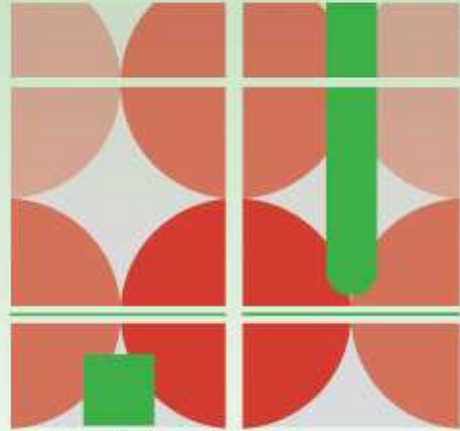


ACNU08



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**2008 NATIONAL
CONGRESS OF THE
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FOR NEW URBANISM**

6th – 9th February, 2008



John Adams Planning Manager



**Ripley Valley Master
Planning Framework
– Implementing Traditional
Neighbourhood Design in a
Queensland Context**

.....and some other stuff.

Australian Congress of New Urbanism – February 2008



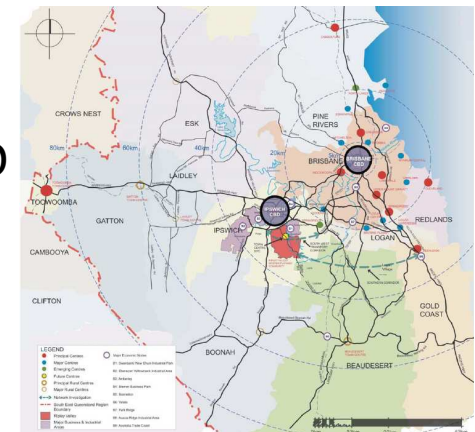
Presentation Content

- Some information about the Ipswich LGA
- ICC Major Planning Projects
- Ripley Valley Master Planning Framework
 - Traditional Neighbourhood Design NOT Contemporary Suburban Development



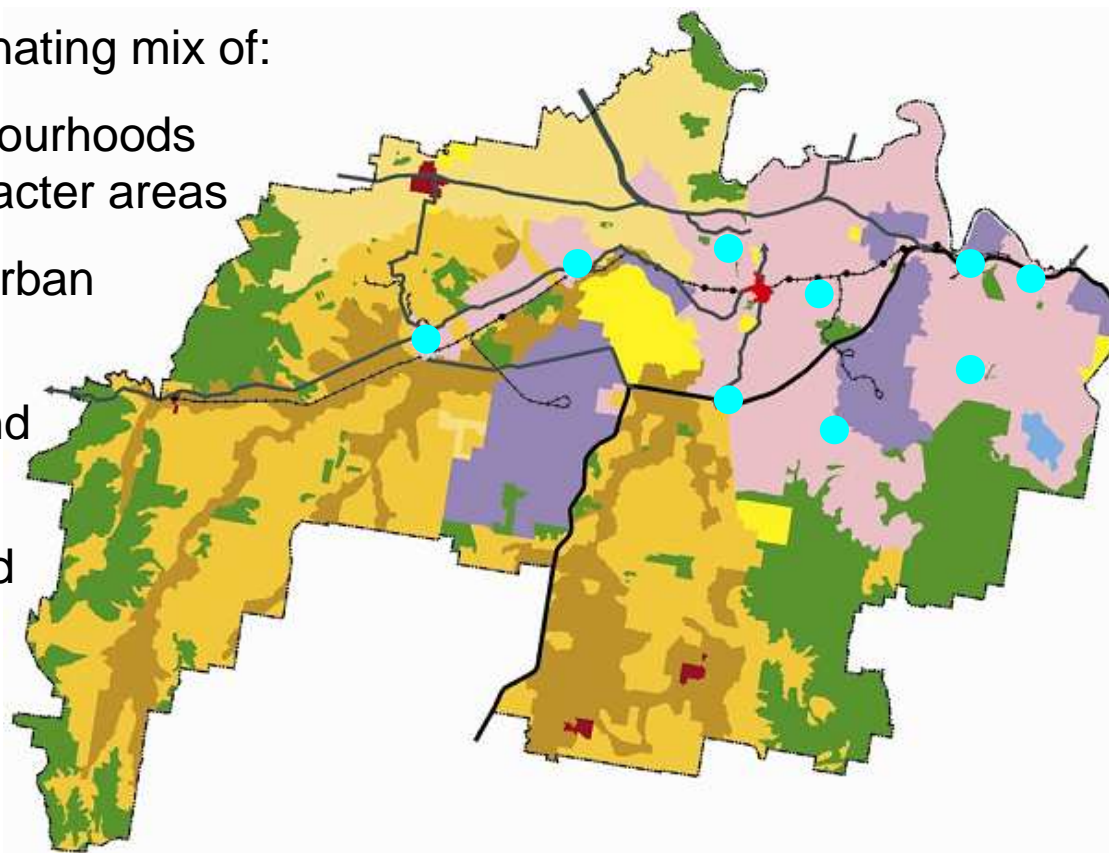
About Ipswich

- Ipswich City – strategic gateway to the western corridor of SEQ
- 1200km² area
- At its closet point within 18km of Brisbane CBD
- Most of the LGA is within 40km of Brisbane CBD
- Current population 154,000
- Predicted growth 318,000 to 347,000 by 2026



