

Greenspace Infrastructure Masterplan

New Secondary Urban Centre West Context Plan

1-63 Jackson Court, 128 Bryants Road &
114-122 Binnies Road, Ripley
Queensland 4306

Prepared for KDL Property Group Pty Ltd
Our Reference: 13059
2 October 2026



Saunders Havill

PATHWAYS TO SUCCESS

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Document Issue

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1. Introduction

Saunders Havill Group has been engaged by KDL Property Group Pty Ltd to prepare this Greenspace Infrastructure Master Plan for the proposed **New Secondary Urban Centre West Context Plan** area.

The IMP has been prepared for two related purposes:

- to support the request for endorsement of the proposed Context Plan to be submitted with the development application over 1-63 Jackson Court and 101 Jackson Court, Ripley, formally described as Lots 359 and 360 on S3173; and
- to respond to the request for additional information issued in relation to the development application over the KDL Binnies Road land.

Although the proposed Context Plan is sought for endorsement through the Jackson Court application, this IMP considers greenspace infrastructure requirements across the entire proposed Context Plan area. This broader approach provides a coordinated framework for the planning, distribution and progressive delivery of greenspace infrastructure as development occurs across the area.

KDL currently controls three landholdings within the proposed Context Plan Area, being:

- 114-122 Binnies Road, Ripley;
- 1-63 Jackson Court, Ripley; and
- 128 Bryants Road, Ripley.

The proposed Context Plan Area extends beyond KDL's landholdings and also includes land in separate ownership. Accordingly, this IMP provides a strategic framework for the future greenspace network across the entire Context Plan Area and is not intended to identify or allocate delivery responsibilities for infrastructure located on land outside KDL's ownership. The delivery of greenspace infrastructure will ultimately occur through future development applications, detailed design, approval conditions and infrastructure agreements applicable to the relevant landowner.

The proposed Context Plan Area comprises the following parcels:

- Lot 334 on S3173
- Lot 333 on S3173
- Lot 356 on S3173
- Lot 358 on S3173
- Lot 359 on S3173
- Lot 360 on S3173
- Lot 361 on S3173
- Lot 362 on S3173
- Lot 363 on RP909708
- Lot 365 on S3173
- Lot 2 on SP114885
- Lot 2 on RP802824
- Lot 3 on RP882873

This IMP assesses the proposed greenspace network against the requirements of the Ripley Valley Development Scheme, PDA Guideline 12: Park Planning and Design, the Development Charges and Offset Plan (DCOP) and other relevant PDA planning instruments. The IMP identifies the greenspace

infrastructure required to support the ultimate development of the proposed Context Plan Area and establishes a framework for the coordinated delivery of that infrastructure over time.

2. Definitions

DCOP	Development Charges and Offset Plan
Developer	means the owner and developer of a parcel of land within the context plan area
Development Scheme	Ripley Valley Development Scheme
Context Plan Area	means New Secondary Urban Centre West Context Plan area, covering: ▪ Lot 334 on S3173 ▪ Lot 333 on S3173 ▪ Lot 356 on S3173 ▪ Lot 358 on S3173 ▪ Lot 359 on S3173 ▪ Lot 360 on S3173 ▪ Lot 361 on S3173 ▪ Lot 362 on S3173 ▪ Lot 363 on RP909708 ▪ Lot 365 on S3173 ▪ Lot 2 on SP114885 ▪ Lot 2 on RP802824 ▪ Lot 3 on RP882873
EDQ	means Economic Development Queensland
MEDQ	means the Minster for Economic Development Queensland
EP	Equivalent Persons
Guideline No. 12	means PDA Guideline no. 12 for park planning and design (May 2015)
Guideline No. 14	means PDA Guideline no. 14 for environmental values and sustainable resource use (June 2012)
IMP	means this Infrastructure Master Plan
ICC	means Ipswich City Council
PDA Development Scheme	means the Ripley Valley Development Scheme
PDA Guidelines	means the current applicable PDA guidelines in effect at the time of application
ROL	means reconfiguring of a lot

3. Background

A new Context Plan has been prepared for assessment and endorsement by ICC/EDQ for land currently forming part of the broader Secondary Urban Centre West (NSUCW) area within the Ripley Valley PDA. The proposed Context Plan establishes a coordinated framework for the future development of land located south of the Monterea Neighbourhood and west of the Ripley Town Centre Context Plan.

