

## VALUES

During the first stage of engagement we asked about your values for Highfields both now and into the future and you told us you valued:

## 1. Belonging, Family, Community , Neighbours



## Characterised by:

- A strong sense of **community** and **belonging** – close knit;
- People know each other (know their **neighbours**) and have shared experiences and values;
- People look after one another;
- Inclusive, welcoming;
- A place to live, work and play;
- Having places for people to connect and things to do outside of family home – entertainment, parks, shopping, sport, education, health and fitness;
- Easy links for community to connect – cul-de-sacs, bike and walking tracks;
- Family friendly/Family oriented- a place for families to grow up; and a place for extended families to gather;

## 2. Distinct Identity



## Characterised by:

- Being **separate** and **independent** from Toowoomba;
- Self-contained and convenient;
- A hinterland village atmosphere – that is different from Toowoomba;
- More relaxed and peaceful;
- Slower pace and smaller;
- More family friendly;
- Greater connection to rural landscape;
- More trees;
- More open;
- Smaller country feel – rural;
- Quieter;

## 3. Space



## Characterised by:

- Highfields physical character being **open**, **spacious** and **quiet**;
- Green trees and green spaces open grassed areas and parks;
- Large blocks with big backyards, gardens;
- Privacy – provided by space and low rise - no one able to see into your backyard;
- Clean air;
- Natural street scapes;

## 4. Trees and Nature



## Characterised by:

- Green trees and a tall timber feel;
- Large established trees;
- Wildlife (birds, koalas);
- Nature is close to homes;
- Complex vegetation;
- Natural corridors;
- Remnant vegetation;
- Habitat preservation;
- Old gums established trees;
- Sustainability of environment;
- Closely related to the concept of Space.

## 5. Accessibility and Connectivity



## Characterised by:

- Easy access to services and facilities using a range of modes – in particular walking access and bikes;
- Access for all ages and abilities;
- Connectivity to technology – internet;
- Public Transport;
- Traffic – cars;
- Parking;
- Walkability;
- Cycling tracks and pathways;
- Connecting through easements and cul-de-sacs;
- Safe places to connect.

## 6. Safety and Security



## Characterised by:

- Being a safe and secure place to live, work and play, low crime;
- Safe for children to ride bikes and cross roads;
- Safe to move around for all ages;
- Safe for walkers/cyclists;
- Safe to be outside;
- Lighting and security.

## 7. Economy and Growth



## Characterised by:

- A desire to live, work and play in Highfields;
- A recognition of the need for a stronger commercial focus to attract investment and jobs;
- A passionate small business community;
- A strong desire to support and encourage local business development;
- A desire to foster Highfields' distinct identity through economic growth.

## PRINCIPLES

These values have guided the development of three master plan options and the following principles that underpin each option.

## General

1. A place that is based on community values.
2. A place where people will want to spend time.

## Accessibility and Movement

3. Buildings, paths and roads are designed to be accessible to people of all ages and ability.
4. Development is designed to encourage equitable movement in and through the area by creating:
  - a) a low speed traffic environment; and
  - b) a high quality walking and cycling environment.
5. Central Highfields is connected and integrated into the existing movement network.
6. A safe environment for pedestrians to cross all roads.
7. Infrastructure to support walking and cycling.

## Land Use

8. A mix of uses/activities catering for the needs of people at all stages of life.
9. Opportunities to live within and around the commercial area.

## Design

10. Capitalise on views to the sky and existing trees and treeline.
11. Building and street design reflect a sense of place.
12. Spaces that are flexible and offer a wide range of opportunities.

13. Existing and new vegetation is integrated into the built environment.

14. Planting design compliments the existing native vegetation.

15. Construction techniques prevent damage to vegetation.

16. Existing remnant native vegetation is retained and appropriately managed, including where it links to natural areas.

17. Active frontages and public access to open space.

18. Development is based on a Crime Prevention Through Environmental Design (CPTED) approach:

- (a) crimes against people and property are less likely to occur if other people are around;

- (b) people in adjoining buildings and spaces are able to see what is happening; and

- (c) people have safe choices available to them about where to be and how to anticipate and respond to problems.

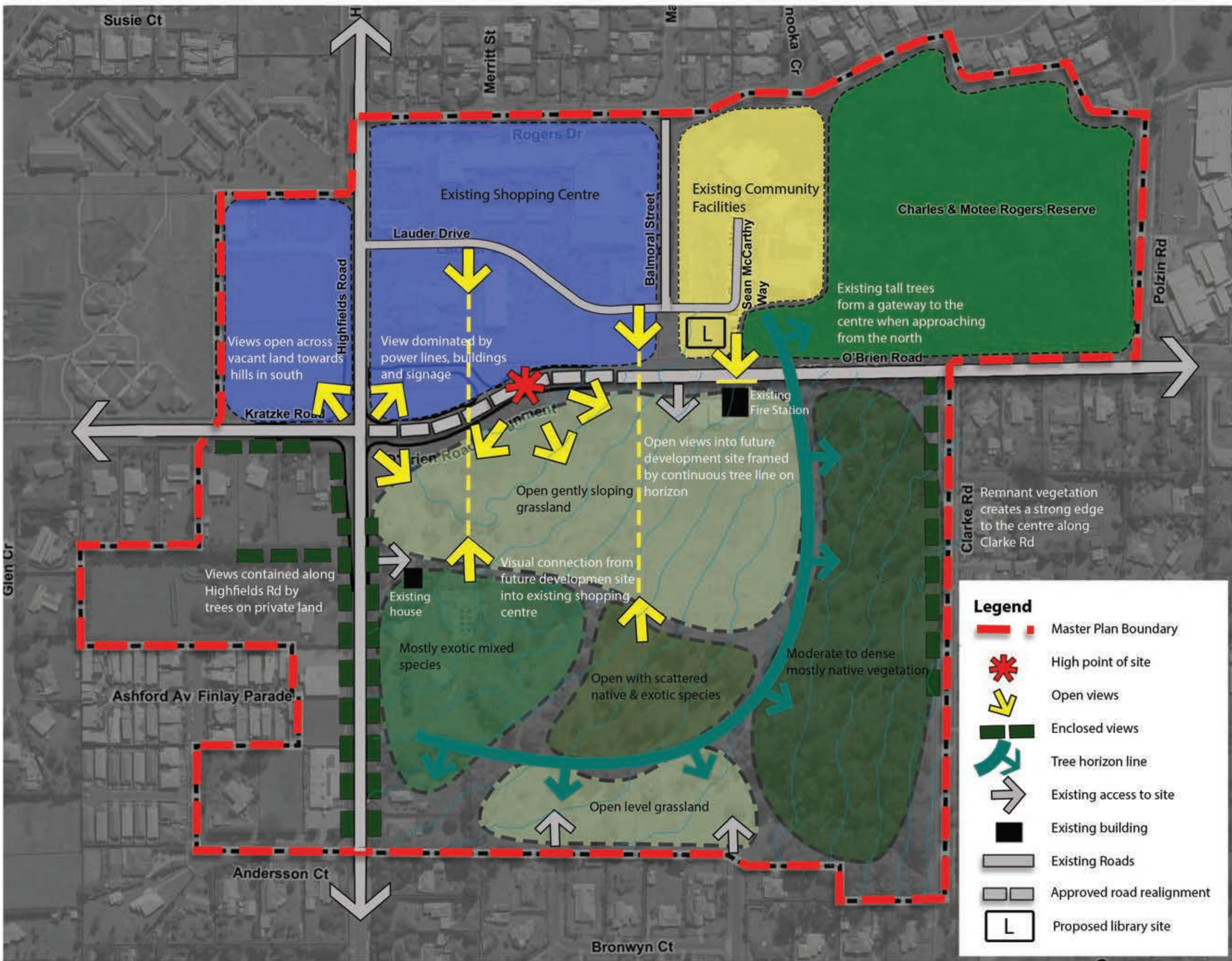
19. New development integrates with existing development, both within and surrounding the master plan area, ensuring that the existing development doesn't experience a loss of privacy or amenity