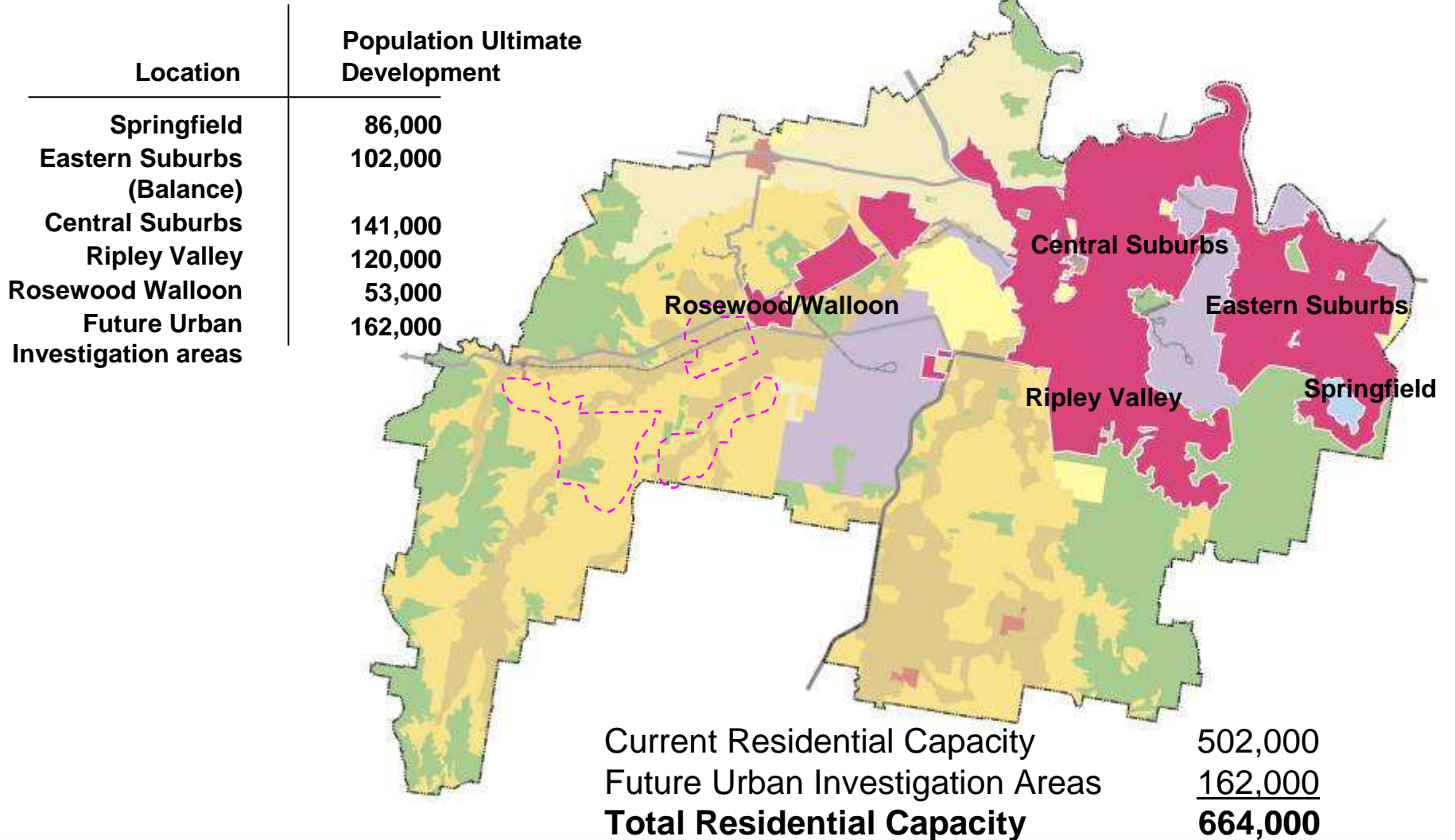
Ipswich City – a fascinating mix of:

- Traditional neighbourhoods and heritage character areas
- Major greenfield urban growth areas
- Major business and industry areas
- Country towns and villages
- Rural and natural landscape areas