The Context Plan Area is approximately 190 hectares and incorporates a range of existing landholdings intended to accommodate future residential neighbourhoods, centre activities, community facilities, recreation areas, environmental corridors and supporting infrastructure.

The proposed Context Plan seeks to provide an integrated land use and infrastructure framework for the area, including the ultimate arrangement of residential precincts, movement networks, community infrastructure and greenspace.

3.1. KDL Landholdings

KDL Property Group controls three landholdings within the Context Plan Area, being:

- 114-122 Binnies Road, Ripley;
- 1-63 Jackson Court, Ripley; and
- 128 Bryants Road, Ripley.

The land at 1-63 Jackson Court, Ripley (Lots 359 and 360 on S3173) forms the subject of a development application seeking endorsement of the proposed Context Plan and approval for an initial stage of residential subdivision. Separately, the land at 114-122 Binnies Road is subject to a development application currently under assessment (11092/2026/PDA), for which additional information relating to greenspace infrastructure has been requested.

The KDL landholdings represent a significant proportion of the developable land within the Context Plan Area and contain a number of greenspace, movement network and community infrastructure outcomes identified within the Ripley Valley DCOP.

3.2. Purpose of this Infrastructure Master Plan

The Development Scheme, PDA Guideline 12 and the DCOP establish a framework for the planning and delivery of parks, recreation facilities and greenspace infrastructure throughout the PDA.

Given the interconnected nature of the proposed greenspace network and the distribution of trunk infrastructure across multiple landholdings, a Context Plan-wide assessment has been undertaken to identify the quantity, distribution and function of greenspace required to service the future community.

Accordingly, this Greenspace IMP has been prepared for the entirety of the Context Plan Area rather than a single development parcel. The IMP establishes a strategic framework for the planning, delivery and embellishment of greenspace infrastructure and is intended to:

- identify the greenspace network required to support the ultimate development of the Context Plan Area;
- assess the proposed greenspace network against the requirements of the Development Scheme, DCOP and relevant PDA Guidelines;



- identify opportunities for integration between recreation areas, environmental corridors, movement networks and community facilities; and
- provide guidance for future development applications and detailed design processes.

The delivery of individual greenspace infrastructure items will ultimately occur through future development applications and detailed design processes undertaken by the relevant landowners and infrastructure providers.

3.3. New Secondary Urban Centre West Context Plan Area

The context plan area is approximately 190 hectares and covers all land within the PDA south of the Monterea Neighbourhood and west of the Ripley Town Centre Context Plan. The area is characterised by gently undulating to moderately sloping landforms typical of the Ripley Valley. The land contains a series of shallow drainage lines and natural gully features that convey surface water through the broader catchment. Historically, the area has been cleared and utilised for rural agricultural activities, predominantly cattle grazing, which has resulted in a largely modified landscape with scattered remnant vegetation occurring along drainage corridors and property boundaries. The land continues to be used for cattle grazing and retains a predominantly open pastoral character.

The context plan includes a range of different land uses, including:

- Residential precincts of varying densities;
- District Centre (Secondary Urban Centre West);
- District Recreation Park;
- Community facilities.

For the purposes of calculating future greenspace requirements, indicative residential density assumptions have been applied to each residential precinct. These assumptions are intended to provide a reasonable estimate of the ultimate population that may be accommodated within the Context Plan Area and are consistent with the intended development outcomes identified by the proposed Context Plan.

The assumptions used in this assessment are outlined in the table below.

