
189-195 TEVIOT ROAD

greenbank

part a

contents

ARCHITECTURAL STATEMENT

SITE ANALYSIS

DESIGN DRIVERS

MATERIAL PALETTE

CONCEPTUAL RENDERS



keywords

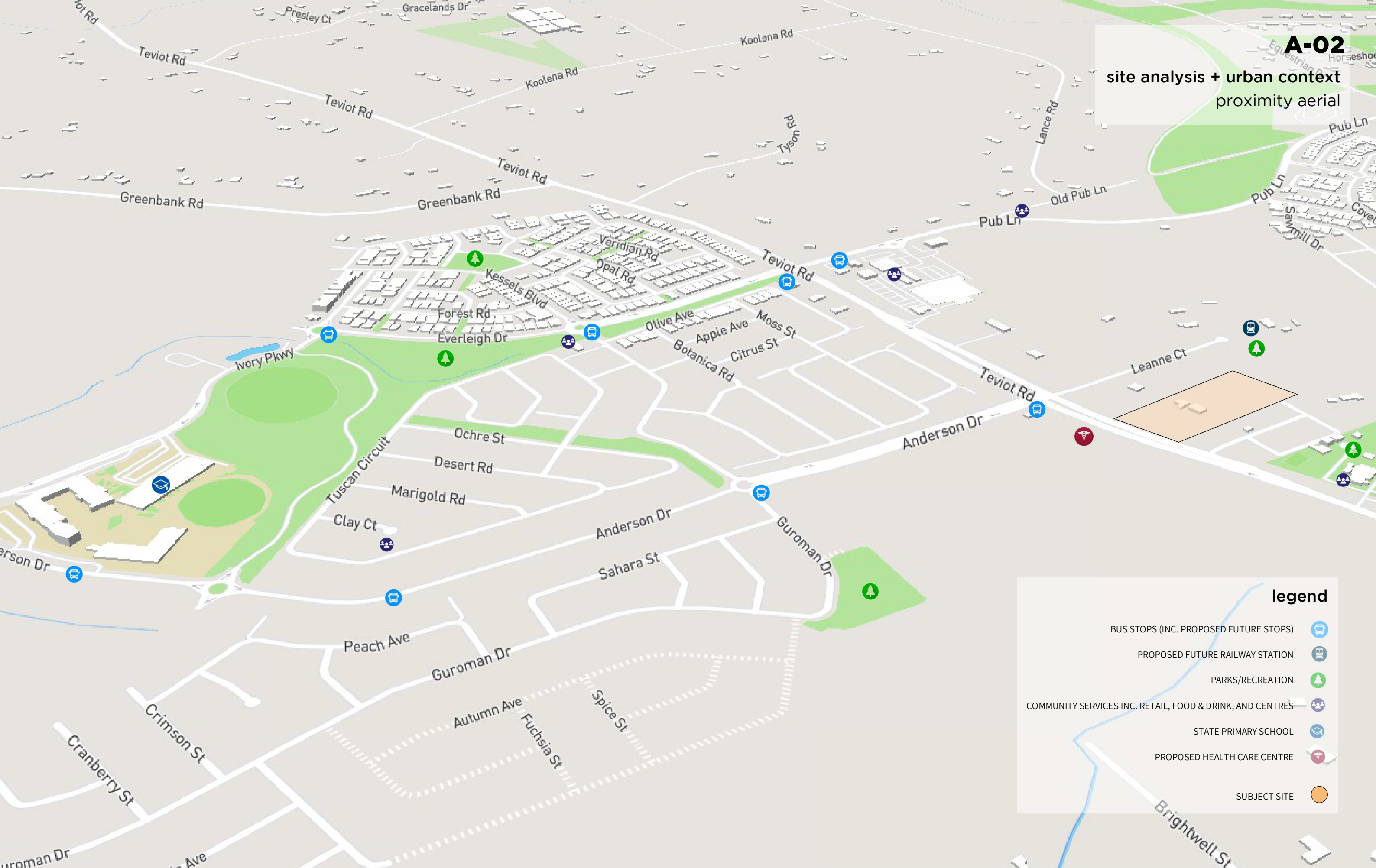
- Contemporary
- Composite Elegance
- Co-existence with Nature
- Site Responsive Design
- Subtropical Living

Project Summary

Set within the emerging landscape of Greenbank, this residential development brings together 86 townhouses including 15 freehold lots over 3 stages to form a quiet, contemporary neighbourhood shaped by light and greenery. The architecture is composed as a series of refined volumes and crisp white forms contrasted with vertical cladding that creates a street-scape feeling both cohesive and gently articulated.

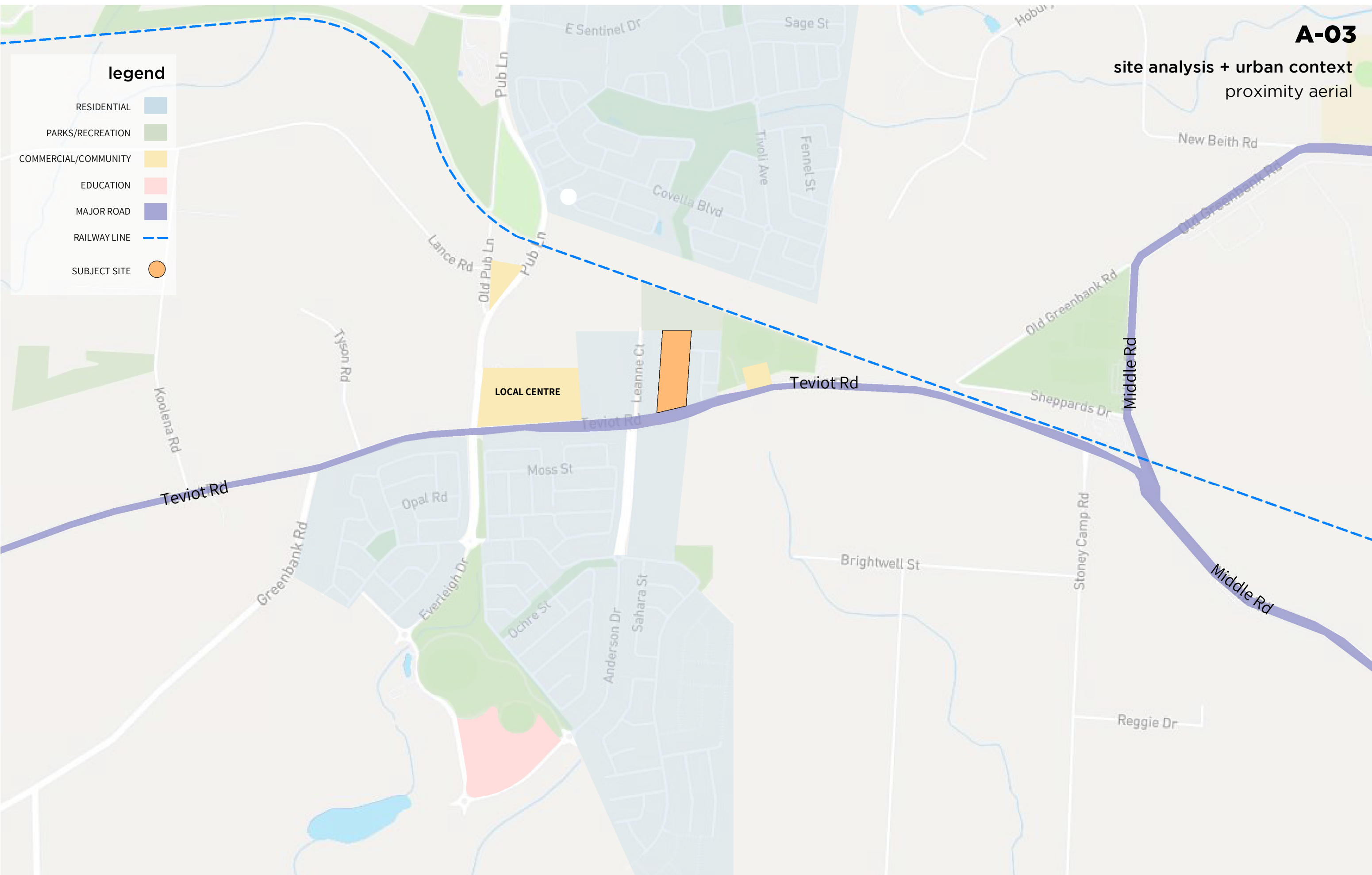
Each dwelling is designed as part of a larger composition, where repetition is softened by subtle variation, and built form is balanced with landscape. Community spaces, planted edges, and small moments of greenery weave through the development, allowing nature to sit alongside everyday living. The result is a neighbourhood that presents as defined and structured, but also feels open and relaxed.

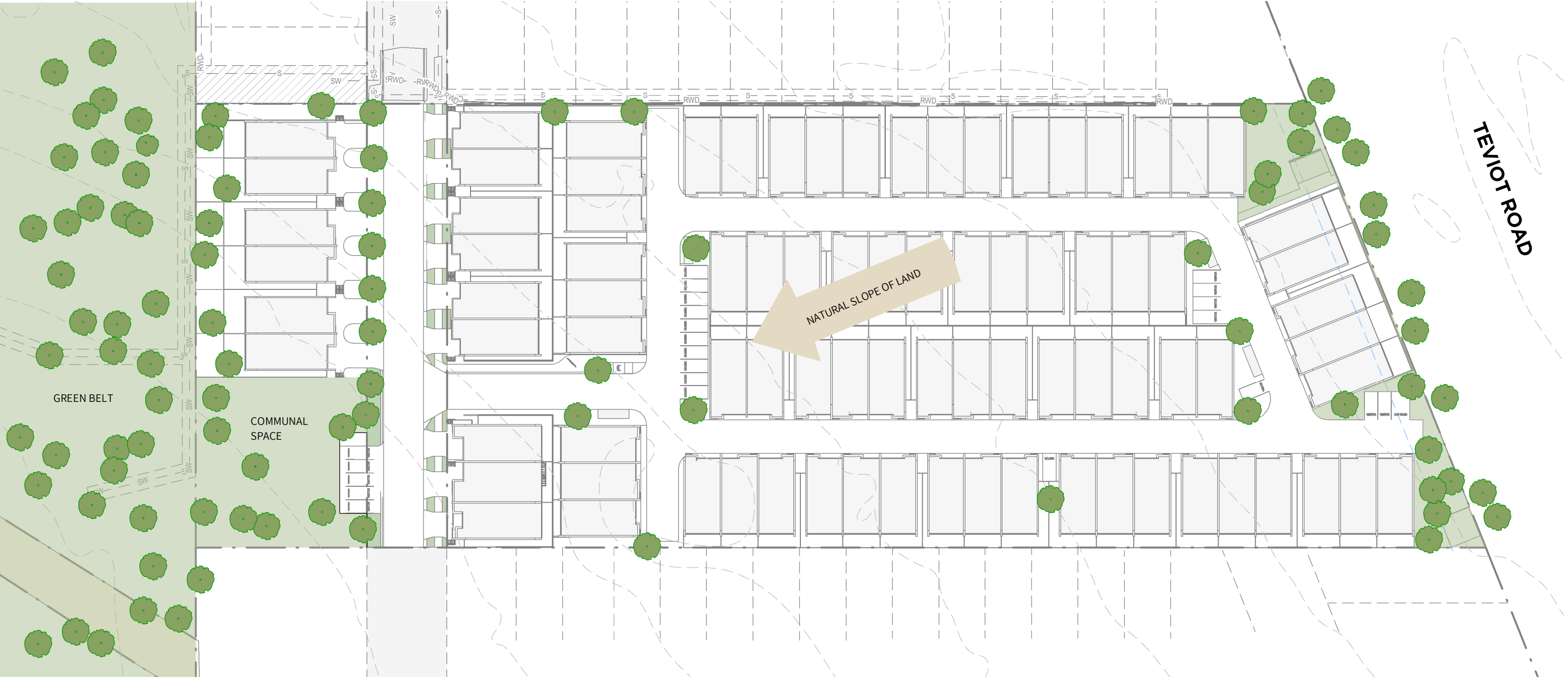
More than a collection of homes, this project is conceived as a place for daily life to unfold—where light moves across and through façades, neighbours pass by on foot, and the boundary between private dwelling and shared environment is carefully negotiated. In this way, the development offers a calm and considered response to suburban growth, grounded in simplicity, livability, and a quiet sense of belonging.



legend

- BUS STOPS (INC. PROPOSED FUTURE STOPS) 
- PROPOSED FUTURE RAILWAY STATION 
- PARKS/RECREATION 
- COMMUNITY SERVICES INC. RETAIL, FOOD & DRINK, AND CENTRES 
- STATE PRIMARY SCHOOL 
- PROPOSED HEALTH CARE CENTRE 
- SUBJECT SITE 





site design

The design responds to the site’s sloping topography and surrounding land views, with the townhouses arranged to follow the natural contours minimising the impact of the footprint on the topography.

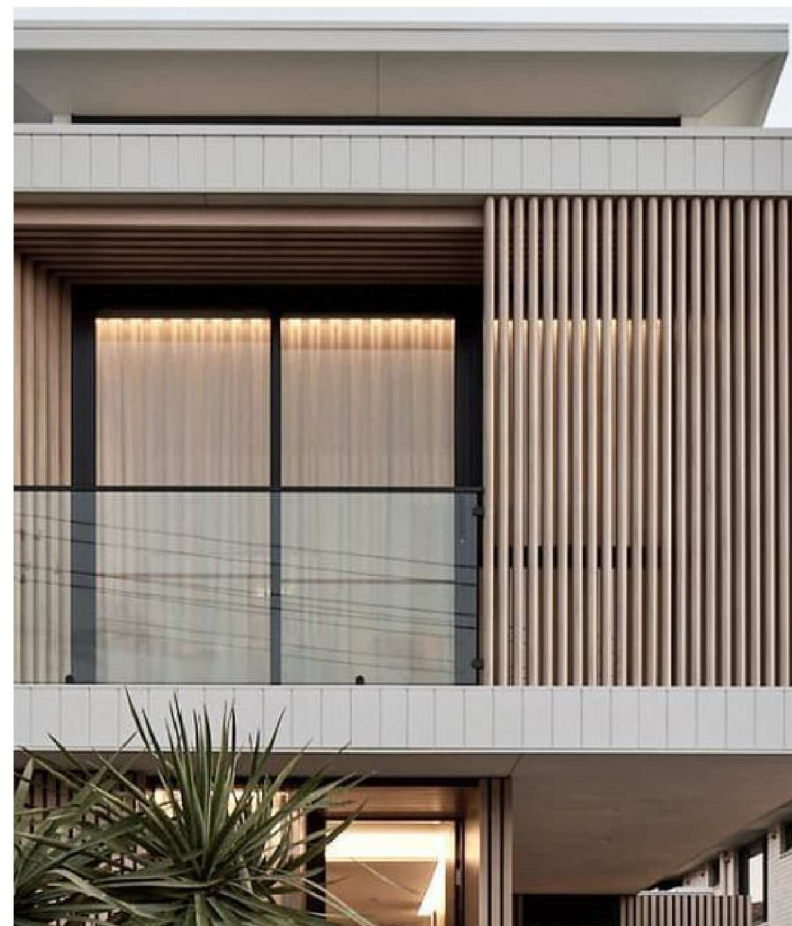
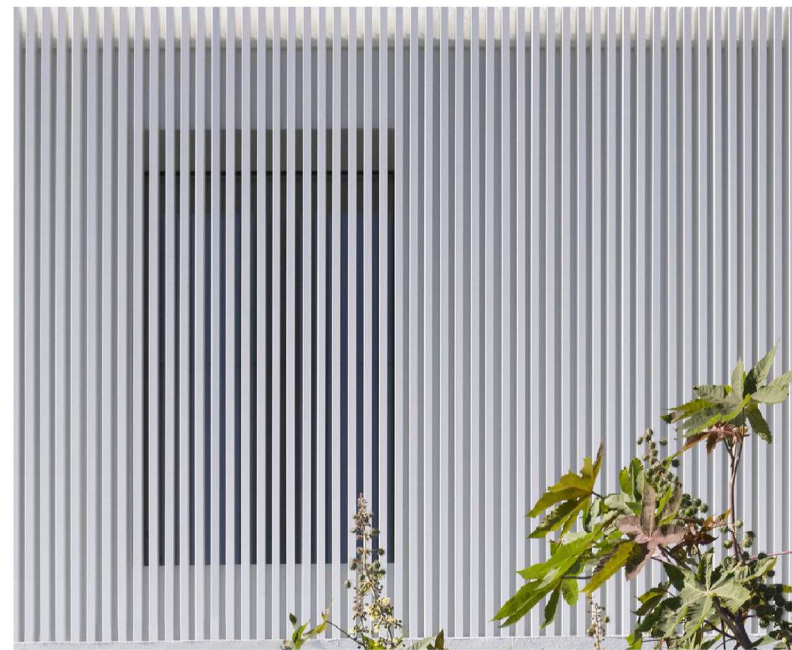
Landscaped planting at the front enhances street appeal, while a green belt and communal open space at the rear provide privacy, amenity, and a natural setting for residents.

The design carefully integrates dwellings with the contours, creating a visually dynamic and environmentally sensitive townhouse community.

urban design principles

The following urban design principles have been recognised as key factors through the neighbourhood and urban streetscape analysis and incorporated into the building proposal:

- Provide useable outdoor spaces for residents
- Provide landscaping and permeable area
- Maintain visual and acoustic privacy to and from neighbours
- Maximise the opportunity for outlook to the public realm
- Achieve a high standard of design, build and finish quality



design drivers

- Contrasting dark and light materials to express elegance, using darker vertical slats against light façades to create a refined, minimalist aesthetic.
- Strong geometric composition, with clean rectangular volumes, linear detailing, and sculpted landscaping reinforcing a modern, structured architectural language.



design drivers

- **Contemporary architectural expression with strong vertical articulation**
The design adopts a modern, minimalist language defined by clean lines and vertical cladding elements, emphasizing height and slender proportions to create a refined and elegant façade rhythm.
- **Articulated massing responding to sloping topography**
Stepped built forms follow the natural slope of the site, generating a dynamic streetscape while enhancing views, daylight access, and a sense of individuality between each townhouse.
- **Subtropical living through layered façade and shading**
Recessed balconies, vertical screens, and deep overhangs create a layered façade that provides passive shading, privacy, and comfortable semi-outdoor living suited to the Queensland climate.





