

# Everleigh

## ROL 13: RECONFIGURATION OF A LOT PLANS

TEVIOT ROAD, EVERLEIGH

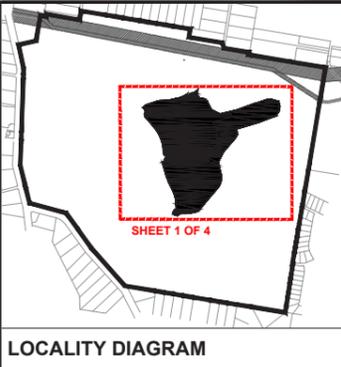
MARCH 2025

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1517

Date: 16 May 2025





LOCALITY DIAGRAM

**LEGEND**

**GENERAL**

- ROL 13 Boundary
- Proposed Lot Boundaries
- Proposed Road Carriageways
- Proposed High School
- Future Residential
- Major Linear Park
- Neighbourhood Park
- Pedestrian Link
- Conservation Area
- Drainage Reserve
- Additional Verge for Bushfire Buffer
- Proposed Bus Stop Location

**RESIDENTIAL - STANDARD LOTS**

*HOUSE (ATTACHED)*

- 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 (22 sites)

**ROL 13 - YIELD SUMMARY**

| LOT TYPE                                 | INDICATIVE LOT FRONTAGE | INDICATIVE LOT DEPTH |          |          |          |          | TOTAL             |             |
|--|-------------------------|----------------------|----------|----------|----------|----------|-------------------|-------------|
|  |                         | 25m Deep             | 28m Deep | 30m Deep | 32m Deep | 35m Deep | LOTS              | %           |
| Front Loaded Terrace                     | 7.5m wide               | 18                   | ~        | 5        | ~        | ~        | 23 lots           | 6.5%        |
| Rear Loaded Terrace                      | 7.5m wide               | ~                    | ~        | ~        | ~        | ~        | 0 lots            | 0%          |
| Villa                                    | 10m wide                | 2                    | 6        | 31       | 5        | 6        | 50 lots           | 14.1%       |
| Premium Villa                            | 12.5m wide              | 4                    | 12       | 63       | 11       | 24       | 114 lots          | 32.2%       |
| Courtyard                                | 14m wide                | 5                    | 19       | 43       | 4        | 14       | 85 lots           | 24.0%       |
| Premium Courtyard                        | 16m wide                | 17                   | 13       | 34       | 3        | 7        | 74 lots           | 20.9%       |
| Traditional                              | 18m wide                | ~                    | 1        | 4        | 1        | ~        | 6 lots            | 1.7%        |
| Premium Traditional                      | 20m wide                | ~                    | ~        | 1        | ~        | 1        | 2 lots            | 0.6%        |
| <b>TOTAL RESIDENTIAL LOTS</b>            |                         |                      |          |          |          |          | <b>354 lots</b>   | <b>100%</b> |
| <b>DENSITY (NET RESIDENTIAL DENSITY)</b> |                         |                      |          |          |          |          | <b>18.5 dw/ha</b> |             |



AMENDED IN RED

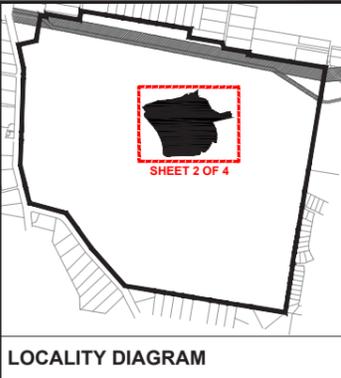
By: Jennifer Sneesby  
Date: 09/05/2025

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**NOTE:**

- Balance lots, while not appearing on ROL 13: 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 13: Plan of Development - Design Criteria document.