Context plan area	190ha
Total development footprint	137.5ha
Total 'Urban Residential' (assumed average density of 25 dwellings per hectare)	104.2ha
Total 'Urban Residential' dwellings	Approximately 2,605
Total 'Medium Density Residential' (assumed average density of 40 dwellings per hectare)	23.5ha
Total 'Medium Density Residential' dwellings	Approximately 940
Total Dwellings	Approximately 3545
Total Population in EP (total number of dwellings x 2.8)	Approximately 9,926

Based on the assumptions outlined above, the Context Plan Area is expected to accommodate an ultimate population of approximately **9,926 Equivalent Persons** (EP).

The population estimate provides the basis for determining the quantity and distribution of greenspace infrastructure required to service future residents within the Context Plan Area and to assess compliance with the requirements of the Development Scheme, DCOP and PDA Guideline 12.

4. Community Green Space Network

PDA Guideline 12 establishes a framework for the provision of community greenspace and recreation infrastructure within Priority Development Areas. The guideline identifies an overall provision target of 4.6 hectares per 1,000 population, comprising a combination of recreation parks and sports parks.

Within the Context Plan Area, the Development Charges and Offset Plan identifies the future provision of sports parks external to the immediate development area. Accordingly, assessment of the Context Plan focuses on the recreation park component of Guideline 12, which is required at a rate of 2.8 hectares per 1,000 population.

Based on the estimated ultimate population of 9,926 EP, the indicative recreation park requirement for the Context Plan Area is calculated as follows:

9,926 EP ÷ 1,000 × 2.8ha = 27.79 hectares

Accordingly, the Context Plan Area generates an indicative recreation park demand of approximately 27.79 hectares.

The purpose of this assessment is to identify the quantum of recreation-based greenspace required to service the ultimate population and to assess how this demand is accommodated through the planned greenspace network within and surrounding the Context Plan Area.

4.1. Proposed Greenspace Network

The proposed Context Plan establishes a connected greenspace network intended to service the future residential population of the Context Plan Area whilst also contributing to the broader open space framework contemplated by the Development Scheme and DCOP.

The proposed greenspace network has been developed having regard to:

- the distribution of future residential development throughout the Context Plan Area;
- accessibility requirements contained within PDA Guideline 12;
- the location of community facilities, neighbourhood centres and future transport infrastructure;
- environmental features and waterways;
- opportunities to integrate recreation, movement and environmental outcomes; and
- the broader greenspace and recreation network planned throughout the surrounding Ripley Valley PDA.

The proposed greenspace network comprises a combination of recreation parks, community gathering spaces, environmental corridors and active transport connections intended to collectively service the future population of the Context Plan Area.

A breakdown of proposed greenspace within the context plan area is as follows:



Greenspace / Park Type	Total Quantity	Approximate Total Area (hectares)
Recreation Parks		
District/ Regional		
District Recreation Parks	1	5.0ha
Town Centre Plaza	1	0.5ha
District/ Regional Recreation Park Provision		5.5ha
Local Recreation Parks		
Neighbourhood Recreation Parks	2	2.0ha
Local Recreation Park Provision		2.0ha
Recreation Park [Population] Requirement Total		27.79ha
Recreation Park Provision Total		7.5ha
Difference between population-generated demand and recreation park provision within the Context Plan Area		**-20.29ha**

4.2. District Recreation Park (POS008)

A District Recreation Park (POS008) is proposed within the Context Plan Area and will represent the primary recreation destination for future residents.

Consistent with PDA Guideline 12, the park has an indicative area of approximately 5.0 hectares and is intended to provide a range of recreation, social and community functions. The District Recreation Park is strategically positioned to service the surrounding residential neighbourhoods and provide integration with the broader movement and community infrastructure network.

The proposed Context Plan seeks to relocate POS008 from its currently identified location within the DCOP to a more suitable position adjoining Wensley Road and Bryants Road. The revised location provides improved visibility, accessibility and integration with the future school network, community facilities and surrounding recreation infrastructure whilst maintaining the strategic intent of the DCOP.