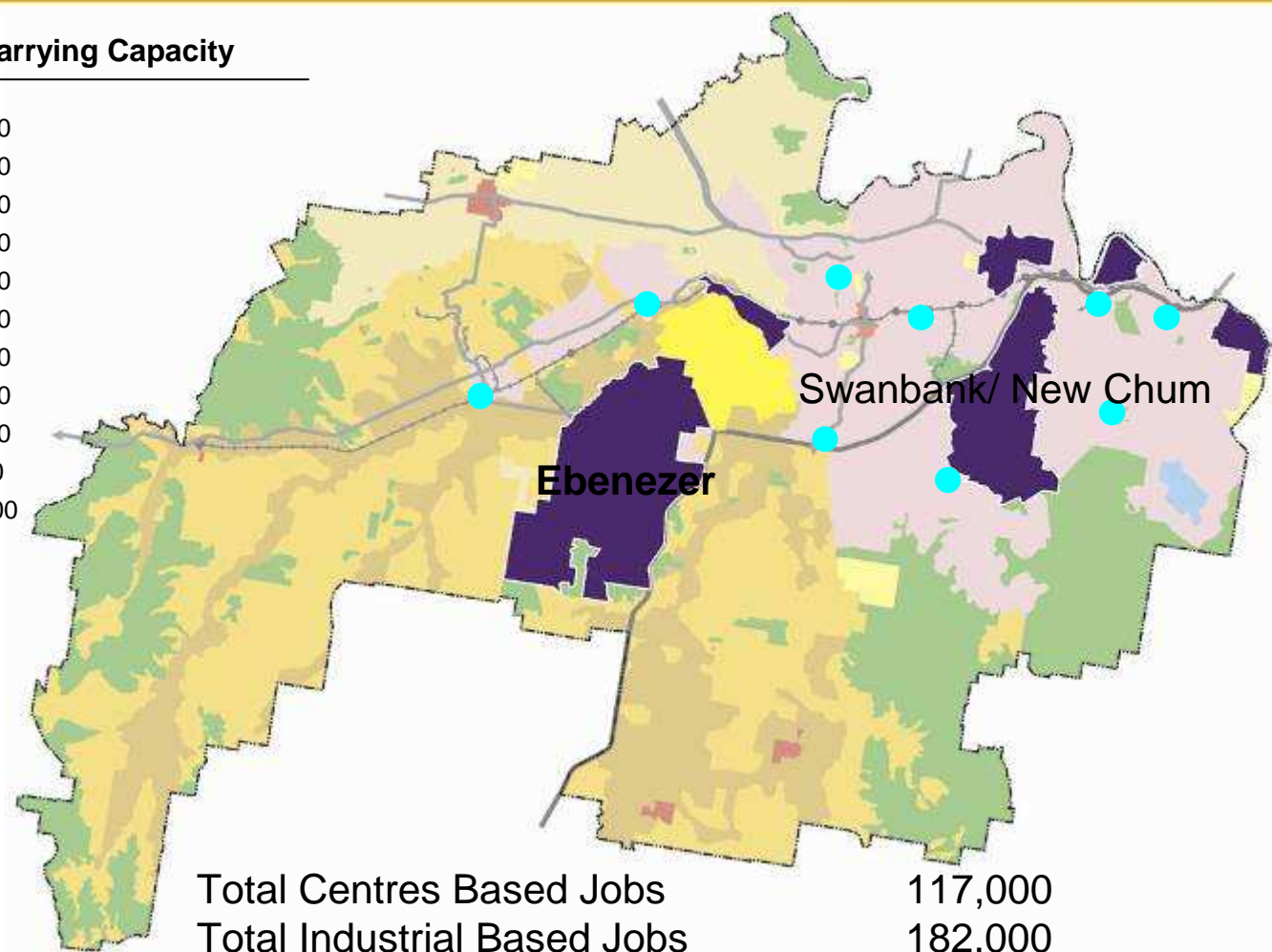
Ipswich LGA - Residential Capacity





Ipswich LGA - Jobs Capacity

| Location | Jobs Carrying Capacity |
|-------------------------|------------------------|
| Ipswich Central | 56,000 |
| Springfield Town Centre | 20,000 |
| Ripley Town Centre | 10,000 |
| Other Centres | 31,000 |
| Carole Park | 13,000 |
| Redbank Peninsula | 13,000 |
| Bundamba/Riverview | 15,000 |
| Swanbank-New Chum | 15,000 |
| Wulkuraka/Karrabin | 11,000 |
| Amberley | 9,000 |
| Ebenezer/Willowbank | 106,000 |



| | |
|-----------------------------|----------------|
| Total Centres Based Jobs | 117,000 |
| Total Industrial Based Jobs | <u>182,000</u> |
| Total Jobs | 299,000 |



Ipswich Planning Scheme

- Ipswich City – reaping the benefits of strong strategic planning
- Major growth focus for SEQ Western Corridor
- Major exciting key planning projects.



