

EDQ DEVELOPMENT APPLICATION

Everleigh – ROL 07

Prepared for
MIRVAC QUEENSLAND PTY LTD
June 2026

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We acknowledge the Traditional Custodians of the lands we operate on. We recognise the First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

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1. EXECUTIVE SUMMARY

This report was prepared on behalf of *Mirvac Queensland Pty Ltd* in support of a development application under the *Economic Development Act 2012*, which seeks approval to develop the next phase of Everleigh ('ROL 7'). The following table sets out the development approvals which are sought.

Table 1 - Development Approvals

ASPECT OF DEVELOPMENT	DEVELOPMENT APPROVAL SOUGHT	CATEGORY OF ASSESSMENT
Material Change of Use in accordance with Plans of Development	Development Permit	Permissible Development
Reconfiguring a Lot in accordance with approved Plans and Plans of Development	Development Permit	Permissible Development
Operational Works in accordance with Plans of Development	Development Permit	Permissible Development



KEY DETAILS

Table 2 - Key Details

KEY DETAILS	PROPOSAL DETAILS
Site Address	Teviot Road, Greenbank
Real Property Description	Lot 9004 SP338120
Site Area (ROL 7)	24.4 hectares
Regional Designation	Urban Footprint
Priority Development Area	Greater Flagstone Priority Development Area
PDA Development Scheme Zone	Urban Living
Property Owner	Mirvac Queensland Pty Ltd (ACN 060 411 207)
Aspect of Development Sought	▪ Development Permit for Material Change of Use in accordance with Plans of Development; ▪ Development Permit for Reconfiguration of a Lot in accordance with approved Plans and Plans of Development; and ▪ Development Permit for Operational Works in accordance with Plans of Development.
Currency Period Sought	10 years
Applicant	Mirvac Queensland Pty Ltd C/- Urbis Ltd Level 32, 300 George Street, Brisbane QLD 4000
Contact Persons	Liam Martin Andrew Aldridge P: (07) 3007 3800 E: lmartin@urbis.com.au aaldrige@urbis.com.au
Assessment Manager	Economic Development Queensland (EDQ)
Level of Assessment	Permissible Development
Public Notification	Not required – Context Plan endorsed

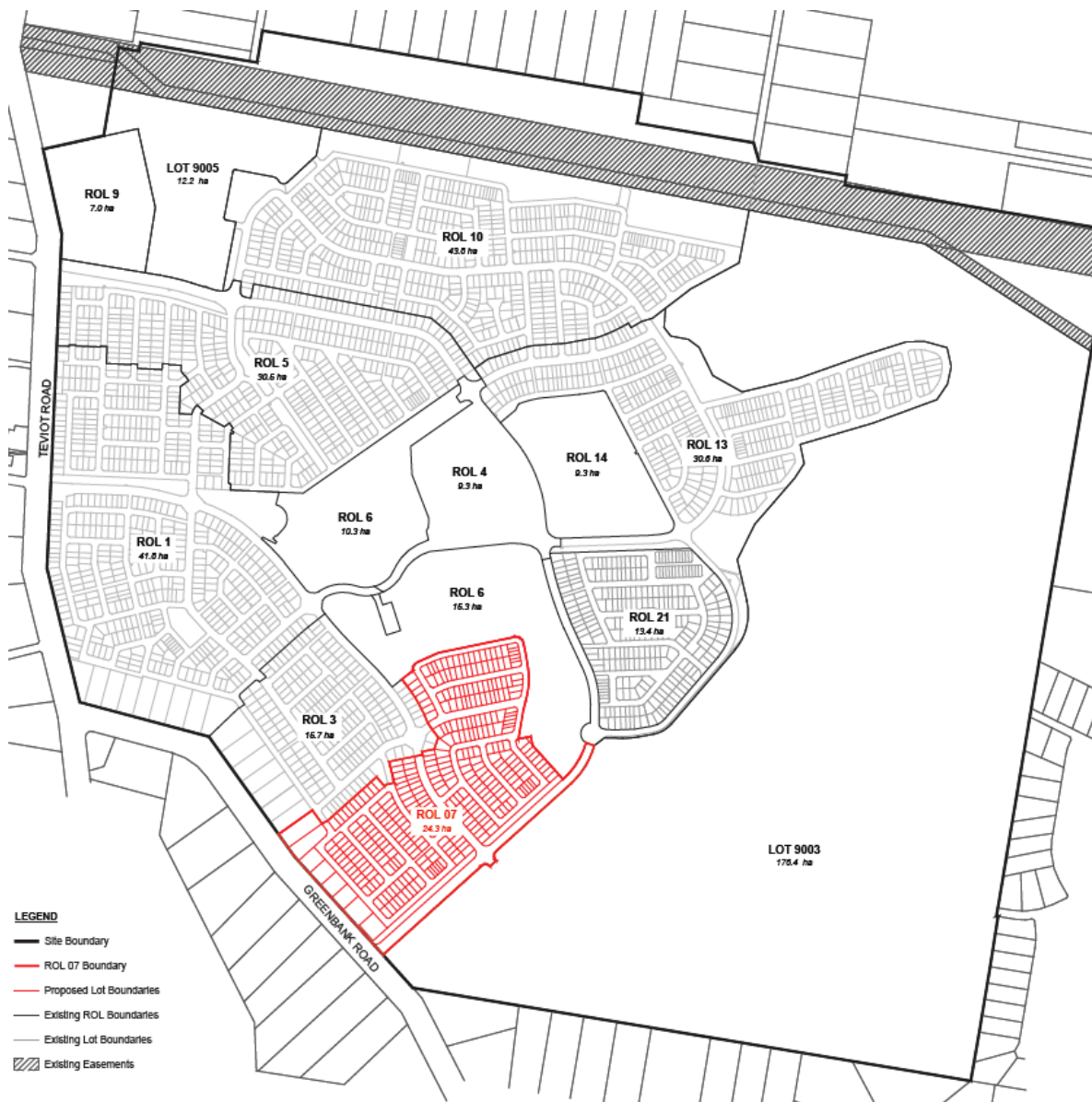
2. INTRODUCTION

Urbis Ltd have prepared this Development Application on behalf of *Mirvac Queensland Pty Ltd* (the 'Applicant') in support of the development of the next land release phase at Everleigh, within the Greater Flagstone Priority Development Area. This application and next release of land is being described as 'ROL 7'. This application seeks the Minister for Economic Development Queensland's ('MEDQ') approval for the following aspects of development:

- PDA Development Permit for the Reconfiguration of a Lot (1 lot into 358 residential lots) in accordance with the Plans of Development;
- PDA Development Permit for a Material Change of Use for uses in accordance with Plans of Development; and
- PDA Development Permit for Operational Works in accordance with Plans of Development.

The land subject of this development application is formally described as Lot 9004 SP338120 (the 'Site') as shown in **Figure 1** below.

Figure 1 – Location Map of ROL 07



Source: Urbis, 2026

This report addresses the merits of the development with regard to the provisions of the *Greater Flagstone PDA Development Scheme* and the relevant sections of the *Economic Development Act 2012* and the approved Masterplan for the overall site (EDQ Reference: DEV2016/768/63).

For the purpose of this report, the *Greater Flagstone PDA Development Scheme* will be referred to as the '**Development Scheme**', the *Economic Development Act 2012* will be referred to as the '**ED Act**' and the approved Masterplan for the overall site (EDQ Reference: DEV2016/768/63) will be referred to as the '**Master Plan**'.

This report is accompanied by and should be read in conjunction with the following drawings and technical reports:

- **Appendix A** – PDA DA Form;
- **Appendix B** – Property Search;
- **Appendix C** – Plan of Development for Reconfiguration of a Lot prepared by *Urbis*;
- **Appendix D** – Plan of Development for Envelope Plans prepared by *Urbis*;
- **Appendix E** – Plan of Development for Design Criteria prepared by *Urbis*;
- **Appendix F** – Preliminary Parking Plan prepared by *Urbis*;
- **Appendix G** – Engineering Services Report prepared by *Premise Engineering*;
- **Appendix H** – Stormwater Management Memo prepared by *Engeny*;
- **Appendix I** – Assessment against EDQ PDA Guidelines;
- **Appendix J** – Traffic Noise Impact Assessment prepared by *ATP Consulting Engineers*;
- **Appendix K** – Prelodgement Meeting Minutes;
- **Appendix L** – Traffic Impact Assessment, prepared by *Premise Engineering*; and
- **Appendix M** – Bushfire Management Plan, prepared by *Land and Environment Consultants*.

