

16 December 2016
Our Ref: 16BRT0679
Your Ref:

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**



Approval no: DEV2012/284
Date: 22 June 2017

Attention: Julian Kemp

RPS Australia Asia Pacific
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Julian,

RE: Lot 9968 on SP163061, Pub Lane, Greenbank – Proposed Residential Subdivision Development
Permissible Change Application
Traffic Engineering Assessment

TTM has been engaged by Villa Green Pty Ltd to undertake a traffic engineering assessment of the above-mentioned proposed development. It is understood that this report is to accompany a Permissible Change Development Application to Economic Development Queensland (EDQ).

The purpose of this report is to address the adequacy of the following traffic aspects of the proposal:

- Site access intersections to the local road network.
- Internal road hierarchy and layout.
- Traffic impacts on the local road network.

This assessment is based on the 'Proposed Overall Allotment Layout' plan prepared by RPS, a copy of which is attached.

1. Current Development Approval Details

On 31 January 2013 EDQ (previously ULDA) granted development approval for a residential subdivision over the subject site. The approval provided the following:

- Development permit for Reconfiguring a lot (1 lot into 1001 lots) and generally in accordance with:
 - Plan of Subdivision Precincts 1-4 Allotment Layout (plan no. 6493-205 to 6193-208, Rev C)
 - Plan of Development, Precincts 1-4 Allotment Layout (plan no. 6493-209 to 6493-212, Rev C)
- Development permit for Material change of use for houses, multiple residential (duplexes) and utility installation.

Other key documents and plans contained in the approval include:

- Letter of Advice (Traffic Engineering Report), dated 10 May 2012, prepared by TTM. This report includes TTM's initial traffic engineering report, dated January 2011, which was prepared for the initial development application.
- Addendum and amendment to Traffic Engineering Report, dated 5 July 2012, prepared by TTM.
- Pub Lane Intersection Layout Plan, dated 15 May 2012, prepared by BMD Consulting.

Importantly, the TTM traffic impact assessment undertaken for the current approval was based on a total development yield of 1,516 residential dwellings.

Relevant traffic-related conditions of the current approval include:

- Condition 11 – Early provision of public transport (bus)
 - Requires provision of public bus transport service prior to the occupation of the 200th residential lot.
- Condition 34 – Road Internal
 - requires all internal roads to be constructed in accordance with the approved development plans, EDQ design guidelines, and Logan City Council standards.
- Condition 35 – Road External
 - Requires the upgrade of the Pub Lane / Teviot Road intersection as identified in the TTM report dated 5 July 2012. This includes:
 - extension of the right turn lane on Teviot Road northern approach to 120m storage length.
 - Construction of a continuous left turn slip lane with 100m long merge lane for left turns from Pub Lane into Teviot Road.
 - Requires the construction of a primary access road intersection on Pub Lane to include:
 - Provision of a channelised right turn lane on Pub Lane (and associated road widening)
 - Provision of two stand-up lanes on the access road approach including dedicated left and right turn lanes.
 - Requires the construction of a left-in / left-out eastern access road intersection on Pub Lane.
- Condition 36 – External pedestrian path
 - Requires provision of a 1.5m wide pedestrian path along the northern side of Pub Lane between the development entry road and the Greenbank Shopping Centre. These works have recently been constructed.
- Condition 38 – Bus stops
 - Requires provision of bus stops and associated infrastructure on the internal neighbourhood connector road as indicated on the approved plans and in accordance with Translink standards.
- Condition 39 – Pedestrian / cycle network
 - Requires provision of a pedestrian / cycle network in accordance with Austroads standards.

2. Proposed Development

The proposed plan of development includes a total of 1,502 residential dwellings to be provided over 27 stages.

The permissible change application relates to stages 1, 2, 4-9, 11-15, 17, 20, 21 and 24-26. These stages accommodate a total of 1,070 residential dwellings.

The balance 432 residential dwellings are accommodated within balance areas that include stages 3, 10, 16, 18, 19, 22, 23 and 27.

3. Site Access

The proposed site access arrangements are unchanged from the current development approval and include:

- A primary all-movements access road intersection on Pub Lane.
- A secondary left-in/left-out access road intersection on Pub Lane (east of the primary access).
- Connection to the existing Sentinel Drive, directly east of the Sandstone Rd intersection.

The proposed arrangements are depicted in detail on the attached Calibre Consulting Functional Layout Plan (dwg. no. 16-002518-110).

Because the proposed development scale is effectively the same as that considered as part of TTM's previous assessment (current approval) the proposed access arrangements are considered to be suitable and acceptable. The current development approval conditions relating to site access are anticipated to be applicable.