The District Recreation Park will ultimately be designed and embellished in accordance with PDA Guideline 12 and will be delivered through future development applications. An indicative sketch plan of this park is provided in Figure 1 below.



Figure 1 – Indicative Sketch Plan of the District Recreation Park (POS008) within the context plan area

4.3. Town Centre Plaza (POS070)

A Town Centre Plaza (POS070) is proposed within the future centre precinct identified by the Context Plan.

The Town Centre Plaza is intended to provide a focal gathering space associated with future centre activities, higher density residential development and the future transit-oriented precinct. The plaza will provide opportunities for community interaction, passive recreation, pedestrian activity and place-making outcomes which complement the broader greenspace network.

Consistent with PDA Guideline 12, the Town Centre Plaza is anticipated to have a minimum area of approximately 0.5 hectares.

4.4. Neighbourhood Recreation Parks

In addition to the district-level recreation facilities, the Context Plan identifies opportunities for the provision of two neighbourhood recreation parks, each with an indicative area of approximately 1.0 hectare.

These parks provide local recreation opportunities within walking distance of surrounding residential neighbourhoods and are intended to accommodate informal recreation, children's play opportunities, seating areas and passive open space.

The proposed locations have been selected having regard to residential catchments, walkability requirements and the distribution of recreation opportunities throughout the Context Plan Area.

4.5. Environmental Open Space and Linear Connections

The Context Plan also incorporates significant environmental and open space corridors associated with existing drainage lines and environmental features.

Whilst not identified as formal recreation parks for the purposes of PDA Guideline 12 calculations, these corridors provide important opportunities for:

- ecological protection and rehabilitation;
- pedestrian and cycling connectivity;
- passive recreation;
- landscape amenity; and
- integration with the broader open space network.

In particular, the environmental corridors associated with the KDL landholdings provide opportunities for future shared pathways, seating nodes, interpretation opportunities and informal recreation areas which complement the formal recreation network.

These corridors contribute to the overall functionality and accessibility of the greenspace network and assist in connecting residential neighbourhoods with higher order recreation facilities.

Greenspace Type	Approximate Size (hectares)	Supporting Comments/ Information	Delivery Trigger
Environmental Open Space	11.0ha	Not apart of the PDA Guidelines 12. Area provides opportunities for recreation.	Final delivery timing to be confirmed with individual ROL applications. Delivery should coincide with completion of the various residential neighbourhoods, which this park services.

4.6. Role Within the Broader Greenspace Network

The proposed greenspace network is not intended to operate in isolation and must be considered within the context of the broader Ripley Valley greenspace framework.

The Context Plan Area is located in proximity to a number of existing and planned recreation, sporting and environmental open space areas, including district and regional facilities identified within the DCOP. These facilities provide additional recreational opportunities for future residents and contribute to the establishment of an integrated network of parks, recreation areas and community destinations throughout the locality.

Accordingly, the proposed greenspace network is intended to function as one component of a broader interconnected recreation network capable of servicing both the Context Plan Area and the surrounding communities.



4.7. Network Assessment

As identified in Section 4.1, the indicative ultimate population of the Context Plan Area generates a recreation park demand of approximately 27.79 hectares based on the PDA Guideline 12 recreation land provision rate of 2.8 hectares per 1,000 population.

The proposed Context Plan directly identifies approximately 7.5 hectares of recreation-based greenspace comprising:

- one District Recreation Park (5.0ha);
- one Town Centre Plaza (0.5ha); and
- two Neighbourhood Recreation Parks (2.0ha).

Accordingly, the recreation infrastructure directly identified within the Context Plan Area is less than the theoretical recreation park demand generated by the ultimate population estimate.

However, the quantum of recreation land identified within the Context Plan Area must be considered in the context of the broader greenspace and recreation network planned throughout the Ripley Valley PDA. The DCOP adopts a network-based approach to infrastructure planning whereby higher-order recreation and sporting facilities are strategically distributed to service multiple neighbourhoods and catchments rather than being contained wholly within individual context plan areas.

