Legend

General

- *Stockland Land Boundary*
- *Context Plan Boundary*
- *Environmental Protection Zone Boundary*
- *Acoustic Barrier & Landscaping*
- *400m Catchment*

Landuse

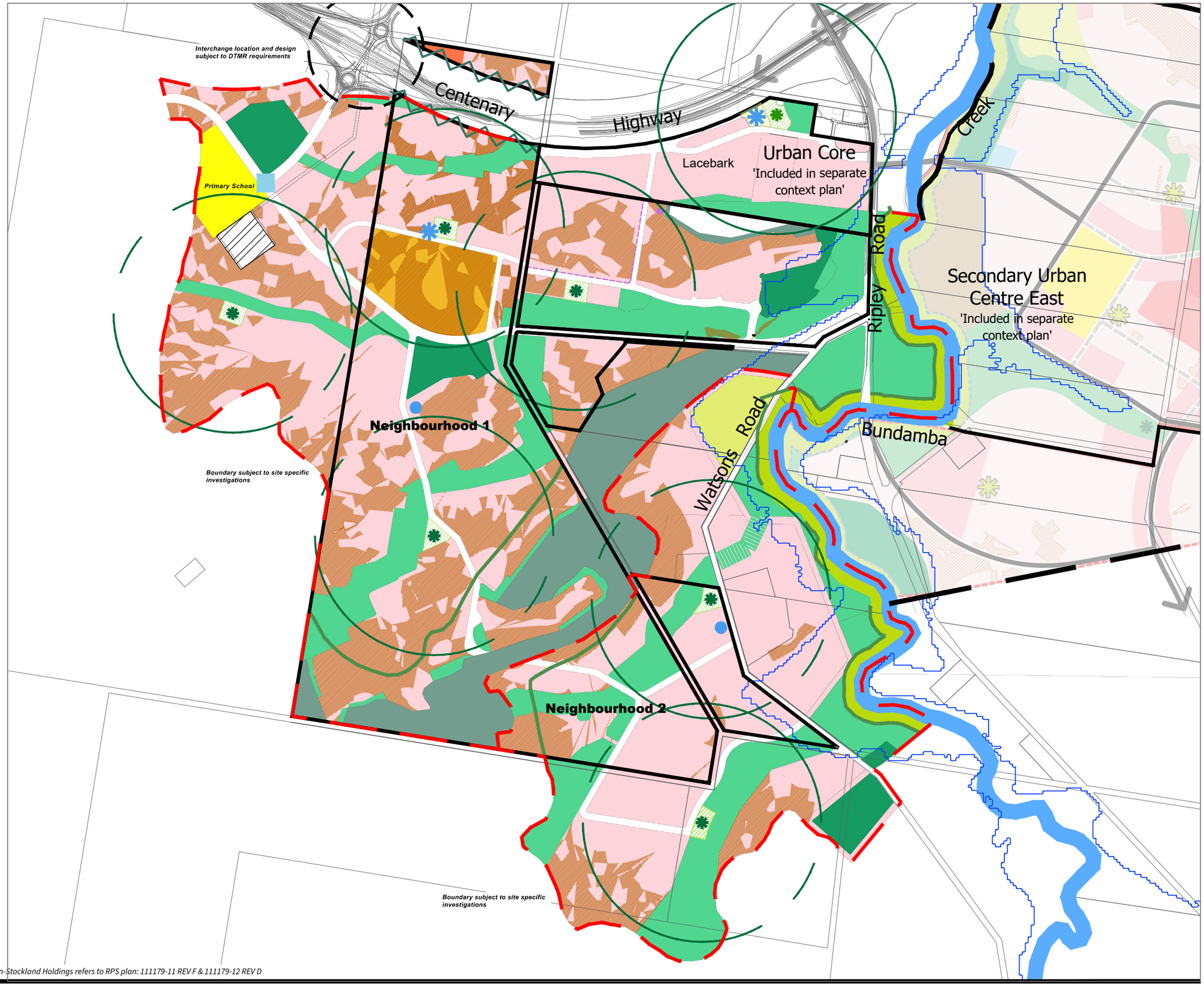
- *Low Density Residential*
- *Low Density Residential - Slope Affected (>12.5% /1:8)*
- *Possible Other Residential (Retirement Living)*
- *Possible Medium Density Residential (approx 65dw/ha)*
- *Potential Retail Node*
- *Potential Community Node*
- *Utilities*
- *Local Neighbourhood Centre*
- *Community Purposes - Primary School*
- *Community Purposes - Secondary School*
- *Community Purposes - Ambulance Station*
- *Open Space - Bundamba Creek Buffer*
- *Open Space - Conservation*
- *Open Space - District Recreation Park*
- *Open Space - Neighbourhood Recreation Park*
- *Open Space - Linear Park & Stormwater Management*