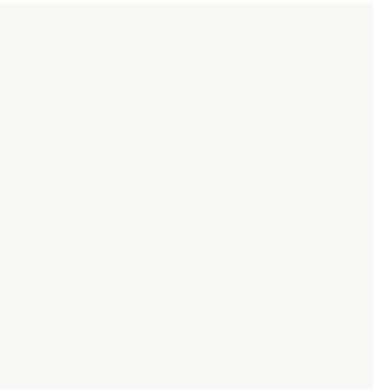
①



②



③

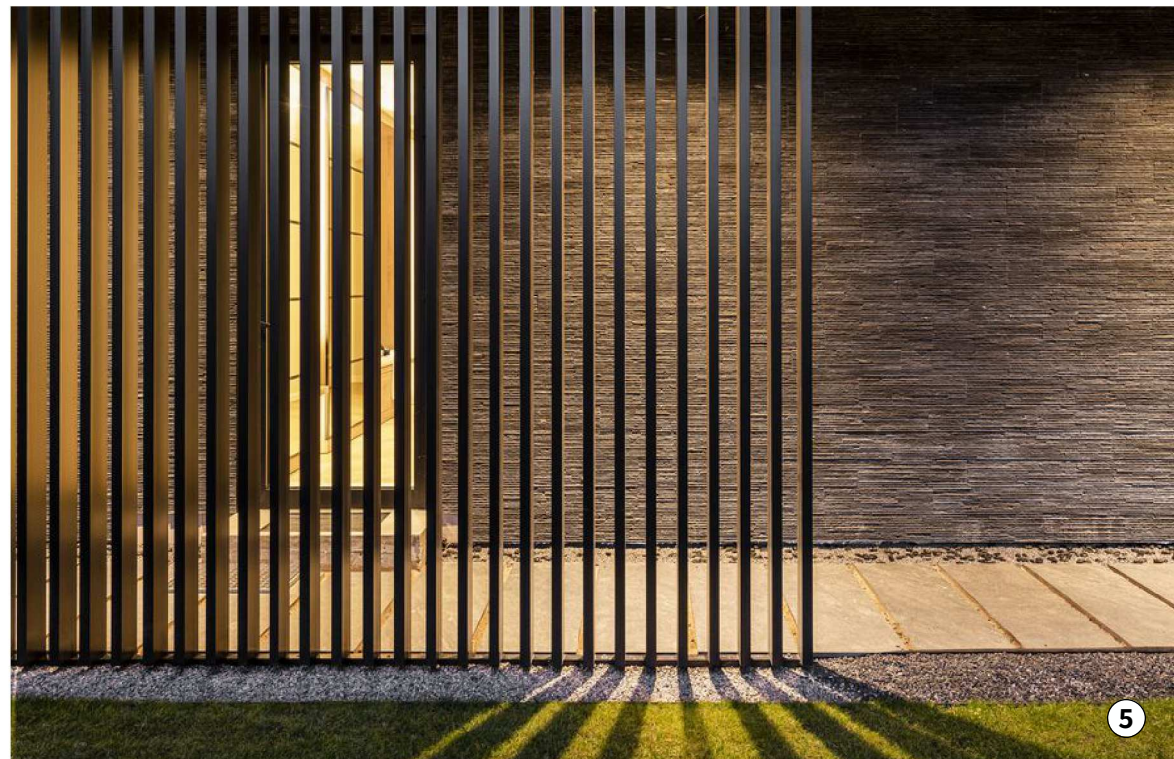


④



⑥

- ① WALL RENDER
- ② METAL WALL CLADDING
- ③ INTEGRATED LANDSCAPE
- ④ COLOUR OPTIONS
- ⑤ SCREENING
- ⑥ DOMINANT SOFT TONES



⑤

Building Type 1

Colour Option 1



Colour Option 2



Building Type 2

Colour Option 1



Colour Option 2



Building Type 3

Colour Option 1



Colour Option 2



Building Type 4

Colour Option 1



Colour Option 2



Building Type 5

Colour Option 1



Colour Option 2



Night Time Impression

Colour Option 1



Colour Option 2



part b

contents

Sheet	Sheet Name	Rev.
DA-090	Site Plan	F
DA-094	Staging Plan	F
DA-095	Subdivision Plan	C
DA-300	Site Elevations	C
DA-301	Site Elevations	D
DA-400	Site Sections	C
DA-401	Site Sections	C
DA-S2-000	Stage 2	A
DA-S2-100	Floor Plan - Ground Floor	E
DA-S2-101	Floor Plan - Levels 1	C
DA-S2-102	Roof Plan	C
DA-S2-200	Unit Type Plans	D
DA-S2-201	Unit Type Plans	D
DA-S2-205	Building Type Elevations	D
DA-S2-206	Building Type Elevations	D
DA-S2-210	Unit Type Plans	E
DA-S2-215	Building Type Elevations	E
DA-S3-000	Stage 3	A
DA-S3-100	Floor Plan - Ground Floor	D
DA-S3-101	Floor Plan - Level 1	C
DA-S3-102	Roof Plan	C
DA-S3-120	Bins Detail	A
DA-S3-200	Unit Type Plans	D
DA-S3-205	Building Type Elevations	D
DA-S3-210	Unit Type Plans	D
DA-S3-215	Building Type Elevations	D

legend

- LANDSCAPING
- PRIVATE OPEN SPACE
- S—S—

PROPOSED SEWER LINE
- W—W—

PROPOSED WATER LINE
- SW—SW—

PROPOSED STORMWATER LINE
- XXXXXX

RETAINING WALL

development data

LOT 17 ON RP210430

SITE AREA (SITE) 20005 m²

SITE AREA (STAGE 3 ONLY) 14306 m²

SITE COVER (SITE) 9268m² (46%)

SITE COVER (STAGE 3 ONLY) 7605m² (53%)

LANDSCAPING/COS (SITE) 2621m² (13%)

COS (STAGE 3 ONLY) 516m² (3%)

ROADWAY (KOBEE ST) 1333m² (6%)

INTERNAL ROAD (STAGE 3) 3014m² (21%)

building data

TOWNHOUSES

4- BED TOWNHOUSES

- STAGE 2 (FREEHOLD) 15

- STAGE 3 71

TOTAL TOWNHOUSES 86

parking data

CAR PARKING RATIO REQUIRED	198	BIKE PARKING REQUIRED	
RESIDENT (STAGE 2/STAGE3)	30/142	RESIDENT 1 PER	
VISITOR (STAGE 2/STAGE 3)	8/18	VISITOR (STAGE 3) 1 PER 12	
	1 CAR WASHING BAY		
CAR PARKING RATIO PROVIDED	201	BIKE PARKING PROVIDED	
STAGE 2			
GARAGED	30 RESIDENT	RESIDENT	1 PER
DRIVEWAY	6 VISITOR		
ON-STREET	5 VISITOR		
STAGE 3			
GARAGED	142 RESIDENT	RESIDENT	1 PER
INTERNAL ROAD	18 VISITOR	VISITOR	6
	1 CAR WASHING BAY		

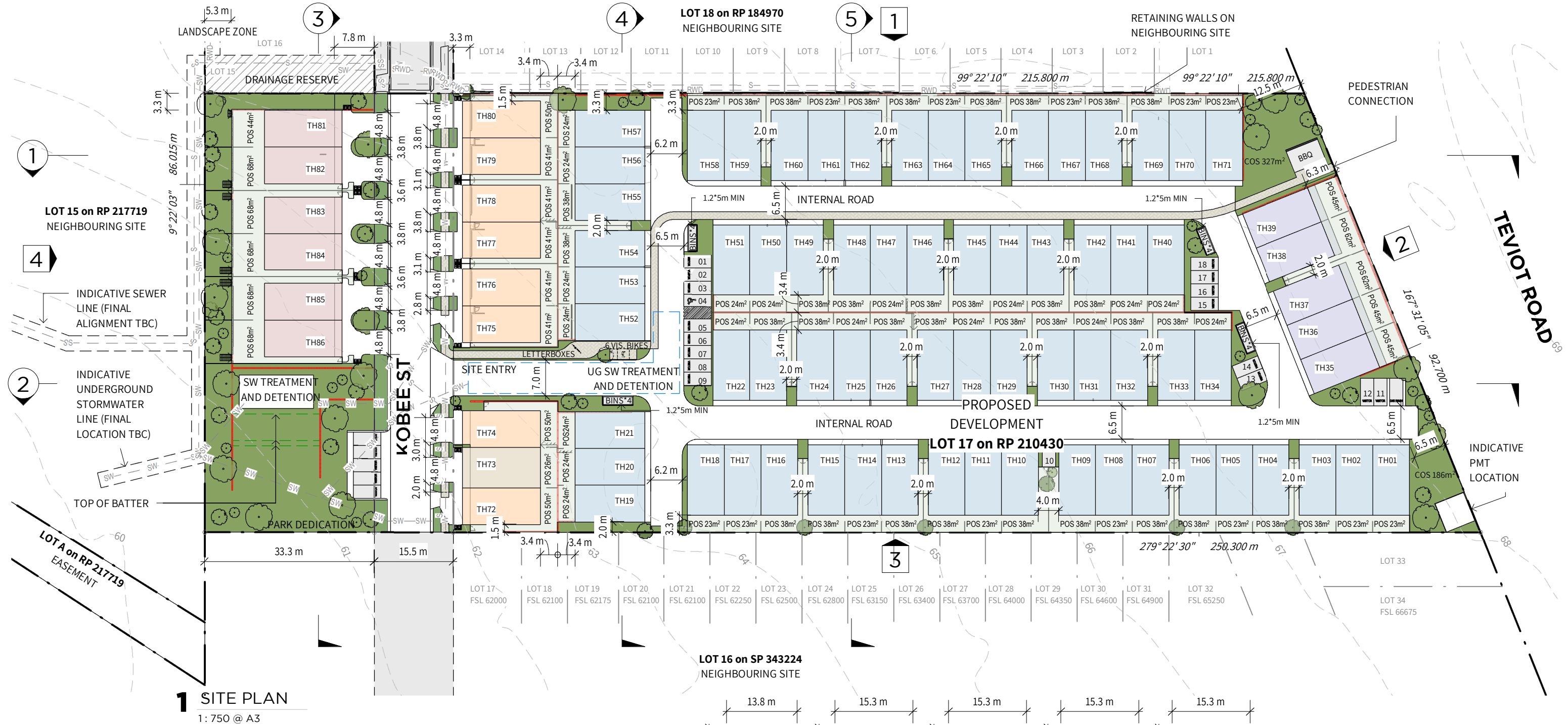
refuse data

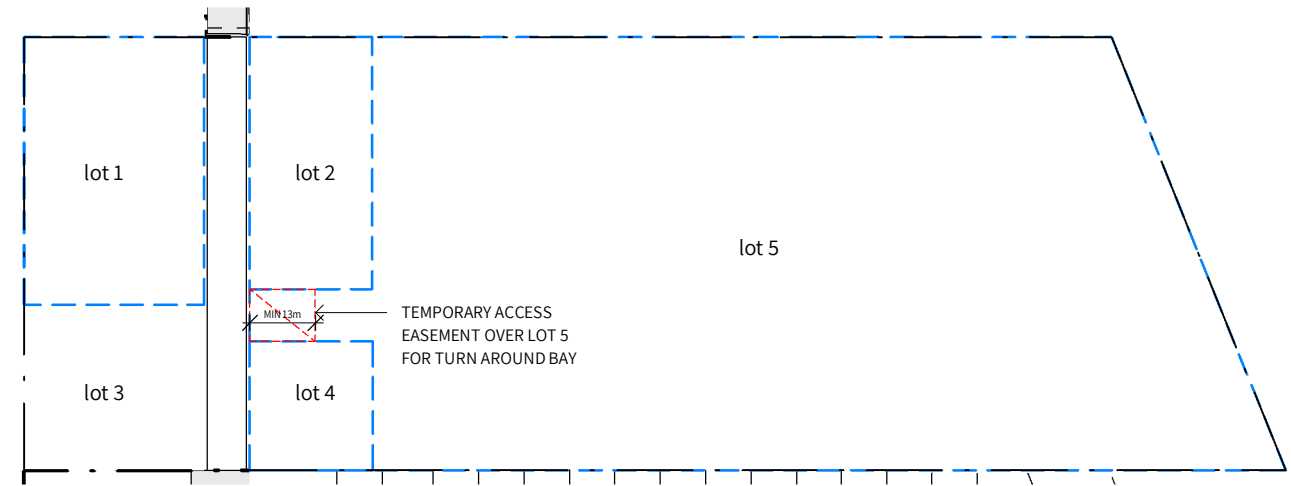
REFUSE RATIO REQUIRED

- STAGE 3 71 x 120L/WK REFUSE) 8520L (8x1100L)

- STAGE 3 71 x 120L/FTN RECYCLED) 8520L (8x1100L)

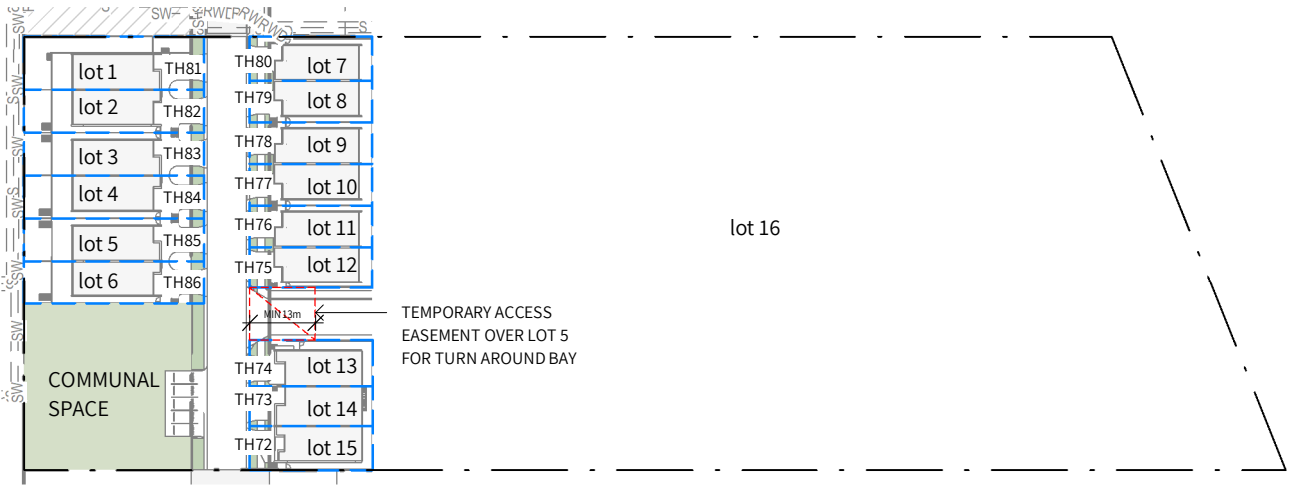
- STAGE 2 WHEELIE BINS





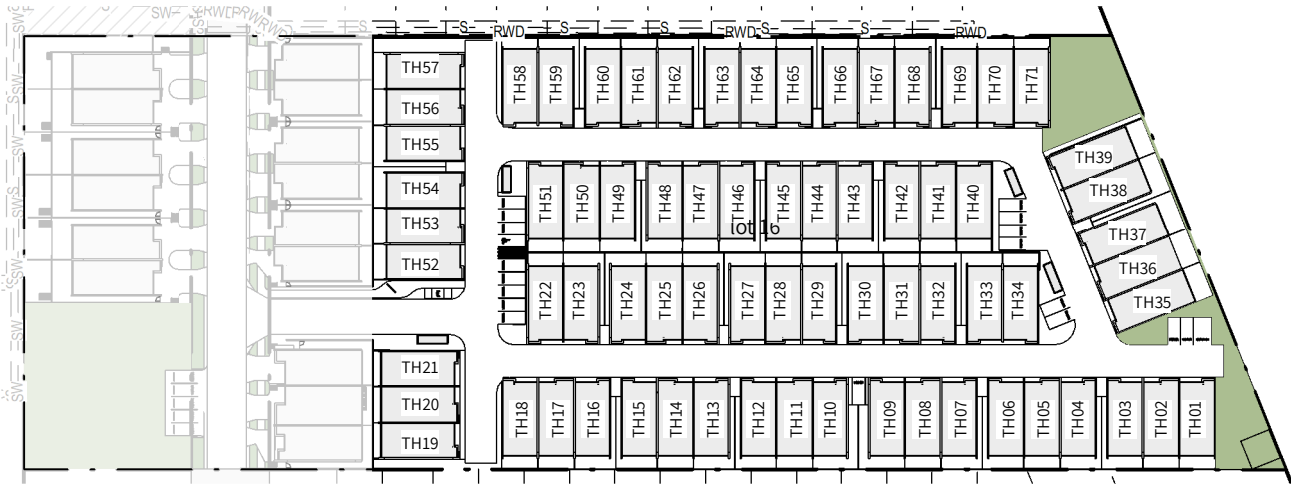
STAGE 1 - SUBDIVIDE 1 LOT INTO 5 + PARK & ROAD (KOBEE ST)

1 STAGE PLAN - STAGE 1
1: 1500 @ A3



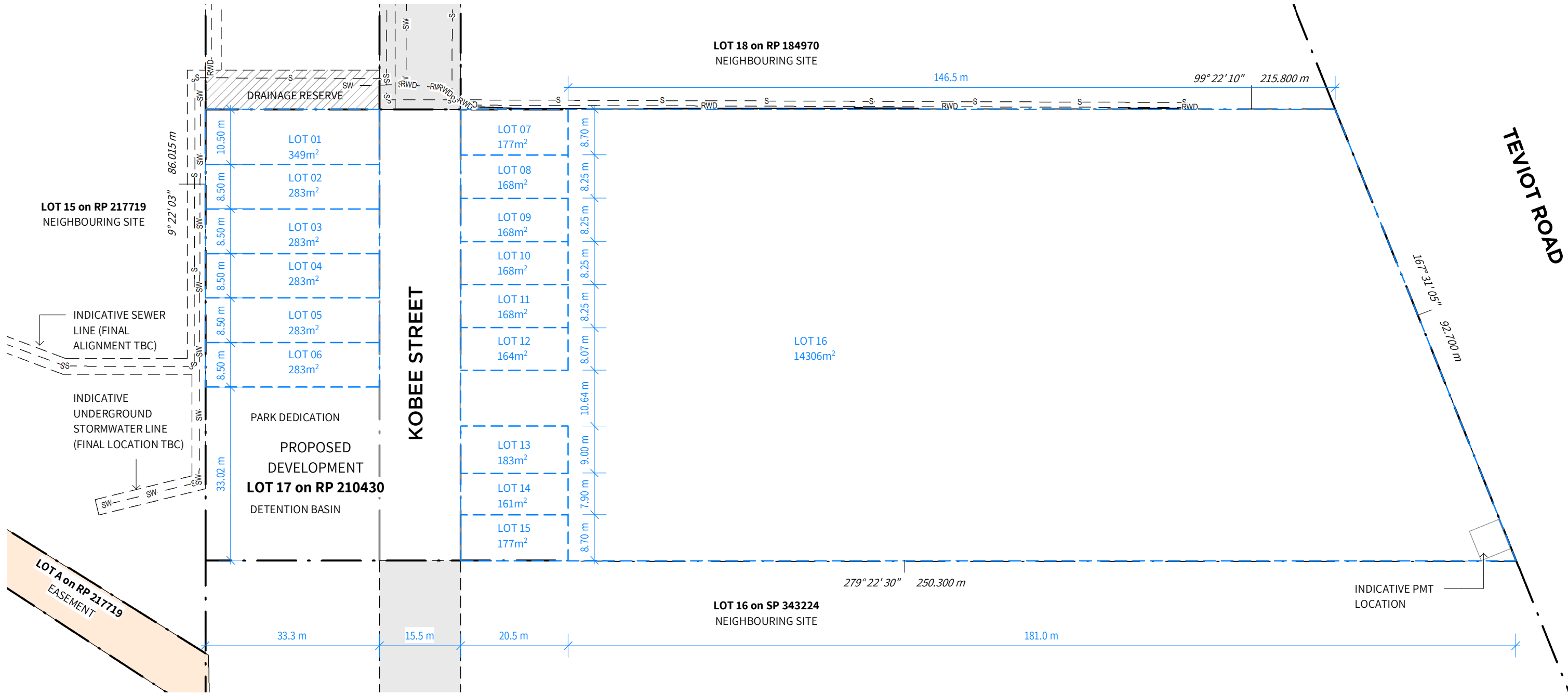
STAGE 2 - SUBDIVIDE 3 LOTS (LOTS 1, 2 & 4)
INTO 15 FREEHOLD LOTS & MUD (TH72-86)

