



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9/ 3 /11

Flagstone City

Plan of Development
The Reserve



05.november.2010



This Plan of Development report, including all diagrams and plans, has been prepared by Lat27 to describe and illustrate the structure and urban design intent for a new neighbourhood at Flagstone called 'The Reserve'. The urban design process has drawn on the provisions of the ULDA Residential 30 guidelines as well as input from town planning, surveying, engineering and marketing consultants. The Plan of Development, and supporting built form and landscape elements, may be subject to change with further guidance from the ULDA and consultant team through the approval process.





Contents

01	<i>Introduction and Context</i>	05	04	<i>Built Form Design</i>	37
	Regional and District Context	06		Housing Typologies	38
				Design Guidelines	48
02	<i>Site Analysis and Character</i>	11	05	<i>Open Space and Landscape Design</i>	53
	Access and Movement	10		Landscape Principles	54
	Entry and Entry Elements	11		Site Analysis and Design Opportunities	57
	Surrounding Land Uses and Interface	12		Open Space Character	58
	Open Space Connectivity	14		Landscape Master Plan	61
	Topography	15		Pedestrian and Cycle Network	62
	Orientation and Climate	16		Pedestrian Circulation	63
	Summary of Constraints and Opportunities	17		Feature Park	68
03	<i>Neighbourhood Structure and Design</i>	19		Feature Park Materials and Park Finishes	70
	Vision	19		Materials and Textures	70
	Urban Design Principles	20		Edge Conditions	72
	Organising Concepts	22		Hierarchy of Streetscape Planting	74
	Illustrative Master Plan	24		Environmentally Sustainable Design	76
	Land Use Plan	25		Planting Strategy and Schedule	78
	Lot Type and Distribution	26		Private Front Yard Design	84
	Staging Plan	27		Fencing	87
	Proposal Plan - Development Yields	28			
	Development Yields	29			
	Building Development Parameters	30			
	Major Pedestrian and Cycle Connections	33			
	Road Types	34			
	Typical Road Cross Sections	35			





01

Introduction and Context

This Plan of Development (POD) describes and illustrates the context, urban design principles and conceptual design detail for a new neighbourhood in Flagstone known as “The Reserve”.

The Reserve will comprise 132 dwellings of various housing types to suit a range of lifestyles and buyer affordability. The quality of the housing and public realm will play a key role in the creation of community pride and will set exceptional standards in neighbourhood development.

The Reserve is one of the final development stages of Flagstone East which has been continually developed as a residential community since the early 1990's and is now home to a population of over 3,300 residents.

Flagstone is characterised by the low housing densities and open landscape qualities typically associated with rural residential living. More recent neighbourhoods in the immediate vicinity of The Reserve are more typical of traditional suburban development in both character and density and provide a good indicator of the changing housing market in the region over recent years.

As Flagstone matures as the region's major activity centre and offers the full range of community infrastructure and amenities, an urban form will be required that not only supports functional and sustainable urban outcomes but meets a much more diverse market base. This new neighbourhood offers a valuable opportunity to begin a transition from rural and traditional residential development towards more integrated urban living environments that will be increasingly sought by future residents as Flagstone evolves into one of SEQ's three new cities.

As a nominated Early Release Area within the Greater Flagstone Urban Development Area, The Reserve's planning and urban design strategies address the ULDA's central mandate to expedite delivery to the market of more affordable housing and greater housing choice set in high quality neighbourhoods that support sustainable urbanism.

Our approach to the planning and urban design of The Reserve draws upon a comprehensive assessment of the local context and best practice urban design principles underpinned by the provisions of the ULDA's Residential 30 guidelines and carefully balanced against the realities of market and the expectations of existing and future residents.

This document has been constructed in full acknowledgement and in accordance with the Residential 30 Guidelines.

Context

Regional

Located approximately 40 km from Brisbane’s CBD, Flagstone will be the new city in South East Queensland’s emerging south-west urban corridor.

It’s exceptional strategic location will see the city complement and benefit from existing centres and communities, future road and passenger rail infrastructure, proximity to the Bromelton State Development Area and an outstanding natural setting.

