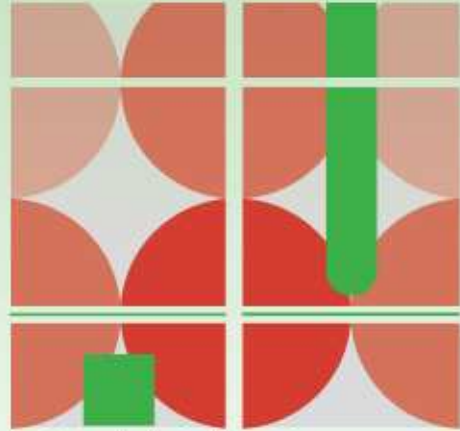


ACNU08



**Brisbane**

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

6th – 9th February, 2008




# ACCELERATING THE TRANSFORMATION FROM SPRAWL TO NEW URBANISM



the “new urbanist” display village

ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**project context**

- 
- Ripley Valley / Coryimba Woods
  - Papamoa / Excelsa Village



# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## sprawl – a catalyst for change



Ipswich, Australia



Tauranga, New Zealand

**Ipswich** **THE WESTERN CORRIDOR**  
*Leading the Way* A Master Plan for Growth

**The Western Corridor – An Investment in Growth and People**

**Ipswich City Council has a plan to:**

- Deal with current increases in economic and population growth
- Over 4,000 lots were approved in 2004
- 2,500 lots registered in 2004
- Population increase of 5754 people

Enhance relationships between:

- employment
- transport infrastructure and
- population growth

Create Communities – not just subdivide land

**SEQ top ten growth areas**  
 Estimate in total population growth 2004

Ipswich	100%
North Shore	~85%
North	~75%
Central City	~65%
Central	~55%
South	~45%
South Shore	~35%

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

**Michael Matusik – The Matusik Snapshot**  
 December 2003

**SmartGrowth**  
 Building blocks to a better future

An action plan for long-term growth in the Western Bay of Plenty  
 TAURANGA DISTRICT COUNCIL • WESTERN BAY OF PLENTY DISTRICT COUNCIL • ENVIRONMENT BAY OF PLENTY

# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM the “main event” ....7 day charrette



Ripley Valley EBD

Waireki Charrette



# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## the grand plan – tnd based settlements

Ripley Valley EBD Plan



- 10,000ha site
- 32 Neighbourhoods
- TOD Based Town Centre
- Transect Based Design Code

Wairakei Charrette Plan



- 400ha site
- 4 Neighbourhoods
- Major Mixed Use Town Centre
- Transect Based Design Code

# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## now what?....

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

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

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

OR

ACCELERATE THE TRANSFORMATION OF  
SPRAWL TO NEW URBANISM BY FINDING  
AND BUILDING A "MODEL PROJECT"

# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## the model project – the new urbanist display centre

