

PART 15—RIPLEY VALLEY MASTER PLANNED AREA STRUCTURE PLAN

Division 1—Preliminary

(3)

Definitions

For the purposes of this Part the following terms have the meaning as set out below—

15.1.1 Ripley Valley Provisions

(1) The following provisions in this part comprise the Ripley Valley Master Planned Area Structure Plan Code—

- compliance with the Ripley Valley Master Planned Area Structure Plan Code (division 3, section 15.5);
- overall outcomes for the Ripley Valley Master Planned Area Structure Plan area as a whole (division 3, section 15.6);
- specific outcomes and probable solutions for the Ripley Valley Master Planned Area Structure Plan as a whole (division 3, section 15.7);
- assessment criteria for each zone in the Ripley Valley Master Planned Area Structure Plan as follows—
 - Future Urban Zone (division 4 sections 15.4.2 to 15.4.4);
 - Conservation (T1) Zone (division 5, sections 15.5.2 to 15.5.4);
 - Rural/Constrained (T2) Zone (division 6, sections 15.6.2 to 15.6.5);
 - Suburban (T3) Zone (division 7, sections 15.7.2 to 15.7.4);
 - General Urban (T4) Zone (division 8, sections 15.8.2 to 15.8.4);
 - Urban Centre (T5) Zone (division 9, sections 15.9.2 to 15.9.5);
 - Urban Core (T6) Zone (division 10, sections 15.10.2 to 15.10.4);
 - Special District Zone (division 11, sections 15.11.2 to 15.11.4);
 - Recreation (R1)) Zone (division 12, sections 15.12.2 to 15.12.5);
 - Special Uses Zone (division 13, sections 15.13.2 to 15.13.5)

(2) The following provisions in this part relate to the assessment tables for the zones in the Ripley Valley Master Planned Area—

- general provisions (division 2);
- assessment tables for each zone (divisions, Tables 15.4.1 to 15.12.2 and 15.13.2 to 15.13.3).

(a) "Auxiliary Unit"

(i) "Auxiliary Unit" means a building or part of a building used as a secondary residence not exceeding 65m² gross floor area which is attached to or associated with a dwelling on the same lot.

(ii) The term does not include "Dual Occupancy", "Institutional Residential" or "Temporary Accommodation".

(b) "Dual Occupancy"

(i) "Dual Occupancy" means the residential use of premises if there are two dwellings on any one lot where both dwellings exceed 65m² gross floor area.

(ii) The term does not include "Auxiliary Unit".

(c) "Dwelling"

(i) "Dwelling" means a building or part of a building used as a self contained residence which must include—

- (A) food preparation facilities;
- (B) bath or shower; and
- (C) closet pan and wash basin.

(ii) It includes an Auxiliary Unit, out-building and works normal to a dwelling.

(d) "Interim Uses"

(i) "Interim Uses" means those uses which occur before the establishment of an urban settlement pattern.

(ii) Such uses are generally low intensity or rural in nature and do not preclude the establishment of the preferred urban form.

(e) "Mixed Residential and Commercial (Large Scale)"

(i) "Mixed Residential and Commercial (Large Scale)" means the use of premises for a mixed use development involving any "Business Use" or "General Store" and "Multiple Residential" (i.e. three or more dwellings).



- (f) "Mixed Residential and Commercial (Small Scale)"
- (i) "Mixed Residential and Commercial (Small Scale)" means the use of premises for a mixed use development involving any "Business Use" or "General Store" on the lower levels of a building and involving no more than two dwellings, where the business use or general store may be independent of the residential use".
- (g) "Neighbourhood Master Plan" means a master plan approved under section 2.5B.42 of IPA.
- (h) "Single Residential"
- (i) "Single Residential" means the residential use of premises if there is one dwelling located on its own lot.
- (ii) The term includes an Auxiliary Unit, the keeping of domestic pets and Family Day Care.
- (i) "Urban Uses"
- (i) "Urban Uses" means those uses which form part of an urban settlement pattern.
- (ii) Such uses include-
- (A) residential uses, inclusive of large lot detached house, small lot house, and traditional lots, Mixed Residential and Commercial Use (large scale) and Mixed Residential and Commercial Use (small scale)", dual occupancies and multiple residential uses; and
- (B) non residential uses which service and support residential uses, including commercial and industrial uses, recreation and entertainment uses and community uses.
- (a) table 15.4.1, 15.5.1, 15.6.1, 15.7.1, 15.8.1, 15.9.1, 15.10.1, 15.11.1, 15.12.1 and 15.13.2 — making a material change of use² for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 15.4.2, 15.5.2, 15.6.2, 15.7.2, 15.8.2, 15.9.2, 15.10.2, 15.11.2, 15.12.2 and 15.13.3 — other development³ listed in column 1, including—
- (i) carrying out building work not associated with a material change of use;
- (ii) minor building work;
- (iii) placing an advertising device on premises;
- (iv) clearing of vegetation, not associated with a material change of use;
- (v) earthworks, not associated with a material change of use;
- (vi) reconfiguring a lot; or
- (vii) carrying out operational work for reconfiguring a lot or in association with a material change of use.

15.2.2 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 15.4.1 to 15.12.2 and 15.13.2 and 15.13.3.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

15.2.3 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with section 15.4.4, 15.5.4, 15.6.5, 15.7.4, 15.8.4, 15.9.5, 15.10.4, 15.11.4, 15.12.5 and 15.13.5, as applicable, a defined use or use class or other development that is inconsistent with the outcomes sought for a zone is noted in column 1 of tables 15.4.1 to 15.12.2 and 15.13.2 and 15.13.3, as applicable to that zone.

Division 2—General Provisions for Assessment Tables

15.2.1 Assessment Categories for Zones

The assessment categories¹ are identified for development in each zone in column 2 of tables as follows—

¹ Information about assessment categories is provided in the Ipswich Planning Scheme User's Guide.

² Works associated with an application for a residential change of use may be assessed together with the material change of use. Also, see Ipswich Planning Scheme User's Guide 2 for examples that explain the type of development involved in different proposals.

³ See Ipswich Planning Scheme User's Guide 2 for examples that explain the type of development involved in different proposals.



- (2) If a defined use, use class or other development is not noted as inconsistent in column 1 of the applicable table, it is a consistent or potentially consistent use, use class or other development in accordance with section 15.4.4, 15.5.4, 15.6.5, 15.7.4, 15.8.5, 15.9.5, 15.10.4, 15.11.4, 15.12.5 and 15.13.5, as applicable.

Division 3—Overall and Specific Outcomes for the Ripley Valley Master Planned Area Structure Plan Area, as a whole

15.3.1 Compliance with the Ripley Valley Master Planned Area Structure Plan Code

Development that in the local government's opinion, is consistent with the specific outcomes for the Ripley Valley Master Planned Area Structure Plan, as a whole in section 15.3.3 and the specific outcomes for the relevant zones, complies with the Ripley Valley Master Planned Area Structure Plan Code.

NOTE 15.3.1A

- (1) The Ripley Valley comprises approximately fifty square kilometres of land which has been identified as having potential for urban development.
- (2) These identified areas are subject to a variety of issues and constraints which will require significant investigation prior to any approval for urban uses or works being given.
- (3) Detailed investigation of these issues and constraints may or may not preclude some parts of the land from urban uses.
- (4) Should urban uses be precluded, the existing low intensity natural or rural nature of the identified areas are to be maintained.

15.3.2 Overall Outcomes for the Ripley Valley Master Planned Area Structure Plan Area as a Whole

- (1) The overall outcomes are the purpose of the Ripley Valley Master Planned Area Structure Plan Code.

NOTE 15.3.2A

Sub-section (1) provides the link between the overall outcomes sought for the code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

- (2) The overall outcomes sought for the Ripley Valley Area are as follows—

The Ripley Valley Vision

NOTE 15.3.2B

The overall Development Intent for the Ripley Valley is informed through the vision, themes and key development outcomes as outlined below.

- (a) The Ripley Valley—
 - (i) comprises 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;
 - (ii) encompasses vegetated hills, valleys, lakes, open space linkages and trails as a constant reminder of the connection and relationship this community has with its valley home;
 - (iii) protects its beautiful natural setting which is celebrated by the community in every aspect of design, form and function;
 - (iv) is easily accessed and connected to employment opportunities both locally and within the wider Ipswich district;
 - (v) is the heart of one of the State's employment and economic growth regions, with residents benefiting from employment prospects in neighbouring areas such as Swanbank, Ebenezer and Amberley;
 - (vi) is integrated with a public transport system that operates within and beyond the Valley to provide convenient travel alternatives;
 - (vii) is instilled with a 'sense of place' that generates community pride in their active involvement in a safe, friendly and green living environment;
 - (viii) is served by an Urban Core that is stimulating and inspired by its marketplace style and is easily accessible to the community it services;

NOTE 15.3.2C

- (1) The Ripley Town Centre (Urban Core) is designated as a Major Regional Activity Centre under the SEQ Regional Plan.
- (2) The Ripley Town Centre (Urban Core) footprint is capable of accommodating 2.1 million m² of non-residential floor space.
- (3) The location of non-residential floor space will be determined through the Neighbourhood planning and development application process.



- (ix) 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 to places both near and afar; and
- (x) embraces the principles of sustainability and is a model for others to follow and acknowledge both in Australia and overseas.

Development Themes

NOTE 15.3.2D

- (1) In accordance with the Ripley Valley Vision the key strategies for achieving the development intent have been aligned with six supporting development themes.
- (2) These themes further refine the Ripley Valley Vision, and have been designed through a process of collaborative partnerships between government, business and the community, to guide the development and staging of an effective action framework according to the values and evolving needs of the community.
- (3) The key development themes are Living Valley, Accessible Valley, Designed Valley, Prosperous Valley, Functional Valley and Natural Valley.

- (b) The Ripley Valley is—
 - (i) a Living Valley – where each resident in the Ripley Valley is connected to the Valley community and likewise, local residents rely on the Valley for cultural activities, entertainment, recreation, education, and their unique lifestyle;
 - (ii) an Accessible Valley – where travelling around the Ripley Valley by foot, cycle, transit (bus or rail), or car is convenient, safe and equitable to all members of the community;
 - (iii) a Designed Valley – inspired by the natural surrounds, the built form—
 - (A) is efficient, comfortable and distinctive reflecting the diverse needs of residents;
 - (B) is specifically designed to be sensitive to the features of the valley; and
 - (C) provide residents with a unique living environment;
 - (iv) a Prosperous Valley – which provides employment and investment opportunities for residents and contributes

significantly to the regional economy;

- (v) a Functional Valley – which has been designed on global best practices in sustainability, including energy efficiency, waste minimisation and water sensitive design, where necessary utilities and services to residents are provided in an eco-efficient manner, maximising the community's self-sufficiency and capacity to cater for advancements in technology and infrastructure provision; and
- (vi) a Natural Valley – where the significant natural assets of Ripley Valley are conserved and enhanced, enabling the local environmental values to flourish and define the function of the community.

15.3.3 Specific Outcomes for the Ripley Valley Master Planned Area Structure Plan Area as a Whole

(1) Preferred Pattern of Development

NOTE 15.3.3A

- (1) The Structure Plan for the development of the Ripley Valley Area is shown on Figure 15.1.
- (2) The Structure Plan provides an indicative 'footprint' for future development.
- (3) The Structure Plan is the fundamental planning guide for development within the Ripley Valley Area and shows indicative land use designations and structural elements.
- (4) The Structure Plan is underpinned by the design principles of Traditional Neighbourhood Design and Transect Based Planning.
- (5) The Transect (described below in Note 15.7B) requires that the range of uses and function around the Centres are the same, it is the uses intensity that changes.
- (6) The Neighbourhood Unit is the fundamental building block of the community.
- (7) The Urban Core, Secondary Urban Centre East and Secondary Urban Centre West (amalgams of neighbourhoods) are arranged to accord with the principles of the Transect.
- (8) The Structure Plan is not intended to prescribe the precise boundary of the indicative land use designations, and it is not intended that the Structure Plan prescribe with complete accuracy the final location of uses within the broad conceptual land use designations.



- Urban Core Neighbourhoods
- Secondary Urban Centre West Neighbourhoods
- Secondary Urban Centre East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Existing Urban Areas
- Conservation Areas
source: Ipswich Planning Scheme Zoning Map - Jan 06 2006
- Open Space
- Rural / Constrained Areas
- Watercourses
source: Ipswich City Council - GIS March 06
- Second Order Streams
source: Ipswich City Council - GIS March 06
- Site Boundary

February 2017

Legend

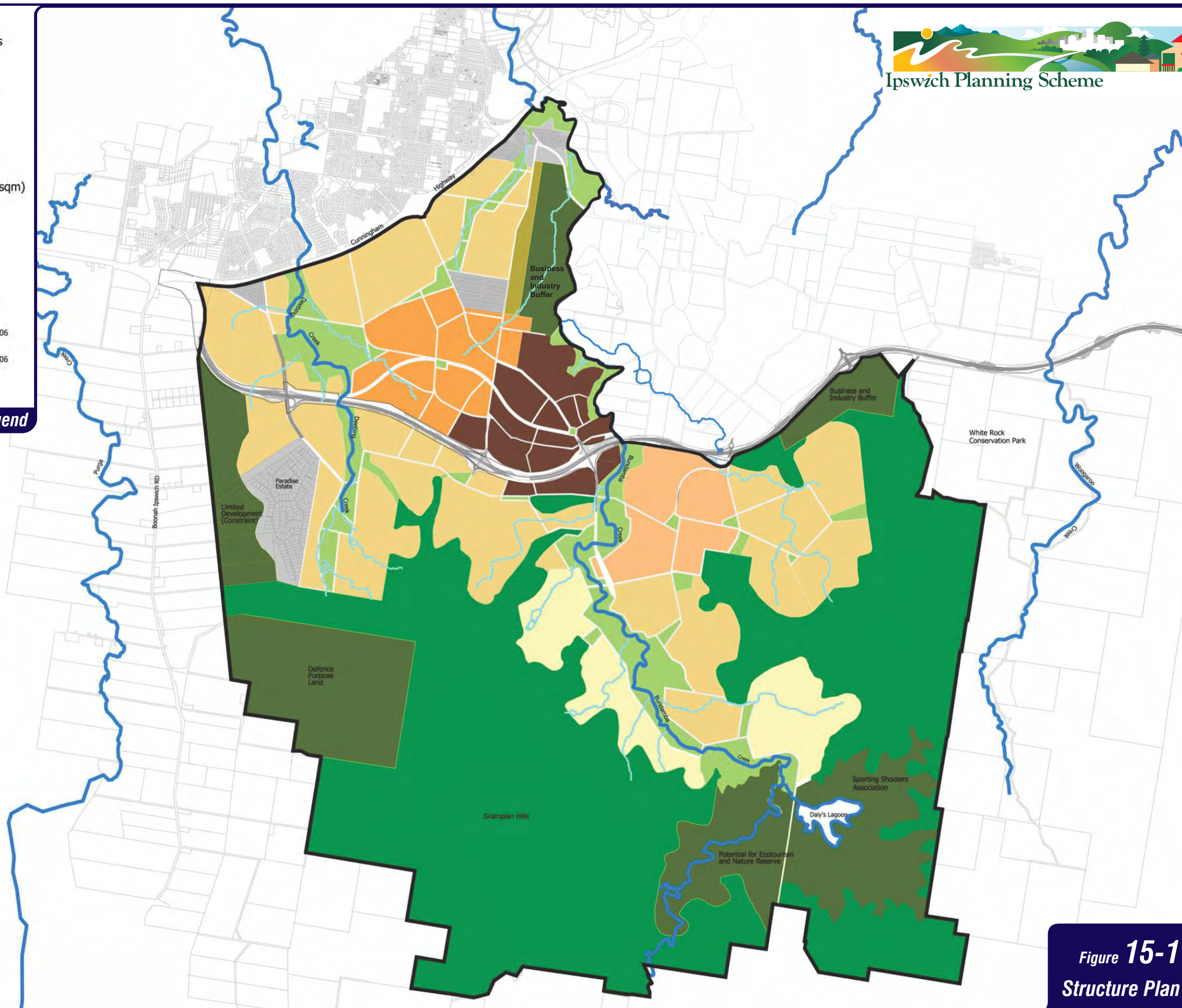


Figure 15-1
Structure Plan

- (9) The structural elements shown on the Structure Plan incorporate the proposed overall framework of transport and open space networks.
- (10) The Structure Plan includes existing uses and existing approved development in the Ripley Valley.
- (11) The proposed structural elements are shown in a conceptual way based on the present level of planning and knowledge of constraints, and for these reasons the locations must not be regarded as final.
- (12) With further detailed Neighbourhood Master Planning and consequential flooding, drainage and mining (geotechnical) assessments, the final location of structural elements and land use patterns will be determined.
- (13) The Structure Plan Area comprises 9 designations—
 - (a) Urban Core;
 - (b) Secondary Urban Centre West;
 - (c) Secondary Urban Centre East;
 - (d) Neighbourhoods;
 - (e) Villages;
 - (f) Open Space;
 - (g) Rural Residential;
 - (h) Rural/Constrained Areas; and
 - (i) Conservation.
- (14) The specific outcomes which are sought to apply generally throughout the Ripley Valley Area are outlined below.