4. Internal Road Network

The proposed internal road network is essentially the same as the currently approved development scheme aside from some minor variations in road alignment and intersection locations.

The effective hierarchy of roads remains unchanged from the current approval.

It is noted that some road reserve widths for roads located directly adjacent parkland (or similar) have been modified to exclude a typical verge on the parkland side of the road. This is an appropriate arrangement because the effective trafficable carriageway width is not compromised.

Bus stops are proposed to be located on the two primary internal roads, located in the same general locations as currently approved.

The proposed internal road network is consistent with the currently approved development and is adequate for the proposed development.

5. Traffic Impacts

Because the proposed development scale (1,502 dwellings) is effectively unchanged from that adopted as part of TTM's previous impact assessment that is associated with the current development approval (1,516 dwellings) the findings of the initial assessment remain unchanged. That is, the currently proposed development would generate slightly less traffic demands than that allowed for as part of the current approval.

Therefore, the conditions of approval relating to external road works are anticipated to be relevant and applicable to the current permissible change application.

I trust the information contained herein is sufficient for your purposes. If you require any further information or clarification of any issues, please contact me by phone on 3327 9500 or by email at dgrummitt@ttmgroup.com.au.

Yours sincerely,

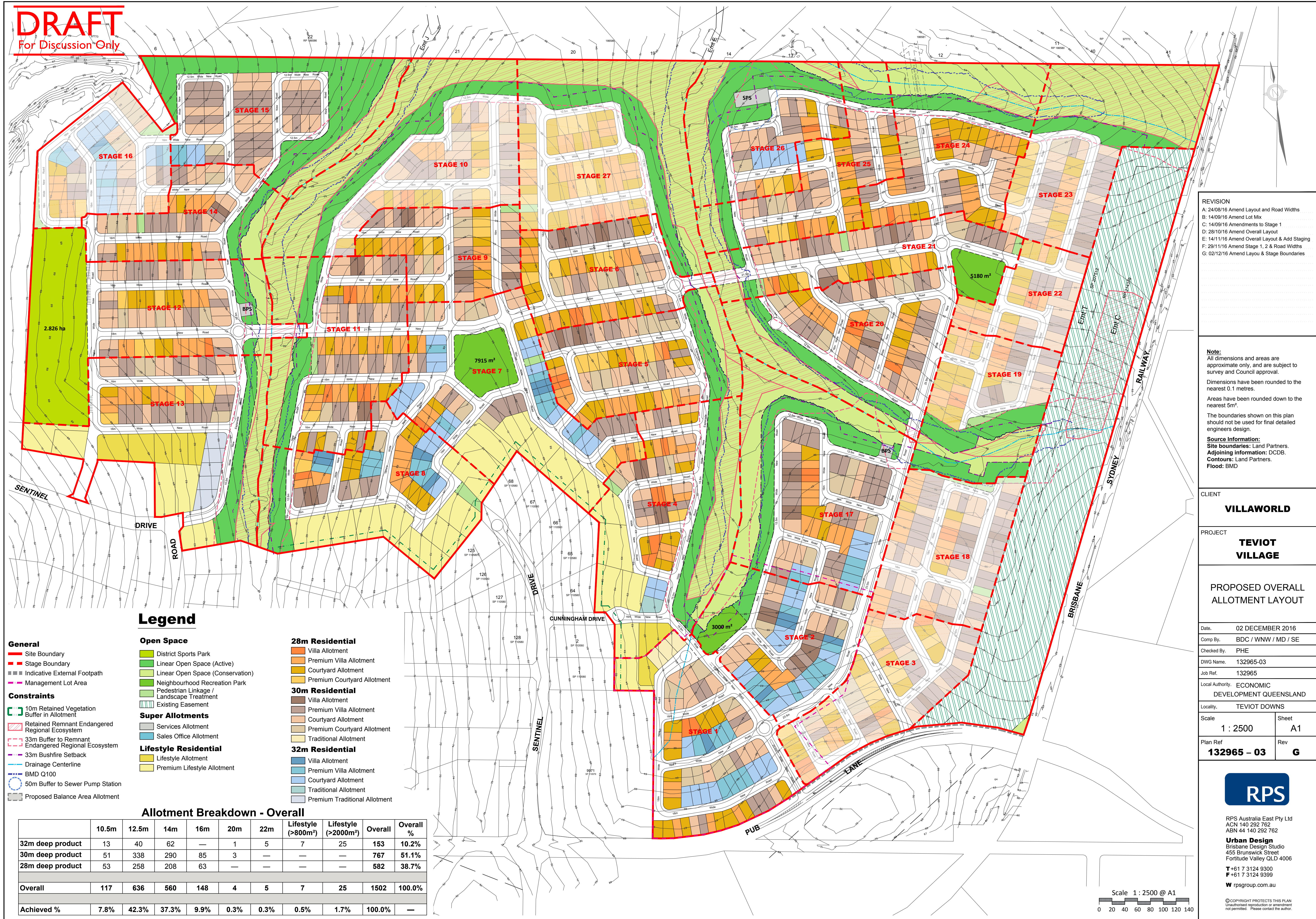


David Grummitt
Associate Director
[TTM Consulting Pty Ltd](#)

