

PRE2025/893
189-195 Teviot Road, Greenbank

MEETING NOTES

Meeting Room 19.17

11.30AM-12.30PM, Tuesday 20 May 2025

ATTENDEES

Name	Role (e.g. Planning Consultant) and Organisation
Brandon Bouda	A/Director – EDQ Development Assessment
Jeniffer Sneesby	Manager – EDQ Development Assessment
Manjurul Alam	Principal Engineer – EDQ Infrastructure Solutions
Nicole Tobias	Senior Planner – EDQ Development Assessment
Max Clayton	Urbicus
Mark Clayton	Urbicus
David Pond	CPO Architects

PROPERTY DESCRIPTION

Priority Development Area	Greater Flagstone PDA
Property Address	189-195 Teviot Road, Greenbank
Lot on Plan Description	Lot 17 RP210430
Proposal	Material Change of Use for 67 Multiple Dwellings; and Reconfiguring a Lot for 21 Residential Lots and 1 balance lot.

ITEMS DISCUSSED

1.	<u>History</u> There is no relevant site history for the subject site. <u>Site Details and Surrounding Lots</u> The site, located at 189-195 Teviot Road, Greenbank described as Lot 17 RP210430, is a rural residential lot currently occupied by a single dwelling and scattered with significant vegetation. Teviot Road is directly to the east, and given the upgrade to Teviot Road, a new driveway access is currently being constructed by Council (from Nearmap aerial images) to maintain the existing dwelling's access.
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Figure 1: Subject site aerial image

The north of the site is an existing Development Approval (DEV2019/1059) which was originally approved on 27 April 2020 and has begun actioning the application. The land to the south is a rural residential lot with a single dwelling house and scattered vegetation across the site.

2. **Key Issues**

The proposed development needs to take into consideration the key issues raised:

- Access to Teviot Road is not permitted. Access must be obtained through the left in/left out access currently under construction to the north (Lot 18 RP184970) or connection through to Leanne Court to the south (Lot 16 SP343224).
- There must be a contribution from the subject site towards the 2-hectare park located to the west in accordance with the Endorsed Greenbank Central Context Plan.
- In order to achieve the above requirements a substantial redesign of the site will be required.
- Provide appropriate reports to demonstrate compliance with State Interests, including bushfire, vegetation management and flood management.
- Stormwater management and flood mitigation needs to be addressed.

3. **Summary of Discussion**

1. Council has stated that no access to Teviot Road will be permitted from the subject site. The access to Teviot Road from the site as shown on the proposal plan is not permitted. Access must be obtained through the access currently under construction from Lot 18 RP184970. This access is only a left in/left out design due to the median to be installed along Tevoit Road, therefore the development will need to be connected through to Leanne Court to the south which will be signalised in accordance with the endorsed context plan.

2. The endorsed context plan (appendix A) requires the provision of a 2ha park area to be provided in the west of the subject site. This has not been included as part of the proposed development proposal, and will need to be provided in part over the subject site. It is noted that a detention basin is permitted to be included in the area to be contributed towards the recreational park requirements. Direct road access and frontage to the park should also be considered when allocating an area for the 2ha park.

It is noted Logan City Council does not include park areas outside of the PDA as counting towards the park requirements for the area. Therefore, all park requirements must be achieved through the DCOP/within the PDA.

3. As discussed, EDQ DA discussed the park requirements with EDQ Infrastructure Planning, and advised that the park is still a requirement under the DCOP and therefore will be necessary. However should further justification be received during the application process, EDQ IP may consider their position on the matter.
4. It is noted that the area to be dedicated to the 2ha park will be included as a land offset condition on any permit, and will be calculated in accordance with the DCOP (POS001).
5. The proposal will need to demonstrate compliance with the development scheme, including providing a minimum net residential density of 15 dwellings per hectare, providing *“housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and life cycle needs”* in accordance with the Development Scheme.
6. The proposed development is unlikely to require public notification, however should the development significantly vary from the design provided, notification will be considered. This includes if the building heights are over the 2 storey expectation in accordance with the Development Scheme.
7. It is noted that the Department of Education Queensland have not yet committed to purchasing the land to the south Leanne Court, however it is still identified in the DCOP as a Primary School site.
8. In regards to the proposed road configuration (excluding the north/south road running between Lot 18 RP184970 to connect to Leanne Court), the minimum road widths if *public* must comply with the Street and Movement Network – PDA Guideline No. 06 and other relevant Australian Standards.

However should the redesign consist of CTS roads, the Australian Standard (A2890.1) will apply, which should consist of 7m wide roads. However, if a 6.5m wide road width is applied (approximate width in proposal plan Appendix B), the garage door widths of each unit will need to be 2.7m wide to accommodate this reduction.

