

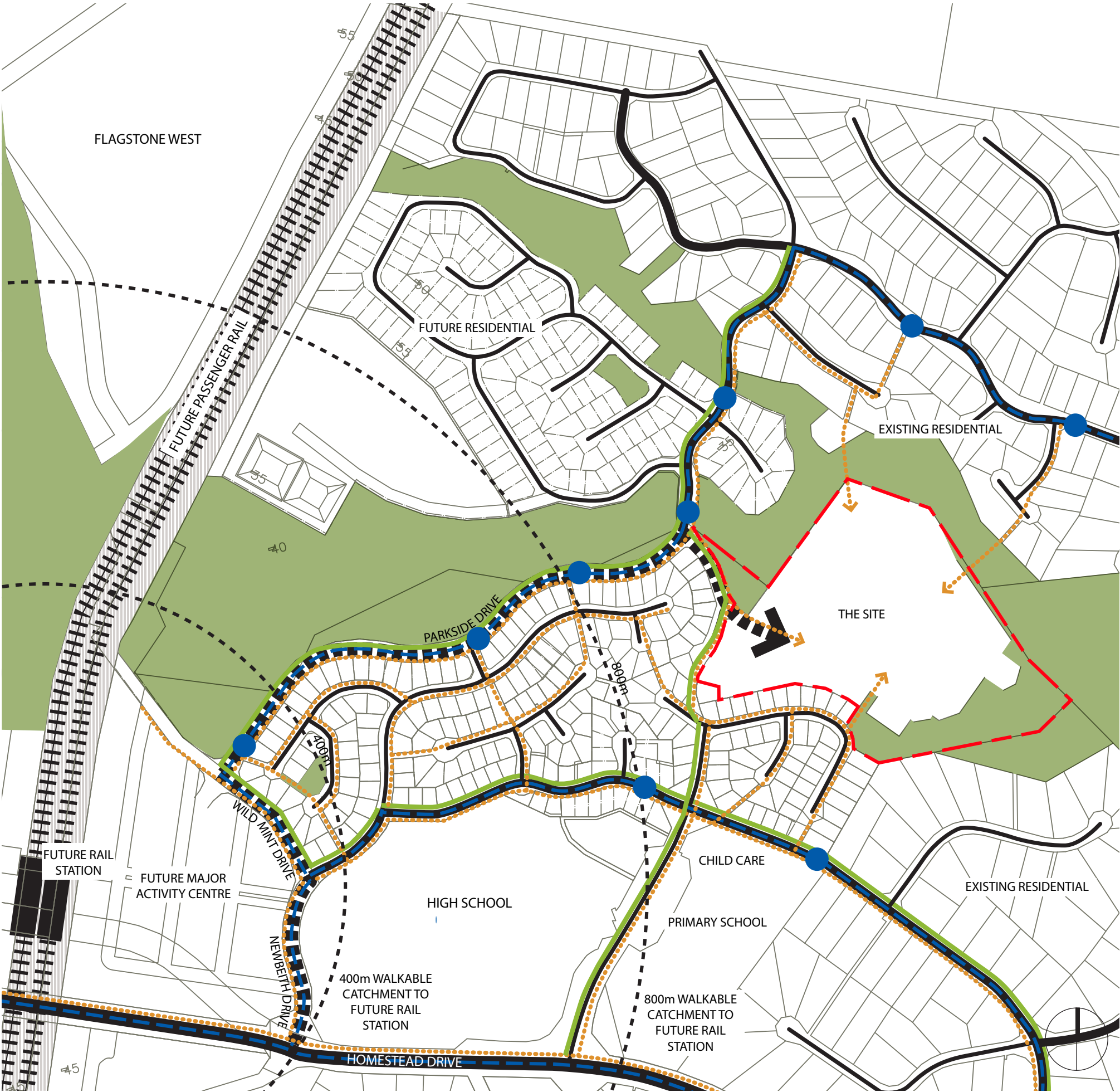
Access and movement

Homestead Drive is the main east-west arterial road connecting Teviot Road to the future Flagstone Major Activity Centre and provides access to the majority of the existing Flagstone community. The Reserve links to Homestead Drive via the collector roads Parkside Drive, Wild Mint Drive and New Beith Drive.