NOTE 15.3.3B

- (1) The Ripley Valley is developed in accordance with Transect Based Planning Principles.
- (2) The Transect is a system of classification deploying the conceptual range of rural to urban to arrange in useful order the typical elements of urbanism.
- (3) The Transect is a natural ordering system, as every urban element easily finds a place within its continuum.
- (4) For example, a street is more urban than a road, a kerb more urban than a swale, a brick wall more urban than a wooden one, an avenue of trees more urban than a cluster.
- (5) This gradient when rationalised and subdivided, becomes the urban transect, the basis of a common zoning system (described as T-Zones)
- (6) The transect technique is derived from ecological analysis where it is applied to present the sequence of natural habitat from shore-dune-upland or wetland-woodland-grassland.

- (7) A description of the each T-zone is described below—
 - (a) T1 land—
 - (i) includes all land that has been protected from urban or further rural development either by purchase or by other legislation;
 - (ii) ensures that the continuity of nature has precedent over all man-made infrastructure and artefacts;
 - (iii) ensures where possible that new uses and works are located on existing cleared areas; and
 - (iv) new uses may include, eco tourism, research facilities, farmhouses, homesteads, woolsheds, cabins, golf courses and campground structures where the native vegetation has been cleared through previous land use practices.
 - (b) T2 land—
 - (i) includes land that is not appropriate for intensive urban or rural development but does not have the characteristics of the (T1) Zone;
 - (ii) accommodates limited development for agricultural use, and for recreational facilities for the communities it surrounds;
 - (iii) reconfigurations which create additional lots are avoided; and
 - (iv) reconfigurations for amalgamations or consolidation of lots are supported.
 - (c) T3 land—
 - (i) is similar to conventional suburban residential areas, except they are not as extensive in their land take-up and they are always attached to other T Zones to ensure a diverse, mixed use community within a short walking distance;
 - (ii) contains larger residential lots generally greater than 360m² in area;
 - (iii) has greater frontage setbacks than T4 – T6 land; and
 - (iv) incorporates prominent natural/landscaped features which are designed into the layout of streets and buildings.
 - (d) T4 land—
 - (i) is the place where communities start to exhibit a more urban character;



- (ii) buildings are positioned close to the street;
 - (iii) lots are generally smaller than in T3
 - (iv) serves as the transition from the rural and sub-urban character of T2 and T3 neighbourhoods;
 - (v) has a broad range of uses; and
 - (vi) purposefully has a somewhat busy appearance to provide the authentic feel common to traditional communities.
- (e) T5 land—
 - (i) is, at a commercial level, the equivalent of a "Main Street" environment;
 - (ii) contains commercial uses mixed with residential uses in the same buildings;
 - (iii) has wide footpaths which foster pedestrian movement;
 - (iv) has formal open spaces such as plazas, squares, and town parks which serve as the focus for the community;
 - (v) provides civic buildings located in or adjacent to plazas, squares, and town parks; and
 - (vi) is located so that a majority of the residents serviced by a "main Street" are within a ten minute walk of the "main street".
- (f) T6 land—
 - (i) is the equivalent of a Town Centre or CBD area;
 - (ii) contains the tallest buildings, the greatest variety of uses and high level facilities such as art galleries, theatres, law courts and major health facilities;
 - (iii) is the least naturalistic in character; and
 - (iv) allows the built environment, pedestrian accessibility, building disposition and open space design to take precedence over the natural environment.
- (g) SD (Special District) land comprises land uses that cannot be assigned to any of the other transect zones as their function, disposition or configuration does not allow conformity to the above six T zones, accordingly they are not shown on the Structure Plan map.

- (i) Uses within the Special District Zone may take up large land areas under one single use such as bulky goods retailing, or may not be able to achieve the amenity requirements within the other Transect zones.
- (ii) The Special District Zone may function as a transition zone which allows for the development of current land use requirements in a specific format which may change over time, in this situation it is envisioned that the Special District Zone will ultimately transition into a Transect zone.
- (iii) To accommodate this evolution in urban form Special District areas should be designed with a site layout of streets and lots that would support future subdivision in accordance with the requirements of these Transect zones.

(2)

Urban Core

Specific Outcomes

- (a) The Urban Core is—
 - (i) the highest order mixed-use centre in the Ripley Valley and provides the residents with the most intense and diverse opportunities for residential, retail, business, civic, health, community, open space, employment, transport, educational, recreational and entertainment amenities, as depicted on Figure 15.1;
 - (ii) the most intense urban setting of Ripley Valley;
 - (iii) the equivalent of a traditional town centre or traditional central business district; and
 - (iv) contains the greatest variety of building forms and all of the major community facilities, such as art galleries, theatres, and major health facilities.

NOTE 15.3.3C

- (1) Warehousing and bulky goods retailing may locate within specified districts in the Urban Core.
- (2) These uses generally attract a car orientated clientele and as a consequence do not conform to the disposition or configuration requirements of other Transect zones.



- (3) Likewise, the building form and bulk, and the fact that these uses usually take up large land areas under a single use, means that development may not be able to achieve the amenity requirements of other Transect zones.
- (4) In the longer term, as land values increase, it is envisaged that warehousing and bulky goods retailing may relocate to the adjoining Swanbank New Chum Enterprise Park.
- (5) The district(s) in which warehousing and bulky goods retailing establish, are to be designed with a layout of streets and other critical infrastructure that will support future subdivision that facilitates the development of Urban Centre (T5) Zone or Urban Core (T6) Zone outcomes.

- (b) The built environment of the Urban Core takes precedence over the natural environment in matters concerning pedestrian accessibility, building disposition and open space design.
- (c) The largest and tallest buildings in the Ripley Valley are located in the Urban Core.
- (d) Except for lower density housing at the periphery of Urban Core, building heights range from 2 to 12 storeys.
- (e) Commercial uses in the Urban Core mix with residential in the same buildings.
- (f) Footpaths in the Urban Core are wide and foster pedestrian movement.
- (g) Squares and plazas in the Urban Core provide areas for relaxation and social gatherings.
- (h) Buildings in the Urban Core are mixed-use with ground floors supporting active street life, offering residents and visitors shopping and street dining opportunities.
- (i) Office or residential uses are located on upper floors, many of which take advantage of roof gardens and terraces.
- (j) Buildings in the Urban Core create consistent streetscape by fronting buildings of similar scale, form and mass to both sides of the thoroughfares and key intersections.
- (k) The ultimate overall residential density of the Urban Core is 55 dwellings per hectare.
- (l) High levels of mobility and accessibility are provided within the Urban Core with dedicated transit corridors and a major transit station.
- (m) The thoroughfare layout allows for the establishment of a subterranean transit route and station in the Urban Core.

- (n) The thoroughfare layout is supplemented with local transit routes and an interconnected network of pedestrian and cycle paths.
- (o) Mass parking is provided behind or sleeved within buildings, in addition to on-street parking.
- (p) All buildings, except for lower density housing at the periphery of Urban Core are serviced by lane access.

NOTE 15.3.3D

- (1) The following matters provide an indication of the mix of uses (both vertically and horizontally) that are expected to be included in the Urban Core.
- (2) Retail/Commercial uses, including—
 - (a) chore retail, impulse retail, personal retail, retail services, food and beverage and entertainment, comprising department and discount department stores, supermarkets, cinemas, restaurant precincts, and taverns to a total of approximately 70,000m² gross floor area (including 55,000 m² retail and 15,000 m² entertainment);
 - (b) professional services (such as accountants, solicitors, lawyers) to a total of approximately 4,000 m² gross floor area; and
 - (c) commercial services created by population growth and local demand to a total of approximately 28,000 m² gross floor area;
 - (d) this gross floor area may be developed as a combination of—
 - (i) a district centre;
 - (ii) major neighbourhood centres; and
 - (iii) local neighbourhood centres.
- (3) Health Care Uses including—
 - (a) a Regional Community Care precinct with a full range of community and ambulatory health services, including specialist teams and outpatient clinics;
 - (b) an integrated services model in partnership with other health providers including General Practitioners, other Government agencies and non-government organisations;
 - (c) private health services including—medical and health facilities, doctors, dentists, physiotherapists and natural medicine practitioners;
 - (d) pharmacies and medical supplies; and



	(e) private health and fitness and lifestyle centres including –exercise businesses, gym and fitness centres, meditation clinics, health and day spas.
(4)	Community uses including a library, cultural facilities, exhibitions, display and performance spaces, meeting rooms and halls, office accommodation for Council services, child care services and human services.
(5)	Live/work uses.
(6)	Education uses, including— schools, vocational training facilities and university learning opportunities.
(7)	Sport and Recreation uses, including—
	(a) town centre plaza;
	(b) quadrant parks;
	(c) town centre parkland;
	(d) district recreation park;
	(e) citywide and local sportsgrounds; and
	(f) linear parks.
(8)	Residential uses, including—
	(a) apartments;
	(b) terrace housing;
	(c) duplexes;
	(d) semi-attached dwellings; and
	(e) integrated aged care housing.
(9)	Service Industry Uses, including auto repairs and service workshops, to a total of approximately 15,000 m ² gross floor area.
(10)	Homewares, Bulky Goods Warehousing to a total of approximately 100,000 m ² gross floor area.
(11)	Transit uses, including a major regional transit centre linked with local transit routes, pedestrian paths and cycleways.

(3) Secondary Urban Centres East and West

Specific Outcomes

- (a) The Secondary Urban Centres, as depicted on Figure 15.1, are—
 - (i) multifunctional, social and commercial hubs for residents in adjoining and adjacent neighbourhoods; and
 - (ii) a transition between the less dense Villages and Neighbourhoods and the higher density Urban Core.
- (b) The central spine of the Secondary Urban Centres is the Main Street retail and commercial sector.

- (c) Footpaths are wide and foster pedestrian movement.
- (d) Formal open spaces including plazas and squares are the focus for the community.
- (e) Civic buildings are located in or adjacent to the plazas and squares.
- (f) Except for lower density housing at the periphery of Secondary Urban Centres buildings in the Secondary Urban Centres—
 - (i) range in height from two to five storeys;
 - (ii) mix commercial uses with residential uses in the same buildings;
 - (iii) create consistent streetscapes by fronting buildings of similar scale form and mass to both sides of the thoroughfares and key intersections; and
 - (iv) are mixed-use with active street fronts supporting active street life, offering residents and visitors shopping and street dining opportunities.
- (g) A majority of the residents in the community are within a ten minute walk of the Main Street sector.
- (h) Mass parking is provided behind or sleeved within buildings, in addition to on-street parking.
- (i) All buildings except for lower density housing at the periphery of Secondary Urban Centres are serviced by lane access.
- (j) The Secondary Urban Centre East (SUCE) has an ultimate overall residential density of 20 dwellings per hectare.
- (k) The Secondary Urban Centre West (SUCW) has an ultimate overall residential density of 35 dwellings per hectare.

NOTE 15.3.3E

- (1) The higher densities around SUCW are a result of the opportunity for a regional transit stop linking to Ipswich and Springfield and the broader transit network of South-East Queensland.
- (2) The increased densities allow for greater access to mobility in the region.



NOTE 15.3.3F

- (1) The following matters provide an indication of the mix of uses (both vertically and horizontally) that are expected to be included in the Secondary Urban Centres.
- (2) Retail/Commercial uses including—
 - (a) chore retail, impulse retail, personal retail, retail services, food and beverage and entertainment, comprising discount department stores, supermarkets, restaurants and taverns to a total of approximately 35,000 m² gross floor area (comprising 15-20,000 m² in the Secondary Urban Centre West and 10-15,000 m² in the Secondary Urban Centre East);
 - (b) professional services, such as accountants, solicitors, lawyers, to a total of approximately 1,000 m² gross floor area, in each centre;
 - (c) this gross floor area may be developed as a combination of—
 - (i) frame or district centres;
 - (ii) major neighbourhood centres; and
 - (iii) local neighbourhood centres.
- (3) Health Care uses including—
 - (a) Community Care providing a range of district/ local community and ambulatory health services (to meet response time criteria) including specialist teams and outpatient clinics;
 - (b) an integrated services model in partnership with other health providers including General Practitioners, other Government agencies and non-government organisations;
 - (c) private health services including— medical and health facilities, doctors, dentists, physiotherapists and natural medicine practitioners;
 - (d) pharmacies and medical supplies; and
 - (e) private health, fitness and lifestyle centres, including— exercise businesses, gym and fitness centres, meditation clinics, health and day spas.
- (4) Community uses including— a library, cultural facilities, exhibitions, display and performance spaces, meeting rooms and halls, child care services and human services.
- (5) Live/work uses.
- (6) Education uses including— schools and vocational training facilities.
- (7) Sport and Recreation uses, including—
 - (a) plazas;

- (b) quadrant parks;
- (c) neighbourhood parklands;
- (d) district recreation park;
- (e) citywide and local sportsgrounds; and
- (f) linear parks.

- (8) Service Industry (such as auto repairs and service workshops) to a total of approximately 5,000 m² gross floor area, in each centre.
- (8) Residential uses including—
 - (a) apartments;
 - (b) terrace housing;
 - (c) duplexes;
 - (d) semi-attached dwellings; and
 - (e) integrated aged care housing.
- (9) Transit uses including— major regional transit centre linked with local transit routes, pedestrian paths and cycleways.

(4)

Neighbourhoods**Specific Outcomes**

- (a) Twenty Neighbourhoods are developed, as depicted on Figure 15.2.
- (b) Neighbourhoods—
 - (i) are less dense than the Urban Core and Secondary Urban Centres; and
 - (ii) have an average residential density of 15 dwellings per hectare, except where development constraints (e.g. flooding, steep slope or undermining) dictates a lower density.
- (c) Within each Neighbourhood there is a discernable centre with a key open space area comprising a recreation park, square, playground or plaza.

NOTE 15.3.3G

- (1) The centre of a Neighbourhood does not need to have a commercial or retail function.
- (2) It may be a park, school, community building (church, community hall, etc) or a general store.
- (d) All buildings adjacent to the centre of each neighbourhood are serviced by lanes.
- (e) Building heights are from one to three storeys.
- (f) Prominent sites are generally reserved for civic uses and each neighbourhood contains a variety of Open Space types.



