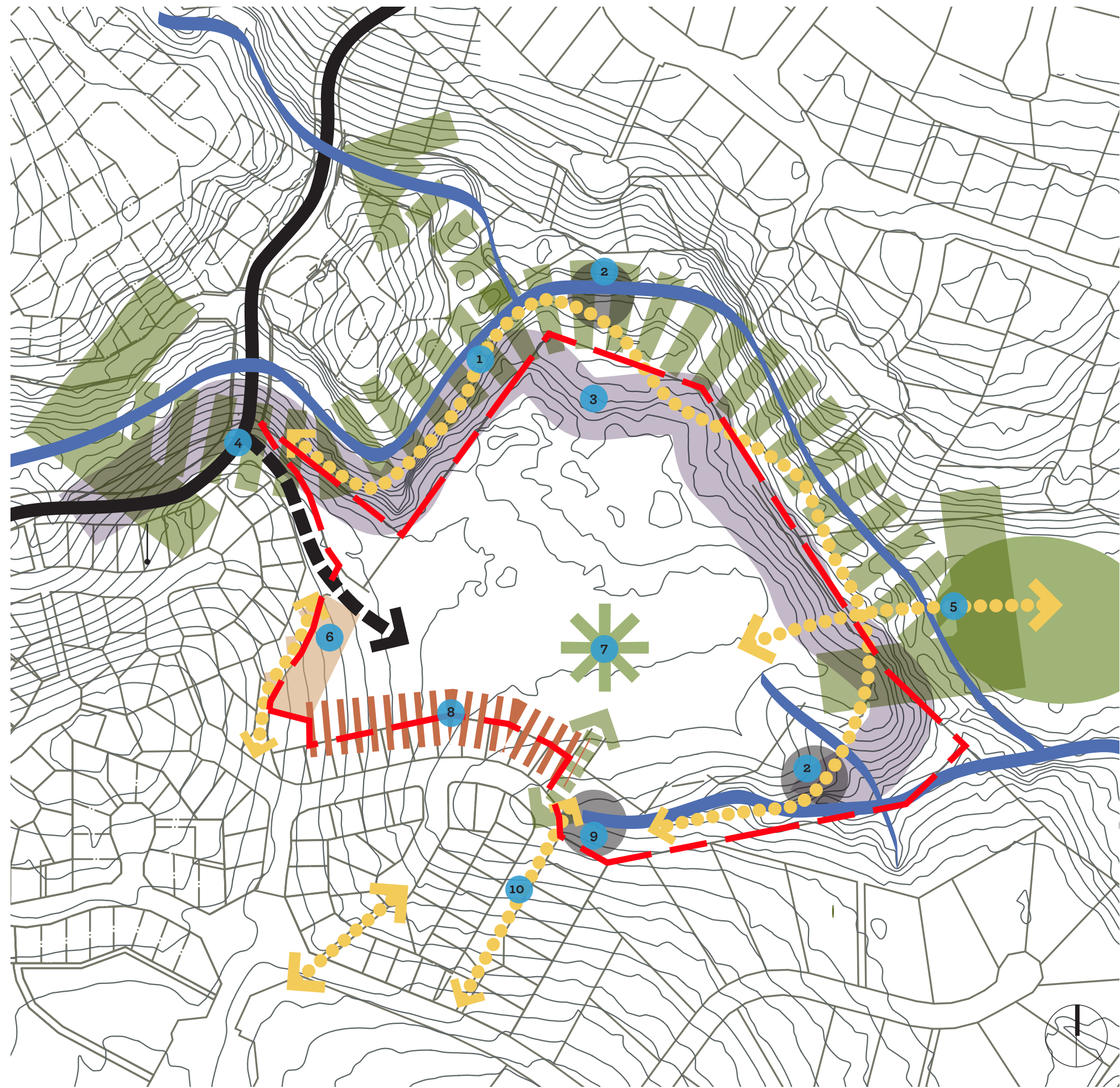


Summary of Constraints and Opportunities

- 1 Potential to create an interconnected pedestrian and cycle network through Sandy Creek open space
- 2 Future bioretention basin location
- 3 Steep bank and vista's to Sandy Creek
- 4 Potential for a distinctive entry statement / sales experience along Parkside Drive and Reserve Drive
- 5 Potential for a direct link from the neighbourhood to the existing informal active open space
- 6 Lots to address existing street
- 7 Centrally located neighbourhood park
- 8 Back future housing onto rear fencing of existing homes
- 9 Investigate opportunities to integrate existing stormwater retention basin as part of the open space network
- 10 Connect to existing pedestrian and cycle paths



Constraints and Opportunities Plan





03

Neighbourhood Structure and Design

Vision...