An existing pedestrian/bicycle path is located along the edge of the Sandy Creek open space corridor and will provide a direct link between The Reserve and the future Town Centre and rail station.

Within the existing neighbourhoods a number of pathway links at the head of culs-de-sac have been created to establish convenient connections to the schools.

- ■ Main journey into The Reserve site
- ... Pedestrian route
- Bicycle route
- Bus route
- Bus stops
- - - 400m and 800m walkable catchment to future rail



Access and Movement Plan (as approved by DTMR)

Entry and Entry Elements

The entry experience to The Reserve is via Homestead Drive, New Beith Drive and Wild Mint Drive is generally characterised by existing rural residential, the schools and more recently low density residential neighbourhoods (see Access and Movement Diagram opposite).

In time, the built form of the Town Centre frame will provide a strong urban edge along New Beith Drive and Wild Mint Drive. Planning and design of the town centre will be reflected in the built form and will provide a strong urban edge along roads that impact on residential areas.

Nearing the site, Parkside Drive forms an edge to the Sandy Creek open space network and affords open views to the existing riparian vegetation. An existing amphitheatre is a key marker along Parkside Drive. This collector road has a characterising sandstone retaining wall along much of its length.

Existing signage for the Reserve is located at the intersection of Parkside Drive and The Reserve Drive.



An aerial of Parkside Drive showing the district open space (left), new housing (right) and the site (top)



Existing entry signage into The Reserve at The Reserve Drive



Parkside Drive amphitheatre

Surrounding Land Uses and Interfaces

Residential development, education uses and open space are the existing predominant land uses in the immediate area. The surrounding neighbourhoods are typically characterised by existing rural and low density housing.

The site is almost entirely surrounded by the Sandy Creek district open space corridor.

A short direct interface with the rear of existing houses occurs along the site's southern boundary. A 1.8m timber privacy fence is located along the full length of this residential edge.

The Reserve is located approximately 1200m from the future Flagstone Town Centre heart and passenger rail station and is connected directly with footpaths and cycle ways.