Attachments

- RPS Drawing "Proposed Overall Allotment Layout" (Plan ref: 132965-03 G)
- Calibre Consulting Drawing "Villa Green Teviot Village Functional Layout Plan" (Dwg no: 16-002518-110)

DRAFT
For Discussion Only



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area

Constraints

- 10m Retained Vegetation Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station
- Proposed Balance Area Allotment

Open Space

- District Sports Park
- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Existing Easement

Super Allotments

- Services Allotment
- Sales Office Allotment

Lifestyle Residential

- Lifestyle Allotment
- Premium Lifestyle Allotment

28m Residential

- Villa Allotment
- Premium Villa Allotment
- Courtyard Allotment
- Premium Courtyard Allotment

30m Residential

- Villa Allotment
- Premium Villa Allotment
- Courtyard Allotment
- Premium Courtyard Allotment
- Traditional Allotment

32m Residential

- Villa Allotment
- Premium Villa Allotment
- Courtyard Allotment
- Traditional Allotment
- Premium Traditional Allotment

Allotment Breakdown - Overall

	10.5m	12.5m	14m	16m	20m	22m	Lifestyle (>800m²)	Lifestyle (>2000m²)	Overall	Overall %
32m deep product	13	40	62	—	1	5	7	25	153	10.2%
30m deep product	51	338	290	85	3	—	—	—	767	51.1%
28m deep product	53	258	208	63	—	—	—	—	582	38.7%
Overall	117	636	560	148	4	5	7	25	1502	100.0%
Achieved %	7.8%	42.3%	37.3%	9.9%	0.3%	0.3%	0.5%	1.7%	100.0%	—

REVISION

- A: 24/08/16 Amend Layout and Road Widths
- B: 14/09/16 Amend Lot Mix
- C: 14/09/16 Amendments to Stage 1
- D: 28/10/16 Amend Overall Layout
- E: 14/11/16 Amend Overall Layout & Add Staging
- F: 29/11/16 Amend Stage 1, 2 & Road Widths
- G: 02/12/16 Amend Layout & Stage Boundaries

Note:

All dimensions and areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners.
Flood: BMD