## Other

20. Infrastructure to support current and future telecommunications is in place.



SITE ANALYSIS



Land form and views

The town centre area slopes gently from the south west and becomes slightly steeper towards the north eastern corner at Clarke Road. There is a high point on O'Brien Road which affords open views across the future development site and back into the existing shopping centre and community facilities.

Views from the north west around to the south west are contained by a continuous tree line on the horizon with gives a strong edge to the town centre and contributes to the sense of place. The edge to the south and west is less clearly defined but allows for some longer range views to the hills beyond Highfields.

Existing vegetation

The tall timber in the Charles & Motee Rogers Reserve is a significant landmark and visible from all areas of the town centre. It is a strong contributor to the character of the area and many people identify this landscape as being distinctive of Highfields.

In contrast vegetation within the existing shopping centre is sparse and of small scale exotic species and the adjacent section of O'Brien Road lacks any street trees making this area very open and exposed to the elements.

Vegetation within the future development site is mixed with moderate to dense remnant

trees and scrub along Clarke Rd, open woodland through the centre and mostly exotic species, some of large scale around the existing house and along Highfields Road.

The existing native stands along Clarke Rd form an important visual and environmental link between the Reserve and William Park and Klein Creek. These stands are recommended for retention in open space due to the scale, age and species which can take only minimal root disturbance. Other species on site including Oak, Silky Oak, Jacaranda and Conifer may suit integration within the new development.

Existing Roads

The site is bounded by Highfields Road, O'Brien Road and Clarke Road which are informal bitumen streets the majority without kerb and guttering giving quite a rustic feel. The verges are wide with generous grassed table drains along some sides.

Vegetation along the eastern end of Highfields Road gives a strong sense of containment to the road which opens out to a more urban vista

close to the intersection with Kratzke Road.

The existing vegetation flanking the northern part of O'Brien Road and along Clarke Road create a strong visual boundary which defines the town centre from the adjoining land uses. The vegetation therefore creates two natural gateways to the town centre area which strongly contribute to the perceived "natural" character of Highfields.

Access

There is ample easy access to future development areas from Highfields and O'Brien Roads. There is one clearing in the existing trees to allow access from Clarke Road and both Bronwyn Court and Hitzke Crescent end at the site boundary. The sloping nature of the land may influence future road layouts in order to minimise cut and fill requirements.

Constraints

1. New street access points from Highfields Road are dictated by minimum distances from existing intersections.
2. Large mature native species are sensitive to disturbance and some species are prone to limb drop limiting the land uses that are compatible for their retention.
3. The existing Fire Station is an essential service which would require State Government investment in order to allow alternative land uses to occur in that location.
4. Complementary land uses are desirable adjacent to existing residences to minimise any impact on existing amenity.
5. Redevelopment on privately owned land is dependent on investment by external parties outside the control of Council.
6. Street networks must accommodate service, emergency and public transport vehicles.

Opportunities

1. Existing visual connections across O'Brien may be strengthened by aligning movement paths to link visible destinations.
2. Tall timber within and beyond the town centre create a strong visual edge and it may be possible to extend this scale and character of planting to define the western and southern town centre edges.
3. Extension of Bronwyn Court and Hitzke Crescent into the site could provide vehicular access to future development areas.
4. Realignment of O'Brien Road to intersect with Kratzke Road creates additional land on the western side which could create a significant landscape entrance feature to the town centre.
5. Wide road reserves allow for large scale street tree planting to create leafy boulevards around and within the town centre.
6. Existing mature trees may be used to create focal points and landmarks within the new town centre area.
7. Redevelopment of the site may improve pedestrian and cycle connectivity between eastern, western, northern and southern areas of central Highfields.
8. The strong visual connection from within the future development area back to the existing shopping centre may form paths linking the two sides of Obrien Road improving integration of the centre.



## MASTER PLAN 'PIECES'

The final Central Highfields Master Plan will be created by bringing together a selection of pieces. These pieces are much like a jigsaw puzzle except that, in this case, there are a variety of ways they can fit together to complete the picture.

Three options have been created to show how different pieces might be brought together in different ways.

One of these options might really appeal to you and be a good picture of how you see Central Highfields in the future.

Alternatively, you may like one option but wish to modify it by excluding some puzzle pieces and bringing in pieces from other options.

And of course, there might be something else that is different to any of the three options.

### 1. Land Use Areas

There are five puzzle pieces that have been used across the master plan options that relate to how land might be used.

#### (a) Retail / Commercial



This area has a range of activities including retail, office, health, dining, entertainment and community services. It would also have a residential component that is located above non-residential activities located at ground level.

