



15 December 2025

Our Ref: 21BRT0445 LT07-02

EDQ Ref: DEV2016/813/6 and DEV2019/1087/11

Attention: Jessica Pitcher

Place Design Group
GPO Box 775
BRISBANE QLD 4001

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

Approval no: DEV2016/813/6

Date: 24/03/2026



Dear Jessica,

**RE Greenbank Shopping Centre – Stage 2 Extension – Proposed Change Application
Response to EDQ Information Requests – Traffic Engineering Items**

Colliers International Engineering and Design (TTMC) Pty Ltd has been engaged by Region RE Limited (Applicant) to respond to the two information requests, dated 17 November 2025, issued by EDQ in relation to the above-mentioned development. This letter provides responses to the following items:

- Item 1 of the RAL application (EDQ reference DEV2019/1087/11) information request.
- Items a) and f) of the MCU application (EDQ reference DEV2016/813/6) information request.

Reference is made to the following updated development plans prepared by Cottee Parker Architects copies of which are provided in Attachment A:

- Staging Plan (drawing number SD 1002 Issue F).
- New Boundary Pub Lane Access Update (drawing number SK 10003 Issue B).
- Site Plans Ground (Rev D)

Responses to the information request items are as follows. Additionally, the adequacy of the proposed car parking supply associated with the three fast food tenancies within proposed stage 2A is provided.

RAL Application Item 1

Item 1 of the information request states:

“The width of the access easement is to be 15.5m to accommodate service vehicles and align with PDA Guideline 6 – Street and Movement Network.”

Response:

The access easement between the proposed new Pub Lane access intersection and the western balance lot has been updated as depicted in the attached updated development plan. The width of the easement varies according to the proposed internal roadway geometry with the Stage 2 development. It is noted that the requested provision of a 15.5m wide easement relates to provision of a public road (Neighbourhood Access Street in accordance with EDQ’s PDQ Guideline 6 – Street and Movement Network). However, provision of a public road is not required to enable access to the balance lot and, as such, provision of a 15.5m wide access easement is also not required.

As demonstrated in Figure 1 below the proposed access easement is adequate to accommodate the swept path requirements of a design service vehicle (in accordance with Austroads design vehicles) and is therefore a satisfactory arrangement.



Figure 1: Service Vehicle Swept Path (Access Easement)

MCU Application Item a)

Item a) of the information request states:

"Update plans to show the location of the easement providing access to the future stage. The width of the easement is to be 15.5m to accommodate service vehicles and align with PDA Guideline 6 – Street and Movement Network."

Response:

Please refer to the response provided above for Item 1 of the RAL application.

MCU Application Item f)

Item f) of the information request states:

"Confirm the tenancies will be able to continue with an appropriate setback if a 7m verge on Pub Lane is required."

Response:

The proposed development and its proposed Pub Lane new property boundary alignment have been based on the Pub Lane upgrade design provided by Logan City Council to Colliers in February 2024 as part of our active engagement with Council in relation to the planning of the Greenbank shopping centre site and the future Pub Lane upgrade. Copies of the relevant Council design drawings are presented in **Attachment B**.

The ultimate design of Pub Lane and the future signalised site access intersection is depicted in Colliers drawing number 21BRT0445-12 Revision A (provided in our initial report dated 15 September 2025, copy provided in **Attachment C**). The design includes provision of a 6.0m wide verge along the site frontage which would contain the 3.0m wide shared path included in the Council design.

It is understood that EDQ's reference to the 7.0m verge width is derived by the design shown in Figure 2 below. This part copy of a Council upgrade design was provided by EDQ to Place Design Group after the issuing of the Information Request and in response to Place Design Group's request for clarification on the origins of the 7.0m verge width request.

Colliers' review of the design shown in Figure 2 suggests that this is a superseded design because the existing Greenbank shopping centre access to the east is shown to be a future signalised intersection whereas the February 2024 Council design provided to Colliers includes a dual-lane roundabout for that access and land resumption undertaken on the south side of Pub Lane is consistent with the roundabout design.