Coryimba Woods, Ipswich



- 77ha site
- Neighbourhood Unit
- Model for Ripley Valley

Excelsa Village, Papamoa



- 20ha site
- Transect Based Master Plan
- Model for Papamoa



# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

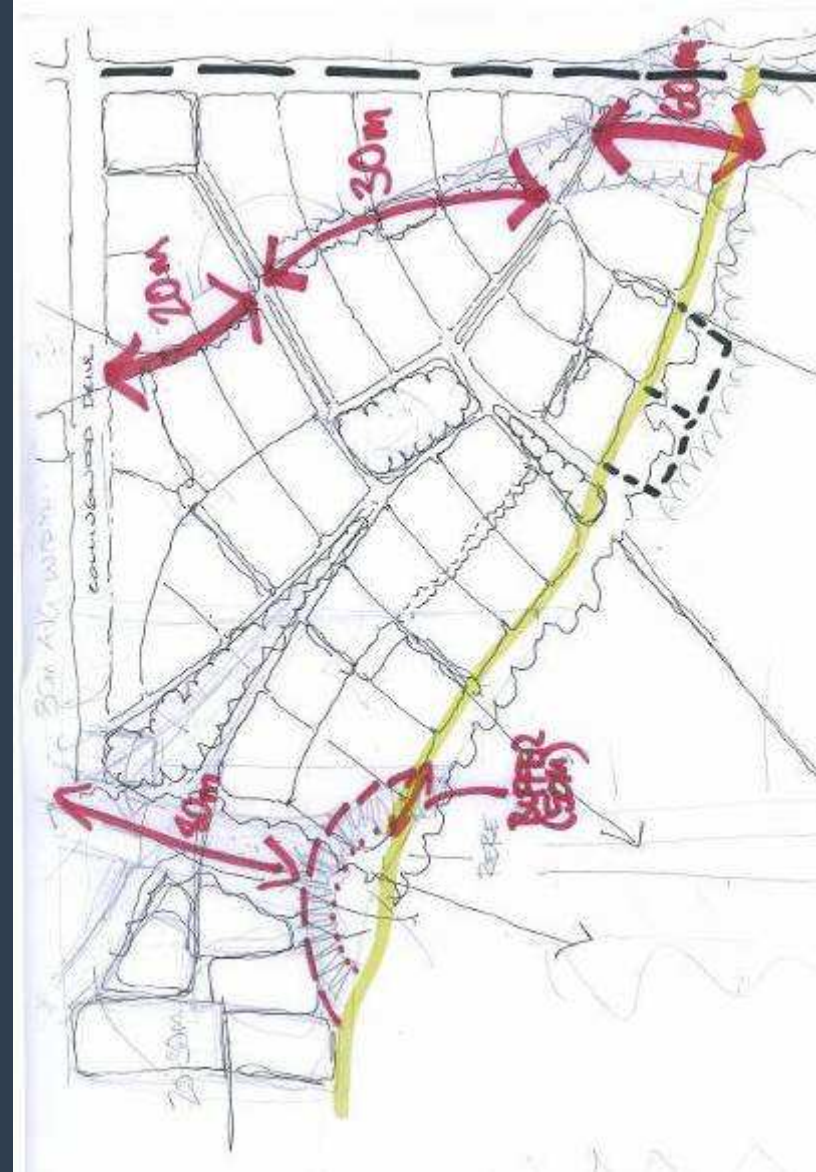
## coryimba woods – the model project





# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## coryimba woods – the small event



ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**coryimba woods – model project master plan**



*“We can make this work, I am really excited by it and when you launch it I will happily cut the ribbon.” - **Victor Attwood – Deputy Mayor***

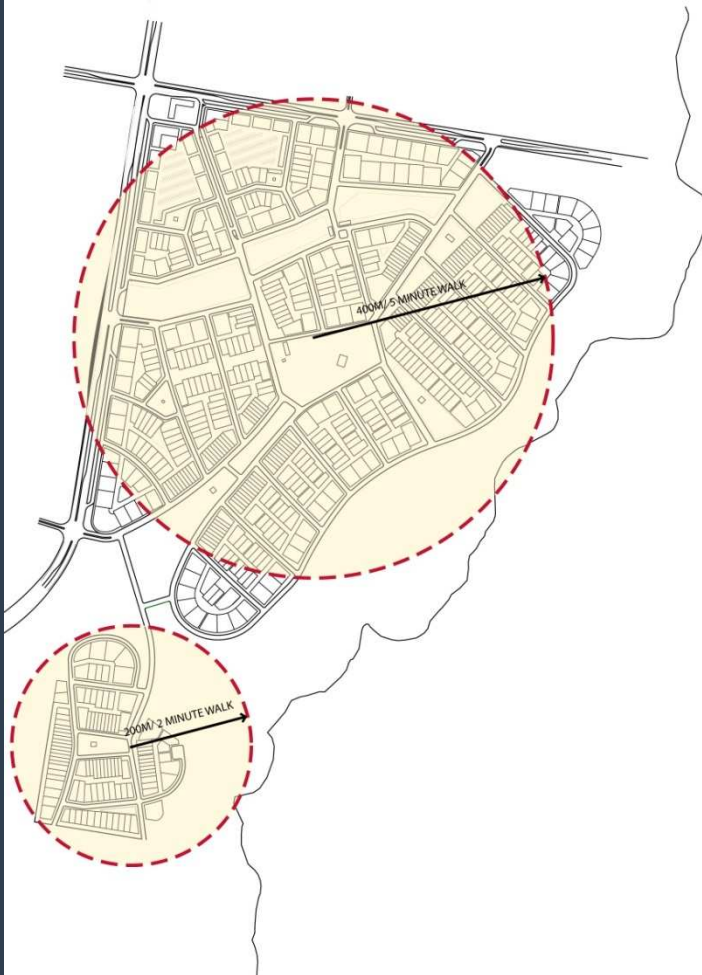
*“If I could tweak my nose and see that tomorrow I know that it would be a tremendous product.” - **Gary White – Director of Planning, Ipswich City Council***





# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## coryimba woods – accelerating tnd principles



Neighbourhood Structure

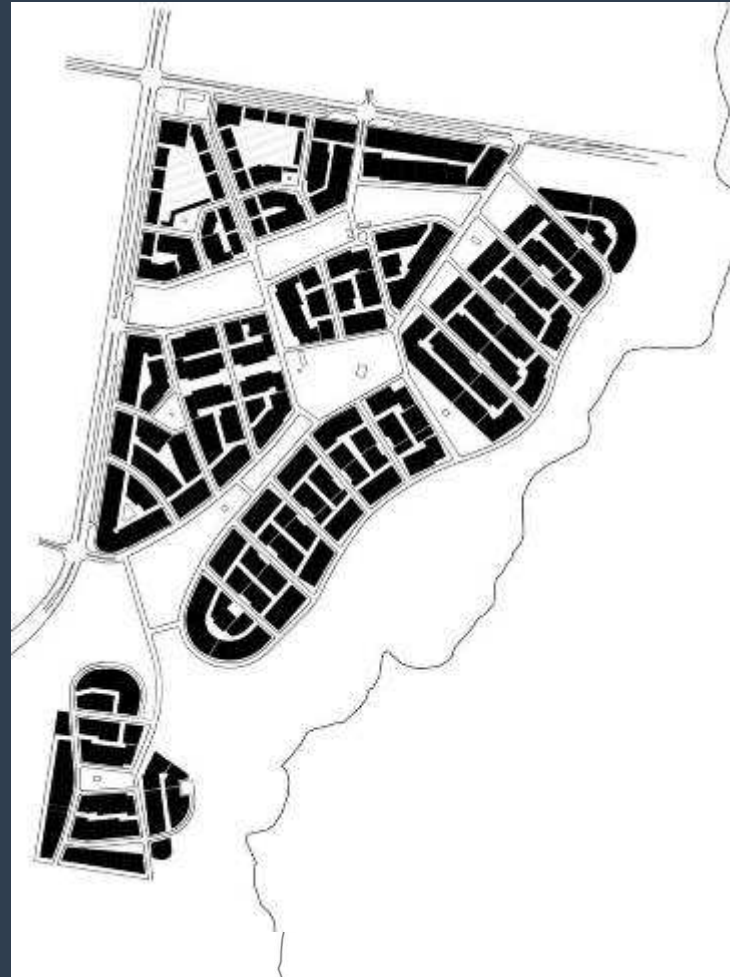


Thoroughfare Network

ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**coryimba woods – accelerating tnd principles**

