

PRELIMINARY ONLY

CENTURY

CREEK

ROAD

RIPLEY

BUNDAMBA

HIGHWAY

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

30 MAY 2013

MEDQ

Legend

Land Uses

- Amex Site Boundary
- Non-Amex Site Boundaries
- 400m Walkable Catchment
- Low Density Residential
- Slope Affected Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- District Centre
- District Centre (Civic Park Slewing)
- Community Facilities
- Neighbourhood / Sales Centre
- School

Open Space

- Active Recreation Park
- Neighbourhood Recreation Park
- Bundamba Creek Buffer
- Major Sports Park
- District Recreation Park
- Civic Park (Recreation)
- Civic Park (Plazas)
- Linear Park & Stormwater Management

Roads

- Major Road Linkages
- Major Road Linkages (possible alternative linkage)
- Minor Road Linkages
- Highway Junction

DISCLAIMER

The Master Plans are intended to guide development within the Secondary Urban Centre East and show the preferred land use designations and structural elements. The Master Plans do not prescribe these designations and structural elements with complete accuracy and the final location will be determined through further detailed design and development applications.

NOTES

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
Contours: Ipswich DCCB
Contours: Cardno

NON-RESIDENTIAL GFA		
Neighbourhood / Sales Centre	Retail	3,000m ²
	Commercial	2,000m ²
District Centre	Retail	15,000m ²
	Commercial	1,000m ²
	Service Industry	5,000m ²

LAND BUDGET		
Area (ha)	Percentage	
Total Site Area		
220.9	100.0%	
Developable Land (inc. local roads & neighbourhood recreation parks)		
15.2	6.9%	
Low Density Residential (Slope Affected)		
103.9	47.0%	
15.2	6.9%	
7.5	3.4%	
3.8	1.7%	
1.7	0.7%	
147.3	66.7%	
Non Residential GFA Area		
0.6	0.3%	
4.4	2.0%	
6.5	3.0%	
2.5-0*	1.1%	
Total Non Residential GFA Area		
14.0	6.3%	
Total Area of Non Local Roads		
16.1	7.3%	
Open Space (neighbourhood recreation parks inc. in developable land)		
8.5	3.8%	
10.0	4.5%	
5.5	2.5%	
4.0	1.8%	
14.1	6.4%	
1.5	0.7%	
Total Area of Open Space		
43.6	19.7%	

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

Master Plan Minimum Target DENSITY STATISTICS			Notes / assumptions	
	Area (ha)	Dwellings /ha	Total Dwellings	
	Approx.		Approx.	
AMEX LAND				
Low Density Residential (Slope Affected)	15.2	8	122	pre-earthworks slope of >12.5%
Low Density Residential	103.9	16	1662	includes 5x neighbourhood recreation parks & local roads
Low-Medium Density Residential	15.2	25	380	
Medium Density Residential	7.5	60	452	
High Density Residential	3.8	80	304	excludes plaza
District Centre Residential	1.7	100	170	includes residential slewing of retail (rooftop towers additional)
TOTAL	147.3	210	3090	
TOTAL (Excl. Slope Affected)	132.1	22.5	2968	

