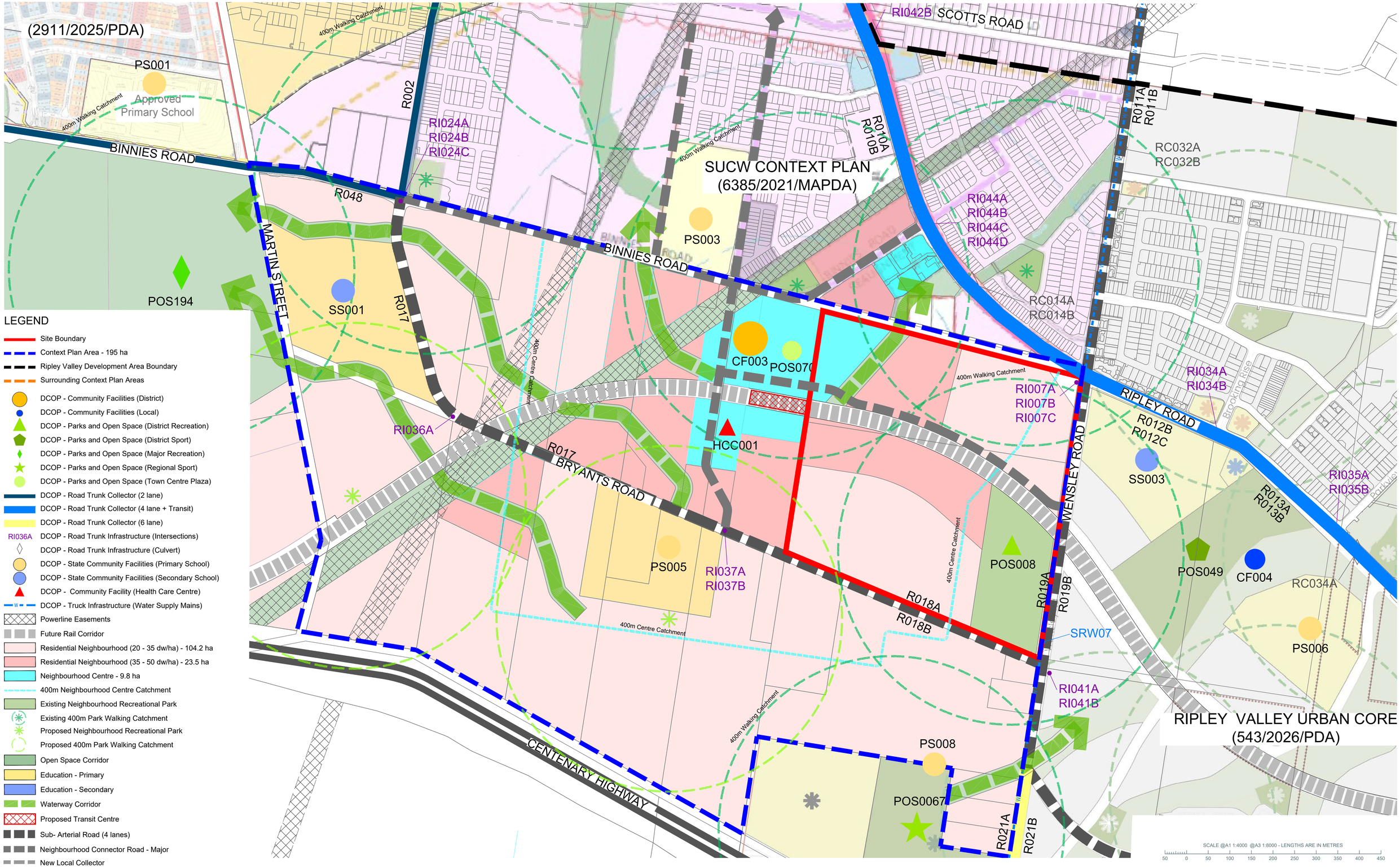
# CONTEXT PLAN




LEGEND

- Site Boundary
- Context Plan Area - 195 ha
- Ripley Valley Development Area Boundary
- Surrounding Context Plan Areas
- DCOP - Community Facilities (District)
- DCOP - Community Facilities (Local)
- DCOP - Parks and Open Space (District Recreation)
- DCOP - Parks and Open Space (District Sport)
- DCOP - Parks and Open Space (Major Recreation)
- DCOP - Parks and Open Space (Regional Sport)
- DCOP - Parks and Open Space (Town Centre Plaza)
- DCOP - Road Trunk Collector (2 lane)
- DCOP - Road Trunk Collector (4 lane + Transit)
- DCOP - Road Trunk Collector (6 lane)
- RI036A DCOP - Road Trunk Infrastructure (Intersections)
- DCOP - Road Trunk Infrastructure (Culvert)
- DCOP - State Community Facilities (Primary School)
- DCOP - State Community Facilities (Secondary School)
- DCOP - Community Facility (Health Care Centre)
- DCOP - Truck Infrastructure (Water Supply Mains)