4.7.1 DCOP Recreation and Sporting Infrastructure Network

The DCOP identifies a range of recreation and sporting infrastructure intended to service the broader Secondary Urban Centre West catchment and surrounding neighbourhoods, including:

- POS048 District Sport Park;
- POS049 District Sport Park;
- POS194 Regional Recreation Park;
- POS067 Regional Sport Park; and
- POS050 District Sport Park.

Importantly, the DCOP does not require each individual landholding or context plan area to independently accommodate all recreation and sporting infrastructure generated by future residents. Rather, infrastructure is planned on a network basis and strategically distributed across the broader catchment having regard to accessibility, land suitability, community infrastructure and movement network considerations.

Accordingly, the planned recreation and sporting infrastructure associated with the Context Plan Area extends beyond the physical boundaries of the proposed Context Plan and includes facilities located on surrounding land intended to service multiple residential communities.

4.7.2 Regional and District Recreation Facilities

Immediately west of the Context Plan Area, the DCOP identifies a substantial Regional Recreation Park which forms part of the higher-order recreation network intended to service the broader catchment.

The Regional Recreation Park provides a significant recreation destination incorporating active recreation opportunities, community gathering spaces, passive recreation functions and environmental open space outcomes. Given its scale and strategic location, the facility is intended to service a catchment substantially larger than the Context Plan Area alone.



The Context Plan Area also benefits from direct access to the broader Deebing Creek greenspace corridor which forms a major environmental and recreation asset within the Ripley Valley PDA. Whilst not formally recognised as recreation parkland for the purpose of Guideline 12 calculations, the corridor provides extensive opportunities for passive recreation, walking and cycling connections, environmental experiences and community access to open space.

4.7.3 Sporting Infrastructure Network

The population-based recreation calculations outlined above relate to recreation park provision and do not fully recognise the contribution made by the broader sporting infrastructure network identified by the DCOP.

The planned District Sport Parks (POS048, POS049 and POS050) and Regional Sport Park (POS067) are intended to accommodate structured sporting and recreation activities for future residents within the wider catchment, including the Context Plan area. These facilities provide a significant recreational function and reduce reliance on individual neighbourhoods to accommodate all recreational demand within local recreation parks alone.

The strategic distribution of district and regional sporting infrastructure throughout the catchment reflects the principles established by PDA Guideline 12, which recognises that recreation and sporting infrastructure should be planned as an interconnected network rather than as isolated facilities servicing individual development parcels.

4.7.4 Shared Catchment Outcomes

PDA Guideline 12 adopts a network-based approach to open space planning whereby residents are provided with access to a variety of recreation opportunities across a hierarchy of facilities, including neighbourhood, district and regional parks. Under this approach, accessibility, connectivity and functionality of the overall network are equally important considerations alongside the quantum of parkland provided within any individual development area.

The proposed Context Plan contributes to this broader network by providing:

- the District Recreation Park (POS008);
- the Town Centre Plaza (POS070);
- neighbourhood-level recreation opportunities;
- environmental and linear open space connections; and
- integration with surrounding district and regional recreation and sporting infrastructure.

Collectively, these elements provide future residents with access to a diverse range of recreation opportunities and contribute to the delivery of the broader greenspace network envisaged by the DCOP.

4.7.5 Planning Assessment

Having regard to the broader recreation and sporting infrastructure network, it is considered that the Context Plan achieves the intent of the Development Scheme, DCOP and PDA Guideline 12.

Whilst approximately 7.5 hectares of recreation infrastructure is identified directly within the Context Plan Area, future residents will also be serviced by district and regional recreation facilities, sporting infrastructure and environmental open space located within the surrounding catchment. The proposed greenspace network should therefore be considered as one component of a broader and interconnected



recreation framework rather than a standalone system contained solely within the Context Plan boundary.

Refer to **Appendix A** for a copy of the proposed Context Plan, identifying existing and future park infrastructure within the Context Plan area.

