



The Esplanade (Street View) - Ripley Town Centre
* Artist impression, masterplan is proposed - subject to change and Council approval

RIPLEY TOWN CENTRE THE MASTERPLAN VISION - UNPACKED

RIPLEY
TOWN
CENTRE

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EXECUTIVE SUMMARY

Located in Ipswich in south-east Queensland, Ripley is considered one of Australia's major growth areas. The suburb's population is projected to increase at a rate of 27.6 per cent each year until 2026 and the broader Ripley region will see approximately 133,800 new residents by 2036. As one of the largest Priority Development Areas (PDA) in Australia, Ripley is primed for investment to make way for the more than 50,000 dwellings that are required to cater for the growing population. Connectivity throughout Ripley will also be critical to manage future transport demand, which will ultimately affect the region's and south-east Queensland's ability to compete globally, grow sustainably and achieve high-quality living outcomes for the community.

Ripley Town Centre is set to become the bustling core of the Ripley region, and will support the projected growth of the area and deliver on the requirements under the Ripley PDA as a truly sustainable masterplanned community.

Sekisui House Australia, as master community developer is challenging traditional conventions of masterplanned communities by elevating the standard of economic, social and environmental sustainability to create the \$1.5 billion masterplan vision, a low-carbon, connected community. Once complete, Ripley Town Centre will feature 10 lifestyle hubs offering:

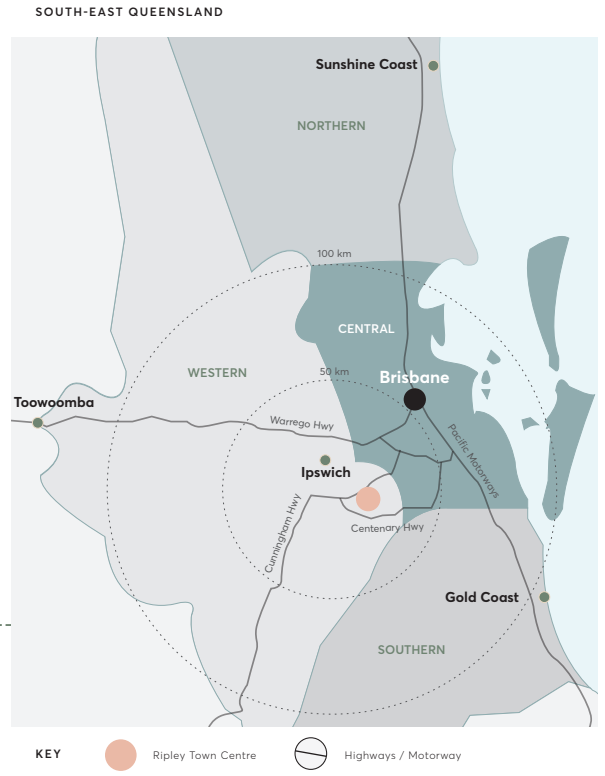
- Healthcare
- Education
- Retail
- Commercial
- Recreational and community facilities
- Residential.

These interconnected spaces will help to enrich lives by forging the connection between home, work and play, and by creating a self-sufficient, circular ecosystem, and a real sense of belonging. Major facilities and amenities will all be within a 20-minute walk. Importantly, the masterplan vision has been designed to future proof Ripley Town Centre for generations to come, allowing the community to adapt to environmental changes over time.

Key to the success of the masterplan vision will be the delivery of the Ipswich Central to Springfield Central Public Transport Corridor. This critical 'enabler project' will seamlessly link the region and provide the much-needed connectivity to Ipswich, Springfield, Brisbane and beyond. Early provision of the rail line in Ripley will be vital to lead and sustain all communities in the region, and provide affordable transport choices that improve people's access to services and employment.

As part of Ripley Town Centre's circular model, several initiatives will be developed and implemented that will allow the community and commercial operators to realise considerable savings and benefits, while also reducing their carbon footprint and adding long-term asset value including:

- Private community energy network
- Private electric car share scheme
- Body corporate shared guest apartment scheme.



Ripley Town Centre is also set to become socially self-sufficient, by fostering human connections and nurturing health and wellbeing. Residents will thrive together in a strong, safe and secure environment, supported by a thriving Civic Heart. During a time when people are increasingly losing touch, these key pieces of infrastructure will promote positive social encounters to create a stronger sense of belonging and community for residents.

Sekisui House Australia is prioritising the environment over short-term growth, allowing the Ripley Town Centre community to live lightly and in harmony with nature.

Intelligent design features will be incorporated throughout the Centre to reduce the community's carbon footprint, and improve the quality of life for residents, commercial operators and visitors.

Underpinning the success of Ripley Town Centre's masterplan vision has been the careful consideration of placemaking and urban design to deliver a community that people will thrive in. In partnership with placemakers RobertsDay and architects ThomsonAdsett, Sekisui House Australia has brought this unique vision to life.