There is a high interaction between the public and the activities within this area creating a vibrant heart to Highfields.

#### (b) Mixed Use

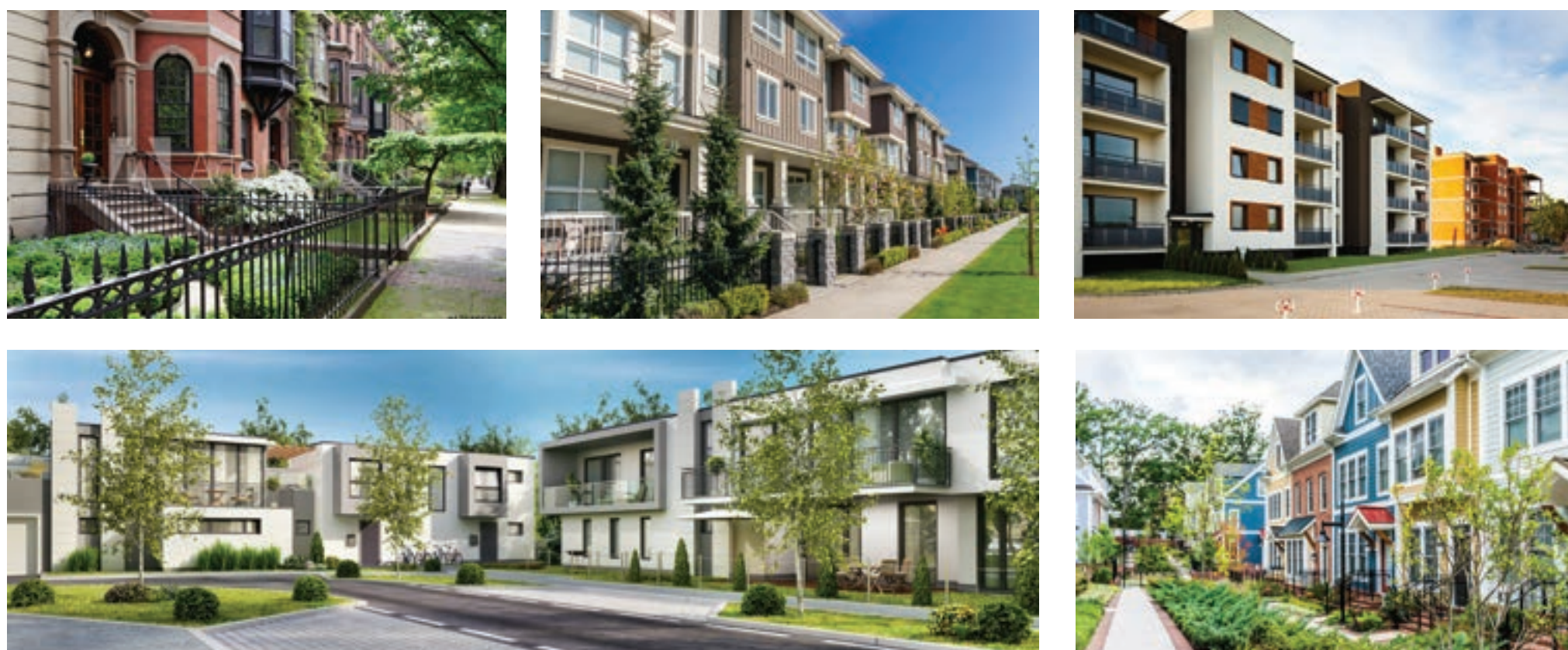


This area has a range of activities but not with the same level of public interaction as those within the **Retail/Commercial** area.

It's primarily an employment area where there are a range of jobs that might be related to one another or that are very different but are able to exist side by side. Jobs within this area might be in the fields of information and communications technology, research and development, health, defence (related to the activities at the Borneo Barracks), finance and high tech manufacturing.

This area may also include a residential component.

#### (c) Residential



This area includes a range of housing that takes advantage of its location within the heart of Highfields. Housing would be in a variety of primarily low set (1-4 storeys) medium density forms including detached houses on small lots (300 – 450m<sup>2</sup>), terrace houses and apartments.

#### (d) Community



This is an area containing community facilities such as a library, sports facilities, Council customer service centre and civic/events spaces.

#### (e) Open Space



This area comprises formal and informal parkland.

### 2. The Movement Network

The movement network makes up three of the puzzle pieces used in the master plan options.

#### (a) Existing Roads



The existing roads within the master plan area are:

- Highfields Road,
- O'Brien Road,
- Clarke Road,
- Kratzke Road,
- Rogers Drive,
- Balmoral Drive,
- Sean McCarthy Way,
- Andersson Court, and
- Lauder Drive (which is a private road).

#### (b) New Streets



New streets would provide vehicle, pedestrian and cyclist access to land use areas within the master plan area.

