

5 May 2026

Development Services  
Economic Development Queensland  
PO Box 15009  
Brisbane QLD 4001

Dear Sir / Madam,

## Permissible Change to PDA Development Approval – Teviot Road and Greenbank Road, Greenbank (EDQ Reference: DEV2016/768/63)

In accordance with section 99 of the Economic Development Act 2012 and on behalf of *Mirvac Queensland Pty Ltd*, Urbis Ltd seeks approval for a permissible change to a Priority Development Area (PDA) Development Approval. The approval comprises a Preliminary Approval for a Material Change of Use for Development Generally in Accordance with a Master Plan, and Development Permits for Reconfiguring a Lot, Material Change of Use for Residential Uses, Park and Sales Office (EDQ reference: DEV2016/768/63).

The sections below provide details of the proposed change and its suitability having regard to the legislative framework specified by the Act and other relevant instruments. The proposed changes will not result in substantially different development and therefore comply with the change provisions under section 99 of the Act.

The change application is supported by the following documentation:

- **Appendix A** – EDQ Application Form
- **Appendix B** – Owner Consent and List of Registered and Owned Allotments
- **Appendix C** – Existing Development Approval
- **Appendix D** – Revised Stormwater Master Plan prepared by *Engeny*
- **Appendix E** – Revised Open Space Master Plan prepared by *Urbis*
- **Appendix F** – Council Endorsement, dated 20 January 2026

## 1 Background

In June 2017, EDQ granted the originating development approval for the Everleigh Masterplan (EDQ Reference: DEV2016/768/63). This approval has been subject to changes granted under Section 99 of the Economic Development Act 2012, the most recent being granted on **1 August 2025 (DEV2016/768/63)**. This change to the

approval granted on 1 August 2025 will herein be referred to as 'the approval' and is the subject of this change application.

The approval includes the following components:

- Preliminary Approval for a Material Change of Use for Development Generally in Accordance with a Master Plan;
- Development Permit for Reconfiguration of a Lot (1 lot into 507 residential lots, new roads, parkland, and balance lots);
- Development Permit for Material Change of Use for Residential Uses (Display Home, Home Based Business, House, Multiple Residential, and Other Residential), Park and Sales Office; and
- Development Permit for Operational Works (Advertising Devices) in accordance with a Plan of Development and Context Plan.

This Master Plan approval is supported by the following Overarching Site Strategies ('OSS'):

- Whole of Site Master Plan;
- Natural Environment Site Strategy;
- Open Space Master Plan;
- Movement Network Infrastructure Master Plan;
- Stormwater Master Plan; and
- Water and Sewer Infrastructure Master Plan.

These OSS's are informed by technical reporting regarding matters relevant to the development of the Everleigh community. As part of this change application, the aforementioned Overarching Site Strategies have been updated, as required, to reflect the amended Master Plan layout. These reports and plans are provided as attachments to this application.

## 2 Proposed Changes

The proposed changes relate to amendments to the approved Stormwater Master Plan and Open Space Master Plan. Specifically:

- **Stormwater Master Plan** – The whole-of-site stormwater management plan has been updated. The key change is the removal of the stormwater harvesting system within the wetlands. As the ultimate asset owner and operator, Logan City Council has confirmed its support for the removal of this system.
- **Open Space Master Plan** – The amendment to the Open Space Master Plan is limited to a minor element shown on the whole-of-site OSMP, being the designation of a Potential Land Lease Community (LLC). This amendment should have been reflected in a previous master plan approval. The updated OSMP is lodged as part of this application to rectify this error and represents the correct version of the OSMP for future reference.