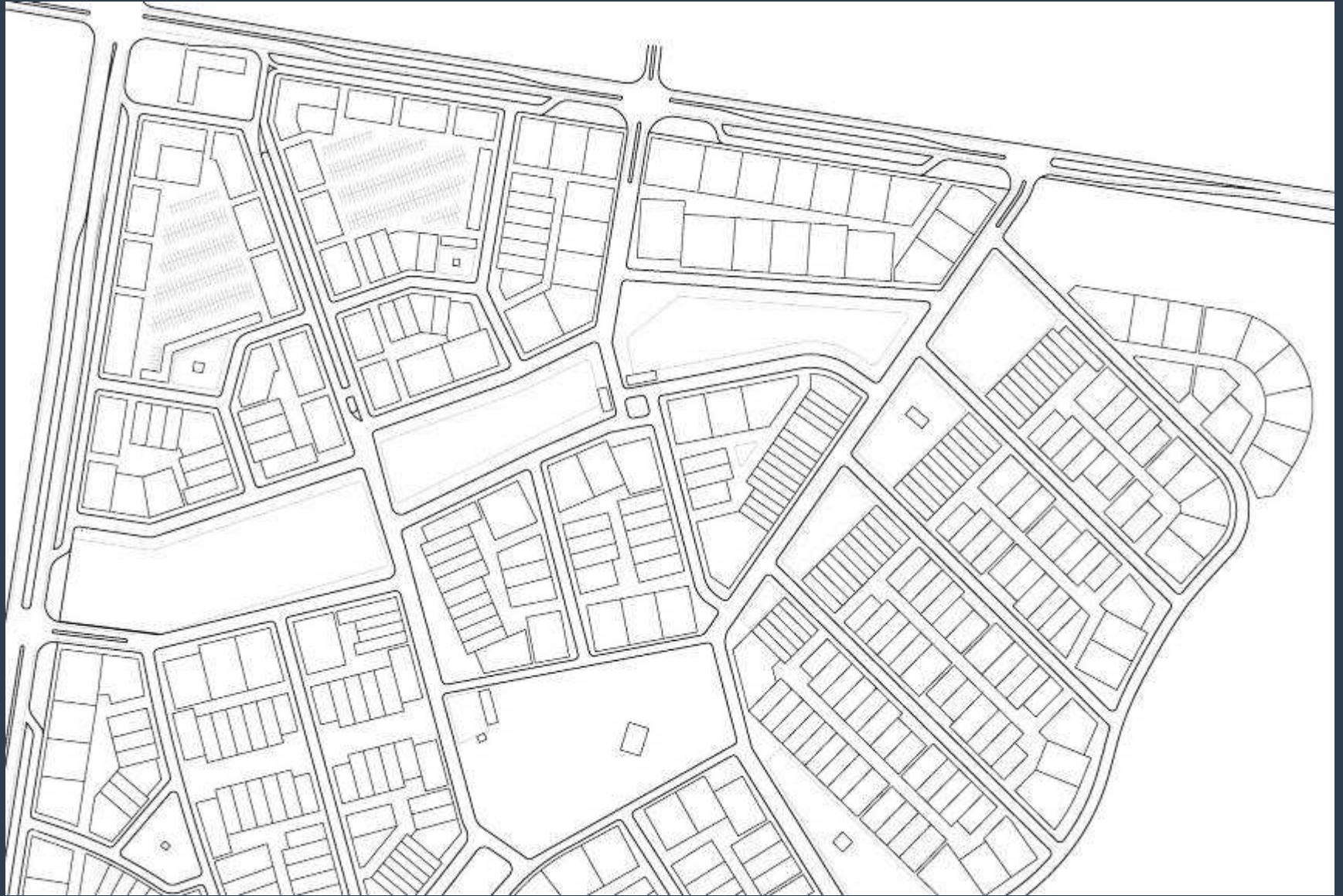


Open Space System



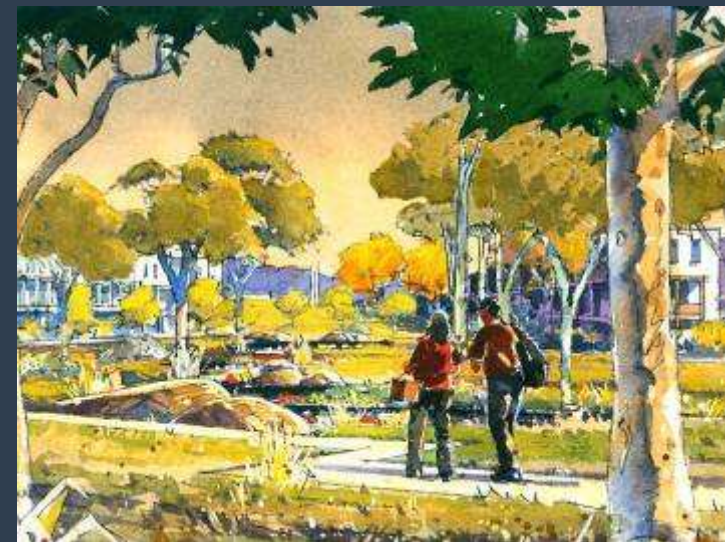
Private Blocks

ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**coryimba woods – accelerating tnd techniques**