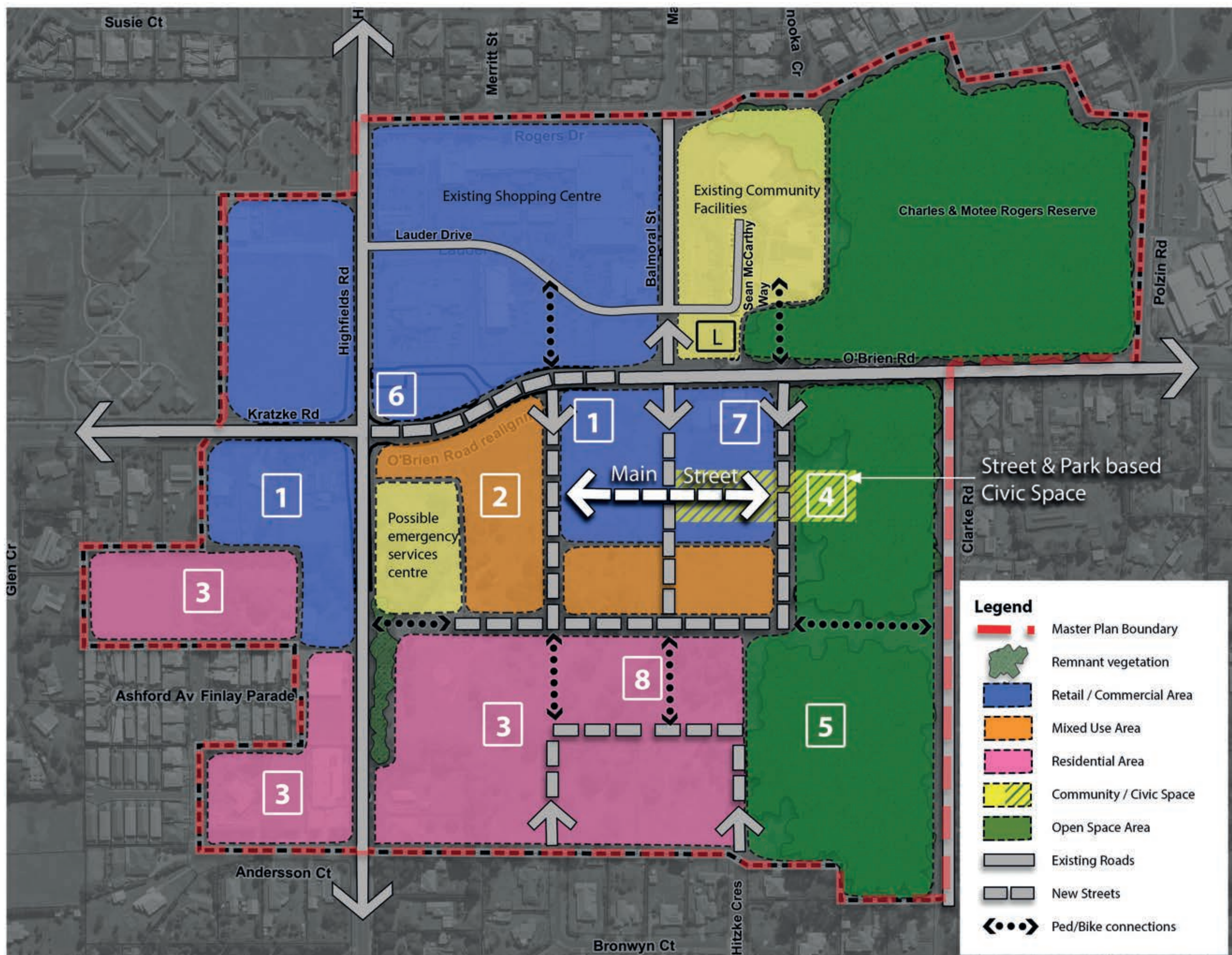
#### (c) Pedestrian Paths











Pedestrian Paths provide pedestrian only links into the master plan area, connecting with existing pedestrian paths within the surrounding area.



# MASTER PLAN OPTION 1



## The Puzzle Pieces Used in Option 1

	Puzzle Pieces	How it's been used
1 	Retail/Commercial Area	<ul style="list-style-type: none"> <li>Over the existing Highfields Village.</li> <li>Over land south-west of Highfields Road.</li> <li>New area south-east of O'Brien Road.</li> <li>Main Street running parallel with O'Brien Road.</li> </ul>
2 	Mixed Use Area	<ul style="list-style-type: none"> <li>South-east corner of Highfields and O'Brien Roads.</li> </ul>
3 	Residential Area	<ul style="list-style-type: none"> <li>Between the new Retail/Commercial area and existing residential land on Hitzke Crescent and Bronwyn Court.</li> <li>Land south-west of Highfields Road.</li> </ul>
4 	Community Area	<ul style="list-style-type: none"> <li>Over the existing community facilities.</li> <li>Emergency Services area on Highfields Road.</li> <li>New civic/events space utilising part of the main street and open space.</li> </ul>
5 	Open Space Area	<ul style="list-style-type: none"> <li>Over Charles and Motee Rogers Reserve.</li> <li>Over vegetated land along the south-west side of Clarke Road.</li> </ul>
6 	Existing Roads	<ul style="list-style-type: none"> <li>Realignment of O'Brien Road and signalised intersection with Highfields and Kratzke Roads</li> <li>No changes to Clarke Road, Kratzke Road, Rogers Drive, Andersson Court and Lauder Drive.</li> <li>Extension of Balmoral Drive to O'Brien Road.</li> <li>Partial closure of Sean McCarthy Way.</li> </ul>
7 	New Streets	<ul style="list-style-type: none"> <li>Grid of streets serving the new Retail/Commercial area.</li> <li>No street access from Highfields and Clarke Roads.</li> <li>New street linking Hitzke Crescent and Bronwyn Court.</li> </ul>
8 	Pedestrian Paths	<ul style="list-style-type: none"> <li>Pedestrian paths linking Clarke Road and Highfields Road with the Retail/Commercial area.</li> <li>Pedestrian paths linking existing and proposed residential areas to the new Retail/Commercial area.</li> </ul>



## MASTER PLAN OPTION 1

## 1. Land Use Areas

## (a) Retail / Commercial



## How has this puzzle piece been used in this option?

The **Retail / Commercial** area has been shown over land making up the existing Highfields Village on either side of Lauder Drive (this is the same in all three options).

A new area of approximately three hectares has been designated on the south-east side of O'Brien Road, opposite Highfields Village, to provide for the future needs of the Highfields community. This area has a 'main street' that runs parallel with O'Brien Road. It is noted that part of this area is currently occupied by the fire station. This option would not require the relocation of the fire station however relocation is preferred in the long term.

Three hectares of land has also been designed as **Retail / Commercial** on the south-west side of Highfields Road.

Altogether approximately 11 hectares has been designated for **Retail / Commercial** activities.