Surrounding Land Uses



Rear fence interface with existing houses



Informal active open space across Sandy Creek



Low density housing to the south



The stormwater retention basin on the southern edge of the site

Open Space Connectivity

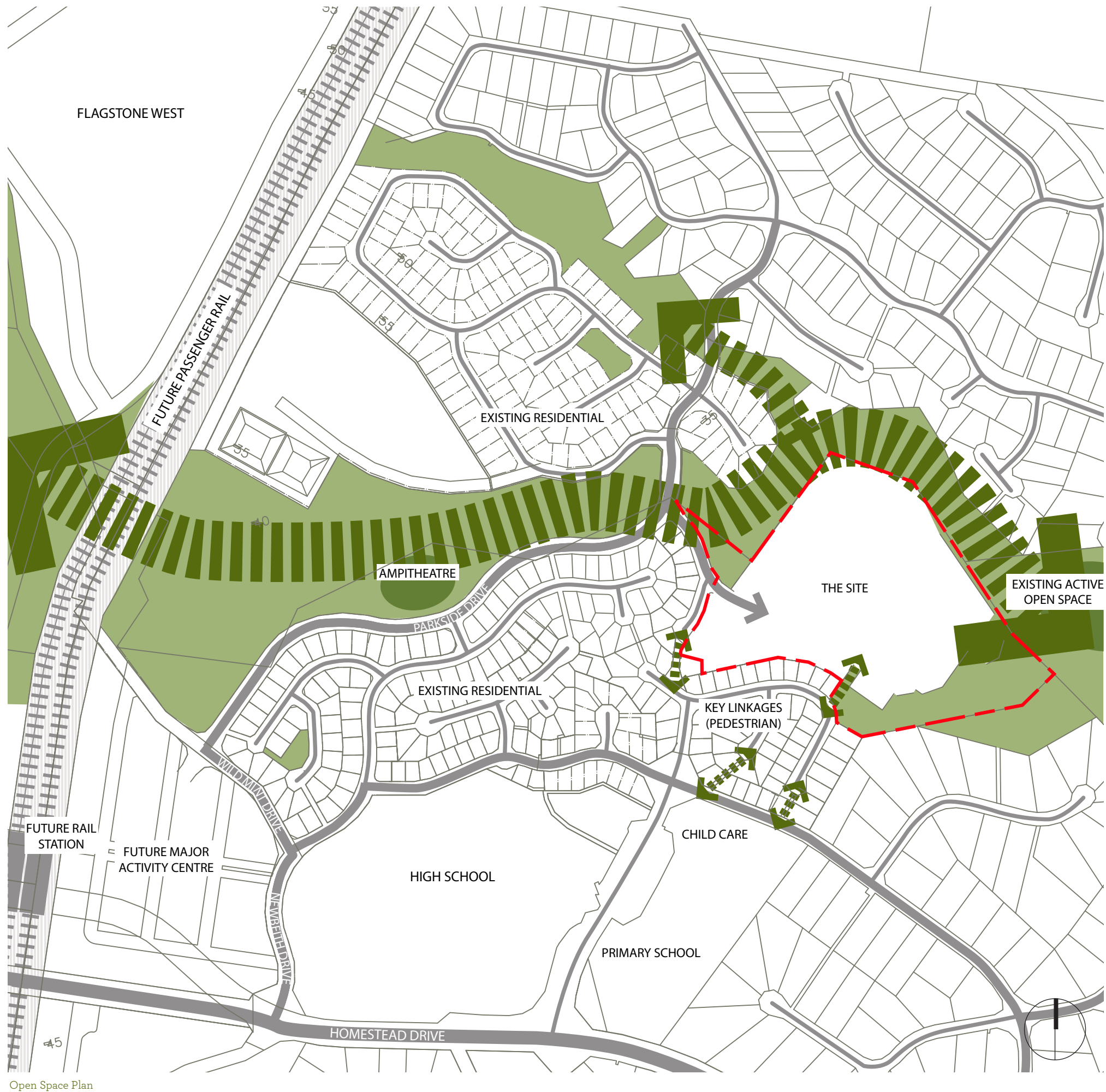
The Sandy Creek district open space corridor is the locally dominant green space. Sandy Creek is a key natural feature of the planned community west of the rail corridor and will provide direct pedestrian/cycle connections from The Reserve to the future Flagstone Town Centre, rail station and a full range of other sports, recreation, community and education facilities.

Where possible, existing trees and vegetation should be retained, with consideration given to pocket parks along the open space corridor to assist in retaining significant vegetation.

The corridor already comprises a number of recreation or activity nodes including existing pedestrian/cycle paths along Parkside Drive, the amphitheatre and an informal active open space.

To the south of the site, a number of pathway connections have been incorporated into the existing street pattern to provide convenient connections to the schools.