Centres and neighbourhoods range from most urban to least urban



Most Urban



Least Urban

Urban Core Neighbourhoods

Secondary Urban Centre West Neighbourhoods

Secondary Urban Centre East Neighbourhoods

Neighbourhoods

Villages

Centre of Urban Core

Secondary Urban Centre West

Secondary Urban Centre East

Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)

Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)

Village Centres (Total of 4)

Neighbourhood/Village Centres with 400m Radius Walking Catchment

February 2017

Legend



Ipswich Planning Scheme

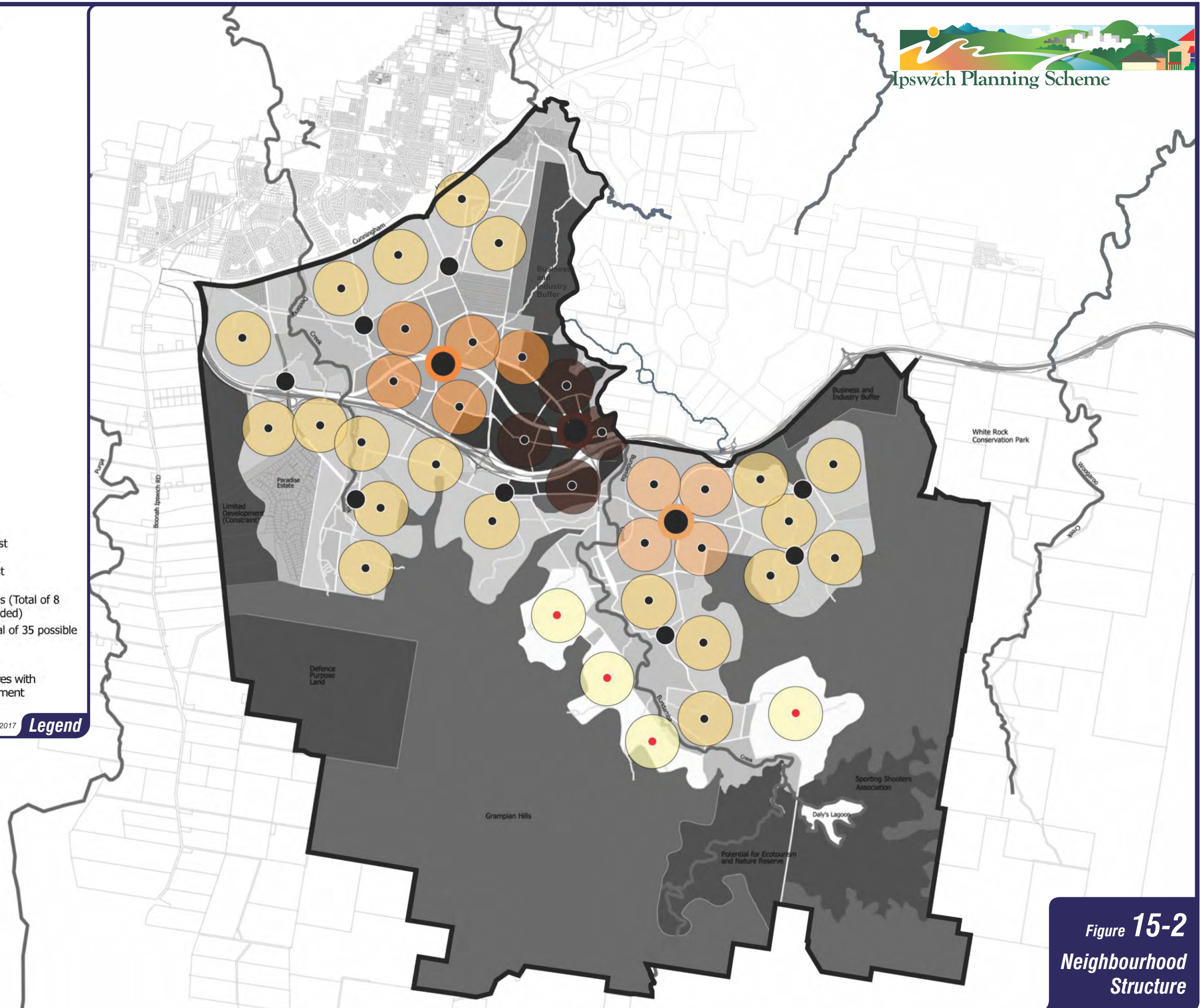


Figure 15-2
Neighbourhood Structure

- (g) Neighbourhoods are designed with appropriate transit routes and stops.
- (h) Neighbourhoods provide a varied range of housing formats including—
 - (i) apartments;
 - (ii) terrace housing;
 - (iii) duplexes;
 - (iv) semi-attached;
 - (v) small-lot housing;
 - (vi) detached housing;
 - (vii) garage studios; and
 - (viii) live/work opportunities.
- (i) Each neighbourhood is serviced by a transit stop enabling transit ready neighbourhoods.
- (j) Residents are generally within 400m – 600m walk of a transit stop.
- (k) Inbound and outbound transit stops are located appropriately near schools and shops.
- (l) Major Neighbourhood Centres—
 - (i) are located where Neighbourhoods intersect a thoroughfare;
 - (ii) have the more intense buildings fronting both sides of the thoroughfares, key intersections and transit;
 - (iii) are mixed-use with ground floors supporting active street life offering residents and visitors shopping and street dining opportunities; and
 - (iv) have mass parking located behind or sleeved within buildings, as well as on-street parking.
- (m) Buildings in Major Neighbourhood Centres create consistent streetscapes by fronting building of similar scale, form and mass to both sides of the thoroughfares and key intersections.
- (n) Internal and less busy neighbourhood streets cater to residential apartments, attached housing and small cottages.
- (o) Neighbourhoods are not composed solely of residences, they offer a range of distinct places and opportunities that residents are able to experience.
- (p) Parks and playgrounds are provided.
- (q) Bundamba and Deebling Creeks provide linear open space.
- (r) Pedestrian pathways are generally constructed on both sides of all streets.

- (s) The cycleway network passes through neighbourhood centres and link into the regional, inter-suburban and recreational networks.

NOTE 15.3.3H

- (1) The following matters provide an indication of the mix of uses (both vertically and horizontally) that are expected to be included in Major Neighbourhood Centres, (not all of these uses will be evident in all centres)—
 - (a) retail/ commercial uses including—supermarket, associated retail services such as hairdressers, deli, newsagent, pharmacist, bottle shop, café and coffee shops to a total of approximately 6,000m² gross floor area in each centre;
 - (b) commercial office space including accountants, dentists and medical practitioners to a total of 500m² gross floor area in each centre;
 - (c) community uses including meeting rooms and halls, non-government organisation offices (such as family support services and religious services);
 - (d) education uses including, schools; and
 - (e) child care services.

(5)**Villages****Specific Outcomes**

- (a) Four Villages are developed, as depicted on Figure 15.2.

NOTE 15.3.3I

- (1) Villages provide a transition from the more dense neighbourhoods to the Conservation areas.
- (2) Each village is surrounded by greenspace.
- (3) The extent of each village is defined by greenways that coincide with creek lines, natural features and future greenbelts.
- (4) Villages are less dense than Neighbourhoods but are structured the same way and are able to evolve over time.

- (b) Residential densities range from 8 to 10 dwellings per hectare.

- (c) Thoroughfares are interconnected and vary in their character.

NOTE 15.3.3J

Thoroughfares are not constructed in a ordered hierarchy for their full lengths. Rather the cross sectional dimensions and embellishments vary according to their location within and between neighbourhoods.



- (d) Within each Village there is a discernable centre with a key open space area comprising a recreation park, square, playground or plaza.

NOTE 15.3.3K

- (1) The centre of a Village does not need to have a commercial or retail function.
- (2) The central focus for the Village may be a park, school, community building (church, community hall, etc) or a general store.

- (e) Buildings adjacent to the centre of each Village are serviced by lanes.
- (f) Building heights are from one to two storeys.
- (g) Prominent sites are generally reserved for civic uses and each Village contains a variety of open space types.
- (h) The cycleway network passes through the centre and links into the Bundamba/Deebling Creek networks.
- (i) Where required, mass parking is located behind or sleeved within buildings as well as on-street parking.

NOTE 15.3.3L

- (1) The following items provide an indication of the mix of uses both vertically and horizontally that may be included in the Village Centres (not all of these uses will be evident at all centres)—
- (a) a transit stop is located in the centre;
 - (b) retail/commercial use is generally limited to a convenience store or café;
 - (c) community meeting rooms;
 - (d) a primary school may be located here;
 - (e) child care services;
 - (f) parks and playgrounds are provided; and
 - (g) live/work uses.

- (k) Villages provide a varied range of housing formats including—
- (i) terrace housing;
 - (ii) duplexes;
 - (iii) semi-attached;
 - (iv) small-lot housing;
 - (v) detached housing;
 - (vi) garage studios;
 - (vii) larger residential lots on constrained sites; and
 - (viii) live/work units.

(6) Open Space

Specific Outcomes

- (a) An integrated Open Space network is provided in accordance with Figure 15.3.

NOTE 15.3.3M

- (1) Open Space is designed as an integrated system satisfying the active and passive recreation needs of the community and includes the full range of open space typologies e.g. plazas, squares, parks, greens and bushland, as depicted on Figure 15.3.
- (2) The thoroughfare system and Open Space system establish the public realm of each community.
- (b) Each Neighbourhood is designed with a variety of Open Spaces.
- (c) The Open Space corridors intersect with pedestrian paths.
- (d) Pedestrian paths provide permeability and linkages for residents and visitors through neighbourhoods.
- (e) Open Space corridors are fronted by thoroughfares or building facades to provide passive surveillance and activity and to discourage crime.
- (f) The hydrological network and the riparian ecology of Bundamba and Deebling Creeks and the secondary tributaries to both of these creek systems are rehabilitated.

NOTE 15.3.3N

The rehabilitation of Bundamba and Deebling Creeks may involve extensive earthworks and modification of the existing land form to achieve a "Repair of Country" outcome.

- (g) Uses and works within Open Space areas are located, designed and managed to—
- (i) generally conserve the natural features and values of the land;
 - (ii) be compatible with surrounding uses and works, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
 - (iii) achieve sound catchment management practices including minimisation of:
 - (A) soil erosion;
 - (B) landslip; and
 - (C) siltation of watercourses;



- Area 1: Town Centre Formal Park and Gardens. This area is the most diverse park in terms of its function and character. Also acts as an informal recreation area, linear park, waterside park and co-location park with civic facilities along its edges on the street.
- Area 2: Town Centre and Secondary Centre East and West Plazas. These parks are the most formal in function and character – the town and secondary centre plazas. These Plazas are the formal gathering places for the citizenry of a community.
- Area 3: Major Sportsgrounds 4 fields 2 AFL ovals 8 courts. Formal sportsground catering for headquarter sports. As Ripley Valley grows one of these may become the primary focus for Ripley Valley.
- Area 4: Local Sportsgrounds. 2 fields, 1 AFL oval 4 courts.
- Area 5: Major neighbourhood, neighbourhood and village centre parks. These parks are formal in function and character.
- Area 7: District Recreation Parks.
- Area 8: Linear Parks and Green. This area is for unstructured recreation, linking open space areas, defining neighbourhood edges and drainage corridors.
- Area 9: Edge parks: This area is for unstructured recreation, defining outside edges of neighbourhoods and fronts conservation land. May also acts as a linear park.

- Area 1 - 1x10ha
- Area 2 - 3x (min) 1.5ha each
- Area 3 - 6X (min) 10ha each (numbered 1-6)
- Area 4 - 12x (min) 5ha each (numbered 1-13)
- Area 5 - 36 sites @5000sqm
- Area 7 - 13 sites @4ha each
- Area 8 - Linear Parks-area varies
- Area 9 - Edge parks, sit between conservation and development edge
- Second Order Streams

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Legend

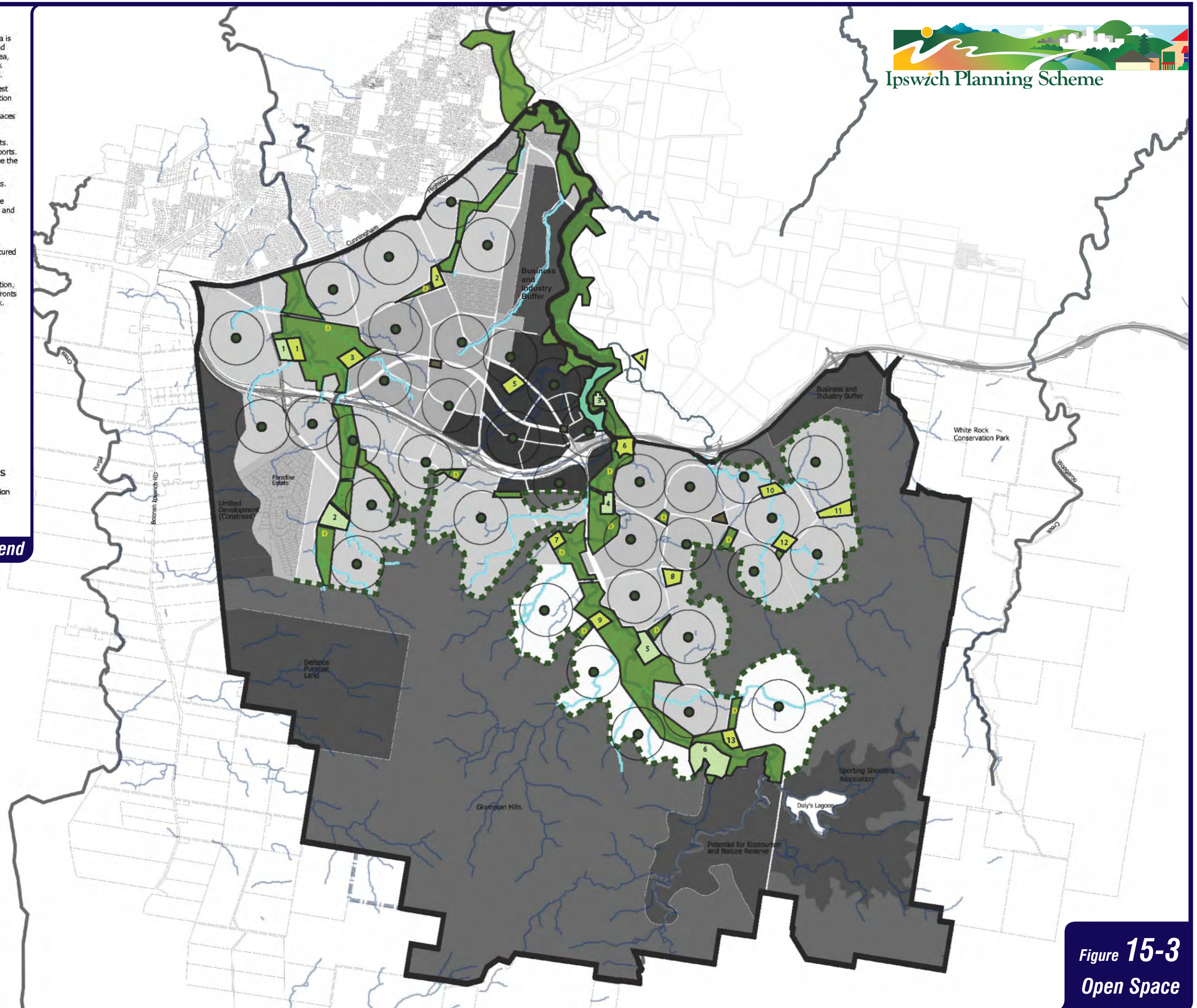


Figure 15-3
Open Space

- (iv) provide public access to areas of scenic value and visual quality, particularly prominent ridgelines and escarpments;
- (v) maintain the safety of people, buildings and works; and
- (vi) avoid significant adverse effects on the natural environment.

(7) Rural/Constrained Areas

NOTE 15.3.30

- (1) The Rural/Constrained Areas are generally situated outside of urban areas and have limited or no potential for urban development.
- (2) The Rural/Constrained Areas include—
 - (a) land providing a buffer to business and industrial activities at Swanbank;
 - (b) land situated to the south of the Centenary Highway and forming part of the Buffer to the Swanbank Business and Industry Area; and
 - (c) existing rural land holdings in the upper reaches of Bundamba Creek.

Specific Outcome

- (a) Except as outlined under clause (b) below;
 - (i) reconfigurations are generally limited to the amalgamation or consolidation of lots to the general exclusion of most other lot reconfigurations;
 - (ii) uses generally comprise those of a low intensity non-urban/rural nature, with residential, commercial and industrial uses discouraged;
 - (iii) uses and works are located, designed and managed to—
 - (A) be compatible with the amenity and character of surrounding lands;
 - (B) maintain the safety of people, buildings and works;
 - (C) conserve places of cultural significance and streetscape value; and
 - (D) avoid significant adverse effects on the natural environment.
- (b) The land immediately adjoining the eastern side of Fischer Road may be reconfigured as large lot home sites, with lots of 4000m² or greater in area, subject to geotechnical and acoustic investigations to determine actual home

sites and appropriate methods of construction.

- (c) The balance of the land between the Fischer Road large lot house sites and Bundamba Creek is retained (or rehabilitated) in its natural state, thereby providing—
 - (i) a buffer to business and industrial activities at Swanbank; and
 - (ii) linear open space and a wildlife corridor along Bundamba Creek.

(8)

Conservation Areas

Specific Outcomes

- (a) Conservation Areas are provided in accordance with Figure 15.3.
- (b) Conservation Areas—
 - (i) include—
 - (A) areas or features of particular habitat significance;
 - (B) the diversity of habitats for flora and fauna;
 - (C) land which acts as wildlife corridors;
 - (D) important areas of remnant, endangered, vulnerable, rare and other significant vegetation;
 - (E) significant wetlands;
 - (F) natural areas of particular scenic amenity; and
 - (ii) generally excludes the majority of other land uses.
- (c) Conservation Areas form an integral component in the Flinders Peak, Greenbank to Karawatha Forest Conservation Partnership.
- (d) Conservation areas provide opportunities for passive recreation, including walking trails, lookouts and picnic reserves within a natural setting.
- (e) Recreational activities are located and designed to avoid—
 - (i) significant adverse impacts on environmental values;
 - (ii) visual and scenic amenity values; and
 - (iii) ecological values.
- (f) Provision is made for nature based recreation experiences and other ecologically sustainable land uses where appropriate to the capacity of the land.