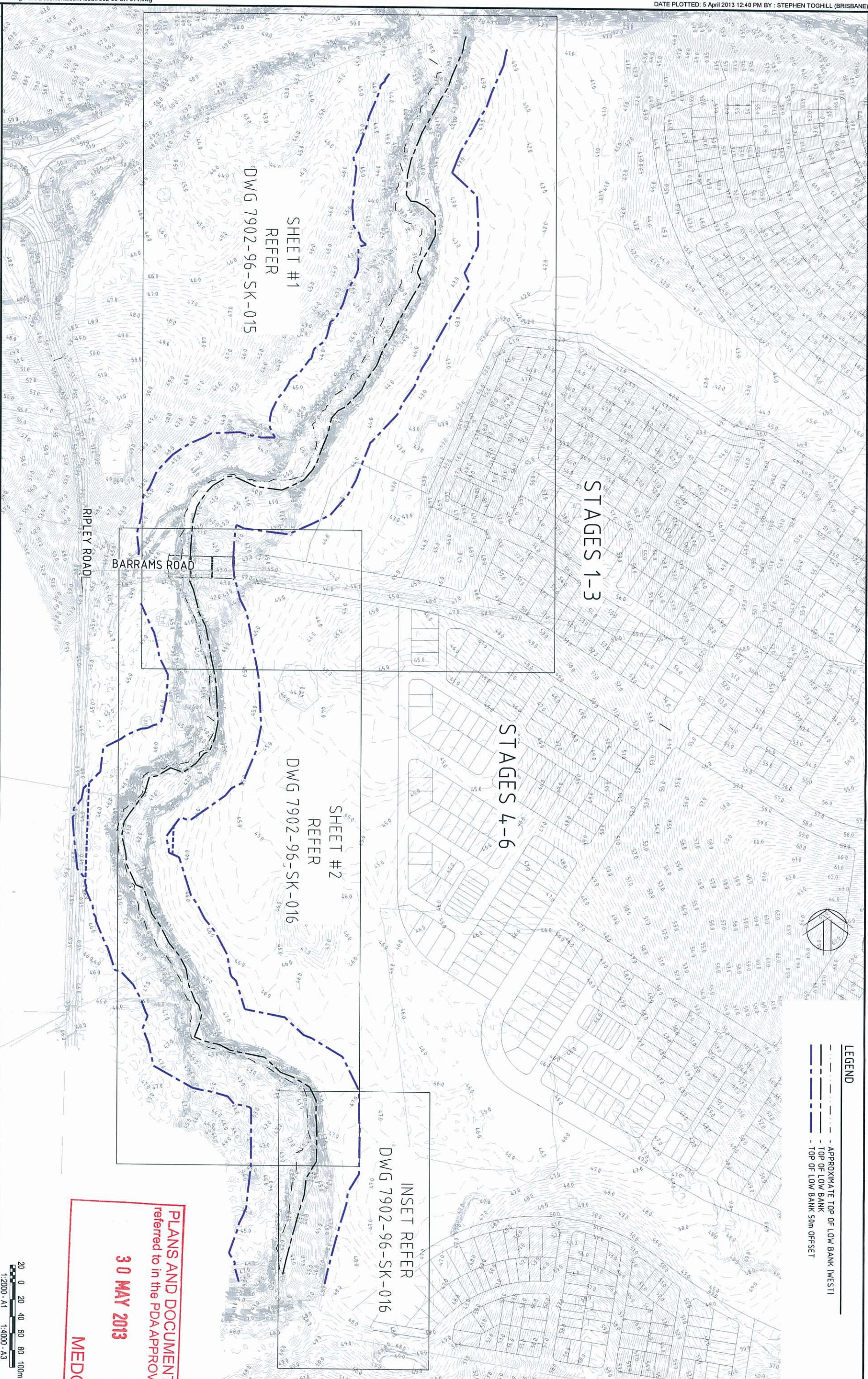
Rev	Date	Description	Des.	Verif.	Appd.	REC'D No.	7990
3	22/02/2013	BUFFER AND SECTIONS REVISED	T.C.W.	P.J.O.	D.R.		
2	08/02/2013	ADOPTED TOP OF BANK ARIENED	T.C.W.	P.J.O.	D.R.		
1	22/02/2013	DRAFT	T.C.W.	P.J.O.	D.R.		