CURRENT STATE-OF-PLAY

RIPLEY'S RAPID POPULATION FORECAST

South-east Queensland (SEQ) is Australia's third-largest capital city region by population and home to around 3.5 million people. It is anticipated SEQ's population will grow to approximately 5.3 million over the next 25 years¹.

With Brisbane as its capital, SEQ is growing at an average annual population rate of two per cent, while the Western sub-region is growing at an even faster pace, at 4.8 per cent annually². This is almost double the rate of Melbourne, which had the highest growth of any Australian capital (2.5 per cent) in 2017-18, followed by Canberra (2.2 per cent) and Brisbane (2.1 per cent)³.

The Ripley Catchment, which is strategically located between Brisbane CBD and Ipswich, is considered a major growth area in the Western sub-region. An Urbis report, commissioned by

Sekisui House Australia, revealed Ripley will see more than 133,800 new residents by 2036. The suburb of Ripley will experience the strongest period of population growth between 2016 and 2026 when it is projected to increase by 27.6 per cent per annum, compared to just 3.9 per cent between 2006 and 2016⁴.

The Queensland Government's *Shaping SEQ South East Queensland Regional Plan 2017* predicts SEQ's population growth will require more than 30,000 new dwellings each year over the next 25 years, as well as more transport, jobs and services across the region⁵. Approximately 50,000 dwellings will be required in the Ripley Valley Catchment alone⁶.

With the historic rising costs associated with housing, transport and living, and increasing levels of congestion in SEQ, now, more than ever, careful consideration is needed to provide for growing communities across the region.



Ripley Town Centre Stage One

¹ <https://dilgpprd.blob.core.windows.net/general/shapingseq.pdf>

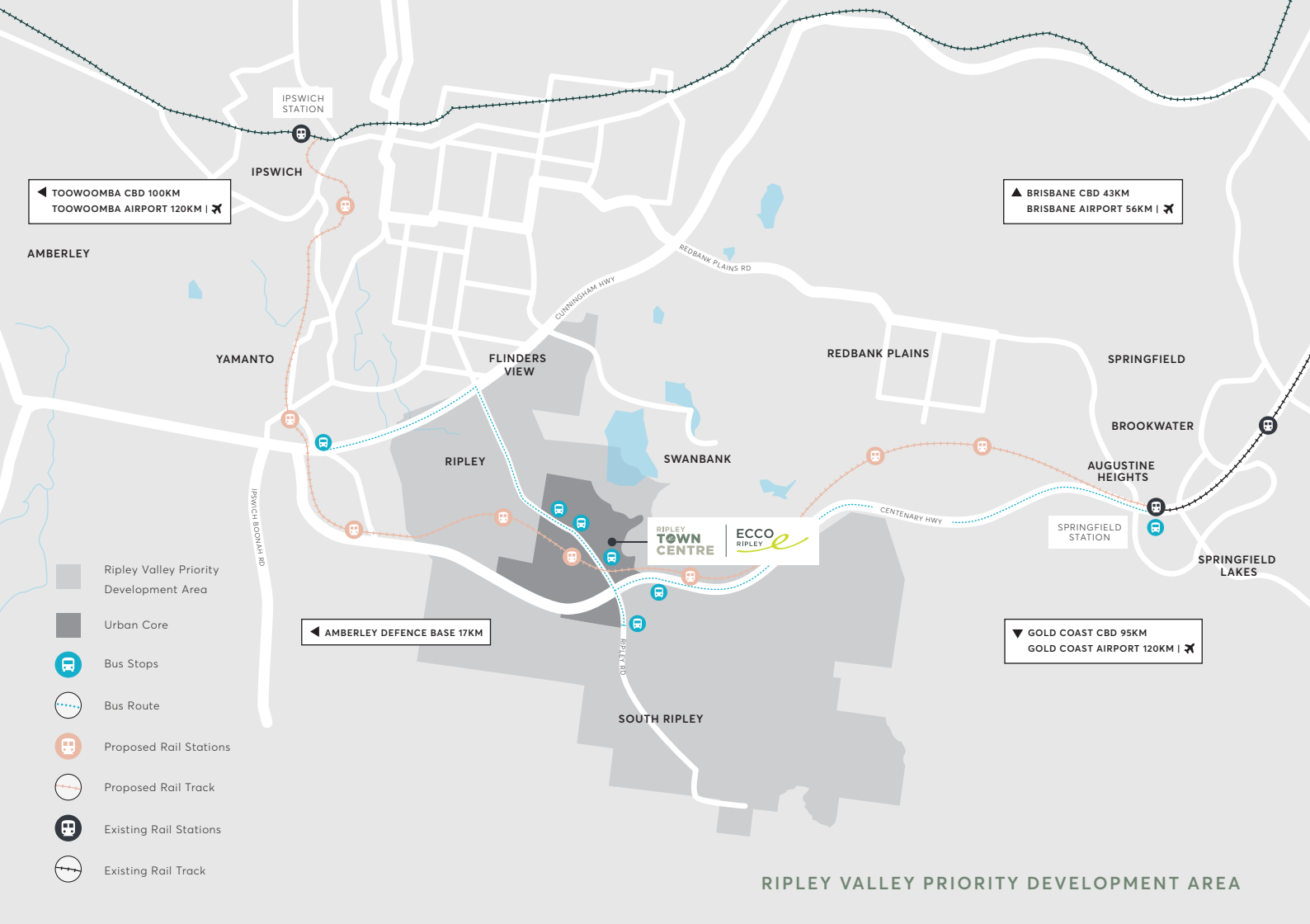
² https://www.bitre.gov.au/sites/default/files/report_134.pdf

