



UNDER INVESTIGATION: The Ripley Valley.

File photo

Vehicles to take second place

THE developers of the Ripley Valley will encourage residents to walk or cycle rather than use their cars.

Yesterday the Enquiry by Design revealed all households would be built within 400m walking distance of neighbourhood centres or public transport.

Rail and bus services will be central features of the development.

Ripley will be linked to Ipswich and Redbank and Springfield via a series of roads.

Engineers also do not want to rely on Ripley Road as a major link.

It was highlighted yesterday that public transport needed to

be developed early so residents get into the habit of using it.

The area could not depend on motor vehicles to get around, forum participants said.

They said rising petrol prices, the threat of diminishing supplies and the ability to behave differently needed to be highlighted.

"Let's decide what we want for Ripley Valley," one participant said.

"We should not duplicate the problems from the past 20 years."

Demetri Baches of DPZ Pacific said it was important to learn from the mistakes of past developments so they were not repeated.

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THERE is only one chance to develop the Ripley Valley.

And the people involved are working hard to make sure they get it right.

An intensive "thinktank" is being held in Ipswich this week to provide the framework for the development which will be completed over the next 20 years.

The Enquiry by Design is the central part of the Ripley Valley's master planning process.

International urban designers Roberts Day and DPZ Pacific are leading the planning process for the project.

Mike Day of Roberts Day and Demetri Baches of DPZ Pacific said the one-week intensive workshop event enabled design proposals to be addressed in one place at the same time.

Mr Day said traditional "linear" or "sequential" planning often took months to complete.

"It's about leadership," Mr Day said.

"We are trying to get a sense of the (local) people and the spirit of the town."

He said a good relationship with council officers had made the process much easier.

"Normally an individual developer has the vision of the

RIPLEY VALLEY

- 100,000 people
- 40,000 homes
- 40km of pedestrian and cycle paths
- Supporting 200,000 jobs in the greater Ipswich area
- Development should start in 2008 and continue for 20 years

site, but here council has set the vision," he said.

Mr Day emphasised that planning for Ripley Valley was not about creating "just another subdivision", but about creating a community, a vision backed up by Ipswich mayor Paul Pisasale.

"This is proper master planning," Cr Pisasale said.

"Things have been done badly in the past, but that was because the growth wasn't expected at the level it has been."

Mr Day said the planners had a responsibility to Ipswich City Council to get things right.

"It's not about Ripley in isolation. It's about connectedness," he said.

His colleague, Mr Baches is an example of how the world is getting smaller. He lives in Miami, USA, and flew to Australia for this week's "thinktank".

He said the Ripley Valley was a

great opportunity to have global best practice and community input in the final product.

But having "control" over an area which will eventually be almost as big as Cairns is not a "God-like" experience, Mr Baches said.

"It's a burden of responsibility. We are creating a place where generations of people will live," he said.

Ipswich City councillor Victor Attwood is chairing the Master Planning Taskforce. He said the development would define Ipswich as a city for the 21st century.

Cr Pisasale said council could play its part in developing world's best practice.

"People are finally talking about Ipswich for the right reasons," Cr Pisasale said.

"The South East Queensland Regional Plan has said this area will take half a million or 600,000 people in the future.

"This is strategic thinking happening.

"We are looking at water, energy, jobs and social and environmental infrastructure.

"It's a beautiful, beautiful landscape. We only have one chance to get it right."

● The Enquiry by Design concludes on Tuesday night with a summary session at the Ipswich International Hotel from 6pm.

Reservoir starts October Low-cost housing is important

A NEW water reservoir at Ripley will be built by Sunshine Coast firm Kay Associates Pty Ltd.

Work on the project will begin in October and is expected to be completed by mid-2007, Ipswich City Council business units and library services committee chairman David Pahlke said.

The 16ML concrete reservoir

cost more than \$2 million.

Cr Pahlke said the facility would provide water storage for areas being developed south of the Cunningham Highway as well as boost existing water storage capacity to meet current demands.

The same company constructed the Haigslea Reservoir on behalf of council

THE importance of providing affordable housing was highlighted at yesterday's sessions of the Enquiry by Design.

Queensland Community Housing Coalition executive director Mike Myers said 40 per cent of Queensland households had maximum yearly incomes of less than \$30,000.

Member for Bundamba

important that housing be designed to suit shift workers and young adults still living at home.

With increased house sizes and more people locked into debt, Member for Ipswich Rachel Nolan said Ripley could be ahead of the game by providing affordable housing.

Enquiry By Design facilitator

smaller lots could provide accommodation for people of all ages and incomes.

Mr Day said homes would be constructed in keeping with the natural state of the site, incorporating traits such as slopes into the designs.

He said courtyard housing would be a focus of the development with streets "not

of Valley urban development

BREAKING GROUND



PLANNING AHEAD: Development consultants Demetri Baches (left) and Mike Day chat with Ipswich mayor Paul Pisasale about the future of Ripley Valley. Photo: Mark Straker 11/2006SH