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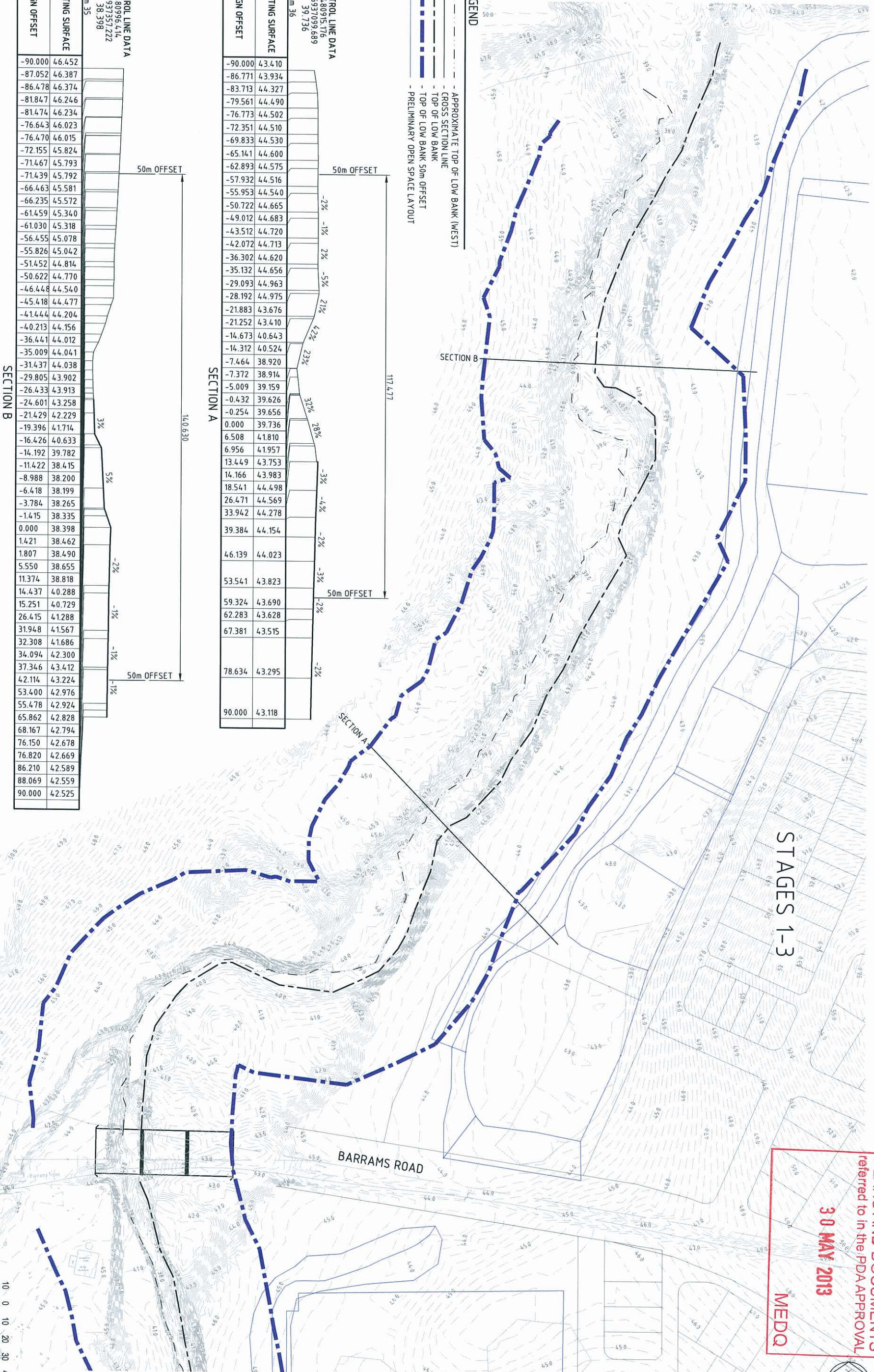


Drawn	Checked	Designed	Date	Client	Status
D.J.S.	F.J.O.	T.C.W.	22/02/2013	AMEX PTY. LTD.	FOR INFORMATION ONLY
				PLAN OF BUNDAMBA CREEK BUFFER	NOT TO BE USED FOR CONSTRUCTION PURPOSES
				OVERALL LAYOUT	
				SHEET 1 OF 1	
				Drawing Number	7902-96-SK-014
				Revision	3



Status			
FOR INFORMATION ONLY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawing	Grid	Scale	Size
A1, H.D.		1:1000	A1
Drawing Number			Revision
7902-96-SK-015			3

CONTROL LINE DATA		
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Z = 39.7736		
Datum 36		
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FOR CONTINUATION REFER TO DWG 7902-96-SK-016

