



APPENDIX A

Endorsed Flinders (Precinct 1) Context Plan

Drawing No.: RD1002, Revision Q

Prepared by Roberts Day

dated 14 July 2017



FLINDERS
PRECINCT 01

CONTEXT PLAN

LEGEND

- Flinders Site Boundary
- Priority Development Area (PDA) Boundary
- Neighbourhood / Hamlet Boundary
- Town Centre - minimum net residential density - 25 dwellings/ hectare
- Neighbourhood Centre - minimum net residential density - 20 dwellings/ hectare
- Urban Living - minimum net residential density - 15 dwellings/ hectare (unless it can be demonstrated this density cannot be achieved due to site constraints)

Community Facilities + Uses

- State Primary School
- Potential Private Primary School
- Kindergarten
- Potential Private Kindergarten
- Childcare
- Neighbourhood Meeting Room/ House
- Community Facility + Place of Assembly inc. Library
- District Community Centre Hub including Branch Library + Local Youth Centre
- Multi - Purpose Community Use Area
- Art Gallery
- Community Health Hub
- Potential District Community Garden
- Potential Neighbourhood Community Garden
- Potential Urban Community Garden

Natural Area

- Environmental Protection Zone
- Natural Area (including waterways + stream protection zones)
- Recreational Lake (Indicative)
- Waterways - indicative centreline
- Woollaman Creek Biodiversity Corridor (50m setback from high bank)

Waterways - Offset lines from High Bank

- Approx. High Bank
- 10m Offset from High Bank
- 25m Offset from High Bank
- 50m Offset from High Bank

Open Space, Sport + Recreation

- Major Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- District Sports Park
- Outdoor Recreational (Golf Course) (subject to further approval)
- Swimming Pool
- Civic Park

Movement Network

- Urban Arterial *
- Trunk Connector *
- Shared Paths
- Potential Shared Path Links (Subject to investigation)
- Potential Low Impact Walking Trails
- Indicative Road Links

* Refer Movement Network Plan

Bushfire Protection

- Fire Trails

Infrastructure

- Reservoir(s)
- Public Utilities Location (subject to future designation/agreement)

Q	Remove Movement Network outside of site	140717	YD
P	Show 50m Offset to Woollaman & Undullah Creeks	290617	AR
O	Include Second Potential Private School	060617	CC
N	Adjust Primary School	120417	YD
M	Add Major road types to legend	310317	YD
L	For Issue	300317	YD
K	Response to revised engineered lake extents	290317	DSC
A	DRAFT for Review	040215	JD
no.	revision	date	initial

Title FLINDERS - PRECINCT 01 CONTEXT PLAN

Prepared for PACIFIQ

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date 14.07.17
size A1
drawing no. RD1002
revision Q
drawn DSC
approved CC
notes See notations above.

PACIFIQ

scale
0 75 150 225 300 375m
0 150 300 450 600 1125m
1:7500 @ A1
1:15,000 @ A3