ICC – Major Planning Projects Ipswich Regional Centre Strategy

- Focus on Ipswich Central ‘to be the vibrant and prosperous Regional Activity Centre for the Western Corridor of SEQ’.
- Vision underpinned by five key principles:



A Working Centre



A Connected Centre



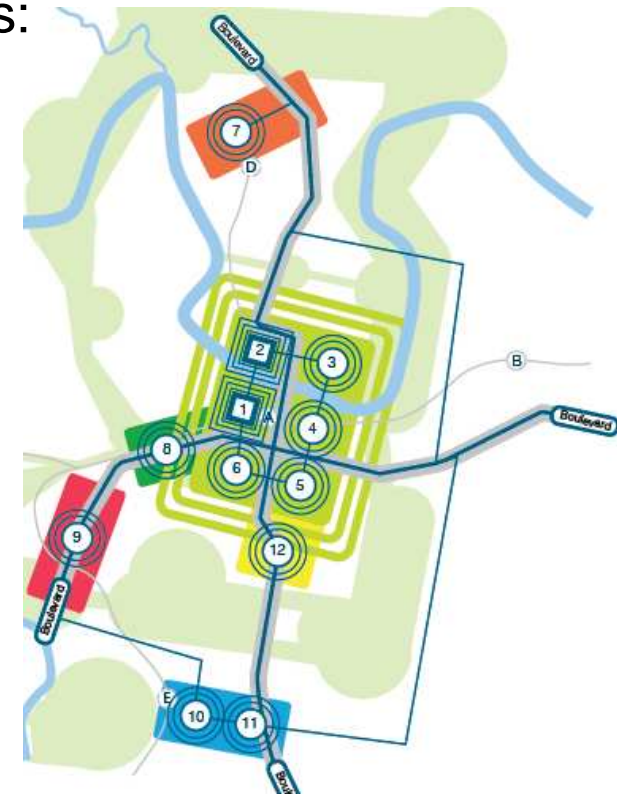
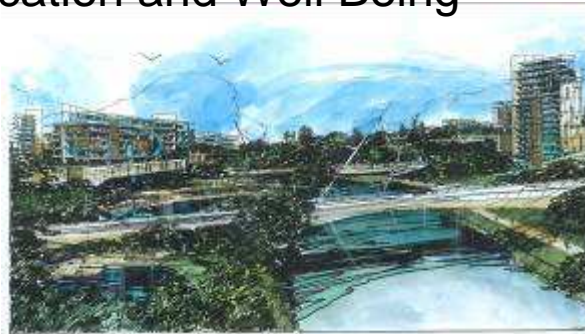
A Living Centre



A Centre of Celebration and Place



A Centre that Fosters Community,
Health, Education and Well Being



Ipswich Regional Centre Strategy

- Comprehensive Integrated Strategy and Action Plan, encompassing:
 - 158 Actions
 - 17 Catalytic Projects
- 8 Key Revitalisation Areas





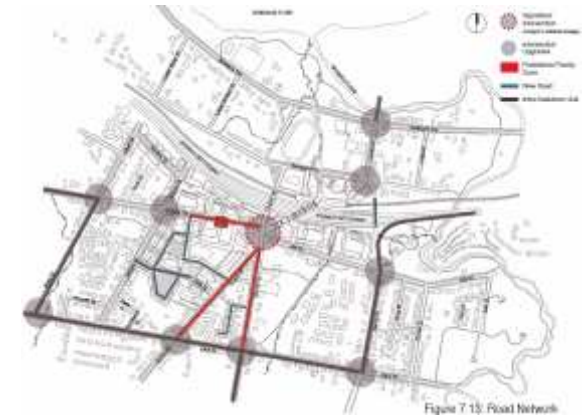
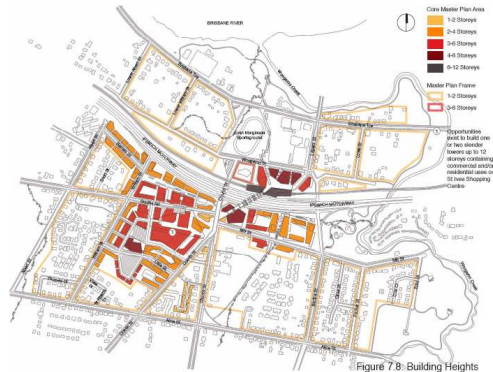
Springfield

- Principal Regional Activity Centre/Gateway CBD
- 86,000 Ultimate Population with 36,000 within Town Centre focused on rail and principle of walkability
- Orion Retail/Leisure Precinct – 172,000m² GFA
- USQ Campus opened 2006 – planned capacity 5000 to 7000 students
- Data Centre and 10 storey office tower under construction
- Integrated health services precinct – Harvard Medical
- Brookwater – Award Winning Greg Norman designed golf course and residential development
- Springfield Lakes – Award Winning Delfin Master Planned Community.