- (g) Uses and works within Conservation Areas are located, designed and managed to—
 - (i) conserve the natural features and values of the land;
 - (ii) maintain the conservation status of the land;
 - (iii) be compatible with surrounding uses and work, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
 - (iv) achieve sound catchment management practices including minimisation of—
 - (A) soil erosion;
 - (B) landslip; and
 - (C) siltation of watercourses.
 - (v) avoid modification of the natural setting within the riparian areas;
 - (vi) maintain scenic values and visual quality, particularly along prominent ridgelines and escarpments;
 - (vii) maintain the safety of people, buildings and works; and
 - (viii) avoid significant adverse effects on the natural environment.
- (h) Reconfigurations in Conservation Areas are generally limited to the amalgamation or consolidation of existing lots to the general exclusion of most other lot reconfigurations.
- (v) Villages— 10 dwellings per hectare; and
- (vi) Rural / Constrained Areas— at less than 2.5 dwellings per hectare.
- (c) Residents enjoy a range of community services and facilities appropriate to their needs and feel a strong sense of community identity, safety and security for the Ripley Valley as a whole and the specific neighbourhood in which they reside.

NOTE 15.3.4A

- (1) Potential locations for Community Facilities and Schools are shown indicatively on Figure 15.5.
- (2) These locations are indicative and subject to further detailed locational and demand assessments.
- (3) 14 primary schools and approximately 5 high schools are required to meet the needs of the Ripley Valley.
- (4) The supply and construction of private schools in the Ripley Valley reflect the socio-economic profile of the population, its religious and ethnic mix, access to existing private schools within Ipswich, and patterns of preference among families.
- (5) The Ripley Valley provides for the following community services and facilities—
 - (a) a Regional Community Care Precinct within the Urban Core, comprising a full range of community and ambulatory health services including specialist teams and outpatient clinics;
 - (b) an integrated services approach model is adopted which includes partnerships with other health providers including General Practitioners, other Government agencies and non-government organisations;
 - (c) provision of outreach community health services at the local level, using multi-purpose community centres or similar local outlets;
 - (d) a variety of General Practitioners and specialist medical centres which are located in the Secondary Urban Centres or neighbourhood centres, close to other community services, in order to strengthen neighbourhood hubs and village centres;

15.3.4 Key Strategies for Achieving Development Intent

(1) Living Valley





Specific Outcomes

- (a) The Ripley Valley accommodates approximately 120,000 people in approximately 50,000 dwellings in a mix of densities as shown in Figure 15.4.
- (b) Dwelling densities are distributed generally as follows—
 - (i) Urban Core— 55 dwellings per hectare;
 - (ii) Secondary Urban Centre West— 35 dwellings per hectare;
 - (iii) Secondary Urban Centre East— 20 dwellings per hectare;
 - (iv) Neighbourhoods— 15 dwellings per hectare;



-  South West Transport Corridor
-  Urban Core Neighbourhoods
-  Secondary Urban Centre
-  West Neighbourhoods
-  Secondary Urban Centre
-  East Neighbourhoods
-  Neighbourhoods
-  Villages
-  Rural Residential (min 4000sqm)
-  Residential Slope Constrained
Slopes steeper than 1:8 within the neighbourhood and village areas
-  Residential Mining Constrained
Existing Underground Mining
-  Existing Residential
-  Watercourses
source: Ipswich City Council - GIS March 06

TOTAL DWELLINGS (PRELIMINARY)

-  Total area - 289.72ha @ 55/ha = 15934
-  Total area - 304.83ha @ 35/ha = 10669
-  Total area - 250.48ha @ 20/ha = 5009
-  Total area - 1156.56ha @ 15/ha = 17348
-  Total area - 264.94ha @ 10/ha = 2649
-  Total area - 11.93ha @ 2.5/ha = 29
-  Total area - 159.76ha @ 10/ha = 1597
-  Total area - 563.59ha @ 8/ha = 4508

Total number dwellings = 57743

Dwellings / Ha:

"A density expressed in dwellings per hectare that excludes regional facilities and major land constraints (such as TAFE colleges, hospital facilities, education facilities, regional transport, facilities, regional transport infrastructure, regional open space) but includes residential development, local open space and drainage, local roads and neighbourhood centres."

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Legend

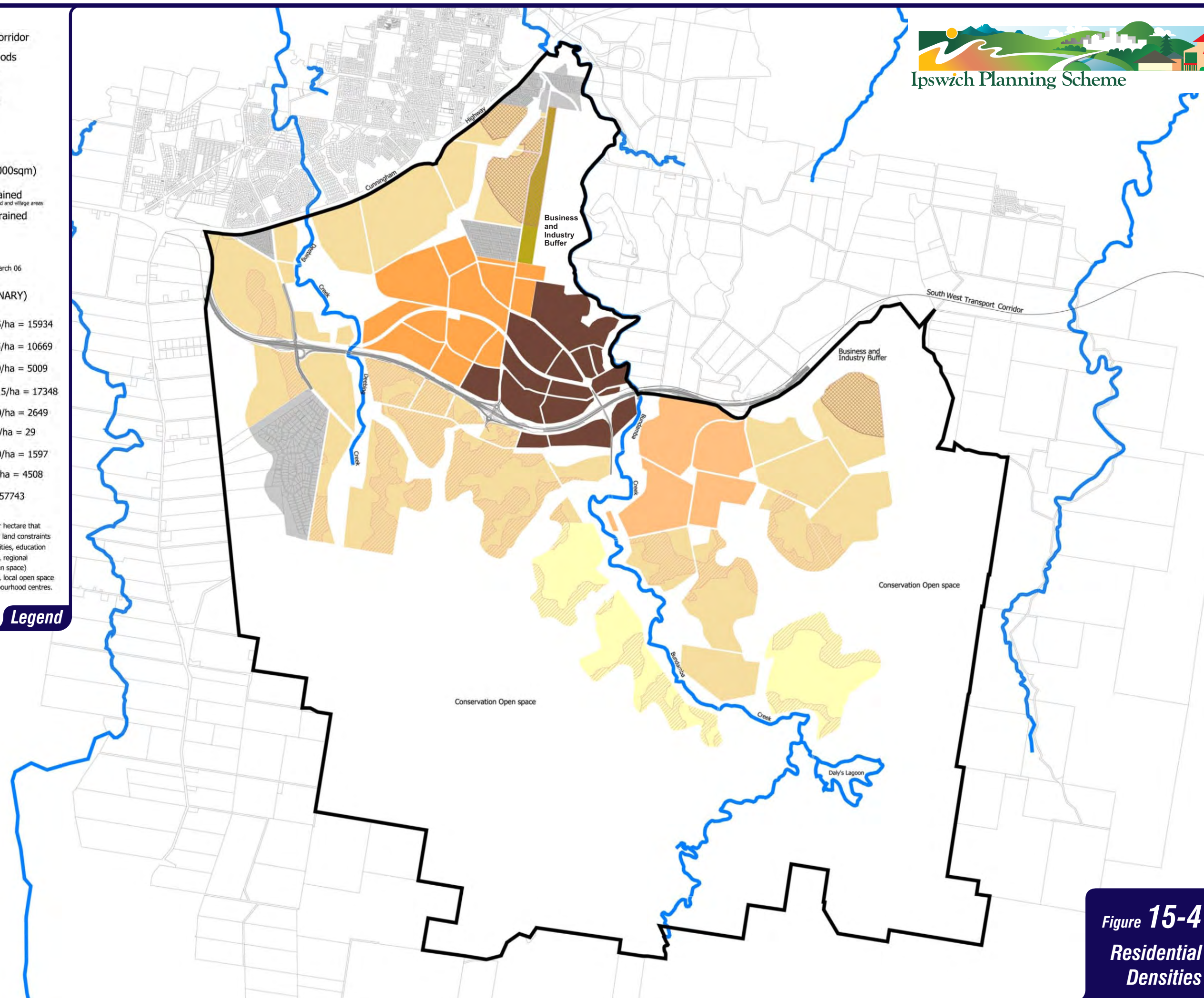


Figure 15-4
Residential
Densities

- Sub - Regional Facilities
- District Facilities
- Major Neighbourhood Facilities
- State Primary School (indicative location)
- State High School (indicative location)
- Existing Schools
- Urban Core Neighbourhoods
- Secondary Urban Centre West Neighbourhoods
- Secondary Urban Centre East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Rural / Constrained Areas
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

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Legend

Sub - Regional Facilities

Location: Within Urban Core

Size: 2 - 3ha

Community Cultural - Hub:

Central Library
Performing Arts Centre
Art Gallery
Meeting Rooms

Regional Community Care Precinct:
Provides a full range of community and ambulatory health services including specialist teams and outpatient clinics.

An integrated services approach model will be adopted which includes partnership with other health providers including General Practitioners, other Government Agencies and Non - Government Organisations.
Note: Indicative only subject to demand

Community Office accommodation:
ICC office outlet
Human services
Welfare Services

District Facilities

Location: Within Secondary Urban Centres

Size: 1.5ha each

Multipurpose Community Centre:

Library
District Youth
Performance Theatre Space

Major Neighbourhood Facilities

Location: Strategically placed within major neighbourhood centres.

Size: 4000sqm each

Community Centres:
Where population and demographics require
Aged care focus
Youth focus

Non Government Organisations:
Offices for local organisations
Religion
Family support
Benevolent society
Welfare Services

Meeting Rooms/ Halls:
After school care
Clubs i.e. Ballet, Karate, etc.

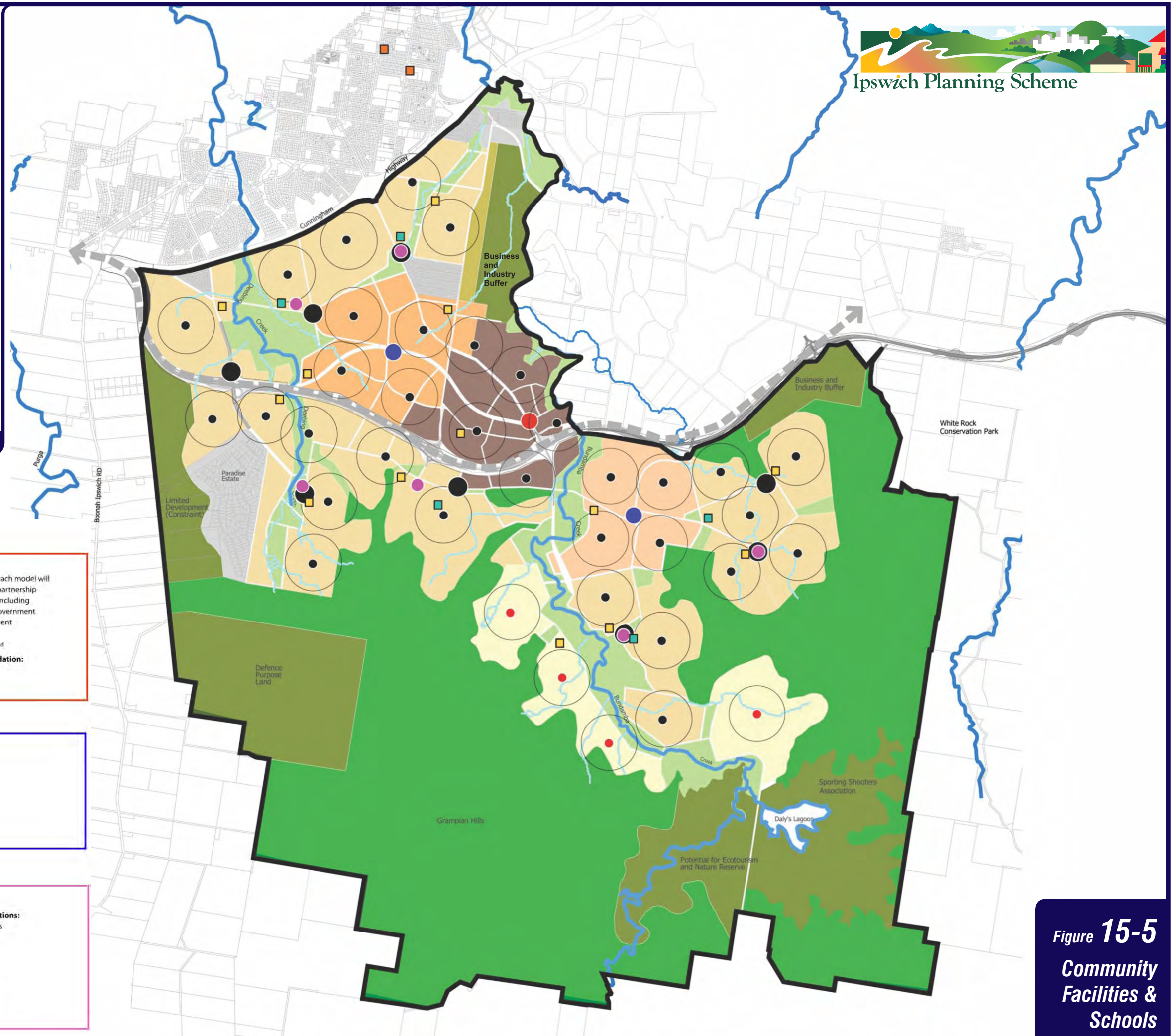


Figure 15-5
Community
Facilities &
Schools

- (e) a major sub-regional community/ cultural facility in the Urban Core (a site of 2-3 ha) serving the whole of the Ripley Valley, co-located with a cultural/civic facility and incorporating meeting rooms and some office accommodation for community organisations;
 - (f) two district level multi-purpose community facilities, to be located in each of the Secondary Urban Centres;
 - (g) district community centres may include a library, district youth centre and some performance/ theatre space, and each requires a site of up to 1.5 ha;
 - (h) approximately 8 local community centres, on sites of up to 4,000m², should be located to serve a cluster of 3-4 Neighbourhoods (10-12,000 people), and should provide space for local activities and services.
 - (i) one sub-regional level library, to be located in the Urban Core Community/ Civic Precinct;
 - (j) two branch libraries with one in each of the Secondary Urban Centres, each including meeting rooms for hire, to provide a social meeting place and space for lifelong learning activities; and
 - (k) the library should form part of a broader sub-regional level civic cultural facility, to incorporate some exhibition space, performance space for dance, drama and music activities, and spaces for community arts, as well as the major community centre functions outlined above, this facility might also encompass a local government branch office.
- (4) Child care is provided in central and conveniently accessible locations, and located adjacent to complementary land uses such as schools and community centres.

- (d) A hierarchy of community facilities is provided and includes the following key elements—
- (i) Neighbourhood level services and facilities, are located to service a population of approximately 5,000 – 12,000 people within a five to ten minute walk of the centre.
 - (ii) District level services are located to service a population of approximately 20,000 – 50,000 people.

NOTE 15.3.4B

District level services are usually staged to respond to the achievement of population thresholds, with numbers sufficient to support their provision.

- (iii) District Level Services include—
 - (A) shops and commercial services;
 - (B) a high school and other learning facilities;
 - (C) civic and cultural facilities;
 - (D) entertainment, leisure, sporting and recreation facilities;
 - (E) a range of medical and community health services;
 - (F) individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing;
 - (G) facilities and services for particular sections of the population, such as young people, older people, people with a disability, and people from culturally and linguistically diverse communities; and
 - (H) places of worship.
- (iv) City Wide (sub-regional) level services are located to service a population of approximately 80,000 -120,000 people.
- (v) City Wide level services include—
 - (A) major shopping centres;
 - (B) major cultural and civic facilities – e.g. performing art venue, local government branch office and library;
 - (C) specialist higher order entertainment and leisure facilities;
 - (D) public health services and facilities;
 - (E) tertiary education facilities – vocational training facility and university;
 - (F) major recreation and sporting facilities – e.g. football stadium regional park; and
 - (G) regional community care including a full range of community and ambulatory health services and outpatient clinics.