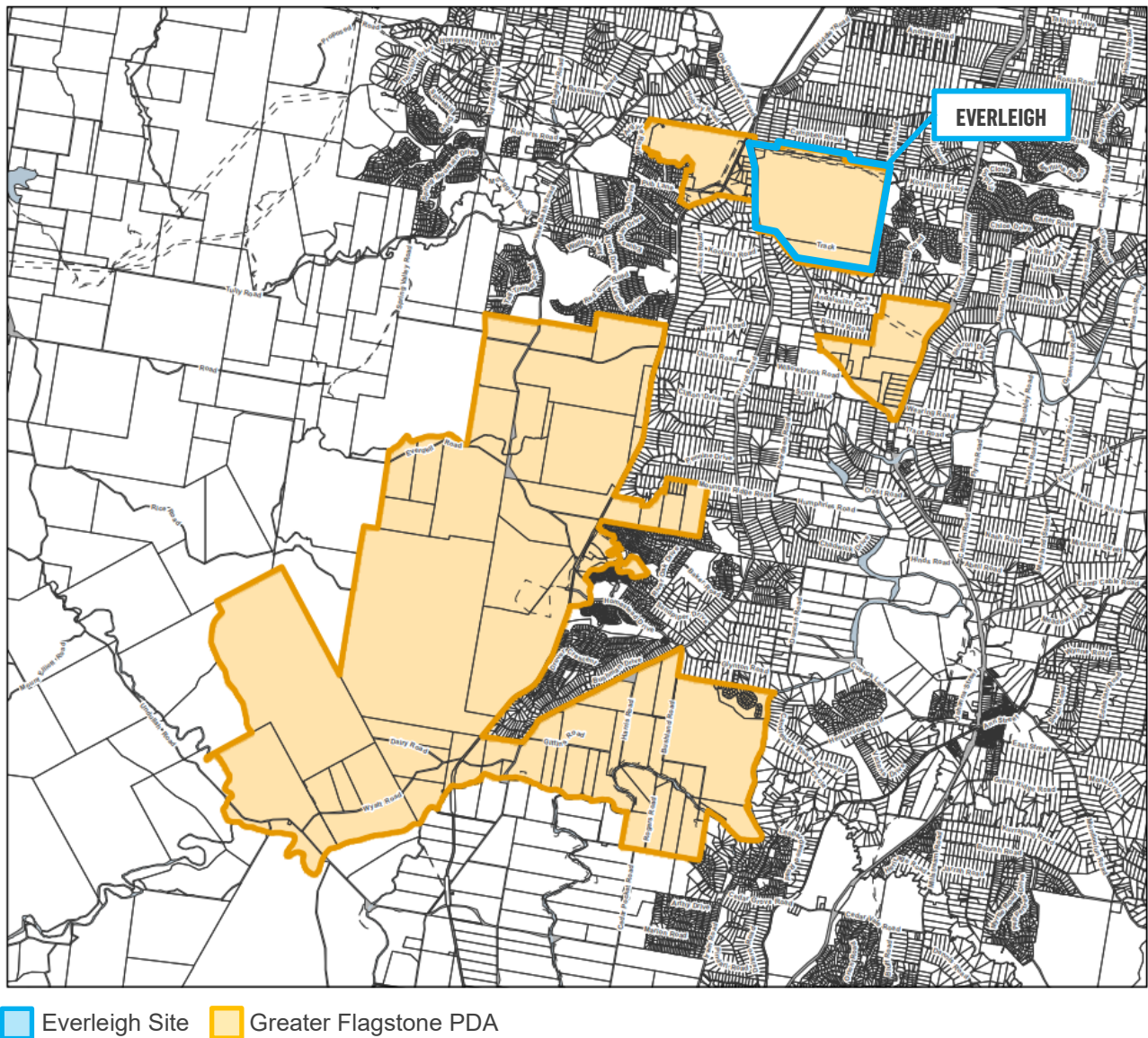
The assessment of the application is to be undertaken in accordance with Section 87 of the ED Act. This report provides the Applicant's assessment against these provisions and concludes that the development is appropriate, generally consistent with the state legislative framework and the Development Scheme and is not anticipated to impact upon the amenity of the locality. EDQ's approval of the application is therefore sought, subject to reasonable and relevant conditions.

3. BACKGROUND

3.1. SITE CONTEXT

Everleigh is located within the Greater Flagstone Priority Development Area (PDA) and is at the southern end of the Greenbank locality. The site subject to this development application is located within the southern portion of the Everleigh masterplan area, and the northern periphery of the Greater Flagstone PDA generally. **Figure 2** below shows the overall Everleigh site in context of the Greater Flagstone PDA.

Figure 2 – Everleigh location within the greater Flagstone PDA



Source: Queensland Government (marked up by Urbis)

3.2. SITE DETAILS

Key details of the site are as follows:

Table 3 - Site Details

CATEGORY	DESCRIPTION
Site Address	Teviot Road, Greenbank
Real Property Description	Lot 9004 on SP338120
Site Area (ROL 7)	24.4 hectares
Local Government Area	Logan City Council
Priority Development Area	Greater Flagstone
Planning Instrument	Greater Flagstone Priority Development Area (PDA) Development Scheme – 28 February 2025
PDA Precinct/ Zone	The site is identified within Urban Living Zone of the Greater Flagstone PDA Development Scheme

3.3. GREATER FLAGSTONE PRIORITY DEVELOPMENT AREA

On the 8 October 2010, the Greater Flagstone Urban Development Area (now known as Priority Development Area as of 1st February 2013) was declared.

The Greater Flagstone PDA Development Scheme was approved by the former ULDA (now EDQ) and came into effect on the 8th of October 2011. The Development Scheme governs all future development applications at Greater Flagstone and essentially reflects the Planning Scheme for the PDA.

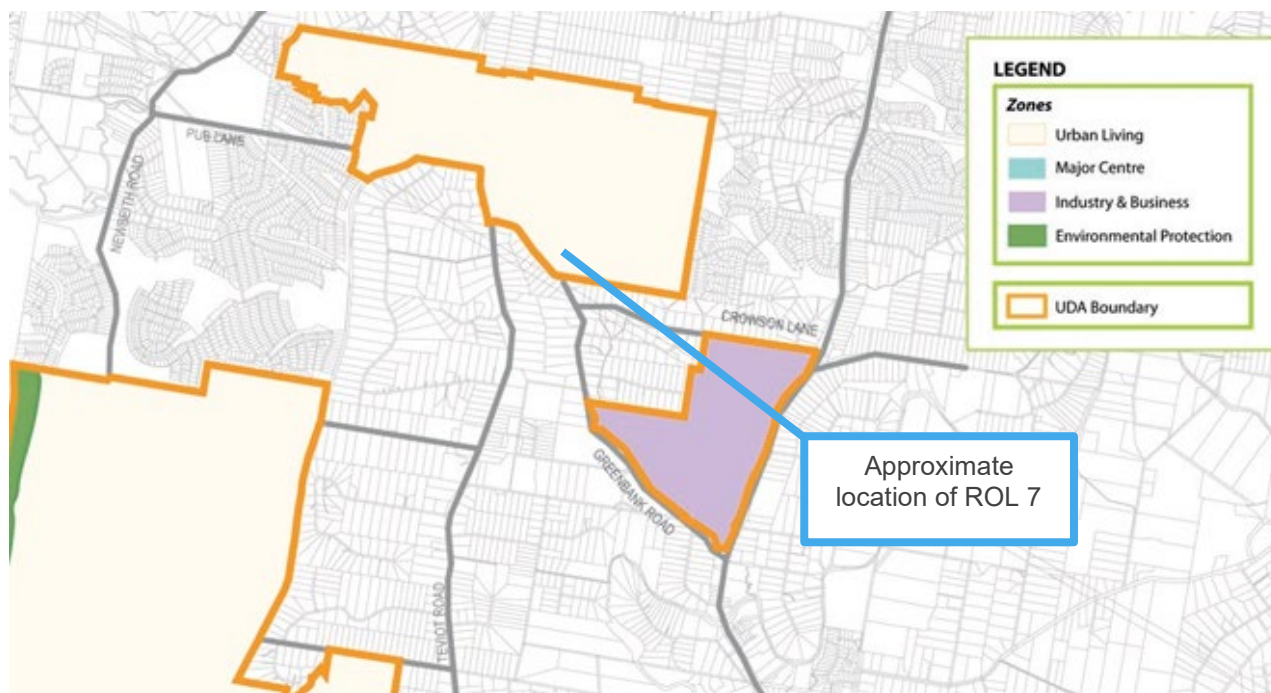
Under section 69 of the ED Act 2012, the Minister for EDQ gave notice that the Greater Flagstone PDA was amended on **28th February 2025**.

