

# APPENDIX G

# APPROVED MASTERPLAN

# MASTER PLAN

TEVIOT ROAD, GREENBANK

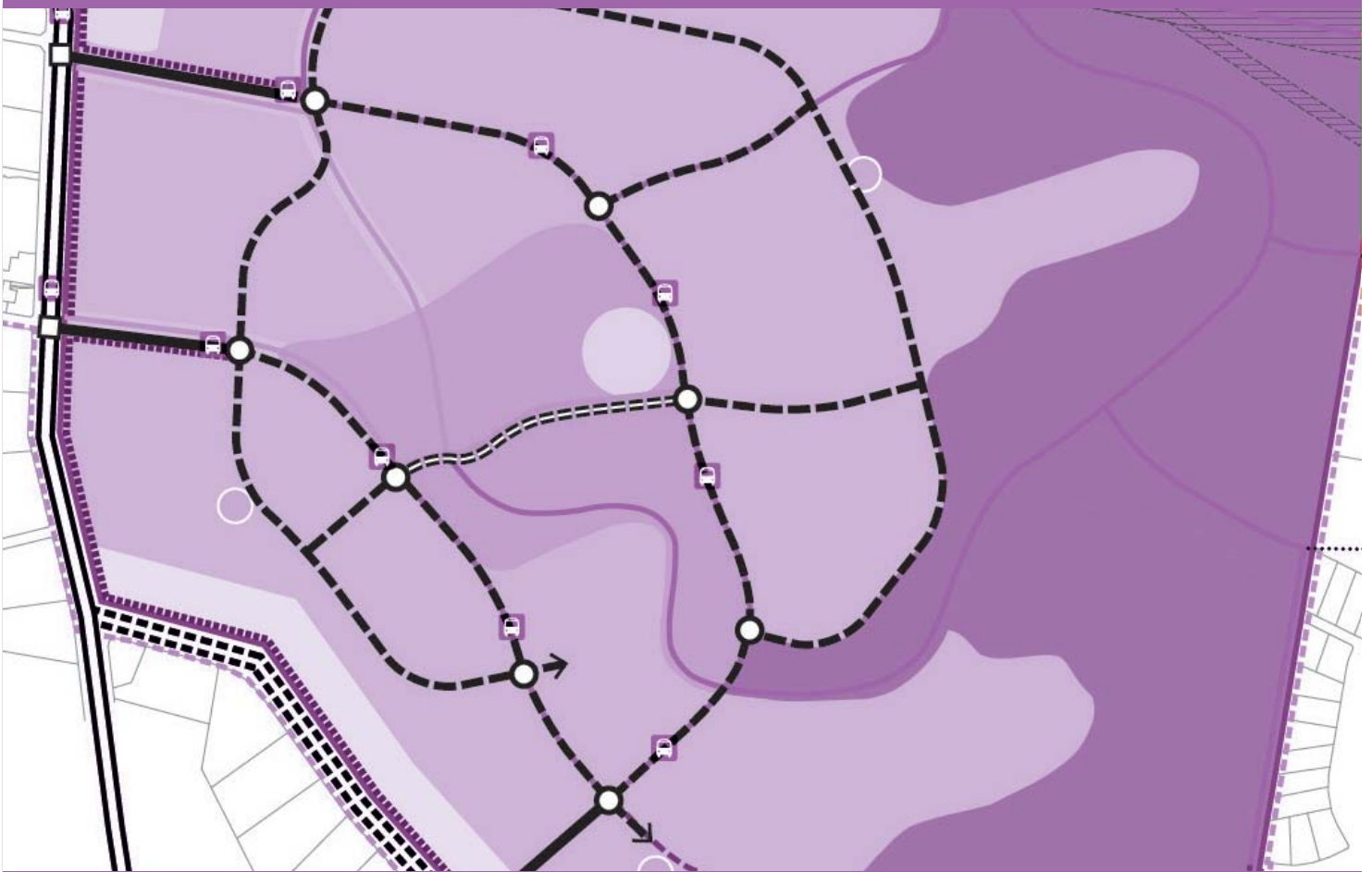
25 JUNE 2019

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2016/768

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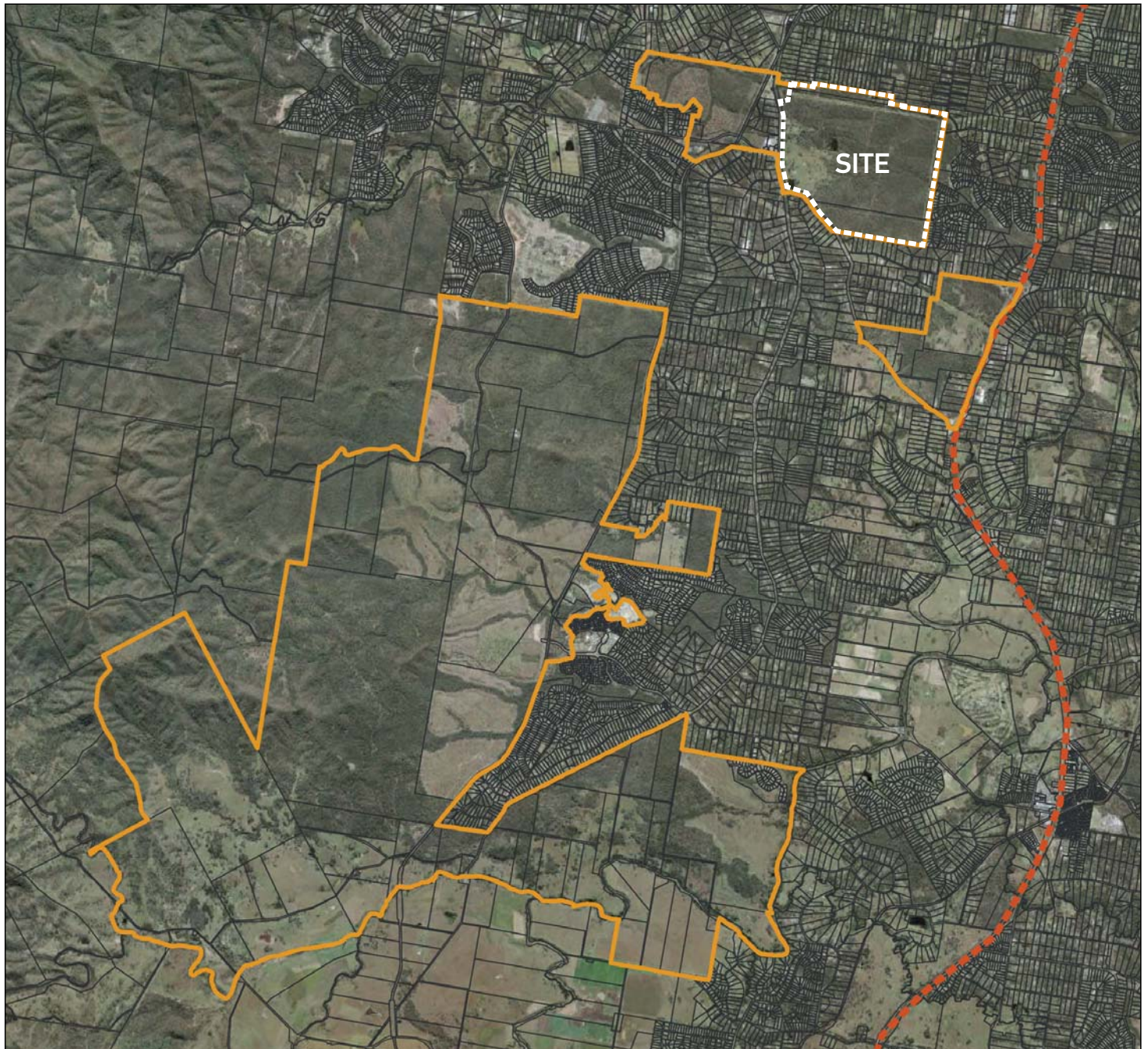
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## 1.0 INTRODUCTION

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 Lindsay 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		
Greater Flagstone UDA Boundary	Site Boundary	Neighbourhood Centre
Cadastre Boundaries	Existing Easements	District Centre (external) <sup>1</sup>
Rail Corridor	Potential Train Station <sup>1</sup>	Combined Regional Recreation and Regional Sports Park
Urban Arterial (Teviot Road)	Rural Arterial (Greenbank Road)	Conservation Parkland (Corridor Park)
Trunk Connector Road Network	Neighbourhood Connector Road Network	Indicative Locations of Neighbourhood Parks
Neighbourhood Park Connector	Potential Access Points as Rural Access Street	Indicative Locations of Major Linear Park
Indicative Location of Signalised Intersections	Indicative Location of Roundabout Intersections	Indicative Location of State Primary School
Potential Left In Left Out	No Direct Access to Residential Lots	Community Facility
Indicative Locations of Future Bus Stops	Primary Shared Path	Indicative Location of Wetland
Secondary Shared Path	Potential Shared Path (Pending Further Investigation)	Indicative Location of Stormwater Quality/Quantity Basins
Indicative External Pedestrian Network	<b>Land Uses</b>	
	Residential - Standard Lots	
	Residential - Interface Lots - North - Subject to Further Investigation	
	Residential - Interface Lots - South	

<sup>1</sup> 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  | District Centre (external) <sup>1</sup>               |
| Site Boundary   | Combined Regional Recreation and Regional Sports Park |
| Cadastre Boundaries   | Conservation Parkland (Corridor Park)                 |
| Existing Easements  | Indicative Locations of Major Linear Park             |
| Rail Corridor   | Indicative Locations of Neighbourhood Parks           |
| Potential Train Station <sup>1</sup>                                    | Indicative Location of State Primary School           |
| <b>Land Uses</b>  | Community Facility                                    |
| Residential - Standard Lots   |   |
| Residential - Interface Lots - North - Subject to Further Investigation |   |
| Residential - Interface Lots - South                                    |   |
| Neighbourhood Centre  |   |

<sup>1</sup> 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.