³ <https://www.abs.gov.au/ausstats/abs@.nsf/latestProducts/3218.0Media%20Release12017-18>

⁴ URBIS Ipswich LGA and Ripley Analytics 2018

⁵ <https://dilgpprd.blob.core.windows.net/general/shapingseq.pdf>

⁶ <https://www.dsdmip.qld.gov.au/economic-development-qld/priority-development-areas/ripley-valley.html>



RIPLEY VALLEY PRIORITY DEVELOPMENT AREA

PRIMED FOR INVESTMENT

Priority Development Areas (PDAs) are parcels of land throughout Queensland, identified for specific accelerated development with a focus on economic growth.

The Ripley Valley PDA was declared on 8 October 2010 and covers a total area of 4,680 hectares — one of the largest PDAs in Australia⁷. It offers opportunities for further residential growth to meet the region's population projections and subsequent need for affordable housing.

A PDA declared under the *Economic Development Act 2012* allows for shortened timeframes to stimulate economic, community and social growth by enabling development to reach the market sooner. This has seen approximately 20 active residential developers enter the area to accommodate future growth.

Other key infrastructure and service investments across the Ipswich region include:

- New bus network linking Ripley with Ipswich and the Brisbane CBD
- Western Ipswich bypass freight network
- \$200 million Ipswich motorway upgrades
- \$1.5 billion expansion of the Amberley Royal Australian Air Force base
- New \$200 million Australia Post facility in Redbank
- \$150 million Ipswich City renewal project
- \$124 million in funding to commence Stage 1A of redevelopment and new services for the Ipswich Public Hospital.

The Ipswich City Council Mayor has expressed their backing for increased infrastructure to support the impending population boom.

Residential prices have climbed steadily over the past seven years across south-east Queensland according to Knight Frank Chief Economist, Ben Burston. As the Ipswich residential market has matured, the median price has seen solid growth, particularly in

⁷ <https://www.dsdpmp.qld.gov.au/economic-development-qld/priority-development-areas/ripley-valley.html>

the past 12 months with 7.5 per cent annual growth to Q1 2020. In the commercial space, solid occupier demand and a low interest rate environment has seen yields steadily contract, resulting in capital growth for well-located assets.

Importantly, south-east Queensland offers an attractive lifestyle with more affordable housing than in Australia's largest cities of Sydney and Melbourne, and consequently benefits from growth and investment driven in part by people leaving these cities.

JOBS ON THE RISE

With population growth and infrastructure investment comes significant job creation for the region. Jobs in the Ripley Valley Catchment are expected to grow by 3.5 per cent per annum, representing a total of 16,260 jobs by 2041. Unsurprisingly, the construction sector will hold the largest percentage of employment within the Ripley Valley Catchment at around 32 per cent⁸.

PUSH FOR RAIL CONNECTION

Connectivity is key to transforming Ripley into a world-class region over the next 25 years.

Based on the projected population growth for the Ripley region, the current public transport services and infrastructure will not be able to cope with future transport demand. Without suitable changes and upgrades, both road transport and public transport will operate beyond capacity along key regional corridors. Without further investment, beyond the current planned investment strategies, the growth of public transport use is anticipated to plateau after 2032. These outcomes are expected to have negative impacts on Ripley's ability to grow sustainably, compete globally and achieve high-quality living outcomes.

Technology and policy shifts will dramatically change the way people move in the future.

To leverage the benefits of transformative technologies, the missing links of the *Shaping SEQ South East Queensland Regional Plan 2017* and specifically the Ripley Valley's strategic transport system — roads and public transport — will need to be more strongly connected. This will not only benefit users in the short term but will also provide a much more resilient region in the longer term.

Under the *Shaping SEQ South East Queensland Regional Plan 2017*, key areas have been identified for the Western sub-region to facilitate population growth, with a particular focus on housing supply and critical infrastructure. In terms of connectivity within SEQ, the Cross River Rail project not only supports but enables economic growth in the Western sub-region and is key to enabling other rail network growth projects, including building a new rail connection that better links the Western sub-region.