Within the Development Scheme, the land the subject of this application is located within the Urban Living Zone (refer Map 8 of the Development Scheme). As per the Development Scheme.

“The urban living zone applies to most of the area intended for urban development in the UDA. The majority of the zone is intended to be development as neighbourhoods focused on identified and accessible centres and comprising a mix of residential development including houses, multiple residential and other residential and live work opportunities through home-based business.”

The application area over the Development Scheme zoning map is illustrated below in **Figure 3**.

Figure 3 – PDA Zoning Map (Subject application overlayed)



Source: Greater Flagstone PDA Development Scheme (Marked up by Urbis)

3.4. KEY DEVELOPMENT APPROVALS

Since the adoption of the PDA Development Scheme, Everleigh has been subject to many development approvals which have facilitated the staged delivery of this prominent residential community.

A snapshot of the approval history and statutory background for the site as relevant to this proposal is provided below.

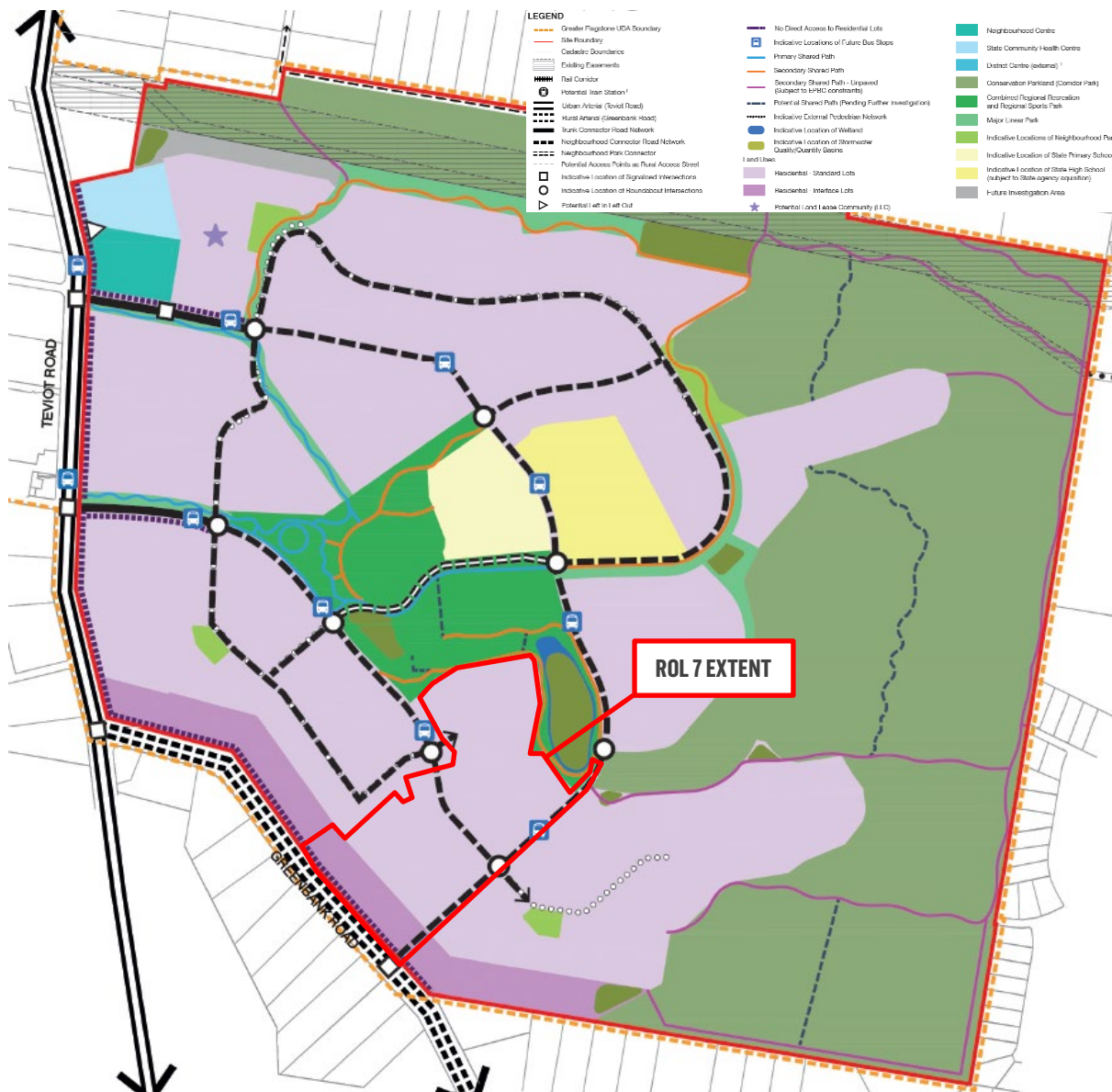
3.4.1. Everleigh Master Plan

The site benefits from an approved Master Plan which shapes and guides the progressive development of the Everleigh community. This approved master plan is consistent with the endorsed Context Plan which generally reflects a statutory planning instrument for the site.

The Everleigh Master Plan identifies the intended land use entitlements, community facilities, centres, open space and conservation areas, along with high level details of infrastructure provision and general site structure. In June 2017, EDQ granted approval for the Master Plan development of the site (EDQ reference: DEV2016/768). This approval has been subject to minor changes since its original approval. These changes largely related to the transitioning nature of the site and maturing market conditions that required the introduction of more diverse housing products and precincts.

The most recent approval was granted by EDQ on 1 August 2025 (**EDQ Ref: DEV2016/768/63**) amending the masterplan to reflect the location of a proposed land lease community, along with allocating land to a new state high school, amongst other things. **Figure 4** below highlights the Master Plan in the context of ROL 7.

Figure 4 – Everleigh Community Master Plan



Source: Urbis, 2024

It is recognised that all future PDA Development Applications in the Everleigh area are to be in accordance with the Master Plan and other Overarching Site Strategies (OSS). The Master Plan and OSS includes the following plans/documents:

1. Whole of Site Master Plan;
2. Natural Environment Site Strategy;
3. Open Space Master Plan;
4. Movement Network Infrastructure Master Plan;
5. Stormwater Master Plan; and
6. Water and Sewer Infrastructure Master Plan.

The proposed ROL 7 is identified as being consistent with the intent and planning controls of all abovementioned OSS.

For further clarification on detailed compliance with the OSS, please refer to the relevant supporting document provided as Appendices to this Town Planning Assessment Report.

3.4.2. Environmental Approval

The site is the subject of a staged approval under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC reference: 2016/7817) and koala offset obligations will be met under the same (instead of PDA Guideline No. 17).

It is suggested that the Decision Notice for this application, includes:

- A Vegetation Clearing Offsets development approval condition similar to condition 27 of precedent approval DEV2019/1039 (including advice notice within the abovementioned precedent condition);
- An advice note to the end of the Decision Notice specifying the following:

“EPBC Approval:

A Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 Approval issued by the Commonwealth Department of Environment may be required for clearing of any koala habitat areas required to facilitate the approved development.”

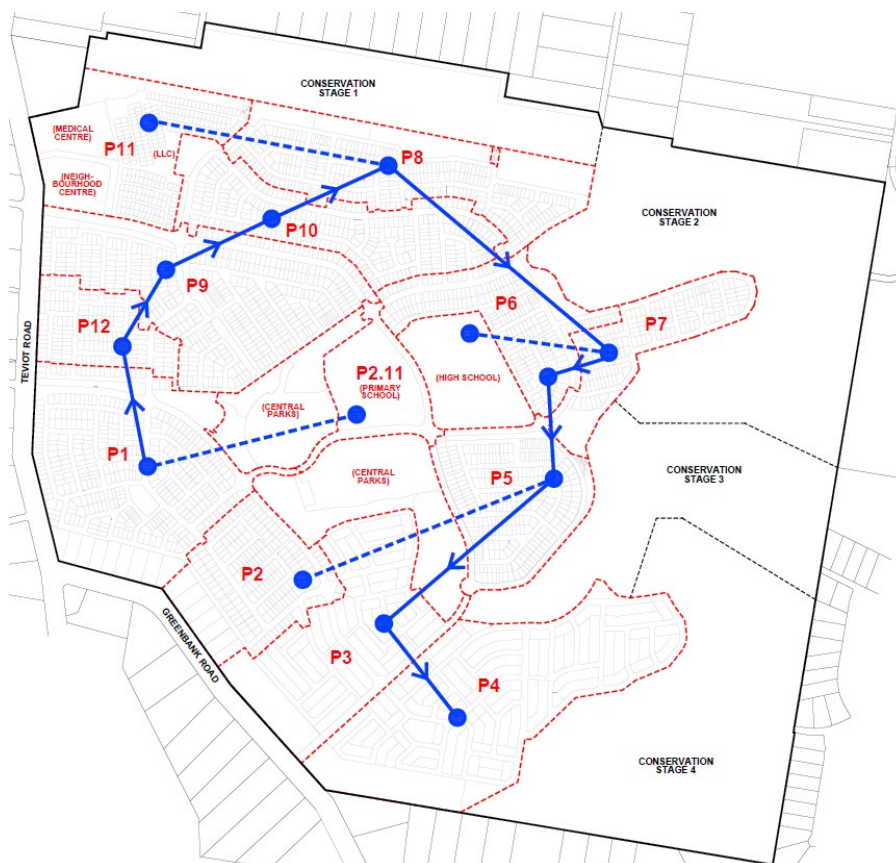
This approval simplifies the ability to clear Everleigh and allow for the sequential development of the site. Whilst this approval is in place, each stage of development within Everleigh is nevertheless subject to nuanced Operational Works approvals to facilitate tree clearing over particular stages of development.