It is also important to note that the Council design adopted in Colliers design includes provision of a 3.0m wide kerbside lane on Pub Lane whilst the design shown in Figure 2 has no kerbside lane or cycle lane provision. The significance of this is that should the design shown in Figure 2 eventuate the currently designed Pub Lane property boundary would actually result in a verge width of 9.0m being available due to the removal of the 3.0m kerbside lane.

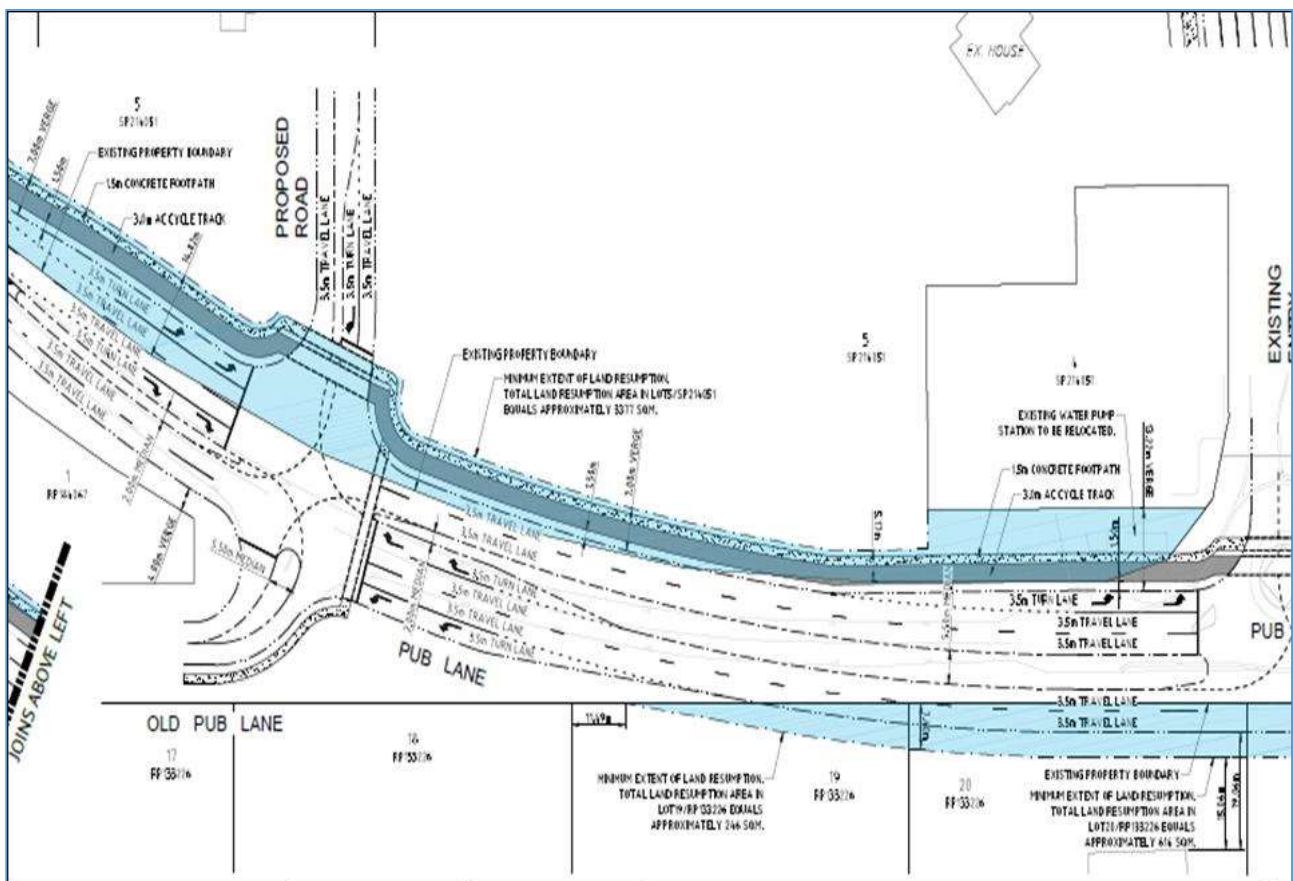


Figure 2: Alternate Council Design of Pub Lane Upgrade

Stage 2A Fast Food Tenancies Car Parking Supply

Prior to the construction of main shopping centre expansion (stage 2B) the three fast food tenancies within stage 2A would effectively be standalone sites without the benefit of the wider car parking supply within stage 2B.