Goodna Town Centre

- Major Regional Activity Centre
- Mixed use retail, commercial and medium to high density housing
- A centre that focuses on:
 - Community and Economic Vitality
 - Great Streets and Public Spaces
 - Connections
 - Greenspace





Ripley Valley

- ICC Signature Project
- 100Km² area
- Urban footprint able to accommodate 120,000+ people
- Greenspace footprint encompassing conservation and recreation areas, represents > 50% of the Valley





Ripley Valley

Community Planning – Crafted from a Vision

*Ripley Valley 2030 – is a **rich and festive** community which has developed as a series of **distinctive neighbourhoods** and smaller villages within the many and varied valley precincts, surrounded both close and afar by hills and **views of the iconic Flinders Peak**.*



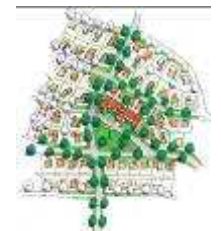
Vegetated hills, valleys, lakes, **open space linkages and trails** are a constant reminder of the connection and relationship this community has with its valley home. This natural setting is **celebrated by the community** in every aspect of design, form and function.

Residents have easy access and connections to **employment opportunities** both locally and within the wider Ipswich district. Ripley Valley is the heart of one of the State's employment and economic growth regions, with residents benefiting from employment prospects in neighbouring areas of Swanbank, Ebenezer and Amberley. An **integrated public transport** system operates within and beyond the Valley to provide convenient travel alternatives.



A real '**sense of place**' is instilled in the Valley, generating **community pride** in their active involvement in a safe, friendly and green living environment.

The Ripley **town centre** is stimulating and inspired by its marketplace style and is easily accessible to the community it services. The valley is complimented by a **network** of smaller **neighbourhood** mixed use **villages** offering meeting places, cultural experiences, shopping, recreation, and state of the art transport connections both near and afar. The Ripley Valley has embraced the **principles of sustainability** and is a model for others to follow- acknowledged both in Australia and overseas.





Ripley Valley Community Plan – A Vision for the Future

Key Development Themes

Accessible Valley



Travelling around the Valley by foot, cycle, bus or car is convenient and safe

Prosperous Valley



The Valley provides employment and investment opportunities for residents and contributes significantly to the regional economy due to its proximity and access to employment opportunities in the wider Ipswich district.



Ripley Valley Community Plan – A Vision for the Future

Functional Valley



Developments are designed in a manner that are eco-efficient, maximise the use of renewable resources and take advantage of the Valley's location to adjacent industrial areas and sources of recyclable/reusable resources.

Designed Valley



Inspired by the natural surrounds, the built form is specifically designed to be sensitive to the features of the Valley and provide residents with a unique living environment.



Ripley Valley Community Plan – A Vision for the Future

Living Valley



Each resident in Ripley Valley is integral to the Valley community - local residents rely on the Valley for cultural activities, entertainment, recreation, education, and their unique lifestyle and access to community and social services.

Natural Valley



Development of the community has been sensitive to these values and has incorporated design elements that foster the ecological processes.



Ripley Valley Key Project Milestones

Key Project Milestones

- November 2004 – ICC established the Ripley Valley Master Planning Task Force – a partnership between two levels of government and key land owners/developers



Ripley Town Holdings

Level 25 Waterfront Place Brisbane Qld 4000 Australia
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Telephone +61 7 3229 1200 Facsimile +61 7 3221 5979
ACN 112 588 217