The Reserve will set new standards in community design and liveability in the greater Flagstone area. This neighbourhood will not only introduce to the market more affordable, high quality housing options but also provide greater choice of lifestyle for future residents of varying household size and life stages.

The housing will be of premium quality and set within leafy streets and attractive parkland. Open space will remain a pervasive part of living at Flagstone with each residence afforded easy access to trails, bike paths, BBQ settings and active play areas.

The Reserve continues an important transition for Flagstone from a traditional rural residential estate to an urban living environment that anticipates the outstanding lifestyle opportunities offered as part of a new City for South East Queensland.

Neighbourhood Structure and Design

Urban Design Principles

Neighbourhood Structure

- + Integrate new development with the existing neighbourhoods and context
- + Ensure neighbourhood design responds to the local conditions and climate
- + Maximise opportunities for community interaction through neighbourhood design
- + Define neighbourhood entry to create a sense of identity
- + Provide a wide range of housing opportunities
- + Establish a well distributed and interconnected open space network
- + Encourage walking, cycling and public transport patronage
- + Support convenient, connected and legible movement networks, including vehicular, walking and cycling pathways
- + Protect key natural assets and drainage networks

Lot Design and Housing Choice

- + Provide a variety of lot sizes and dwelling types to cater for a range of lifestyles and household types
- + Design neighbourhoods to maximise opportunities and settings for smaller lot / higher density homes
- + Locate higher density housing to address open spaces and community focal points
- + Maximise regular shaped lot configurations to ensure built form flexibility, greater purchaser choice and increase development efficiencies
- + Disperse lot types to achieve streetscape variety and interest

Block Design

- + Support the delivery of a housing variety and lifestyle choice
- + Facilitate efficient street layouts
- + Maximise opportunities for climate responsive and energy efficient housing that capture prevailing breezes and benefit from optimum solar orientations
- + Encourage built form to address key streets and open spaces to create interesting facades and support passive surveillance of the public realm



Street Design

- + Establish a hierarchy of streets that is easily understood by drivers and supports safe and convenient traffic movement
- + Integrate pedestrian and cycle movement and connections to the broader network
- + Design streetscapes that reinforce the function of a street, provide ample parking for residents and visitors and provide appealing settings for homes
- + Design streetscapes to encourage walking and cycling and maximise opportunities for community interaction
- + Design subtropical streetscapes - pedestrian friendly, shade trees, integrated WSUD initiatives



Park Design

- + Establish a well distributed, well located and interconnected hierarchy of accessible parkland that caters for the community’s social and recreational needs, establishes a distinctive neighbourhood character and contributes towards the visual and ecological quality of the landscape
- + Provide a variety of park types and facilities that offer active and passive recreation opportunities for a wide range of users and age groups within a walkable distance from all residences
- + Maximise the passive surveillance of parks from neighbouring houses and streets
- + Incorporate existing site features, vegetation and stormwater treatment into park design where possible