Key considerations for the rail expansion include:

- Springfield rail station capacity causing considerable commuter and parking issues, with demand outweighing supply
- Strengthened economic and social connection, including effective connectivity between key residential areas, employment areas and activity centres
- Corridor preservation, planning the right infrastructure early, timing of delivery and ensuring any upgrades are fit-for-purpose to enhance economic opportunity
- Accelerated sustainable regional growth and urban revitalisation
- Increased employment opportunities
- Reduced carbon footprint and emphasis on environmental sustainability.

⁸ URBIS Ipswich LGA and Ripley Analytics 2018

'MODEL' NEW COMMUNITY

Economic Development Queensland (EDQ), formally the Urban Land Development Authority, expects Ripley Valley will become a 'model' new community, with the potential to exceed 'best practice' standards in ecological sustainability.

The EDQ *Ripley Valley Urban Development Area Development Scheme* implementation strategy

responds to the challenge of delivering 'model' communities over a considerable time period by establishing targets and goals underpinned by a commitment to data monitoring and changes to standards, guidelines or targets where necessary. EDQ believes this will establish a cycle of continuous adoption of 'best practice' over time through a process of monitoring and review.



⁹ <https://www.dlgrma.qld.gov.au/resources/plan/pda/ripley-valley-development-scheme.pdf>

DELIVERING A TRULY SUSTAINABLE COMMUNITY

To make way for one of the country's fastest growing populations, master community developer Sekisui House Australia recently launched the \$1.5 billion visionary masterplan for Ripley Town Centre — the only designated major retail and commercial hub earmarked for the Ripley region.

Ripley Town Centre sits at the core of one of the largest PDA communities in Australia. The masterplan vision caters to the region's projected growth — approximately 133,000 new residents by 2036 — and delivers on the requirements under the Ripley Valley PDA.

Located in the heart of the region's high growth corridor, the 31-hectare site is approximately 10 kilometres south-east of the Ipswich CBD, 17 kilometres south-west of Springfield and 40 kilometres south-west of the Brisbane CBD. It is also within close proximity of major road infrastructure, including the Centenary Highway and Cunningham Highway.

Once complete, Ripley Town Centre has the ability to accommodate up to one million square meters of gross floor space (GFA) across 10 lifestyle hubs, featuring healthcare, education, retail, commercial, recreational and community facilities, and residential. These interconnected spaces, all within a 20-minute walk, will help to enrich lives by forging the connection between home, work and play, so people can reconnect with each other, creating a self-sufficient and circular ecosystem, and a real sense of belonging.

Importantly, the masterplan vision has been designed to future proof Ripley Town Centre for generations to come, allowing the community to adapt to environmental changes over time.

Ripley Town Centre supports an already thriving Ecco Ripley residential community, which has also been designed and built by Sekisui House Australia. Ecco Ripley delivers diverse living options, including affordable land and move-in ready homes. It is the only community in the Ripley region and one of very few across Queensland to be awarded a coveted 5 Star Green Star — Community rating. Once complete in around 2025, Ecco Ripley is expected to be home to more than 2,000 dwellings or 5,600 residents.

On completion Ripley Town Centre is set to deliver:

-  Estimated AUD \$1.5 billion total project development value
-  31 hectares of available land for development
-  2,000 residential apartments
-  Surrounded by 40 hectares of parkland and open space (including Ecco Ripley)
-  Proposed transport hub linking the region via train and bus
-  Capacity to accommodate approximately 1,000,000 sqm GFA on completion
-  ~2 hectares of public and cultural outdoor space within Ripley Town Centre
-  Regional healthcare and community facilities
-  Creation of approximately 20,000 jobs
-  Indoor and outdoor sporting facilities built to the highest level

RIPLEY TOWN CENTRE - 10 LIFESTYLE HUBS



1 CIVIC HEART

A place for cultural institutions, education and retail experiences surrounding a green forecourt.²

2 THE HUB

Exceptional quality office, hotel and residential accommodation above Ripley station.

3 CENTRAL

Open laneways and treelined boulevards, home to experiential retail and mid-rise offices.

4 THE ESPLANADE

Indoor/outdoor dining and retail areas with community swimming lagoons and spaces.

5 THE GREEN

A live, work and learn village environment for young professionals, students and creatives.

6 HEALTH AND WELLBEING

Hospital and aged care facilities for training, education and research with short term accommodation.

7 GATEWAY NORTH

An iconic 'Flat Iron' building with heritage inspired architecture and a shaded plaza.

8 NORTH VILLAGE

Eclectic bars, restaurants and shops with high-street character and open space access.

9 SOUTH VILLAGE

Medium to high-rise residential for active lifestyles with ground level retail conveniences.

10 PARKSIDE VILLAGE

Residential terraces with open roof top green spaces and tree-lined street-level offices.

