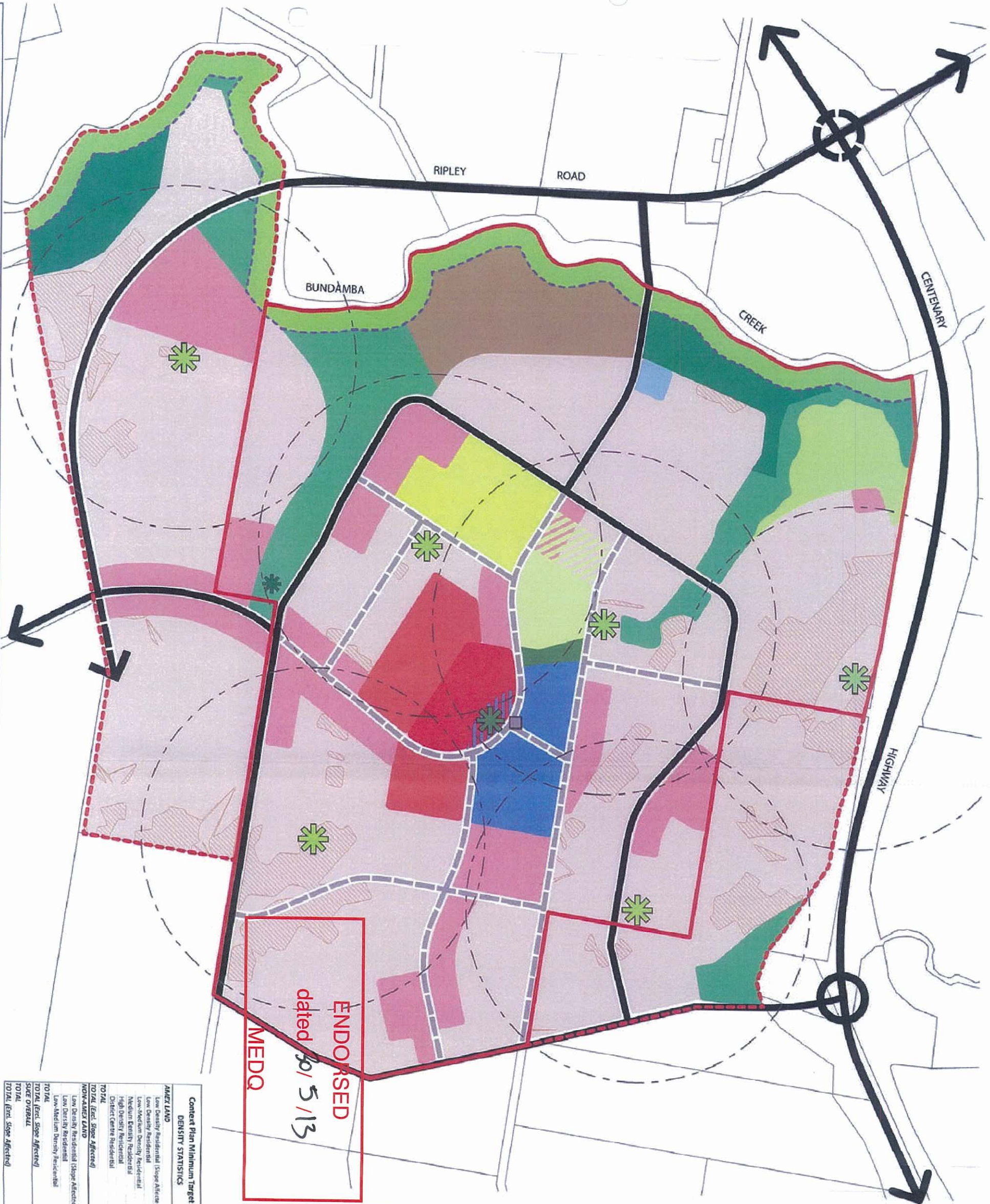




ENDORSED
dated 30/5/13
MEDQ

Context Plan Minimum Target Density Statistics				Notes / Assumptions	
Area (ha)	Dwellings /ha	Total Dwellings	Area (ha)		
Low Density Residential (Slope Affected)	35.2	122	100.9	16	1462
Low Density Residential	35.2	122	100.9	16	1462
Low-Medium Density Residential	35.2	122	100.9	16	1462
Medium Density Residential	35.2	122	100.9	16	1462
High Density Residential	35.2	122	100.9	16	1462
District Centre Residential	35.2	122	100.9	16	1462
TOTAL	147.3	500	147.3	21.0	3098
MOVABLE LAND					
Low Density Residential (Slope Affected)	10.4	8	60.1	15	902
Low Density Residential	10.4	8	60.1	15	902
Low-Medium Density Residential	10.4	8	60.1	15	902
Medium Density Residential	10.4	8	60.1	15	902
High Density Residential	10.4	8	60.1	15	902
District Centre Residential	10.4	8	60.1	15	902
TOTAL	44.5	33	44.5	15.3	1235
TOTAL (Excl. Slope Affected)	202.8	533	202.8	36.3	4333
TOTAL (Excl. Slope Affected)	202.8	533	202.8	36.3	4333

LAND BUDGET				NON-RESIDENTIAL GFA	
Area (ha)	Percentage	Area (ha)	Percentage	Area (ha)	Percentage
TOTAL SITE AREA	228.3	100.0%	228.3	100.0%	100.0%
Open Space (local road & neighbourhood recreation park)	15.2	6.5%	10.4	4.5%	4.5%
Low Density Residential (Slope Affected)	101.9	44.6%	60.1	26.3%	26.3%
Low Density Residential	101.9	44.6%	60.1	26.3%	26.3%
Low-Medium Density Residential	15.2	6.5%	10.4	4.5%	4.5%
Medium Density Residential	7.5	3.4%	5.0	2.2%	2.2%
High Density Residential	3.8	1.7%	2.5	1.1%	1.1%
District Centre Residential	1.7	0.7%	1.1	0.5%	0.5%
TOTAL DEVELOPABLE AREA	147.3	64.5%	80.5	35.3%	15.6%
NON-RESIDENTIAL GFA AREA					
Neighbourhood / Sales Centre	0.6	0.3%	-	-	-