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EXISTING PRIMARY SCHOOL

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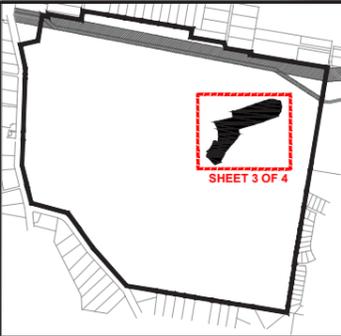
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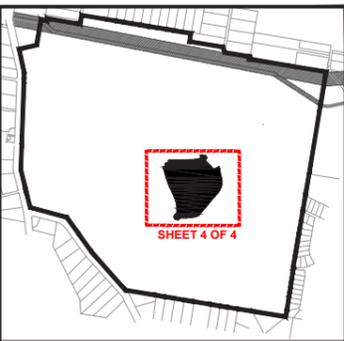
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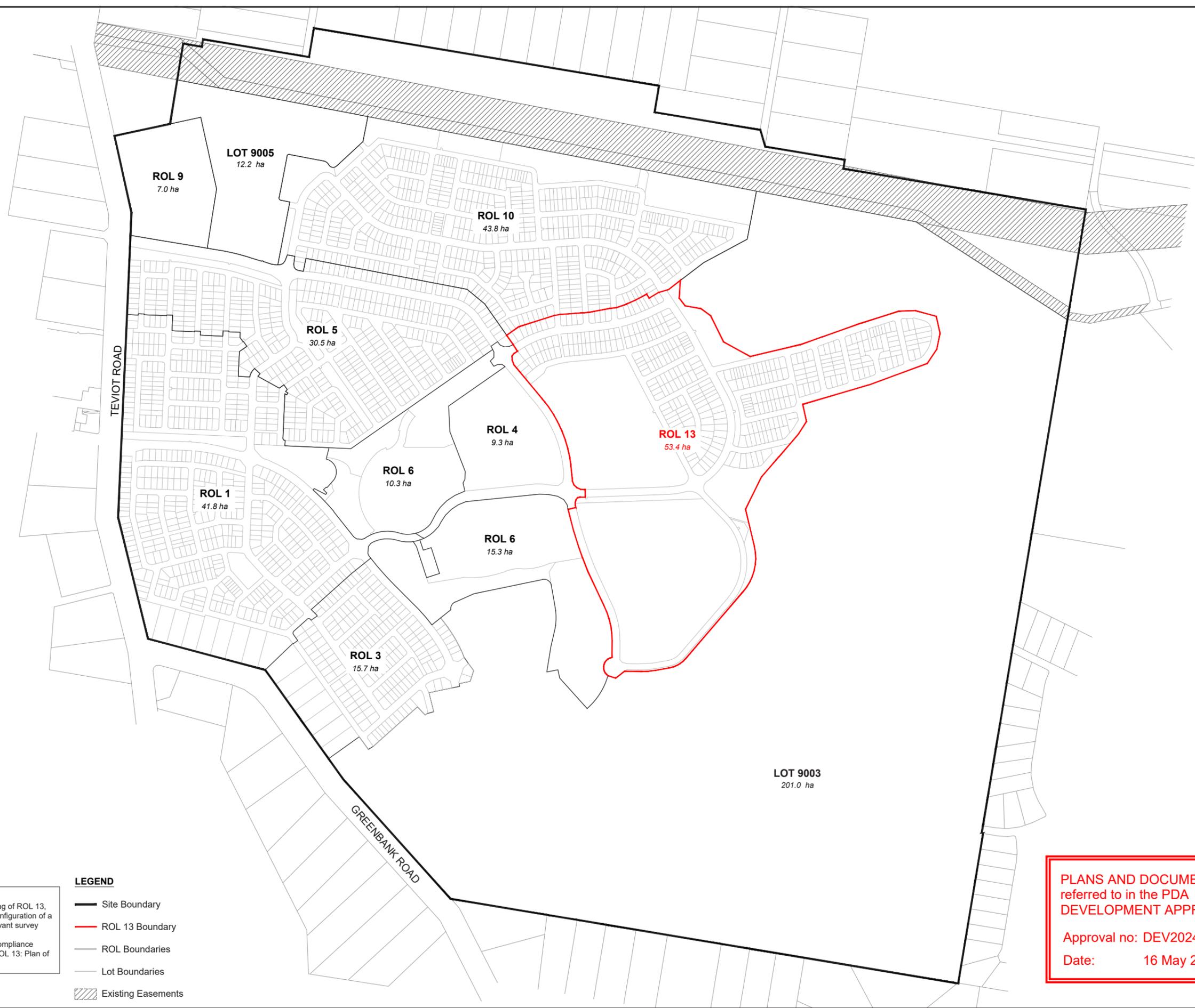
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**NOTE:**

- Balance lots for the progressive staging of ROL 13, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
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- LEGEND**
- Site Boundary
  - ROL 13 Boundary
  - ROL Boundaries
  - Lot Boundaries
  - Existing Easements