Ripley Valley Key Project Milestones

Key Project Milestones

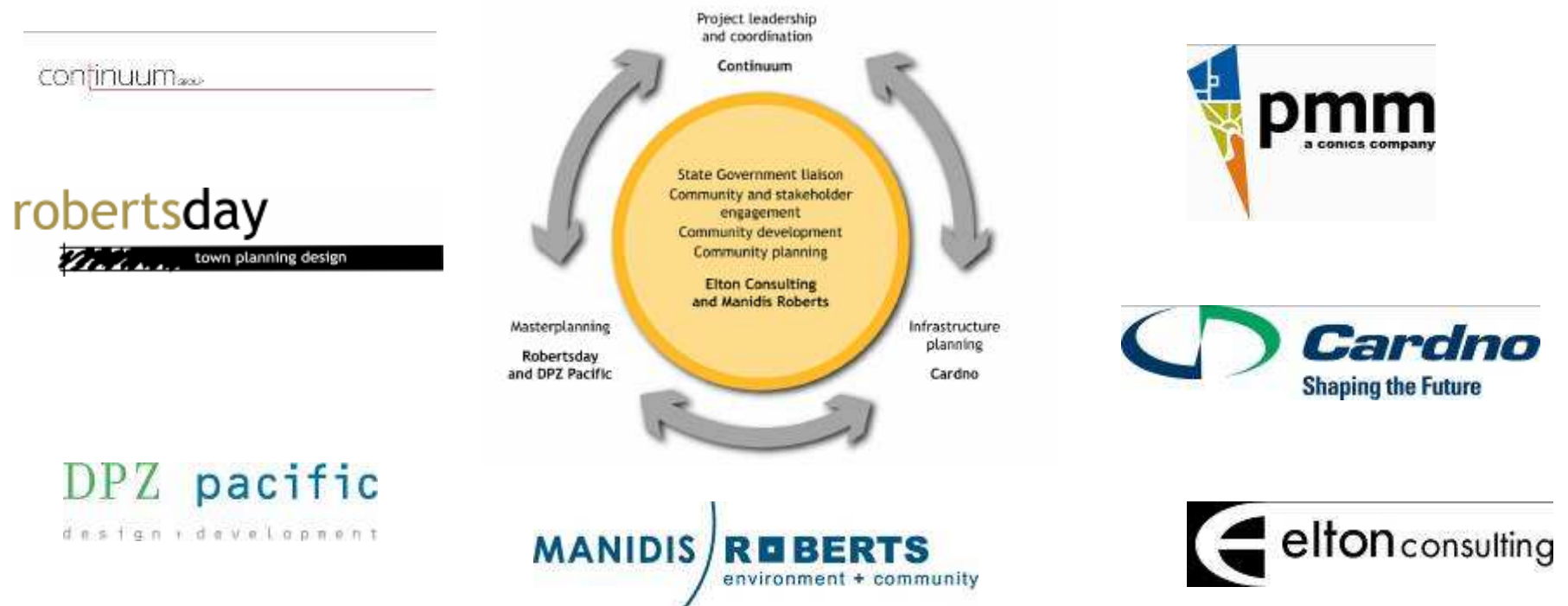
- Supported by a Community Reference Group comprising representatives from:
 - Ripley Township;
 - Paradise Heights Estate;
 - Rural Landholders;
 - Sporting Shooters Association;
 - Adjoining Urban Areas;
 - Heritage Consultative Committee;
 - Conservation Consultative Committee; and
 - Koala Protection Society; and
 - Public and Private Education providers.





Ripley Valley Key Project Milestones

- December 2005 – Council commissioned a multi disciplinary consulting team comprising 7 companies who operated under the project name of “Ripley Valley Master Planning Group.”



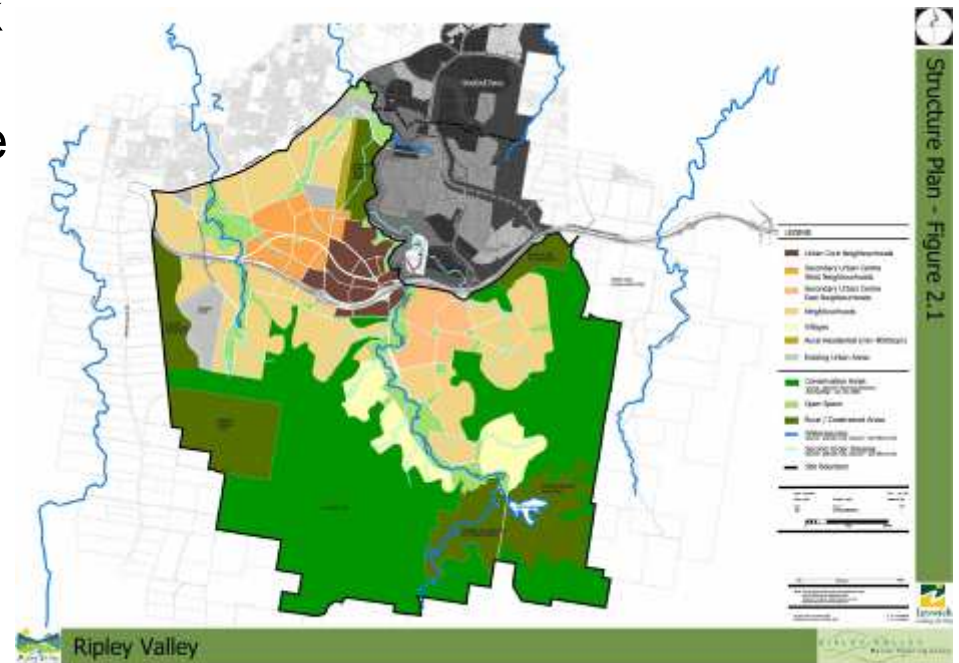
Key Project Milestones cont.

- After 6 months of background research and investigations, in July 2006 a comprehensive Enquiry by Design (EBD) workshop was held to bring together all the key stakeholders to achieve a consensus on a preferred development pattern for the Ripley Valley.
- The EbD was held over 7 days and was attended by over 700 participants.



Key Project Milestones cont.