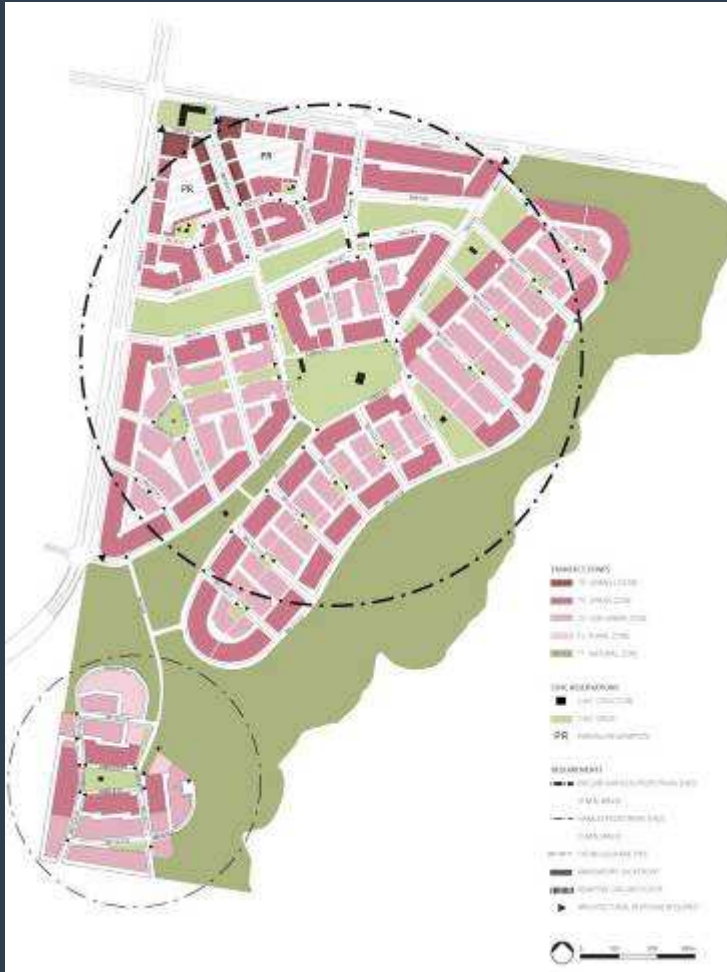


ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**coryimba woods – immersive environments**



# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

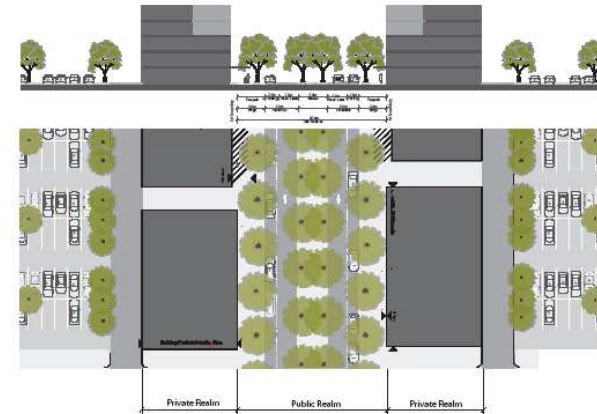
## coryimba woods – transect based code



### CORYMBA WOODS DESIGN CODE



#### TRANSECT 5 - APARTMENT 1 ON MAIN STREET AND URBAN LANE



#### PRIVATE REALM STANDARDS

Lot Size	25.0m min. width x 18.0m min. depth
Front Setback (@ 4th Floor)	0-1.0m (5.0m Average Setback from Building Line)
Side Setback	0-1.0m
Rear Setback	N/A
Principle Building Ht.	5 storeys max.
Ground Floor Ht.	4.5m min.
Other Floor Ht.	3.0m
Ground Floor Ht. Above Grade	0m
Front Encroachment	3.0m max.
Private Frontage	Shopfront, Awning and/or Verandah
Private Open Space	Balcony, Terrace and/or Roof Garden
Parking Rate	Refer to Shared Parking Rate
Parking Access	Basement off Rear Lane