3.4.3. Surrounding Development Approvals

Table 4 below summarises the balance of key approvals and applications which have been granted over the Everleigh estate, and which have facilitated the continued and sequential development of the Everleigh Master Plan area in context to the ROL 7 site.

ROL approvals – In accordance with the Approved Master Plan (Reference: DEV2016/768). Everleigh has generally followed a sequencing plan to ensure the efficient and timely delivery of the housing estate. Whilst some changes have occurred to how sequencing of development has occurred across the site; it has stayed generally consistent with the plan shown in **Figure 5** below.

Figure 5 – Everleigh Estate Sequencing Plan



Consequently, some of the relevant individual development approvals are highlighted in **Table 4** below.

Table 4 – Summary of Development Approvals

DEVELOPMENT	EDQ REFERENCE	DATE
State Primary School ROL	DEV2018/999	2019
ROL 3 approval (formerly referred to as 'Precinct 2')	DEV2019/1039	2019
Management ROL approval	DEV2020/1116	2020
Central parks ROL approval (referred to as 'ROL 6')	DEV2020/1131	2021
ROL approval (referred to as 'ROL 5')	DEV2020/1160	2021
ROL approval (referred to as 'ROL 8 and 10')	DEV2022/1277	2022
ROL approval (referred to as 'ROL 13')	DEV2024/1517	2025
Amendment to the Master Plan	DEV2016/768/63	2025
ROL Approval (referred to as 'ROL 21')	DEV2025/1688	2026

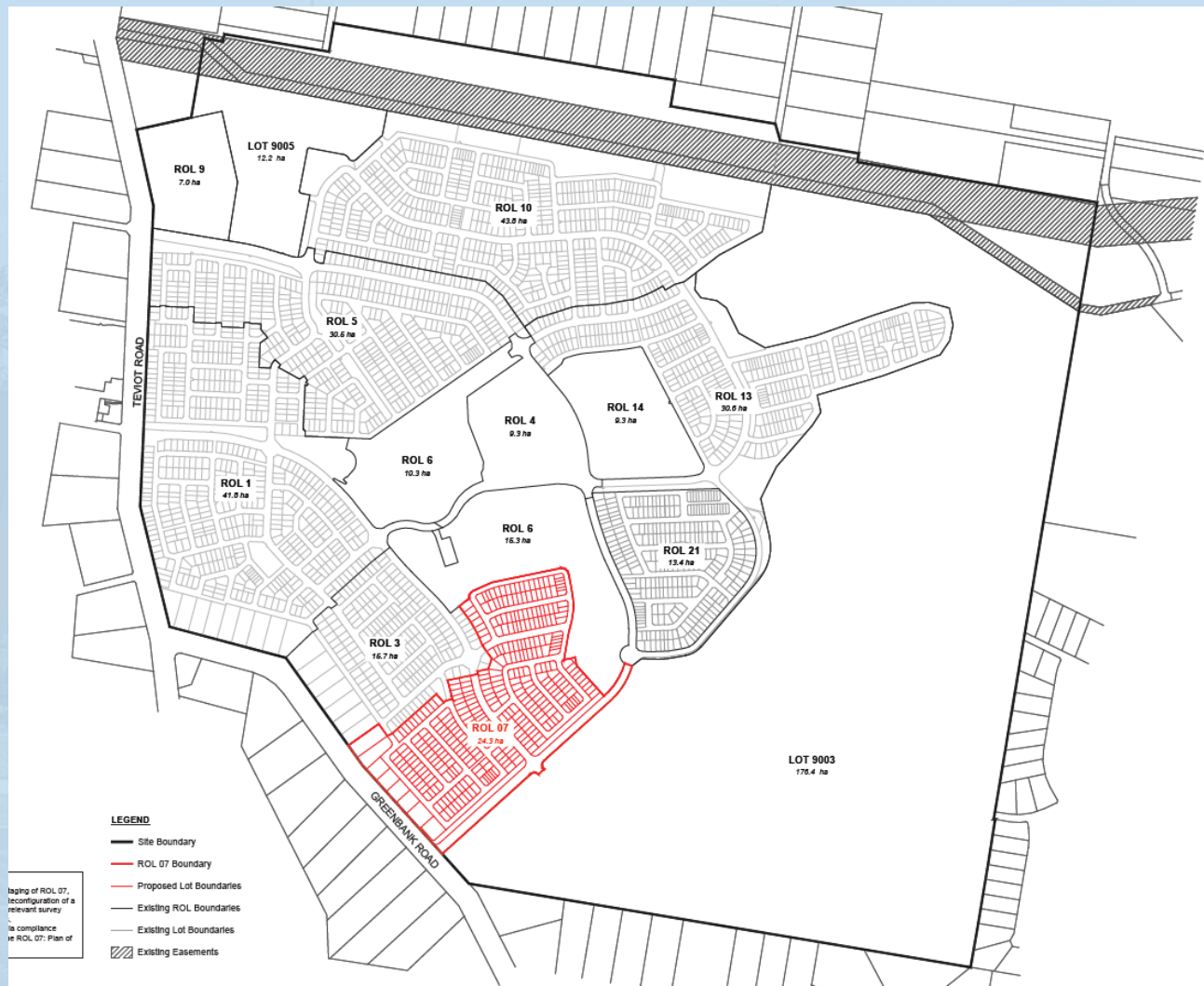
4. THE PROPOSAL

4.1. OVERVIEW OF PROPOSAL

The proposal involves the next phase of land development for the Everleigh masterplan community. This application and next release of land is being described as 'ROL 7', and the new development area is identified as **Precinct 3**.

Figure 6 below illustrates the application area with respect to ROL 7 and the broader Everleigh master plan community.

Figure 6 – ROL 7 Context



Source: Urbis, 2025

The proposed development is intended to deliver a suburban neighbourhood that is typified by detached dwelling houses and linear park uses. The primary aspect of development is the Reconfiguration of a Lot, however, the proposal also involves Material Change of Use and Operational Works aspects to facilitate the development.

This development application seeks the following development approvals:

- PDA Development Permit for the Reconfiguration of a Lot for 358 residential lots and a new road in accordance with Plan of Development;
- PDA Development Permit for Material Change of Use for uses in accordance with Plans of Development; and
- PDA Development Permit for Operational Works (signage) in accordance with Plans of Development.

As indicated above, the Plans of Development (**Appendix C**) presented as part of this application, detail all proposed development and works.

The following sections provide further details on specific elements of the proposed development.

4.2. PROPOSED DESIGN

The Everleigh community benefits from an approved Master Plan and overarching site strategies ('OSS') which guide development of the community through outlining key structural elements, land uses, and other considerations for development of the overall Everleigh site. The overall location and layout of Precinct 3 have been derived through the OSS, Master Plan, and Context Plan for Everleigh.

The proposed layout is responsive to its location within the Everleigh community and the areas which it adjoins. **Figure 7** below illustrates the location and layout of ROL 7, and its relationship with approved and future development.

Figure 7 – ROL 7 Proposed Layout



Table 5 provides a summary of typical residential allotment types proposed and the allocation across ROL 7.