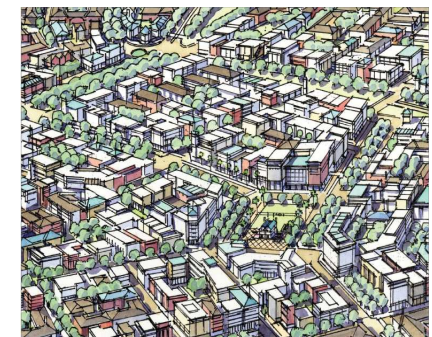
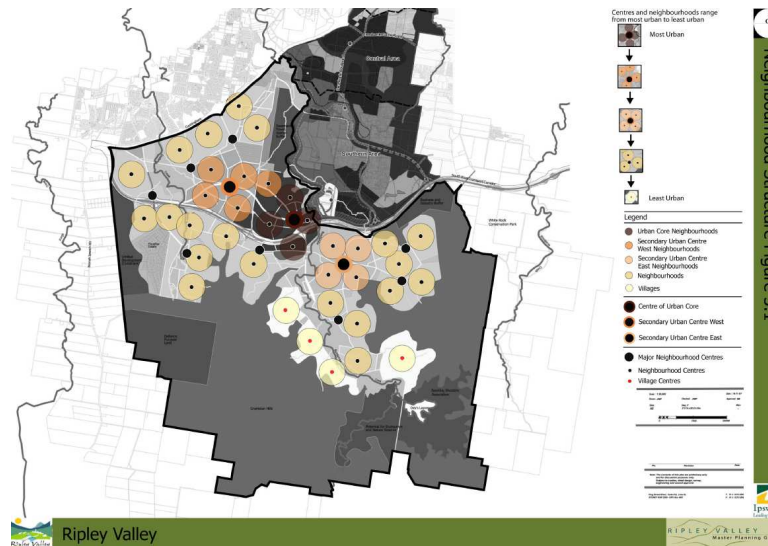
- April 2007 – Draft Ripley Valley Structure Plan and Master Planning Framework completed, placed on public display and formal first State Interests review.
- December 2007 – Council adopted a modified Structure Plan and Master Planning Framework – referred to Minister for final approval.



Key Master Planning Outcomes

Land Use/Neighbourhood Structure

- 37 walkable, transit ready neighbourhoods based on traditional neighbourhood design principles
- A town centre/urban core area
- Two secondary urban centres
- Four major neighbourhood centres
- Six local neighbourhood centres