DEVELOPMENT STATISTICS				
	STOCKLAND HOLDINGS		NON - STOCKLAND HOLDINGS	
	Area in Ha	Percentage	Area in Ha	Percentage
Total Site Area	**235.3**	**100.0%**	**232.1**	**100.0%**
Total Area of Neighbourhood 1	**195.2**	**83.0%**	**118.0**	**51.9%**
Total Area of Major New Road	**8.2**	**3.5%**	**9.5**	**4.0%**
Total Developable Area	**110.0**	**46.8%**	**57.4**	**26.4%**
Low Density Residential (incl. local roads)	110.0	46.8%	55.4	25.6%
Utilities	0.0	0.0%	2.0	0.8%
Total Area of Community Purpose	**12.0**	**5.1%**	**5.3**	**2.2%**
Secondary School Site *	11.4	4.8%	0.0	0.0%
Primary School **	0.0	0.0%	5.3	2.2%
Ambulance Station	0.6	0.3%	0.0	0.0%
Total Area of Open Space	**65.0**	**27.6%**	**45.8**	**19.2%**
Bundamba Creek Buffer	0.0	0.0%	8.4	3.5%
Conservation	23.9	10.2%	16.4	6.9%
District Recreation Park	6.6	2.8%	4.1	1.7%
Neighbourhood Recreation Park	1.5	0.6%	0.5	0.2%
Linear Park & Stormwater Management	33.0	14.0%	16.4	6.9%
Total Area of Neighbourhood 2	**40.1**	**17.0%**	**114.1**	**48.1%**
Total Area of Major New Road	**2.7**	**1.1%**	**6.0**	**2.5%**
Total Developable Area	**28.4**	**12.1%**	**62.6**	**26.6%**
Low Density Residential (incl. local roads)	28.4	12.1%	62.6	26.6%
Total Area of Open Space	**9.0**	**3.8%**	**45.5**	**19.1%**
Bundamba Creek Buffer	0.0	0.0%	9.7	4.1%
Conservation Buffer	0.0	0.0%	0.1	0.0%
District Sports Park incl. Stormwater Management	0.0	0.0%	5.3	2.2%
District Recreation Park	0.0	0.0%	4.0	1.7%
Neighbourhood Recreation Park	0.5	0.2%	0.5	0.2%
Linear Park & Stormwater Management	8.5	3.6%	25.9	10.9%

* Areas subject to detailed site planning requirements by DETE

** Remainder of school area (1.7ha) external to Neighbourhood 1

DENSITY STATISTICS - CONTEXT PLAN MINIMUM TARGET (APPROX)			
	Development Area (approx)	Dwellings / Ha (approx)	Total Dwellings (approx)
NEIGHBOURHOOD 1			
STOCKLAND HOLDINGS			
Low Density Residential (incl. local roads & neighbourhood recreation parks)	111.5	15.0	1672.5
Low Density Residential (incl. local roads & neighbourhood recreation parks) - slope constrained	58.1	8.0	464.8
Sub Total	**170 ha**	–	**2137 dw**
EXTERNAL LAND			
Low Density Residential (incl. local roads & neighbourhood recreation parks)	35.4	15.0	611.0
Low Density Residential (incl. local roads & neighbourhood recreation parks) - slope constrained	17.6	8.0	166.0
Sub Total	**53.0**	–	**777.0**
WEST (NEIGHOURHOOD 1) TOTAL	**222.6**	**11.8 average**	**2914.3**
NEIGHBOURHOOD 2			
STOCKLAND HOLDINGS			
Low Density Residential (incl. local roads & neighbourhood recreation parks)	22.5	15.0	338.0
Low Density Residential (incl. local roads & neighbourhood recreation parks) - slope constrained	7.0	8.0	56.0
Sub Total	**29.5**	–	**394.0**
EXTERNAL LAND			
Low Density Residential (incl. local roads & neighbourhood recreation parks)	48.3	15.0	725.0
Low Density Residential (incl. local roads & neighbourhood recreation parks) - slope constrained	15.6	8.0	125.0
Sub Total	**63.9**	–	**850.0**
WEST (NEIGHBOURHOOD 2) TOTAL	**93.4**	**13.3 average**	**1244.0**