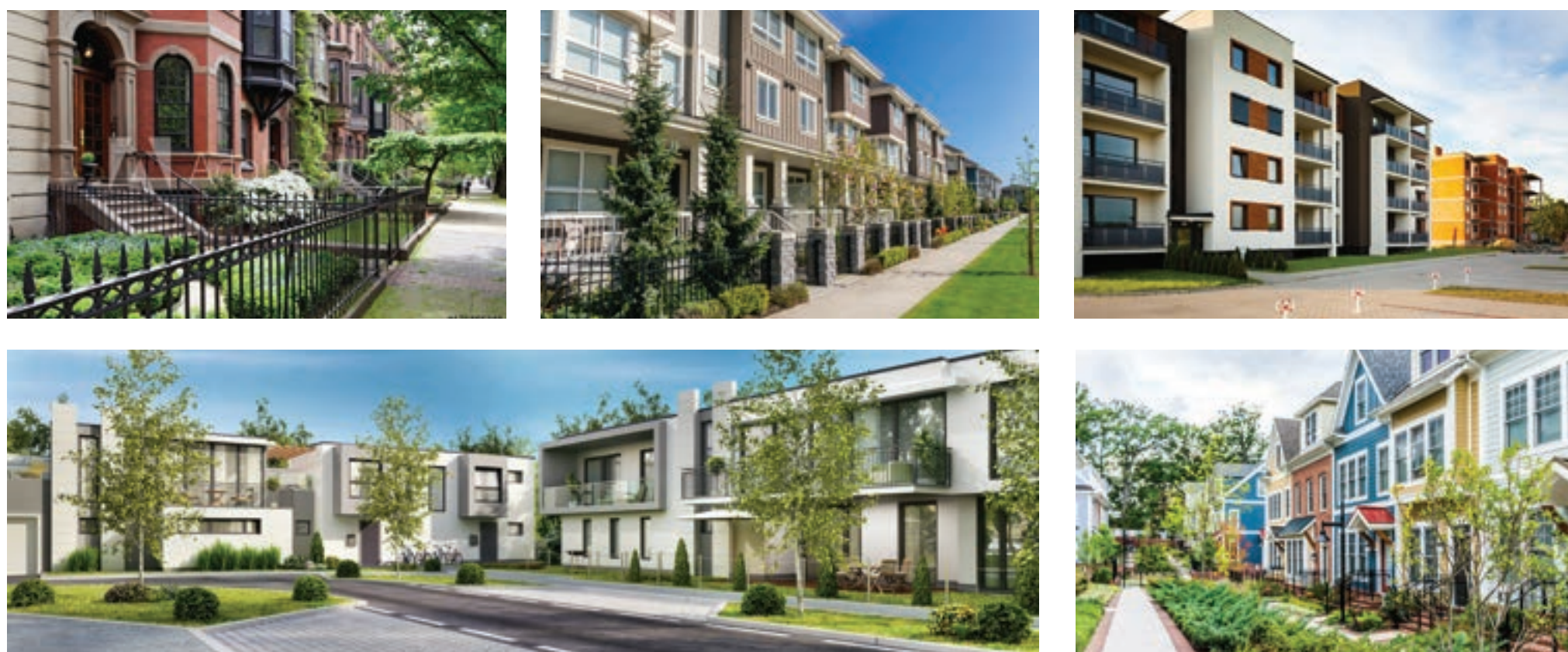
## (b) Mixed Use



## How has this puzzle piece been used in this option?

The **Mixed Use** area has been shown over land within the vicinity of the south-east corner of Highfields and O'Brien Roads, immediately adjoining the **Retail / Commercial** area.

## (c) Residential

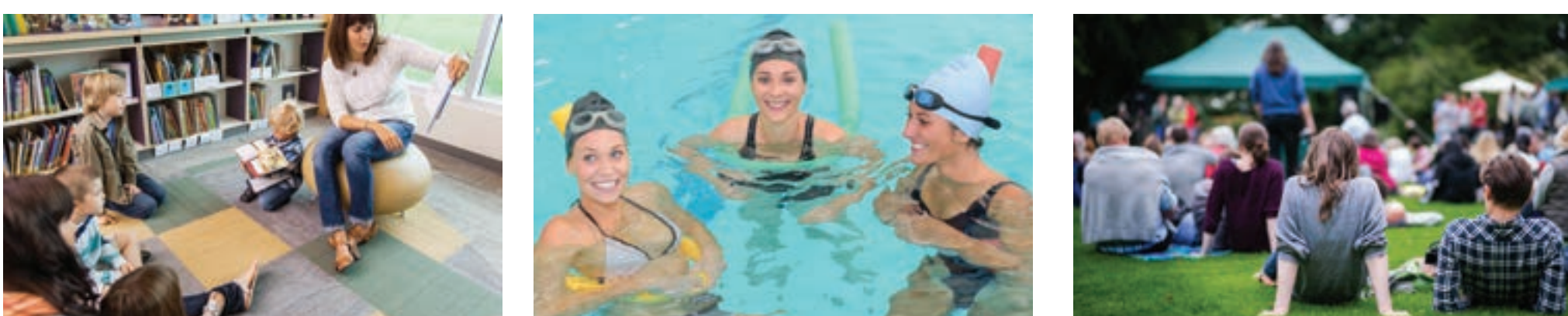


## How has this puzzle piece been used in this option?

Approximately four hectares of **Residential** area has been shown over land to the south-east of the proposed **Retail/Commercial** area, between that area and the existing low density residential land on Hitzke Crescent and Bronwyn Court.

Another two hectares of **Residential** area has been shown on the south-west side of Highfields Road.

## (d) Community



## How has this puzzle piece been used in this option?

The **Community** area has been shown over the land occupied by the existing cultural centre, sport and aquatic centre and library. It also includes the proposed site of the new library.

A civic/events space would be created in this option by utilising the road space at the north-eastern end of the proposed 'main street' together with part of the adjoining open space.

A new community area located on Highfields Road to accommodate Fire and Police Services.

## (e) Open Space



## How has this puzzle piece been used in this option?

The **Open Space** area has been shown over the existing Charles and Motee Rogers Reserve and an area of new open space over the area of vegetated land along the south-west side of Clarke Road.

This application of the **Open Space** area is consistent across all three master plan options.

## 2. The Movement Network

## (a) Existing Roads



## How has this puzzle piece been used in this option?

All options include the realignment of O'Brien Road to create a four way, signalised intersection with Highfields and Kratzke Roads.

O'Brien Road would continue to provide for vehicle movement through the centre of Highfields with pedestrian crossing points to allow for safe movement across this busy road.

Balmoral Drive would be extended through to and across O'Brien Road, into the new **Retail/Commercial** area.

The section of Sean McCarthy Way between O'Brien Road and Lauder Drive would be closed.

There would be no changes to Clarke Road, Kratzke Road, Rogers Drive, Andersson Court and Lauder Drive.

## (b) New Streets



## How has this puzzle piece been used in this option?

A grid pattern of **new streets** is proposed with access from O'Brien Road, serving the **Retail/Commercial** and **Mixed Use** areas. These streets would not connect to any other existing road under this option.

