

## SPECIAL STREETSCAPE TREATMENT OF MAJOR ROADS

Promoting a landscaped environment and enhancing driving experience

## COMPREHENSIVE PEDESTRIAN / CYCLIST NETWORK

To link all residential precincts to community facilities, the Town Centre and MIBA, and achieve high connectivity

URBAN RESIDENTIAL

## VILLAGE PARK

Generally within 400 metres of each dwelling

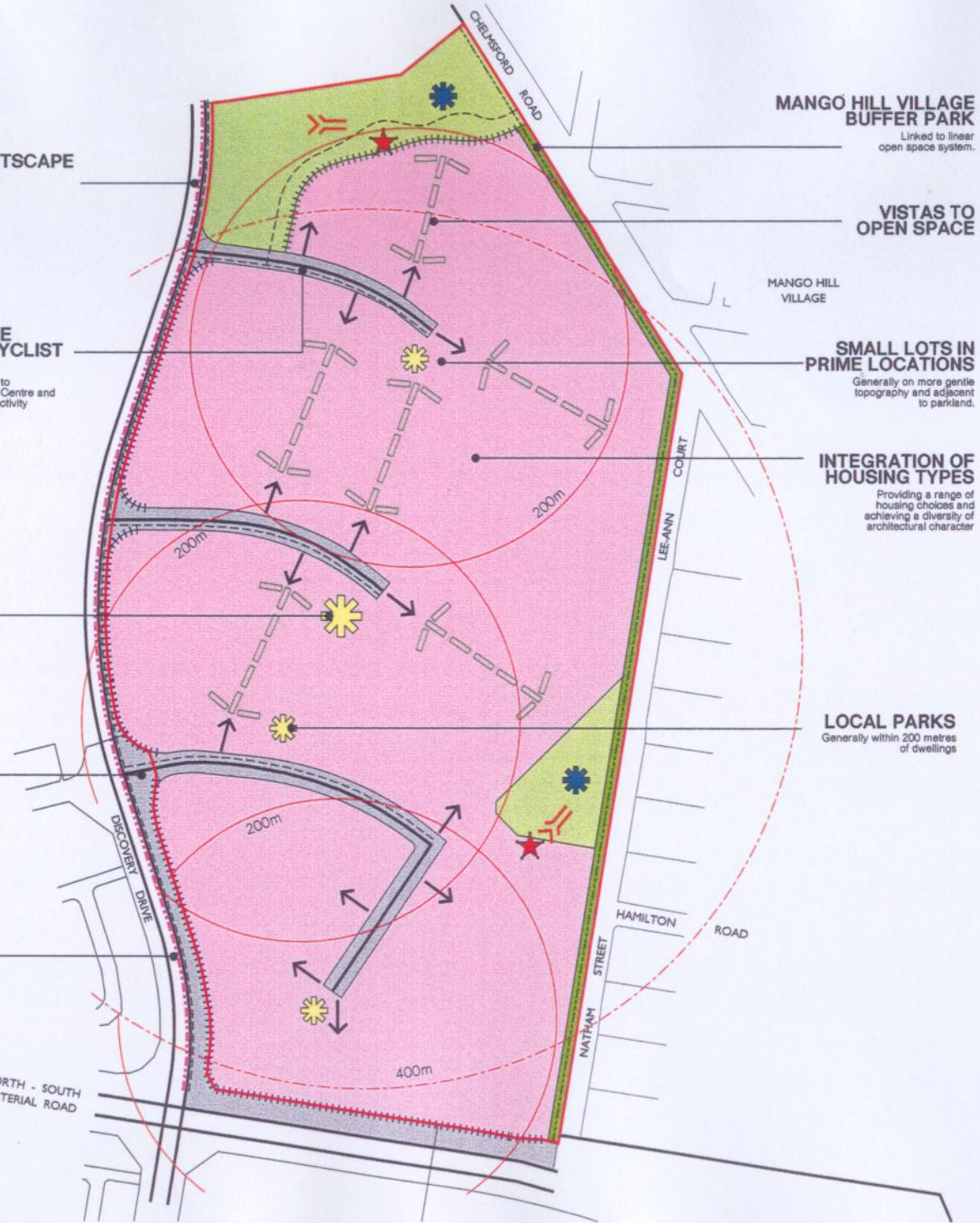
## MAJOR ENTRY POINTS

Including landscaping and possible gateway signage

## BUS ROUTE OPTIONS

Generally within 400 metres of dwellings

NORTH - SOUTH ARTERIAL ROAD



## MANGÓ HILL VILLAGE BUFFER PARK

Linked to linear open space system.

## VISTAS TO OPEN SPACE

MANGÓ HILL VILLAGE

## SMALL LOTS IN PRIME LOCATIONS

Generally on more gentle topography and adjacent to parkland.

## INTEGRATION OF HOUSING TYPES

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

## LOCAL PARKS

Generally within 200 metres of dwellings

### LEGEND

- Urban Residential
- Linear Park
- Linear Park and Buffer
- Special Residential Edge Treatment (Landscaped Interface to Residential Development)
- Village Park
- Local Parks
- Landscaped Detention Basin
- Indicative Road Reserve
- Noise Attention and Landscape Treatment
- Major Roads
- Indicative Collector Streets
- Indicative Road Access Points
- Indicative Bus Route Options
- Visual Links
- Major Recreational Paths
- Possible Major Recreational Trail
- Gross Pollutant Trap
- Stormwater Filtration Wetlands
- Precinct Boundary

### 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.



## EAST RIDGE RESIDENTIAL PRECINCT

### PRINCIPLES PLAN

0 40 80 120 160 200 metres



Scale 1:4000 AT A3

File No. F 2.4.6

Dgn No. ER-PP-F05 A

OCTOBER 2001

FIGURE 5