

MASTER PLAN

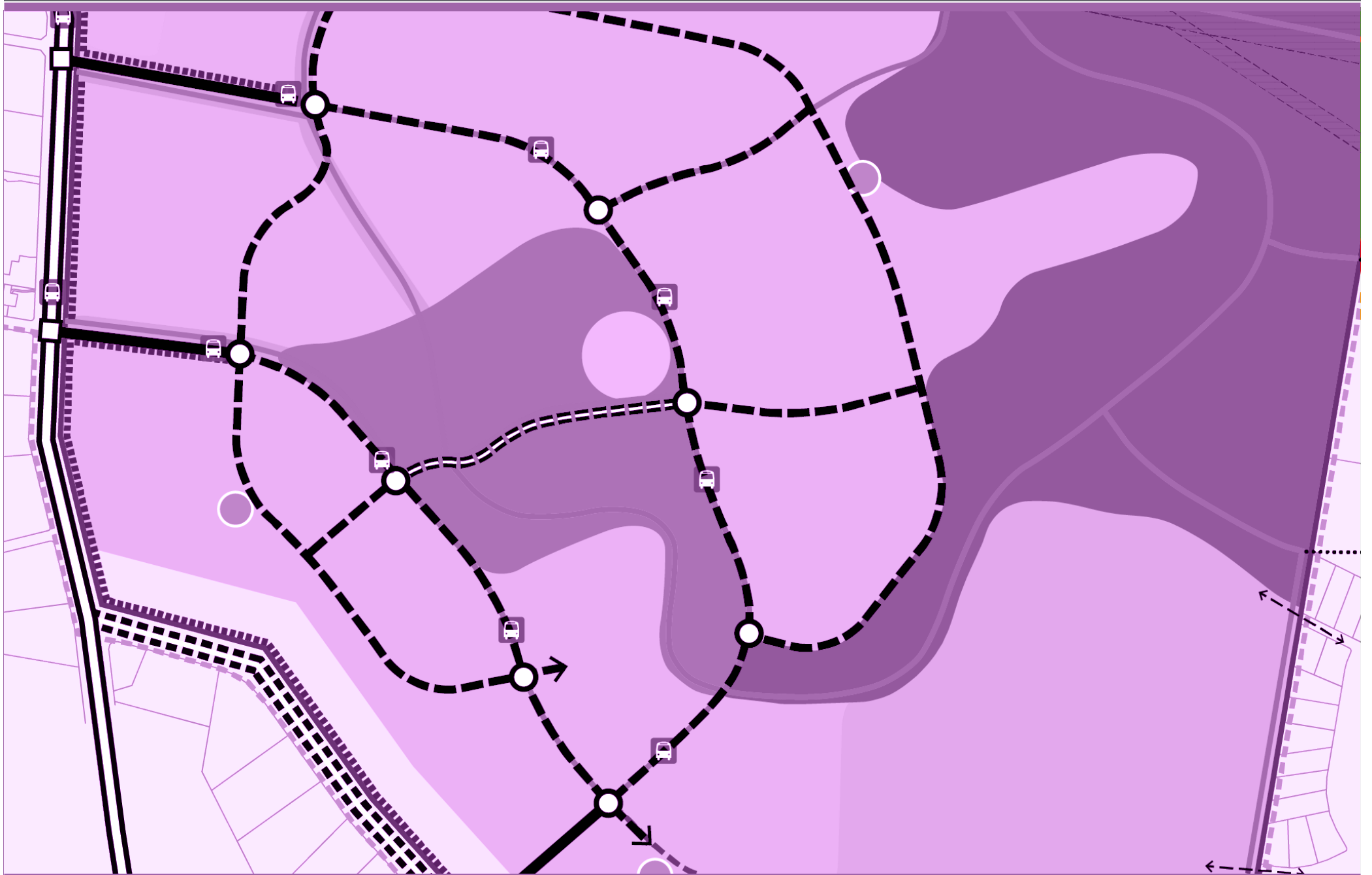
TEVIOT ROAD, GREENBANK

25 MAY 2017

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 2 June 2017



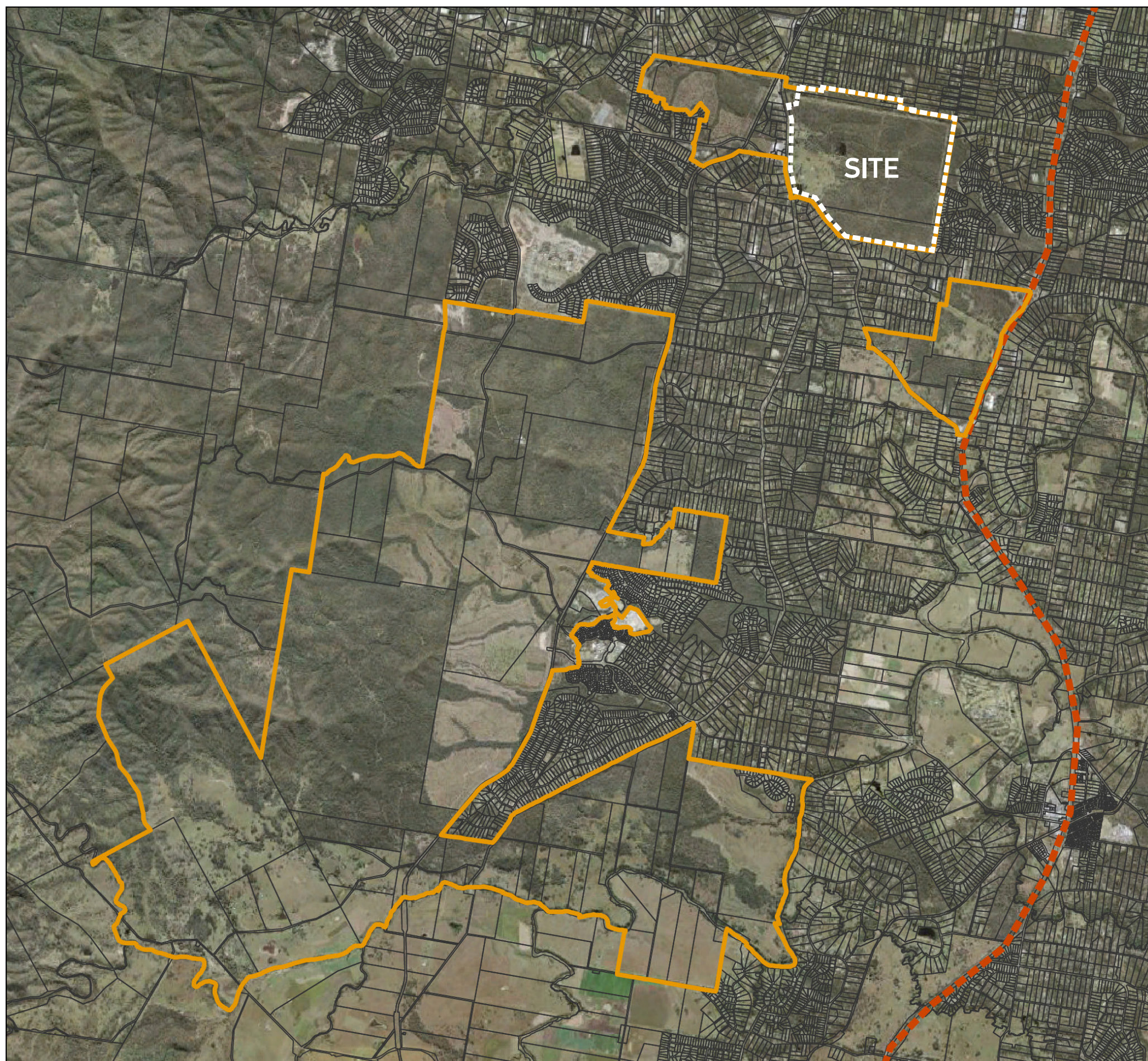
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1.0 INTRODUCTION

This Whole of Site Master Plan has been prepared to guide the development of land over the Greenbank land holding identified by Figure 1 and formally described as Lot 9 on S312355, Lot 205 on RP845844, and Lot 434 on RP845844.

