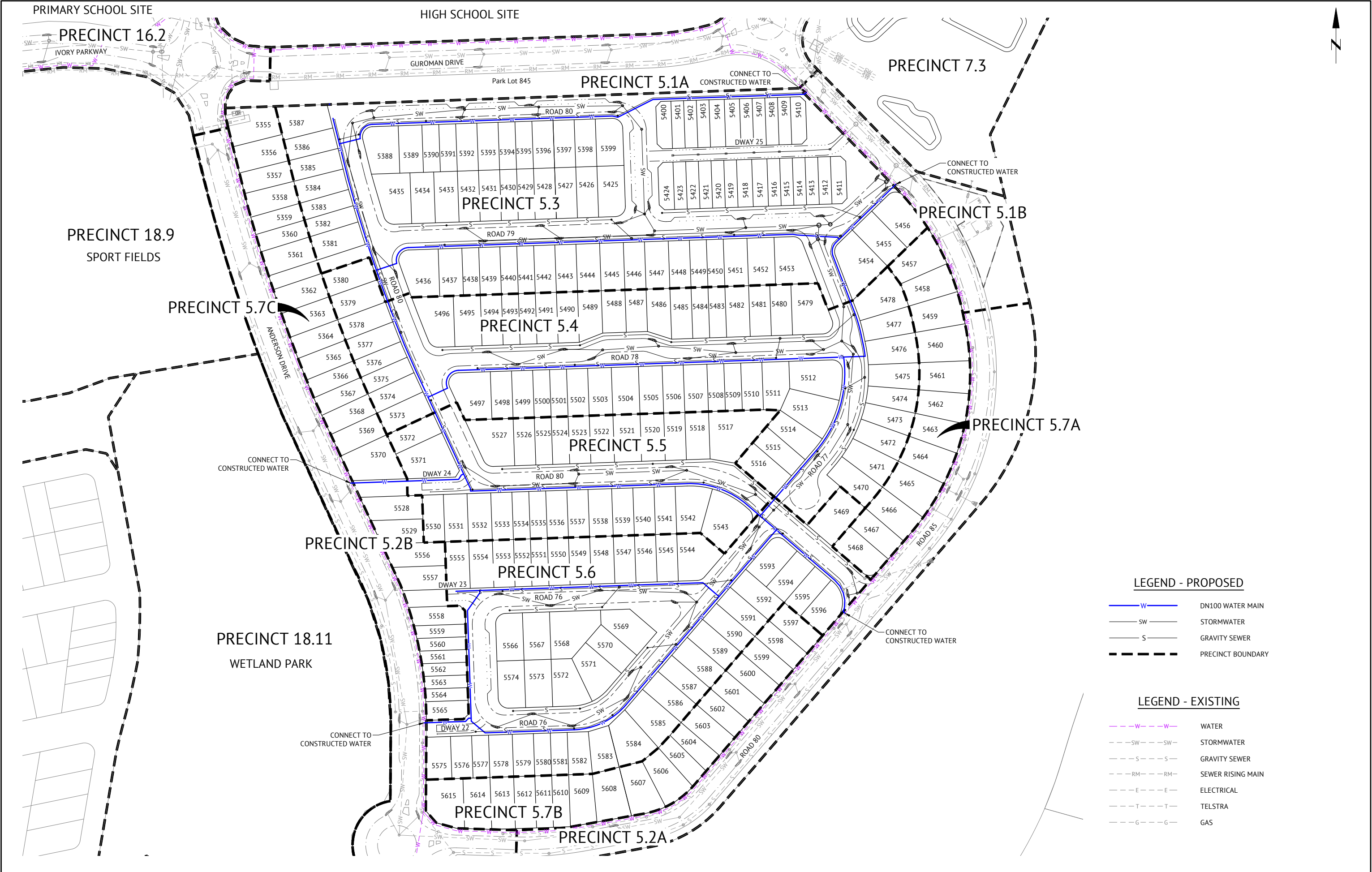
CLIENT	MIRVAC QLD PTY LTD
PROJECT	EVERLEIGH - ROL 21 DA
LOCATION	TEVIOT ROAD, GREENBANK
SHEET TITLE	PRELIMINARY SEWER LAYOUT

JOB CODE	MIR-0500
SHEET NUMBER	SKC07
REV	4

APPENDIX H

PRELIMINARY WATER RETICULATION PLANS





PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REVISIONS	REC	APP
27/05/2025	4	UPDATED PRECINCTS		KK	PB
19/11/2024	3	UPDATED WATER TO MATCH LOT LAYOUT CHANGES		KK	NS
03/09/2024	2	UPDATED WATER TO MATCH UPDATE TO LOT LAYOUT		KK	NS
30/08/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION		KK	NS

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RPEQ 7112

SCALE

0 20 40 60m

SCALE 1:1000 (A1)

ORIGINAL SHEET SIZE A1

CLIENT

MIRVAC QLD PTY LTD

PROJECT

EVERLEIGH - ROL 21 DA

LOCATION

TEVIOT ROAD, GREENBANK

SHEET TITLE

PRELIMINARY WATER LAYOUT

JOB CODE

MIR-0500

SHEET NUMBER

SKC08

REV

4