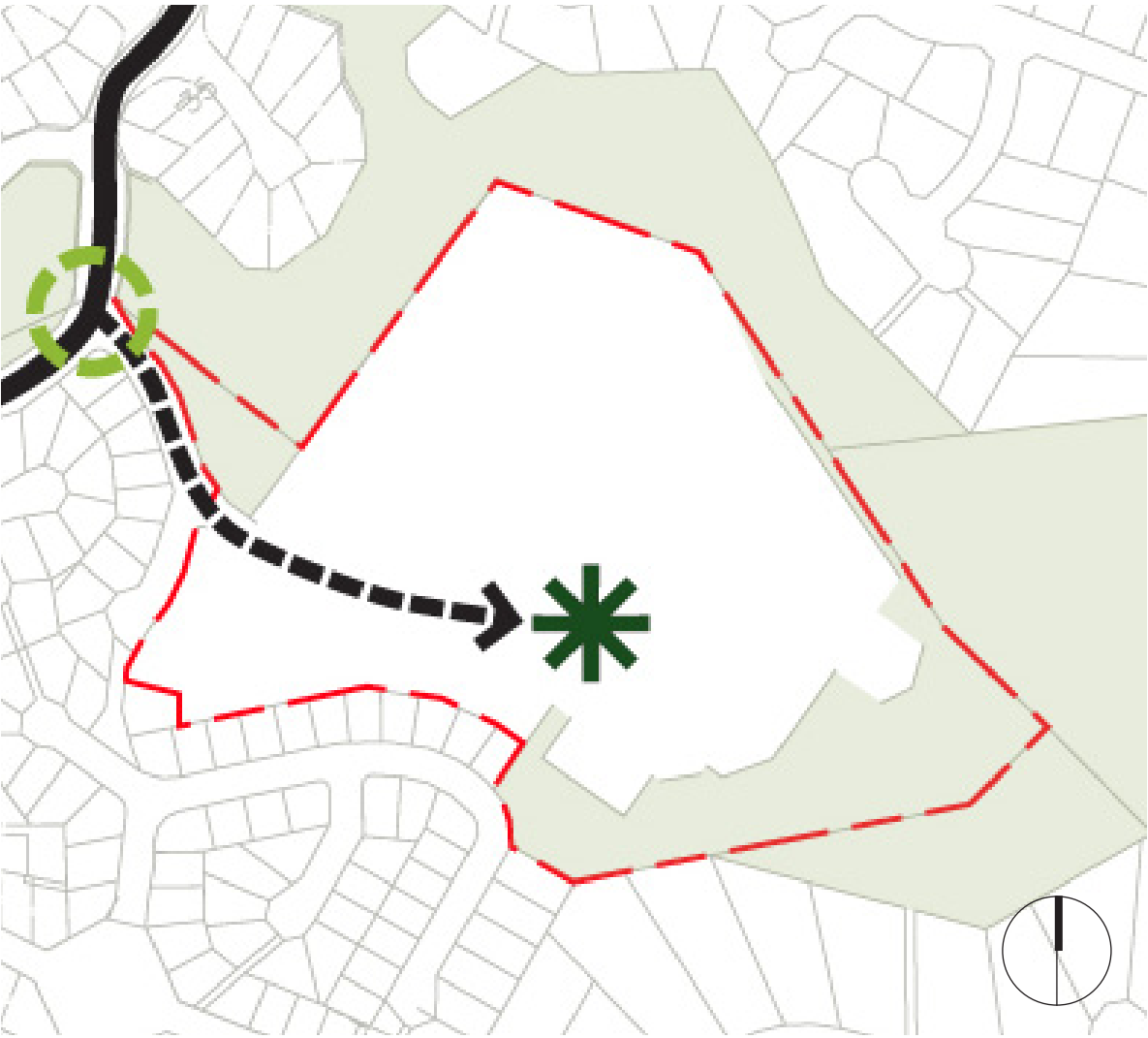


Building Design

- + Deliver high quality built form outcomes which contribute positively to the character and function of the neighbourhood
- + Ensure building siting and design is responsive to the subtropical climate and utilises energy efficiency strategies to support sustainable development practices while maximising liveability and comfort
- + Ensure the design of buildings, and associated fencing and structures, maximise opportunities for passive surveillance of parks and streets and presents high quality facades to the public realm
- + Ensure visual and acoustic privacy is achieved on small lots and in duplexes
- + Celebrate wherever possible outdoor living and lifestyle opportunities
- + Incorporate ample parking for residents and visitors