- (e) The Ripley Valley incorporates a wide range of housing options that meet the needs and expectations of the full range of household types and population groups.
- (f) Housing forms provide for the following—
 - (i) small and very small dwellings and dwelling types that are inherently low-cost (eg. shop-top housing, garage/studio apartments);
 - (ii) higher-density housing, which is—
 - (A) particularly targeted to smaller households, and
 - (B) concentrated in accessible locations around the Urban Core and Secondary Urban Centres.

NOTE 15.3.4C

The Ripley Valley provides for the following aspirational housing outcomes.

- (1) A minimum of 12% of housing is demonstrably affordable to households in the lowest 40% of the income range.
- (2) The 12% affordable housing includes delivery of options suited to—
 - (a) social housing clients;
 - (b) long term affordable rental through community-based organisations; and
 - (c) affordable purchase.
- (3) The Ripley Valley provides for public and community housing, at a rate of provision at least equivalent to the Queensland average (3.5% of dwellings).
- (4) Where advance commitment of funds is not possible, flexibility is retained to permit eventual spot purchase or site acquisitions for public and community housing.
- (5) A significant proportion of new dwellings in the Ripley Valley feature Universal Housing Design principles to maximise accessibility, flexibility and useability for all sections of the population, including older people, children, and people with a disability.
- (6) A minimum of 15% of dwellings meet the principles of Universal Housing Design.
- (7) The provision of accommodation that is especially suited to older people (including independent housing, supported accommodation and residential care);

- (g) An integrated open space network is provided as set out in Figure 15.3.
- (h) The provision of open space meets Council's Desired Standards of Service for Public Park Infrastructure.

- (i) The parkland typologies for Traditional Neighbourhood Design are provided as set out below—
 - (i) Urban Core – City Wide Recreation Park
 - (A) is the most diverse park in terms of its function and character;
 - (B) includes both a formal parks and gardens setting and informal recreation areas;
 - (C) provides linear open space along Bundamba Creek; and
 - (D) may include some civic buildings along certain street edges.
 - (ii) Urban Core and Secondary Urban Centre East and West – District Recreation Parks—
 - (A) are generally formal in function and character including plazas, squares and other hard urban spaces; and
 - (B) comprise key community gathering places.
 - (iii) Other District Recreation Parks are mostly informal in function and character, providing informal district recreation opportunities such as picnicking and kick and play space.
 - (iv) City Wide Sportsgrounds and Courts are the formal sportsgrounds that mostly cater for headquarter sports.
 - (v) Local Sportsgrounds and courts are primarily for organised sport and recreation at a neighbourhood level.
 - (vi) Local Recreation Parks, form the central focus of the neighbourhoods and villages through well located and designed parks.
 - (vii) Urban Core and Secondary Urban Centre Quadrant Parks—
 - (A) are located near the centre of each quadrant within the Urban Core and Secondary Urban Centres; and
 - (B) are generally formal in function and character.



NOTE 15.3.4D

- (1) The Urban Core and Secondary Urban Centres are typically divided into quadrants.
- (2) Depending on the specific densities, and function of these quadrants, relatively small intensively landscaped open space areas are incorporated into these quadrants.
- (3) These 'Quadrant Parks' introduce greenspace and opportunities for informal relaxation and meeting places, into the more densely developed neighbourhoods.

(viii) City Wide and Local Linear Parklands—

- (A) define neighbourhood edges, drainage corridors and may front conservation land;
 - (B) form part of the streetscape and drainage systems and green corridor connectivity linkages;
 - (C) link open space areas;
 - (D) provide for unstructured recreation; and
 - (E) may also function as sportsgrounds and areas for civic uses and community facilities.
- (j) Places of European, Indigenous, Archaeological or Palaeontological cultural heritage significance are conserved.
- (k) New uses or works which impact on places of cultural significance take account of the significance and value of the place and the surrounding area with particular regard to—
- (i) the character, appearance, location and setting of items of cultural significance;
 - (ii) whether any proposed landscaped treatment would be in keeping with the character and appearance of both the item of cultural significance and the surrounding area;
 - (iii) whether the proposal is likely to cause irreversible damage to a place of cultural significance, or its setting; and
 - (iv) wherever possible, new uses and works ensure the conservation, in situ, of places of cultural significance, and their setting.

NOTE 15.3.4E

- (1) Development complies with the Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003.
- (2) Development within the Ripley Valley must undertake an assessment for compliance with gazetted duty of care guidelines to determine if Aboriginal Cultural Heritage is located on the land.

(2)

Accessible Valley**Specific Outcomes**

- (a) An effective, efficient and integrated transport system is provided which facilitates—
 - (i) all modes of transport throughout the Ripley Valley;
 - (ii) conserves community character; and
 - (iii) enhances liveability.
- (b) The road network—
 - (i) facilitates a compact pattern of urban development and the self-containment of travel by integrating transport and land use planning;
 - (ii) creates connected communities with efficient and affordable access;
 - (iii) provides sustainable travel choices to support the accessibility needs of all members of the community; and
 - (iv) is designed to maximize community and economic benefits.
- (c) Transit orientated development delivers appropriate housing densities and a mix of uses around major transit stations.
- (d) The majority (greater than 90%) of residents are located within a 400m-600m walk of a neighbourhood transit route that connects to inter-suburban services as depicted by Figure 15.6.
- (e) A regional transit service is provided that connects the Ripley Valley to key external destinations (e.g. Ipswich CBD, Brisbane, Springfield's depicted by Figure 15.7.
- (f) The thoroughfare layout is designed to allow for the ultimate development of—
 - (i) a major underground transit station with a subterranean transit route through the Urban Core;
 - (ii) a partially below grade transit route and station in the Secondary Urban Centre West; and



- Regional Transit Corridor
- Intersuburban Transit Corridor Option A
- Intersuburban Transit Corridor Option B
- Neighbourhood Transit Corridor
- Transit Station
- ▨ Inter-Suburban Transit Corridor 800m Catchment
- ▨ Neighbourhood Transit Corridor 400m Catchment
- Transit Station 400m & 800m Catchments
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

February 2017 **Legend**

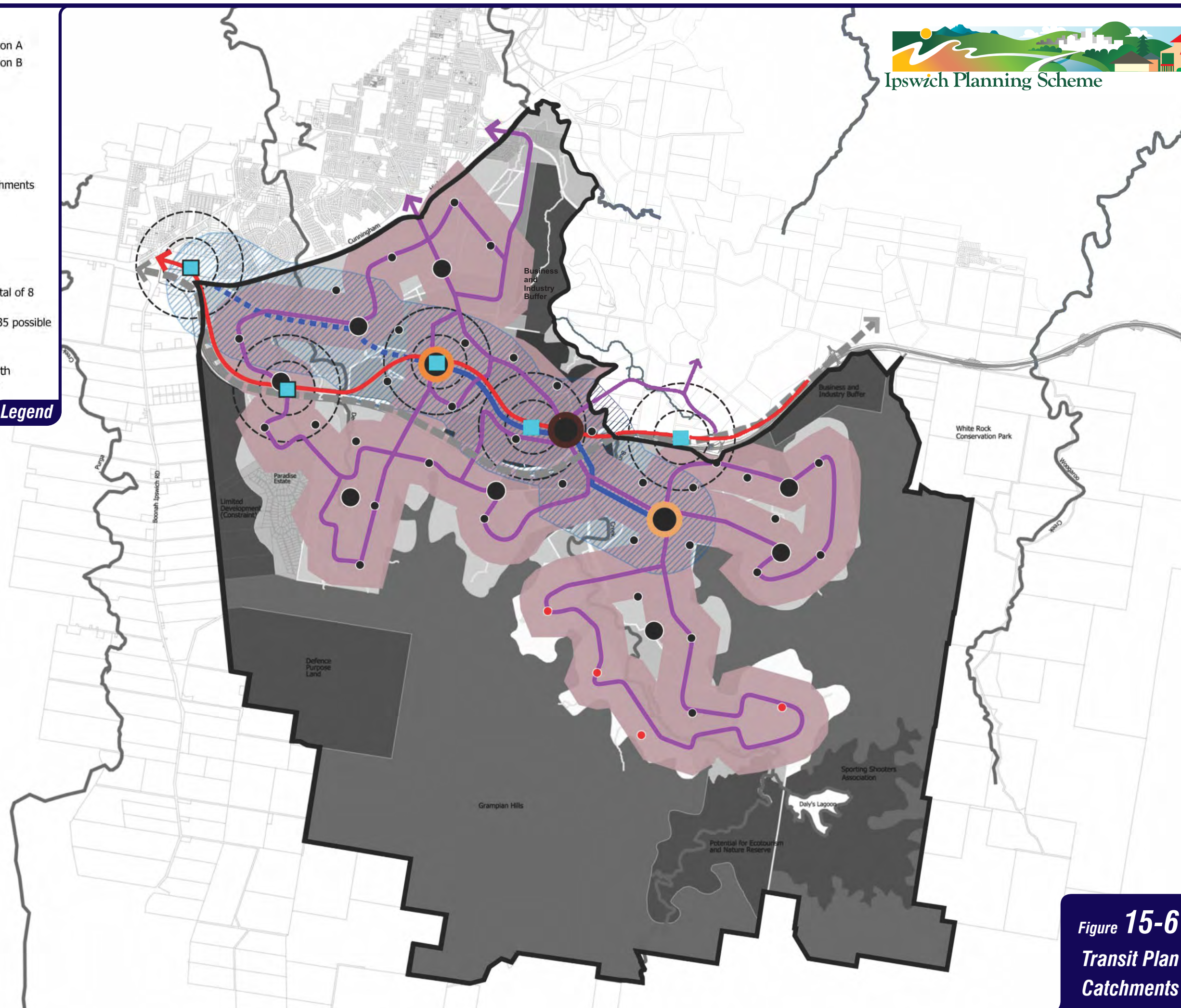


Figure 15-6
Transit Plan
Catchments

- Regional Transit Corridor
 - Intersuburban Transit Corridor
 - Neighbourhood Transit Corridor
 - Station
-
- Urban Core Neighbourhoods
 - Secondary Urban Centre West Neighbourhoods
 - Secondary Urban Centre East Neighbourhoods
 - Neighbourhoods
 - Villages
 - Rural Residential (min 4000sqm)
 - Rural / Constrained Areas
-
- Centre of Urban Core
 - Secondary Urban Centre West
 - Secondary Urban Centre East
 - Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
 - Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
 - Village Centres (Total of 4)
 - Neighbourhood/Village Centres with 400m Radius Walking Catchment

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Legend

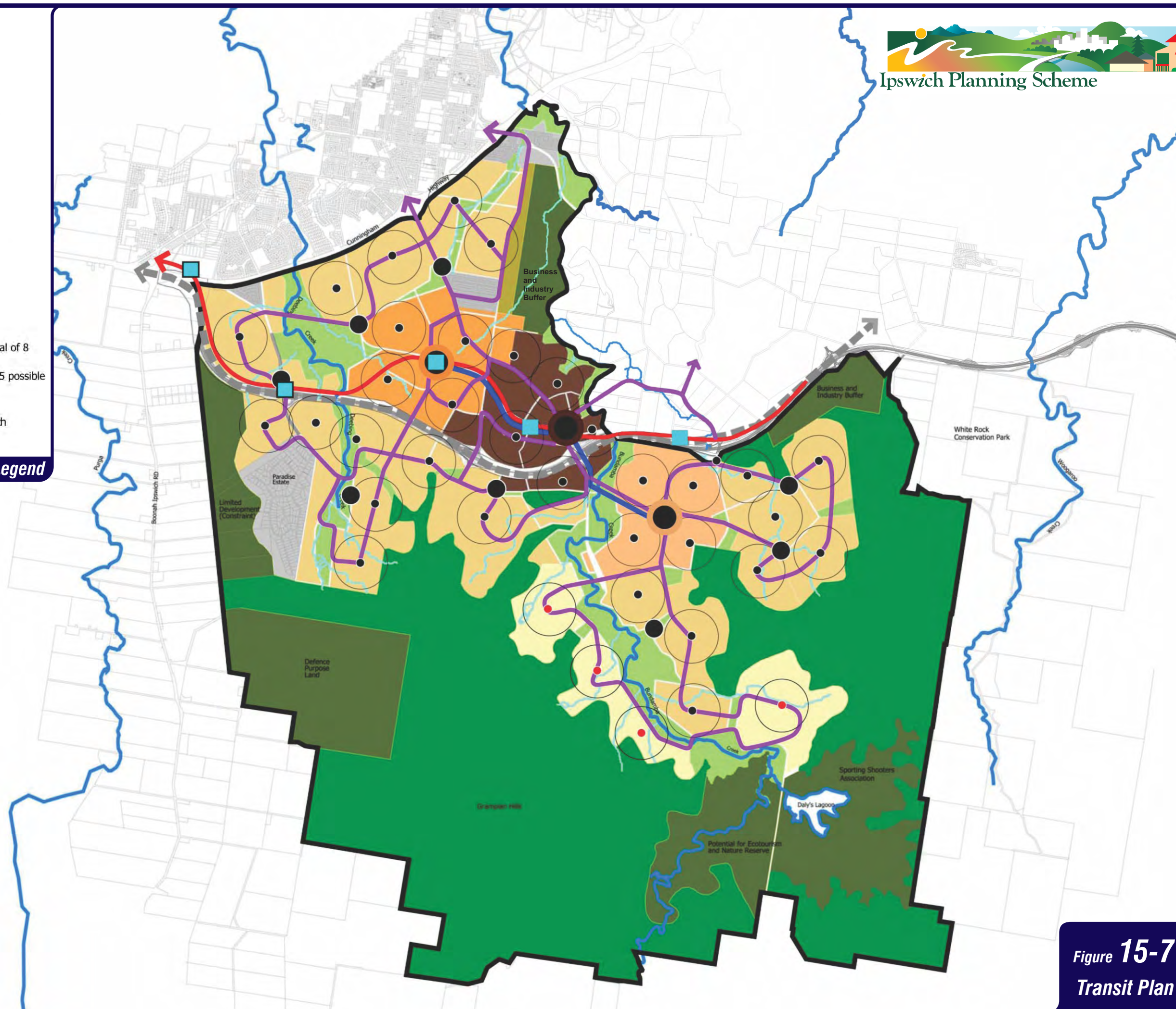


Figure 15-7
Transit Plan

- (iii) above grade stations at Swanbank and Deebling Heights.
- (g) A comprehensive walk and cycle network is integrated with the external transport network, linear open space, the transit network and the neighbourhoods as depicted by Figure 15.8
- (h) All transit facilities are constructed to meet universal design standards, including the accommodation of users with limited mobility at transit stops and stations.
- (i) The road network (and road cross section) accommodate a range of users, including pedestrians, cyclists, transit vehicles and cars, either on-road or in the verge width where appropriate.
- (j) Neighbourhood Master Plans identify, preserve and protect infrastructure corridors and buffer areas for the indicative transport alignments in accordance with Figure 15.9—Thoroughfare Types Plan.
- (k) A functional hierarchy for the road and street network is provided in accordance with Figure 15.10, incorporating—
 - (i) parallel traffic carrying routes; and
 - (ii) a high degree of connectivity and permeability through provision of multiple access routes within neighbourhoods.

NOTE 15.3.4F

- (1) A primary objective of the Structure Plan is to reduce residents' dependency on their cars and encourage a modal shift to public transport, walking and cycling.
- (2) The Plan aims to achieve high modal shares to public transport, walking and cycling, and provide real alternatives to private vehicle use for residents and workers in the Ripley Valley.
- (3) Shorter travel trips are achieved through providing a mix of community, commercial and retail uses at local neighbourhood, major neighbourhood and urban centres.
- (4) Measures to reduce car parking demand are to be implemented in the Urban Core (eg. pricing schemes) and support the seamless vehicular and pedestrian movement between individual parking facilities.
- (5) Road treatments should afford priority to the transit system, pedestrians and cyclists over private motor vehicles.
- (6) The Urban Core should be pedestrian and cycle friendly by providing end of trip facilities, including cycle parking, lockers and showers, with priority afforded to the pedestrian.

- (7) Frequent, high quality connections across major roads and corridors are required (e.g. the Centenary Highway) to connect neighbourhood centres, schools and other high activity areas so as to achieve integration between communities.
- (8) The Centenary Highway intermediate and ultimate design shown on the Ripley Structure Plan caters for the following options—
 - (a) connections to the Centenary Highway at regular and convenient spacings to ensure compatibility with the Ripley Valley Thoroughfare Plan;
 - (b) a new interchange with Centenary Highway to the west of Ripley Road (near Wensley Road);
 - (c) an overpass only (ie. no interchange) at the Centenary Highway /Ripley Road, noting that a roundabout with all movements would still exist as an interim measure;
 - (d) an eastern off ramp at the interchange to the Centenary Highway to Swanbank (in the vicinity of the current Abrahams Road alignment); and
 - (e) design for the ultimate Centenary Highway interchange in the vicinity the current Wensley Road alignment to accommodate a subterranean highway through the Urban Core.
- (9) Because of the long term nature of the ultimate development of the Ripley Valley, it is probable that trip generation patterns, modal split and car ownership patterns could significantly change, consequently the implementation of these options are indicative only.

