

APPENDIX Q

TRAFFIC TECHNICAL NOTE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1688

Date: 09 February 2026



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Our Ref: MIR-0500-L01

26/08/2025

Brendan Saur
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Dear Brendan

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EVERLEIGH RECONFIGURING A LOT (RoL) 21 – TRAFFIC TECHNICAL NOTE

Premise has been engaged by Mirvac to prepare a Traffic Technical Note to support the Reconfiguring a Lot (RoL) 21 application for the Everleigh development. The proposed development sits within the parcel of land named Precinct 5.3. Precinct 5.3 was previously planned for a potential land lease community development according to the Everleigh land use plan. The RoL 21 application intends to change the Precinct 5.3 land use to develop 261 standard residential lots.

Premise prepared Everleigh RoL 13 Traffic Impact Assessment report (RoL 13 TIA), dated 30 March 2024, to assess the impact of 354 residential lots, a school and residential lots in Precinct 5.3. The site plan for RoL 13 is shown in Figure 1.

Figure 1: RoL 13 site layout



The expected development yield is 615 residential lots (354 approved lots and 261 lots in Precinct 5.3). RoL 13 TIA conservatively assessed the traffic generated by 670 residential lots (55 residential lots more than the expected yield). The development traffic generated by the assessed residential yield is approximately 10% more than that of the expected yield. The estimated development traffic for the assessed and expected yields are summarised below.

- > Based on an AM peak hour generation rate of 0.64vph per dwelling, the traffic generated by the assessed yield is 428vph and by the expected yield is 392vph; and
- > Based on a PM peak hour generation rate of 0.85vph per dwelling, the traffic generated by the assessed yield is 570vph and by the expected yield is 523vph.

RoL 13 TIA assessed the following intersections using SIDRA analysis based on traffic generated by 670 residential lots.

- > Anderson Drive / Road 103 (Neighbourhood Connector 1) / Road 53 (Central Park access) roundabout;
- > Anderson Drive / Ivory Parkway / Guroman Drive roundabout;
- > Anderson Drive / Road 83 roundabout; and
- > Internal intersections within RoL 13.

The following conclusions were drawn from the assessments undertaken in RoL 13 TIA.

- > All the intersections included in the RoL 13 assessment operate within acceptable limits at every stage of the Everleigh development; and
- > Traffic volumes on all the road links are forecast to remain below nominated maximum values at every stage of Everleigh development.

Based on the assessment outcomes, the impact on intersections and road links will remain within acceptable limits when assessed with the expected yield of 615 residential lots. The change in Precinct 5.3 land use from land lease community to 261 standard residential lots is not expected to worsen the traffic impact on intersections and road links assessed in RoL 13 TIA, and therefore, further traffic assessments are not required to support the RoL 21.



PRINETH FERNANDO
SENIOR TRAFFIC ENGINEER