Organising Concepts



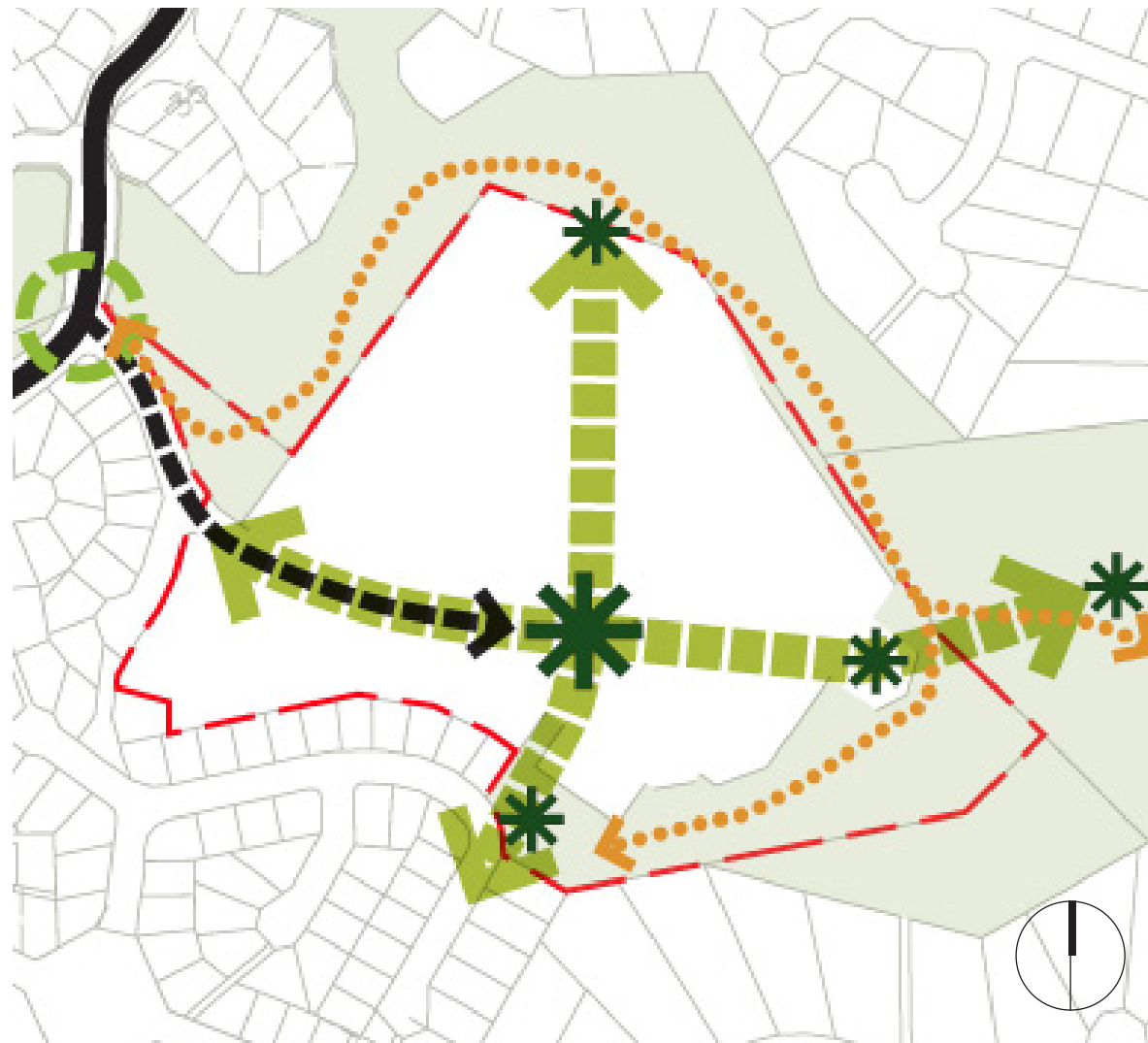
Entry & Arrival Experience

- + Establish a visual point of entry at Parkside Drive
- + Create an appealing entry experience along Reserve Drive
- + A centrally located park to provide a sense of arrival within the neighbourhood