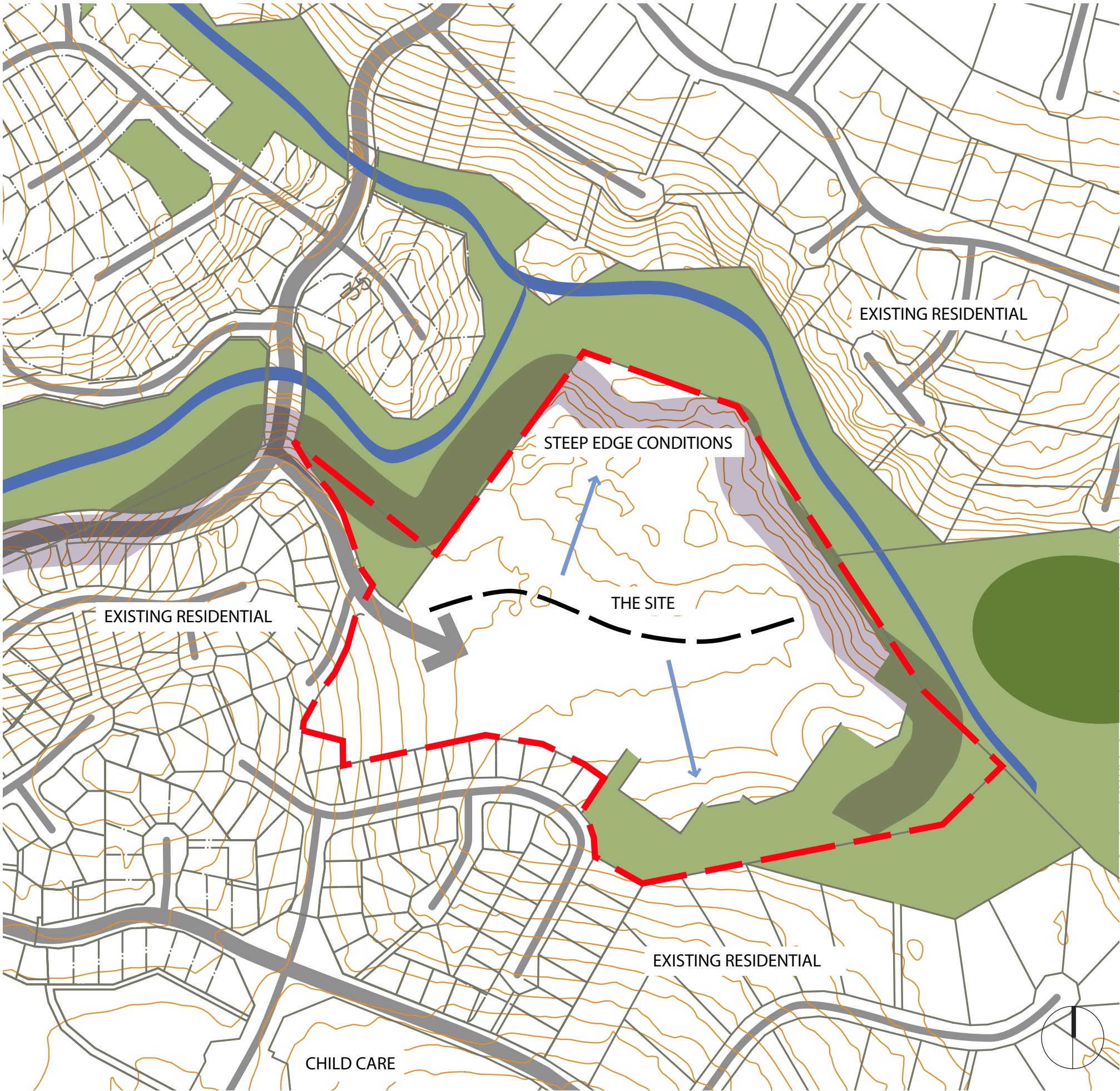
There are two local parks within the existing neighbourhoods to the north and south.



Topography

The site is cleared of vegetation and is generally flat land. Within the site boundary, Sandy Creek forms a steep embankment along the north-east edge of the site.

The land is gently undulating and there are no significant building challenges. The site offers a woodland and tree vista on the majority of its fringe along the Sandy Creek path.



Topography Plan

Orientation and Climate

Typical of Southeast Queensland, the Flagstone area is characterised by warm to hot humid summers and mild winters. Mean maximum temperatures and highest rainfall occur in January and December respectively. Mean minimum temperatures occur in July.

Cooling summer breezes are predominantly from the south-west and south-east. Cold winter winds are predominantly from the south-west.

Passive Design for Homes

Orientation of homes in south-east Queensland’s climate should aim to exclude the hot summer sun and maximise exposure to cooling breezes.

Home sites running north-south are ideal because they receive good access to the northern sun with minimum potential for overshadowing by neighbouring homes. Sites running east-west should be wide enough to accommodate north facing outdoor spaces.

Lots oriented on a south-east axis, while not optimal for passive solar design, have the greatest potential to capture cooling south-easterly breezes.