Therefore, the adequacy of the car parking supply contained within stage 2A has been assessed.

It is acknowledged that Council's parking rate for fast food is 1 space / 10m² GFA however this supply rate is excessive and unnecessary. With reference to extensive traffic generation and parking demand surveys undertaken by NSW TfNSW of fast food developments the peak parking demands for the proposed three tenancies has been estimated based on the average demand rates derived. Table 1 summarises the estimated peak parking demands and the proposed provision. As indicated, the proposed car parking supply for all three tenancies sufficiently accommodates these estimated peak demands and is therefore satisfactory. Refer to the Site Plans in Attachment D for further information.

Table 1: Fast Food Tenancies Estimated Peak Car Parking Demands & Proposed Supply

Site	GFA (m ²)	Likely Tenant	Estimated Peak Parking Demand		Spaces Proposed
			Rate (cars/100m ²)	Cars	
QS1	450	McDonalds	6.9	32	46
QS2	270	GYG	2.9	8	20
QS3	341	KFC	5.0	18	29

I trust the information provided herein is adequate for your purposes. Should you require any further information, please contact me by phone on (07) 3532 1389 or by email at David.Grummitt@colliers.com.

Yours sincerely,



David Grummitt

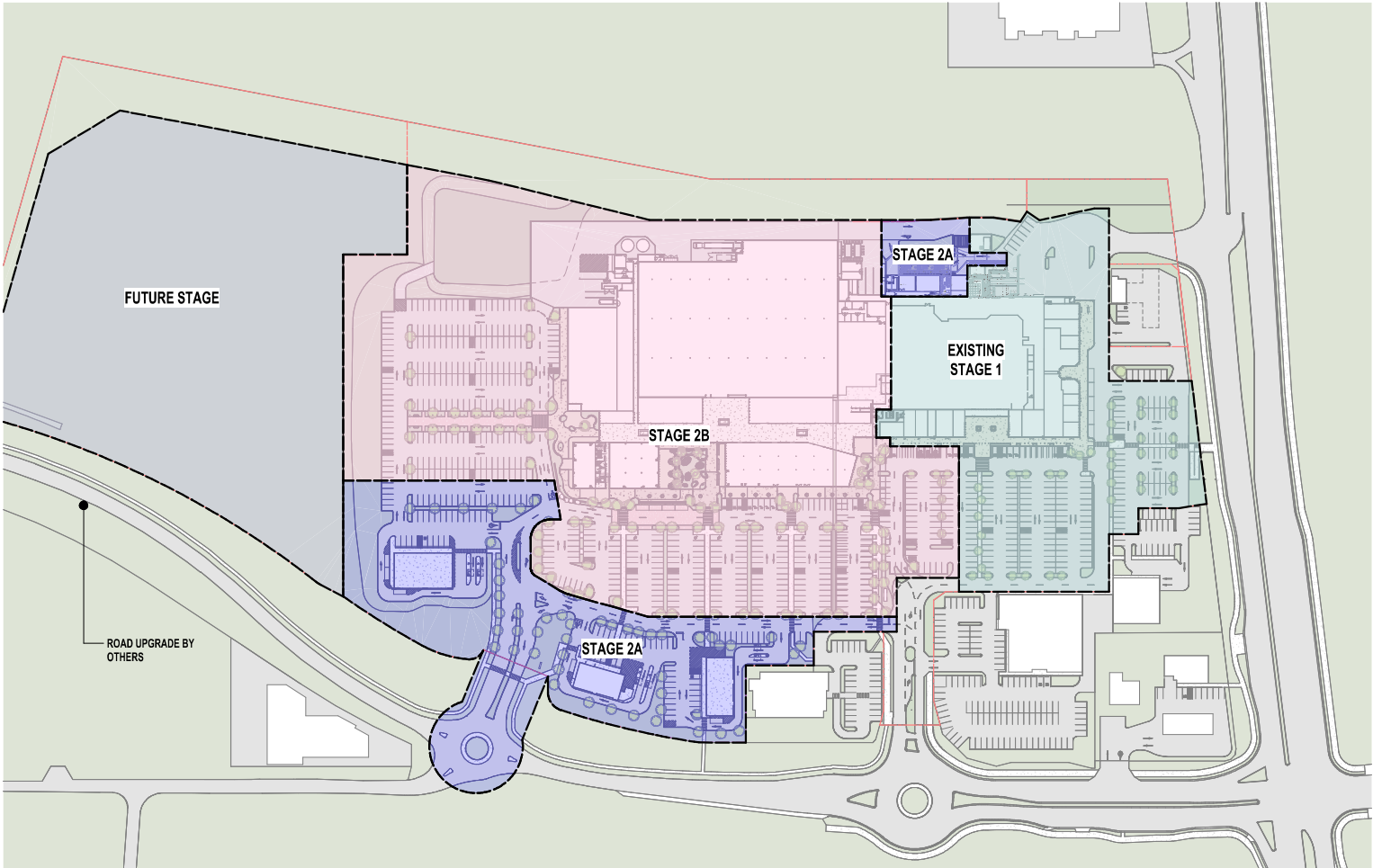
Director, Transportation | RPEQ (19356) MIEAust NER