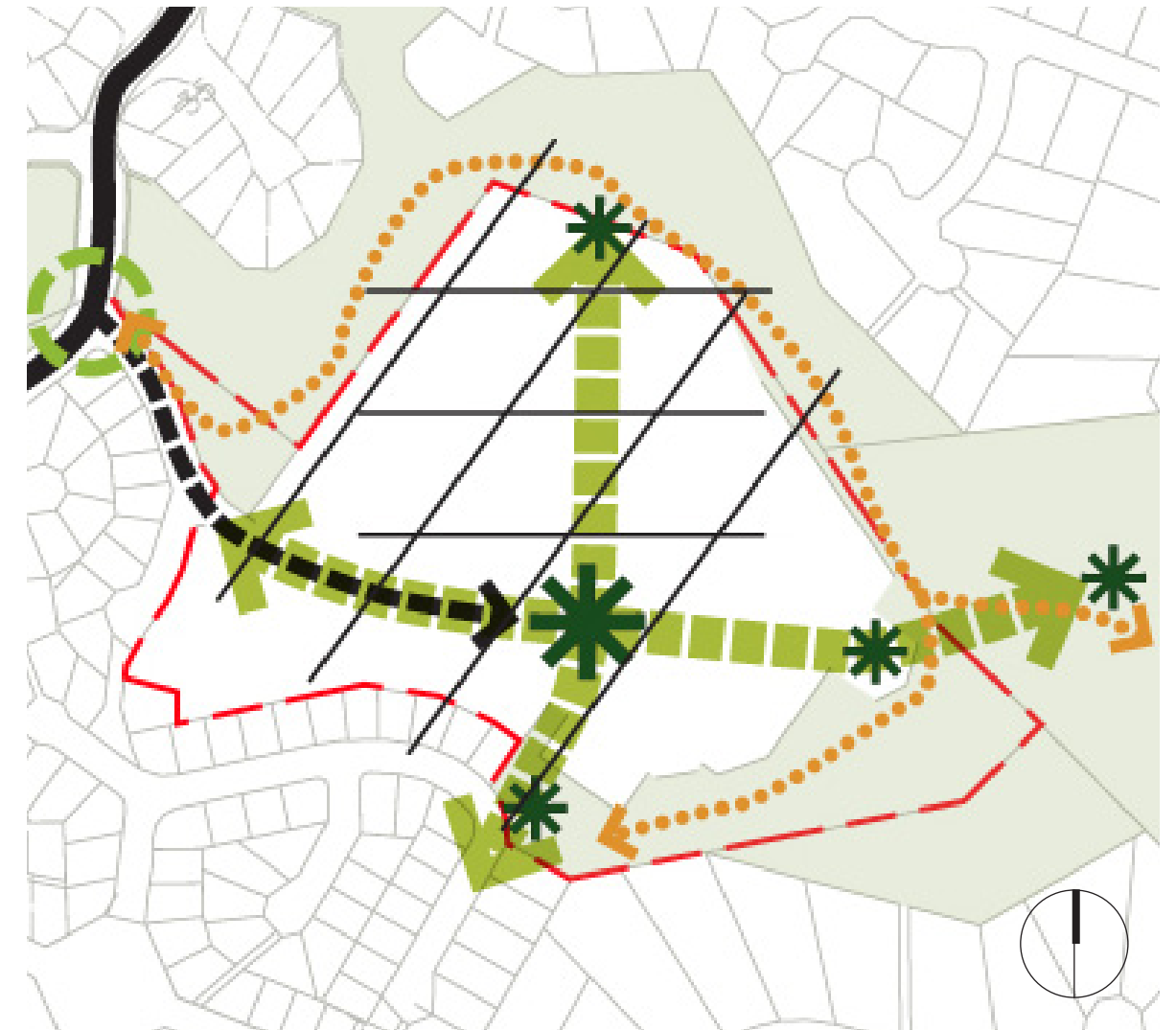
Open Space Connectivity

- + Connect to, and support, existing open space networks
- + Support high levels of internal pedestrian and cycle connectivity



Points of Interest

- + Establish places of interest and recreation activity that are interconnected by path networks and offer interesting pedestrian and cycle journeys
- + Enhance entry experience and neighbourhood character through the placement and design of parkland



Grid Orientation & Block Design

- + East-west road alignments maximise solar access
- + North-east alignments capture prevailing breezes