

Legend

General

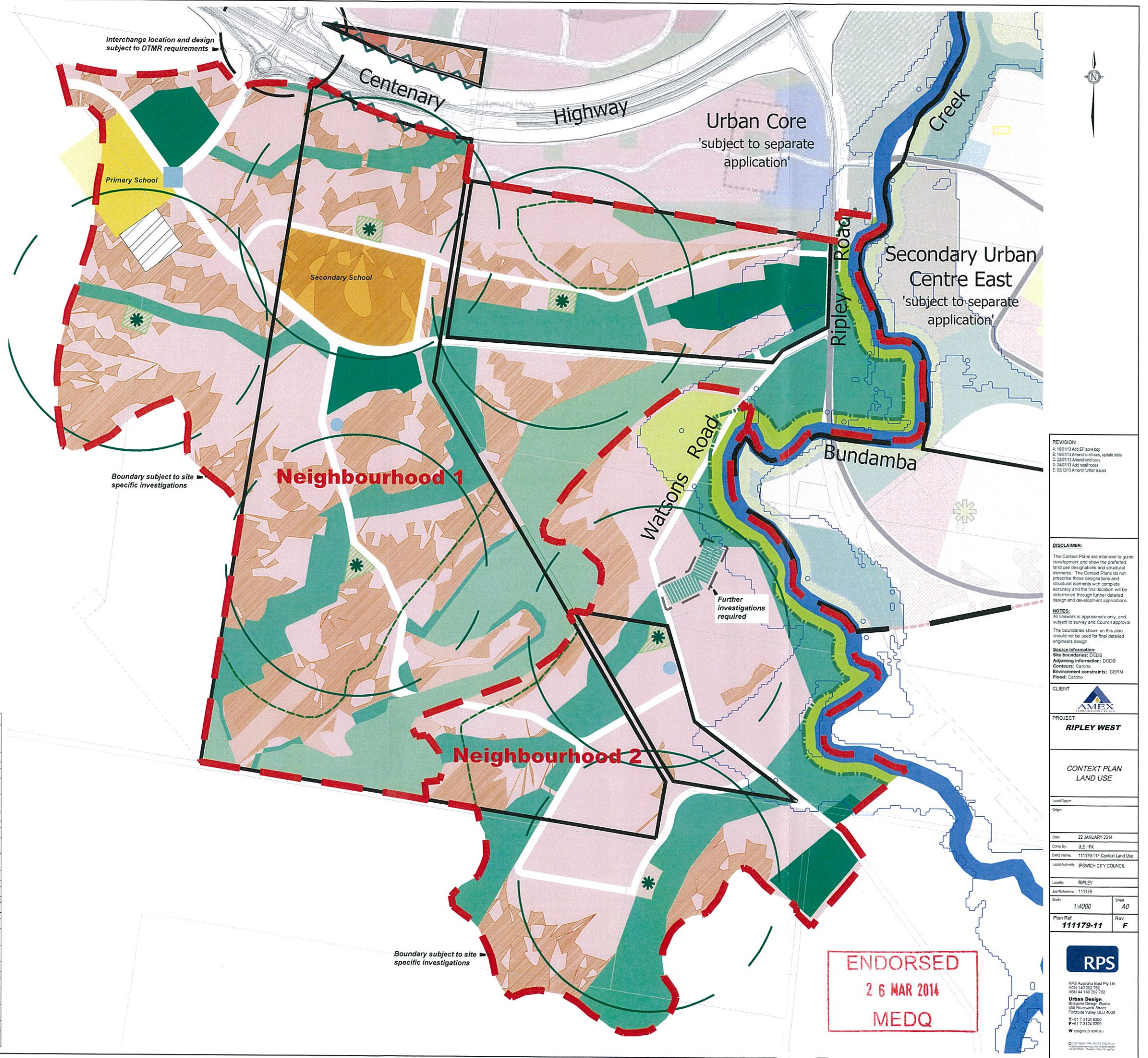
- Amex Land Boundary
- Context Plan Boundary
- Environmental Protection Zone Boundary
- Acoustic Barrier & Landscaping
- 400m Catchment

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		NON AMEX LAND	
	Area in Ha	Percentage	Area in Ha	Percentage
Total Site Area	234.5	100.0%	238.0	100.0%
Total Area of Neighbourhood 1	193.8	82.6%	123.5	51.9%
Total Area of Major New Road	9.6	4.1%	9.5	4.0%
Total Developable Area	109.2	46.6%	62.9	26.4%
Low Density Residential (incl. local roads)	109.2	46.6%	61.0	25.6%
Utilities	—	0.0%	2.0	0.8%
Total Area of Community Purpose	12.0	5.1%	5.3	2.2%
Secondary School Site *	11.4	4.9%	—	0.0%
Primary School **	—	0.0%	5.3	2.2%
Ambulance Station	0.6	0.3%	—	0.0%
Total Area of Open Space	63.0	26.9%	45.8	19.2%
Bundamba Creek Buffer	—	0.0%	8.4	3.5%
Conservation	22.8	9.7%	16.4	6.9%
District Recreation Park	10.0	4.3%	4.1	1.7%
Neighbourhood Recreation Park	1.5	0.6%	0.5	0.2%
Linear Park & Stormwater Management	28.7	12.2%	16.4	6.9%
Total Area of Neighbourhood 2	40.7	17.4%	114.5	48.1%
Total Area of Major New Road	2.7	1.1%	6.0	2.5%
Total Developable Area	29.0	12.4%	63.4	26.6%
Low Density Residential (incl. local roads)	29.0	12.4%	63.4	26.6%
Total Area of Open Space	9.0	3.8%	45.6	19.1%
Bundamba Creek Buffer	—	0.0%	9.7	4.1%
Conservation Buffer	—	0.0%	0.1	0.0%
District Sports Park incl. Stormwater Management	—	0.0%	5.3	2.2%
District Recreation Park	—	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			
AMEX LAND			
Low Density Residential (inc. local roads & neighbourhood recreation parks)	53.6	15	804
Low Density Residential (inc. local roads & neighbourhood recreation parks) - slope constrained	57.1	8	457
Sub Total	110.7		1,261
EXTERNAL LAND			
Low Density Residential (inc. local roads & neighbourhood recreation parks)	40.7	15	611
Low Density Residential (inc. local roads & neighbourhood recreation parks) - slope constrained	20.8	8	166
Sub Total	61.5		777
WEST (NEIGHBOURHOOD 1) TOTAL	172.2	11.8 average	2,037
NEIGHBOURHOOD 2			
AMEX LAND			
Low Density Residential (inc. local roads & neighbourhood recreation parks)	22.5	15	338
Low Density Residential (inc. local roads & neighbourhood recreation parks) - slope constrained	7.0	8	56
Sub Total	29.5		393
EXTERNAL LAND			
Low Density Residential (inc. local roads & neighbourhood recreation parks)	48.3	15	725
Low Density Residential (inc. local roads & neighbourhood recreation parks) - slope constrained	15.6	8	125
Sub Total	63.9		850
WEST (NEIGHBOURHOOD 2) TOTAL	93.4	13.3 average	1,243



REVISION
A: 15/01/13 Add EP zone key
B: 15/01/13 Amend land uses, update data
C: 22/01/13 Amend land uses
D: 24/01/13 Add road notes
E: 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: DCOB
Adjoining information: DCOB
Contours: Cardno
Environment constraints: DERM
Floods: Cardno

CLIENT
AMEX

PROJECT
RIPLEY WEST

CONTEXT PLAN
LAND USE

Land Owner

City

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: 111179-11

Rev: F

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