

AN INFORMAL GRID PATTERN OF ROADS PROVIDES:

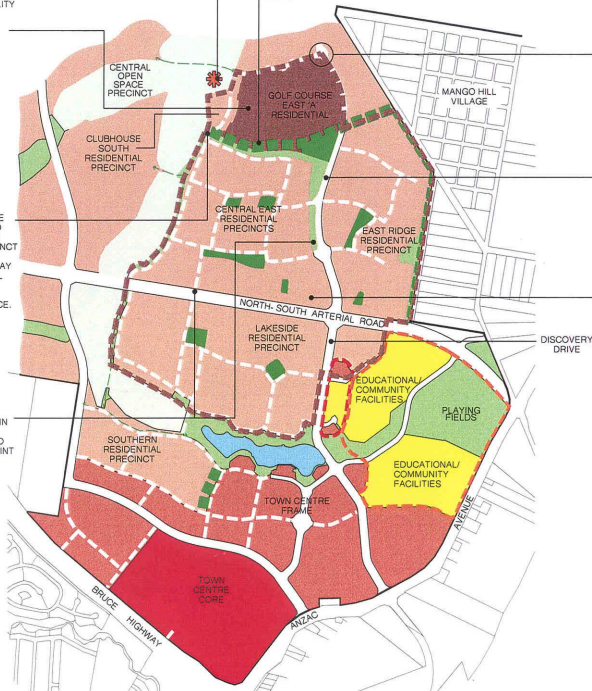
- HIGH LEVEL OF ACCESSIBILITY
- HIGH CONNECTIVITY
- ENHANCED LEGIBILITY
- PERMEABLE LANDSCAPE CONNECTIONS AND VIEW CORRIDORS TO THE CENTRAL OPEN SPACE PRECINCT TO THE WEST AND THE VALLEY OPEN SPACE (LINEAR PARK) TO THE SOUTH.

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.

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

RECREATIONAL FACILITIES NODE (Golf Clubhouse)

PROPOSED LINEAR PARK SYSTEM ACCOMMODATING RETENTION OF EXISTING CORRIDOR OF MELALEUCA AND PROVIDING MAJOR EAST-WEST STRUCTURAL LANDSCAPE ELEMENT WITHIN THE DEVELOPMENT AREA.



A STRONG ARRIVAL IMAGE TO THE GOLF COURSE EAST 'A' RESIDENTIAL PRECINCT AND CENTRAL OPEN SPACE PRECINCT WILL BE PROVIDED VIA A ROAD EXTENSION FROM A MAIN ENTRY OFF DISCOVERY DRIVE.

EXTENSION NORTHWARDS OF DISCOVERY DRIVE PROVIDES MAJOR ROAD ACCESS 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 THROUGH THE ADJACENT CLUBHOUSE SOUTH RESIDENTIAL PRECINCT IS ALSO PROVIDED TO ENHANCE OVERALL VEHICULAR / PEDESTRIAN / CYCLIST CONNECTIVITY.

THE GOLF COURSE EAST 'A' 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. ROADS AND PLANNED 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.



GOLF COURSE EAST 'A' RESIDENTIAL PRECINCT

DEVELOPMENT CONTEXT AND CONCEPT PRINCIPLES

Scale 1: 12,500 AT A3

File No. F 2.4.12

Dgn No. GCEA-PP-P03

MAY 2002

