

FLINDERS

PRECINCT 01

CONTEXT PLAN

OVERALL

LEGEND

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

Natural Area

- Environmental Protection Zone
- Natural Area
- Natural Area - Habitat
- Stream Protection Zone 10- 30m width from top of bank, varies per creek order
- Waterway (Indicative Top of Bank)
- Open Space, Sport + Recreation
- Major Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Location of District Recreation Park - subject to the outcome of the Infrastructure Agreement
- District Sports Park
- Swimming Pool
- Civic Park

Movement Network

- Bus Route
- Shared Paths
- Potential Shared Path Links (Subject to investigation)
- Potential Low Impact Walking Trails
- Road Links

Bushfire Protection

- Fire Trails

Infrastructure

- Reservoir
- Indicative Created Detention Basin
- Public Utilities Area



E	Public Utilities Area amendments per MUS	150113	JD
D	Amendments per EV (ULDA) via MUS	140113	JD
C	Public Utilities Area addition	310712	JD/KT
B	Issue to MUS	270712	JD
A	DRAFT	160512	JD
no.	revision	date	initial

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Prepared for **PACIFIC INTERNATIONAL DEVELOPMENT CORPORATION TRUST**

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notes See notations above.

scale
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0 150 300 450 600 1125m 1:15,000 @ A3