¹ Masterplan is proposed only and subject to change
² Stage 1 of the masterplan was delivered in May 2018, ~9,400 sqm retail and office space.



THE SEKISUI HOUSE WAY

With sustainable communities across the globe, Sekisui House Australia is leveraging its strengths cultivated in Japan and around the world, and translating its philosophies and initiatives to Ripley Town Centre.

Based on research out of Sekisui House's Human Life R&D Institute in Kyoto, the organisation can identify lifestyle aspects that promote healthy living through the home. Sekisui House uses this data to inform community design, helping residents, commercial operators and visitors live a healthier, happier life. For example, the Institute has been trialling environmental controls and sensing technologies to help people monitor day-to-day changes in their physical conditions, enabling early detection of sudden onset diseases and life-threatening conditions, particularly those with a high likelihood of occurring in the home, such as strokes and heart attacks.

Key to Ripley Town Centre's way of life is the Japanese concept of Satoyama. At its core, Satoyama focuses on the mutual benefits of integrating natural habitats with built environments, connecting people through 'ribbons of green'.

Guided by Satoyama, significant value has been placed on generous green spaces, creating opportunities for residents to not only engage with each other, but also lead healthy, fulfilling lifestyles — cultivating continued growth and prosperity of the community for years to come.

The 'Gohon no ki' ('five trees') landscaping concept, which incorporates Satoyama design, also aims to promote biodiversity protection by creating gardens with indigenous tree species suited to the local climate and to increase green coverage in the community. Sekisui House has planted more than 15 million trees across its locations around the globe, including more than 500,000 trees, shrubs and ground coverings at Ecco Ripley and Ripley Town Centre to date.



SEKISUI HOUSE'S COMPREHENSIVE RESEARCH AND DEVELOPMENT INSTITUTE IN KYOTO, JAPAN

CHALLENGING COMMUNITY CONVENTIONS

Ripley Town Centre will evolve to become a dynamic 20-minute neighbourhood that challenges the traditional conventions of community, by elevating the standard of economic, social and environmental sustainability.

The masterplan vision draws on the 20-minute neighbourhood philosophy to create a low-carbon, connected community,

with major facilities and amenities within a 20-minute walk. Life's necessities — healthcare, education, parks and public transport — are all on the doorstep, allowing the community to truly live locally, and ultimately reduce their everyday expenses.

The masterplan vision features 10 lifestyle hubs, that when combined, play an important role in not only the walkability of the community, but also the growth and prosperity of the region.

SHARED ECONOMY

In Knight Frank's experience, and as property managers of Ripley Town Centre, it is critical additional housing supply is accompanied by a wide array of amenities and services. According to Knight Frank Chief Economist, Ben Burston, it is increasingly accepted that communities which provide all employment, retail and social needs within a defined area have both ecological and social benefits, with reduced travel, better life-work balance and a greater connectedness to neighbours. As such, a considered strategy to deliver sustainable communities with rich amenity will help to maximise economic value over the long term.

With its diverse amenity and proposed integrated transport solutions, Ripley Town Centre will provide residents, workers, partners and visitors with opportunities to claim their share and play their part in a vibrant circular economy.

Ripley Town Centre's shared economy will enable residents to work where they live, allowing them to acquire and share access to the goods and services within the community's ecosystem. This will help the community to save money on commuting costs, utility costs and unnecessary infrastructure, while residents, retailers and commercial operators will reap the benefits of a greater local spend, shared sustainable infrastructure, and affordable utilities.

Several initiatives will be developed and implemented at Ripley Town Centre as part of its shared economy, including:

Community embedded energy network

The first of its kind in Queensland, a private community embedded energy network will allow buildings within Ripley Town Centre to generate and use shared power within the masterplanned community. No energy created within the community will leave the community and any additional energy required to operate is purchased at wholesale



rates. This initiative is delivered in partnership with WINConnect with the ultimate aim to deliver a net-zero energy community.

Private electric car share scheme

The private electric car sharing model will be owned and operated by the residential or commercial building. It is similar to public car sharing models, but the benefits remain with the body corporate and the buildings' occupants, saving costs on car ownership and car park infrastructure costs.

Private shared guest apartment scheme

The private shared guest apartment scheme will allow residents to book the guest apartment located in their building for their guests as part of the body corporate offer. It enables residents to ensure the space they live in suits their everyday needs without having to maintain a guest room within their apartment.

It is through a 'sharing' mindset that residents, retailers and commercial operators will achieve long-term success through affordability, diverse amenity, and reduced living and business costs. Plus, an added benefit of the implementation of these initiatives is an increase in asset value, meaning commercial partnerships are both sustainable and financially viable.

SHARED VALUES

A progressive community, Ripley Town Centre is set to become a socially self-sufficient ecosystem by fostering human connections, nurturing health and wellbeing, and enriching lives.