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TABLE 1 - LAND USE ENTITLEMENTS

ELEMENT	OVERALL OUTCOMES
<b>Residential Elements</b>	
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 3,000m <sup>2</sup> .
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.
<b>Other Land Use Elements</b>	
Neighbourhood Centre	Retail GFA does not exceed 4,000m <sup>2</sup> ; Commercial GFA does not exceed 1,000m <sup>2</sup> ; and Community Services GFA does not exceed 1,800m <sup>2</sup> ; 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: <ul style="list-style-type: none"> <li>a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and</li> <li>b. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA.</li> </ul>
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 5,000m <sup>2</sup> 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: <ul style="list-style-type: none"> <li>▪ Passive recreation (such as walking and bicycle trails); and</li> <li>▪ Essential infrastructure, where any clearing is consistent with the outcomes required by the approved Natural Environment Site Strategy.</li> </ul>
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: <ul style="list-style-type: none"> <li>▪ The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas</li> <li>▪ Cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy</li> <li>▪ Noise, dust, emissions will not affect residential or other sensitive uses.</li> </ul>



## 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       | <b>Land Uses</b>                      |
| Site Boundary                        | Conservation Parkland (Corridor Park) |
| Cadastre Boundaries                  | Watercourse Areas                     |
| Existing Easements                   | Watercourse Buffer Areas              |
| Rail Corridor                        |                                       |
| Potential Train Station <sup>1</sup> |                                       |

<sup>1</sup> 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 <sup>1</sup>
- - - - Walkable Catchment for Parks (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
- Residential - Standard Lots
- Residential - Interface Lots - North - Subject to Further Investigation
- Residential - Interface Lots - South
- District Centre (external) <sup>1</sup>
- Neighbourhood Centre
- Indicative Location of State Primary School
- ★ Community Facility

<sup>1</sup> 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.

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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

Cadastral Boundaries

Existing Easements

Rail Corridor

Potential Train Station <sup>1</sup>

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

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external) <sup>1</sup>

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

<sup>1</sup> 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.

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Public Transport strategies are detailed by Figure 7.

FIGURE 7 – MOVEMENT NETWORK PLAN 2 – PUBLIC TRANSPORT



## LEGEND

Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station <sup>1</sup>

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

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external) <sup>1</sup>

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

<sup>1</sup> 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.

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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

Cadastral Boundaries

Rail Corridor

Existing Easements

Potential Train Station<sup>1</sup>

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

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external)<sup>1</sup>

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

<sup>1</sup> 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.

## 3.5 MASTER PLAN STRATEGY 5 – STORM WATER MANAGEMENT

Stormwater Management strategies are detailed by Figure 9.

FIGURE 9 – STORMWATER MANAGEMENT



### LEGEND

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="color: orange;">- - - -</span> Greater Flagstone UDA Boundary</li> <li><span style="color: red;">—</span> Site Boundary</li> <li><span style="color: grey;">—</span> Cadastre Boundaries</li> <li><span style="border-bottom: 1px dashed grey;"> </span> Existing Easements</li> <li><span style="border-bottom: 1px dashed black;"> </span> Rail Corridor</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Potential Train Station <sup>1</sup></li> <li><span style="background-color: blue; width: 15px; height: 10px; display: inline-block;"></span> Indicative Location of Wetland</li> <li><span style="background-color: green; width: 15px; height: 10px; display: inline-block;"></span> Indicative Location of Stormwater Quality/Quantity Basins</li> </ul> | <p>Land Uses</p> <ul style="list-style-type: none"> <li><span style="background-color: #90EE90; width: 15px; height: 10px; display: inline-block;"></span> Combined Regional Recreation and Regional Sports Park</li> <li><span style="background-color: #6AA84F; width: 15px; height: 10px; display: inline-block;"></span> Conservation Parkland (Corridor Park)</li> <li><span style="background-color: #90EE90; width: 15px; height: 10px; display: inline-block;"></span> Major Linear Park</li> <li><span style="background-color: #90EE90; width: 10px; height: 10px; border-radius: 50%; display: inline-block;"></span> Indicative Locations of Neighbourhood Parks</li> <li><span style="background-color: #D8BFD8; width: 15px; height: 10px; display: inline-block;"></span> Residential - Standard Lots</li> <li><span style="background-color: #C0C0E0; width: 15px; height: 10px; display: inline-block;"></span> Residential - Interface Lots - North - Subject to Further Investigation</li> <li><span style="background-color: #F0E68C; width: 15px; height: 10px; display: inline-block;"></span> Residential - Interface Lots - South</li> <li><span style="background-color: #ADD8E6; width: 15px; height: 10px; display: inline-block;"></span> District Centre (external) <sup>1</sup></li> <li><span style="background-color: #ADD8E6; width: 15px; height: 10px; display: inline-block;"></span> Neighbourhood Centre</li> <li><span style="background-color: yellow; width: 15px; height: 10px; display: inline-block;"></span> Indicative Location of State Primary School</li> <li><span style="color: yellow;">*</span> Community Facility</li> </ul> |
|---|--|

<sup>1</sup> 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.