2 STAGE PLAN - STAGE 2
1: 1500 @ A3

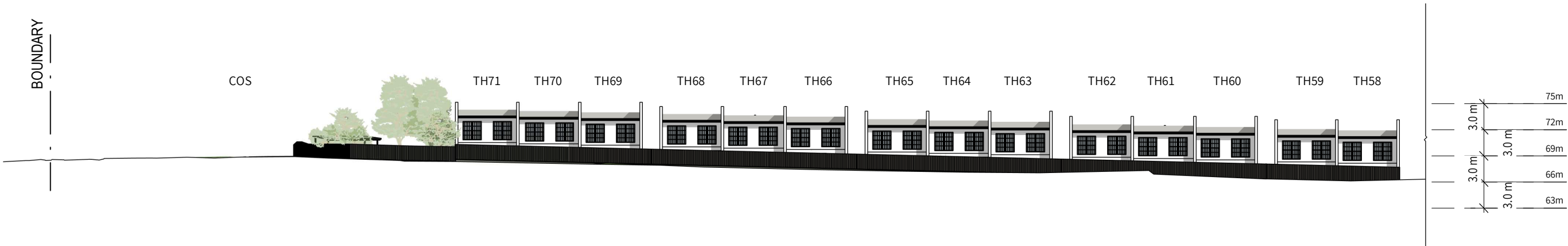


STAGE 3 - MUD OVER LOT 5 (LOT 16)

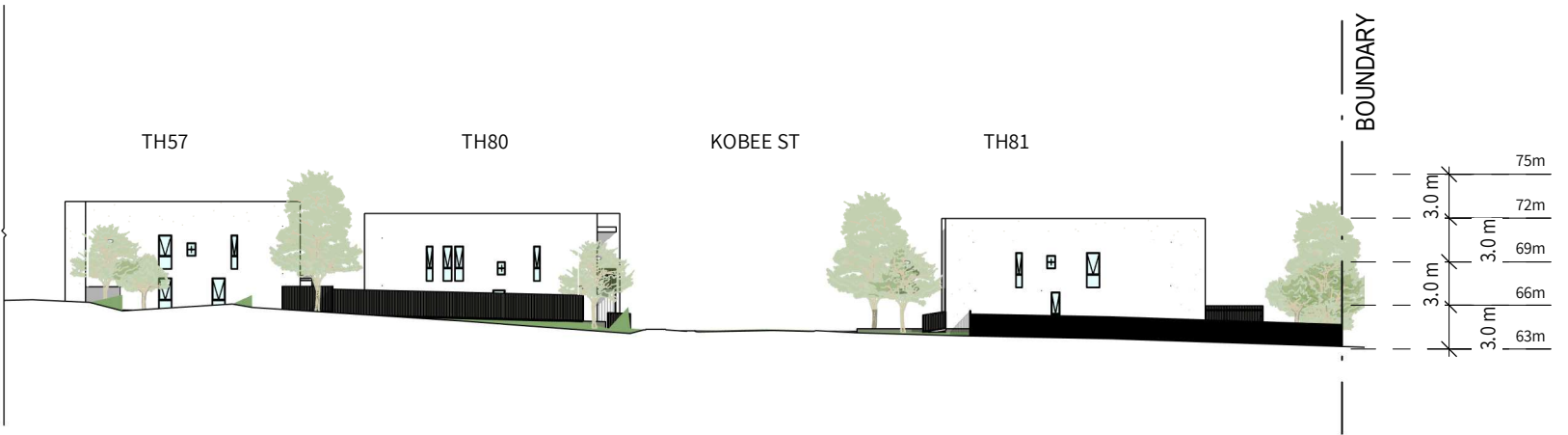
3 STAGE PLAN - STAGE 3
1: 1500 @ A3



1 SUBDIVISION PLAN
1: 750 @ A3



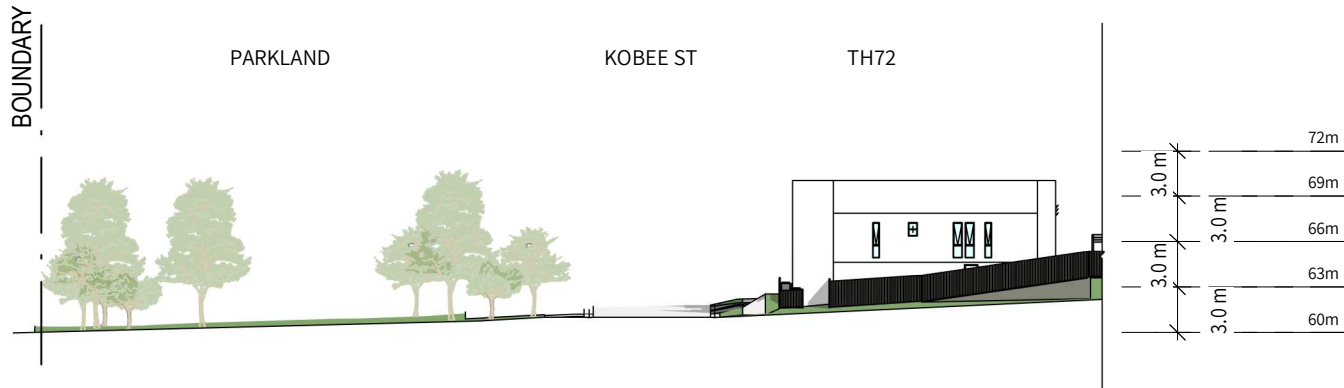
1 ELEVATION - NORTH
1: 500 @ A3



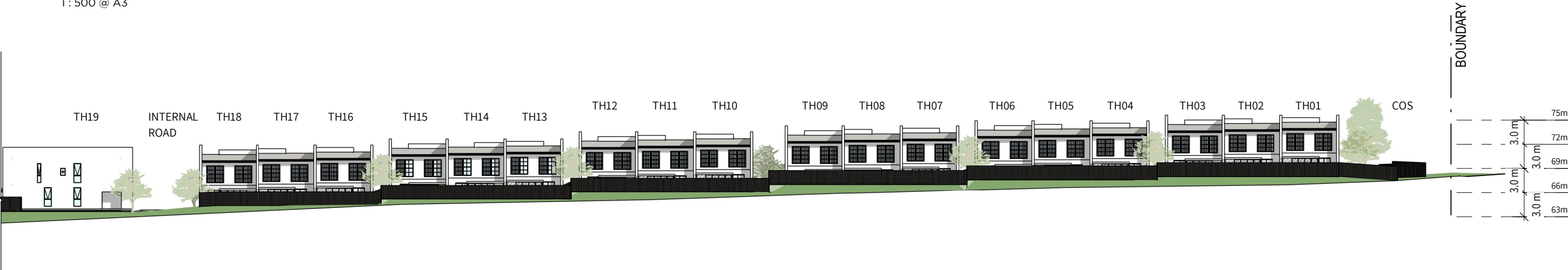
1B ELEVATION - NORTH
1: 500 @ A3



2 ELEVATION EAST (TEVIOT RD)
1: 500 @ A3



3 ELEVATION - SOUTH
1: 500 @ A3



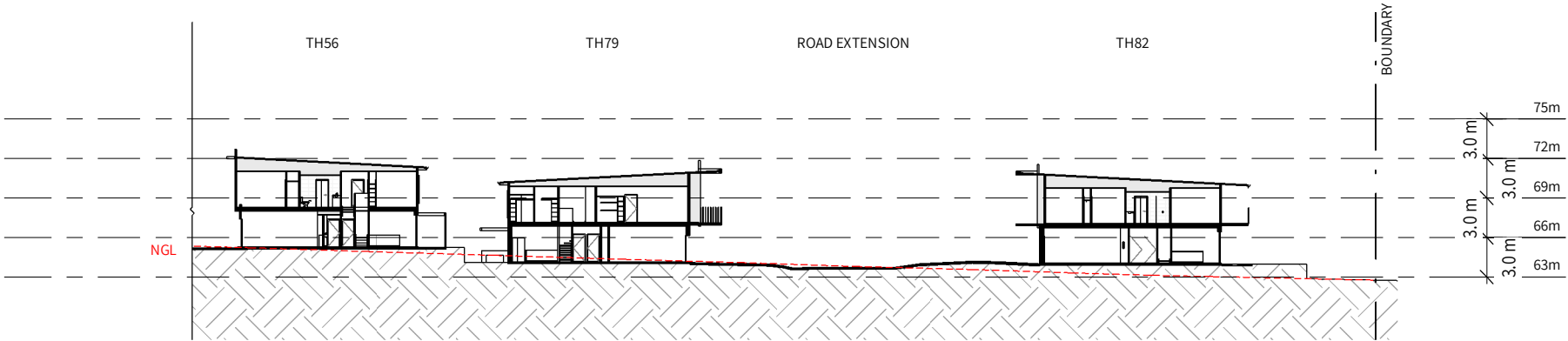
3B ELEVATION - SOUTH
1: 500 @ A3



4 ELEVATION - WEST
1: 500 @ A3



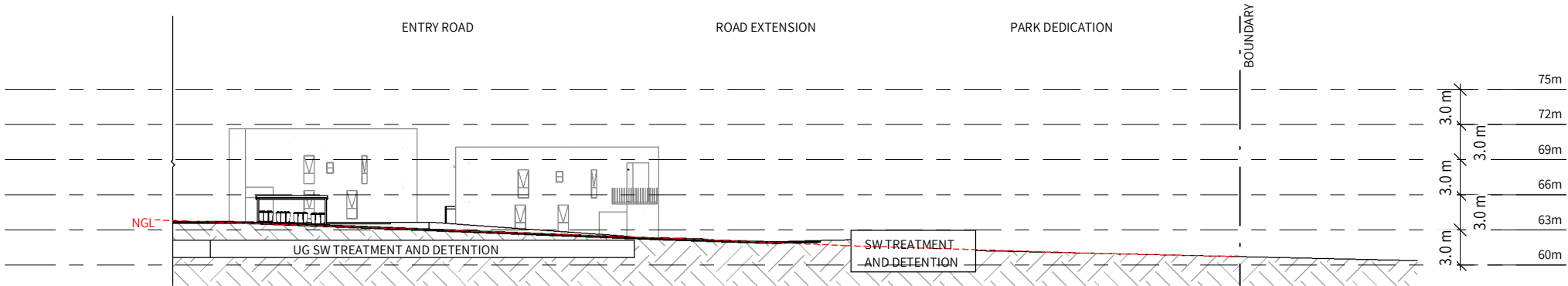
1 SECTION
1: 500 @ A3



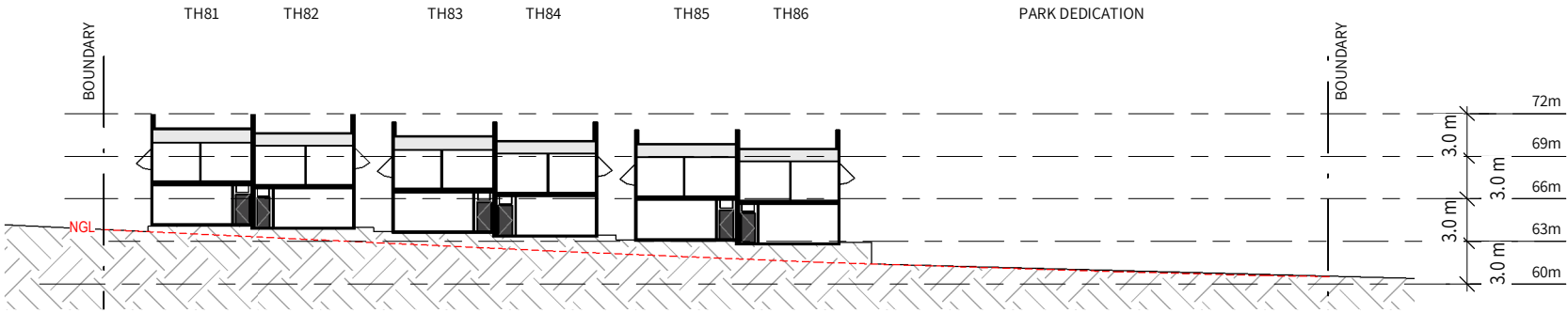
1B SECTION
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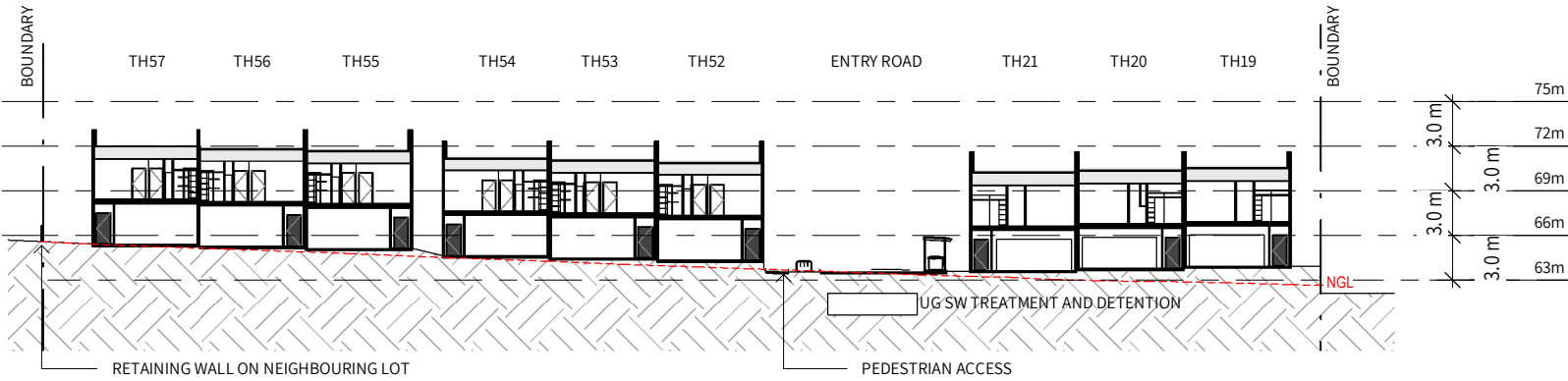
2 SECTION
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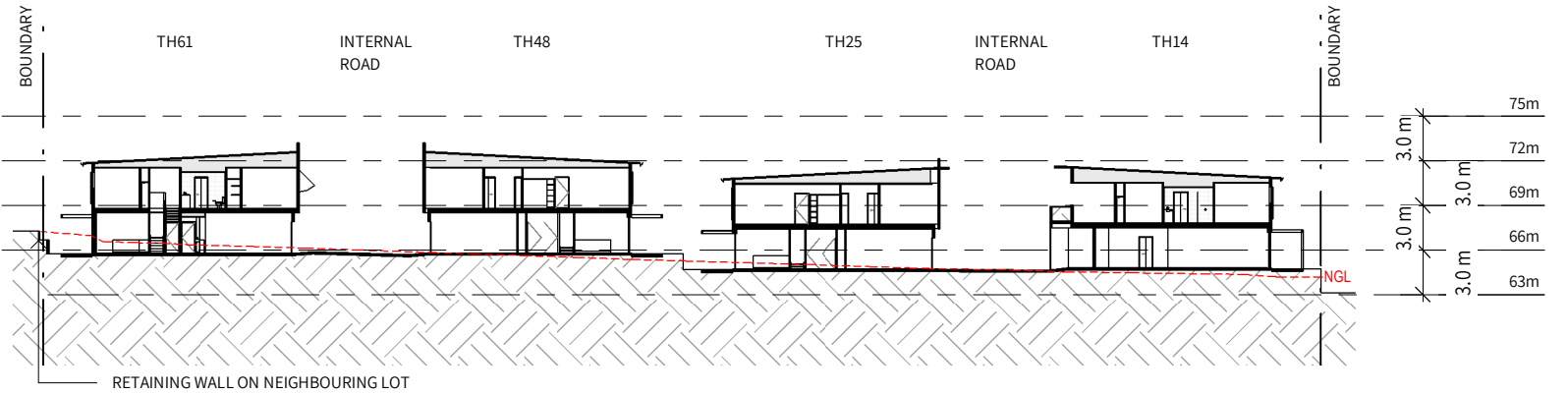
2B SECTION
1: 500 @ A3



3 SECTION
1: 500 @ A3



4 SECTION
1: 500 @ A3



5 SECTION
1: 500 @ A3

STAGE 2

legend

- LANDSCAPING
- PRIVATE OPEN SPACE
- S-S-

PROPOSED SEWER LINE
- W-W-

PROPOSED WATER LINE
- SW-SW-

PROPOSED STORMWATER LINE
- RETAINING WALL



G GROUND FLOOR PLAN - STAGE 2
1: 750 @ A3

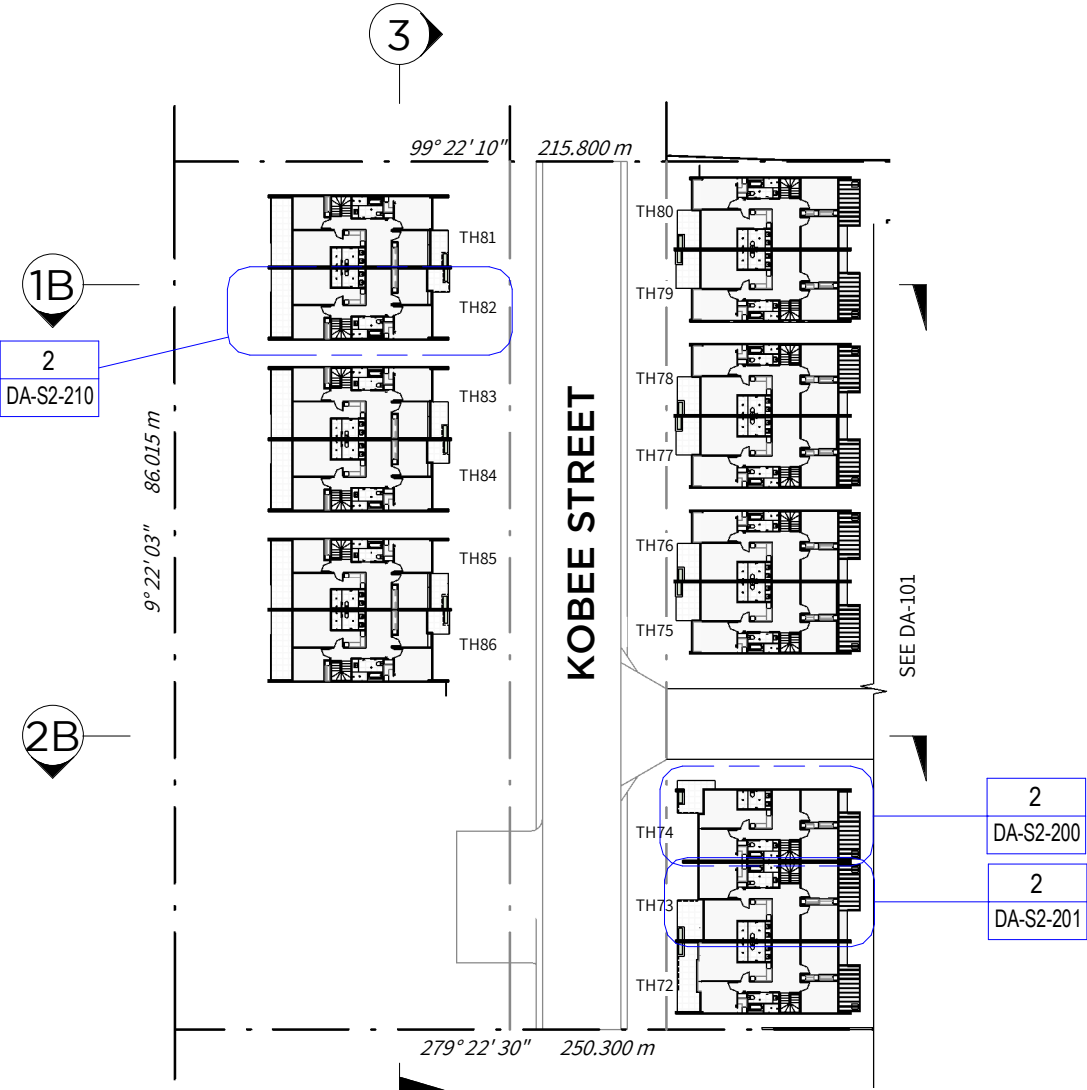
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- LANDSCAPING
- PRIVATE OPEN SPACE
- S-S-