CLIENT

VILLAWORLD

PROJECT

TEVIOT
VILLAGE

PROPOSED OVERALL ALLOTMENT LAYOUT

Date: 02 DECEMBER 2016

Comp By: BDC / WNW / MD / SE

Checked By: PHE

DWG Name: 132965-03

Job Ref: 132965

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: TEVIOT DOWNS

Scale: 1 : 2500

Sheet: A1

Plan Ref: 132965 - 03

Rev: G



RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

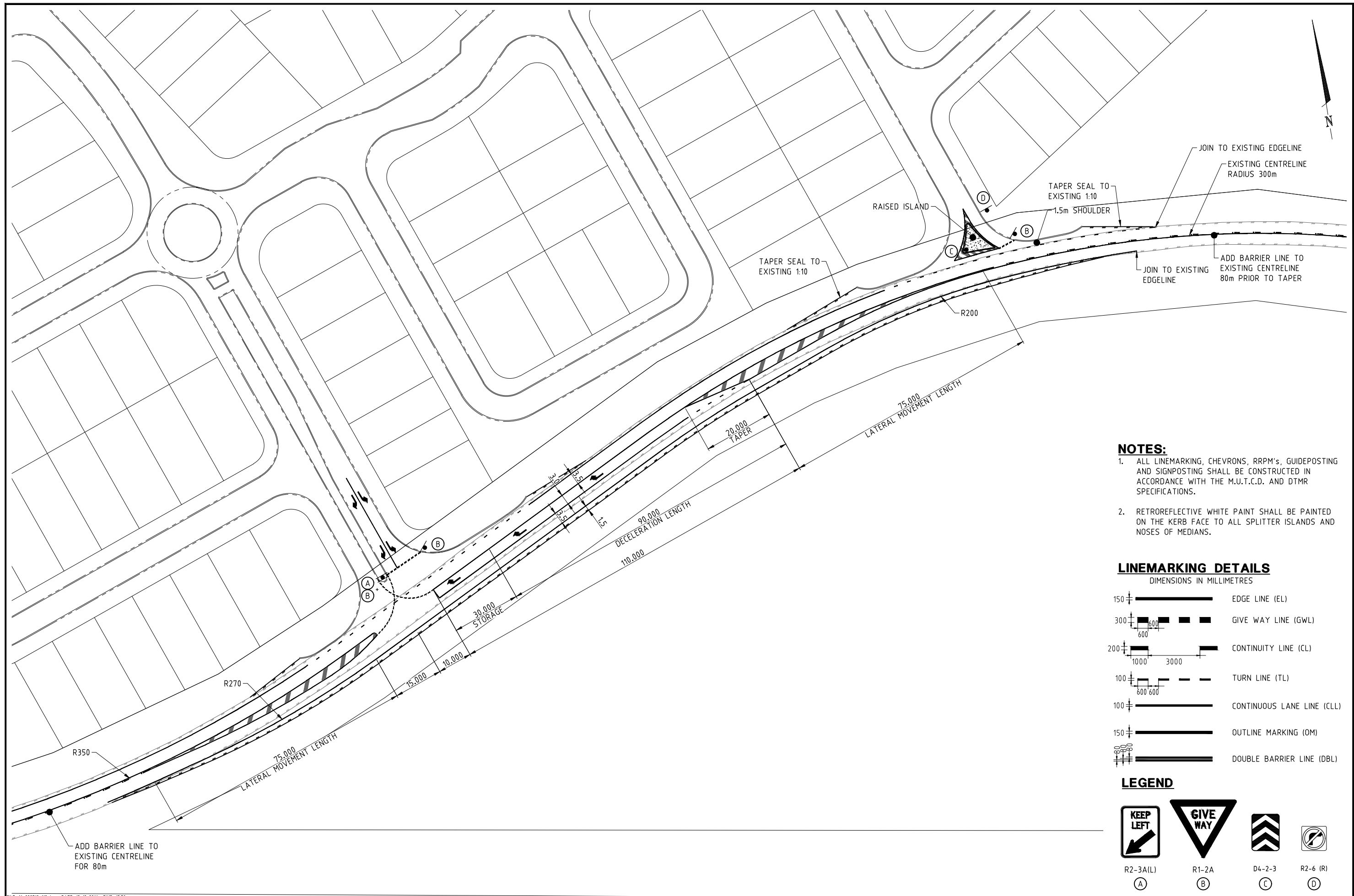
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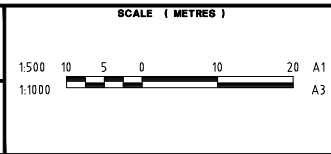
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0 20 40 60 80 100 120 140



FILE: 16-002518-110.dwg DATE: 13-12-2016 TIME: 15:50
Xref's: X-15-003700-X-BASE X-15-003700-X-Design Contours X-15-003700-X-Bulk Earthworks Levels USR: joshua beddo

FIRST ISSUE	CALC WP	DRAWN WP	TE 29.11.16	AMENDMENT DETAILS		DESIGN CHECK
A						
B						
C						
D						
E						
F						

DESIGN CHECK
DRAWN CHECK



MICROFILM No.

PROJECT No.
16-002518

SURVEYOR RPS Australia East Pty Ltd
Ph 07 3124 9300 Fax 07 3124 9399
APPROVED
FOR & ON BEHALF OF CALIBRE CONSULTING (QLD) PTY LTD

CLIENT
VILLA GREEN
PROJECT
TEVIOT VILLAGE



CONSULT AUSTRALIA
Calibre Consulting (QLD) Pty Ltd
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Telephone 07 5314 2520 Facsimile 07 5314 2522
Brisbane Canberra Melbourne Sydney Singapore Sunshine Coast

DRAWING TITLE
**VILLA GREEN
TEVIOT VILLAGE
FUNCTIONAL LAYOUT PLAN**
DRAWING NUMBER
16-002518-110
ISSUE

NOTES:

- ALL LINEMARKING, CHEVRONS, RRPM's, GUIDEPOSTING AND SIGNPOSTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE M.U.T.C.D. AND DTMR SPECIFICATIONS.
- RETROREFLECTIVE WHITE PAINT SHALL BE PAINTED ON THE KERB FACE TO ALL SPLITTER ISLANDS AND NOSES OF MEDIANS.

LINEMARKING DETAILS

DIMENSIONS IN MILLIMETRES

150		EDGE LINE (EL)
300		GIVE WAY LINE (GWL)
200		CONTINUITY LINE (CL)
100		TURN LINE (TL)
100		CONTINUOUS LANE LINE (CLL)
150		OUTLINE MARKING (OM)
150		DOUBLE BARRIER LINE (DBL)

LEGEND

R2-3A(L)	R1-2A	D4-2-3	R2-6 (R)
(A)	(B)	(C)	(D)