

AN INFORMAL GRID PATTERN OF ROADS PROVIDES:

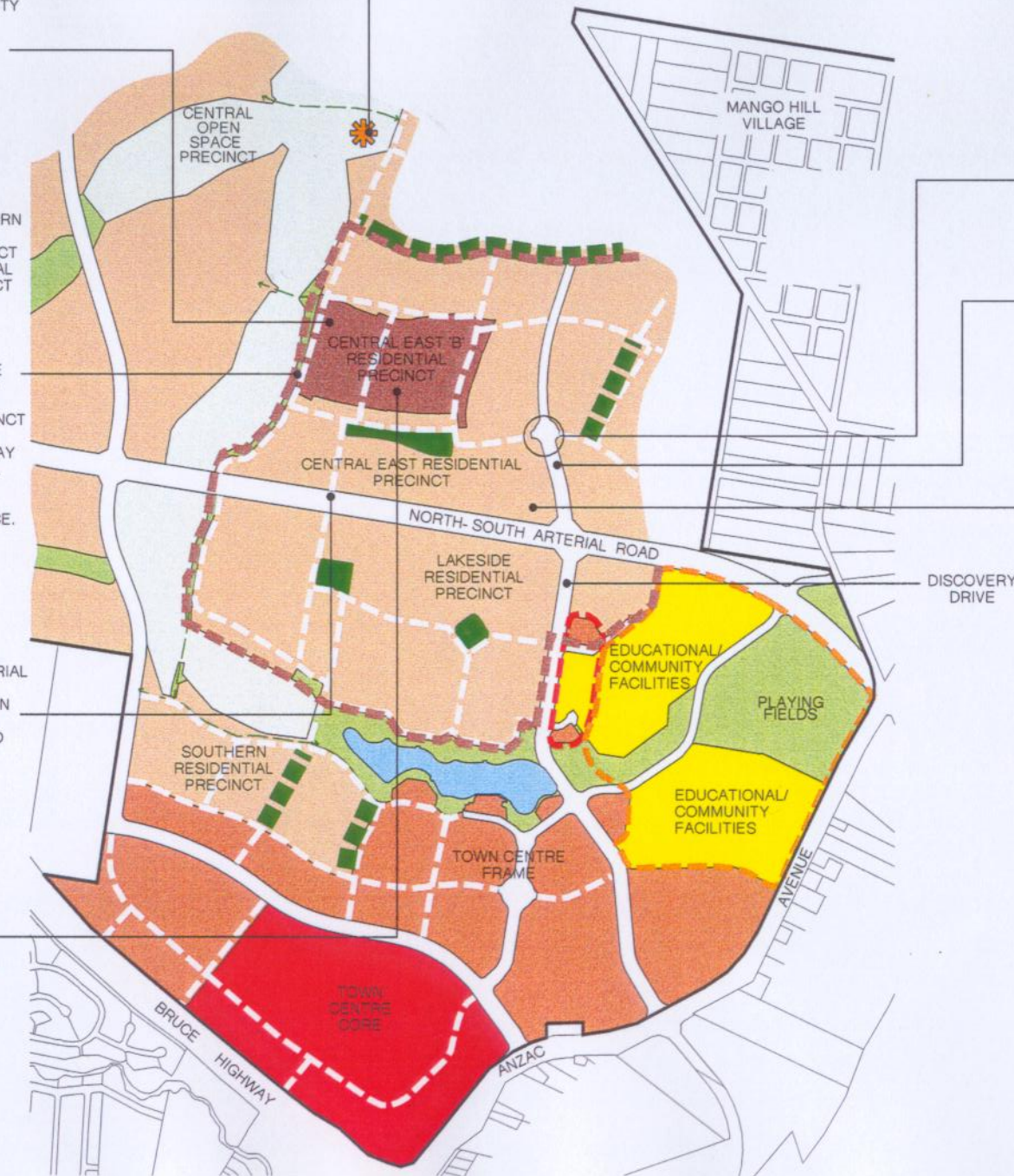
- HIGH LEVEL OF ACCESSIBILITY
- HIGH CONNECTIVITY
- ENHANCED LEGIBILITY
- PERMEABLE LANDSCAPE CONNECTIONS AND VIEW CORRIDORS TO THE CENTRAL OPEN SPACE PRECINCT TO THE WEST, THE VALLEY OPEN SPACE TO THE NORTH, AS WELL AS TO THE INTERNAL PATTERN OF VILLAGE AND LOCAL PARKS WITHIN THIS PRECINCT AND THE ADJACENT CENTRAL EAST RESIDENTIAL PRECINCT