Residents will thrive together in a strong, safe and secure environment, supported by a thriving Civic Heart with cultural institutions, education and retail experiences. These key pieces of infrastructure will promote positive social encounters to create a stronger sense of belonging and community for residents.

Importantly, residents and visitors will also have access to parklands and green open spaces, including walking tracks, cycle paths, playgrounds and dog parks.

SHARED IDEAS

EDQ expects Ripley Valley will become a 'model' new community, embracing or even exceeding 'best practice' in ecological sustainability¹⁰. In keeping with this vision, Sekisui House Australia is prioritising the environment over short-term growth at Ripley

Town Centre, allowing the community to live lightly and in harmony with nature.

Intelligent design features will be incorporated throughout Ripley Town Centre to reduce the community's carbon footprint, and improve the quality of life for residents, commercial operators and visitors. Several initiatives, already in place as part of Ripley Town Centre Stage One, will be carried over or reimaged as part of subsequent stages, including:

- Solar energy
- Energy efficient glazing, shading and insulation
- Raw material use
- Water sensitive urban design principles.

Taking inspiration from Sekisui House Japan, where zero waste is achieved at each stage of production, both Ripley Town Centre and Ecco Ripley construction activities generate extremely low waste. Sekisui House Australia sets target values for each new build, implements optimised construction management, and eliminates surplus materials while ensuring reliable disposal and recycling by monitoring waste volumes.

WHAT WE STAND FOR



360 SUSTAINABILITY

Our unique and balanced view of development is informed by a deep sense of responsibility to create the world we want to live in. We have the courage, integrity and moral leadership to challenge the status quo and elevate the standards of sustainability. To put people before profit and do good for future generations.



SHARED ECOSYSTEM

A shared and symbiotic ecosystem in nature is full of relationships that have evolved to mutually benefit from the behaviour or infrastructure provided by another. This is the basis for our vision to create a progressive community of the future. One that is perfectly balanced, interconnected and always regenerating.



LIFE-ENRICHING ENVIRONMENTS

Reimagining our environments to create a positive social impact in the day-to-day lives of our community. Inspiring creativity, health, happiness and social connections, our shared and sustainable development is built to create memorable moments of discovery and wellbeing.



COMMUNITY EMPOWERMENT

Growth, transformation and positive change is at the heart of our place, precinct and region. We are the collaborator that enables successful stories and happiness for our community. Empowering our residents, businesses and government partners to create their strong and sustainable futures.

¹⁰ <https://www.dlgrma.qld.gov.au/resources/plan/pda/ripley-valley-development-scheme.pdf>

RIPLEY TOWN CENTRE - STAGE ONE INITIATIVES



WASTE

Waste recycling is used throughout the Stage 1 asset and is incorporated into the masterplan.



SOLAR

Ripley Town Centre's car park currently incorporates solar panels generating ~75% of the electricity for the existing shopping environment.



EMS

An energy monitoring system (EMS) monitors energy and water consumption in the Stage 1 asset, providing the management team with vital information to ensure efficient operation.



WATER

Water sensitive urban design principles are being used to manage storm water, prevent pollution of local waterways and provide greater efficiency.



BUILD DESIGN

The existing retail centre incorporates energy efficient glazing, shading and insulation to provide thermal comfort for occupants to minimise energy consumption.



TECHNOLOGY

A private community embedded energy network enables electricity to be purchased in bulk and provided to existing tenants at a competitive rate.

RIPLEY TOWN CENTRE - MASTERPLAN INITIATIVES



PRIVATE ENERGY NETWORK

We will utilise solar and other clean energy sources generated across Ripley Town Centre with the community via co-sharing. Enabling a reduced carbon footprint and tariff savings



EFFICIENT USE OF SPACE AND AMENITY

Public space has many alternate uses during off-peak times to benefit the community. We've incorporated co-sharing public amenity



AFFORDABLE AND EFFICIENT SHARED ECONOMY

Thinking about space efficiency for residents and businesses, and promoting a low-carbon community via a private car sharing scheme



EFFICIENT DESIGN AND LIFESTYLE

Introducing the 'guest apartment' concept allowing residents to utilise living space better while having access to shared guest accommodation



FUTURE PROOFING VIA TECHNOLOGY

Embed necessary infrastructure during the planning and development phase to allow for smart technology that is agile for change



RESPONSIBLE BUILDING

Avoid building unnecessary infrastructure so that value is passed onto residents, businesses and partners



A TRUE SENSE OF PLACE

To create a cultural hub of shared spaces that inspire valuable human connection and interaction



DESIGN IN DENSITY

To develop a high-density community that allows residents and businesses to operate in a 20-minute ecosystem. One that is surrounded and interconnected with parks and natural setting



SMART DESIGN

Central to Sekisui House's design principals is its commitment to creating a harmonious relationship between humanity and nature



FORGING A VITAL CONNECTION

The Ripley Town Centre masterplan vision focuses on providing access to a connected, smart, integrated, safe and efficient transport system. While a Ripley Valley 531 bus route was introduced in 2019 as part of a five-year, \$6.6 million investment by the Queensland Government, early provision of a rail line service is critical to support the region’s fast-growing population.