Table 5 – Summary of Typical Residential Allotment Types

LOT TYPE	PURPOSE	INDICATIVE DIMENSION	NUMBER OF LOTS
Villa	A villa is suited to the housing needs of a one- and two-person household. A house on a villa lot is detached but usually built to one side of the lot. Lot size is typically 280m ² – 382m ² .	Indicative allotment width – 10m	32 (8.9%)
Premium Villa	A premium villa lot shares similar characteristics to the abovementioned villa lot however is generally wider. Lot size is typically 312m ² – 473m ² .	Indicative allotment width – 12.5m	125 (34.9%)
Courtyard	A courtyard lot comfortably accommodates a smaller detached family home and contributes to the diversity of housing required for changing household types. Specifically suited to downsizing retirees and couples with few children. Lot size is typically 350m ² – 544m ² .	Indicative allotment width – 14m	109 (30.4%)
Premium Courtyard	A premium courtyard lot has similar characteristics to a courtyard lot, however, is generally wider. Lots size is typically 407m ² – 747m ² .	Indicative allotment width – 16m	55 (15.4%)
Traditional	A traditional lot caters for large detached family housing. Lot is typically 523m ² – 581m ² .	Indicative allotment width – 18m	4 (1.1%)
Premium Traditional	A premium traditional lot shares similar characteristics to the abovementioned traditional lot however is generally wider. Lot size is 716m ² .	Indicative allotment width – 20m	1 (0.3%)
Interface	The interface lot is the largest lot type within the subdivision and is intended to accommodate larger detached housing. Lot size is typically 2020m ² – 4002m ² .	Indicative allotment width – 40m	8 (2.2%)
Front Loaded Terrace	A terrace lot will typically accommodate attached housing or housing built to both side boundaries on lots with a frontage of 7.5m Lot size is typically 190m ² – 402m ² .	Indicative allotment width – 7.5m	24 (7%)
Total			358

4.2.1. Consistency with Relevant OSS

The proposal is consistent with the strategic intent of the OSS for the Everleigh Masterplan Area. The technical reporting attached to this development application provide further detail on how the proposal complies with all OSS for the Everleigh community.

5. ASPECTS OF DEVELOPMENT

To facilitate the roll out of the proposed development, a number of discrete aspects of approval are sought. The aspects to which approval is requested are consistent with all previous approvals within Everleigh and other master planned communities within Queensland.

5.1. MATERIAL CHANGE OF USE IN ACCORDANCE WITH POD

This development application includes a Plan of Development (PoD). Table 2, Column 1 of the Greater Flagstone PDA Development Scheme identifies that development where in accordance with an approved PoD is Exempt Development. This application seeks a Material Change of Use for the following land uses where in accordance with the proposed PoD:

- Display Home
- Duplex
- House (detached or attached)
- Park
- Home Based Business

These land uses reflect typical uses found within suburban residential communities such as Everleigh. To this end, the abovementioned land uses are appropriate for the site.

The development of the above uses within ROL 7 is to be regulated through the Design Criteria of the PoD and the PoD plans included within **Appendix E**. All abovementioned land uses are consistent with the zone intent described for the Urban Living Zone as per Section 3.4.2 of the Greater Flagstone PDA Development Scheme. Where development is not in accordance with the approved PoDs, a new application will be required and subject to assessment against the provisions of the Development Scheme and Master Plan.

5.2. RECONFIGURING A LOT IN ACCORDANCE WITH POD

As the site is a greenfield site, the development applications also seek a Reconfiguration of a Lot (ROL) in accordance with a PoD.

The PoD seeks to regulate the subdivision of land within the ROL area by providing Design Criteria which lots must meet. The Plans of Reconfiguration provides the basis for the Design Criteria; whereby specific design responses are required for different lot typologies.

5.3. OPERATIONAL WORKS IN ACCORDANCE WITH POD

In addition to the residential development envisaged within ROL 7, the PoD is intended to facilitate Operational Works for signage.

Similar to the residential Design Criteria, the PoD contains specific outcomes that future signage must meet.

6. TECHNICAL REPORTING

This PDA Development application is supported by relevant specialist consultant reports. The reports are attached to this Planning Report. A short summary of each technical report is provided below.

6.1. ENGINEERING SERVICES REPORT

The Engineering Services Report prepared by *Premise Engineering* (**Appendix G**) confirms that the proposed development can be adequately serviced and facilitates suitable cut and fill measurements.

6.2. STORMWATER MANAGEMENT MEMORANDUM

A Stormwater Memo has been prepared by *Engeny* (**Appendix H**) and outlines the stormwater quantity and quality treatment strategy for Precinct 3. Details regarding the proposed wetland configuration, stormwater pond, riparian vegetation, detention volume, and peak flow analysis elements to meet the stormwater management, are reported in the Whole of Site Stormwater Masterplan – Everleigh Stormwater Masterplan Report (WOS SWMP 2026) (Engeny, 2026). This has been submitted to Economic Development Queensland (EDQ).

6.3. TRAFFIC NOISE IMPACT ASSESSMENT

A Traffic Noise Impact Assessment has been prepared by *ATP engineers*, and is provided in **Appendix J**.

The assessment concluded that provided the recommended planning and design noise control measures are implemented, road traffic noise will not impose any further constraints on the establishment of this stage of the development.

6.4. TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Assessment has been prepared by *Premise Engineering*, and is provided in **Appendix L**. This Traffic Impact Assessment has been prepared to assess the traffic and transport impacts associated with the proposed residential subdivision.

The assessment demonstrates that traffic generated by ROL07 can be accommodated within the planned Everleigh road network without giving rise to unacceptable traffic, safety or operational impacts.

6.5. BUSHFIRE MANAGEMENT PLAN

A Bushfire Management Plan has been prepared by *Land and Environment Consultants*, and is provided in **Appendix M**. The assessment confirms the site is within a bushfire hazard area and subject to the Bushfire Overlay code.

The plan identifies potential bushfire risk from adjoining conservation land (BAU 4), with a medium potential bushfire intensity. Radiant heat exposure has been assessed and mitigation measures specified to ensure compliance with the Bushfire Overlay code.

7. PLAN OF DEVELOPMENT

The proposed development is to be guided, regulated, and ultimately constructed to the specifications provided in the Plans of Development (PoD) included as part of this Development Application. EDQ Practice Notes 9 and 10 intend that PoDs are critical to the planning, design, and delivery of Master Planned communities.

For this proposal, the PoDs are intended to guide future development and allow for construction on the land to be either exempt development or subject to compliance assessment; provided it accords with the relevant design standards and controls within the document. The PoD is distinct from the plan of subdivision in that the PoD contains detailed information to ensure that houses (and other non-residential land use) are constructed in an orderly manner and allows certifiers to approve building plans.

The PoDs being proposed as part of this application have been refined from PoDs for previous development in the Everleigh Masterplan Area and reflect best practice standards for drawings and policy documents. Specifically, the following points of emphasis have been embedded within the PoDs for this proposal:

1. Clarity:

In order to serve a number of parties including builders, certifiers, designers, and assessors, the PoDs involved with the Everleigh project are designed with legibility and clarity in mind. All PoDs are designed to be standalone documents that can be used and interpreted without extensive backgrounding and will be easy to use over the life of the development;

2. Utility:

PoDs reflect the core policy tool and framework in which development proposals will be assessed and eventually undertaken. To this effect, the PoDs for the Everleigh project need to be permissive in order to capitalise on opportunities whilst also detailed enough to ensure that all relevant impacts have been avoided or mitigated; and

3. Flexibility

Ensuring PoDs provide for flexibility for unexpected changes that respond to market conditions or technological improvements is critical in ensuring the PoD can remain relevant into the future. Ultimately, all PoDs for the Everleigh project will undergo modifications over their anticipated life of 10-15 years. The following section of this report outlines the proposed PoD approach for this site, source of proposed controls, and proposed implementation process. Notwithstanding, to provide consistency throughout Everleigh, the proposed Plans of Development follow the same general format and structure as per previous approvals over the site.