(3)**Designed Valley****Specific Outcomes**

- (a) The Ripley Valley is designed, based on Traditional Neighbourhood Design principles.

NOTE 15.3.4G

- (1) Traditional Neighbourhood pedestrian friendly communities are serviced by mixed use centres.
- (2) They are connected through a network of through streets and have a variety of public spaces and civic facilities that promote self containment and a discernable community identity and sense of place.
- (3) Traditional neighbourhoods have the following features—



- Regional Route
- Inter - Suburban Route
- Recreation Route
- Urban Core Neighbourhoods
- Secondary Urban Centre West Neighbourhoods
- Secondary Urban Centre East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

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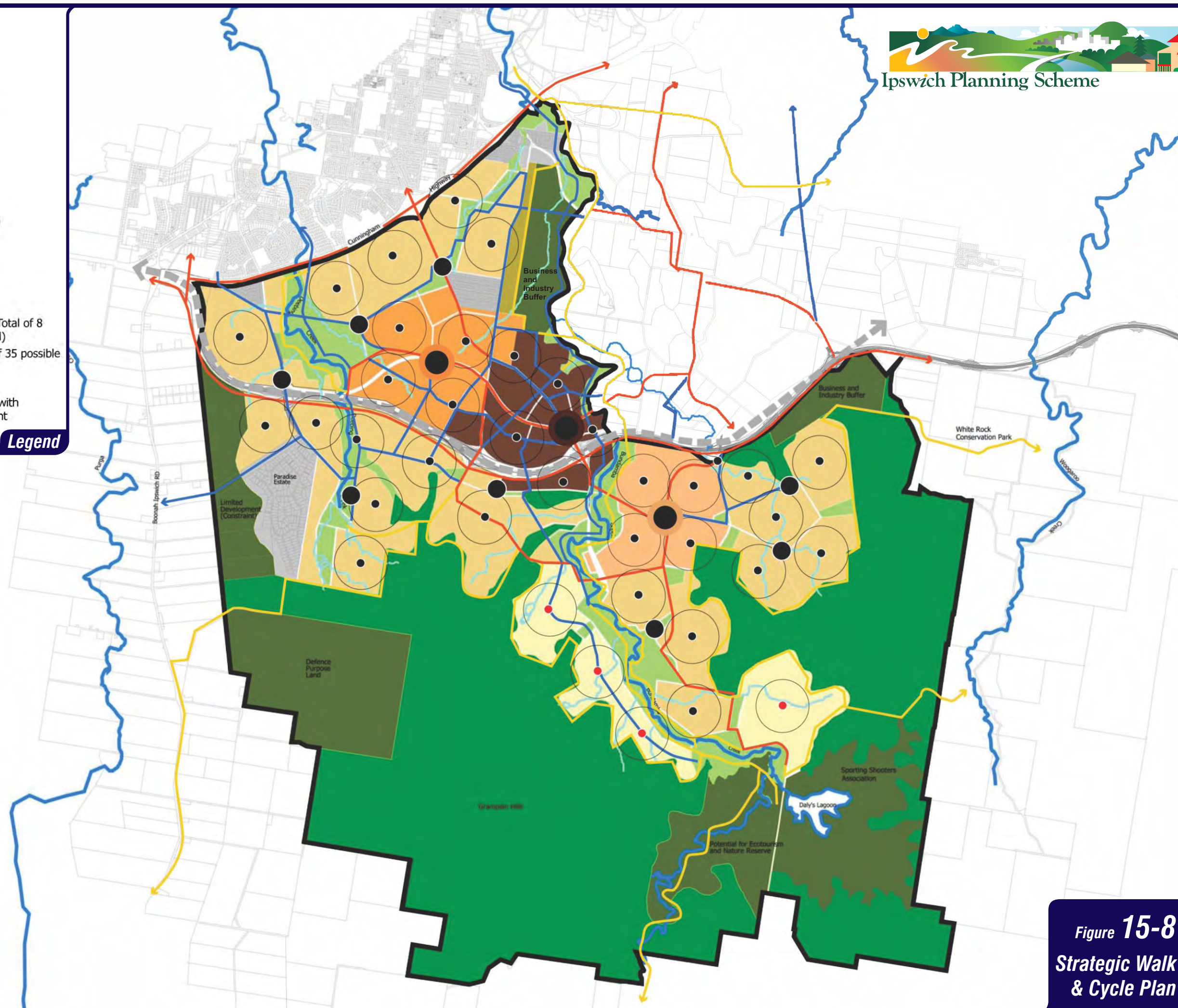


Figure 15-8
Strategic Walk
& Cycle Plan

- Avenue 1: 4 lane + median (with transit) + service lane (with travel lane)
- Avenue 2: 4 lane + parking (with transit) + median
- Avenue 3: 4 lane (shared transit) + parking + median
- Boulevard: 4 lane + parking + median
- Road: 2 lane (shared transit) + parking
- Urban Core Neighbourhoods
- Secondary Urban Centre West Neighbourhoods
- Secondary Urban Centre East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Rural / Constrained Areas
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

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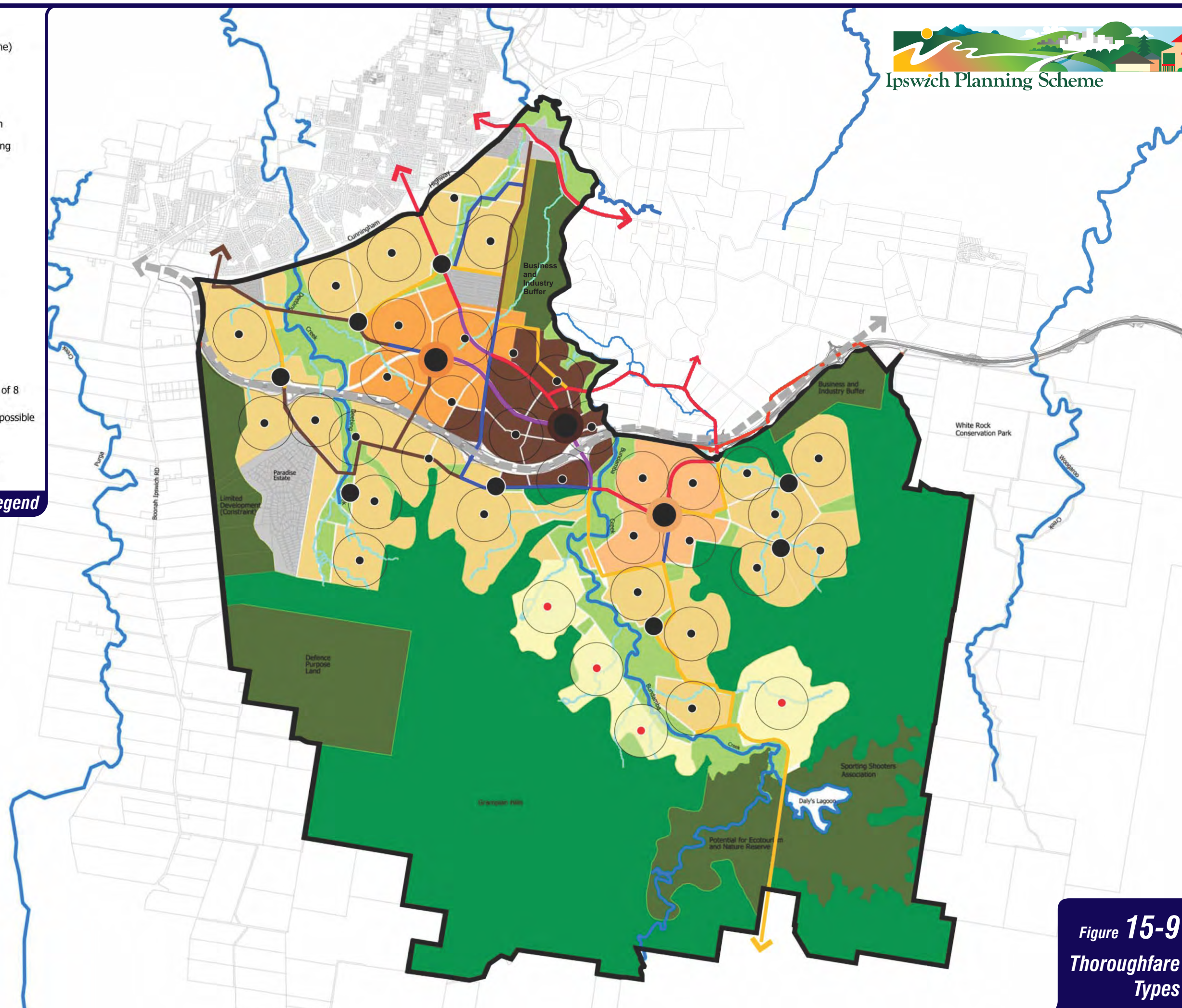


Figure 15-9
Thoroughfare
Types

- ◇ Interchange
- Regional Link
- Intersuburban Link
- Suburban Link
- Neighbourhood Link
- Local Street
- 2L Two Lane Road
- 4L Four Lane Road
- 6L Six Lane Road
- +B Plus Bus Lanes
- Urban Core Neighbourhoods
- Secondary Urban Centre West Neighbourhoods
- Secondary Urban Centre East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Rural / Constrained Areas

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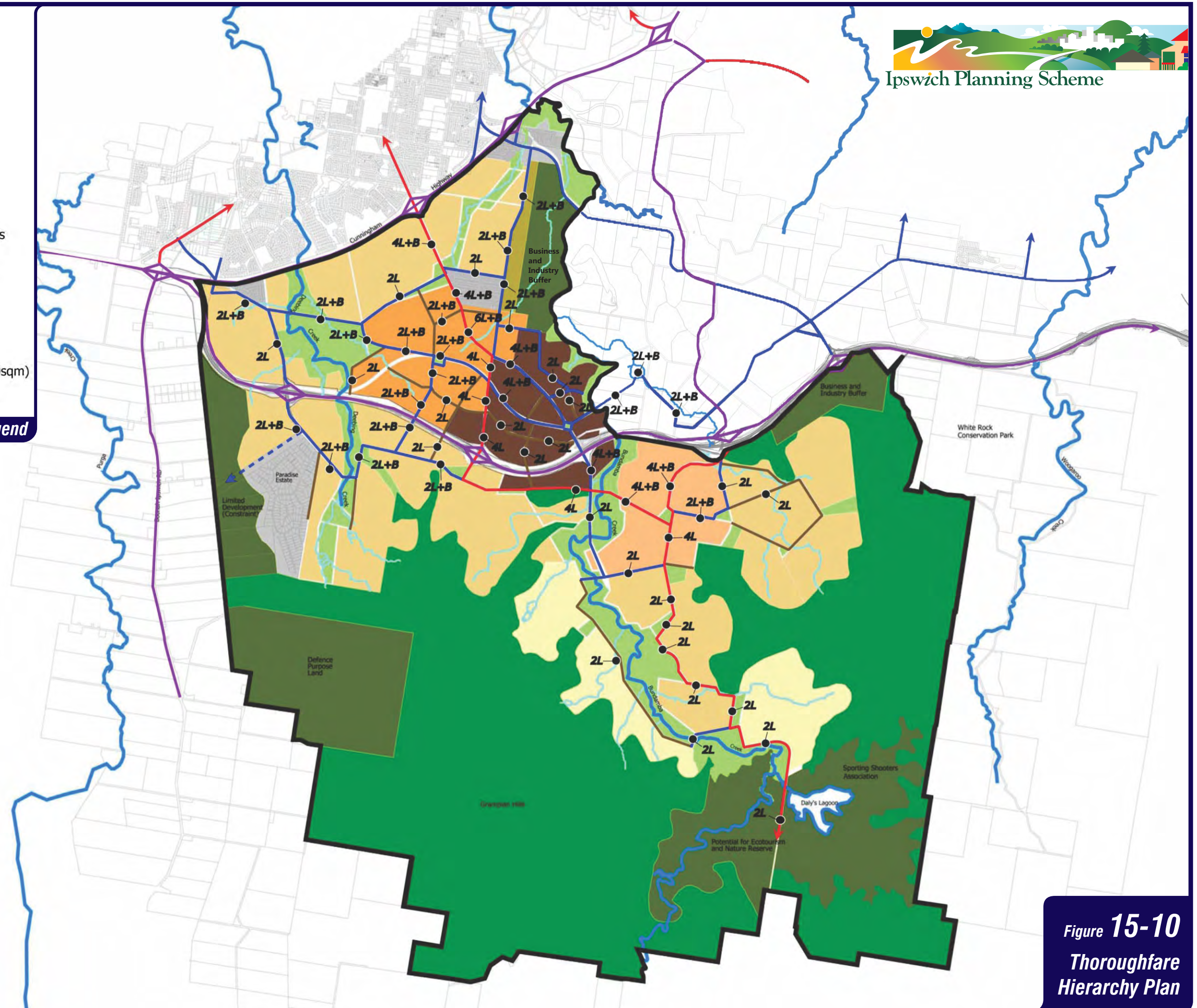


Figure 15-10
Thoroughfare
Hierarchy Plan

- (a) there is a discernable centre, in the form of a plaza, square, green; or a busy or memorable intersection;
- (b) a transit bus stop is located at the centre;
- (c) buildings at the centre of the neighbourhood are placed close to the footpath and to each other, creating an urban spatial definition;
- (d) buildings at the edges of the neighbourhood are positioned further away from the footpath and further apart from each other, creating a sub-urban spatial definition;
- (e) the majority of the dwellings are within a five-minute walk from the centre;
- (f) the pedestrian shed or area people find comfortable to walk, averages 400-600m metres radius from the centre of the neighbourhood;
- (g) there are a variety of dwelling types, including houses, attached houses and apartments, so that the young and the elderly, singles and families, poor and wealthy, can find suitable places to live;
- (h) there are places to work in the form of commercial or live/work units;
- (i) there are shops sufficiently varied to supply the daily needs of households such as a convenience store, cafe and post office;
- (j) small ancillary buildings are located within the backyard of houses which are used for rental accommodation, accessory bedroom, granny flat or as a place to work;
- (k) playgrounds or green spaces are located generally not more than 500 metres from every dwelling; and
- (l) a primary school is located generally not more than 1000 metres from every dwelling.

- (b) Development within the Ripley Valley is spatially allocated according to Transect Based Planning techniques—
 - (i) neighbourhoods are designed in accordance with Transect Based principles from the least urban to the most urban in accordance with Figure 15.11 - The Transect; and
 - (ii) each neighbourhood contains a minimum of 2 but desirably 3 Transect Zones.
- (c) The Ripley Valley is designed as an assembly of neighbourhoods which vary in density and mix of uses in accordance with Figure 15.12.

NOTE 15.3.4H

- (1) The character of each community varies according to its density and uses.
 - (a) There are three types of communities—
 - (i) an Urban Core and Secondary Urban Centres – the most dense, diverse and mixed use areas;
 - (ii) Neighbourhoods – also diverse and mixed use but of less intensity than the urban core; and
 - (iii) Villages – diverse and mixed use but with much less intensity than the neighbourhoods.
 - (b) Neighbourhood centres, and urban centres form where multiple neighbourhoods abut each other as shown in Figure 15.12.
 - (c) Neighbourhoods have the following attributes—
 - (i) a range of activities including shopping, employment opportunities, access to active and passive recreation options and schooling;
 - (ii) a variety of housing opportunities for a broad range of lifestyles and incomes;
 - (iii) a defined centre and edge, based typically on a five minute walk;
 - (iv) an interconnected network of fine grained thoroughfares, designed for both pedestrians and the automobile;
 - (v) reservation of prominent sites for civic buildings; and
 - (vi) the provision of public open space in the form of greens, parks, squares and plazas.