Colliers International Engineering and Design (TTMC) Pty Ltd



ATTACHMENT A:

Updated Architectural Development Plans



COTTEEPARKER Φ

BUSINESS
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COTTEEPARKER ARCHITECTURE PTY LTD
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GENERAL NOTES

1. Drawing and the description of changes in the plan, is for guidance only and the client must seek the relevant approvals.
2. Client must ensure that all works are approved by the relevant authorities before any work is undertaken without permission.

F	FOUNDATION	10/10/20	CPA	CPA
E	FOUNDATION	10/10/20	CPA	CPA
D	FOUNDATION	10/10/20	CPA	CPA
C	FOUNDATION	10/10/20	CPA	CPA
B	FOUNDATION	10/10/20	CPA	CPA
A	FOUNDATION	10/10/20	CPA	CPA

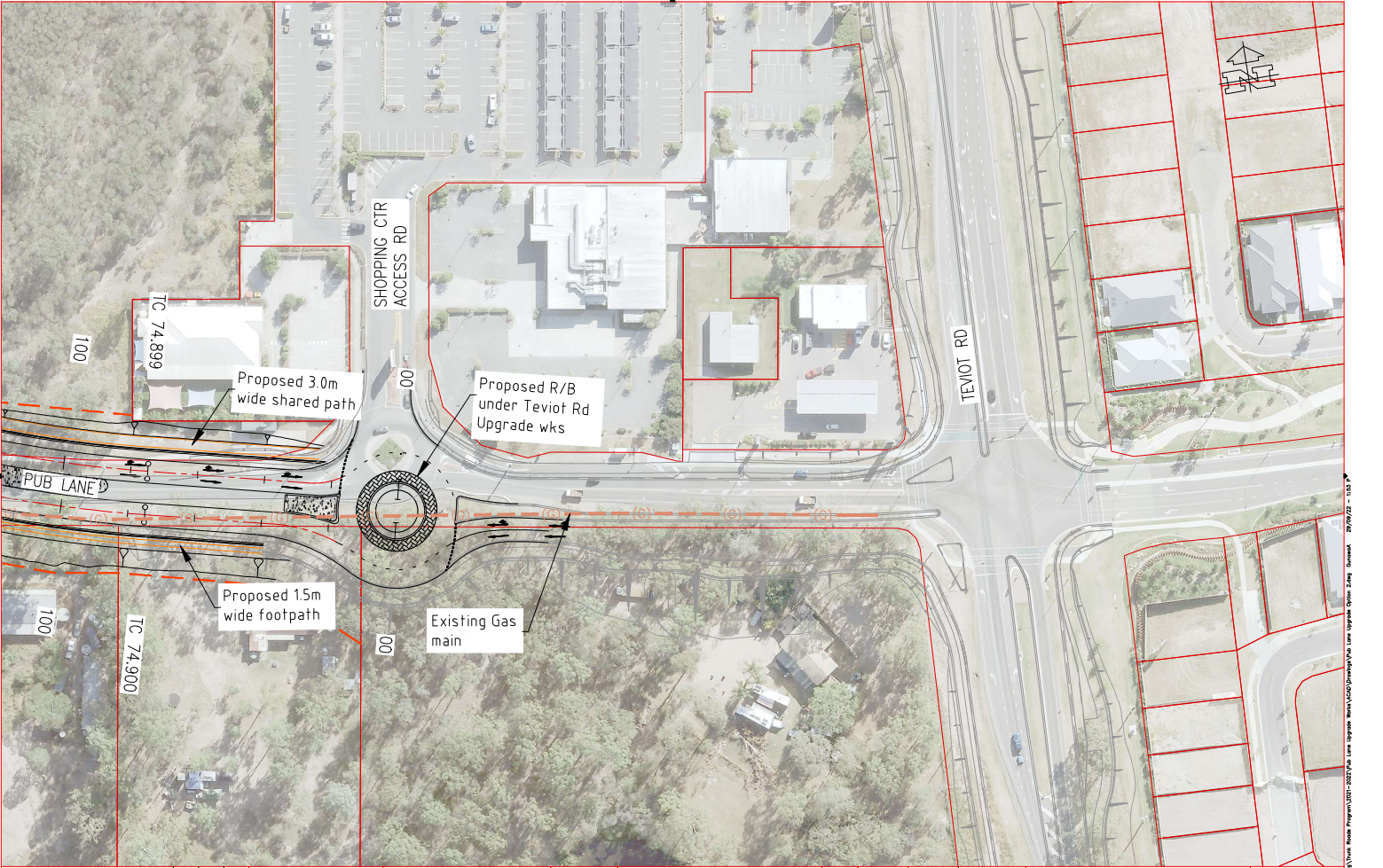
GREENBANK SC EXPANSION

201 SEVENTH ROAD, GREENBANK
CLIENT - REGION GROUP
DRAWING TITLE
STAGING PLAN
200 No
27007748
SD 1002
F



ATTACHMENT B:

Council Ultimate Design of Pub Lane



AMENDMENTS	DATE	BY	CHKD
A			
B			
C			
D			
E			
F			
G			

BAR SCALES

SCALE - 1:1000 (A3)

LOGAN CITY COUNCIL
ROAD INFRASTRUCTURE PLANNING BRANCH

CITY ADMINISTRATION CENTRE
150, Wentley Road, Logan Central
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Ph: (07) 3412 3412
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PROGRAM LEADER - TIP
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Email: InfraPlanning@logan.qld.gov.au

DIAL 1100
BEFORE YOU GO

PROJECT NO.	COMP. REF.

PUB LANE GREENBANK
ROAD UPGRADE WORKS
ROAD UPGRADE TO URBAN ARTERIAL
DUAL CARRIAGEWAY ROAD STANDARD
CONCEPT DESIGN - OPTION 2

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20/09/22 - 11:00 PM
S:\p - Infrastructure Planning\Work - Roads - Program\2021-2022\Pub Lane Upgrade - West\ACSC\Drawings\Pub Lane Upgrade - Option 2.dwg - Drawn



ATTACHMENT C:

Colliers Ultimate Design of Pub Lane





ATTACHMENT D:
Site Plans – Ground