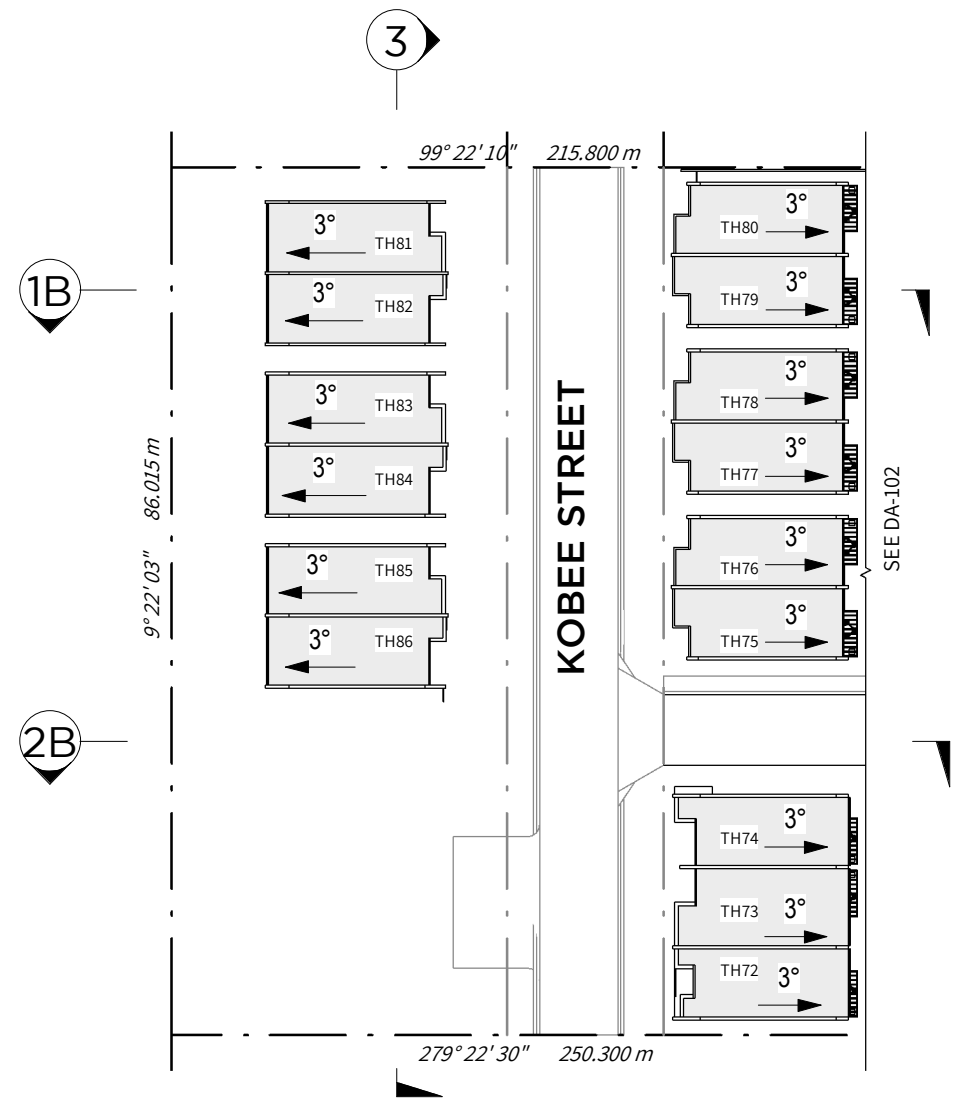
PROPOSED SEWER LINE
- W-W-

PROPOSED WATER LINE
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PROPOSED STORMWATER LINE
- RETAINING WALL



L1 LEVEL 1 FLOOR PLAN - STAGE 2
1: 750 @ A3



R ROOF PLAN - STAGE 2
1: 750 @ A3

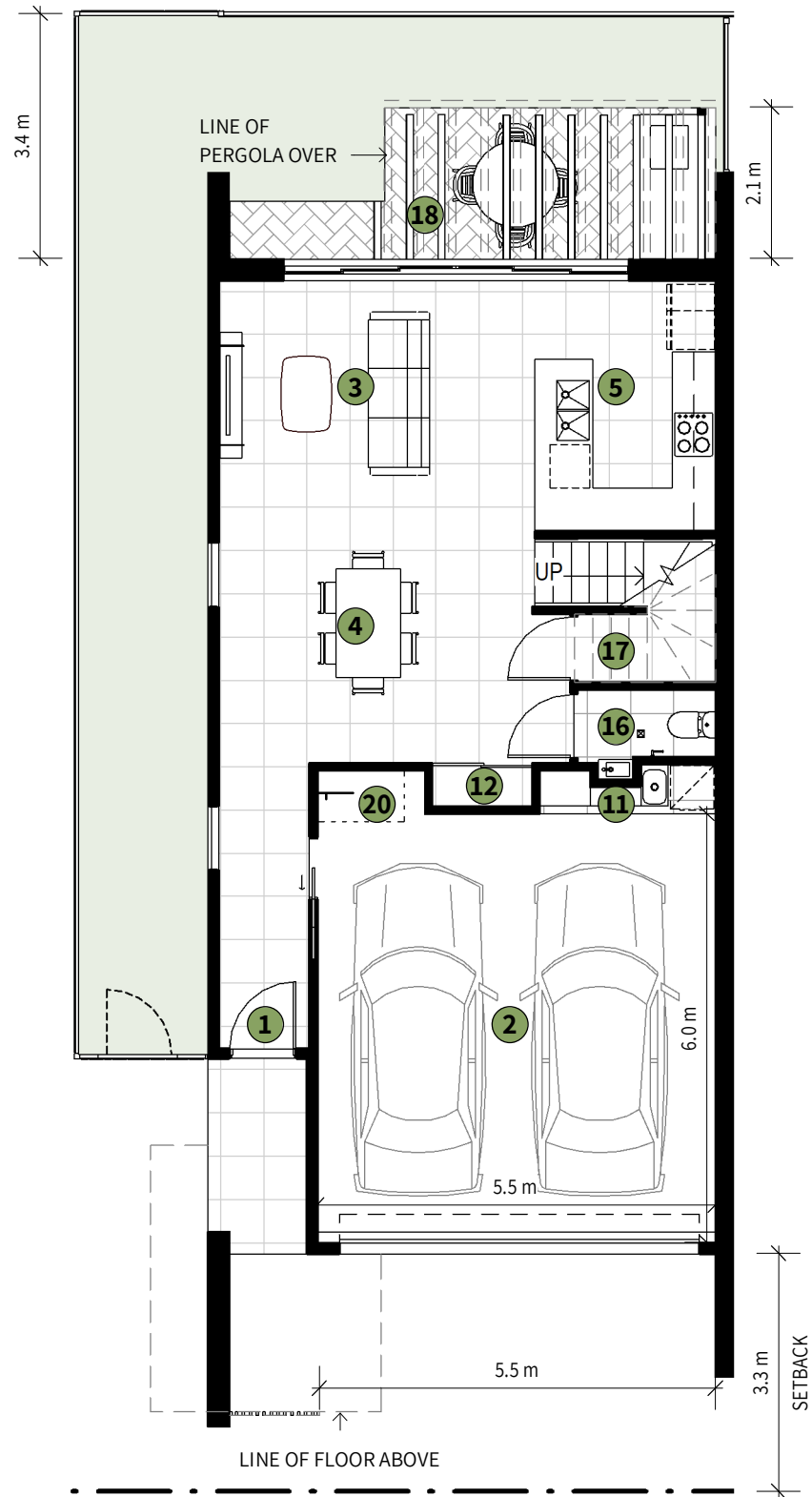
legend

- 1 ENTRY
- 2 GARAGE
- 3 LIVING
- 4 DINING
- 5 KITCHEN
- 6 MASTER BEDROOM
- 7 WIR
- 8 ENSUITE
- 9 BEDROOM 2
- 10 BATHROOM
- 11 LAUNDRY
- 12 LINEN
- 13 FAMILY
- 14 BEDROOM 3
- 15 BEDROOM 4
- 16 WC
- 17 STORAGE
- 18 PATIO
- 19 BALCONY (IF APPLICABLE)
- 20 BIKE RACK (WALL MOUNTED)

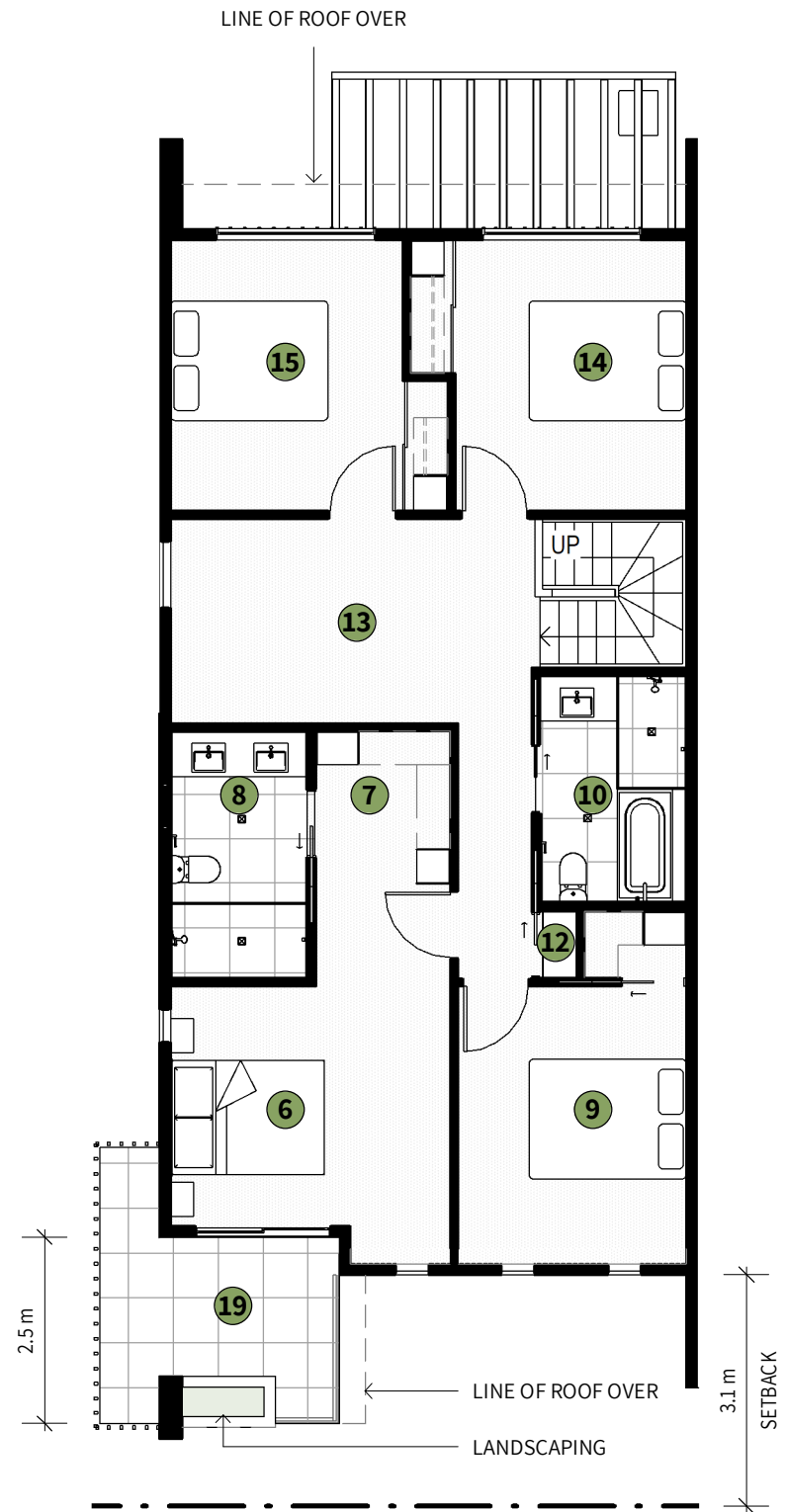
GFA	191.06m ²
- G	95.65m ²
- L1	95.41m ²