#### PUBLIC REALM STANDARDS

Thoroughfare Type	Street
Movement	Free Movement
Design Speed	30 kmph
Right of Way Width	25.0m
Pavement Width	12.0m
Traffic Flow	Two Way
Parking Width/ Type	2.5m on Both Sides Parallel
Kerb Type/ Radius	Raised/ 3.0m
Planter width/ Type	1.2m/ Tree Wells
Planting Pattern	Footpath-Allee 10.0m o.c. Median-Alternate Two Rows 10.0m o.c.
Tree Type	TBD
Street Light Type/ Spacing	3.0m Poles or Attached Under Awning/ 10.0m o.c.
Cyclist Provision	On-street
Footpath Type/ Width	Both Sides/ 4.0m

ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**coryimba woods – performance**

	<b>CSD</b>	<b>TND</b>
<b>Density</b>	15dw/ha	40dw/ha
<b>Yield</b>	660 dwellings	1966 dwellings
<b>Height</b>	2 storeys	5 storeys
<b>Commercial</b>	1,250m <sup>2</sup>	5,000m <sup>2</sup>
<b>Building Types</b>	2	14
<b>Rear Lane</b>	None	All
<b>Kerb Radii</b>	6m min.	3m max.
<b>Street Lights</b>	5m+	3m



# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## coryimba woods – DA lodged

Dear Sir/Madam

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

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

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

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

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

The response to this Information Request should be forwarded to:-

Corymbia Corporation Pty Ltd  
c/- Urban Planning Services Pty Ltd  
Attn: Mr G Hiddleston  
PO Box 2091  
SURFERS PARADISE QLD 4217

Please Address All Correspondence to:  
Chief Executive Officer  
Ipswich City Council  
A.B.N. 61 461 981 077  
PO Box 191 Ipswich Qld 4305  
Telephone: (07) 3810 6666  
Facsimile: (07) 3810 6731  
Email: council@ipil.com.au  
Website: www.ipswich.qld.gov.au

ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**coryimba woods – timeline**

	<b>Ripley</b>	<b>Coryimba</b>
<b>March 2006 -</b>	CSD	CSD DA Lodged
<b>July 2006</b>	Charrette	-
<b>March 2007</b>	Infrastructure	Design Forum
<b>April 2007</b>	Packaging	Tactic Support
<b>November 2007</b>	Referral	DA Lodged
<b>December 2007</b>	-	Issue Identification
<b>March 2008</b>	Packaging	Anticipated Approval
<b>July 2008</b>	DAs accepted	Construction Underway
<b>October 2008</b>	Anticipated Approvals	Lessons on the Ground



# ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

## excelsa village – delivering the village



Designed June 2006



Designed September 2005

ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM  
**excelsa village – delivering the village**

Construction November 2007





## ACCELERATING THE TRANSFORMATION OF SPRAWL TO NEW URBANISM

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

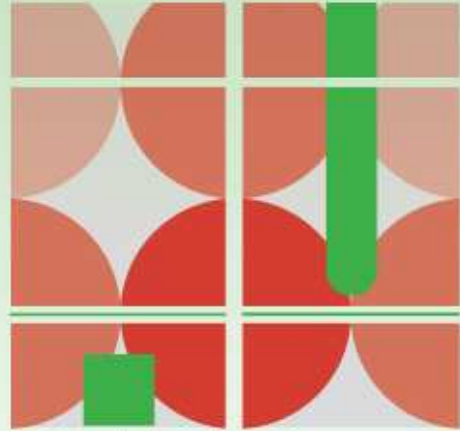
#### PUBLIC SECTOR

- On-going skill transfer and training
- Establish tnd benchmark for new settlement plan
- Resolution of tnd issues at a manageable scale

#### PRIVATE SECTOR

- Collapse timeframes for DA preparation
- Gain project buy-in to streamline approval
- Reduce project costs through above
- Achieve higher yield
- Value add through design to ramp returns
- Enhance brand in marketplace
- Create a place of lasting value

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