This option also proposes a **new street** extending from Hitzke Crescent and Bronwyn Court, connecting the proposed **Residential** area to the existing adjoining residential area. This street would not provide a connection to the new streets within the **Retail/Commercial** and **Mixed Use** areas preventing traffic from those areas from travelling through the proposed and existing residential areas.

## (c) Pedestrian Paths



## How has this puzzle piece been used in this option?

A **Pedestrian Path** has been shown through the open space area along Clarke Road, linking the pedestrian paths on Clarke Road and Tara Court with the new **Retail/Commercial** area.

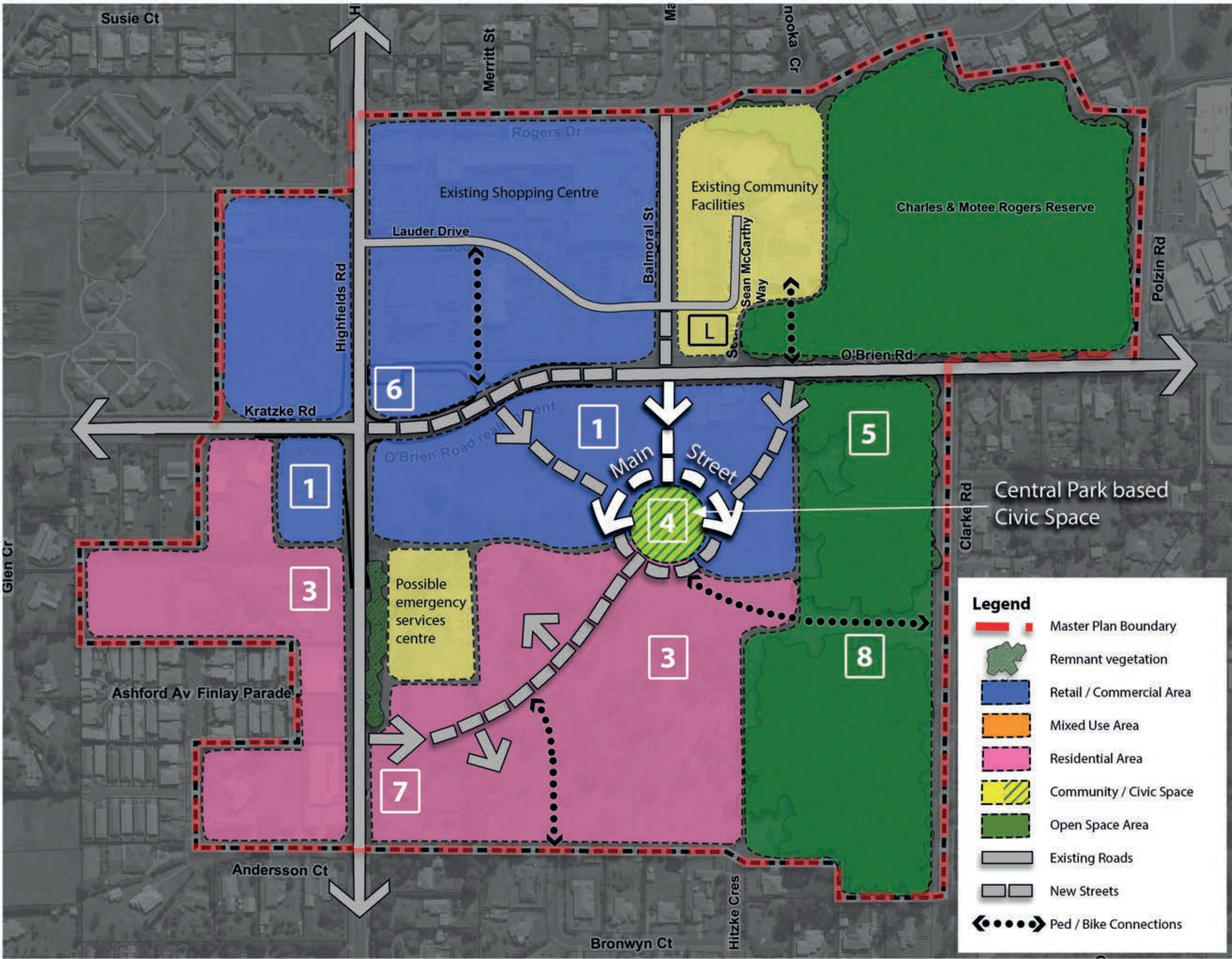
A **Pedestrian Path** has also been shown linking the pedestrian path on Highfields Road with the new **Retail/Commercial** area.

The Highfields Road and Clarke Road links connect with the proposed new street providing a continuous link through the centre of the master plan area.

Pedestrian Paths are also proposed linking the new **Residential** area with the new **Retail/Commercial** area.



MASTER PLAN OPTION 2



The Puzzle Pieces Used in Option 2

	Puzzle Pieces	How it's been used
1	Retail/Commercial Area	<ul style="list-style-type: none"><li>Over the existing Highfields Village.</li><li>Over land on the south-west corner of Highfields and Kratzke Roads.</li><li>New 3.5ha area south-east of O'Brien Road.</li><li>Main Street running off O'Brien Road.</li></ul>
2	Mixed Use Area	<ul style="list-style-type: none"><li>There is no Mixed Use area within this option. Activities that might occur within a Mixed Use area would occur in the Retail/Commercial area in this option.</li></ul>
3	Residential Area	<ul style="list-style-type: none"><li>4ha area between the new Retail/Commercial area and existing residential land on Hitzke Crescent and Bronwyn Court.</li><li>2.5ha area on land south-west of Highfields Road.</li></ul>
4	Community Area	<ul style="list-style-type: none"><li>Over the existing community facilities.</li><li>Emergency Services area on Highfields Road.</li><li>New centrally located civic/events space at the end of the main street.</li></ul>
5	Open Space Area	<ul style="list-style-type: none"><li>Over Charles and Motee Rogers Reserve.</li><li>Over vegetated land along the south-west side of Clarke Road.</li></ul>
6	Existing Roads	<ul style="list-style-type: none"><li>Realignment of O'Brien Road and signalised intersection with Highfields and Kratzke Roads. No changes to Clarke Road, Kratzke Road, Rogers Drive, Andersson Court and Lauder Drive.</li><li>Extension of Balmoral Drive to O'Brien Road.</li><li>Partial closure of Sean McCarthy Way.</li></ul>
7	New Streets	<ul style="list-style-type: none"><li>New streets serving the new Retail/Commercial area.</li><li>New street access from Highfields Road but not Clarke Road.</li></ul>
8	Pedestrian Paths	<ul style="list-style-type: none"><li>Pedestrian paths linking Clarke Road with the Retail/Commercial area.</li><li>Pedestrian paths linking existing and proposed residential areas to the new Retail/Commercial area.</li></ul>



## MASTER PLAN OPTION 2

## 1. Land Use Areas

## (a) Retail / Commercial



## How has this puzzle piece been used in this option?

The **Retail/Commercial** area has been shown over land making up the existing Highfields Village on either side of Lauder Drive (this is the same in all three options).