FIGURE 1 – SITE & CONTEXT



LEGEND

- Greater Flagstone PDA Boundary
- - - Mt Lindesay Highway
- - - Greenbank Site Boundary

2.0 OVERALL MASTER PLAN

The Whole of Site Master Plan (Figure 2) illustrates how development will result in logical and integrated land use and infrastructure outcomes that are consistent with the Greater Flagstone Development Scheme October 2011 (Development Scheme).

This Master Plan refines outcomes for the site as shown in the Development Scheme, to provide site specific Master Plan Strategies. The culmination of these strategies achieves the Vision and Principles outlined by the Development Scheme.

Any component of this Master Plan may be varied by a future application.

FIGURE 2 – WHOLE OF SITE MASTER PLAN



LEGEND

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Greater Flagstone UDA Boundary Site Boundary Cadastral Boundaries Existing Easements Rail Corridor Potential Train Station ¹ Urban Arterial (Teviot Road) Rural Arterial (Greenbank Road) Trunk Connector Road Network Neighbourhood Connector Road Network Neighbourhood Park Connector Potential Access Points as Rural Access Street | <ul style="list-style-type: none"> Indicative Location of Signalised Intersections Indicative Location of Roundabout Intersections Potential Left In Left Out No Direct Access to Residential Lots Indicative Locations of Future Bus Stops Primary Shared Path Secondary Shared Path Potential Shared Path (Pending Further Investigation) Indicative External Pedestrian Network <p>Land Uses</p> <ul style="list-style-type: none"> Residential - Standard Lots Residential - Interface Lots - North - Subject to Further Investigation Residential - Interface Lots - South | <ul style="list-style-type: none"> Neighbourhood Centre District Centre (external) ¹ Combined Regional Recreation and Regional Sports Park Conservation Parkland (Corridor Park) Indicative Locations of Neighbourhood Parks Indicative Locations of Major Linear Park Indicative Proposed Buffer within Interface Lots - South Future Investigation Area Indicative Location of State Primary School Community Facility Indicative Location of Wetland Indicative Location of Stormwater Quality/Quantity Basins |
|---|---|--|

¹ Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.

3.0 MASTER PLAN STRATEGIES

This Whole of Site Master Plan includes the following Master Plan Strategies:

1. Land Use Entitlements
2. Natural Environment
3. Open Space Network
4. Movement Network Plan 1 - Roads
5. Movement Network Plan 2 - Public Transport
6. Movement Network Plan 3 - Active Transport
7. Stormwater Management

Each strategy details the overall land use, network, infrastructure or environmental outcomes envisaged for this site and are illustrated in the following sections of this Master Plan.

Future development applications must be generally consistent with these strategies and the following supporting reports:

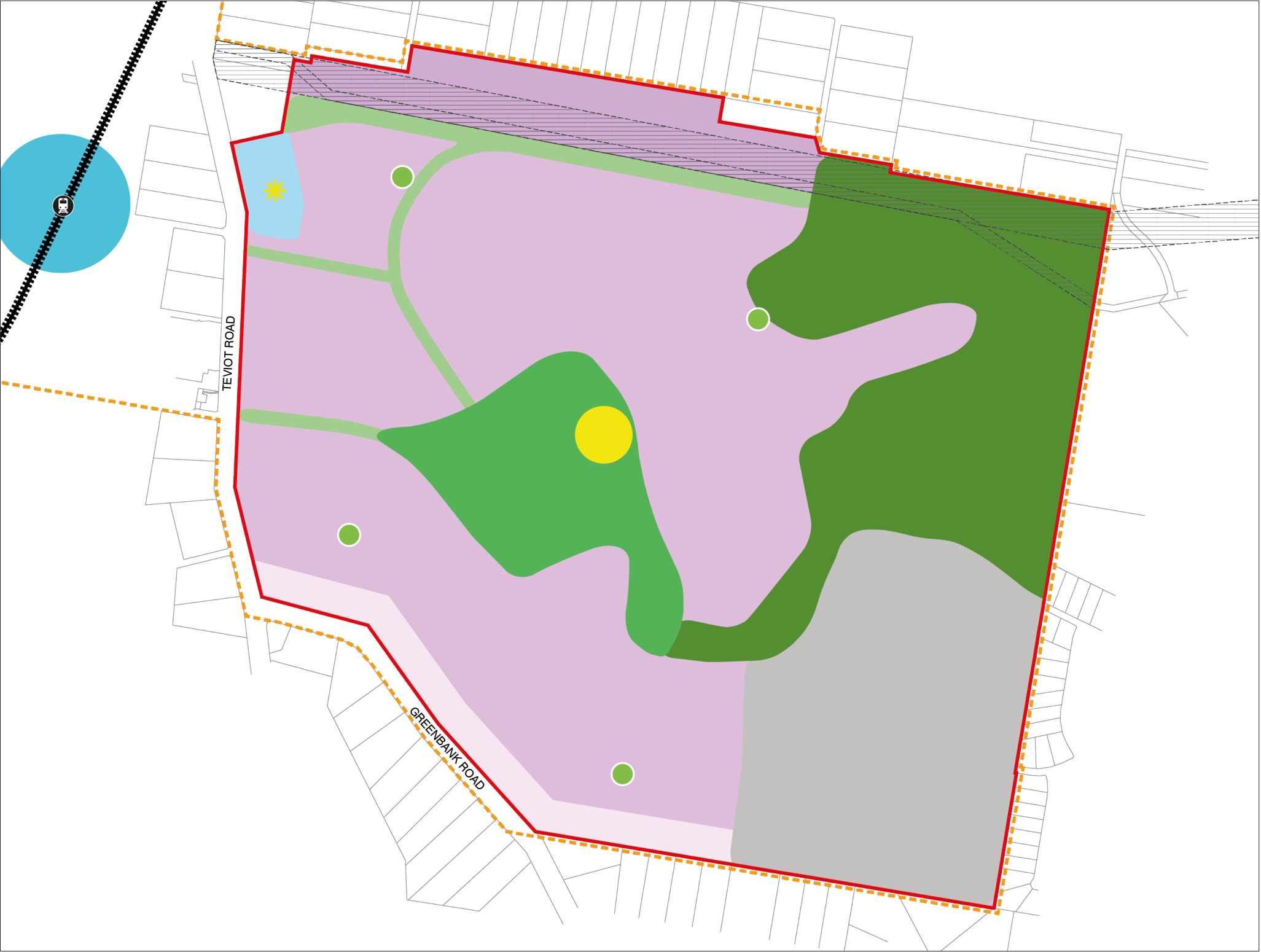
- Natural Environment Site Strategy
- Open Space Master Plan
- Movement Network Infrastructure Master Plan
- Stormwater Master Plan

Amendments to this Master Plan or associated strategies and supporting reports may be facilitated through a Section 99 Change to PDA development approval.

3.1 MASTER PLAN STRATEGY 1 – LAND USE ENTITLEMENTS

Land use entitlements are detailed by Figure 3. Land Use Entitlements for respective land uses are detailed by Table 1.