- Powerline Easements
- Future Rail Corridor
- Residential Neighbourhood (20 - 35 dw/ha) - 104.2 ha
- Residential Neighbourhood (35 - 50 dw/ha) - 23.5 ha
- Neighbourhood Centre - 9.8 ha
- 400m Neighbourhood Centre Catchment
- Existing Neighbourhood Recreational Park
- Existing 400m Park Walking Catchment
- Proposed Neighbourhood Recreational Park
- Proposed 400m Park Walking Catchment
- Open Space Corridor
- Education - Primary
- Education - Secondary
- Waterway Corridor
- Proposed Transit Centre
- Sub- Arterial Road (4 lanes)
- Neighbourhood Connector Road - Major
- New Local Collector

SCALE @A1 1:4000 @A3 1:8000 - LENGTHS ARE IN METRES

50 0 50 100 150 200 250 300 350 400 450


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DCOP: TRACED FROM PDF IMAGES

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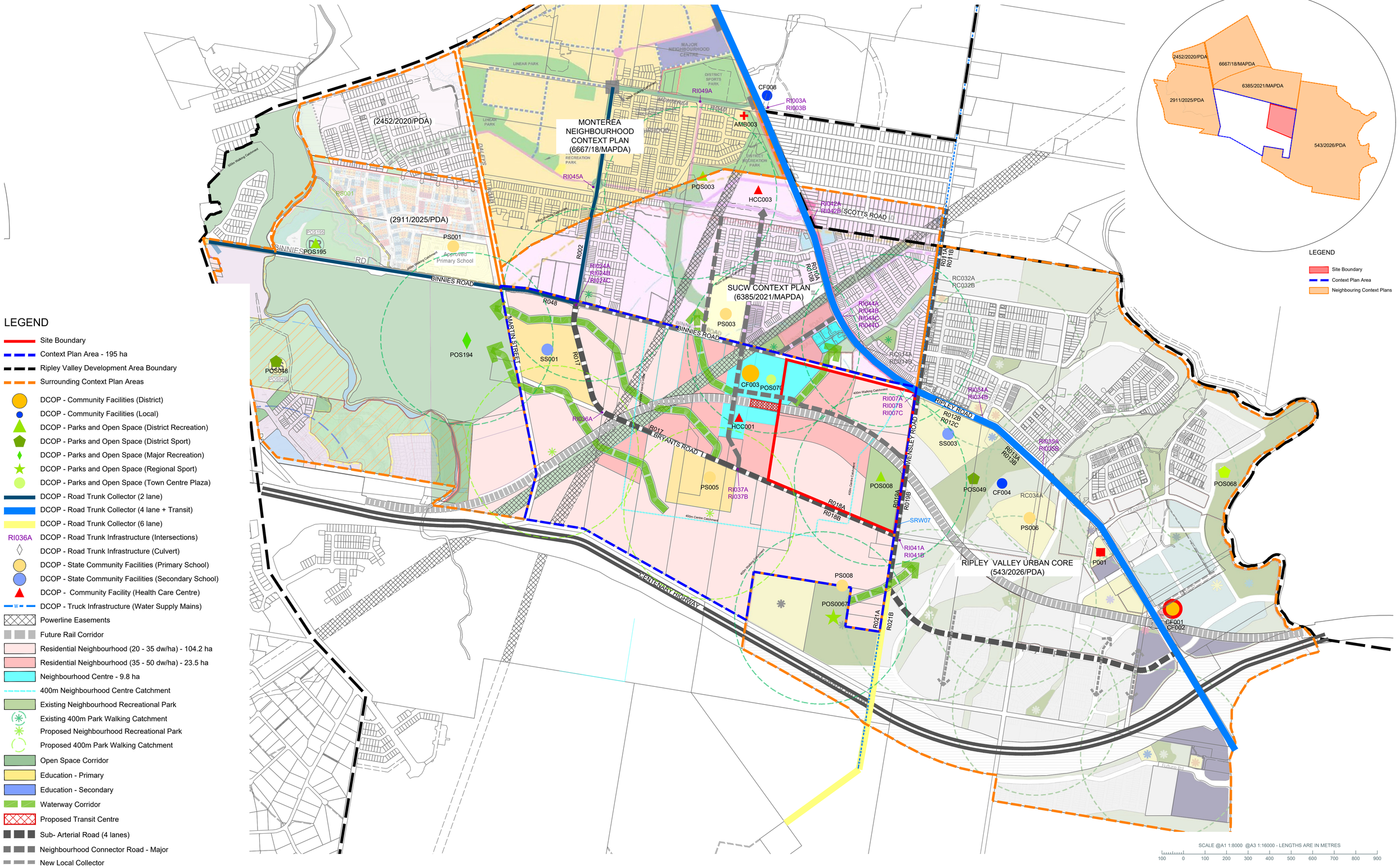
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LOTS 359 & 360 on S3173