As part of the Ipswich Central to Springfield Central Public Transport Corridor, Ripley Town Centre’s proposed transit centre will seamlessly link the region, and provide the much-needed connection to Ipswich, Springfield, Brisbane and beyond. This is vital to lead and sustain communities in the growing region, providing them with affordable transport choices, including rail, that improve people’s access to services and employment.

According to Ipswich City Council¹¹, the Ipswich Central to Springfield Central Public Transport Corridor, including the addition of eight new rail stations, is critical to the future of south-east Queensland and will:

- Contribute to the early development of planned commercial expansion around Ripley Town Centre
- Improve the regional connection to Brisbane
- Promote employment self-containment and job opportunities
- Reduce congestion and promote a mode shift away from private vehicles
- Ensure effective connectivity between key residential and employment areas, and activity centres
- Enhance equity and social inclusion.

Ipswich City Council, in collaboration with the Queensland Government through the Department of Transport and Main Roads, is preparing a Strategic Business Case and Preliminary Business Case to support the Ipswich Central to Springfield Central Public Transport Corridor. These documents are expected to be completed in the coming months, with the Detailed Business Case to follow.

Proceeding this critical ‘enabler project’ will be a catalyst for future growth particularly within the Ripley PDA — not just for Ripley Town Centre, but the surrounding community developments that will also reap the benefits of a connected region.

¹¹ https://www.ipswich.qld.gov.au/__data/assets/pdf_file/0018/111078/Ipswich-to-Springfield-Public-Transport-Corridor.pdf

DELIVERY OF STAGE ONE

Stage One of Ripley Town Centre was delivered in May 2018, and is home to a Coles Supermarket, BWS, Anytime Fitness, Medical Centre, and approximately 20 specialty stores across café and casual dining, health, beauty, services and business.

In early 2019, a community facility 'Minka Place' opened, reinforcing Ripley Town Centre as a mixed-use environment catering to the needs of a thriving local community.

Sustainability has been a primary objective for Stage One, with sustainable initiatives and outcomes targeting a 5-Star Green Star Design & As-Built v1.1 rating. Ripley Town Centre's car park currently incorporates solar panels generating around 75 per cent of the electricity for the existing shopping environment. The Centre also incorporates energy efficient glazing, shading and insulation, raw design materials and water sensitive features.

Delivered in partnership with architects ThomsonAdsett, Ripley Town Centre prioritises the following key design drivers, which have continued through to the design of the overall masterplan:

- Provide customer comfort — Create spaces that are pleasant to be in, both from a climatic and architectural sense
- Get the retail plan right — Consider ease of access and intuitive wayfinding
- Be different — Provide an offer that isn't already available in the region
- Integrate Satoyama — Provide an interface between the natural and manmade environments throughout the space
- Incorporate sustainable solutions — Consider energy and water efficient initiatives to achieve 5-Star Green Star accreditation.



PLACEMAKING AND CONSIDERED DESIGN

Cities, towns and urban hubs with no focal points or special places fail in fundamental ways to engage and excite their communities. Many spaces around the world do leave a lasting impression, including Covent Garden in London, St Mark's Square in Venice, La Rambla in Barcelona or Times Square in New York.

These spaces have come to define these cities in the eyes of their inhabitants and visitors. Many successful places have evolved organically over time, but it's possible to create new successful places with a considered approach. Melbourne's Federation Square and Brisbane's Howard Smith Wharves development are examples of new places that people want to be in.

Project for Public Spaces (PPS) analyses great places in terms of Sociability, Uses and Activities, Comfort and Image, and Access and Linkages¹². While there is no exact formula for creating successful public places, every successful place is unique to its culture and environment, and consideration of these attributes is important.

Considered design is essential to ensure the success of any masterplanned community. While there are often many perspectives and players involved in the development of a masterplan, it is critical to ensure place is a priority when creating communities that people will thrive in.



The Hub - Ripley Town Centre
* Artist impression, masterplan is proposed - subject to change and Council approval

¹² <https://www.pps.org/article/grplacefeat>

The following community design shortcomings have been identified based on common mistakes:

- Short-term involvement — Developers build and leave, without maintaining and improving the community as it grows over time, resulting in unsuitable infrastructure and amenity
- Standardised over customised — Approach to design is often standardised and relatively constraining, resulting in communities that all look the same
- Restricted creative license — Developers influenced by the needs of conventional retail, particularly big retail players that tend to convey a degree of conservatism
- Environmental disconnect — Little consideration for open, green space and the need to connect with nature to create a happier, healthier community
- Lacklustre journeys — Communities designed around the traditional street 'grid' to maximise efficiencies, rather than focusing on walkability and the user 'journey'
- Sense of separation — Creating spaces that discourage or prevent connection and interaction through the overuse of private assets.

