

LEGEND

FUTURE LOCAL COMMUNITY FACILITIES

A STRONG ARRIVAL IMAGE TO THE GOLF COURSE EAST 'B' RESIDENTIAL PRECINCT AND CENTRAL OPEN SPACE PRECINCT WILL BE PROVIDED VIA BRIDGEPORT DRIVE AND OTHER SECONDARY ENTRY ROADS OFF DISCOVERY DRIVE.

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

EXTENSION NORTHWARDS OF DISCOVERY DRIVE PROVIDES MAJOR ROAD ACCESS FROM THE PRECINCT TO THE NORTH-SOUTH ARTERIAL ROAD, THE TOWN CENTRE AND ANZAC AVENUE.

THE GOLF COURSE EAST 'B' RESIDENTIAL PRECINCT FORMS PART OF A LARGER URBAN RESIDENTIAL DISTRICT WHICH EXTENDS NORTH FROM THE NORTH-SOUTH ARTERIAL ROAD 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 GOLF COURSE EAST 'A' AND CENTRAL EAST RESIDENTIAL PRECINCTS AND CONNECTIONS TO THE EAST PROVIDE CONVENIENT ACCESS TO SCHOOLS AND LOCAL COMMUNITY FACILITIES IN NEARBY PRECINCTS.

PROPOSED EAST-WEST LINEAR PARK THROUGH PRECINCT CONNECTS FROM THE LINEAR PARK ADJACENT TO MANGO HILL VILLAGE IN THE EAST THROUGH TO THE NORTHERNMOST PEDESTRIAN/CYCLIST CROSSING OF THE GOLF COURSE.

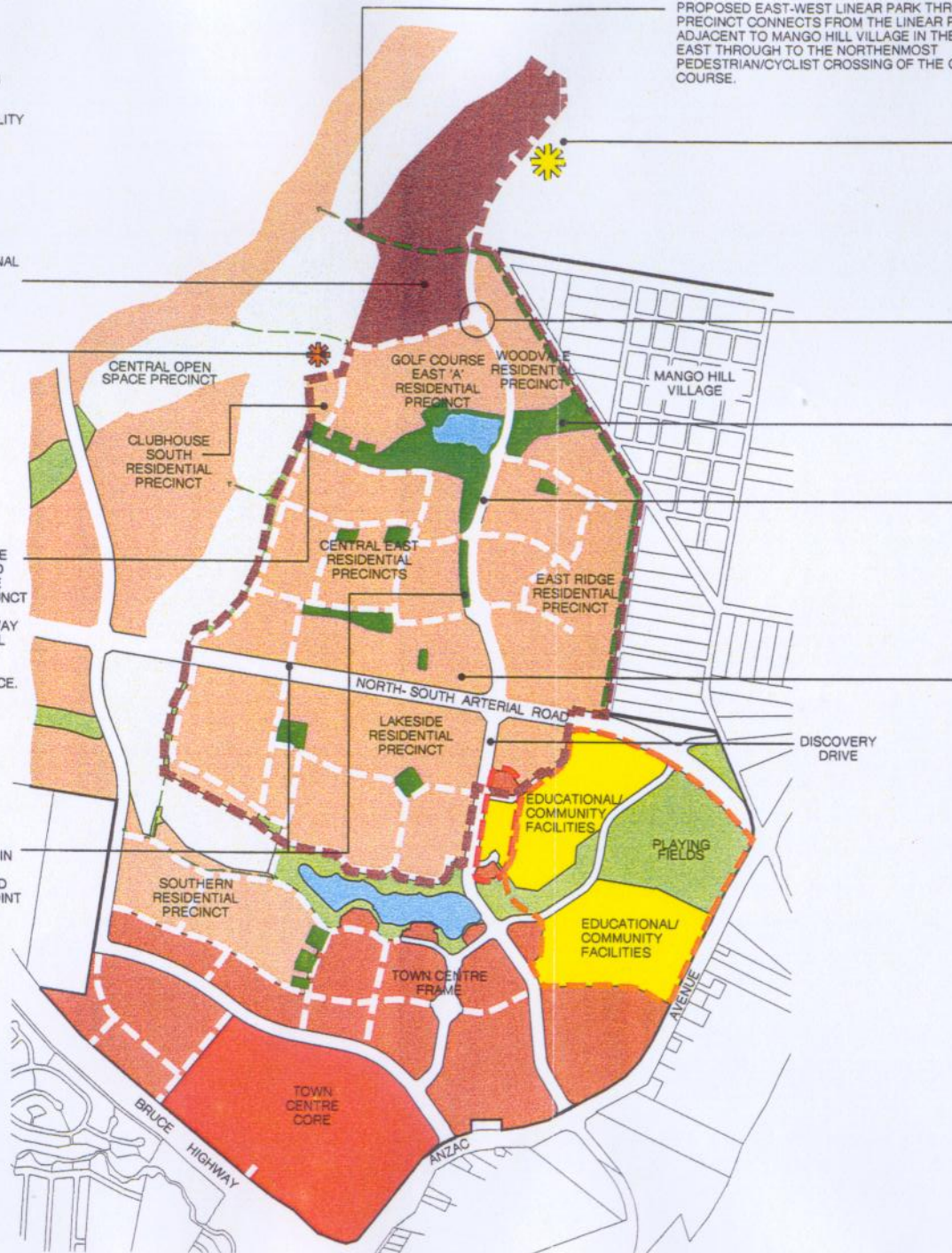
AN INFORMAL GRID PATTERN OF ROADS PROVIDES:

- HIGH LEVEL OF ACCESSIBILITY
- HIGH CONNECTIVITY
- ENHANCED LEGIBILITY
- PERMEABLE LANDSCAPE CONNECTIONS AND VIEW CORRIDORS TO THE CENTRAL OPEN SPACE PRECINCT AND THE INTERNAL PARK SYSTEM

RECREATIONAL FACILITIES NODE (Golf Clubhouse)

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.



GOLF COURSE EAST 'B' RESIDENTIAL PRECINCT

DEVELOPMENT CONTEXT AND CONCEPT PRINCIPLES

