

PRELODGE MENT ADVICE

- ☐ MEETING ADVICE
☐ WRITTEN ADVICE
☐ PHONE ADVICE

Date of Advice	28 th November 2025	Time: 1pm
Meeting Location	1 William Street, Brisbane	
EDQ PRE Ref. No.	PRE-2025-FLA-4014	
EDQ Contact Officer	Carly Prenzler	
	Carly.Prenzler@edq.qld.gov.au	

Site Details / Proposal

Priority Development Area (PDA)	Greater Flagstone
Proposal	PDA Development Permit/Preliminary Approval for RAL 1 lot into 354
Site Address	Everleigh Estate, Greenbank
Real Property Description	Lot 9005 SP348213

Meeting Attendance

Name	Role	Organisation
Amanda Dryden	Project Director	EDQ
Adam Dunn	Director	EDQ
Leila Torrens	Manager	EDQ
Carly Prenzler	Principal Planner	EDQ
Manjurul Alam	Principal Engineer	EDQ
Hannah Julius	Planning Consultant	Urbis
Liam Martin	Associate Director	Urbis
Elliott Barry	Development Manager	Mirvac
Brendan Saur	Senior Development Manager	Mirvac
Patrick Agnew	Assistant Development Manager	Mirvac
Angela Armstrong	Senior Urban Designer	Urbis

Proposal

The proposal is for 1 lot in to 354 lots - ROL 17, Precinct 3 of the Everleigh Estate. The subject site is located at Teviot Road, Everleigh in the Greater Flagstone PDA. The site is bound by the approved Regional Sport and Recreation Park and Wetland area to the north and east, as well as ROL 3 to the west.



Figure 1 Location of the site

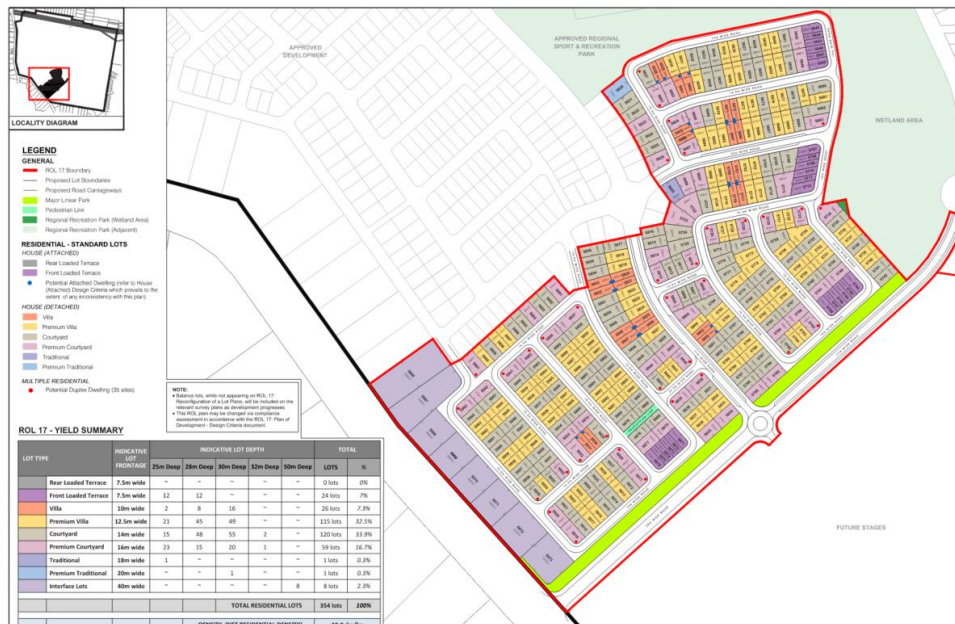


Figure 2 Proposed ROL

The proponent is seeking to understand EDQs initial thoughts on the overall ROL including feedback on the design and layout i.e. lot layouts, landscaping, interfaces etc. They would also like to discuss what technical reporting will be required for lodgment.

Greater Flagstone Development Scheme

The subject site is located within the Urban Living Zone in the Development Scheme. The site is identified as having Q100 flood constraints.



Figure 3 Extract from the Development Scheme – Development Constraints

There are a number of state Interest Matters applicable to the site. These are:

- Fish Habitat Area – Queensland waterways for waterway barrier works
- Water resources – water resource planning area boundaries
- Native Vegetation Clearing – Regulated vegetation management map (Category A and B extract)
- Koala Priority Area
- Koala Habitat Area – Core koala habitat area

Matters for Discussion

Interface lots and acoustic treatment

The provision of the half-acre interface lots along Greenbank Road was raised in relation to the provision of acoustic treatment to Greenbank Road. The proposal includes a 20m separation/no-build zone, as well as another 20m noise attenuation buffer within the ground floor and upper floors (in lieu of a barrier fence along Greenbank Road). These parcels include retained vegetation. Noise attenuation to dwelling rather than through installation of a barrier fence.

The applicant is working on refining the words in the PoD to restrict the extent of structures that can be within the no-build zone of the interface lots, hopefully limiting the presence of shipping containers.

The interface lots are connected to the sewer.

Linear park and open space

The proposed linear park allows connection to the Wetlands, with the northern portion providing a stormwater function. The applicant is investigating the potential to meander the road to reduce the long stretch of straight road.

The green triangle indicated near lot 5734 is to be provided as wetland and allows for a more regular shaped lot.

Entry statements and signage

The applicant advised they have yet to discuss the linear parcel adjoining Lot 5973 that's intended to house entry/estate signage and the intent for it to be transferred to Council or stay in private ownership. A separate PoD exists for advertising devices.

Retaining walls

The applicant advised there will be a need for retaining walls within the development and that they are currently working through the details. It was acknowledged that retaining walls will be tiered if over 2m. Retaining walls will only be required on a small number of lots.

Supporting documents

The applicant advised they will be providing the standard suite of supporting reports with their application, including Engineering Services Report, acoustic advice and Bushfire Management Plan.

Lodgment of application

The applicant is looking to lodge the application in early 2026 – likely to be the end of February/March.

Once submitted, the application will be referred to Logan City Council as part of EDQ process.

EDQ are open to further pre-lodgment meetings regarding the proposal.

Lodgement Material

1. A PDA Development Application can be lodged with EDQ via:
 - the online customer portal <https://portal.edq.qld.gov.au/> OR
 - [Email: developmentsservices@edq.qld.gov.au](mailto:developmentsservices@edq.qld.gov.au)
2. If you intend to lodge a PDA Development Application in the future, please include a copy of this advice with your application.

Disclaimer: *This prelodgement process provides initial advice relevant to a development proposal to assist in streamlining the formal development assessment process. The initial advice provided is based on the relevant Development Scheme in effect on the date the advice is provided. The advice given by EDQ officers does not constitute a formal response or decision by MEDQ and in no way fetters a future decision by MEDQ. Please note that MEDQ may provide to third parties or publish this document if required or authorised by the Information Privacy Act 2009, Right to Information Act 2009, Economic Development Act 2012, other legislation or by law.*

Should you require any further information about this matter, please contact Carly.Prenzler@edq.qld.gov.au, as referenced above.

Document Name (Source D25/165298)	Ref:	Version	Date	Author	Verified	Amendment
Prelodgement Advice letter		1	3 November 2025	K Wilson	A Dryden	First release.

EDQ Advice	Prelodgement	1.0	18 November 2025	K Kunde	M Buchanan	