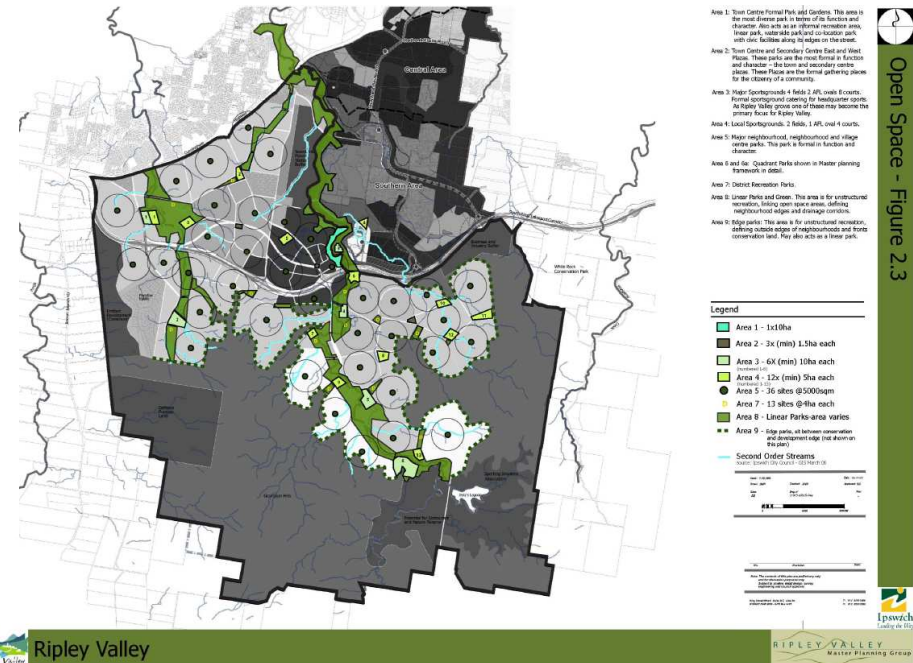


Neighbourhood Structure Figure 3.1

Key Master Planning Outcomes

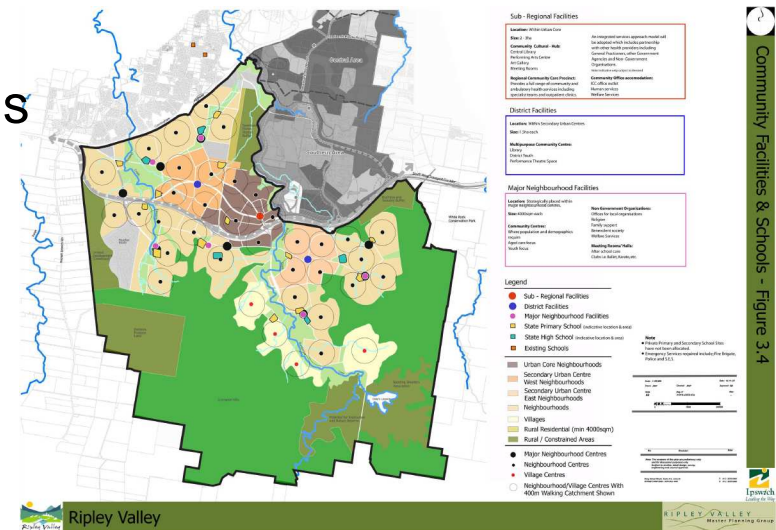
Open Space

- An integrated open space network encompassing:
 - Conservation and riparian areas
 - Active and passive recreation areas
 - Key urban design elements (e.g. plazas, edge parks, linear corridors)
 - City wide, district and local elements



Key Master Planning Outcomes

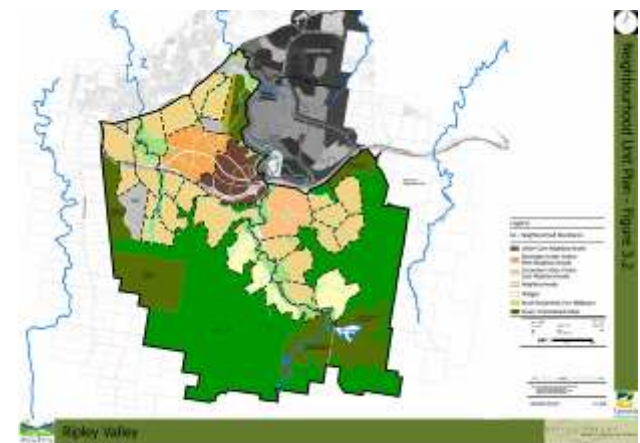
- **Community Facilities**
- An integrated community facilities network, including:
 - City Wide, district and local elements
 - Primary and Secondary Schools
 - Libraries
 - Visual and performing arts
 - Community halls and meeting rooms
- Key delivery framework through centres network



Key Master Planning Outcomes

Other Supporting Strategies

- Integrated Water Cycle Management
- Energy
- Communications
- Waste Management
- Development Sequencing
- Sustainability
- Community Development
- Housing
- Economic Development and Employment
- Environmental Management
- Cultural Heritage
- Visual Character



Support for TND

- Concepts have been particularly well received by the community
- Lots of public support and interest for:
 - Integrated and comprehensive nature of planning process
 - Greater transport equity, with focus on walkability, cycling and public transport
 - Accessibility to community facilities and quality and diversity of public open space
 - Housing diversity and affordability
- Strong support from key corporate partners, but with a degree of concern re: marketability and staged development outcomes
- Some opposition from smaller developers and 'speculators' with focus on:
 - Short term returns
 - Simple subdivision – not building 'complete communities'.



Where to From Here

- Finalise Second State Interests Review and Ministerial Approval
- Finalise new Part 15 Ipswich Planning Scheme – Ripley Locality, including:
 - Neighbourhood master planning process
 - Ripley TND Form Based Code (IPA, IDAS compliant)
- Finalise detailed master plans/neighbourhood master plans for:
 - Urban Core (Town Centre)
 - Secondary Urban Centre East
 - Other neighbourhoods?



Conclusion

The Ripley Valley focus on TND has necessitated a reassessment of urban planning's domination by the concepts of:

- the separation of uses through the rigorous application of single use zoning;
- the need for free and rapid flow of traffic over and above all other modes of movement;
- the requirement of massive parking provision at the expense of land use, aesthetics, site functionality and pedestrian access; and
- above all, the preparation and assessment of development on a site by site base, rather than assessing development as an integral component of an integrated urban system.





Conclusion cont.

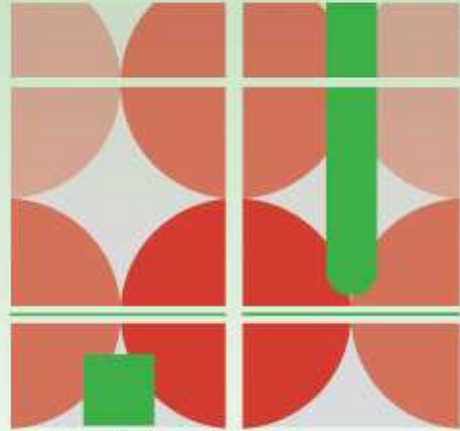
Ipswich City Council had the choice to continue with the contemporary model of suburban development with its dependence on private motor vehicles, inherent social and economic inefficiencies, consequent environmental and social degradation or to shift the paradigm and admit that we can do better.

Our intention is that Ripley Valley will deliver compact walkable mixed use neighbourhoods, that provide a mix of housing styles and densities, serviced with accessible community facilities, comfortable public spaces and efficient public transport. A place where people can really live, work, play and invest in a long term future.



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