Proposed Lots (ROL)

9. A Plan of Development (POD) will need to be provided to demonstrate the future design standards for dwellings on the proposed lots, including setbacks, site cover, car parking and private open space requirements in accordance with the EDQ guidelines.
10. Lot diversity should be included to achieve compliance with the Development Scheme.
11. The proposed lots will need to include on-street parking requirements in accordance with the EDQ guidelines.

	12. Demonstrate the lot design standards are compliant with the EDQ guidelines. Proposed Townhouses (MCU) 13. The EDQ guidelines provide advice on minimum standards for design such as private open space, communal open space, site cover and building heights in accordance with the EDQ guidelines. 14. The multiple dwellings must demonstrate they have provided appropriate car parking requirements in accordance with the Logan City Council planning scheme and EDQ guidelines. 15. Three storey dwellings are possible depending on the interface, location and overall considerations of the design of the townhouses. Otherwise, the development scheme requires a maximum height of 2 storeys. 16. Should an acoustic barrier be required, ensure consideration for the design and interface of the development fronting Teviot Road is given. 17. Landscape plans are required to demonstrate the overall outcome of the site and to establish that the public open space contributions and compliance with the Guideline requirements have been achieved. 18. The wider area of Greenbank Central has fewer townhouse development than freehold land parcels, therefore townhouses are considered the shortfall of development outcomes within the area.
4.	<u>Engineering</u> Stormwater management plan (SWMP) 19. Submit a stormwater (quantity and quality) management plan prepared by a Registered Professional Engineer of Queensland (RPEQ), specialised in stormwater management. The plan must include (but not limited to) the following: a. Identify external catchments (if any) and management strategy through the site; b. Detailed pre- and post-developed flow calculation. Ensure no net increase in peak flows from the site for all events up to and including the 1%AEP (i.e., 100 year ARI) storms during the post-developed condition. Incorporate Water Sensitive Urban Design (WSUD) elements for stormwater treatment. Note: the applicant may require separate stormwater devices for the freehold and CTS lots. c. Identify the lawful point of discharge (LPoD). Should the easement to the western property be used as the LPoD, cross-sectional information of the easement to be provided to demonstrate all runoff up to 1%AEP will be contained within the easement. If not, the applicant may need to provide a bigger detention basin to demonstrate that the flow regimes between the existing and developed conditions are unchanged. Alternatively, the applicant may need to consult with the western property owner for increased flow and/or providing minor and major drainage systems. Note: The land use of the western parcel and its stormwater management aspects are unknown. Floodplain management report



20. The southwest corner of the site is subject to flooding, as shown in the extract above. Any earthworks in the flooded area should be appropriately compensated. Also, the floor level or stormwater management devices within the floodplain must satisfy the Council's flood immunity requirements. Submit a floodplain management report prepared by a Registered Professional Engineer Queensland (RPEQ), specialised in flood hydraulics.

Engineering Services Report (ESR)

21. Submit an ESR addressing the required servicing of the site. The ESR should be prepared by a Registered Professional Engineer Queensland (RPEQ). The ESR should address the following information related to water and sewer:

Water

22. The trunk water main at Leanne Court, including the pressure reducing valve (PRV), should be constructed in accordance with adjoining approval.

Sewer

23. The applicant is required to negotiate with the adjoining property owner for the sewer connection to a point up to the approved 150mm sewer main, as per the adjoining approval.

Traffic Engineering Report (TER)