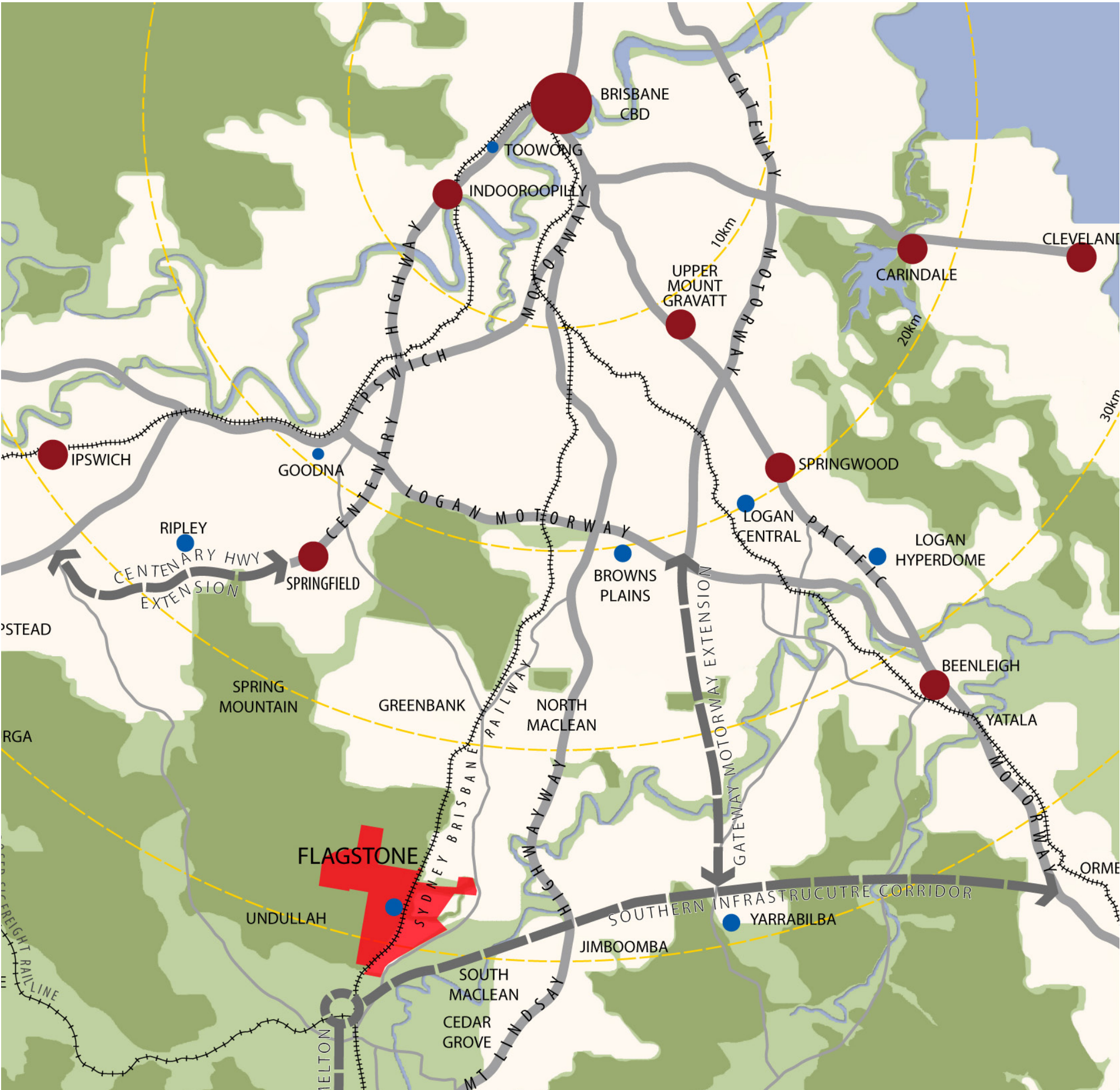
Underpinned by a comprehensive and integrated planning and design approach to community development and infrastructure delivery, and a balanced response to sustainability, Flagstone is well positioned to accommodate continuing population growth within South East Queensland and contribute positively to improving housing affordability and choice.

District

The existing Flagstone estate, east of the rail corridor, now comprises more than 1,200 rural residential and traditional sized lots and is home to approximately 3,300 residents who enjoy access to schools, child care facilities, extensive open spaces and local convenience shopping.