FIGURE 3 – LAND USE PLAN



LEGEND

Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station ¹

Land Uses

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

Neighbourhood Centre

District Centre (external) ¹

Combined Regional Recreation and Regional Sports Park

Conservation Parkland (Corridor Park)

Future Investigation Area

Indicative Locations of Major Linear Park

Indicative Locations of Neighbourhood Parks

Indicative Location of State Primary School

Community Facility

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TEVIOT ROAD GREENBANK

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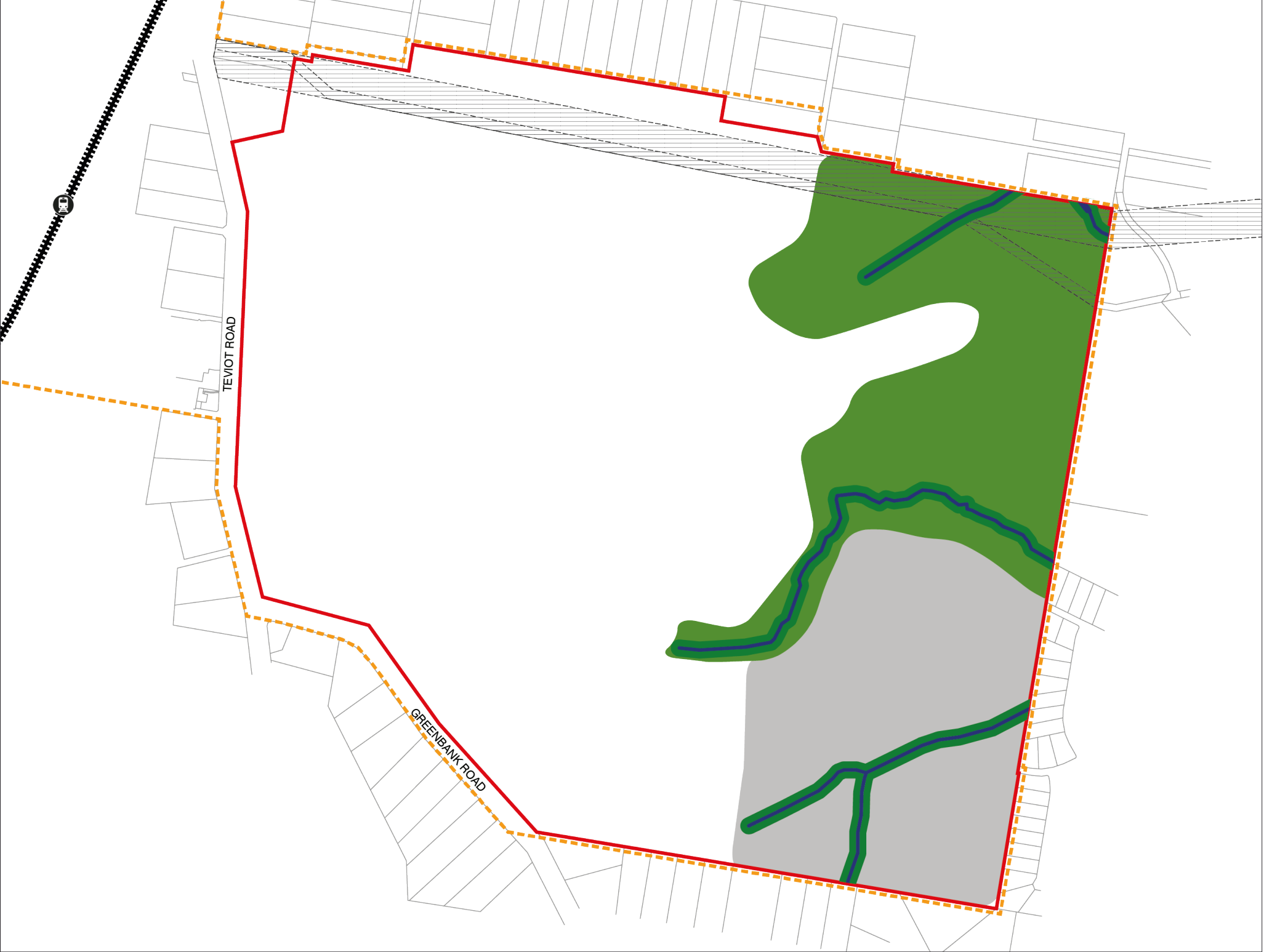
TABLE 1 - LAND USE ENTITLEMENTS