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# SECONDARY URBAN CENTRE WEST - SURROUNDING CONTEXT PLANS




## LEGEND

- Site Boundary
- Context Plan Area - 195 ha
- Ripley Valley Development Area Boundary
- Surrounding Context Plan Areas
- DCOP - Community Facilities (District)
- DCOP - Community Facilities (Local)
- DCOP - Parks and Open Space (District Recreation)
- DCOP - Parks and Open Space (District Sport)
- DCOP - Parks and Open Space (Major Recreation)
- DCOP - Parks and Open Space (Regional Sport)
- DCOP - Parks and Open Space (Town Centre Plaza)
- DCOP - Road Trunk Collector (2 lane)
- DCOP - Road Trunk Collector (4 lane + Transit)
- DCOP - Road Trunk Collector (6 lane)
- RI036A DCOP - Road Trunk Infrastructure (Intersections)
- DCOP - Road Trunk Infrastructure (Culvert)
- DCOP - State Community Facilities (Primary School)
- DCOP - State Community Facilities (Secondary School)
- DCOP - Community Facility (Health Care Centre)
- DCOP - Truck Infrastructure (Water Supply Mains)
- Powerline Easements
- Future Rail Corridor
- Residential Neighbourhood (20 - 35 dw/ha) - 104.2 ha
- Residential Neighbourhood (35 - 50 dw/ha) - 23.5 ha
- Neighbourhood Centre - 9.8 ha
- 400m Neighbourhood Centre Catchment
- Existing Neighbourhood Recreational Park
- Existing 400m Park Walking Catchment
- Proposed Neighbourhood Recreational Park
- Proposed 400m Park Walking Catchment
- Open Space Corridor
- Education - Primary
- Education - Secondary
- Waterway Corridor
- Proposed Transit Centre
- Sub- Arterial Road (4 lanes)
- Neighbourhood Connector Road - Major
- New Local Collector


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# SECONDARY URBAN CENTRE WEST - ROADS

SUCW CONTEXT PLAN
(6385/2021/MAPDA)

RIPLEY VALLEY URBAN CORE
(543/2026/PDA)

RI024A
RI024B
RI024C
R048
BINNIES ROAD
R017
RI036A
R017
BRYANTS ROAD
RI037A
RI037B
R018A
R018B
R010A
R010B
RI044A
RI044B
RI044C
RI044D
RC014A
RC014B
RC032A
RC032B
RI007A
RI007B
RI007C
WENSLEY ROAD
R019A
R019B
RI041A
RI041B
RIPLEY ROAD
R012B
R012C
RI034A
RI034B
R013A
R013B
RI035A
RI035B
RC034A
R021A
R021B
TENARY HIGHWAY

## LEGEND

- Site Boundary
- Context Plan Area
- Ripley Valley Development Area Boundary
- Highway
- DCOP - Road Trunk Collector (2 lane)
- DCOP - Road Trunk Collector (4 lane)
- DCOP - Road Trunk Collector (4 lane + Transit)
- DCOP - Road Trunk Collector (6 lane)
- RI036A DCOP - Road Trunk Infrastructure (Intersections)
- Future Rail Corridor
- Powerline Easements
- Proposed Transit Centre
- Sub- Arterial Road (4 lanes)
- Neighbourhood Connector Road - Major
- New Local Collector

SCALE @A1 1:4000 @A3 1:8000 - LENGTHS ARE IN METRES

50 0 50 100 150 200 250 300 350 400 450

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