Note: Neighbourhood 1 Non-Stockland Holdings, Neighbourhood 2 Stockland Holdings and Non-Stockland Holdings refers to RPS plan: 111179-11 REV F & 111179-12 REV D

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PROJECT
RIPLEY WEST

DRAWING TITLE
CONTEXT PLAN LAND USE

625 0 125 250 375 Meters
1:6250 @ A1 - 1:12500 @ A3

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PROJECT NO. 23-0573SP/WEST
DATE 18 .03.2026
DRAWING NO. CP-00
NORTH
REV C

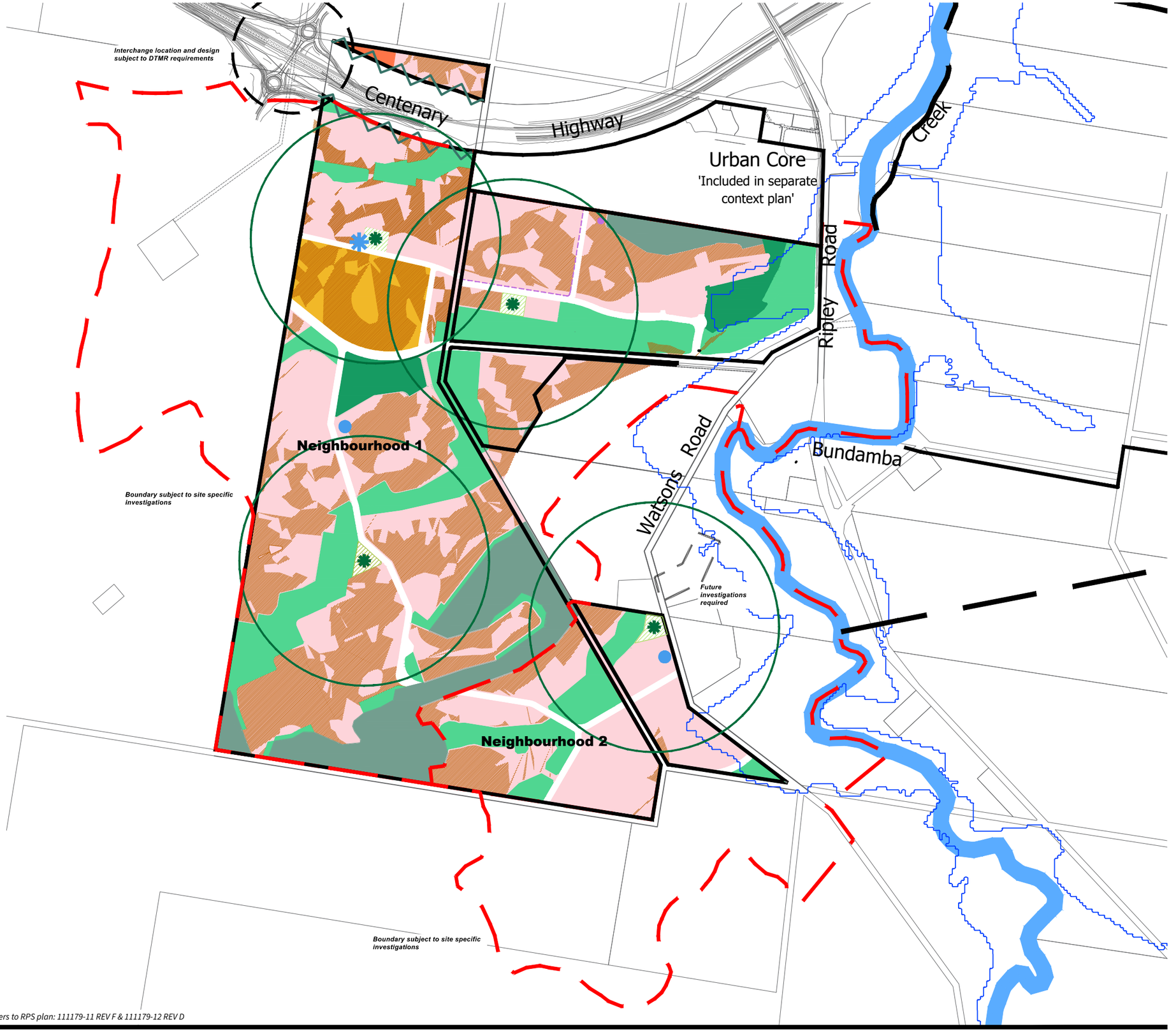
Legend

General

- Stockland Land Boundary
- Context Plan Boundary
- Environmental Protection Zone Boundary
- Acoustic Barrier & Landscaping
- 400m Catchment