7.1. OPERATIONAL INTENT

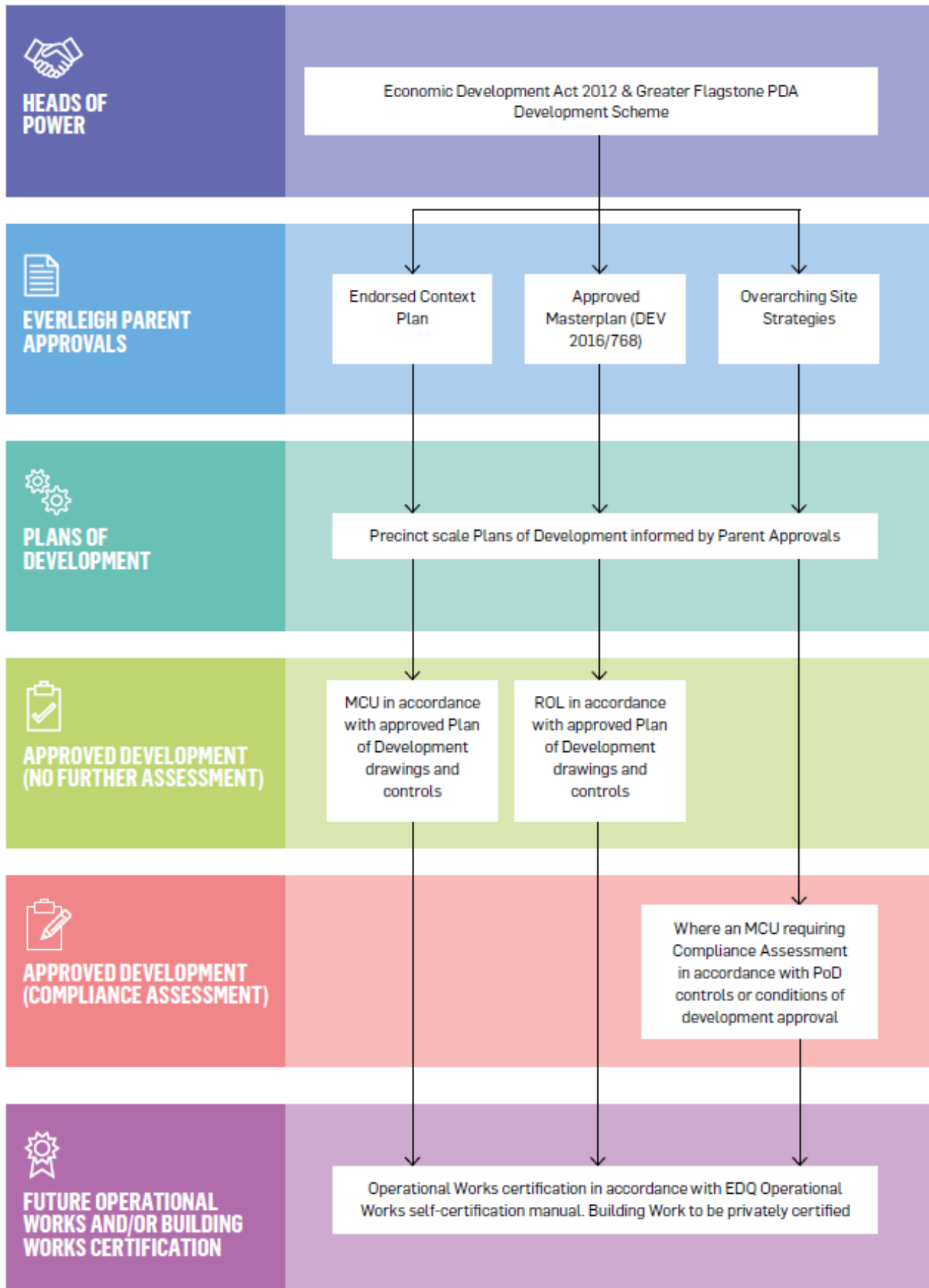
The PoDs form one element of the overall approval framework relevant to the development area. The relationship of PoDs to other approvals or statutory obligations is outlined by **Table 6** below.

This figure also provides a summary of the way in which future development can occur within the development area which are:

- **Approved Development (No Further Assessment):** development in accordance with PoD Controls comprising exempt development, which may proceed to Operational Works and Building Works approvals;
- **Approved Development (Compliance Assessment):** development in accordance with the PoD subject to Compliance Assessment to EDQ; and
- **Certification of Operational Works:** certification of Operational Works is undertaken in accordance with the Self Certification Procedures Manual.

This is consistent with the approach taken in the Plans of Development in Precinct 1 (DEV2016/768), Precinct 2 (DEV2019/1039), ROL 5 (DEV2020/1160), ROL 8 and 10 (DEV2022/1277), ROL 13 (DEV2024/1517), and recently ROL 21 (DEV2025/1688)

Table 6 – PoD Operation and Relationship to Other Approvals



7.2. HOUSING CONTROLS

The PoDs included within **Appendix E** contain criteria whereby if future development is compliant, it may proceed straight to certification stage. To this end, the design controls within the PoD must be developed in a way that allows for the delivery of built form variety at appropriate densities, whilst controlling design outcomes to ensure an attractive and positive community is created.

The proposed PoD design criteria have been developed with the following considerations:

- Analysis of the existing and approved controls adopted within other residential precincts of Everleigh;
- Analysis of house and land design packages currently within the wider market;
- Consideration of relevant statutory documents, including the Low-Rise Building PDA Guideline 7; and
- Consultation with relevant builders.

The proposed design controls will support the development of the ROL 7 area as an attractive and amenable suburban environment. The proposed design controls for the ROLs area are generally consistent with the approved design provisions for other residential areas within Everleigh.

7.3. RELATIONSHIP TO QDC

As outlined in Section 1 of the Queensland Development Code ('QDC') MP1.1 and MP1.2, the provisions of the code do not apply within Priority Development Areas.

In accordance with the provisions of the Greater Flagstone PDA Development Scheme, Building Work and Operational Work are exempt development where carried out in accordance with an approved PoD.

The provisions of the Development Scheme will apply where the development does not comply with all provisions of the PoD.

8. LEGISLATIVE REQUIREMENTS

A summary of compliance with the relevant state planning instruments is outlined in the table below.

8.1. ECONOMIC DEVELOPMENT ACT 2012

The *Economic Development Act 2012* establishes that applications within a Priority Development Area ('PDA') are to be assessed under the provisions of a Development Scheme for that area. For the Greater Flagstone PDA, the relevant development scheme is the Greater Flagstone PDA Development Scheme, with the latest version adopted in **28 February 2025**.

8.1.1. Assessment manager

As the Site is contained within the declared Greater Flagstone PDA, the Minister for Economic Development Queensland is the Assessment Manager for this application.

8.1.2. Application Fee

In accordance with EDQ's fee schedule, the development is considered to be 'major development' with an applicable fee of **\$46,951**.

In addition to the major development application fee, the applicant will be responsible for the cost of third-party reviews of the supporting documents on behalf of EDQ.

8.1.3. Referral Agencies

As the site is within the Greater Flagstone PDA and the Assessment Manager is MEDQ, there are no specific referral agencies for this application.

8.2. PLANNING ACT 2016

As the land is located within the Greater Flagstone Priority Development Area, the planning and assessment of development for the land will primarily be assessed under the *Economic Development Act 2012*.

Notwithstanding the above, the *Planning Act 2016* sets out the principal town planning and development assessment framework for Queensland, and assessable development under Schedule 10 of the *Planning Regulation 2017* may be relevant to the proposed development with regard to Prohibited Development.

The proposed Reconfiguration of a Lot and Material Change of Use is not Prohibited Development under the provisions of the Planning Act or the Regulation.

8.3. ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Everleigh has been referred to and received approval under the Federal Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC reference: 2016/7817). The EPBC approval relates to the species of koala and grey-headed flying fox. Environmental offsets for these species will be managed in accordance with the conditions of the EPBC approval.

Notwithstanding, the applicant would be happy for EDQ to insert the following advice note as it has done on previous Everleigh approvals.

"EPBC Approval

A Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 Approval issued by the Commonwealth Department of Environment may be required for clearing of any koala habitat areas required to facilitate the approved development."

9. PLANNING ASSESSMENT

9.1. OVERVIEW

This section of the report provides a planning assessment of the development proposal against the applicable statutory planning framework. This assessment should also be read in conjunction with a more detailed assessment of the development proposal against specific criteria derived from both statutory planning framework and the Everleigh Master Plan framework outlined in approval DEV2016/768/63.

9.2. GREATER FLAGSTONE PRIORITY DEVELOPMENT AREA DEVELOPMENT SCHEME

9.2.1. Level of Assessment

Under “Table 2: Levels of Assessment” of the Development Scheme, Reconfiguration of a Lot and making a Material Change of Use application involving a Plan of Development are classified as Permissible Development. Permissible Development is assessable development and requires a development approval prior to development commencing.

9.2.2. Assessment of Application Compliance

Section 86 of the ED Act states that the MEDQ “cannot grant the PDA development approval applied for if the relevant development would be inconsistent with the land use plan for the relevant priority development area”.

