

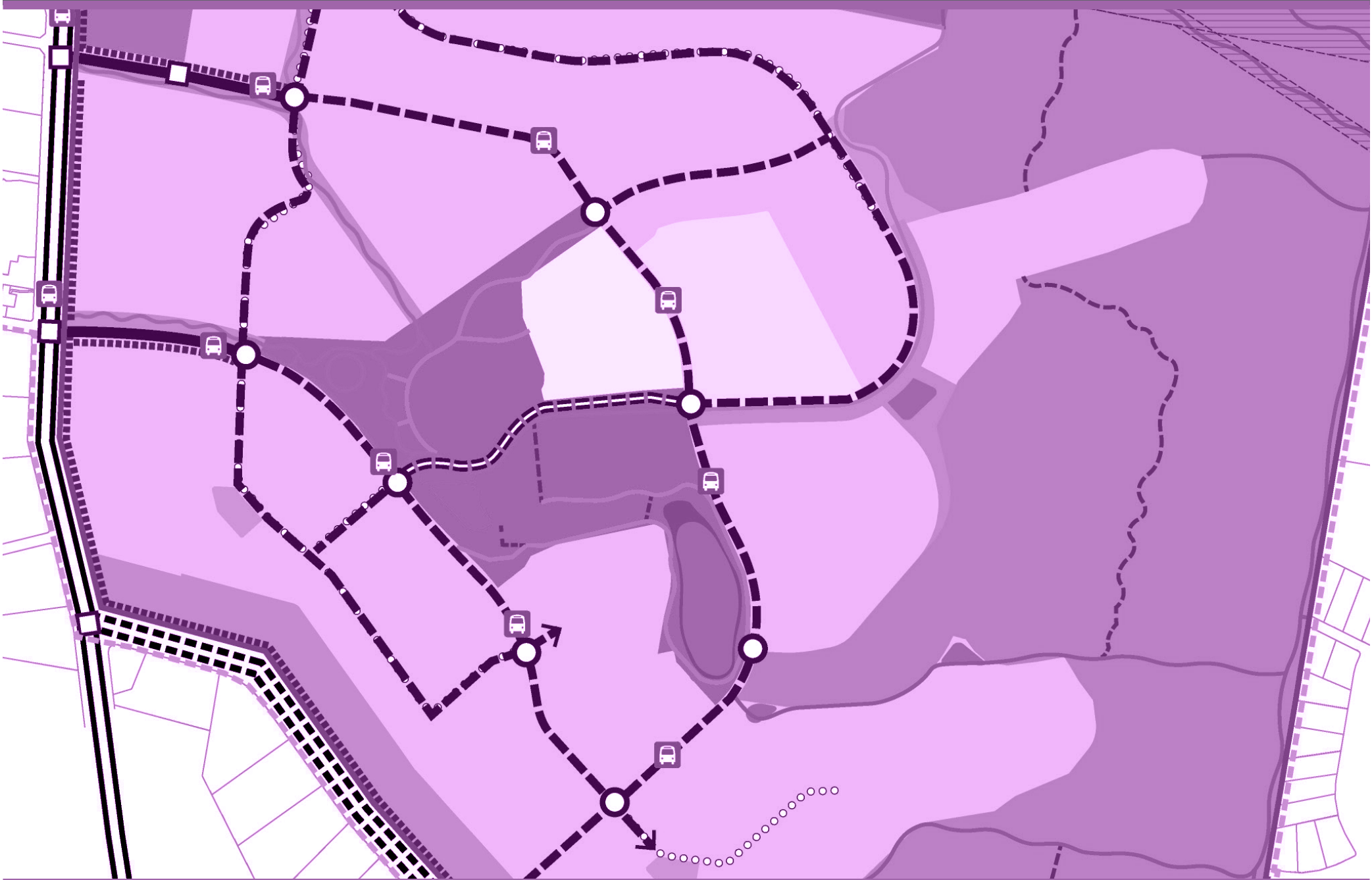
MASTER PLAN

TEVIOT ROAD, GREENBANK

MAY 2025

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768/63
