ACNU08

2008 NATIONAL CONGRESS OF THE AUSTRALIAN COUNCIL FOR NEW URBANISM

Brisbane

6th - 9th February, 2008
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

project context

Ripley Valley / Coryimba Woods
Papamoa / Excelsa Village
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

sprawl – a catalyst for change

Ipswich, Australia

Tauranga, New Zealand

THE WESTERN CORRIDOR
A Master Plan for Growth

The Western Corridor – An Investment in Growth and People

Ipswich City Council has a plan to:
- Deal with current increases in economic and population growth
  - Over 4,000 lots were approved in 2004
  - 2,600 lots registered in 2004
  - Population increase of 5754 people
- Enhance relationships between:
  - employment
  - transport infrastructure and population growth
- Create Communities – not just subdivisions

SEQ top ten growth areas (Percents change in population growth 2004)

Ipswich has the capacity to be the heartland of SEQ which has large tracts of relatively cheap land and now, with a pro-active local council and state government incentives, Ipswich looks set to deliver.

Michael Matusik – The Matusik Snapshot
December 2003

An action plan for long-term growth in the Western Bay of Plenty
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

the “main event”….7 day charrette

Ripley Valley EBD
Waireki Charrette
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the grand plan – tnd based settlements

Ripley Valley EBD Plan
- 10,000ha site
- 32 Neighbourhoods
- TOD Based Town Centre
- Transect Based Design Code

Wairakei Charrette Plan
- 400ha site
- 4 Neighbourhoods
- Major Mixed Use Town Centre
- Transect Based Design Code
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

now what?....

3 TO 5 YEARS (AT LEAST) TO THE FIRST RESIDENTS MOVE IN

- On-going consultation at all levels
- Infrastructure and Costing
- Complete Policy Reworking
- Legislative Process for Policy Adoption
- Private Sector Positioning
- Preparation of Development Applications
- Approval Process

FOCUS SOLELY ON THE PROJECT AT HAND, BUT STILL END UP BEHIND

OR

ACCELERATE THE TRANSFORMATION OF SPRAWL TO NEW URBANISM BY FINDING AND BUILDING A “MODEL PROJECT”
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

the model project – the new urbanist display centre

Coryimba Woods, Ipswich
- 77ha site
- Neighbourhood Unit
- Model for Ripley Valley

Excelsa Village, Papamoa
- 20ha site
- Transect Based Master Plan
- Model for Papamoa
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coryimba woods – the model project
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coryimba woods – the small event
“We can make this work, I am really excited by it and when you launch it I will happily cut the ribbon.” - Victor Attwood – Deputy Mayor

“If I could tweak my nose and see that tomorrow I know that it would be a tremendous product.” - Gary White – Director of Planning, Ipswich City Council
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Coryimba Woods – Accelerating TND Principles

Neighbourhood Structure

Thoroughfare Network
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coryimba woods – accelerating tnd principles

Open Space System

Private Blocks
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coryimba woods – accelerating tnd techniques
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coryimba woods – immersive environments
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM
coryimba woods – transect based code

[Diagram of coryimba woods with a transect and code information]

[Table of Transect 5 - Apartment 1 on Main Street and Urban Lane with various specifications]
<table>
<thead>
<tr>
<th></th>
<th>CSD</th>
<th>TND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>15dwha</td>
<td>40dwha</td>
</tr>
<tr>
<td>Yield</td>
<td>660 dwellings</td>
<td>1966 dwellings</td>
</tr>
<tr>
<td>Height</td>
<td>2 storeys</td>
<td>5 storeys</td>
</tr>
<tr>
<td>Commercial</td>
<td>1,250m²</td>
<td>5,000m²</td>
</tr>
<tr>
<td>Building Types</td>
<td>2</td>
<td>14</td>
</tr>
<tr>
<td>Rear Lane</td>
<td>None</td>
<td>All</td>
</tr>
<tr>
<td>Kerb Radii</td>
<td>6m min.</td>
<td>3m max.</td>
</tr>
<tr>
<td>Street Lights</td>
<td>5m+</td>
<td>3m</td>
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</tbody>
</table>
Dear Sir/Madam

Re: Development Application Information Request (Section 3.3.6)
Application Number: 9579/07 & 9609/07
Proposal: Preliminary approval to override the Ipswich Planning Scheme in accordance with s 3.1.6 of the Integrated Planning Act 1997 to establish a master plan and development codes.
Property Location: 246, 294, 310 and 326 Collingwood Drive, Collingwood Park

Upon review of the abovementioned Development Application and supporting information, Council would like to acknowledge the efforts of the Applicant in providing a well made, detailed application.