Section 3.2.3 of the Development Scheme clarifies when development is considered to be consistent with the Land Use Plan as follows:

“UDA assessable development is consistent with the land use plan if:

- (i) the development complies with all relevant UDA-wide criteria and the relevant zone intents, or*
- (ii) the development does not comply with one or more of the UDA-wide criteria or zone intents but:*
 - a. the development does not conflict with the UDA vision, and*
 - b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the UDA-wide criteria or zone intents.”*

The following sections outline how the proposal complies with the relevant PDA-wide criteria set out in the Development Scheme. Where any inconsistency between the proposal and PDA-wide criteria exists, the proposal will fully achieve the outcomes stipulated by the PDA vision or endorsed Context Plan for the site (EDQ Reference: DEV2016/768/63).

The proposal:

- Is consistent with the Endorsed Context Plan for the site and the approved Master Plan for the overall Everleigh site;
- Provides residential uses which are envisaged and supported within the Urban Living Zone of the Greater Flagstone Urban Development Area Development Scheme;
- Provides a high-quality subdivision design that responds to the location and site-specific constraints of the development area;
- Provides a highly permeable and legible street layout which maximises opportunities for public and active transport use to key destinations;
- Reflects a highly efficient design that does not result in surplus or ‘wasted’ land;
- Exhibits an excellent standard of landscaping, urban design and physical form controls which will create a high level of amenity, character, convenience, and safety of the community;

- Promotes energy efficiency and sustainable development practices.

A detailed assessment of the proposal against the specific provisions of the Greater Flagstone PDA Development Scheme and complementary guidelines is provided within **Appendices L**.

Whilst the assessment provided does not identify any inconsistencies between the proposal and the PDA-wide criteria; an assessment of the proposal against the vision statements of the Land Use Plan is provided below for completeness.

A community framed by green landscapes

The proposed ROL 7 area has been designed to draw on the landscape strengths of the overall Everleigh site. In particular, the proposed ROL development focuses streets and movement paths towards the central parkland and wetland area of the Everleigh estate. The proposed design also includes landscaped pedestrian links in critical locations, which will further contribute to the green experience for pedestrian in the Everleigh community.

A liveable community

The Everleigh community seeks to introduce a new standard or suburban living through best practise urban design and reinforces amenity and convenience as core tenements of the community. The design of the community provides for a number of distinct neighbourhoods and will include diverse lot typologies to meet a wide range of housing needs. The proposed ROL areas provide convenient connections to social infrastructure such as the central parklands and the State Primary School, which will further boost the liveability of the community.

The proposed ROL 7 will be supported by a series of Plans of Development which will guide the development at a precinct scale (Reconfiguration of a Lot PoD – **Appendix C**) down to individual allotment scale (Envelope and Design Criteria PoDs – **Appendices D** and **E**). The delivery of high-quality design outcomes supported by the Plans of Development will ensure the ROL 7 areas and Everleigh community more broadly will develop into a highly liveable community.

A prosperous community

The development seeks to contribute to the overall growth of the Greater Flagstone region by adopting minimum net residential density targets outlined within the Land Use Plan. Although the precinct is predominantly identified as a residential area, the development introduces opportunities for residents to be well-connected to potential employment opportunities within the centres and school precinct.

An inclusive community

The core design intent of the Everleigh community is the State Primary School and Regional Recreation and Sports Park being centrally located for community enjoyment. Furthermore, extensive work has been undertaken to ensure the landscape character and open space design is cohesive to encourage a high level of use for public and open areas. These co-location and integration principals promote a more socially inclusive neighbourhood which will facilitate informal social interactions.

The proposed development of ROL 7 reaffirms the intended diversity of housing products for the Everleigh community by providing a mixture of lot sizes and placements. Subsequently, the diversity of lots and housing will fulfil a wide range of housing needs and ensuring the Everleigh community includes a diversity in the demographic qualities of residents.

A connected community

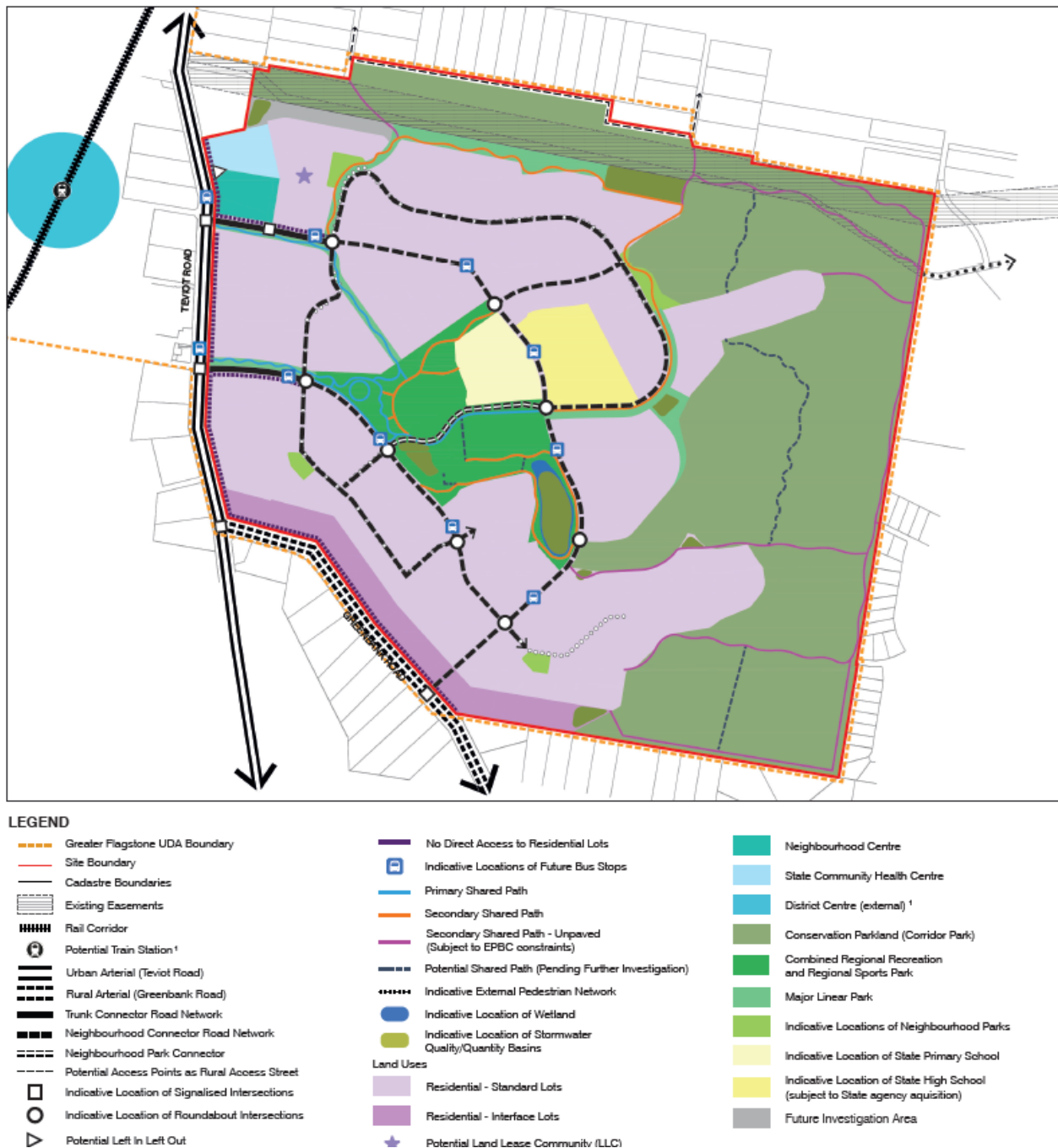
The overall design of the Everleigh community promotes permeability and ease of access to key destinations such as centres, schools, green spaces, and recreational hubs. The controls and strategic intent of the approved Movement Network Infrastructure Master Plan for Everleigh have been reflected and incorporated into the design of ROL 7. The road configuration for the ROL area is compact yet efficient and built to purpose for the nature and scale of the proposed development. Pedestrian movement within and through ROL 7 is supported through convenient links and amenable streetscapes which ensure pedestrian safety and enjoyment is respected.

9.3. APPROVED EVERLEIGH MASTER PLAN (EDQ REF: DEV2016/768/63)

The site currently benefits from an approved Master Plan for the site which shapes and guides the progressive development of the Everleigh community, refer to **Figure 8**. This approved Master Plan is consistent with the endorsed Context Plan for the site; which generally reflects a statutory planning instrument for the site.