Landuse

- Low Density Residential
- Low Density Residential - Slope Affected (>12.5% /1:8)
- Possible Other Residential (Retirement Living)
- Possible Medium Density Residential (approx 65dw/ha)
- Potential Retail Node
- Potential Community Node
- Utilities
- Local Neighbourhood Centre
- Community Purposes - Primary School
- Community Purposes - Secondary School
- Community Purposes - Ambulance Station
- Open Space - Bundamba Creek Buffer
- Open Space - Conservation
- Open Space - District Recreation Park
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DEVELOPMENT STATISTICS		
	STOCKLAND HOLDINGS	
	Area in Ha	Percentage
Total Site Area	**235.3**	**100.0%**
Total Area of Neighbourhood 1	**195.2**	**83.0%**
Total Area of Major New Road	**8.2**	**3.5%**
Total Developable Area	**110.0**	**46.8%**
Low Density Residential (incl. local roads)	110.0	46.8%
Utilities	0.0	0.0%
Total Area of Community Purpose	**12.0**	**5.1%**
Secondary School Site *	11.4	4.8%
Primary School **	0.0	0.0%
Ambulance Station	0.6	0.3%
Total Area of Open Space	**65.0**	**27.6%**
Bundamba Creek Buffer	0.0	0.0%
Conservation	23.9	10.2%
District Recreation Park	6.6	2.8%
Neighbourhood Recreation Park	1.5	0.6%
Linear Park & Stormwater Management	33.0	14.0%
Total Area of Neighbourhood 2	**40.1**	**17.0%**
Total Area of Major New Road	**2.7**	**1.1%**
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Low Density Residential (incl. local roads)	28.4	12.1%
Total Area of Open Space	**9.0**	**3.8%**
Bundamba Creek Buffer	0.0	0.0%
Conservation Buffer	0.0	0.0%
District Sports Park incl. Stormwater Management	0.0	0.0%
District Recreation Park	0.0	0.0%
Neighbourhood Recreation Park	0.5	0.2%
Linear Park & Stormwater Management	8.5	3.6%

* Areas subject to detailed site planning requirements by DETE

** Remainder of school area (1.7ha) external to Neighbourhood 1

DENSITY STATISTICS - CONTEXT PLAN MINIMUM TARGET (APPROX)			
	Development Area (approx)	Dwellings / Ha (approx)	Total Dwellings (approx)
NEIGHBOURHOOD 1			
STOCKLAND HOLDINGS			
Low Density Residential (incl. local roads & neighbourhood recreation parks)	111.5	15.0	1672.5
Low Density Residential (incl. local roads & neighbourhood recreation parks) - slope constrained	58.1	8.0	464.8
Sub Total	**170 ha**	–	**2137 dw**

Note: Neighbourhood 1 Non-Stockland Holdings, Neighbourhood 2 Stockland Holdings and Non-Stockland Holdings refers to RPS plan: 111179-11 REV F & 111179-12 REV D

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PROJECT
RIPLEY WEST

DRAWING TITLE
MASTERPLAN LAND USE

625 0 125 250 375 Meters
1:6250 @ A1 - 1:12500 @ A3

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PROJECT NO.
23-0573SP/WEST

DATE
18.03.2026

DRAWING NO.
MP-00

NORTH

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C

Legend

General

- Stockland Land Boundary
- Context Plan Boundary
- Environmental Protection Zone Boundary
- Acoustic Barrier & Landscaping
- 400m Catchment

Landuse

- Low Density Residential
- Low Density Residential - Slope Affected (>12.5% /1:8)
- Possible Other Residential (Retirement Living)
- Possible Medium Density Residential (approx 65dw/ha)
- Potential Retail Node
- Potential Community Node
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- Local Neighbourhood Centre
- Community Purposes - Primary School
- Community Purposes - Secondary School
- Community Purposes - Ambulance Station
- Open Space - Bundamba Creek Buffer
- Open Space - Conservation
- Open Space - District Recreation Park
- Open Space - Neighbourhood Recreation Park
- Open Space - Linear Park & Stormwater Management

Road Hierarchy

- Regional (Motorway)
- Intersuburban (Arterial)
- Suburban (Sub-Arterial)
- Neighbourhood (Major Collector)
- Neighbourhood (Minor Collector)