A new area of approximately three and a half hectares has been designated on the south-east side of O'Brien Road, opposite Highfields Village, to provide for the future needs of the Highfields community. This area has a 'main street' that runs off O'Brien Road. It is noted that part of this area is currently occupied by the fire station. This option would not require the relocation of the fire station however relocation is preferred in the long term.

A small area of land has also been designated as **Retail/Commercial** on the south-west corner of Highfields and Kratzke Roads.

Altogether approximately 11 hectares has been designated for **Retail/Commercial** activities.

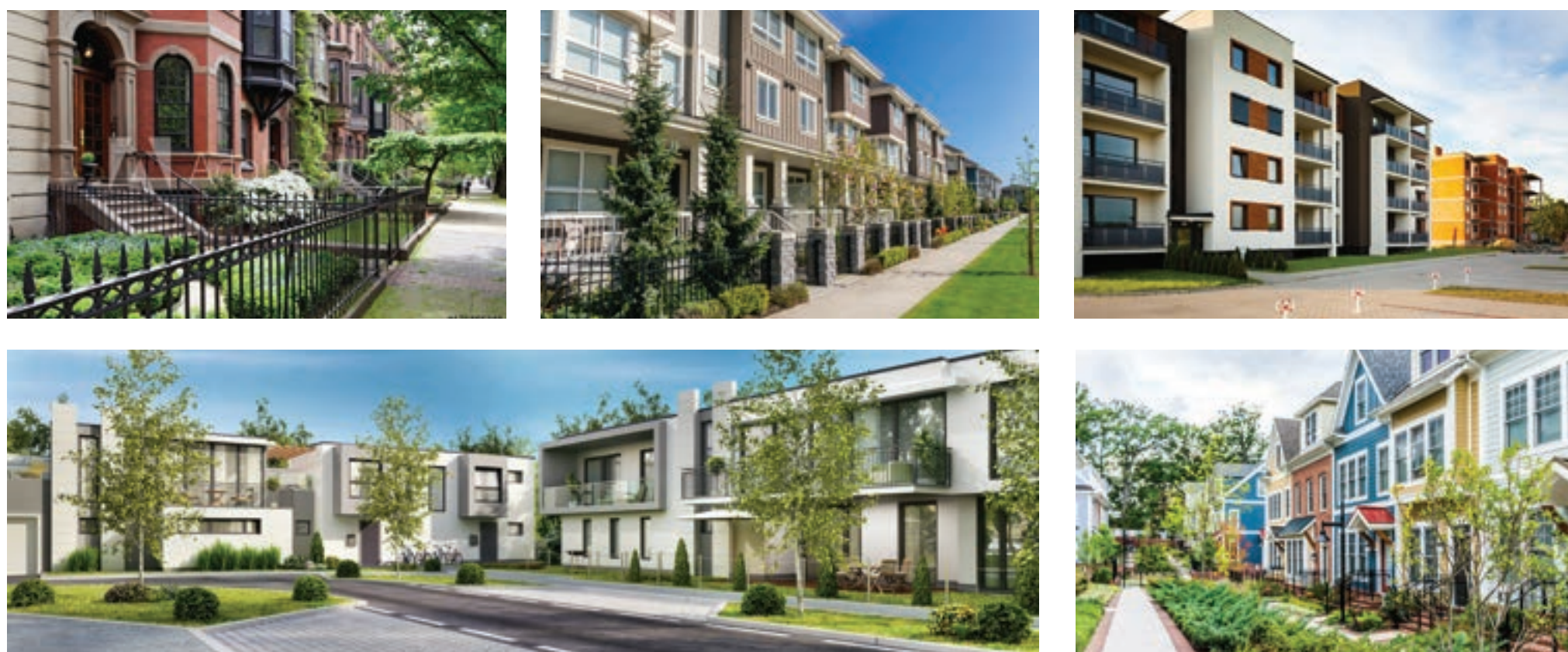
## (b) Mixed Use



## How has this puzzle piece been used in this option?

This option does not include a **Mixed Use** area. Mixed use activities described above would be located within the **Retail/Commercial** area under this option.

## (c) Residential



## How has this puzzle piece been used in this option?

Approximately four hectares of **Residential** area has been shown over land to the south-east of the proposed **Retail/Commercial** area, between that area and the existing low density residential land on Hitzke Crescent and Bronwyn Court.

Another two and a half hectares of **Residential** area has been shown on the south-west side of Highfields Road.

## (d) Community



## How has this puzzle piece been used in this option?

The **Community** area has been shown over the land occupied by the existing cultural centre, sport and aquatic centre and library. It also includes the proposed site of the new library.

A civic/events space within an area of approximately one hectare would be located centrally within the land bounded by O'Brien, Highfields and Clarke Roads, at the end of the 'main street'.

A new community area located on Highfields Road to accommodate Fire and Police Services.

## (e) Open Space



## How has this puzzle piece been used in this option?

The **Open Space** area has been shown over the existing Charles and Motee Rogers Reserve and an area of new open space over the area of vegetated land along the south-west side of Clarke Road.

This application of the **Open Space** area is consistent across all three master plan options.

## 2. The Movement Network

## (a) Existing Roads



## How has this puzzle piece been used in this option?

All options include the realignment of O'Brien Road to create a four way, signalised intersection with Highfields and Kratzke Roads.

O'Brien Road would continue to provide for vehicle movement through the centre of Highfields with pedestrian crossing points to allow for safe movement across this busy road.

Balmoral Drive would be extended through to and across O'Brien Road, into the new **Retail/Commercial** area with the section of Balmoral Drive south-east of O'Brien Road forming the 'main street'.

The section of Sean McCarthy Way between O'Brien Road and Lauder Drive would be closed.