(4)

Prosperous Valley**Specific Outcomes**

- (a) The Ripley Valley contains a vibrant and successful economy with an extensive employment network providing occupations including—
 - (i) retail—
 - (A) chore, impulse and personal retail;
 - (B) retail services;
 - (C) food and beverage services;
 - (ii) entertainment;
 - (iii) recreation;



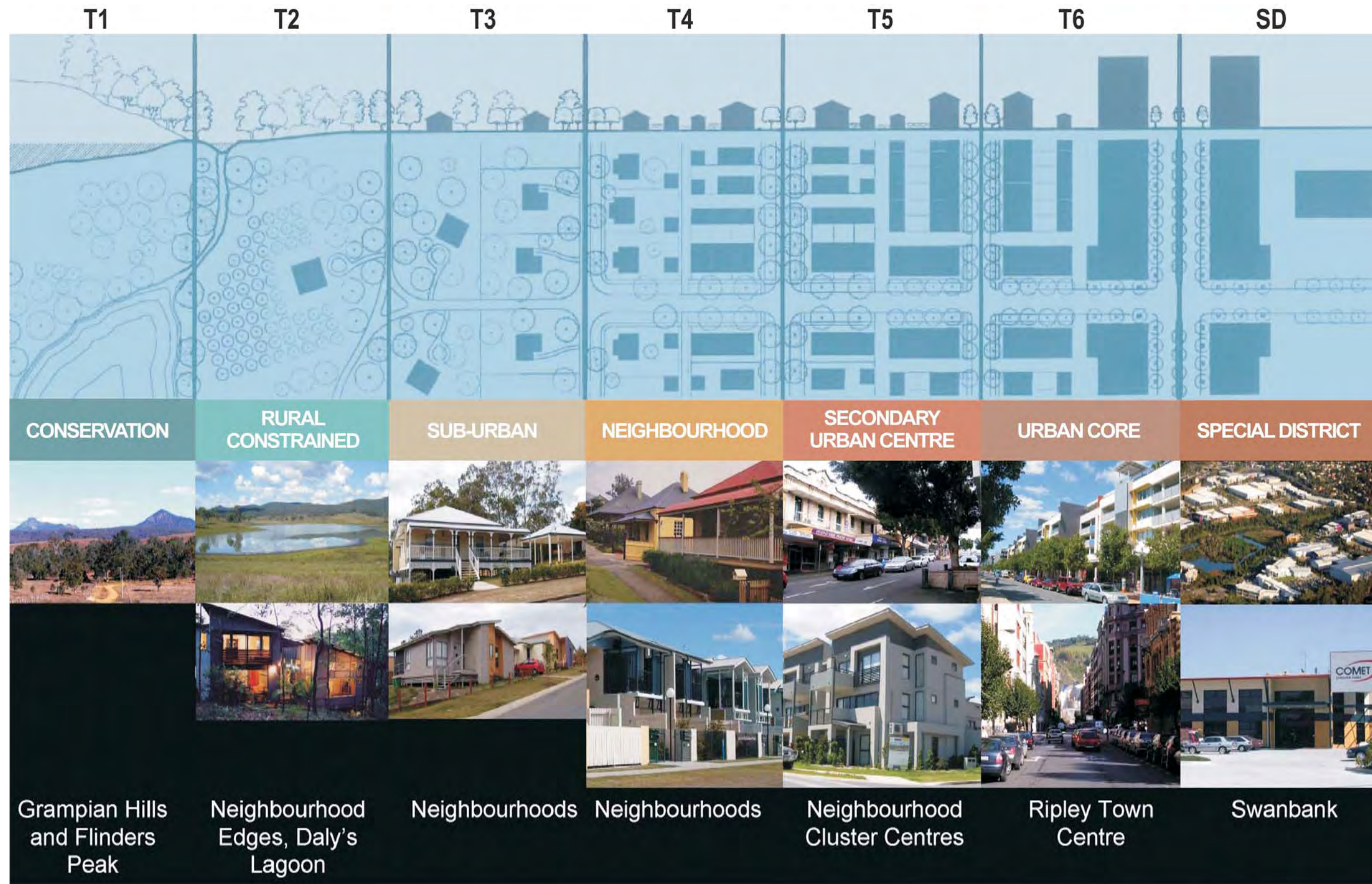
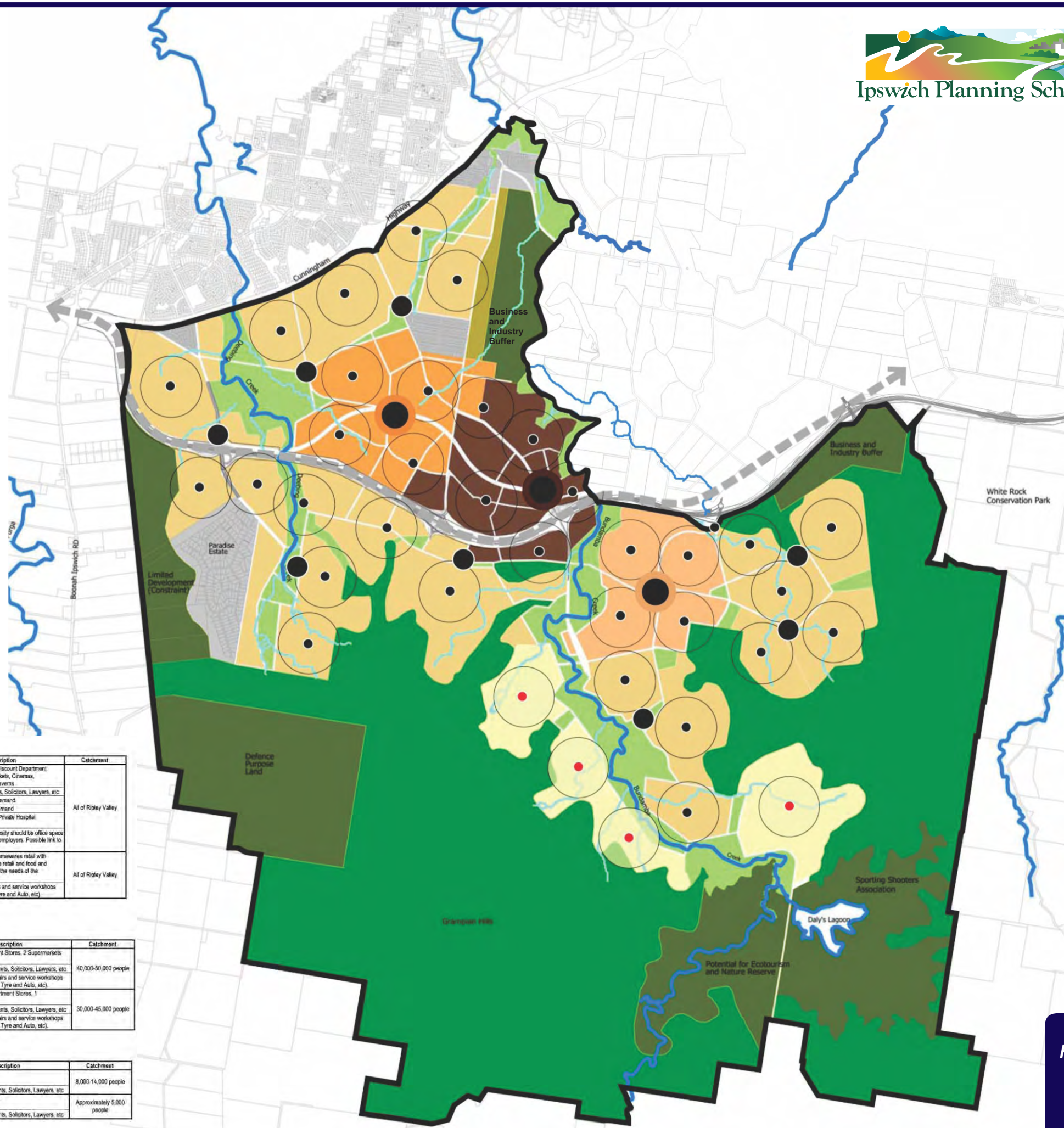


Figure 15-11
The Transect

- Urban Core Neighbourhoods
- Secondary Urban Centre West Neighbourhoods
- Secondary Urban Centre East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Rural / Constrained Areas
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

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Centres

Centre	Function	Scale (GLA)	Description	Catchment
Urban Core	Chore Retail, Impulse Retail, Personal Retail, Retail Services, Food and Beverage, Entertainment	70,000 Sq M (includes 55,000 Sq M retail, 15,000 Sq M entertainment)	1 Department Store, 2 Discount Department Stores, 2 to 3 Supermarkets, Cinemas, Restaurant Precincts, Taverns	All of Ripley Valley
	Professional Services	4,000 Sq M	Can include Accountants, Solicitors, Lawyers, etc	
	Commercial - Population Driven	8,000 Sq M	Created by population demand	
	Commercial - Economic Development	20,000 Sq M (+/- 100%)	Created by economic demand	
	Public Health Services/Medical	10,000 Sq M (+/- 100%)	Office and retail space, Private Hospital	
	Vocational Facility/University	Up to 30,000 Sq M	Vocational Facility/University should be office space (events, linked to major employers. Possible link to high schools, etc.	
Special District - Retail - Bulky goods & services - Warehousing	Homewares Retail/Bulky Goods, Impulse Retail, Food and Beverage	80,000-100,000 Sq M	Primarily bulky goods/homewares retail with service industry. Impulse retail and food and beverage retail to serve the needs of the population.	All of Ripley Valley
	Service Industry	10,000-15,000 Sq M	Can include auto repairs and service workshops (Bosrepairs, Kmart Tyre and Auto, etc.)	

Centre	Function	Scale (GLA)	Description	Catchment
Secondary Urban Centre West	Chore Retail, Impulse Retail, Personal Retail, Retail Services, Food and Beverage	15,000-20,000 Sq M	2 Discount Department Stores, 2 Supermarkets	40,000-50,000 people
	Professional Services	1,000 Sq M	Can include Accountants, Solicitors, Lawyers, etc	
	Service Industry	Up to 5,000 Sq M	Can include auto repairs and service workshops (Bosrepairs, Kmart Tyre and Auto, etc.)	
Secondary Urban Centre East	Chore Retail, Impulse Retail, Personal Retail, Retail Services, Food and Beverage	10,000-15,000 Sq M	1 or 2 Discount Department Stores, 1 Supermarket	30,000-45,000 people
	Professional Services	1,000 Sq M	Can include Accountants, Solicitors, Lawyers, etc	
	Service Industry	Up to 5,000 Sq M	Can include auto repairs and service workshops (Bosrepairs, Kmart Tyre and Auto, etc.)	

There are a number of location options for these as shown on the plan:

Centre	Function	Scale (GLA)	Description	Catchment
Major Neighbourhood Centre x 4	Chore Retail, Impulse Retail, Personal Retail, Retail Services, Food and Beverage	6,000 Sq M	1 Supermarket	8,000-14,000 people
Neighbourhood Centre x 6	Professional Services	500 Sq M	Can include Accountants, Solicitors, Lawyers, etc	Approximately 5,000 people
	Impulse Retail, Personal Retail, Retail Services, Food and Beverage	3,000 Sq M	No major supermarket	
	Professional Services	200 Sq M	Can include Accountants, Solicitors, Lawyers, etc	

Figure 15-12
Centres and Employment

- (iv) service including—
 - (A) civic;
 - (B) community; and
 - (C) education uses.
- (v) commercial and professional services; and
- (vi) health services.
- (b) A range of local employment opportunities are provided through the network of neighbourhood and urban centres as set out in Figure 15.12.

NOTE 15.3.4I

- (1) 50% of all residents of the Ripley Valley will require some form of employment.
- (2) With an ultimate population of 120,000 people, it is anticipated that approximately 60,000 people residing in the Ripley Valley will require employment.
- (3) It is anticipated that 40% (24,000 people) of the Ripley Valley working population will be employed within the Ripley Valley, in population serving activities such as education, health and other community services.
- (4) It is also anticipated that the remaining 60% of workers (36,000 people) will be employed in business and industry areas external to the Ripley Valley such as Swanbank, Ebenezer, Amberley and the Ipswich CBD.
- (5) There may also be some 'escape employment' to adjacent specialist employment centres outside of the Ipswich Local Government Area, especially to the Brisbane CBD.
- (6) It is anticipated as the Ripley Valley reaches its ultimate development that it would be achieving a minimum of 60% (36,000 people) of the Ripley Valley working population being employed within the Valley.

- (c) Neighbourhood and urban centres contain the full suite of community functions including retail, commercial, residential, civic, community and education uses and open space areas, transit routes, pedestrian paths and cycleways.
- (d) The Ripley Valley comprises a contributing community whereby the Centres network functions with between 70% and 80% self containment of retail expenditure and demand generated by the population of the Ripley Valley.

(5) Functional Valley**Specific Outcomes**

- (a) The Ripley Valley provides an integrated water cycle management solution that protects, maintains and enhances the natural functions and environmental, social and economic values of the area's waterways, wetlands, riparian corridors and floodplains.
- (b) An effective, efficient and integrated water cycle management solution ensures that—
 - (i) there is no worsening of flooding downstream of catchments;
 - (ii) stormwater discharges are managed to ensure the control of in-stream erosion and bank stability of unlined gullies;
 - (iii) any proposed filling or channel works is assessed against the current base case model; and
 - (iv) water is treated as a valuable and finite resource to be managed on a total water cycle basis.
- (c) The Structure Plan achieves Integrated Water Cycle management through—
 - (i) the application of Water Sensitive Urban Design by—
 - (A) ensuring the treatment of stormwater runoff and protection of stream geomorphology (low flows and high flows) in accordance with best management practices;
 - (B) the implementation of a sub-regional approach to the siting of detention basins, in accordance with Figure 15.13;
 - (C) minimising the impact of development upon flow rates within and downstream of catchments;
 - (D) siting and constructing water quality treatment devices to maximise bio-retention and bio-extended retention.

NOTE 15.3.4J

- (1) The treatment of runoff from development areas that discharge to designated second order streams is to be in accordance with the "Water Sensitive Design Technical Design Guidelines. for South East Queensland (Version 1 June 2006)".
- (2) Water efficient devices are mandated in accordance with State Government Water Regulations.



- Deebing & Bundamba Creeks
- Second Order Streams
- Sub-Regional Detention
- Ripley Valley Area
- Conservation Areas
source: Ipswich Planning Scheme
Zoning Map - April 04 2006

