



LOCAL PARKS
Generally within 200 metres of dwellings

MAJOR PRECINCT NODES
To reinforce precinct identity

COMPREHENSIVE PEDESTRIAN / CYCLIST NETWORK
To link all residential precincts to community facilities, the Town Centre and MIBA, and achieve high connectivity

LEGEND

- Urban Residential
- Linear Park
- Village Park (within adjacent residential precinct)
- Local Parks
- Indicative Road Reserve
- Indicative Collector Streets
- Indicative Road Access Points
- Indicative Bus Route Options
- Visual Links
- Major Recreational Paths
- Gross Pollutant Trap
- Stormwater Filtration Wetlands
- Precinct Boundary

CENTRAL OPEN SPACE PRECINCT

POSSIBLE BUS ROUTE OPTIONS

To be within 400 metres (5 minute walk) of all dwellings

INTEGRATION OF HOUSING TYPES

Providing a range of housing choices and achieving a diversity of architectural character

VISTAS TO OPEN SPACE

SMALL LOTS IN PRIME LOCATIONS

Generally on more gentle topography and adjacent to parkland.

SPECIAL STREETSCAPE TREATMENT OF RESIDENTIAL ROADS

Promoting a landscaped environment, reinforcing road hierarchy and enhancing driving experience

NOTE:

The boundaries of the precinct and the layout and area of uses are shown in notional terms only. The final boundaries of all land use elements within the precinct area will be fixed upon approval of subsequent sector plans.



CENTRAL EAST 'B' RESIDENTIAL PRECINCT

PRINCIPLES PLAN

0 30 60 90 120 150 metres



Scale 1:3000 AT A3

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FIGURE 5