POS	
- TH 72/74/80 (G)	50m ²
- TH 75-79 (G)	41m ²
- BALCONY	
TH72	12m ²
TH74-80	7m ²

*TYPICAL FLOOR PLAN, BALCONY DESIGN VARIES



1 UNIT PLAN (TYPE C) - GROUND FLOOR
1:100 @ A3

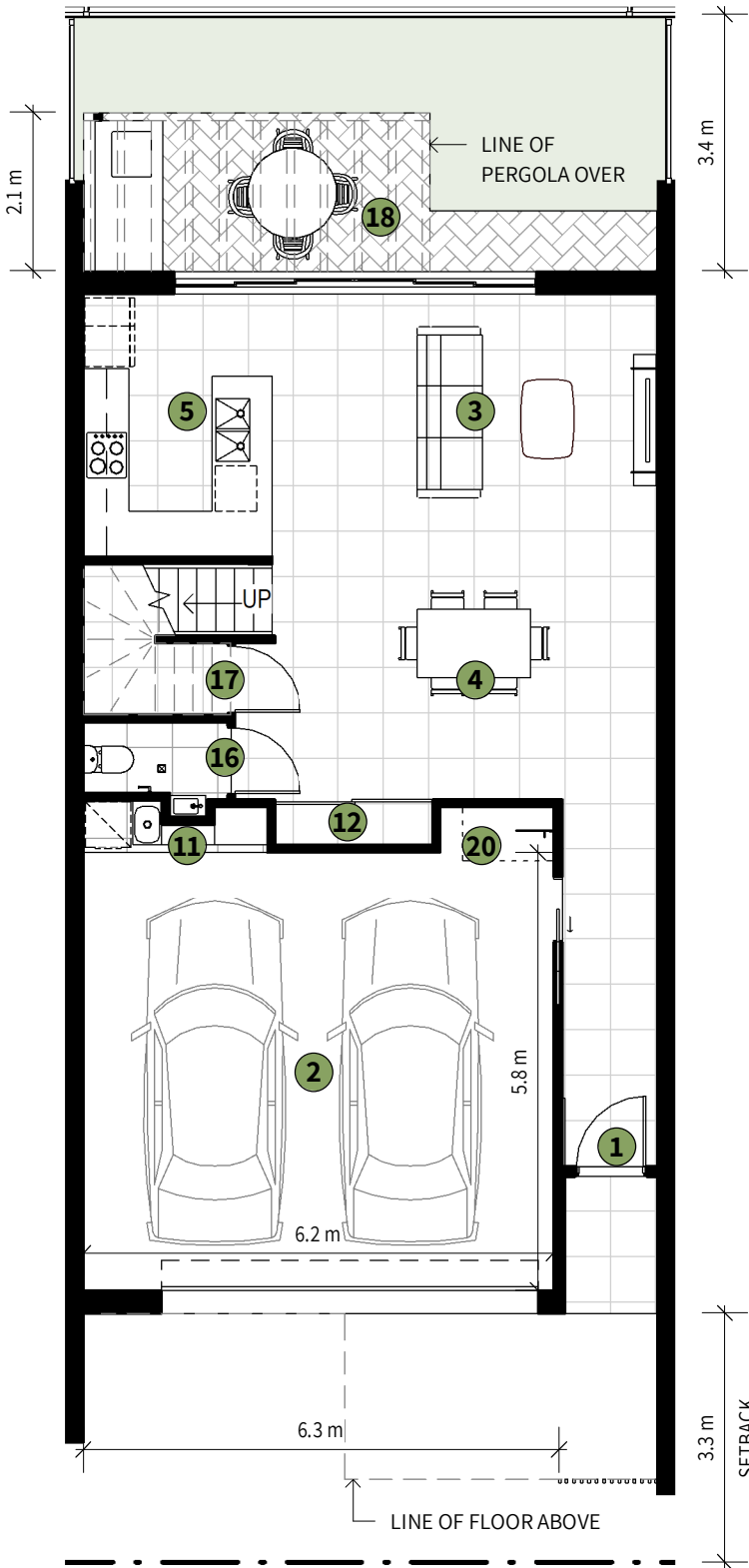


2 UNIT PLAN (TYPE C) - LEVEL 1
1:100 @ A3

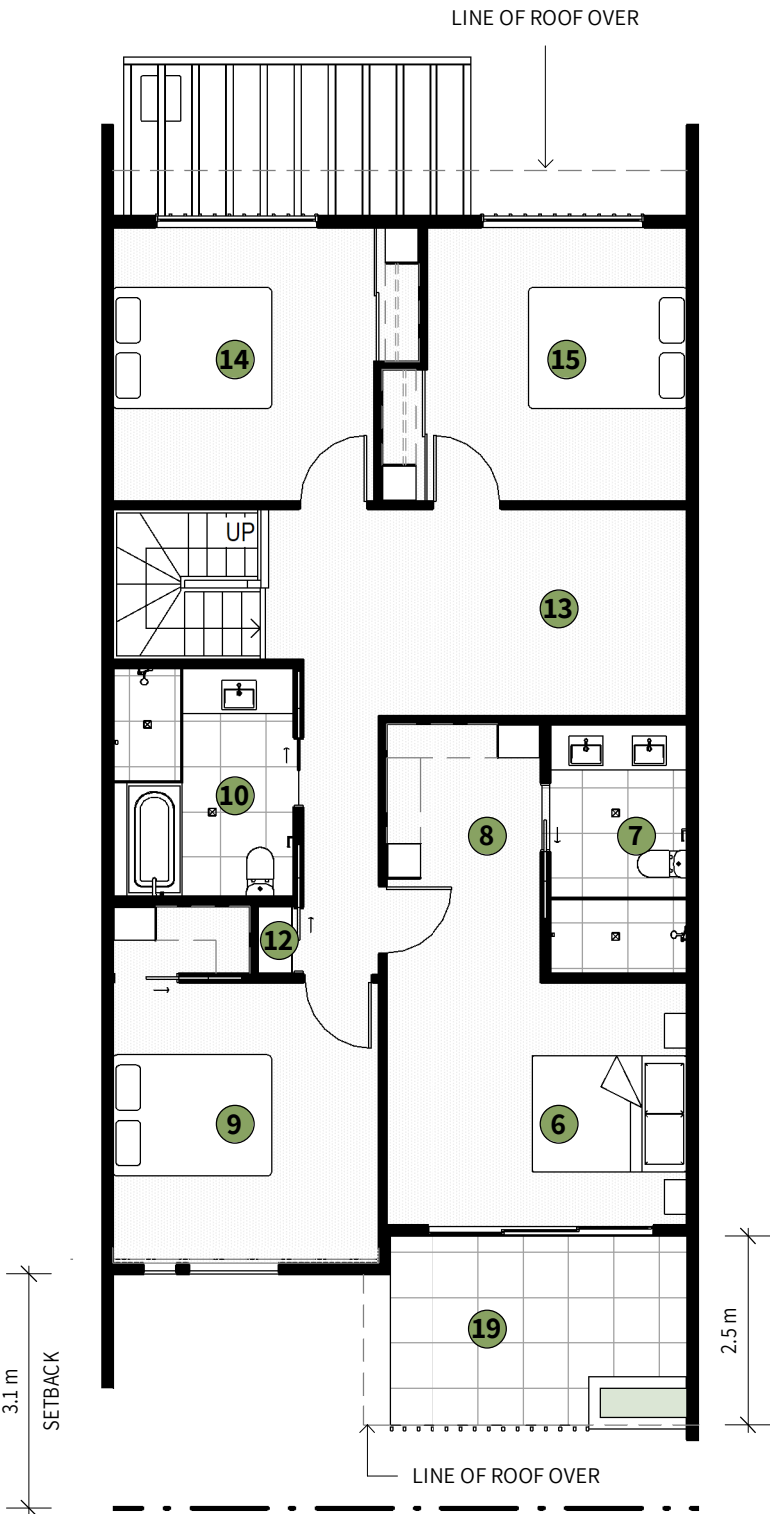
legend

- 1 ENTRY
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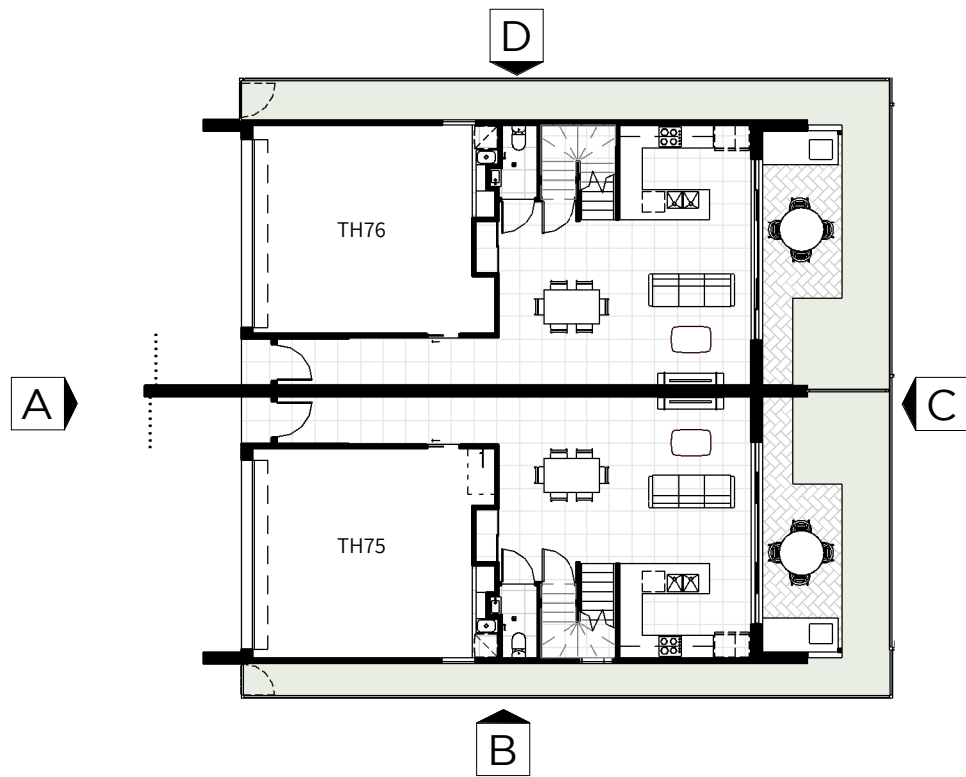
GFA		210.8m ²
- G		106.54m ²
- L1		104.26m ²
POS	GROUND	26m ²
	BALCONY	8m ²



1 UNIT PLAN (TYPE C v2) - GROUND FLOOR
1:100 @ A3



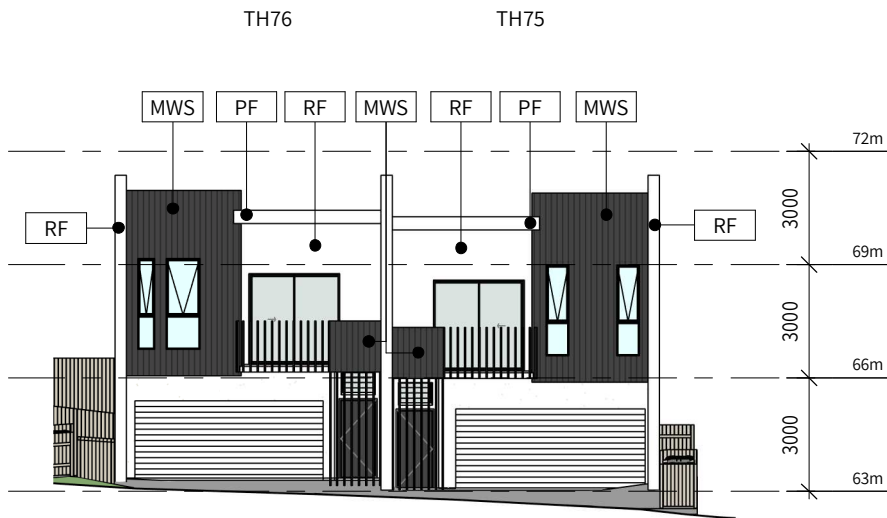
2 UNIT PLAN (TYPE Cv2) - LEVEL 1
1:100 @ A3



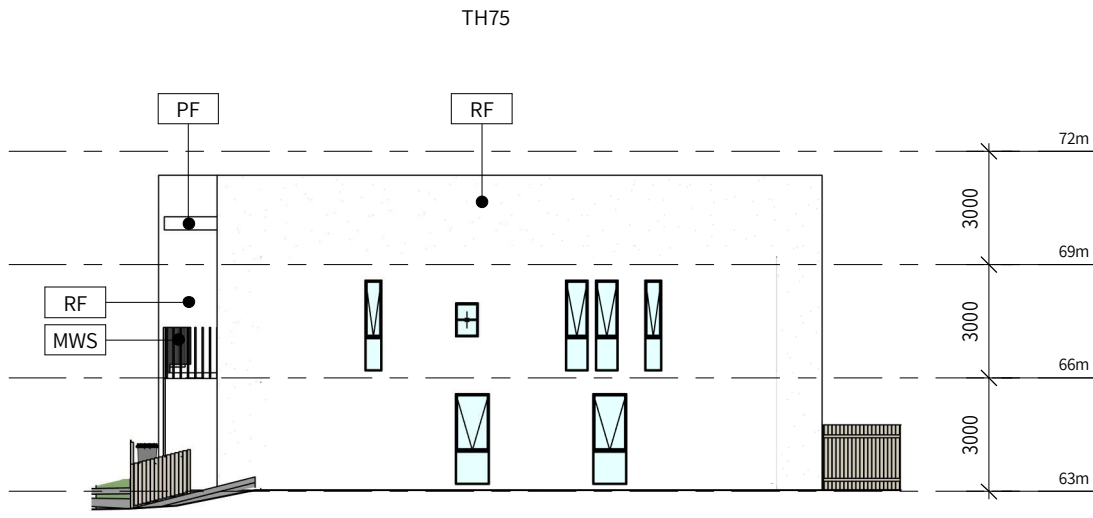
1 BUILDING TH TYPE C PLAN
1: 200 @ A3

legend

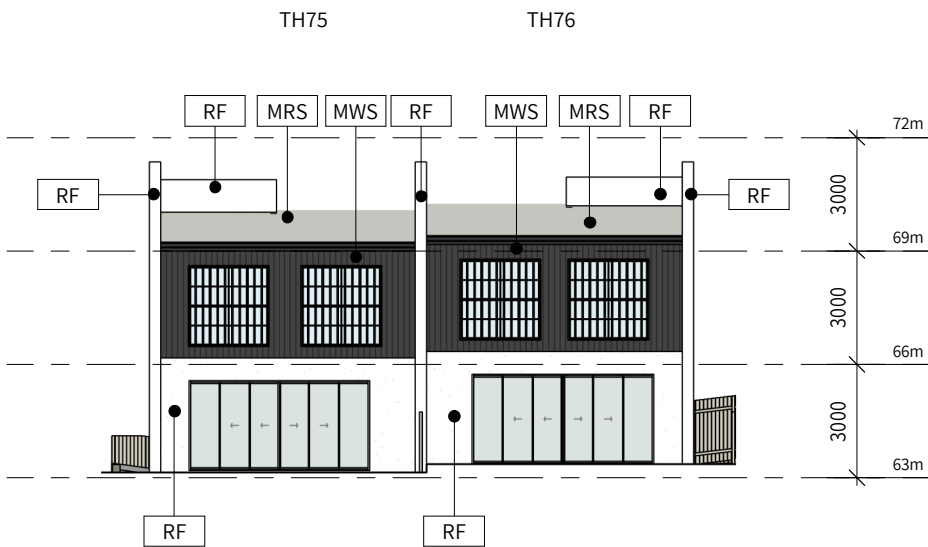
- RF** RENDER FINISH
- MRS** METAL ROOF SHEETING
- MWS** METAL WALL SHEETING
- FS-1** FEATURE SCREENING - TYPE 01
- FS-2** FEATURE SCREENING - TYPE 02
- BAL1** BALUSTRADE - TYPE 01
- PF** PAINT FINISH



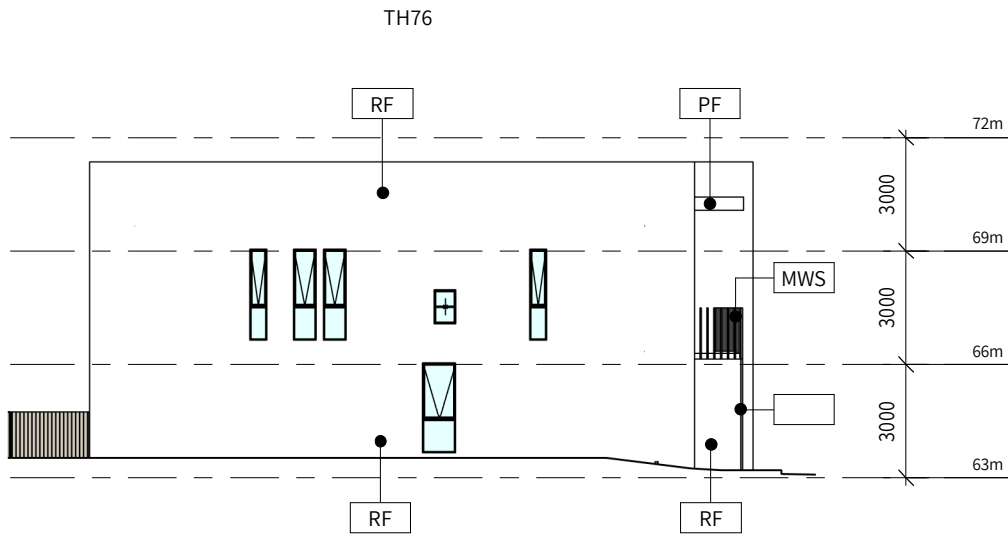
A ELEVATION
1: 200 @ A3



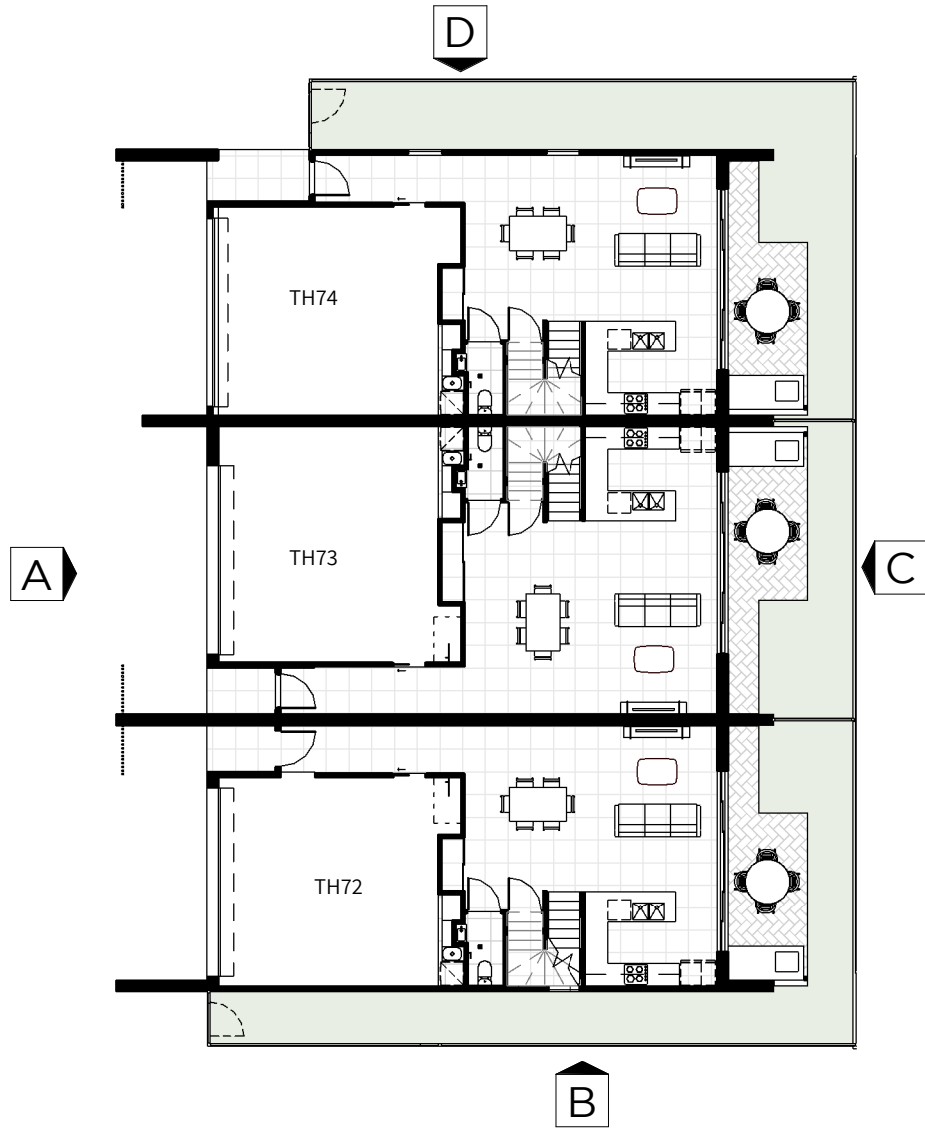
B ELEVATION
1: 200 @ A3



C ELEVATION
1: 200 @ A3



D ELEVATION
1: 200 @ A3



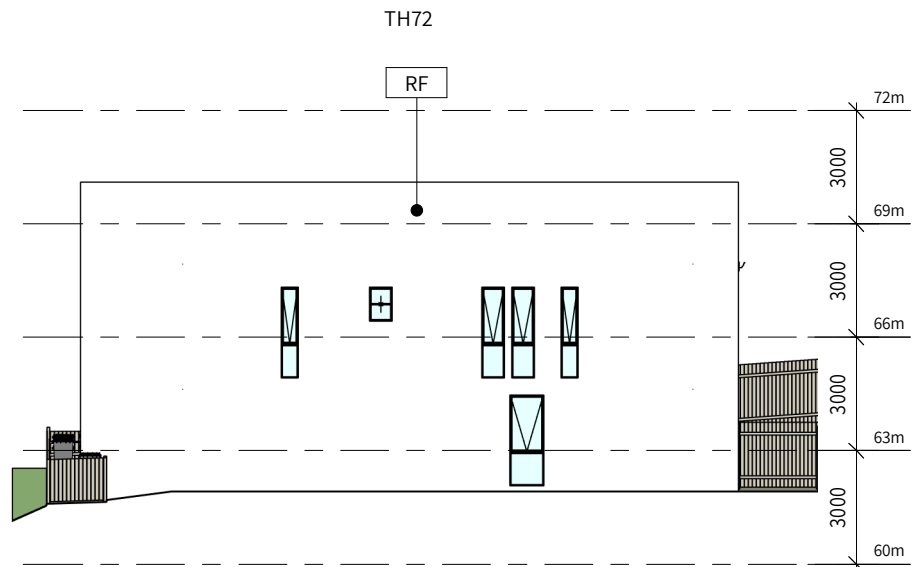
1 BUILDING TH TYPE C/Cv2 PLAN
1: 200 @ A3

legend

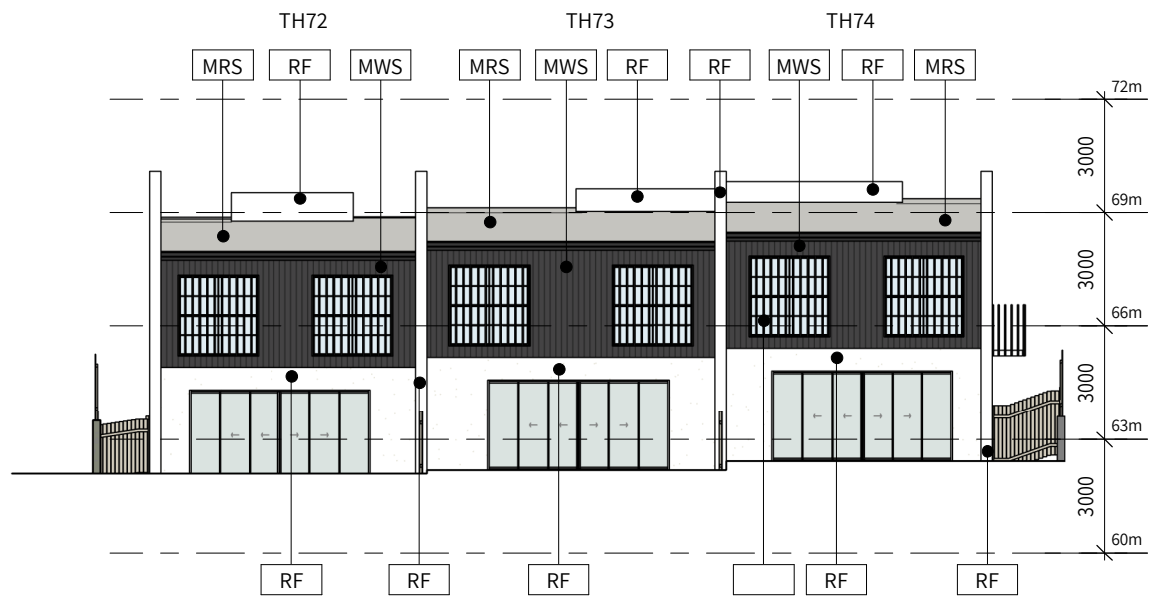
RF	RENDER FINISH
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
FS-1	FEATURE SCREENING - TYPE 01
FS-2	FEATURE SCREENING - TYPE 02
BAL1	BALUSTRADE - TYPE 01
PF	PAINT FINISH