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Legend

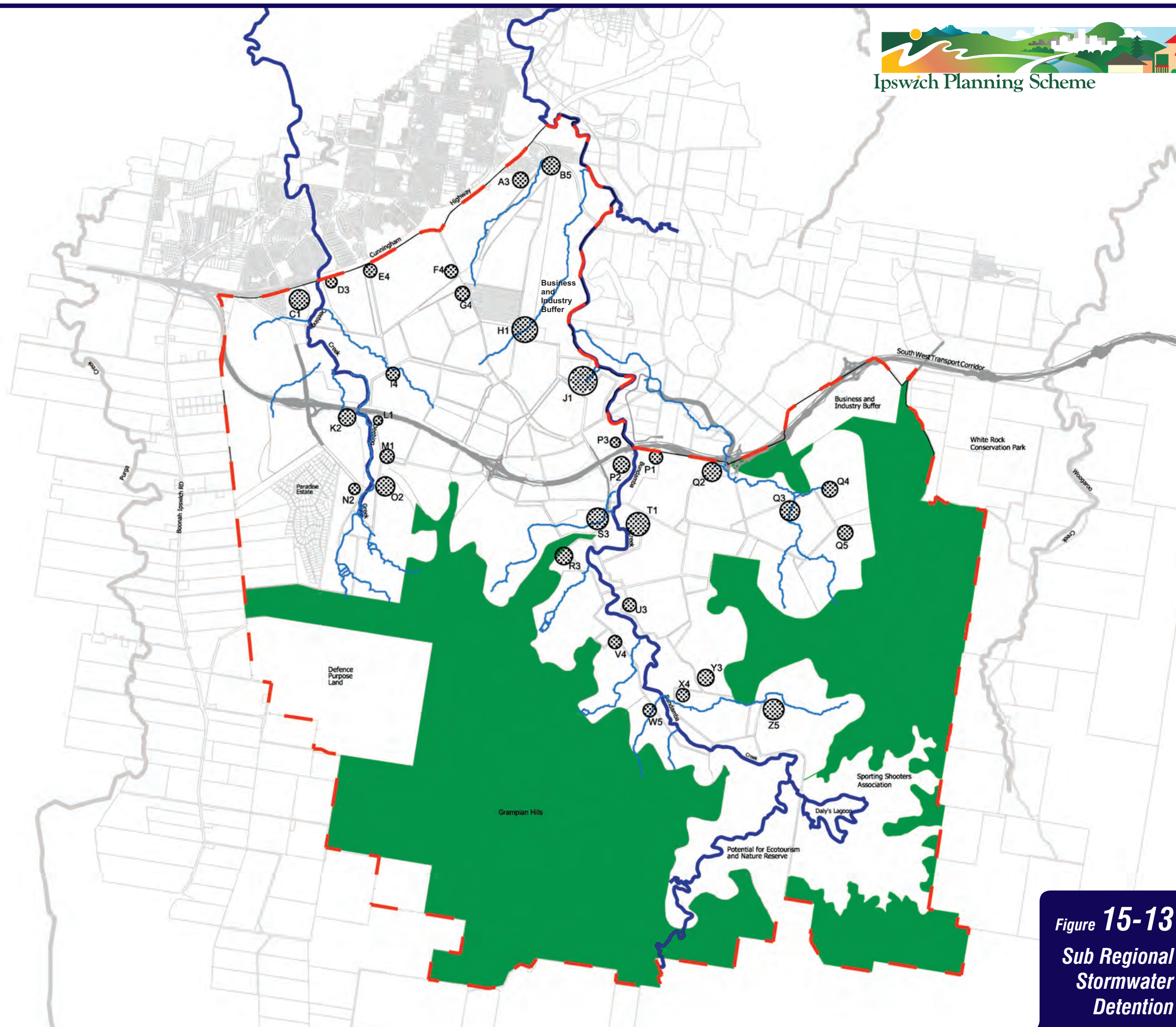


Figure 15-13
Sub Regional
Stormwater
Detention

- (3) Rainwater tanks are mandated in accordance with the minimum requirements set out in the Queensland Development Code Part 25.
- (4) Phased augmentation of the Bundamba Creek trunk sewer occurs in line with Ipswich City Council augmentations and capital works programme.
- (5) Where practicable, provision is made for a 'recycle water ring main' and network that utilises recycle water from the adjoining Swanbank/New Chum Enterprise Park to promote the use of recycled water in the Urban Core and Secondary Urban Centres.
- (6) Recycled water may supply commercial end users and high use recreational parks and open space in and adjacent to the Urban Core.
- (7) Where practicable, development in the Ripley Valley is phased to maximise the benefits of constructing trunk infrastructure that will service both the Ripley Valley and development in the adjoining Swanbank/New Chum Enterprise Park.
- (8) Consideration may be given to the construction of open water bodies subject to the proposals meeting environmental, amenity and management best practice.
- (9) Development in the Ripley Valley is to comply with the *Water Supply (Safety and Reliability) Act*, which aims to further strengthen the safety and reliability of Queensland's water supplies by establishing new regulatory frameworks for recycled water and drinking water.
- (10) Due to the rainfall patterns prevalent in the region and likely evaporation rates, it is unlikely to be viable to collect stormwater runoff for re-use other than from roof water.
- (11) Network planning assumes that infrastructure provision will emanate from the Urban Core, with the exception of the existing commitments in the Deebling Creek area.

NOTE 15.3.4K

- (1) The Ripley Valley provides energy transmission and distribution capacity to meet the needs of the population.
- (2) Alternative energy generation initiatives are supported.
- (3) The Ripley Valley provides the communication distribution capacity to meet the needs of the population.
- (4) The Ripley Valley provides waste management services to meet the needs of the population.

(6)

Natural Valley**Specific Outcomes**

- (a) The significant natural assets of the Ripley Valley are conserved and where practicable enhanced, enabling the local natural environmental values to flourish and define the boundaries of Neighbourhood areas and the Valley itself.
- (b) The Ripley Valley provides an integrated open space network, which ensures parks and reserves align with pedestrian and cycleway routes.
- (c) Each neighbourhood has at its centre a park which serves as the focal point for the local recreation needs of residents.
- (d) Linear parks provide inter-urban breaks and pedestrian and cyclist connectivity between neighbourhoods.

NOTE 15.3.4L

- (1) The Ripley Valley is intended to provide the following Natural Greenspace/Conservation outcomes—
 - (a) Repair of Country
 - (i) The Ripley Valley provides for the management of programs for the rehabilitation and repair of the Bundamba and Deebling Creeks degraded creek systems.
 - (b) Conservation Reserves
 - (i) The Ripley Valley Conservation Areas are conserved and enhanced.
 - (ii) Additional Public Open Space areas are to be provided as outlined in the Structure Plan to provide linkages between Conservation Reserves and the major watercourses of Deebling Creek and Bundamba Creek;
 - (iii) The layout of the road network and other infrastructure networks minimises fragmentation of Conservation Areas and where impacts are unavoidable, proposals are developed to rehabilitate affected areas or provide offsets.



- (iv) For conservation and bushfire management purposes, residential lots are physically separated from the Conservation Areas through the establishment of perimeter roadways along the interface between urban areas and Conservation Reserves.
- (v) Ecological assessment reports are required in support of any major land developments, including infrastructure projects.

(e) Koala Habitat

- (i) The Ripley Valley provides key habitat linkages between areas of Koala habitat to facilitate the movement of Koalas within and external to the Ripley Valley Structure Plan area.
- (ii) Within Urban Koala Areas competing land uses, development and conservation outcomes are reconciled by—
 - (A) recognising existing development commitments afforded by existing urban land use zonings;
 - (B) retention of key habitat linkages, particularly along riparian corridors and linkages to vegetated ridgelines;
 - (C) minimizing road and utility crossings through key habitat corridors and designing and maintaining fauna sensitive crossing points;
 - (D) undertaking supplementary planting/rehabilitation of key habitat linkages and associated landscaping works inclusive of use of local, endemic plant species and Koala food trees; and
 - (E) utilizing a sequential clearing technique as outlined in the Nature Conservation (Koala) Conservation Plan.

(f) Remnant Vegetation

- (i) Development within the Ripley Valley caters for the management of remnant vegetation in a manner that is consistent with the *Vegetation Management Act*.

(g) Watercourse Corridors

- (i) The ecological values and functions of both Deebling Creek and Bundamba Creek are conserved and enhanced.
- (ii) The ecological values and functions of selected tributaries of Deebling Creek and Bundamba Creek, that provide strategically important linkages between the major creek systems and habitats contained within Conservation areas, are conserved and enhanced.
- (iii) Vegetated open space buffers are established to watercourses that, at a minimum, provide for the retention, or if required the rehabilitation, of native vegetation on land within—
 - (A) the banks of the watercourse;
 - (B) the natural flood plain of the watercourse (i.e. land below the adopted flood level);
 - (C) fifty (50) metres from the top of bank for Bundamba and Deebling Creeks (i.e. a minimum 100 metre wide corridor); and
 - (D) thirty (30) metres from the top of bank of other significant watercourses (i.e. a minimum sixty (60) metre wide corridor).
- (iv) Watercourse corridors are managed in a manner that also provides recognition of their important roles as—
 - (A) areas of public open space that provide a mixture of passive and active recreation opportunities;
 - (B) areas for the collection, treatment and conveyance of stormwater run-off; and
 - (C) areas through which it may be necessary to establish some essential community infrastructure (e.g. sewers, roadways etc).

(h) Ecological Assessment Reports

- (i) Where necessary, ecological assessment reports are prepared by appropriately qualified and experienced persons and include:
 - (A) assessment of koala habitat values and functions;
 - (B) the presence, extent and status of any remnant vegetation; and



- (c) the condition of watercourses and wetlands located within or adjacent to the site.
- (i) Bushfire Management

NOTE 15.3.4M

The majority of the Valley's remnant vegetation and bushfire prone land is included within conservation zones so that these areas are not developed for urban purposes.

- (i) Urban development is concentrated within those parts of the valley that have relatively low bushfire hazard levels due to the combined effect of gentle topography and past vegetation clearance activities.
- (ii) An extensive network of roadways and a reticulated water supply schemes are established as part of urban development to assist in the management of bushfires that may occur at the interface between Conservation Reserves and urban areas.
- (iii) Bushfire Management Plans are prepared include an assessment of the bushfire hazard levels that are associated with all land located within designated Bushfire Risk Areas.

NOTE 15.3.4N

Refer to Map OV1 and Part 11 to determine whether a proposal is affected by the Bushfire Risk Areas overlay.

- (k) Visual Character
 - (i) Development in the Ripley Valley is sympathetic with the natural land form, taking into account the protection and where possible enhancement of the natural environment.
 - (ii) Important areas of ecological significance and the overall greenspace setting of the Valley is protected through the retention of native vegetation on the visually prominent hillsides and ridgelines.
 - (iii) The biodiversity values of watercourses and riparian corridors are rehabilitated and conserved.
 - (iv) A distinctive 'sense of place' is created through appropriate landscaping, streetscaping, urban design and building design, particularly within designated centres.

- (v) The Centenary Highway and Ipswich to Springfield Transit Corridor provides planted buffers and mounding to development adjoining the corridor reserve.
- (vi) Noise attenuation fencing is screened with plantings that are endemic to the area.

NOTE 15.3.4P

- (1) The Open Space and Conservation Network, Repair of Country and other environmental protection initiatives are at the forefront of the land use planning of the Ripley Valley.
- (2) The liveability of the Ripley Valley results from application of Traditional Neighbourhood Design, Transect based planning principles and enhanced natural environment outcomes.

15.3.5 Infrastructure and Services

Specific Outcomes

- (a) General—
 - (i) Infrastructure is provided in a timely, orderly, integrated and coordinated manner to support urban uses and works.
 - (ii) In order for urban development to proceed, key infrastructure such as roads, public transport, water supply, sewerage, drainage, public parks, community facilities, electricity and telecommunications must be available (or be capable of being made available).
 - (iii) Before urban development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under Chapter 5 Part 1 Infrastructure Planning and Funding of the Act, to ensure that all appropriate infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (b) Energy
 - (i) Development achieves energy outcomes through—
 - (A) The use of solar water heating, energy efficient appliances and climate responsive subdivision design and lot layout; and



- (B) the utilisation of photovoltaic and other green power sources as the economic viability of these technologies become readily available to the market.
- (ii) Large scale wind turbine energy generation is not promoted owing to visual amenity impacts and locational constraints.
- (c) Communication
 - (i) Development achieves communication outcomes through the roll out of high speed broadband throughout the Ripley Valley.
- (d) Waste
 - (i) Development achieves waste management objectives by ensuring all lots can be serviced by approved waste provider services.
- (e) Community Facilities
 - (i) Development achieves the community outcomes by insuring that—
 - (A) land for community facilities is provided, located and accessible to the community that it is meant to serve; and
 - (B) land allocations for State and non-government primary and secondary schools is provided.

15.3.6 Development Sequencing

Specific Outcome

- (1) Development occurs in an orderly and efficient manner that reflects the indicative development phasing and infrastructure rollout as depicted in Figure 15.14.

NOTE 15.3.5B

- (1) The indicative phasing plan (Figure 15.14) is based on the existing commitments by Council for—
 - (a) development in the north-western/Deebing Creek catchment; and
 - (b) the north-east Bundamba Creek catchment.

- (2) Whilst development is proposed to be generally driven by a combination of infrastructure servicing and land assembly, the Ripley Valley Structure Plan recommends a two front approach to sequencing, with development emanating from the Urban Core and from Deebing Heights on the western side of the Valley.
- (3) The Urban Core front ensures that higher than normal densities can be achieved in the early stages of development, supporting the early provision of public transport and associated transit orientated outcomes.
- (4) On the western side of the Valley, Ipswich City Council has a number of existing development commitments and Ipswich Water has planned investment in water and sewer infrastructure.

15.3.7 Sustainability

Specific Outcomes

- (1) Development addresses equitably the environmental, social and economic objectives of the Ripley Valley Vision by utilising the Vision as a verification system for all key decisions relating to the planning, development and future of the Ripley Valley.
- (2) A Sustainability Management System is implemented at an early stage to ensure that the Vision for the development of the Ripley Valley is held for the life of the development and beyond.
- (3) The Sustainability Management System provides the following key outcomes—
 - (a) high level commitments and targets to achieve the sustainability Vision for the Ripley Valley; and
 - (b) a framework for the implementation of the management system, including performance monitoring, reporting and review.
- (4) The Sustainability Management System is fully integrated into the long term management process for the Ripley Valley by ensuring that development—
 - (a) reflects both local and regional commitments to sustainability; and
 - (b) integrates these commitments with planning and development.



- Indicative Direction of Movement Phase 1
- Indicative Direction of Movement Phase 2
- Indicative Direction of Movement Phase 3
- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre
- East Neighbourhoods
- Neighbourhoods
- Villages
- Large Allotments (min 400sqm)
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East

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Legend

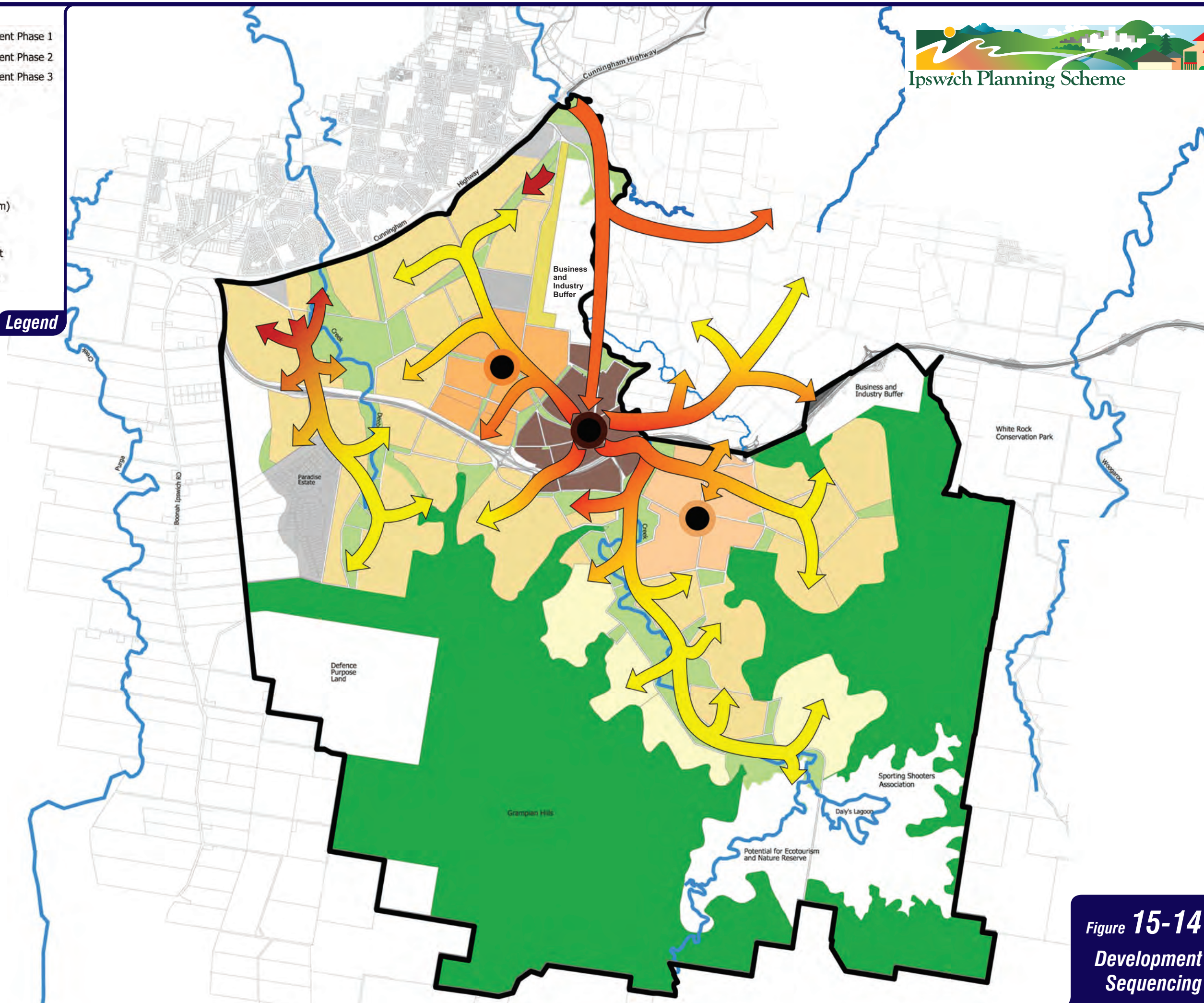


Figure 15-14
Development
Sequencing