

Legend

General

- Amex 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)
- Potential Retail 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		
	AMEX LAND	
	Area in Ha	Percentage
Total Site Area	234.5	100.0%
Total Area of Neighbourhood 1	193.8	82.6%
Total Area of Major New Road	9.6	4.1%
Total Developable Area	109.2	46.6%
Low Density Residential (incl. local roads)	109.2	46.6%
Utilities	—	0.0%
Total Area of Community Purpose	12.0	5.1%
Secondary School Site *	11.4	4.9%
Primary School **	—	0.0%
Ambulance Station	0.6	0.3%
Total Area of Open Space	63.0	26.9%
Bundamba Creek Buffer	—	0.0%
Conservation	22.8	9.7%
District Recreation Park	10.0	4.3%
Neighbourhood Recreation Park	1.5	0.6%
Linear Park & Stormwater Management	28.7	12.2%
Total Area of Neighbourhood 2	40.7	17.4%
Total Area of Major New Road	2.7	1.1%
Total Developable Area	29.0	12.4%
Low Density Residential (incl. local roads)	29.0	12.4%
Total Area of Open Space	9.0	3.8%
Bundamba Creek Buffer	—	0.0%
Conservation Buffer	—	0.0%
District Sports Park incl. Stormwater Management	—	0.0%
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	0.5	0.2%
Linear Park & Stormwater Management	8.5	3.6%

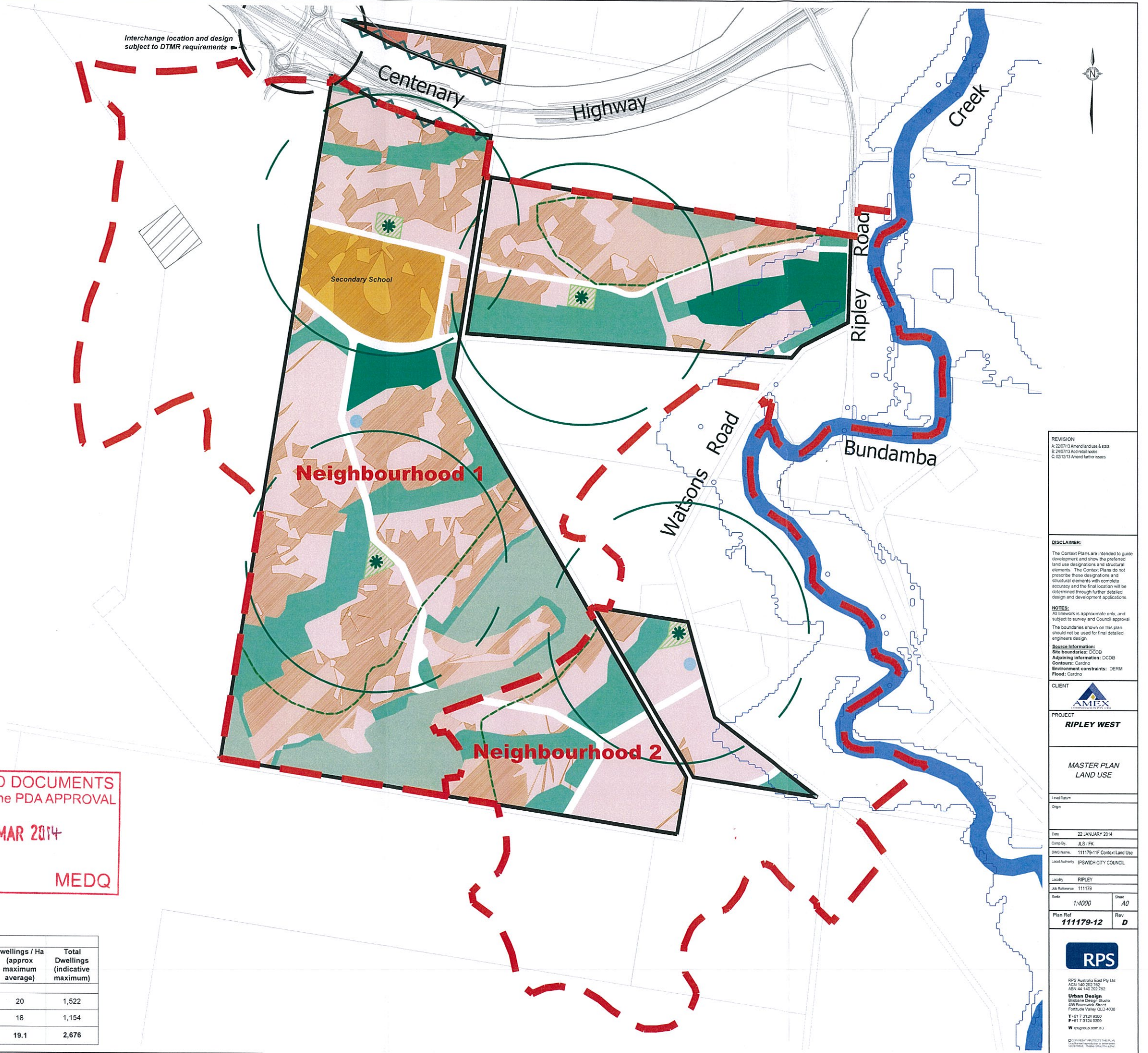
* Areas subject to detailed site planning requirements by DETE

DENSITY STATISTICS - MASTER PLAN (APPROX)					
	Development Area (approx)	Dwellings / Ha (approx minimum average)	Total Dwellings (indicative minimum)	Dwellings / Ha (approx maximum average)	Total Dwellings (indicative maximum)
AMEX LAND					
Low Density Residential (incl. local roads & neighbourhood recreation parks)	76.1	15	1,142	20	1,522
Low Density Residential (incl. local roads & neighbourhood recreation parks) - slope constrained	64.1	8	513	18	1,154
WEST TOTAL	140.2	11.8	1,655	19.1	2,676

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

26 MAR 2014

MEDQ



REVISION
A: 22/01/13 Amend land use & stats
B: 28/01/13 Add retail nodes
C: 02/12/13 Amend further issues

DISCLAIMER:

The Context Plans are intended to guide development and show the preferred land use designations and structural elements. The Context 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:
All linework is approximate only, and subject to survey and Council approval. The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: DCCB
Adjoining information: DCCB
Contours: Cairns
Environment constraints: DERM
Floods: Cairns

CLIENT
AMEX

PROJECT
RIPLEY WEST

MASTER PLAN
LAND USE

Level Datum
Origin

Date: 22 JANUARY 2014

Comp By: JLS / FK
DWG Name: 111179-11F Context Land Use

Local Authority: IPSWICH CITY COUNCIL

Locality: RIPLEY
Job Reference: 111179

Scale: 1:4000
Sheet: A0

Plan Ref: 111179-12
Rev: D

RPS

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