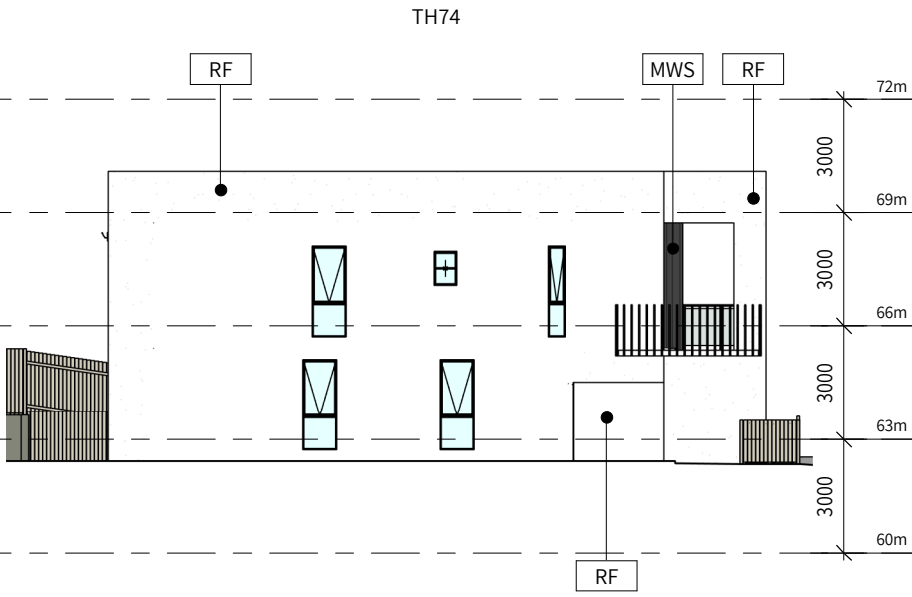
A ELEVATION
1: 200 @ A3



B ELEVATION
1: 200 @ A3



C ELEVATION
1: 200 @ A3



D ELEVATION
1: 200 @ A3

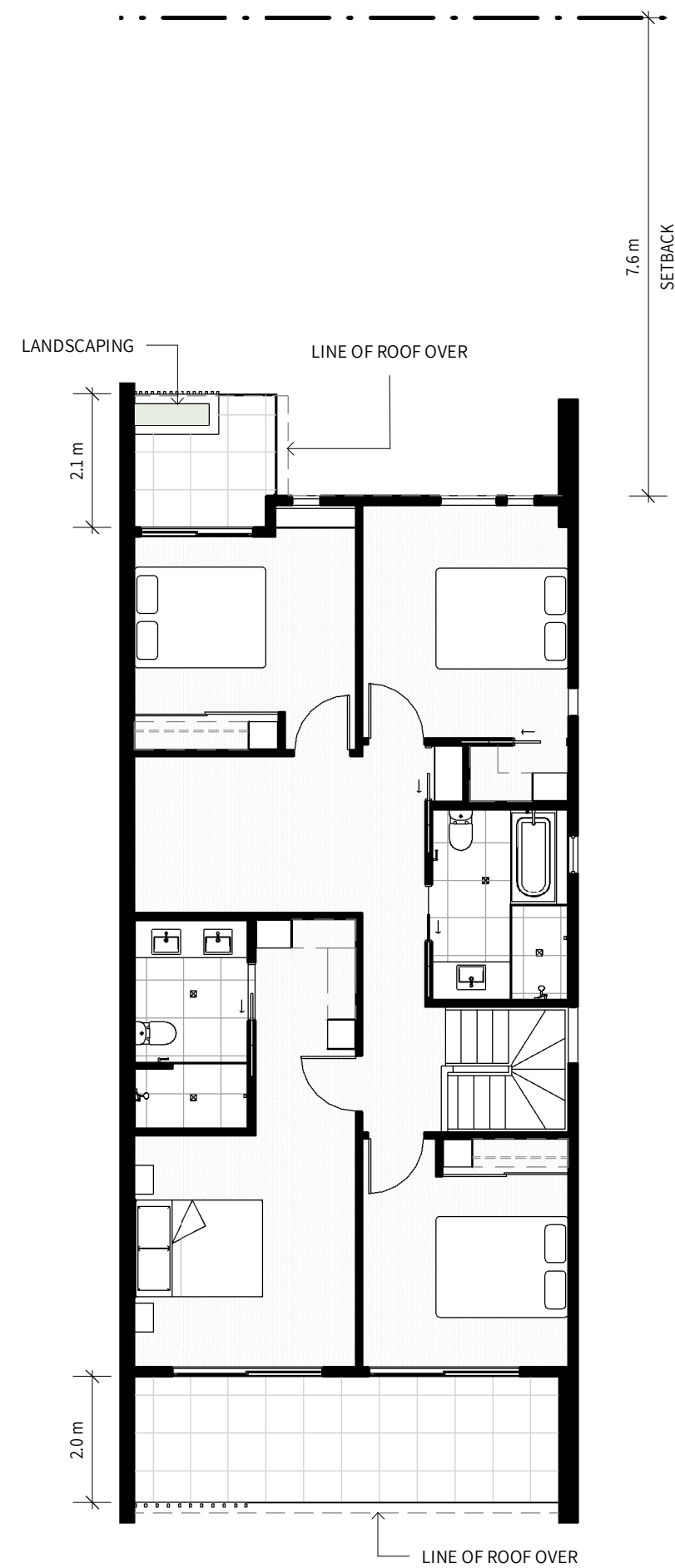
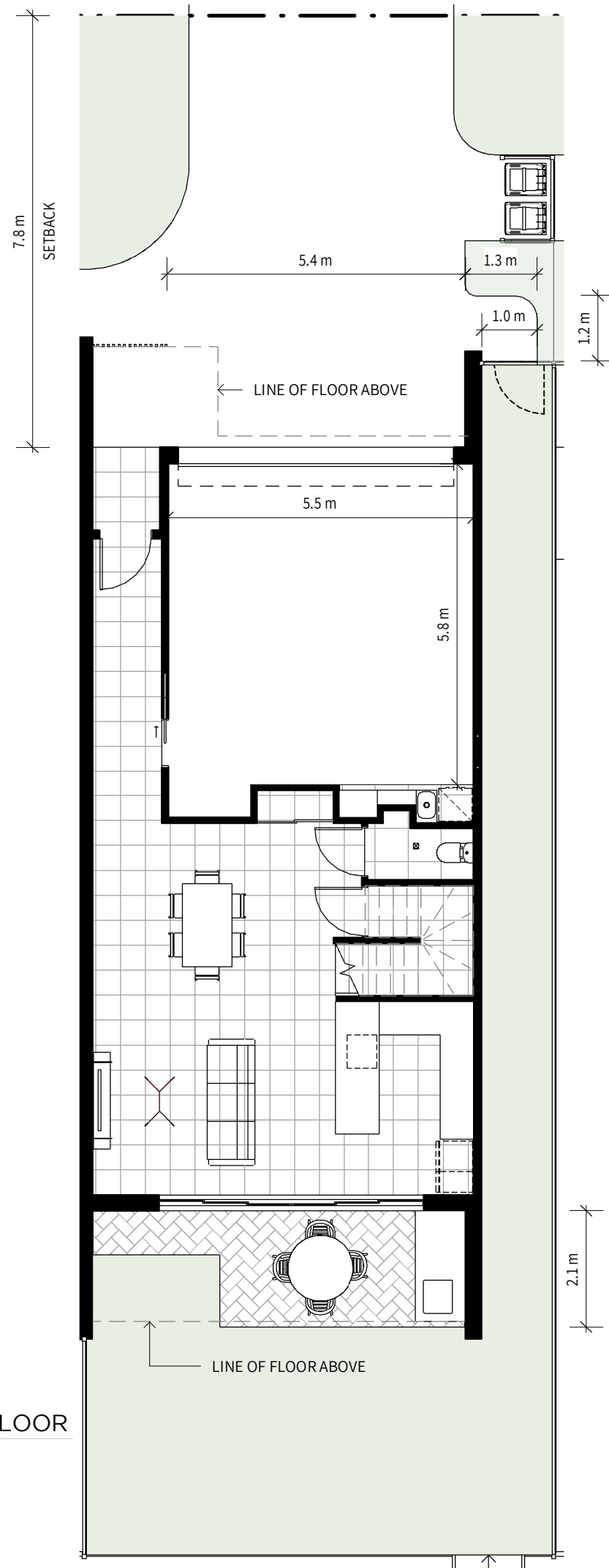
legend

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- 15 BEDROOM 4
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- 17 STORAGE
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- 19 BALCONY (IF APPLICABLE)
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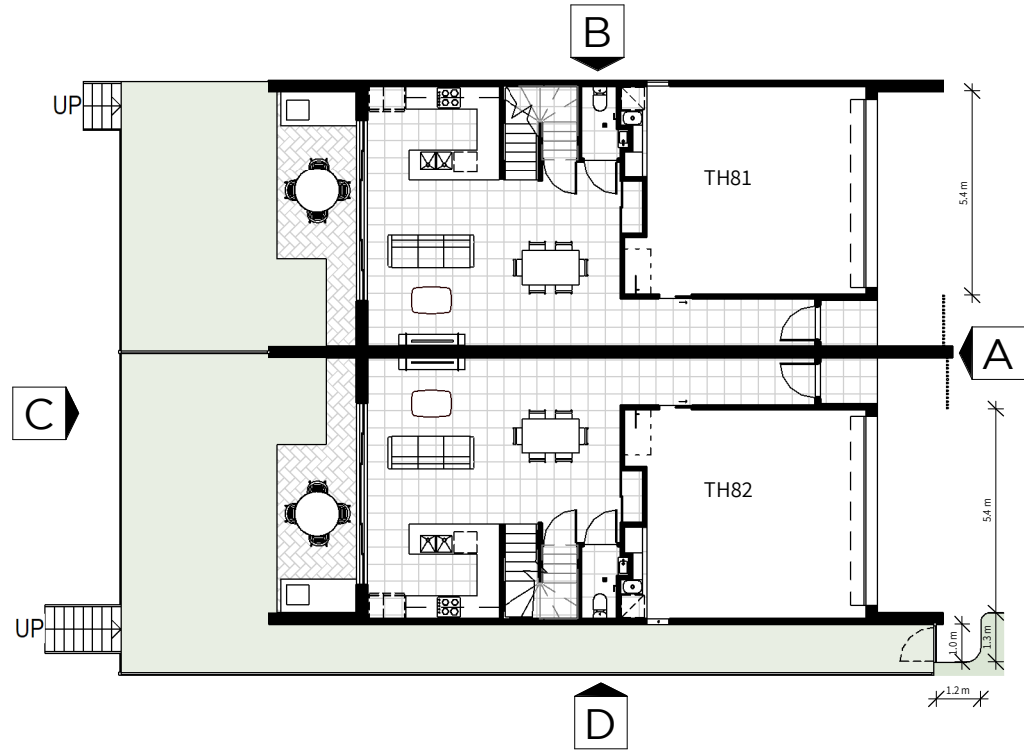
GFA	191.06m ²
- G	95.65m ²
- L1	95.41m ²

POS	
- TH81 (G)	44m ²
- TH82-86 (G)	68m ²
BALCONY (F)	3m ²
BALCONY (R)	13m ²

1 UNIT PLAN (TYPE D) - GROUND FLOOR
1:100 @ A3



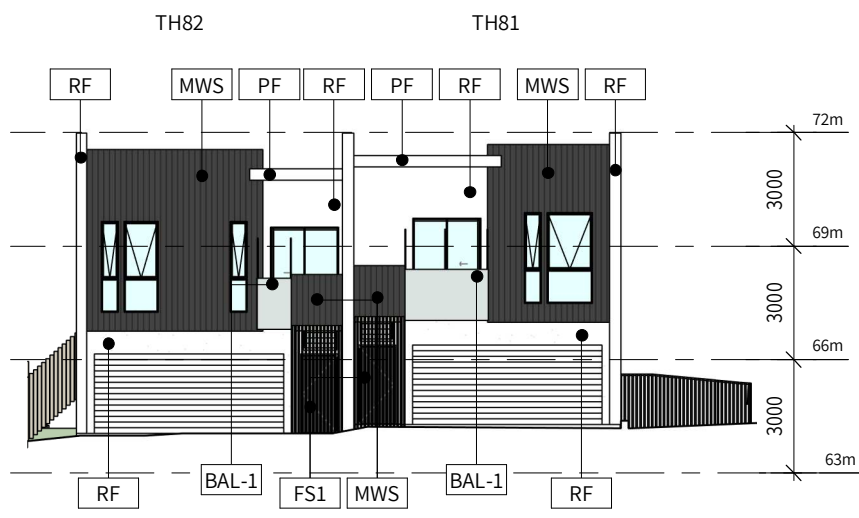
2 UNIT PLAN (TYPE D) - LEVEL 1
1:100 @ A3



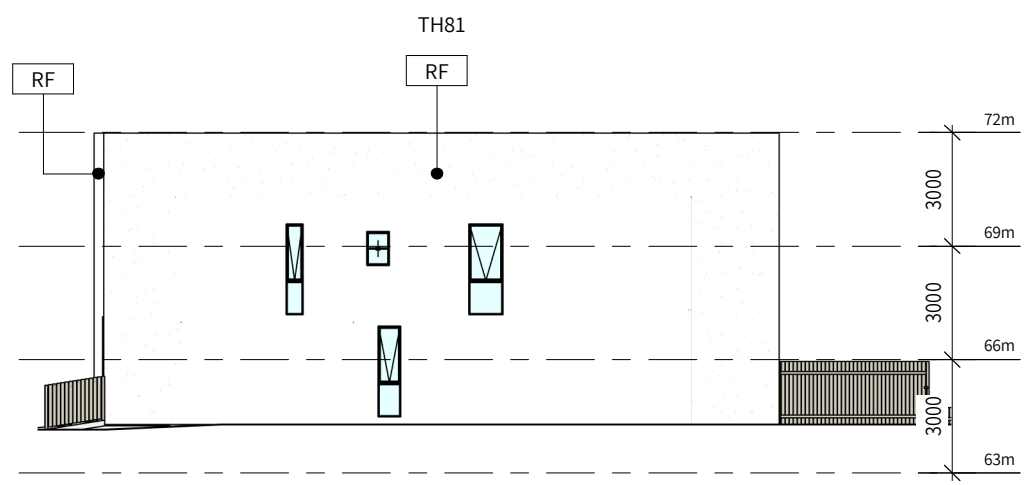
1 BUILDING TH TYPE D PLAN
1: 200 @ A3

legend

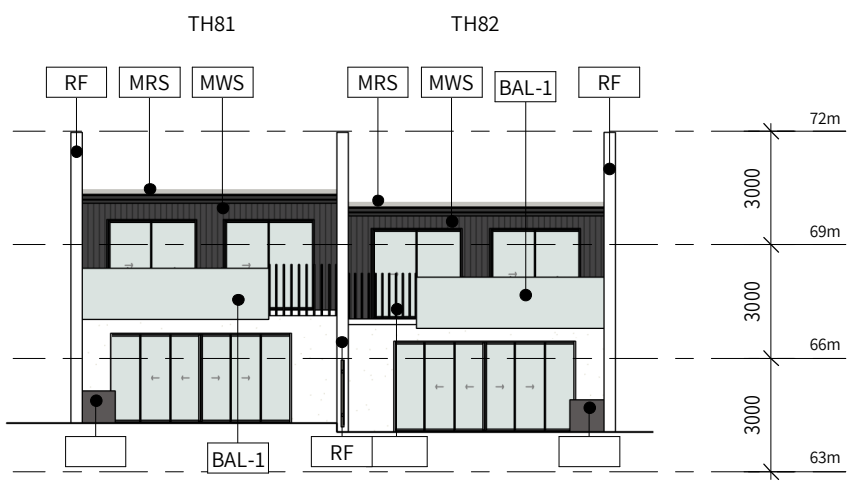
- RF** RENDER FINISH
- MRS** METAL ROOF SHEETING
- MWS** METAL WALL SHEETING
- FS-1** FEATURE SCREENING - TYPE 01
- FS-2** FEATURE SCREENING - TYPE 02
- BAL1** BALUSTRADE - TYPE 01
- PF** PAINT FINISH