Date: 1 August 2025



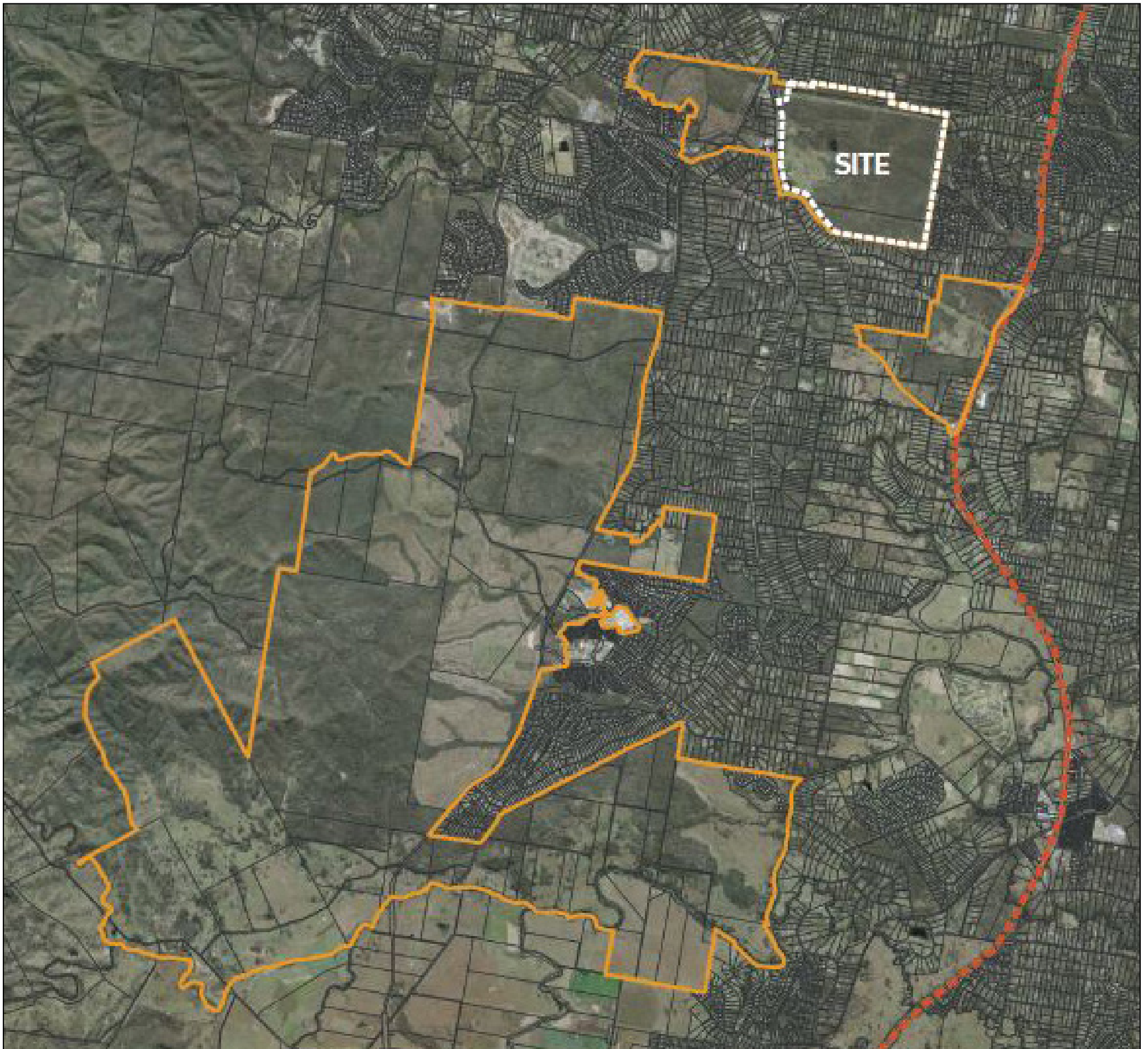
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1.0 INTRODUCTION

