

## DEVELOPMENT OPPORTUNITIES

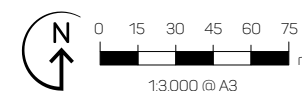
- 1 EXTENSION OF TATANA WAY TO LEGANA PRIMARY SCHOOL AND RELOCATED LEGANA RECREATION PRECINCT
- 2 RELOCATE LEGANA RECREATION PRECINCT TO OLD DAIRY WAY (SOUTHERN PRECINCT)
- 3 OPPORTUNITY FOR A NEW BUSINESS VENTURE WITH FULL-LENGTH SHOPFRONT ACCESS ALONG THE PROPERTY BOUNDARY DIRECTLY ONTO THE PLAZA
- 4 RESTRUCTURED STREETSCAPE TO THE OUTSIDE CORNER OF LEGANA GROVE TO SHIFT THE FOCUS TO PEDESTRIAN SAFETY AND VISUAL AMENITY
- 5 LARGE COMMISSIONED PUBLIC ART INSTALLATION
- 6 PUBLIC PARK WITH PICNIC SHELTERS AND OPEN LAWN AREA
- 7 PEDESTRIAN ACCESS FROM BULMAN DRIVE TO THE PUBLIC PARK AND TOWN CENTRE
- 8 SIDE STREET TO PROVIDE AN ACCESSIBLE AND LINKED INTERFACE
- 9 TWO-WAY VEHICLE ACCESS FROM THE CIVIC CENTRE CARPARK TO FULTON STREET
- 10 OPPORTUNITY FOR MIXED USE DEVELOPMENT SURROUNDING A PUBLIC PLAZA, WITH RETAIL AT GROUND LEVEL, RESIDENTIAL ABOVE AND BASEMENT CAR PARKING
- 11 LARGE CIVIC PLAZA SPACE WITH OPEN PAVED AREAS, SEATING, AND FEATURE GARDENS
- 12 OPPORTUNITY TO CREATE A CIVIC CENTRE / OFFICE ACCOMMODATION
- 13 SIGNALISED INTERSECTION WITH FULTON STREET
- 14 POTENTIAL EXPANSION OF TOWN CENTRE WITH SMALL SCALE RETAIL AND MIXED USE OPPORTUNITIES
- 15 INNER RESIDENTIAL TO ENCOURAGE HOUSING DIVERSITY
- 16 OPPORTUNITY FOR FUTURE INTENSIFICATION OF AGED CARE FACILITY
- 17 INNER RESIDENTIAL / DIVERSE HOUSING OPTIONS WITH POTENTIAL FOR A HOTEL ADJACENT THE NEW LEGANA RECREATION PRECINCT
- 18 TRAFFIC-CALMING PEDESTRIAN CROSSING
- 19 ENCOURAGE PEDESTRIAN LINKAGES THROUGHOUT TOWN CENTRE
- 20 ENCOURAGE LANDOWNER TO CONSIDER LONG-TERM DESIGN PLANS
- 21 BOULEVARD TREE PLANTING ALONG TATANA WAY AND FULTON STREET TO CREATE A COHESIVE TOWN CENTRE STREETSCAPE
- 22 LONG TERM EXPANSION OPPORTUNITY FOR CIVIC AND COMMERCIAL FACILITIES

### LEGEND

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| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #f5c6cb; margin-right: 5px;"></span> Existing Town Centre                   | <span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Bus Stop         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> Possible Town Centre Expansion         | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed orange; margin-right: 5px;"></span> Service & Delivery Vehicle Access |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3cd; border: 1px solid #ffeeba; margin-right: 5px;"></span> Possible Inner Residential Zone        | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Current Vehicle Access               |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> Possible Future Building               | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Future Vehicle Access                |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> Approved / Under Construction Building | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed green; margin-right: 5px;"></span> Current Pedestrian Access          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> Boulevard Planting                     | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed green; margin-right: 5px;"></span> Future Pedestrian Access           |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> Preferred Crossing Points              |  |

TOWN CENTRE

STRUCTURE PLAN



HOLMES DYER