Bus

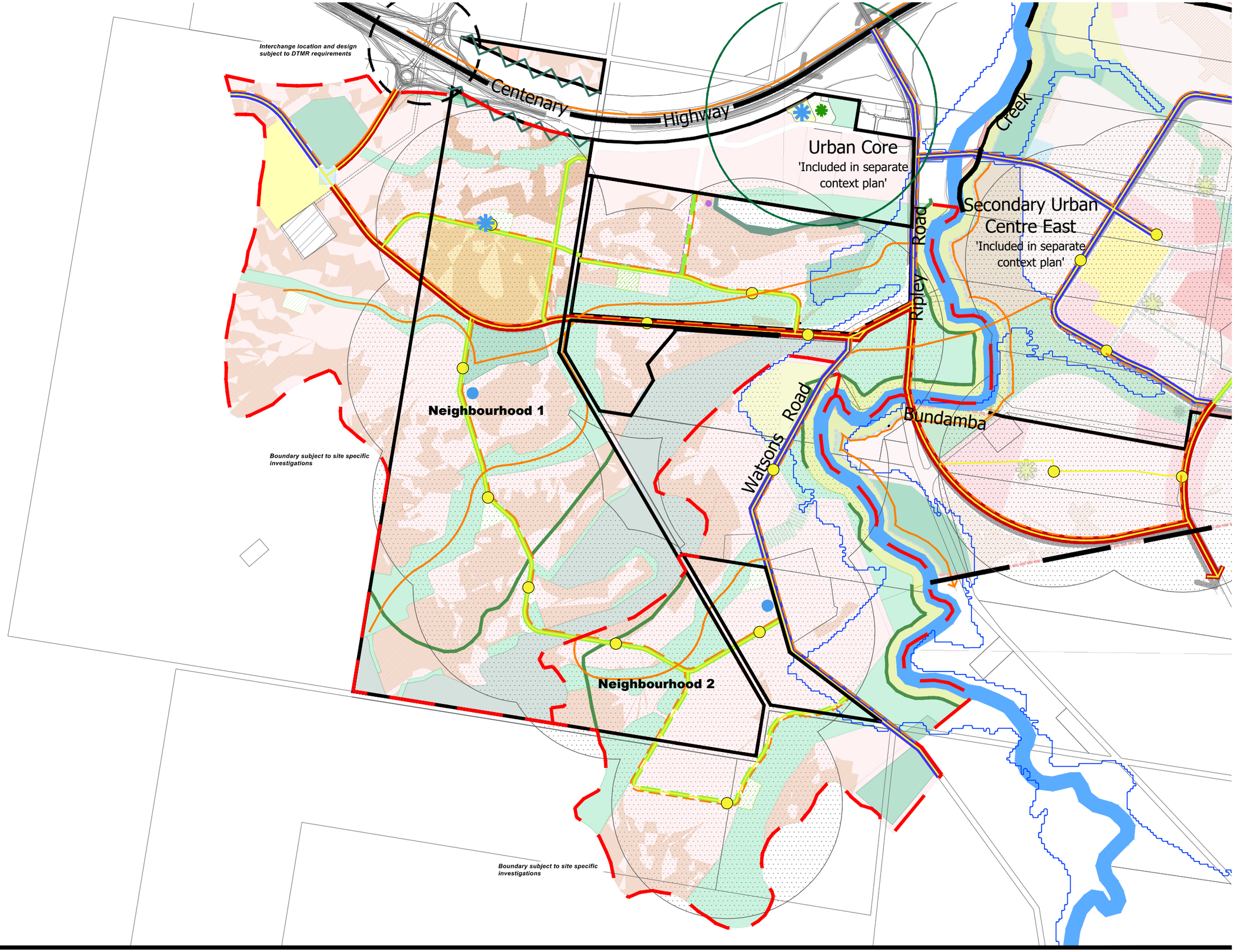
- Possible Bus Route Options
- Possible Bus Stop
- Bus Stop 400m Catchment

Rail

- Regional Transit Corridor
- Station 800M Catchment
- Transit Station

Cycle

- On Road Cycle Lane
- Off Road Facility



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PROJECT
RIPLEY WEST

DRAWING TITLE
CONTEXT PLAN - MOVEMENT NETWORK

625 0 125 250 375 Meters
1:6250 @ A1 - 1:12500 @ A3

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DATE
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DRAWING NO.
MN-00

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