LINEAR PARK AND ESPLANADE ROAD CONNECTS NORTH AND SOUTH ALONG PARTS OF THE CENTRAL OPEN SPACE PRECINCT ACCOMMODATING A MAJOR PEDESTRIAN/CYCLIST PATHWAY AND PROVIDING A HIGH LEVEL OF VISIBILITY AND IDENTIFICATION WITH THIS ADJACENT MAJOR OPEN SPACE.

NEARBY NORTH-SOUTH ARTERIAL ROAD CORRIDOR TO BE ATTRACTIVELY LANDSCAPED IN COMBINATION WITH SOUND ATTENUATION MEASURES AND SPECIAL ENTRY POINT TREATMENTS TO ADJACENT RESIDENTIAL PRECINCT.

PROPOSED LOCAL PARKS INTERCONNECTED BY LANDSCAPED LOCAL ROADS AND PROVIDING A MAJOR EAST-WEST STRUCTURAL LANDSCAPE ELEMENT WITHIN THE PRECINCT.

RECREATIONAL FACILITIES NODE (Possible Golf Clubhouse)



A STRONG ARRIVAL IMAGE TO BOTH THE CENTRAL EAST AND CENTRAL EAST 'B' RESIDENTIAL PRECINCTS WILL BE PROVIDED VIA A MAJOR ENTRY OFF THE DISCOVERY DRIVE EXTENSION AT A POINT WHERE IT PROVIDES VIEWS INTO THE VALLEY OPEN SPACE CORRIDOR TO THE NORTH.

EXTENSION NORTHWARDS OF DISCOVERY DRIVE PROVIDES MAJOR ROAD ACCESS SOUTH FROM THE PRECINCT TO THE NORTH-SOUTH ARTERIAL ROAD, THE TOWN CENTRE AND ANZAC AVENUE. A MID-PRECINCT CONNECTION AND AN UNDERPASS TO THE NORTH-SOUTH ARTERIAL ROAD ARE ALSO PROVIDED TO ENHANCE OVERALL VEHICULAR / PEDESTRIAN / CYCLIST CONNECTIVITY.

THE CENTRAL EAST 'B' RESIDENTIAL PRECINCT FORMS PART OF A LARGER URBAN RESIDENTIAL DISTRICT WHICH EXTENDS NORTH FROM THE TOWN CENTRE FRAME AND IS BROADLY DEFINED BY THE CENTRAL OPEN SPACE PRECINCT AND MANGO HILL VILLAGE. THREE ROADS AND PATHWAY CONNECTIONS TO THE SOUTH OF THE PRECINCT VIA THE ADJACENT CENTRAL EAST RESIDENTIAL PRECINCT AND MULTIPLE CONNECTIONS TO THE NORTH PROVIDE CONVENIENT ACCESS TO SCHOOLS AND LOCAL COMMUNITY FACILITIES IN NEARBY PRECINCTS.



## CENTRAL EAST 'B' RESIDENTIAL PRECINCT

DEVELOPMENT CONTEXT AND CONCEPT PRINCIPLES

0 125 250 375 500 625 metres

Scale 1 : 12 500 AT A3

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FIGURE 3