It has been identified that a number of issues require clarification/amendment/further detail, to enable the assessment of the proposal. It is Council’s intention to facilitate a number of co-ordination meetings to discuss the detail.

The general areas requiring clarification/amendment/further detail is set-out below:

- Minimisation of Earthworks
- Retention of Vegetation
  - Management of Community Titles
- Public Realm Standards
  - Delineation between Public, Communal and Private Open Space
- Water Cycle Management
- Stormwater Overland Flow Path locations
- Level of Assessment in landscaping and rehabilitation matters
- Sewerage Reticulation Analysis
- Water Reticulation Analysis
- Stormwater Quantity

The response to this Information Request should be forwarded to:

Corymbia Corporation Pty Ltd
c/o Urban Planning Services Pty Ltd
Atn: Mr G Hidgeson
PO Box 2091
SURFERS PARADISE QLD 4217

Please Address All Correspondence to:
Chief Executive Officer
Ipswich City Council
A.B.N, 61 461 981 977
PO Box 191 Ipswich QLD 4305
Telephone: (07) 3810 666
Facsimile: (07) 3810 663
Email: council@ipswich.qld.gov.au
Website: www.ipswich.qld.gov.au
## ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

### coryimba woods – timeline

<table>
<thead>
<tr>
<th>Ripley</th>
<th>Coryimba</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>March 2006</strong> -</td>
<td>CSD</td>
</tr>
<tr>
<td>CSD DA Lodged</td>
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<tr>
<td><strong>July 2006</strong></td>
<td>Charrette</td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td><strong>March 2007</strong></td>
<td>Infrastructure</td>
</tr>
<tr>
<td></td>
<td>Design Forum</td>
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<tr>
<td><strong>April 2007</strong></td>
<td>Packaging</td>
</tr>
<tr>
<td></td>
<td>Tactic Support</td>
</tr>
<tr>
<td><strong>November 2007</strong></td>
<td>Referral</td>
</tr>
<tr>
<td></td>
<td>DA Lodged</td>
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<tr>
<td><strong>December 2007</strong></td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Issue Identification</td>
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<tr>
<td><strong>March 2008</strong></td>
<td>Packaging</td>
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<tr>
<td></td>
<td>Anticipated Approval</td>
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<tr>
<td><strong>July 2008</strong></td>
<td>DAs accepted</td>
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<tr>
<td></td>
<td>Construction Underway</td>
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<tr>
<td><strong>October 2008</strong></td>
<td>Anticipated Approvals</td>
</tr>
<tr>
<td></td>
<td>Lessons on the Ground</td>
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</table>
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM
excelsa village – delivering the village

Designed September 2005

Designed June 2006

ROBERTSDAY TOWN PLANNING DESIGN
ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

excelsa village – delivering the village

Construction November 2007
## ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

### accelerating the new urban display village – why do it?

<table>
<thead>
<tr>
<th>PUBLIC SECTOR</th>
<th>PRIVATE SECTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>- On-going skill transfer and training</td>
<td>- Collapse timeframes for DA preparation</td>
</tr>
<tr>
<td>- Establish tnd benchmark for new settlement plan</td>
<td>- Gain project buy-in to streamline approval</td>
</tr>
<tr>
<td>- Resolution of tnd issues at a manageable scale</td>
<td>- Reduce project costs through above</td>
</tr>
<tr>
<td></td>
<td>- Achieve higher yield</td>
</tr>
<tr>
<td></td>
<td>- Value add through design to ramp returns</td>
</tr>
<tr>
<td></td>
<td>- Enhance brand in marketplace</td>
</tr>
<tr>
<td></td>
<td>- Create a place of lasting value</td>
</tr>
</tbody>
</table>
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