ELEMENT	OVERALL OUTCOMES
Residential Elements	
Residential – Standard Lots	A minimum net residential density of 15 dwellings per hectare is achieved (unless it can be demonstrated that this density cannot be achieved due to site constraints). No minimum lot size is applicable.
Residential – Interface Lots South	Residential Interface Lots (South) are designed to provide a density transition between adjoining land uses and Residential Standard Lots. No lot is less than 3,000m².
Residential – Interface Lots North	Residential Interface Lots (North) are designed to provide a density transition between adjoining land uses and Residential Standard Lots. No lot is less than 1 hectare. Subject to further investigation.
Future Investigation Area	Subject to further investigation.
Other Land Use Elements	
Neighbourhood Centre	Retail GFA does not exceed 4,000m²; Commercial GFA does not exceed 1,000m²; and Community Services GFA does not exceed 1,800m²; unless the following criteria is met. Note: A development application that seeks to exceed these gross floor areas must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will complement and not compromise the network of centres in Logan City. This analysis must also demonstrate that: a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and b. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA.
Community Facilities	Dedication/Transfer of a maximum 3.2 ha (or lesser amount as otherwise agreed with Department of Health) of land suitable for a Community Health Centre prior to the sealing of the 2,500th residential lot in the Master Plan area, or earlier if reasonably requested by Department of Health (in which case the proponent will use its best endeavours to accommodate the request).
Combined Regional Recreation and Regional Sport Park	A minimum of 25.0 ha is provided to achieve an integrated Regional Sport and Recreation Park.
State Primary School	Dedication/Transfer of a maximum 7.0 ha (or lesser amount as otherwise agreed with Department of Education & Training) of land suitable for a State Primary School prior to the sealing of the 560th residential lot in the Master Plan area, or earlier if reasonably requested by Department of Education & Training (in which case the proponent will use its best endeavours to accommodate the request).
Neighbourhood Parks	Minimum of 4 x Neighbourhood Parks with a minimum area of 5,000m² each are provided.
Conservation Parkland (Corridor Park)	Land is dedicated / transferred for Conservation Parkland (Corridor Park) as generally shown in Figure 3. Activities that may occur within the Conservation Parkland (Corridor Park) include: ▪ Passive recreation (such as walking and bicycle trails); and ▪ Essential infrastructure, where any clearing is consistent with the outcomes required by the approved Natural Environment Site Strategy.
Other Uses	Other than in identified centres, non-residential uses may be approved in the urban living zone where it is demonstrated to the satisfaction of EDQ that: ▪ The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas ▪ Cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy ▪ Noise, dust, emissions will not affect residential or other sensitive uses.

3.2 MASTER PLAN STRATEGY 2 – NATURAL ENVIRONMENT

Natural Environment strategies are detailed by Figure 4.

FIGURE 4 – NATURAL ENVIRONMENT PLAN



LEGEND

- Greater Flagstone UDA Boundary
- Site Boundary
- Cadastral Boundaries
- Existing Easements
- Rail Corridor
- Potential Train Station ¹
- Land Uses
- Conservation Parkland (Corridor Park)
- Future Investigation Area
- Watercourse Areas
- Watercourse Buffer Areas

¹ Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.
Note: Locations of Master Plan features are indicative and subject to detailed design.

3.3 MASTER PLAN STRATEGY 3 – OPEN SPACE NETWORK

Open Space Network strategies are detailed by Figure 5.

FIGURE 5 – OPEN SPACE NETWORK



LEGEND

- Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station ¹

Walkable Catchment for Parks (400m)
- Combined Regional Recreation and Regional Sports Park

Conservation Parkland (Corridor Park)

Indicative Locations of Major Linear Parks

Indicative Locations of Neighbourhood Parks

Future Investigation Area

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external) ¹

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

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3.4 MASTER PLAN STRATEGY 4 – MOVEMENT NETWORK

Movement strategies are detailed by Figures 6 - 8.

