

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 (LINEAR PARK) TO THE NORTH, AS WELL AS TO THE PATTERN OF VILLAGE AND LOCAL PARKS WITHIN THE ADJACENT CENTRAL EAST RESIDENTIAL PRECINCTS

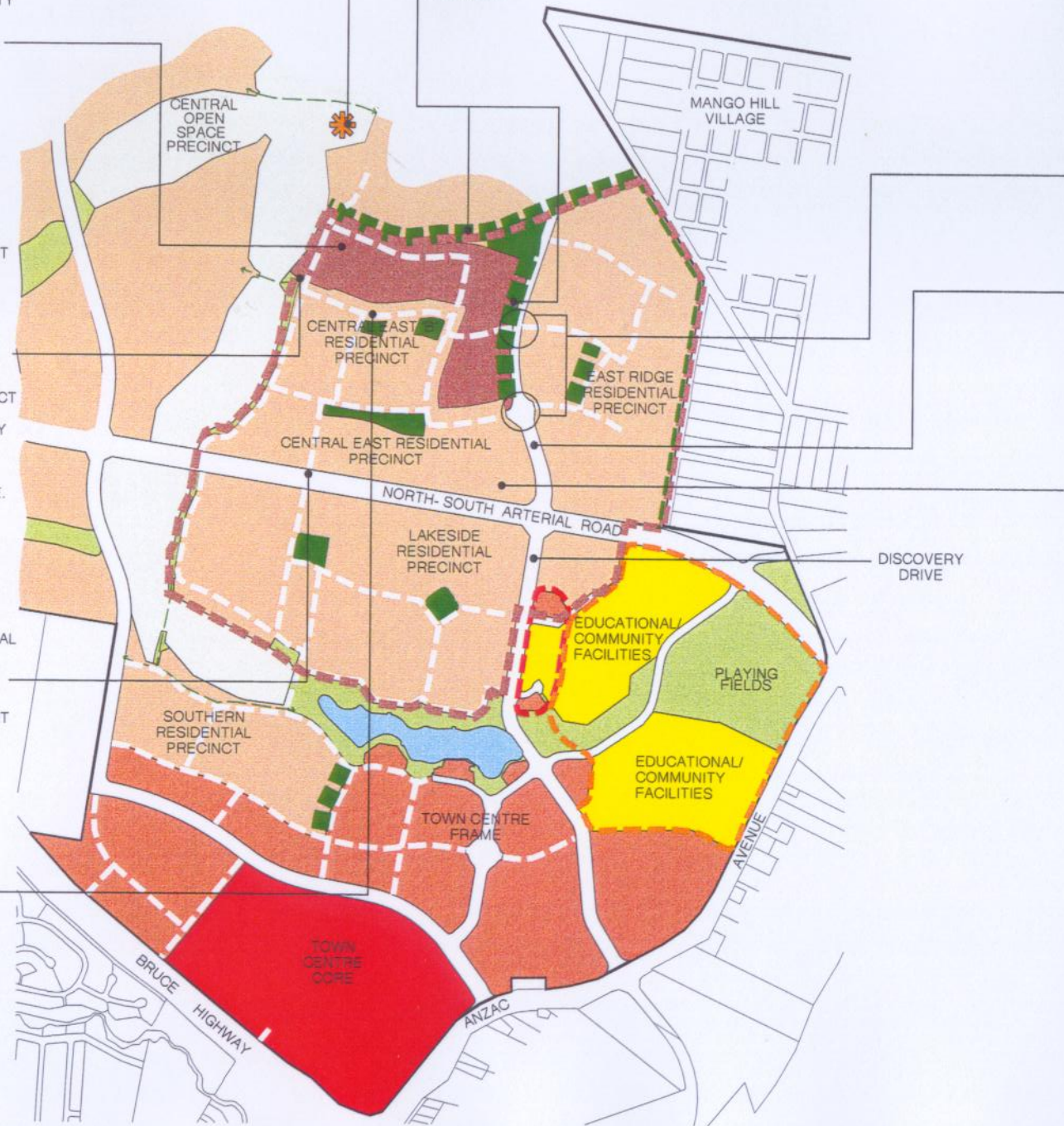
LINEAR PARK AND ESPLANADE ROAD CONNECTS NORTH AND SOUTH ALONG PARTS OF THE CENTRAL OPEN SPACE PRECINCT ACCOMMODATING A MAJOR PEDESTRIAN/CYCLIST PATHWAY AND PROVIDING A HIGH LEVEL OF VISIBILITY AND IDENTIFICATION WITH THIS ADJACENT MAJOR OPEN SPACE.

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

ADJACENT LOCAL PARKS INTERCONNECTED WITH CENTRAL EAST 'C' RESIDENTIAL PRECINCT BY LANDSCAPED LOCAL ROADS.

RECREATIONAL FACILITIES NODE (Golf Clubhouse)

PROPOSED LINEAR PARK SYSTEM ACCOMMODATING RETENTION OF EXISTING CORRIDOR OF MELALEUCA AND PROVIDING MAJOR EAST-WEST AND NORTH-SOUTH STRUCTURAL LANDSCAPE ELEMENTS WITHIN THE PRECINCT.



A STRONG ARRIVAL IMAGE TO THE CENTRAL EAST RESIDENTIAL PRECINCTS WILL BE PROVIDED VIA A MAJOR ENTRY AND A SECONDARY ENTRY OFF THE DISCOVERY DRIVE EXTENSION AT POINTS WHERE VIEWS TOWARDS THE VALLEY OPEN SPACE CORRIDOR TO THE NORTH ARE PROVIDED.

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 AN ESPLANADE ROAD VIA AN UNDERPASS TO THE NORTH-SOUTH ARTERIAL ROAD EXTENDING UP ALONG THE WESTERN EDGE OF THE PRECINCT IS ALSO PROVIDED TO ENHANCE OVERALL VEHICULAR / PEDESTRIAN / CYCLIST CONNECTIVITY.

THE CENTRAL EAST 'C' 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 PRECINCTS AND CONNECTIONS TO THE NORTH PROVIDE CONVENIENT ACCESS TO SCHOOLS AND LOCAL COMMUNITY FACILITIES IN NEARBY PRECINCTS.



CENTRAL EAST 'C' RESIDENTIAL PRECINCT

DEVELOPMENT CONTEXT AND CONCEPT PRINCIPLES



Scale 1 : 12 500 AT A3

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FIGURE 3