4.8. Recreation Park Network – Context Plan Area

The recreation and greenspace network identified within the proposed Context Plan Area has been developed having regard to the requirements of the DCOP, PDA Guideline 12 and the anticipated population of the Context Plan Area.

The proposed network comprises a range of recreation opportunities intended to service future residents and contribute to the broader greenspace framework within the Ripley Valley PDA, including:

- 1 x District Recreation Park (POS008);
- 1 x Town Centre Plaza (POS070); and
- 2 x Neighbourhood Recreation Parks.

As illustrated in **Appendix A**, these facilities are distributed throughout the Context Plan Area to provide convenient access to recreation opportunities and support walkable residential neighbourhoods. The proposed network also integrates with the broader greenspace, sporting and environmental infrastructure network located within the surrounding catchment.

Recreation infrastructure will generally be provided in accordance with the table below.

Greenspace Type	Approximate Size (hectares)	Supporting Comments/ Information	Delivery Trigger
District Recreation Park	5.0ha	Complies with PDA Guideline 12 (including minimum area of 5.0 ha)	Final delivery timing to be confirmed with individual ROL applications. Delivery should coincide with completion of the various residential neighbourhoods, which this park services.
Town Centre Plaza	0.5ha	Complies with PDA Guideline 12 (including minimum area of 0.5 ha)	Final delivery timing to be confirmed with individual ROL applications. Delivery should coincide with completion of the various residential neighbourhoods, which this park services.
Neighbourhood Recreation Parks	2ha	Complies with PDA Guideline 12 (including minimum area of 1ha)	Final delivery timing to be confirmed with individual ROL applications. Delivery should coincide with completion of the various residential neighbourhoods, which this park services.

5. Design and Embellishment Standard

Within each green space type (as noted within **Section 4**), differing embellishment requirements have been outlined within PDA Guideline 12. Some of the key requirements are outlined below:

- All parks are to have minimum 50% road frontages with direct access for the higher order parks from a connector or higher order road;
- All parks to be provided with the following basic facilities:
  - Fencing/bollards;
  - Seating;
  - Taps and bubblers; and
  - Landscaping.
- Slopes for all active and sports parks are to be no more than 3% to ensure functionality (final levels to be confirmed at detailed design and compliance assessments);
- Relevant performance criteria in the *Framework for the Integration of Flood and Stormwater Management into Open Space*, Water by Design, Healthy Waterways Limited;
- Flood immunity – 30% max below 5 year ARI and amenities, etc. to be above 100 year ARI for recreation parks. For sports parks, all formal playing fields above 20 year ARI and amenities, etc. above 100 year ARI;
- For recreation parks, 50% shading of walking, formal seating and cycling paths;
- For sports parks, shaded spectator viewing areas for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions;
- Retaining walls heights to be no more than 900mm (stepped and terraced as needed);
- Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience);
- Maximum gradient of planted batters: 1:3; and
- Park infrastructure and facilities, such as internal roads, parking areas and walking and cycling paths, are required to comply with all relevant standards in *PDA Guideline No. 13: Engineering Standards*.

5.1. Recreation Network

A district recreation park will be provided within the context plan area. Embellishments to be provided and derived from PDA Guideline 12, included but not limited to: *parking (cars and bicycles), lighting, toilets, paths (pedestrian and cycle), shade structures, table and seating (uncovered and covered), barbecues, play areas, informal active recreation spaces, half court, courts, and community events space.*

One district recreation park is provided within the context plan area. Embellishments to be provided and derived from PDA Guideline 12 include: *50,000m² minimum sizing, parking (bicycles), lighting, paths (pedestrian and cycle), shade structures, table, and seating (uncovered and covered), play areas, informal active recreation spaces, and a half court.*

We note final embellishment standard and locations subject to detailed design and would be approved as part of subsequent development applications and compliance assessment applications.