FIGURE 6 – MOVEMENT NETWORK PLAN 1 – ROADS



LEGEND

- Greater Flagstone UDA Boundary - Site Boundary - Cadastre Boundaries - Existing Easements - Rail Corridor - Potential Train Station ¹ - Indicative Location of Signalised Intersections - Indicative Location of Roundabout Intersections - Potential Left In Left Out - No Direct Access to Residential Lots	Road Typologies - Urban Arterial (Teviot Road) - Rural Arterial (Greenbank Road) - Trunk Connector - Neighbourhood Connector - Neighbourhood Park Connector - Potential Access Points as Rural Access Streets	Land Uses - Combined Regional Recreation and Regional Sports Park - Conservation Parkland (Corridor Park) - Indicative Locations of Major Linear Parks - Indicative Locations of Neighbourhood Parks - Future Investigation Area - Residential - Standard Lots - Residential - Interface Lots - North - Subject to Further Investigation - Residential - Interface Lots - South - District Centre (external) ¹ - Neighbourhood Centre - Indicative Location of State Primary School - Community Facility
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MASTER PLAN

Public Transport strategies are detailed by Figure 7.

FIGURE 7 – MOVEMENT NETWORK PLAN 2 – PUBLIC TRANSPORT



LEGEND

- Greater Flagstone UDA Boundary
- Site Boundary
- Cadastral Boundaries
- Existing Easements
- Rail Corridor
- Potential Train Station ¹
- Bus Compatible Route
- Indicative Internal Bus Stop Pair
- Indicative External Bus Stop Pair
- Indicative Internal School Bus Stop
- Walkable Catchment for Bus Stops (400m)