This Whole of Site Master Plan has been prepared to guide the development of land over the Greenbank land holding identified by Figure 1 (formerly 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

Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station¹

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

Indicative Location of Signalised Intersections

Indicative Location of Roundabout Intersections

Potential Left In Left Out

Indicative Pedestrian Links

No Direct Access to Residential Lots

Indicative Locations of Future Bus Stops

Primary Shared Path

Secondary Shared Path

Secondary Shared Path - Unpaved
(Subject to EPBC constraints)

Potential Shared Path (Pending Further Investigation)

Indicative External Pedestrian Network

Indicative Location of Wetland

Indicative Location of Stormwater
Quality/Quantity Basins

Land Uses

Residential - Standard Lots

Residential - Interface Lots

Potential Land Lease Community (LLC)

Neighbourhood Centre

State Community Health Centre

District Centre (external)¹

Conservation Parkland (Corridor Park)

Combined Regional Recreation
and Regional Sports Park

Major Linear Park

Indicative Locations of Neighbourhood Parks

Indicative Location of State Primary School

Indicative Location of State High School
(subject to State agency aquisition)

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.

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	
	Potential Land Lease Community (LLC)	
	Neighbourhood Centre	
	State Community Health Centre	
	District Centre (external) ¹	
	Conservation Parkland (Corridor Park)	
	Combined Regional Recreation and Regional Sports Park	
	Major Linear Park	
	Indicative Locations of Neighbourhood Parks	
	Indicative Location of State Primary School	
	Indicative Location of State High School (subject to State agency aquisition)	

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.
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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	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.
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).
State High School	Dedicate / transfer land suitable for a State High School, subject to State Agency acquisition
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.

3.1 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

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station ¹

Land Uses

Conservation Parkland (Corridor Park)

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.

3.2 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)

Land Uses

Residential - Standard Lots

Residential - Interface Lots

Potential Land Lease Community (LLC)

Neighbourhood Centre

State Community Health Centre

District Centre (external) ¹

Conservation Parkland (Corridor Park)