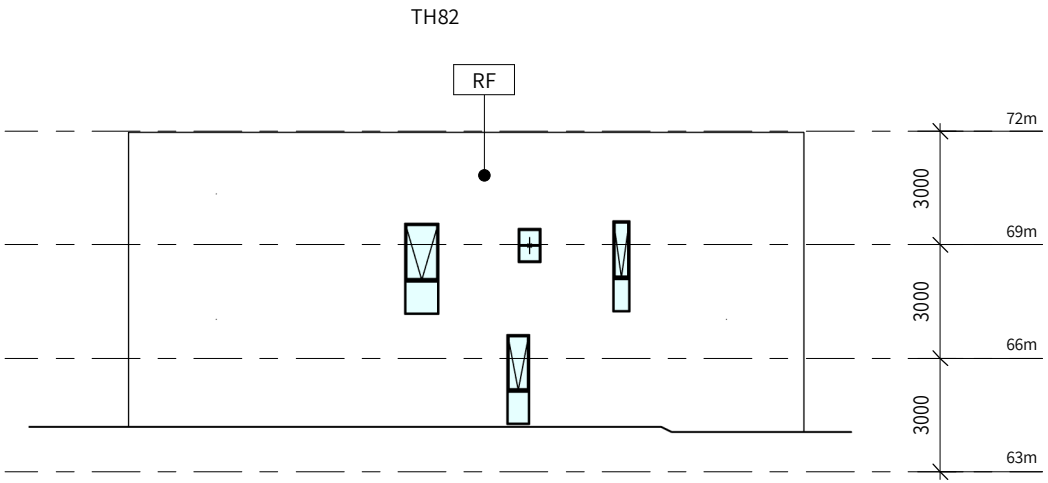
A ELEVATION
1: 200 @ A3



B ELEVATION
1: 200 @ A3



C ELEVATION
1: 200 @ A3



D ELEVATION
1: 200 @ A3

STAGE 3

legend

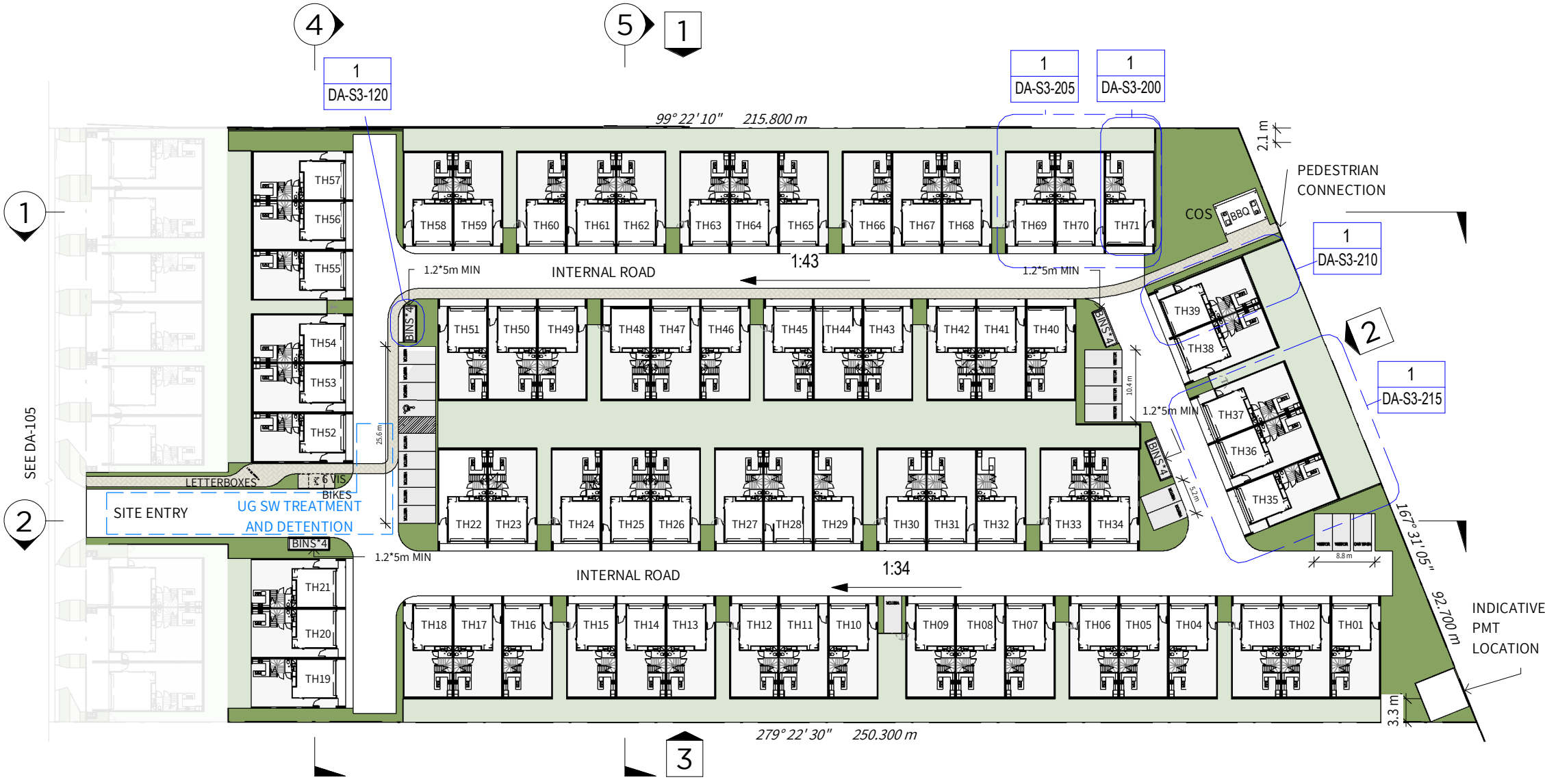
- LANDSCAPING
- PRIVATE OPEN SPACE
- S-S-

PROPOSED SEWER LINE
- W-W-

PROPOSED WATER LINE
- SW-SW-

PROPOSED STORMWATER LINE
- XXXXXX

RETAINING WALL



G GROUND FLOOR PLAN - STAGE 3
1: 750 @ A3

legend

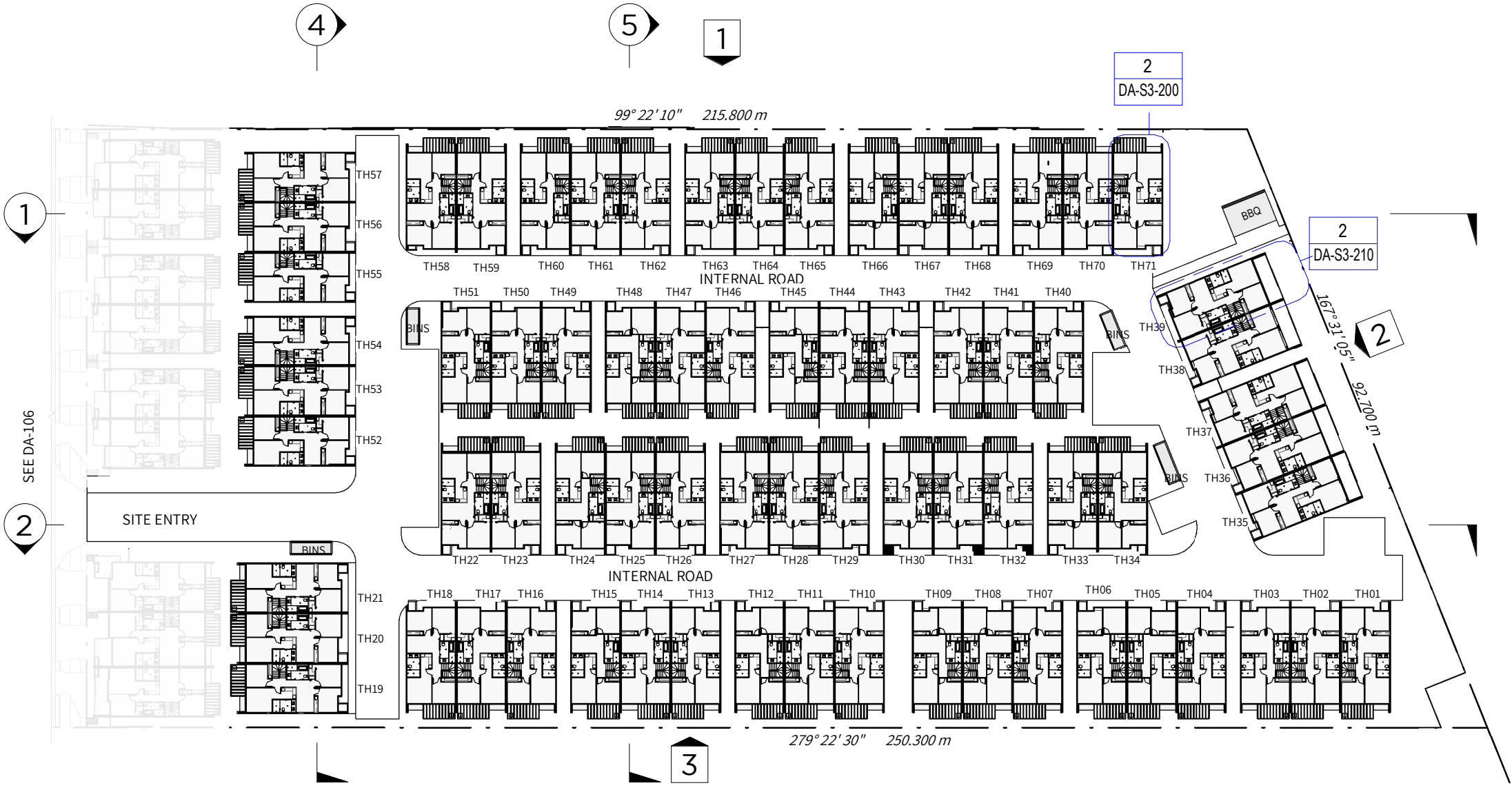
- LANDSCAPING
- PRIVATE OPEN SPACE
- S-S-

PROPOSED SEWER LINE
- W-W-

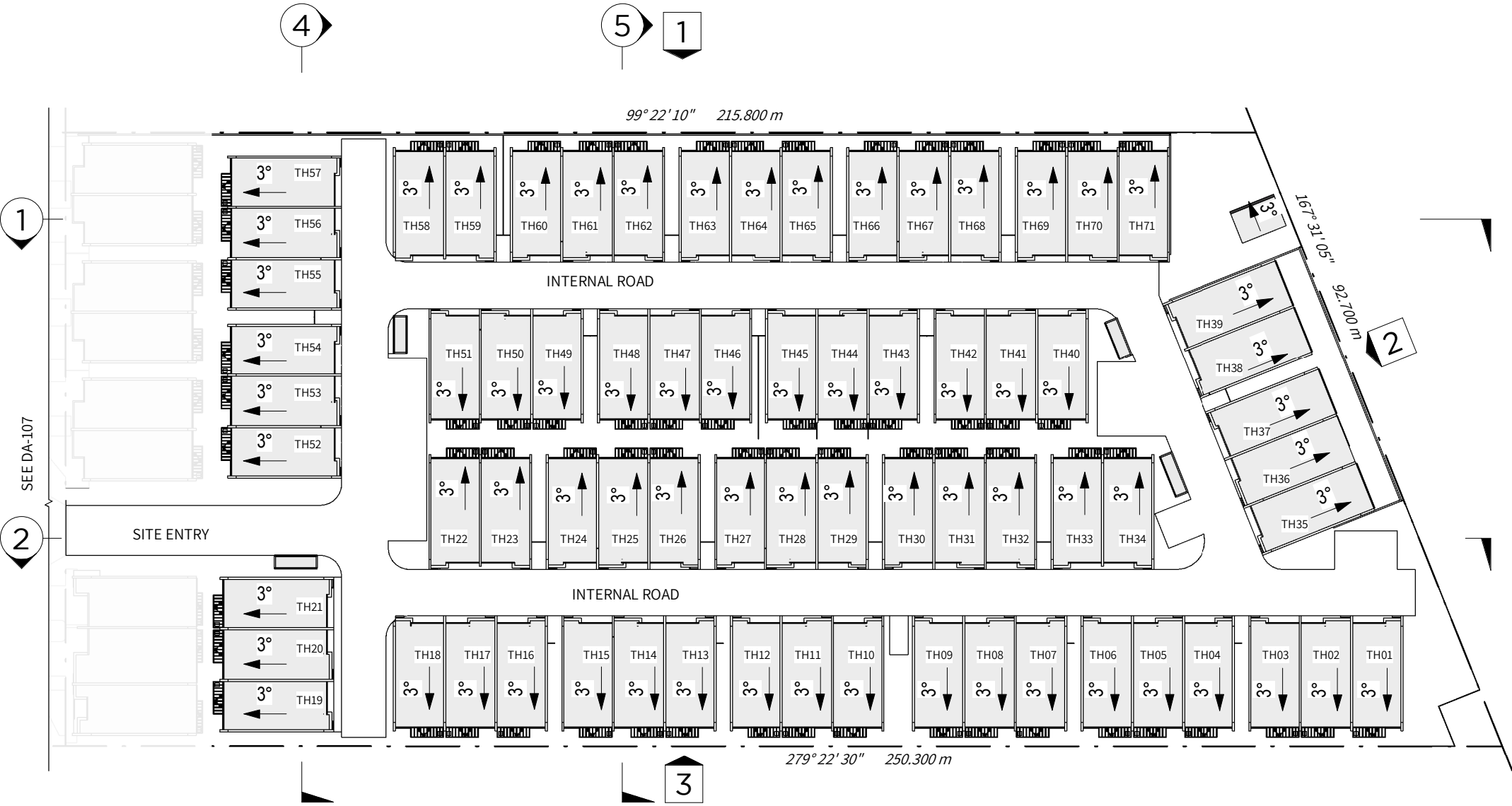
PROPOSED WATER LINE
- SW-SW-

PROPOSED STORMWATER LINE
- XXXXXX

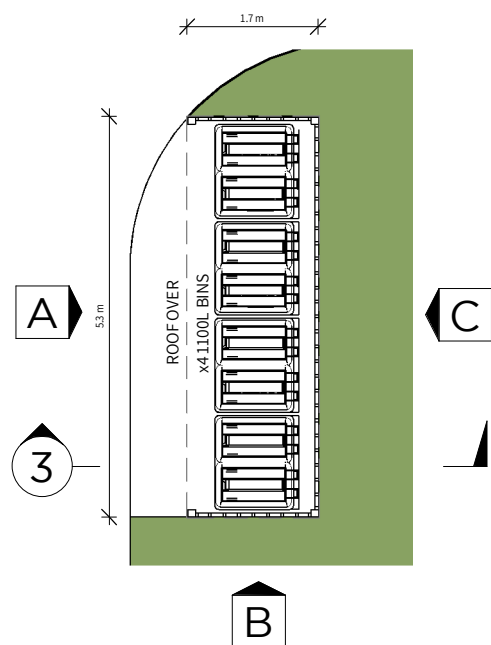
RETAINING WALL



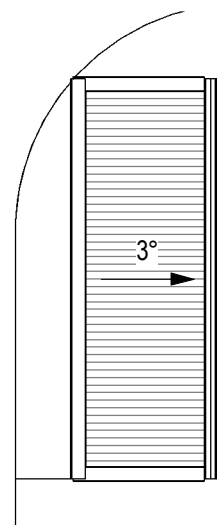
L1 LEVEL 1 FLOOR PLAN - STAGE 3
1: 750 @ A3



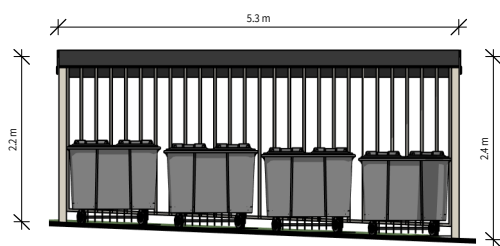
R ROOF PLAN - STAGE 3
1: 750 @ A3



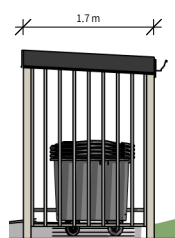
1 PLAN (TYPICAL) - BINS GROUND
1:100 @ A3



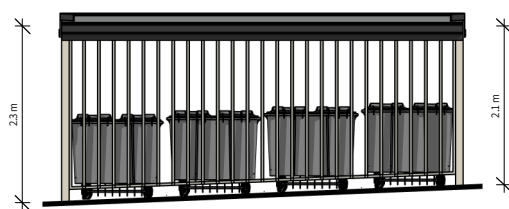
2 ROOF PLAN (TYPICAL) - BINS
1:100 @ A3



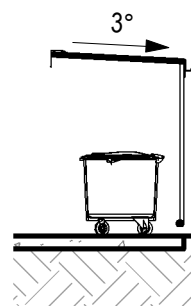
A ELEVATION
1:100 @ A3



B ELEVATION
1:100 @ A3



C ELEVATION
1:100 @ A3

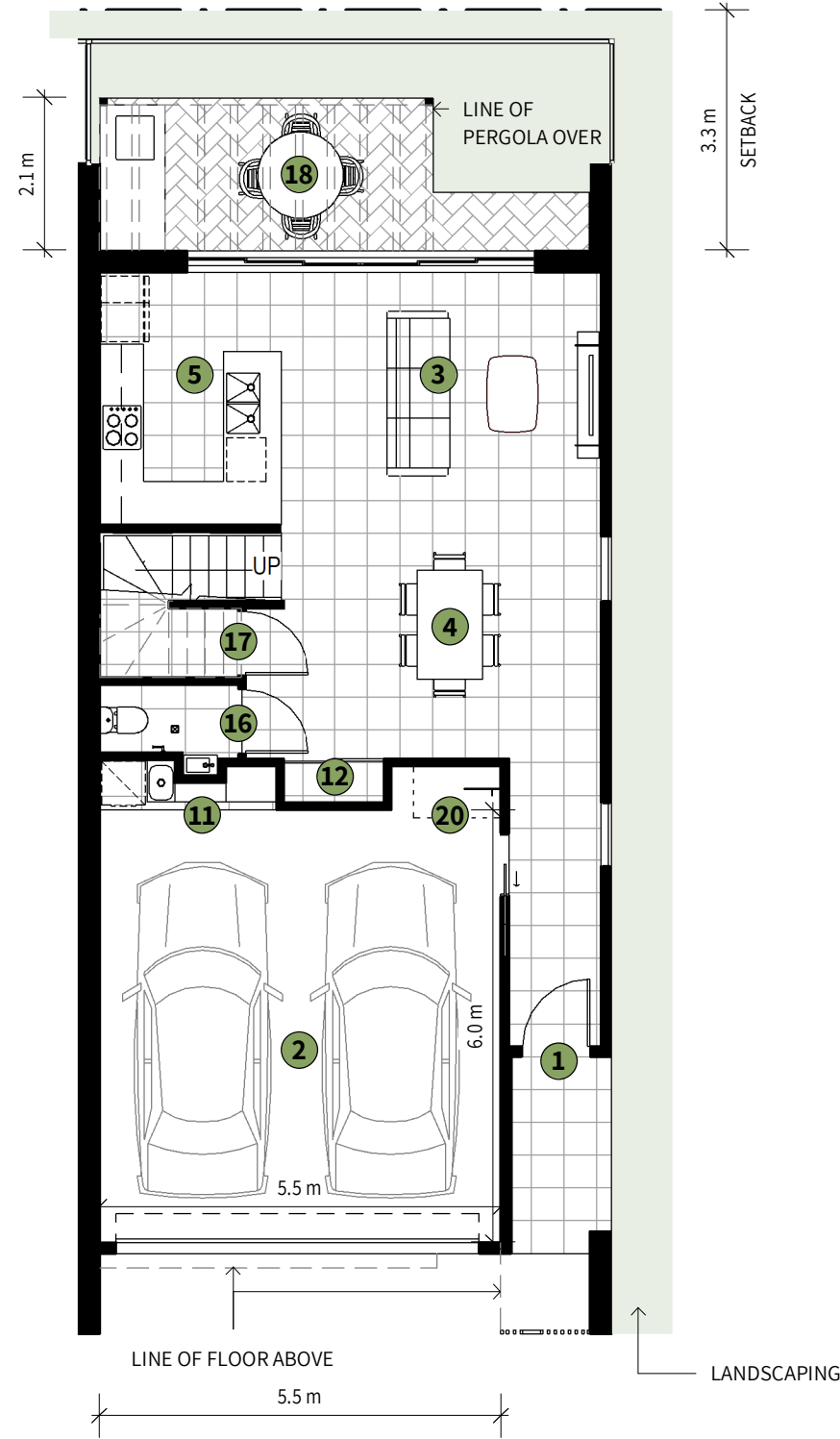


3 SECTION
1:100 @ A3

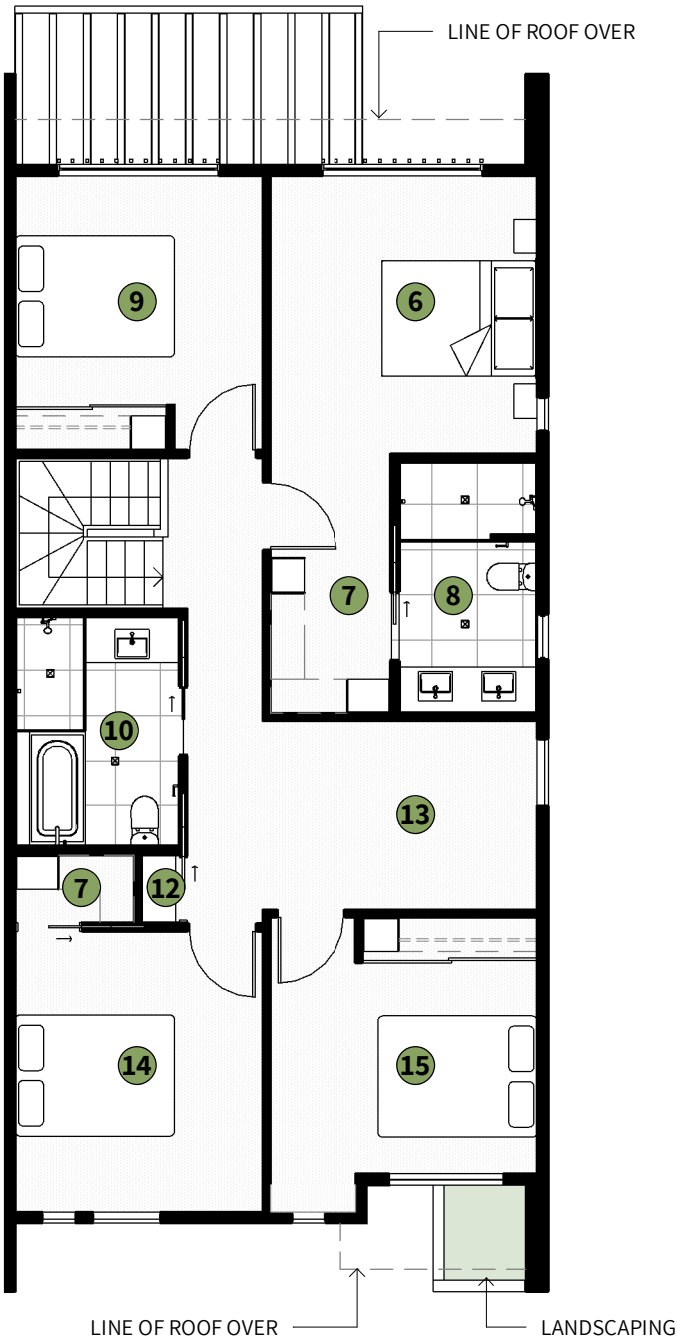
legend

- 1 ENTRY
- 2 GARAGE
- 3 LIVING
- 4 DINING
- 5 KITCHEN
- 6 MASTER BEDROOM
- 7 WIR
- 8 ENSUITE
- 9 BEDROOM 2
- 10 BATHROOM
- 11 LAUNDRY
- 12 LINEN
- 13 FAMILY
- 14 BEDROOM 3
- 15 BEDROOM 4
- 16 WC
- 17 STORAGE
- 18 PATIO
- 19 BALCONY (IF APPLICABLE)
- 20 BIKE RACK (WALL MOUNTED)