District Centre	4.4	2.0%	-	-	-
School	6.5	3.0%	-	-	-
Health Hub	2.5-10*	1.1%	-	-	-
Police Station	-	-	-	-	-
TOTAL NON-RESIDENTIAL GFA AREA	14.0	6.1%	6.3	2.8%	2.8%
Open Space (Neighbourhood recreation park) Inc. in developable land					
Bundamba Creek Buffer	8.5	3.8%	5.5	2.4%	2.4%
Major Sports Park	10.0	4.5%	-	-	-
District Sports Park	5.5	2.5%	-	-	-
District Recreation Park	4.0	1.8%	-	-	-
Linear Park & Stormwater Management	14.1	6.4%	4.5	2.0%	2.0%
City Park / Plaza	1.5	0.7%	-	-	-
TOTAL AREA OF OPEN SPACE	43.6	19.1%	16.2	7.1%	7.1%

* Area subject to further investigation of form and function of community facilities and detailed site planning requirements by relevant service provider.

Legend	
Active Recreation Node	Neighbourhood Recreation Park
Neighbourhood Recreation Park	Bundamba Creek Buffer
400m Walkable Catchment	
Land Uses	
Low Density Residential	Slope Affected Low Density Residential
Low-Medium Density Residential	Medium Density Residential
High Density Residential	District Centre Residential
District Centre (City Park Steerly)	Linear Park & Stormwater Management
Major Road Linkages	Major Road Linkages (possible alternative bridge)
Minor Road Linkages	Highway Junction
School	

DISCLAIMER
The contents of this plan are conceptual. All areas are approximate and subject to relevant studies, survey, engineering and Council approval. The information used in this plan is drawn from the following sources:
Site Boundaries: Ipswich DCCB
Council: Ipswich DCCB
Council: Ipswich DCCB

NOTES
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NON-RESIDENTIAL GFA	
Neighbourhood / Sales Centre	3,000m ²
Retail	200m ²
Commercial	15,000m ²
Service Industry	5,000m ²