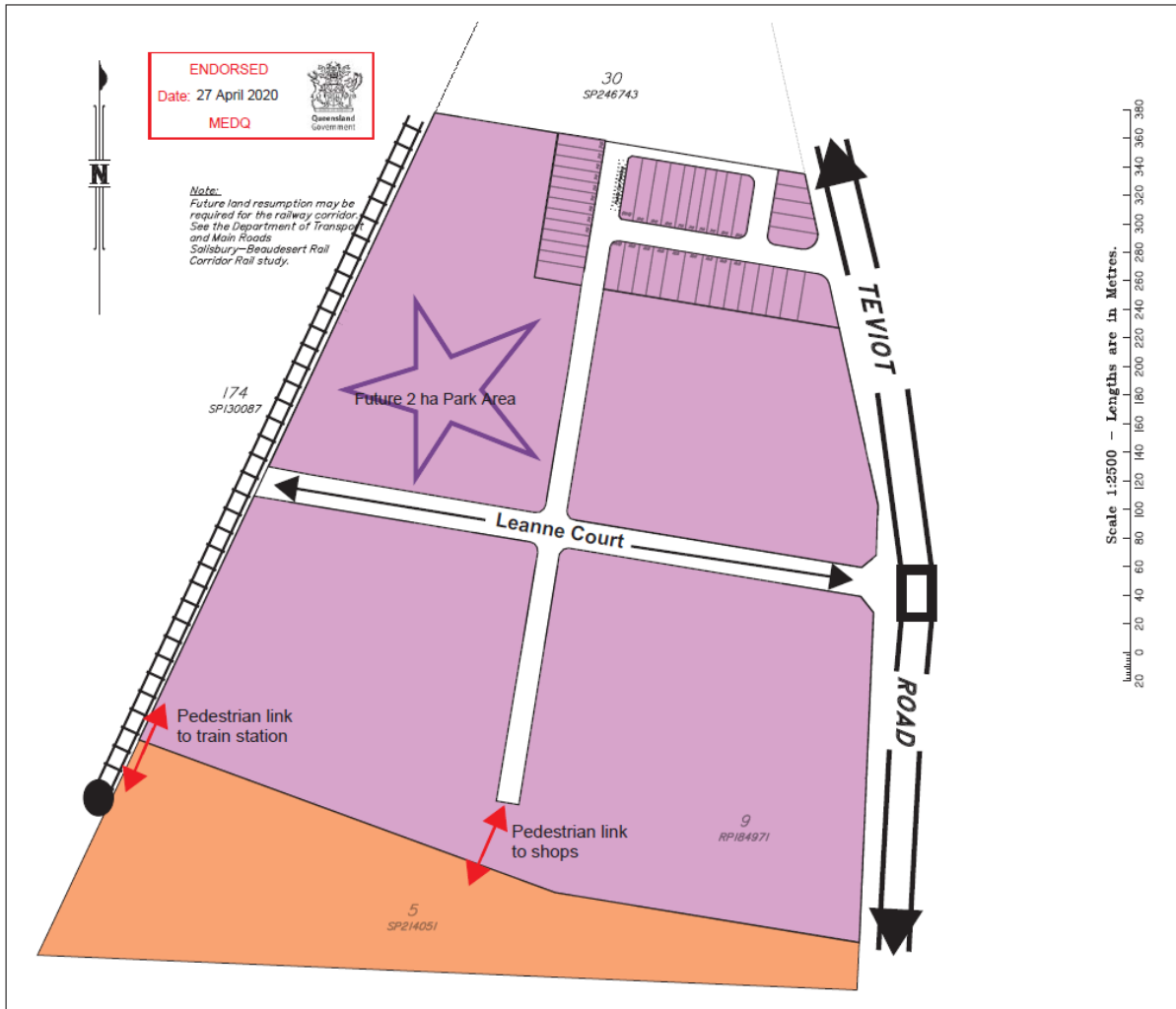
24. Submit a Traffic Engineering Report, certified by a suitably qualified RPEQ, which is required to demonstrate that there will be no impacts to the surrounding road network and adequate on-site parking is provided. Note the following:
- a. The road connectivity should be in accordance with the Context Plan.
 - b. Layout has long straight roads leading into adjacent properties, traffic calming needs to be addressed.

Acoustic report

25. Submit an acoustic report prepared by a qualified professional to demonstrate that the noise criteria are addressed as per the requirements of the local council.

	Waste management plan 26. Submit a Waste Management Plan, certified by a suitably qualified person and demonstrating the following: a. Compliance against the local planning scheme b. Design vehicle and turn templates c. Waste type and equipment d. Proposed refuse storage area should be revised, since no access from Teviot Rd is not supported. e. Operational and design requirements
27.	<u>Reports Required</u> • Town planning report including assessment against: ○ Greater Flagstone Development Scheme ○ Guideline 1 – Residential 30 ○ Guideline 2 – Accessible housing ○ Guideline 5 – Neighbourhood planning and design ○ Guideline 6 – Street and Movement Network ○ Guideline 7 – Low rise buildings ○ Guideline 13 – Engineering Standards ○ Guideline 14 – Environmental values and sustainable resource use ○ Guideline 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs • Plans drawn to scale including Plan of Development (POD), • Subdivision Plans • Landscape Plans • Staging Plan (if applicable) • Bushfire Management Report • Ecological Assessment Report • Stormwater management plan (include the Flood management report or be a separate document) • Engineering Services Report • Traffic Engineering Report • Acoustic Report • Waste management plan (given limited access to Teviot Road)

Appendix A - Endorsed Greenbank Central Context Plan



Appendix B – Proposal Plan