The following amendments to the approved documents are requested to ensure that any resultant approval correctly reflects the updated plans. Proposed amendments are underlined in blue, and documents to be replaced are shown in red and struck through.

| Document                                                 | Revision                                  | Date                     |
|----------------------------------------------------------|-------------------------------------------|--------------------------|
| Everleigh Stormwater Master Plan                         | <del>QC4060_005-REP-701-3 Version 3</del> | <del>14 March 2025</del> |
|                                                          | <u>QC4060_005-REP-701-4 Version 3</u>     | <u>26 February 2026</u>  |
| Everleigh Greater Flagstone PDA – Open Space Master Plan | <del>Issue 04</del>                       | <del>26 July 2023</del>  |
|                                                          | <u>Issue 05</u>                           | <u>11 December 2023</u>  |

### 3 Compliance with Economic Development Act 2012

Under section 99(2) of the Economic Development Act 2012, a request to change a PDA development approval may only be considered where the proposed change would not result in substantially different development. While the Act does not define “substantially different development”, it is appropriate to have regard to Schedule 1 of the Development Assessment Rules, as referenced in section 68 of the Planning Act 2016.

An assessment of the proposed changes against the substantially different development criteria is provided in Table 1 below.

*Table 1 – Assessment of Substantially Different Criteria*

| Guideline Criteria                                                          | Response                                                                                                                            |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Involves a new use.                                                         | The proposed changes do not involve a new land use.                                                                                 |
| Results in the application applying to a new parcel of land.                | The proposed changes do not involve the addition of any new land to the development application.                                    |
| Dramatically changes the built form in terms of scale, bulk and appearance. | The proposed changes do not result in any changes to the built form of the development, with respect to scale, bulk, or appearance. |
| Changes the ability of the proposed development to operate as intended.     | The proposed changes do not change the ability for the development to operate as intended.                                          |
| Removes a component that is integral to the operation of the development.   | The proposed changes do not remove a component which is integral to the operation of the development.                               |

|                                                                                                          |                                                                                                             |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site. | The proposed changes will not result in any quantifiable impacts on the transport network.                  |
| Introduces new impacts or increases the severity of known impacts.                                       | The proposed changes will not result in new impacts of increase the severity or magnitude of known impacts. |
| Removes an incentive or offset component that would have balanced a negative impact of the development.  | No incentives or offsets are proposed to be changed.                                                        |
| Impacts on infrastructure provision.                                                                     | The proposed changes do not impact the provision of infrastructure.                                         |

## 4 Owner Consent

This permissible change application is supported by a PDA application form and an owner consent declaration from *Mirvac Queensland Pty Limited*, as the master developer and primary landowner to which this application relates.

It is acknowledged that there are properties within the Everleigh Estate under different ownership. However, given the minor nature of the proposed permissible change, it is neither warranted nor practicable to obtain consent from all landowners within the estate.

On this basis, it is requested that EDQ rely on the provisions of section 82 of the Economic Development Act 2012 and accept the application without the consent of every landowner.

### 82 How to make application—

(1) *Each PDA development application must—*

(a) *be made to MEDQ in the approved form; and*

**(b) contain, or be accompanied by, the consent of the owner of the relevant land; and**

(c) *be accompanied by the application fee decided by MEDQ.*

(2) *However, subsection (1)(b) does not apply to the extent the application is for operational work other than operational work below the high-water mark and outside the boundaries of a canal.*

(3) *The application is a properly made application only if—*

(a) *it complies with subsection (1); or*

**(b) MEDQ receives and, after considering any noncompliance with subsection (1), accepts the application.**

## 5 Conclusion

This application seeks approval for a permissible change to a PDA Development Approval over land at Teviot Road and Greenbank Road, Greenbank under section 99 of the Economic Development Act 2012. The proposed changes are limited to amendments to the approved Stormwater Master Plan and Open Space Master Plan for the Everleigh community.

This assessment concludes that the proposed changes do not result in substantially different development and remain consistent with the Greater Flagstone Development Scheme and the intent of the existing PDA Development Approval. Accordingly, the proposed change is considered appropriate for approval by EDQ.

In accordance with the EDQ DA Fees and Charges Schedule, the assessment fee for a change to a PDA Development Approval is up to 25% of the applicable assessment fee. We invite EDQ to confirm the applicable fee once it is satisfied the application is properly made.

If you have any questions, please don't hesitate to contact the undersigned or Andrew Aldridge (Senior Consultant) on 0450 697 767.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Liam Martin".

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