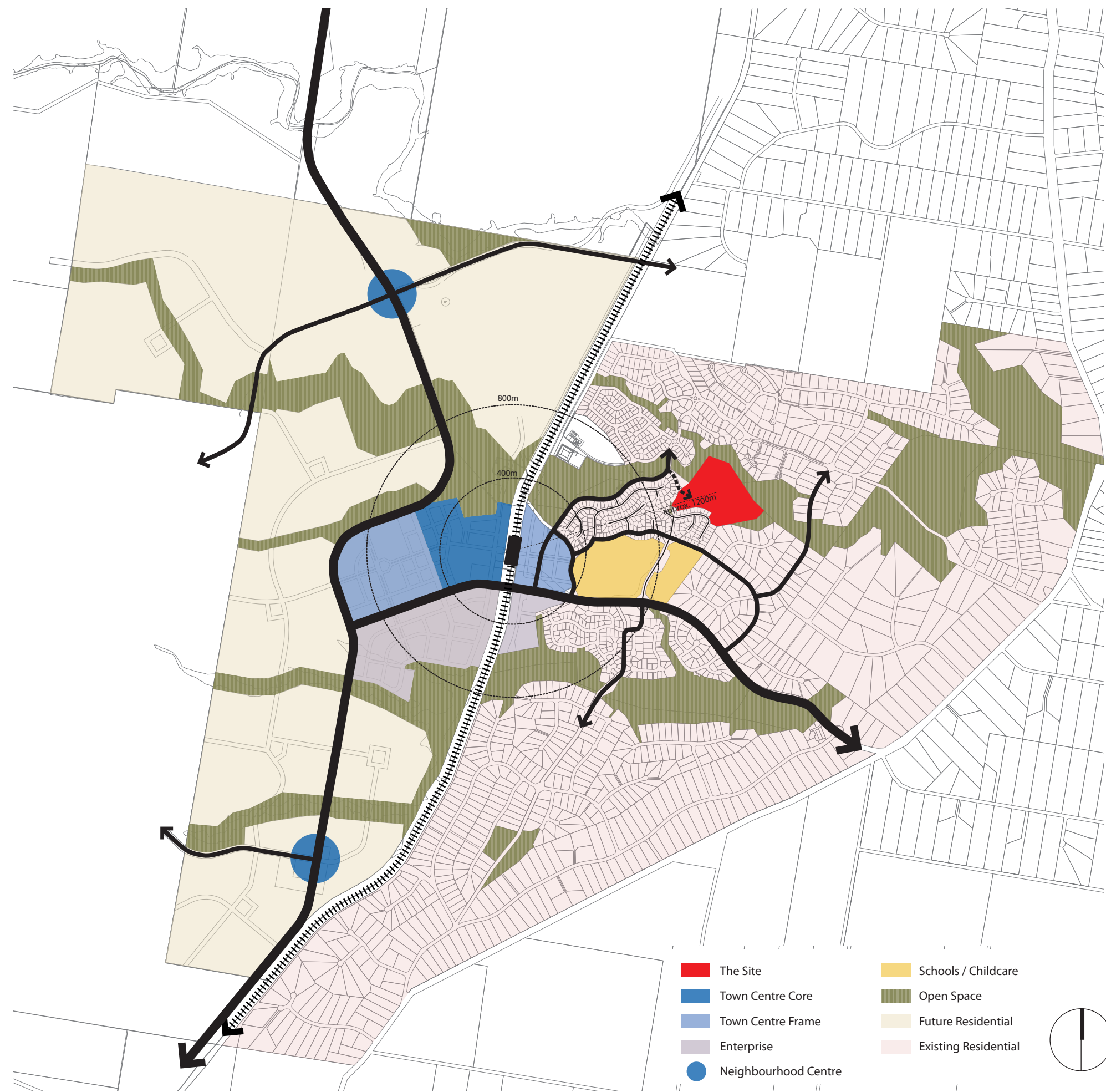
As a nominated Early Release Area, The Reserve and remaining stages of Flagstone East will be the first neighbourhoods that will be planned and designed to realise the potential offered by its location within the Greater Flagstone Urban Development Area.

Flagstone City includes a major activity centre that will potentially support a population within the Flagstone RDA of 30,000 residents and provide 10,000 jobs. The Reserve is approximately 1200m from the future passenger rail station and possesses high levels of both road and open space connectivity to the future Town Centre.



Regional Locality Plan

- Key elements of the future City include:
- + A regional Town Centre comprising retail and commercial uses, service industry, education campuses, an entertainment precinct, civic open spaces and parkland, community services, and higher density Town Residential opportunities
 - + Variety in housing choice and affordability
 - + A district transit centre integrating future passenger rail and bus services in the Town Centre
 - + An interconnected, highly legible vehicular access network providing for direct connection to external employment centres, particularly Bromelton and supporting public transport by providing convenient access between neighbourhoods and centres and high levels of connectivity to the wider road network
 - + A comprehensive network of open spaces responding to both conservation, urban form and recreation objectives by incorporating linear corridor parks, neighbourhood and district recreation parks, town centre parks and plazas
 - + A District Sports and Recreation Centre in close proximity to the Town Centre
 - + Two mixed use neighbourhood centres which typically comprise convenience retail, commercial uses, community services, educational uses, with framing higher density residential uses
 - + A structure of compact neighbourhoods clustered around Centres and facilitating a sustainable approach to urban development by minimising non-renewable energy use and car dependence, encouraging greater local self-containment of neighbourhoods, and protecting key natural and cultural assets
 - + A comprehensive pedestrian/cycling network offering a broad range of landscape experiences, recreational opportunities and convenient access to community activity centres
 - + Integrated water cycle management strategies and implementation mechanisms.



Proposed Flagstone West Structure Plan (prepared by MTAA November 2008)





02

Site Analysis and Character

The following section presents an analysis of the existing site character and the influence of surrounding land uses as a basis for site planning and neighbourhood urban design. The analysis addresses:

- + Site character
- + Site Location
- + Open Space Connectivity
- + Access and Movement
- + Topography
- + Orientation and Climate