The Ripley Town Centre masterplan vision is a clear departure from other urban masterplans, with Sekisui House Australia partnering with placemakers, RobertsDay, and architects, ThomsonAdsett, to bring the vision to life.

The following unique, high-level attributes feature as part of the Ripley Town Centre masterplan vision, and contribute to the way in which Sekisui House Australia is elevating the standard of considered urban design:

- Character precincts that allow people to experience different journeys in different spaces, far removed from the traditional street 'grid'
- Unique and playful 'moments' every 100-150 metres along the journey that encourage walkability and excitement for young families
- Constellation pattern of building heights that takes advantage of the scenic Ripley landscape, and allows for better access to breezes and daylight
- Shared infrastructure and initiatives that foster community, and reduce the duplication and waste of unnecessary facilities
- Inherent connection to nature through the Satoyama concept in the form of open, green space and lush tree-lined streets.

GLOBAL PLACEMAKING EXPERIENCE

Sekisui House's corporate philosophy is 'Love of Humanity' and purpose is to create communities that improve with time and last for generations which underpins each of its operations globally. In 2009, Sekisui House expanded into several new international markets, including Australia, the US, Singapore and China.

CENTRAL PARK, SYDNEY (AUSTRALIA)

Central Park is known as Sydney's new 'downtown' destination, where a global collaboration of architects and artists have created a new urban village.

In 2014, Central Park was awarded 'Best Tall Building Worldwide' at the CTBUH Awards for Excellence for its innovative technologies, including vertical and rooftop gardens, and a giant heliostat that directs sunlight into communal areas. It also received the overall category award for Urban Habitat — District/ Master Plan Scale at the same awards in 2019.

The public park at the heart of the precinct climbs the side of the floor-to-ceiling glass towards the top to form a lush canopy. Using 250 species of Australian flowers and plants, the vegetation forms a distinct composition on the façade.





CINCO RANCH, TEXAS (USA)

Cinco Ranch is larger in both land area and population than many cities and towns in Texas.

Located 48 kilometres west of Houston, the fourth most populous city in the US, the Cinco Ranch project is a large-scale masterplanned community with 17,130 residential units over a total area of approximately 8,000 acres.

Over the past 23 years, Cinco Ranch has grown into its very own town, including various amenities and educational facilities, such as the University of Houston System at Cinco Ranch. This masterplanned community has been renowned as the most populous and prosperous community in Houston.



ABOUT SEKISUI HOUSE AUSTRALIA

Sekisui House Australia is firmly established as one of Australia's leading residential property developers, with an accomplished track record in delivering masterplanned communities covering residential land, homes and apartments.

In 2019, Sekisui House celebrated its 10 year anniversary in Australia, while also marking the milestone of delivering over 10,000 properties to Australian families. Including future pipeline, Sekisui House Australia's total projects are valued at over A\$18 billion.

Founded in 1960, Sekisui House, Ltd. is one of Japan's largest homebuilders, with cumulative sales of nearly 2.5 million properties worldwide. Based in Osaka, Sekisui House has more than 25,000 employees globally and is listed on the Tokyo Stock Exchange and Nagoya Stock Exchange. Global operations include Australia, China, Singapore, USA, and the UK.

Sekisui House is committed to making a positive impact within the markets it operates, with the view that homes should offer comfort, security and peace of mind for residents, while maintaining harmony with the environment and its surroundings.

Having achieved world leadership status in the development of numerous environmentally and sustainably conscious products, Sekisui House has sustainability as a core corporate target. Sekisui House is now the global leader in the construction of net-zero-energy homes with more than 50,000 built since the product was launched in 2013.

For more information on Sekisui House, visit sekisuihouse.com.au

CONTRIBUTORS

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ThomsonAdsett is a leading international architecture and design firm with studios throughout Australia and Asia. The firm's flexible design thinking is reflected across a range of sectors, including seniors living, education and communities, commercial, health, leisure and resorts, and retail.

Craig Christensen, Principal, RobertsDay and Catherine Simpson, Senior Urban Designer, RobertsDay

RobertsDay is Australia's first integrated planning, design and placemaking practice, with offices in Sydney, Melbourne, Brisbane, Perth and Canberra. The team works with councils, developers, designers and builders around Australia and overseas to create great places.

Ben Burston, Chief Economist, Knight Frank

Knight Frank is an estate agency, residential and commercial property consultancy with 27 offices throughout Australia, servicing both capital cities and regional centres. As part of its Australian corporate vision to be the place for the best property professionals, Knight Frank has built its strategy around providing the highest level of client service and attracting the most skilled people in the property industry.

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