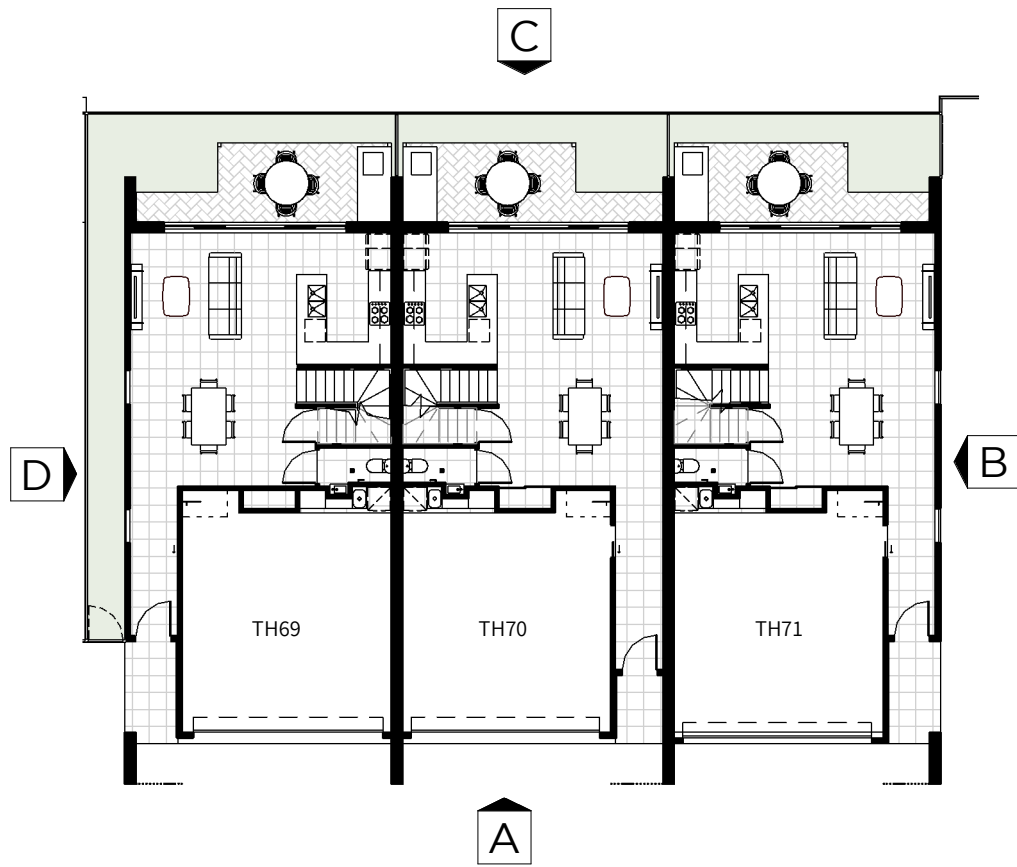
GFA	191.47m ²
- G	96.06m ²
- L1	95.41m ²
POS	
- TH WITH SIDE ALLOTMENT	50m ²
- TH W/O SIDE ALLOTMENT	26m ²



1 UNIT PLAN (TYPE A) - GROUND FLOOR
1:100 @ A3



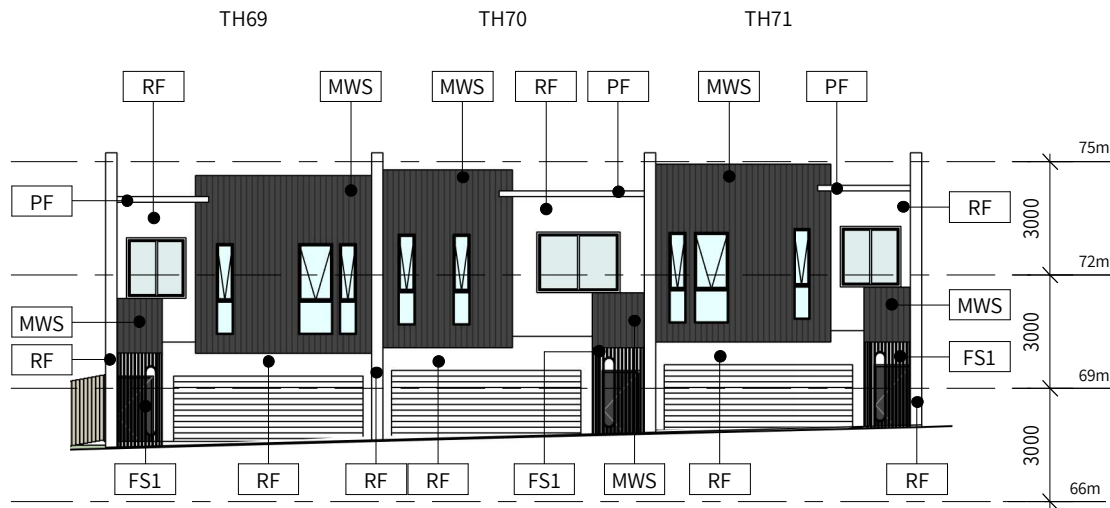
2 UNIT PLAN (TYPE A) - LEVEL 1
1:100 @ A3



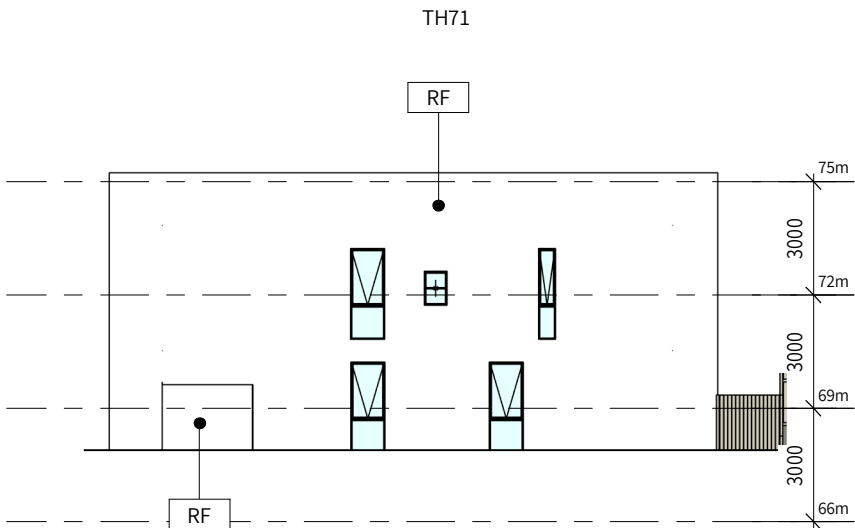
1 BUILDING TH TYPE A PLAN
1: 200 @ A3

legend

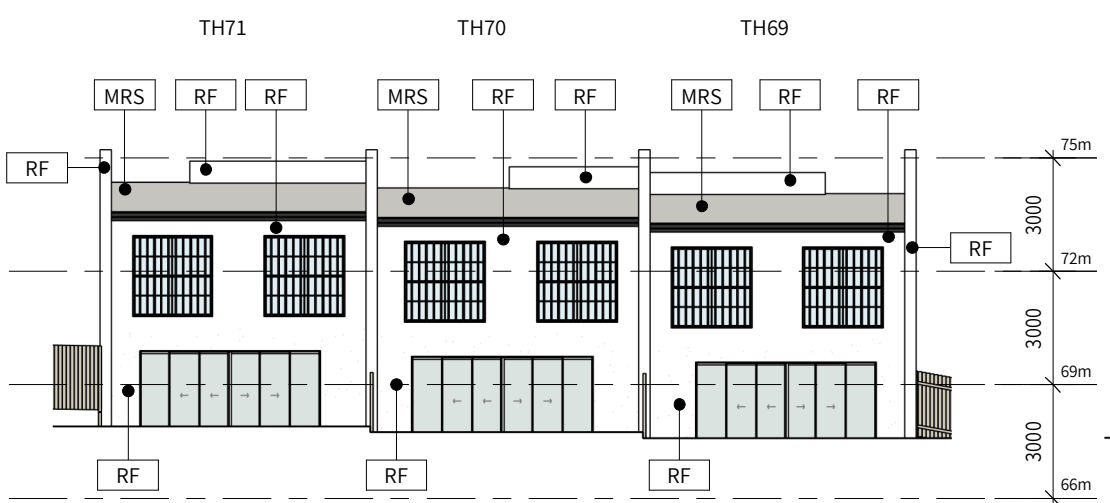
RF	RENDER FINISH
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
FS-1	FEATURE SCREENING - TYPE 01
FS-2	FEATURE SCREENING - TYPE 02
BAL1	BALUSTRADE - TYPE 01
PF	PAINT FINISH



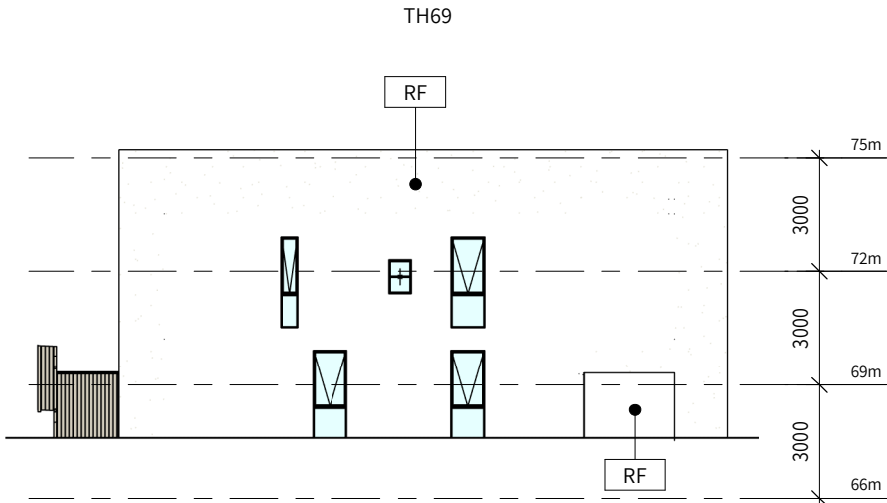
A ELEVATION
1: 200 @ A3



B ELEVATION
1: 200 @ A3



C ELEVATION
1: 200 @ A3

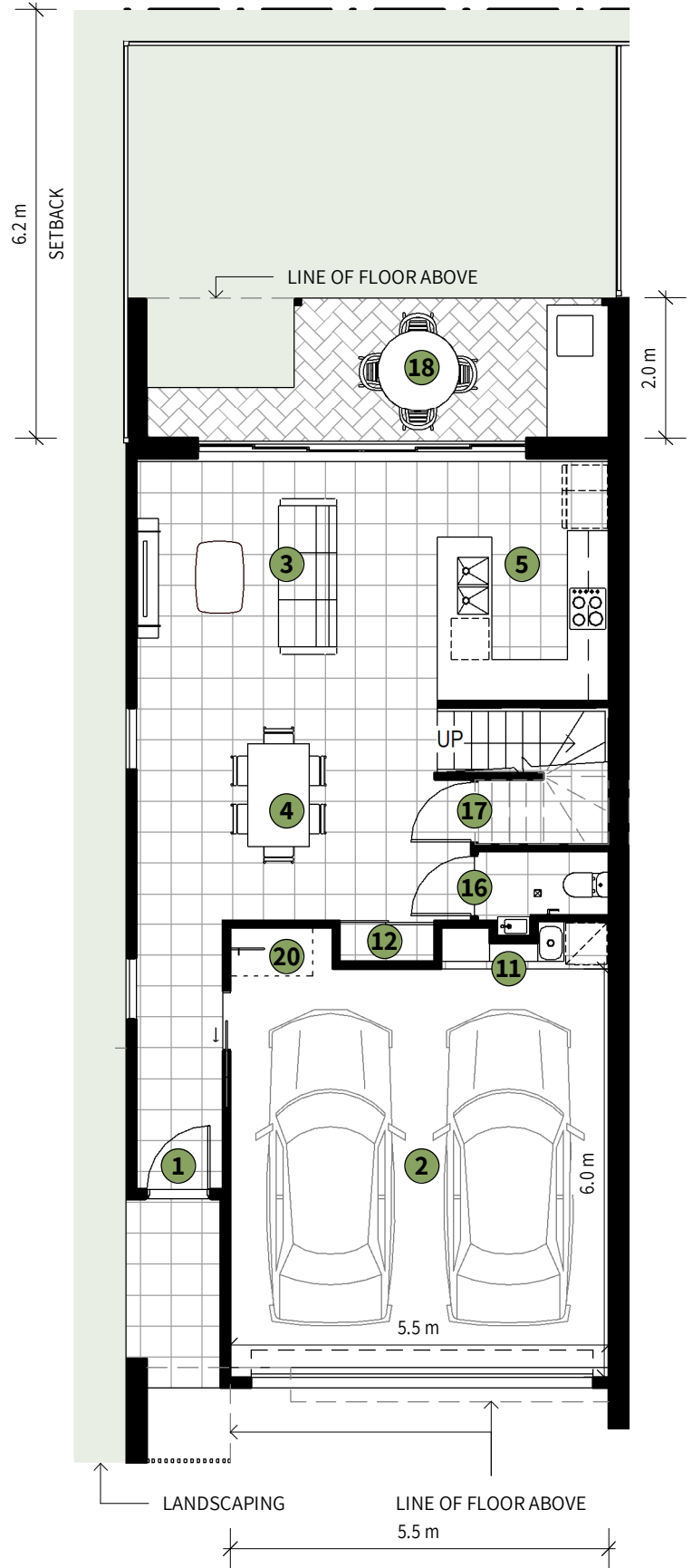


D ELEVATION
1: 200 @ A3

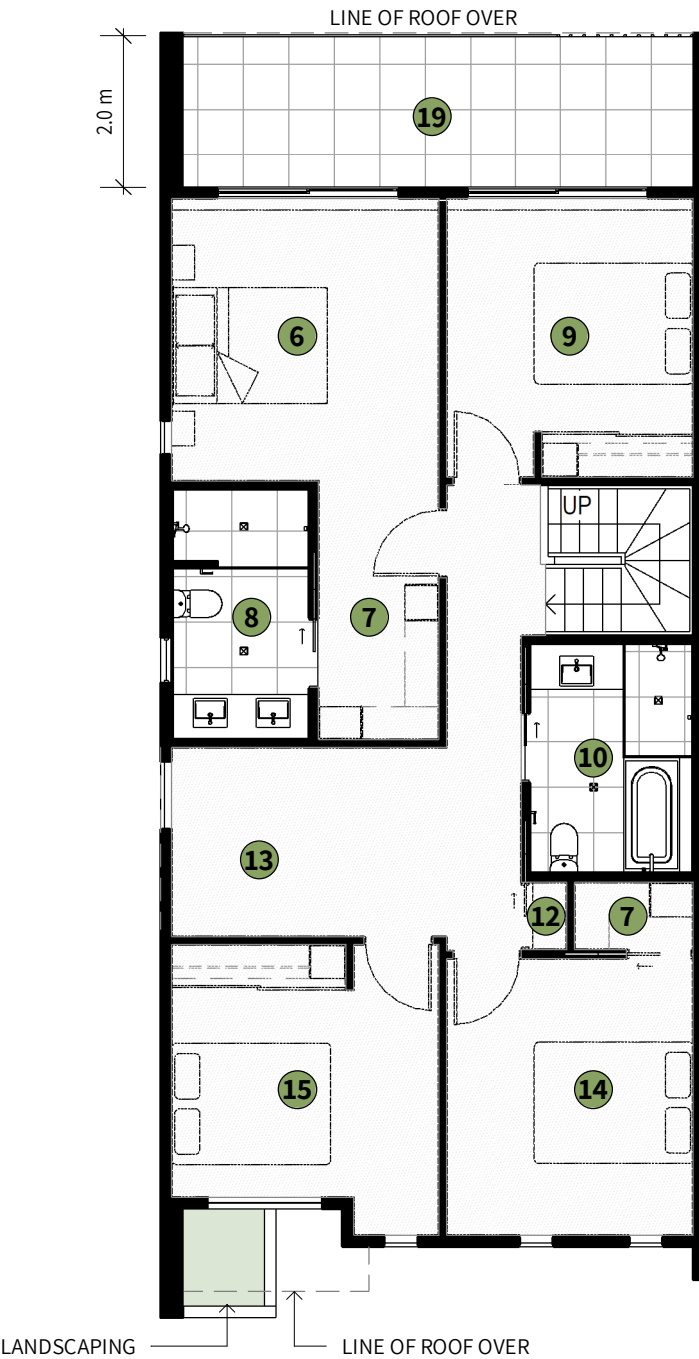
legend

- 1 ENTRY
- 2 GARAGE
- 3 LIVING
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- 5 KITCHEN
- 6 MASTER BEDROOM
- 7 WIR
- 8 ENSUITE
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- 11 LAUNDRY
- 12 LINEN
- 13 FAMILY
- 14 BEDROOM 3
- 15 BEDROOM 4
- 16 WC
- 17 STORAGE
- 18 PATIO
- 19 BALCONY (IF APPLICABLE)
- 20 BIKE RACK (WALL MOUNTED)

GFA	191.06m ²	
- G	95.65m ²	
- L1	95.41m ²	
POS		
- TH WITH SIDE ALLOTMENT (G)	62m ²	
- TH W/O SIDE ALLOTMENT (G)	45m ²	
- BALCONY	13m ²	



1 UNIT PLAN (TYPE B) - GROUND FLOOR
1:100 @ A3



2 UNIT PLAN (TYPE B) - LEVEL 1
1:100 @ A3