

C.2. Phasing



Completeness
of Community



Ease of
Movement



Quality of Life
& Wellbeing



Flexibility &
Adaptability



Viability &
Robustness

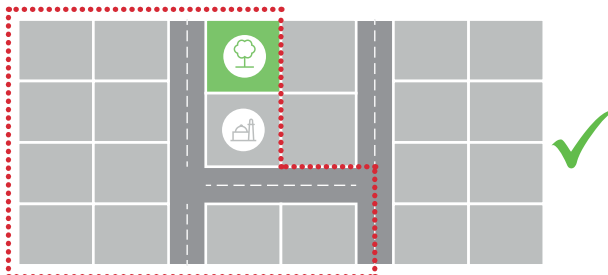


Efficient Use
of Resources

A coherently phased development requires certain elements of a master plan to be delivered at key stages. Phasing should ensure a logical and coordinated delivery that supports the planning and sustainable development of the site. For instance, providing adequate levels of utilities, community facilities and services at an early stage will allow for the delivery of self-sufficient and resilient developments at every stage of the development's life cycle.

As such, it is essential to consider the limitations and opportunities of existing and planned infrastructure and their impact on the viability of the phasing strategy.

Phase 1



Phase 1



Figure C.2: Ensure facilities or access is provided within the first phases

C.3. Natural Environment



Completeness
of Community



Environment
& Nature



Efficient Use
of Resources

During the site analysis, it is essential to assess, identify and explore ways to incorporate natural features. For example, a site's existing trees, vegetation and animal habitats should be incorporated into a master plan's design. Considering the site's topography to minimize the need for cut and fill will reduce the costs and lessen the adverse impact to the environment.

Similarly, maximizing catchment and utilization of infrastructure during planning reduces the adverse impacts on the environment and conserves natural areas for habitat and ecological functions.

Promoting walkability and creating a transit-oriented development supports in conserving energy and improving air quality.

Moreover, to promote local biodiversity, water, and energy conservation, it is recommended to use sustainable and environmentally friendly landscaping, such as native or naturalized vegetation, and green infrastructure features, such as planted drainage swales. In addition to their benefits to the environment, such features will enhance the quality of life and create a unique and natural experience for all.