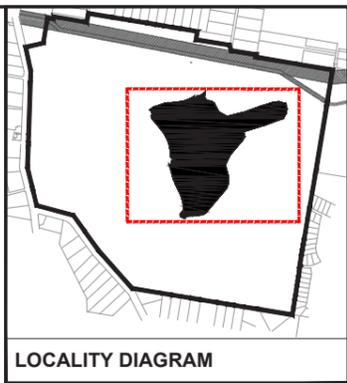
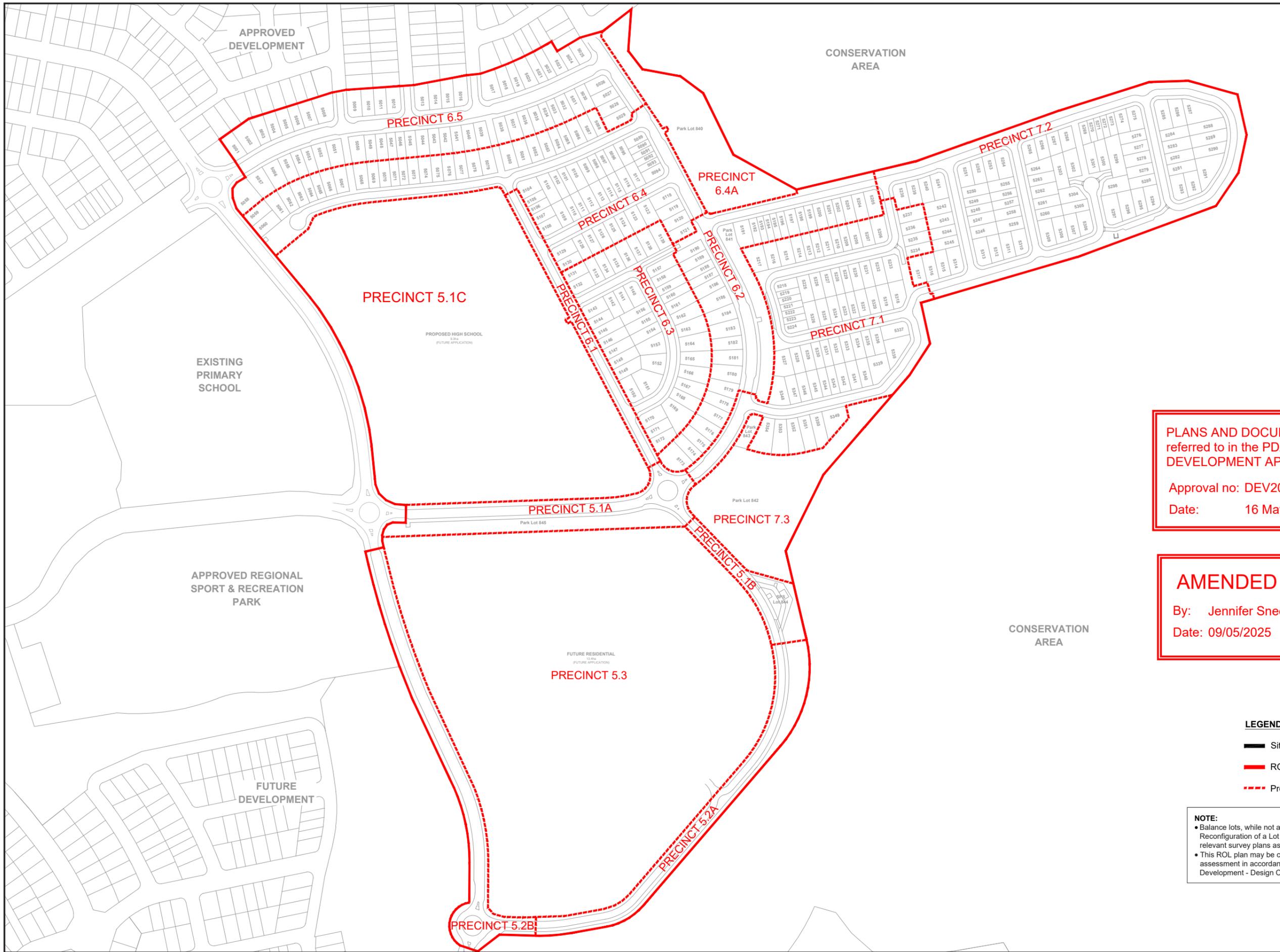
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Queensland Government



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**LEGEND**

- Site boundary
- ROL 13 boundary
- - - Preliminary Stage Boundaries

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