Land Uses

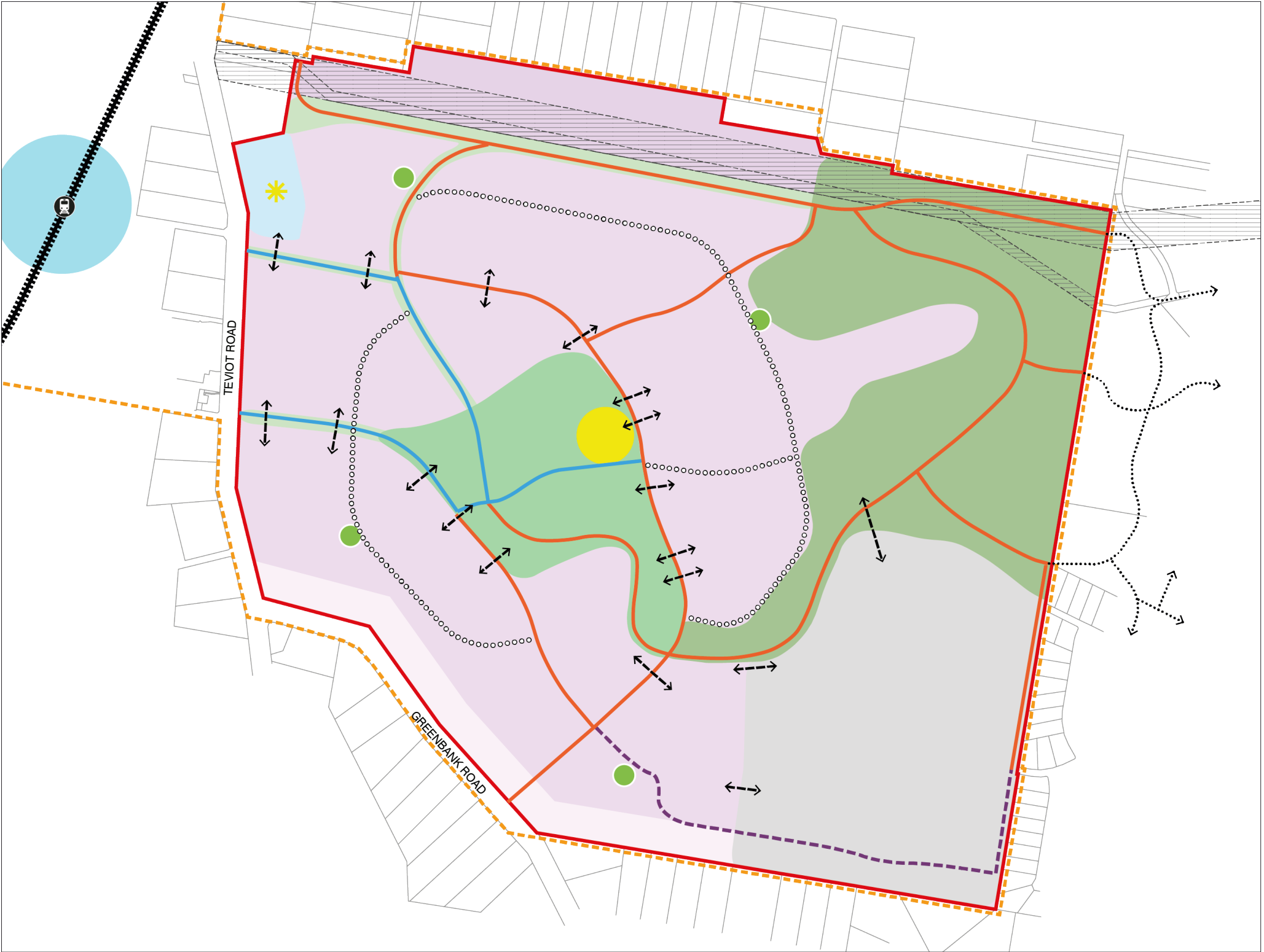
- Combined Regional Recreation and Regional Sports Park
- Conservation Parkland (Corridor Park)
- Indicative Locations of Major Linear Parks
- Indicative Locations of Neighbourhood Parks
- Future Investigation Area
- Residential - Standard Lots
- Residential - Interface Lots - North - Subject to Further Investigation
- Residential - Interface Lots - South
- District Centre (external) ¹
- Neighbourhood Centre
- Indicative Location of State Primary School
- Community Facility

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Active Transport strategies are detailed by Figure 8.

FIGURE 8 – MOVEMENT NETWORK PLAN 3 – ACTIVE TRANSPORT



LEGEND

- Greater Flagstone UDA Boundary
 - Site Boundary
 - Cadastre Boundaries
 - Rail Corridor
 - Existing Easements
 - Potential Train Station¹
 - Indicative Connection Points
 - Indicative External Off-Road Recreation Network
 - Indicative Pedestrian Links
 - Primary Shared Path
 - Secondary Shared Path
 - Potential Shared Path (Pending Further Investigation)
- Land Uses
- Combined Regional Recreation and Regional Sports Park
 - Conservation Parkland (Corridor Park)
 - Indicative Location of Major Linear Parks
 - Indicative Locations of Neighbourhood Parks
 - Future Investigation Area
 - Residential - Standard Lots
 - Residential - Interface Lots - North - Subject to Further Investigation
 - Residential - Interface Lots - South
 - District Centre (external)¹
 - Neighbourhood Centre
 - Indicative Location of State Primary School
 - Community Facility

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3.5 MASTER PLAN STRATEGY 5 – STORM WATER MANAGEMENT

Stormwater Management strategies are detailed by Figure 9.

FIGURE 9 – STORMWATER MANAGEMENT



LEGEND

Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station ¹

Indicative Location of Wetland

Indicative Location of Stormwater Quality/Quantity Basins

Land Uses

Combined Regional Recreation and Regional Sports Park

Conservation Parkland (Corridor Park)

Major Linear Park

Indicative Locations of Neighbourhood Parks

Future Investigation Area

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external) ¹

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

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