Combined Regional Recreation
and Regional Sports Park

Major Linear Park

Indicative Locations of Neighbourhood Parks

Indicative Location of State Primary School

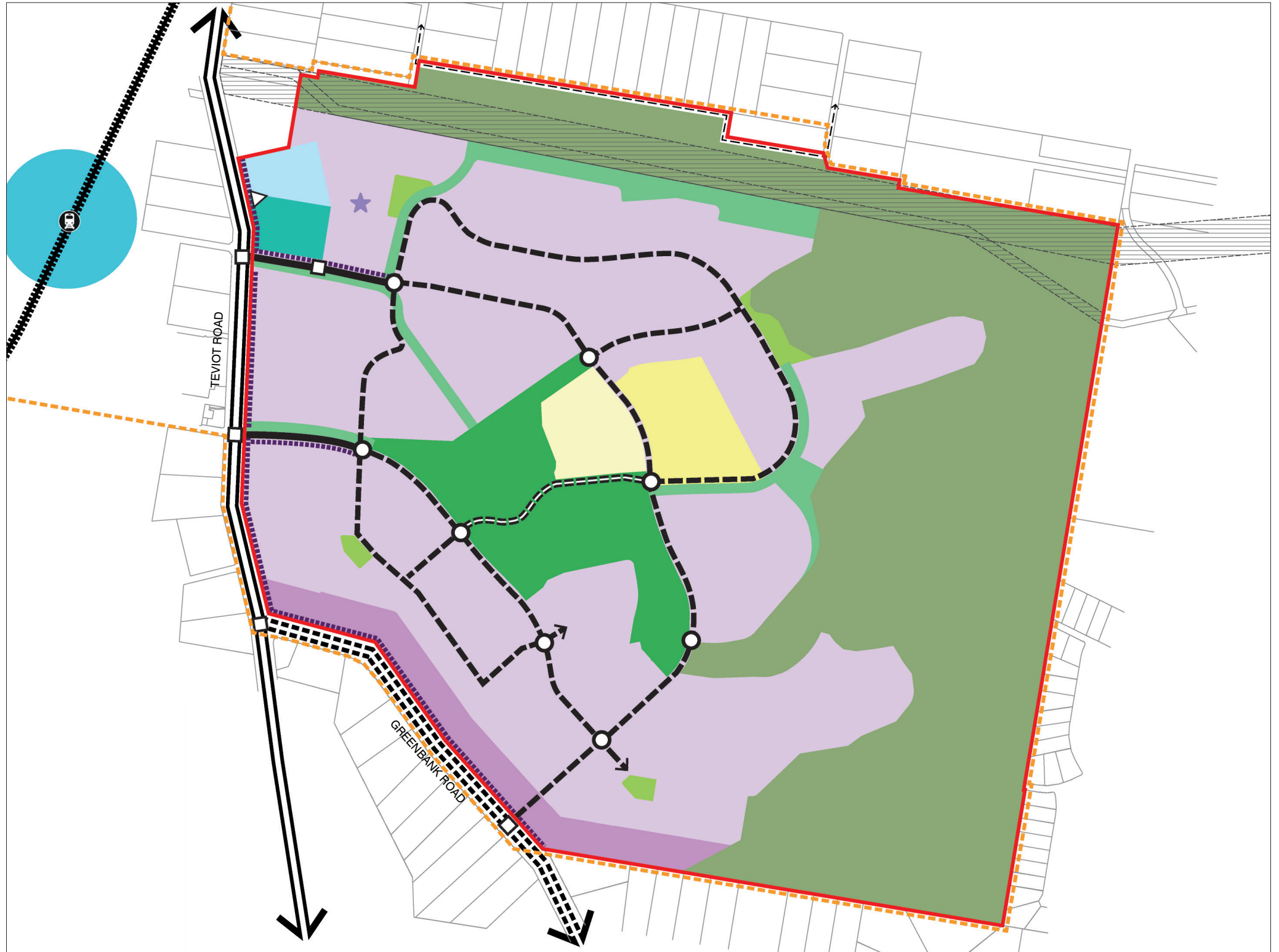
Indicative Location of State High School
(subject to State agency acquisition)

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3.3 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

Land Uses

Residential - Standard Lots

Residential - Interface Lots

Potential Land Lease Community (LLC)

Neighbourhood Centre

State Community Health Centre

District Centre (external) ¹

Conservation Parkland (Corridor Park)

Combined Regional Recreation and Regional Sports Park

Major Linear Park

Indicative Locations of Neighbourhood Parks

Indicative Location of State Primary School

Indicative Location of State High School
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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

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

Residential - Standard Lots

Residential - Interface Lots

Potential Land Lease Community (LLC)

Neighbourhood Centre

State Community Health Centre

District Centre (external) ¹

Conservation Parkland (Corridor Park)

Combined Regional Recreation and Regional Sports Park

Major Linear Park

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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

Secondary Shared Path - Unpaved (Subject to EPBC constraints)

Potential Shared Path (Pending Further Investigation)

Entry Points

Crossover Connection Points

Land Uses

Residential - Standard Lots

Residential - Interface Lots

Potential Land Lease Community (LLC)

Neighbourhood Centre

State Community Health Centre

District Centre (external)¹

Conservation Parkland (Corridor Park)

Combined Regional Recreation and Regional Sports Park

Major Linear Park

Indicative Locations of Neighbourhood Parks

Indicative Location of State Primary School

Indicative Location of State High School

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3.4 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

Residential - Standard Lots

Residential - Interface Lots

Potential Land Lease Community (LLC)

Neighbourhood Centre

State Community Health Centre

District Centre (external) ¹

Conservation Parkland (Corridor Park)

Combined Regional Recreation
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Major Linear Park

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