The Everleigh Master Plan identifies the intended land use entitlements, community facilities, centres, open space and conservation areas, along with high level details of infrastructure provision and general site structure. The proposed development for ROL 7 is consistent with the outcomes identified in the Master Plan and does not result in any fundamental conflicts with the overall approval framework for Everleigh.

Figure 8 – Whole of Site Master Plan



Source: Urbis, 2024

As illustrated in **Figure 8** above, the approved Master Plan identifies the following features to be generally located within ROL 7:

- A north-south Neighbourhood Connector running along the eastern side of ROL 7, with secondary pedestrian pathways intended to run alongside
- Major linear parks along the eastern edge, parallel with the proposed Neighbourhood Connector and pathways;
- Indicative location for a future bus stop/s.

The abovementioned elements identified have been incorporated into the design and configuration of the proposed development.

9.3.1. Land Uses

As illustrated, the whole of site masterplan for Everleigh, the area identified for development of ROL 7 are intended for the following land use designations:

- Residential – Standard Lots

The proposed development delivers standard residential lots in accordance with the intended locations for the land uses, as stipulated by the approved Master Plan.

9.4. OVERALL STRATEGIES

In addition to the approved Master Plan, the overall Everleigh site benefits from a suite of approved Overall Site Strategies (OSS) which provide a finer grain of technical detail for the Everleigh site. The approved OSS for the Everleigh site includes:

1. Natural Environment Site Strategy;
2. Open Space Master Plan;
3. Movement Network Infrastructure Master Plan;
4. Stormwater Master Plan; and
5. Water and Sewer Infrastructure Master Plan.

The proposed design of ROL 7 is identified as being consistent with the intent and planning controls of all abovementioned OSS.

For further clarification on detailed compliance with the OSS, please refer to relevant supporting document provided as Appendices to this Town Planning Assessment Report.

9.5. EDQ GUIDELINES AND PRACTICE NOTES

The provisions of the Greater Flagstone PDA Development Scheme Land Use Plan provide the principal planning framework applicable to the application area. Further to the provisions of the Development Scheme, development within the Greater Flagstone PDA is to be informed by EDQ's Guidelines and Practice Notes.

Table 7 below identifies the Guidelines and Practice Notes which hold relevance to the proposal.

Table 7 – EDQ Guidelines and Practice Notes

GUIDELINE / PRACTICE NOTE	COMMENT
PDA Guideline 1 – Residential 30	The purpose of Guideline 1 is to guide the planning and design of residential development within PDAs. Guideline 1 is considered to hold relevance to the proposal. An assessment of the proposed development against Guideline 1 has been provided in Appendix I. This assessment concludes that the proposed development complies with the intent and provisions of Guideline 1, to the extent relevant to the proposal.
PDA Guideline 5 – Neighbourhood Planning and Design	The purpose of Guideline 5 is to guide the planning and design of residential neighbourhoods within PDAs. Guideline 5 is considered to hold relevance to the proposal. An assessment of the proposed development against the relevant components of Guideline 5 has been provided in Appendix I. This assessment concludes that the proposed development complies with the intent and provisions of Guideline 5. The provisions of Guideline 5 are to take precedence over the provisions of Guideline 1 in the event of any inconsistencies.
PDA Guideline 6 – Street and Movement Network	The purpose of Guideline 6 is to establish desired design standards for streets and secondary movement networks within PDAs. Guideline 6 provides indicative design standards for a variety of road and street network types. Particularly relevant to this proposal for ROL 7 area of the Everleigh community; PDA Guideline 6 provides indicative design standards for Neighbourhood Connector and Neighbourhood Access type roads. The approved Movement Network Infrastructure Master Plan improves upon the provisions of Guideline 6 and provides a higher degree of detail for Neighbourhood Connector and Neighbourhood Access type roads that is specific for the Everleigh site. Specifically, the Movement Network Infrastructure Master Plan includes design controls for Neighbourhood Connector 1 – 2 and Access Street type roads which relate to the Neighbourhood Connector and Neighbourhood Access controls specified in PDA Guideline 6. Accordingly, the provisions of the approved Movement Network Infrastructure Master Plan are considered to take precedence over Guideline 6. All pathways and roads within the ROL 7 area have been designed in accordance with the provisions of the Movement Network Infrastructure Master Plan and reflect a high performance movement network which achieves the intent of PDA Guideline 6.
PDA Guideline 7 – Low Rise Buildings	The purpose of this guideline is to inform the design of low rise buildings, particularly within residential subdivisions, within PDAs. It is noted that the purpose section of this guideline outlines that the standards in this guideline may not be appropriate if alternative development standards exist.

Given a set of bespoke design controls have been prepared for the proposed development (refer to Design Criteria Plans of Development in **Appendix E**), the provisions of Guideline 7 are not of relevance to the proposed development.

PDA Guideline 12 – Park Planning and Design

Guideline 12 seeks to inform the design of parks and open space, particularly in residential subdivisions.

An assessment of the proposal against Guideline 12 has been undertaken and is included within **Appendix I**. This assessment concludes that the proposed development is consistent with the intent and relevant provisions of Guideline 12.

PDA Practice Note 1 – Housing Diversity

Practice Note 1 provides information on how homes may be designed on different types of allotments.

Practice Note 1 is not of particular relevance to this ROL proposal as bespoke design controls have been prepared for the proposed development (refer to Design Criteria Plans of Development within **Appendix E**).

PDA Practice Note 2 – Footpath Provision in Residential Subdivisions

Practice Note 2 provides information on how footpaths should be provided within residential subdivisions.

The provision of footpaths within the proposed development is generally consistent with the intent outlined within Practice Note 2.

PDA Practice Note 10 – Plans of Development

Practice Note 10 provides advice on how Plans of Development can be prepared and implemented within PDAs.

The Plans of Development prepared for the proposed development (**Appendices C to E**) are generally consistent with the advice outlined within Practice Note 10.

For further details on how the proposal complies with relevant EDQ Guidelines, please refer to **Appendix I**.

10. CONCLUSION

Urbis Ltd has prepared this development application on behalf of *Mirvac Queensland Pty Ltd* in support of the development of the next land release phase at Everleigh, within the Greater Flagstone Priority Development Area. Specifically, the proposal seeks development approval for:

- Development Permit for Material Change of Use in accordance with Plans of Development;
- Development Permit for Reconfiguration of a Lot in accordance with Plans of Development; and
- Development Permit for Operational Works in accordance with Plans of Development.

The proposed development has been thoroughly assessed against the statutory planning framework relevant to development of the site. Accordingly, it is found that the proposed development:

- Is consistent with the purposes of *Economic Development Act 2012*;
- Is consistent with the intent and the specific provisions of the Greater Flagstone PDA Development Scheme;
- Is consistent with the endorsed Context Plan and approved Master Plan for the overall Everleigh site; and
- Complies with the provisions of the applicable PDA Guidelines, as demonstrated by the accompanying Plan of Development.

Importantly, the proposed development will deliver the next land release for the Everleigh community and implements the key strategy for the site as stipulated by the approved Master Plan and endorsed Context Plan (**EDQ Ref.:** DEV2016/768/63).

The following points are highlighted in support of the proposed development:

- The layout of the proposed ROL development has been designed in accordance with the overall site Master Plan and reflects a legible and well-connected urban configuration. The proposed design responds to the surrounding context and will integrate with surrounding precincts; and
- The proposed design controls for the proposed ROL represent best practice urban design standards for new suburban communities. Furthermore, the proposed design controls for ROL 7 are consistent with the design controls previously adopted and approved by EDQ in other areas within the Everleigh community.

In view of the above points, EDQ's approval of this application is sought subject to reasonable and relevant conditions.

11. **DISCLAIMER**

This report is dated 3 June 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mirvac (**Instructing Party**) for the purpose of Town Planning (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A PDA DA FORM

APPENDIX B PROPERTY SEARCH

APPENDIX C PLAN OF DEVELOPMENT FOR RECONFIGURATION OF A LOT

APPENDIX D PLAN OF DEVELOPMENT FOR ENVELOPE PLANS

APPENDIX E PLAN OF DEVELOPMENT FOR DESIGN CRITERIA

APPENDIX F PRELIMINARY PARKING PLAN

APPENDIX G ENGINEERING SERVICES REPORT

APPENDIX H STORMWATER MANAGEMENT PLAN

APPENDIX I EDQ PDA GUIDELINES ASSESSMENT

APPENDIX J TRAFFIC NOISE IMPACT ASSESSMENT

APPENDIX K PRELODGE MENT ADVICE

APPENDIX L TRAFFIC IMPACT ASSESSMENT

APPENDIX M BUSHFIRE MANAGEMENT PLAN