STAGES 1-3

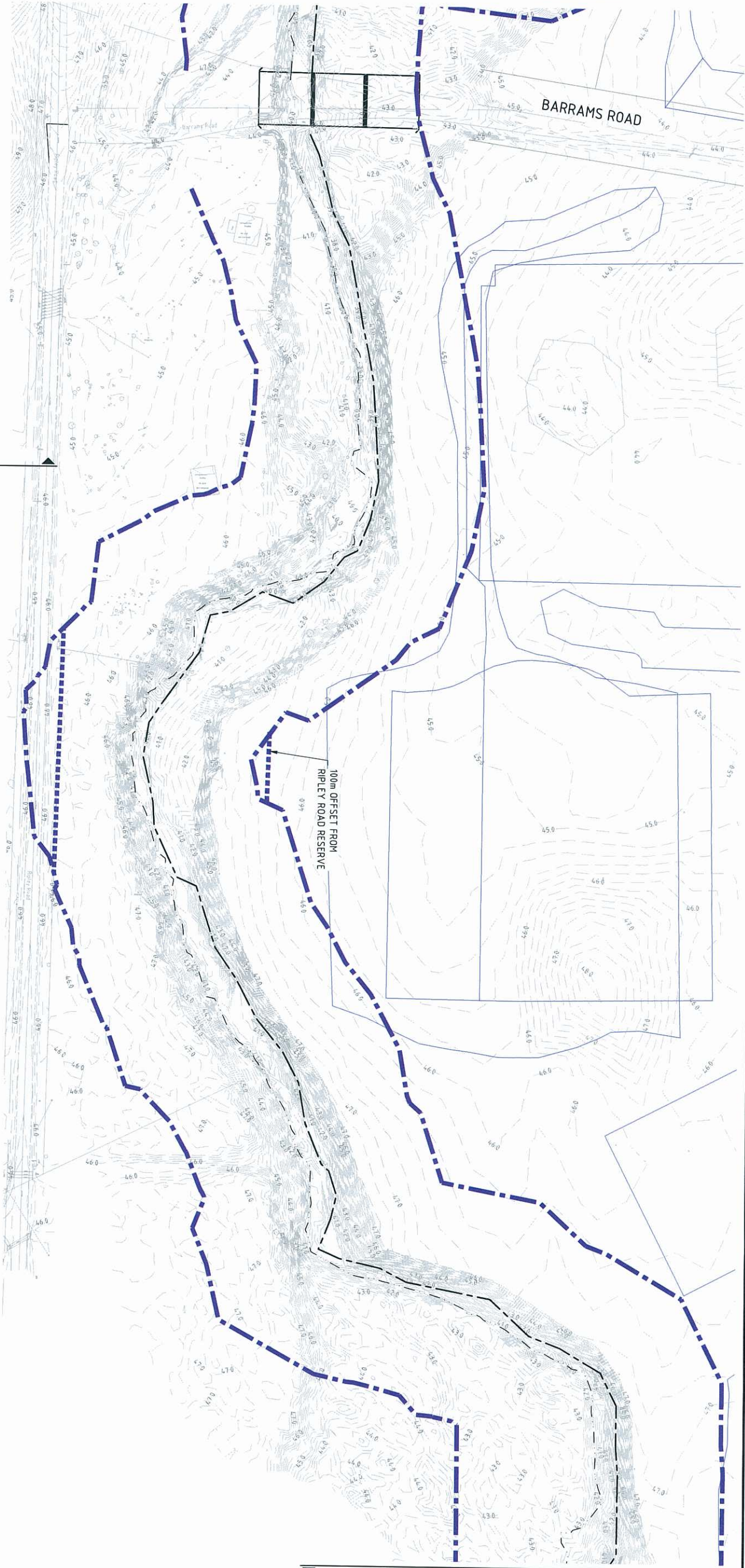
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MEDQ



▲ FOR CONTINUATION REFER TO DWG 7902-96-SK-015 ▲



FOR CONTINUATION REFER BELOW

LEGEND

- - - - - APPROXIMATE TOP OF LOW BANK (WEST)
- - - - - CROSS SECTION LINE
- - - - - TOP OF LOW BANK
- - - - - TOP OF LOW BANK 50m OFFSET
- - - - - PRELIMINARY OPEN SPACE LAYOUT

FOR CONTINUATION REFER ABOVE



1:1000 - A1

1:2000 - A3

Rev	Date	Description	Des.	Verif.	Appd.	IPED No.	7990	Date
1	22/02/2013	DRAFT						04/04/2013
2	08/03/2013	ADOPTED TOP OF BANK AMENDED						
3	22/02/2013	BUFFER AND SECTIONS REVISED	T.C.W.	P.J.O.	DR			



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Drawn	Date	Client
D.J.S.	22/02/2013	AMEX PTY. LTD.
Checked	Date	
P.J.O.	22/02/2013	RIPLEY - SUCE
Designed	Date	
T.C.W.	22/02/2013	

Status	FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Datum	A.H.D.
Grid	1:1000
Scale	A1
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