There would be no changes to Clarke Road, Kratzke Road, Rogers Drive, Andersson Court and Lauder Drive.

## (b) New Streets



## How has this puzzle piece been used in this option?

**New streets** are proposed with access from both O'Brien and Highfields Roads, serving the **Retail/Commercial**, **Mixed Use** and **Residential** areas. These streets would not connect to Clarke Road under this option.

The **new street** surrounding the civic/events space would be a one way low speed environment enabling safe pedestrian movement.

## (c) Pedestrian Paths



## How has this puzzle piece been used in this option?

A **Pedestrian Path** has been shown through the open space area along Clarke Road, linking the pedestrian paths on Clarke Road and Tara Court with the new **Retail/Commercial** area.

**Pedestrian Paths** are also proposed linking the new **Residential** area with the new **Retail/Commercial** area.



MASTER PLAN OPTION 3



The Puzzle Pieces Used in Option 3

	Puzzle Pieces	How it's been used
1	Retail/Commercial Area	<ul style="list-style-type: none"><li>Over the existing Highfields Village.</li><li>Over land south-west of Highfields Road.</li><li>New 2ha area on the south-east corner of Highfields and O'Brien Roads, extending along O'Brien Road.</li><li>1ha area on Highfields Road set aside to meet long term demand.</li><li>Main Street running along O'Brien Road.</li></ul>
2	Mixed Use Area	<ul style="list-style-type: none"><li>2 hectares located centrally within the land bounded by Highfields, O'Brien and Clarke Roads.</li></ul>
3	Residential Area	<ul style="list-style-type: none"><li>4.5ha of land between the new Mixed Use area and existing residential land on Hitzke Crescent and Bronwyn Court.</li><li>Residential area facing the Clarke Road open space.</li><li>1ha of land south-west of Highfields Road.</li></ul>
4	Community Area	<ul style="list-style-type: none"><li>Over the existing community facilities.</li><li>Emergency Services area on Highfields Road.</li><li>New civic/events space on O'Brien Road adjacent to the new Clarke Road Open Space and opposite the proposed new library site.</li></ul>
5	Open Space Area	<ul style="list-style-type: none"><li>Over Charles and Motee Rogers Reserve.</li><li>Over vegetated land along the south-west side of Clarke Road.</li></ul>
6	Existing Roads	<ul style="list-style-type: none"><li>Realignment of O'Brien Road and signalised intersection with Highfields and Kratzke Roads</li><li>No changes to Clarke Road, Kratzke Road, Rogers Drive, Andersson Court and Lauder Drive.</li><li>Extension of Balmoral Drive to O'Brien Road.</li><li>Partial closure of Sean McCarthy Way.</li></ul>
7	New Streets	<ul style="list-style-type: none"><li>Grid of streets serving the new Retail/Commercial, Mixed Use and Residential areas.</li><li>Street access from O'Brien, Highfields and Clarke Roads.</li></ul>
8	Pedestrian Paths	<ul style="list-style-type: none"><li>Pedestrian paths linking existing and proposed residential areas to the new Retail/Commercial and Mixed Use areas.</li></ul>



## MASTER PLAN OPTION 3

## 1. Land Use Areas

## (a) Retail / Commercial



## How has this puzzle piece been used in this option?

The **Retail/Commercial** area has been shown over land making up the existing Highfields Village on either side of Lauder Drive (this is the same in all three options).

A new area of approximately two hectares has been designated on the north-east corner of O'Brien Road and Highfields Road, extending along O'Brien Road, to provide for the future needs of the Highfields community. This area has a 'main street' that runs along O'Brien Road and one hectare on Highfields Road set aside for long term retail/commercial needs.

Two hectares of land has also been designated as **Retail/Commercial** on the south-west side of Highfields Road, creating a retail/commercial area running along the full length of that side of Highfields Road within the master plan area.

Altogether approximately 11 hectares has been designated for **Retail/Commercial** activities.

## (b) Mixed Use



## How has this puzzle piece been used in this option?

The **Mixed Use** area has been shown over two hectares of land centrally located within the land bounded by Highfields, O'Brien and Clarke Roads, immediately adjoining the **Retail/Commercial** area.

## (c) Residential



## How has this puzzle piece been used in this option?

Approximately four and a half hectares of **Residential** area has been shown over land to the south-east of the proposed **Retail/Commercial** and **Mixed Use** areas, between that area and the existing low density residential land on Hitzke Crescent and Bronwyn Court. This creates a fully residential interface with the Clarke Road open space.

Another one hectare of **Residential** area has been shown on the south-west side of Highfields Road.

## (d) Community



## How has this puzzle piece been used in this option?

The **Community** area has been shown over the land occupied by the existing cultural centre, sport and aquatic centre and library. It also includes the proposed site of the new library.

A civic/events space is located on O'Brien Road, immediately adjoining the Clarke Road open space and opposite proposed site for the new library. It's noted that provision of this space would require the relocation of the existing fire station.

## (e) Open Space



## How has this puzzle piece been used in this option?

The **Open Space** area has been shown over the existing Charles and Motee Rogers Reserve and an area of new open space over the area of vegetated land along the south-west side of Clarke Road.

This application of the **Open Space** area is consistent across all three master plan options.

## 2. The Movement Network

## (a) Existing Roads



## How has this puzzle piece been used in this option?

All options include the realignment of O'Brien Road to create a four way, signalised intersection with Highfields and Kratzke Roads.

O'Brien Road would continue to provide for vehicle movement through the centre of Highfields with pedestrian crossing points to allow for safe movement across this busy road.

Balmoral Drive would be extended through to and across O'Brien Road, into the new **Retail/Commercial** area.

The section of Sean McCarthy Way between O'Brien Road and Lauder Drive would be closed.

There would be no changes to Clarke Road, Kratzke Road, Rogers Drive, Andersson Court and Lauder Drive.

## (b) New Streets



## How has this puzzle piece been used in this option?

A grid pattern of **new streets** is proposed with access from O'Brien Road, Highfields and Clarke Roads, serving the **Retail/Commercial**, **Mixed Use** and **Residential** areas. These streets would not connect to Hitzke Crescent or Bronwyn Court under this option.

## (c) Pedestrian Paths



## How has this puzzle piece been used in this option?

**Pedestrian Paths** are proposed linking the new **Residential** area with the new **Retail/Commercial** area.