6. Innovation

A key landscape concept vision for KDL Group is providing clear access to and connectivity through open spaces. This is reflected in three common guiding principles for development, being:

1. ***Integrated Sustainable Community*** *– The NSUCW Context Area will provide a diverse network of parks, open spaces, and recreation opportunities that support both the new development and surrounding neighbourhoods. By creating inclusive and accessible community spaces that encourage recreation, social interaction, and wellbeing, the landscape will foster a strong sense of place while contributing to a broader, connected and sustainable community.*
2. ***Environmental Connection*** *– The Context Area will enhance its environmental corridors through rehabilitation, habitat restoration and nature-based recreation. By strengthening ecological values and improving access to these natural areas through trails and passive recreation opportunities, the development will create a resilient landscape network that supports biodiversity whilst fostering meaningful connections between the community and its natural surroundings.*
3. ***Active and Connected Community*** *– Ensuring a seamless network of green corridors, parks, streetscapes and shared pathways that connect residents to surrounding open spaces, environmental areas, and neighbouring communities. Safe integration of pedestrian and cycle connections throughout the development will encourage active transport, recreation and interactions with nature. These connections will strengthen the links between key destination and create a highly accessible and legible open space network.*

Access to passive, recreation and sporting open space in conjunction with effective interfaces to urban zones are vital facets of efficient development. Part of these connections include user, heritage and natural linkages as follows:

- Providing access/ linkages to open space (and to larger open space corridors through the site) for each precinct.
- Connecting the site by developing a variety of open space settings for people to interact and play.
- Providing a district recreation park within easy walking distance of residential neighbourhoods and the SUCW.
- Providing a diverse range of recreation opportunities matched to the characteristics of the site including mixing recreation and sporting throughout open space to ensure maximisation of value and interaction.
- Developing landscape themes and forms that celebrate specific site history elements.
- Connecting with technological opportunities where practical including water re-use, solar, LED efficient lighting, etc.
- Encouraging environmental education and natural interpretation by facilitating appropriate public access areas into areas of natural value and providing information signage.
- In some locations detailed site analysis may suggest some areas of natural value which should be protected by more stringent measures that exclude public access (i.e. environmental parks). It is proposed that these areas will be protected by not providing a formal access point and re-directing users.
- Incorporating Water Sensitive Urban Design (WSUD) by providing sediment catchment areas and filtration media to improve storm water quality prior to discharge into existing natural drainage systems. The proposed implementation of WSUD measures will generate a different type of landscape recreation opportunity within the open space network.

7. Dedication Parameters for Open Space

Park provision within the context plan area will be undertaken on a staged approach. Final staging and handover to be confirmed as part of future ROL/MCU applications, subsequent approval conditions and as required by the IMP. Typically, parkland adjoining residential development would be completed and handed over at the time of creation of those residential lots, ensuring that the quantum of parkland supporting completed development remains in compliance with PDA Guideline 12.

Coordination between the developer, EDQ and ICC including ongoing development meetings will ensure effective, balanced, and fair handovers are achieved in accordance with future staging as highlighted above.

Future development applications to be generally in accordance with the requirements and parameters set out within this IMP. Where greenspace timing or dedication is dictated by the provision of lots/dwellings or staging, applications should provide relevant information including lot calculations or stage numbering to clearly highlight dedication timing.

Appropriate consultants will be appointed to undertake greenspace design and certification as set out in the EDQ Certification Procedures Manual. This process will involve detailed document approval, overseeing construction and site works and lodgement of relevant EDQ forms including, but not limited to; Submission Forms, Pre and Post Construction Forms and Deed Poll for certifiers.

Following completion of the maintenance period, the handover to relevant entity (ICC) is to be completed in accordance with the Certification Procedures Manual.

8. Monitoring, Reporting and Amendment of IMP

Ongoing monitoring and reporting will be undertaken against the IMP. It is expected appropriate reporting will suffice in determining compliance against the IMP. Reporting should be provided to EDQ post-compliance assessment of relevant greenspace works and post construction or dedication of relevant greenspace works.

Monitoring of the IMP will involve:

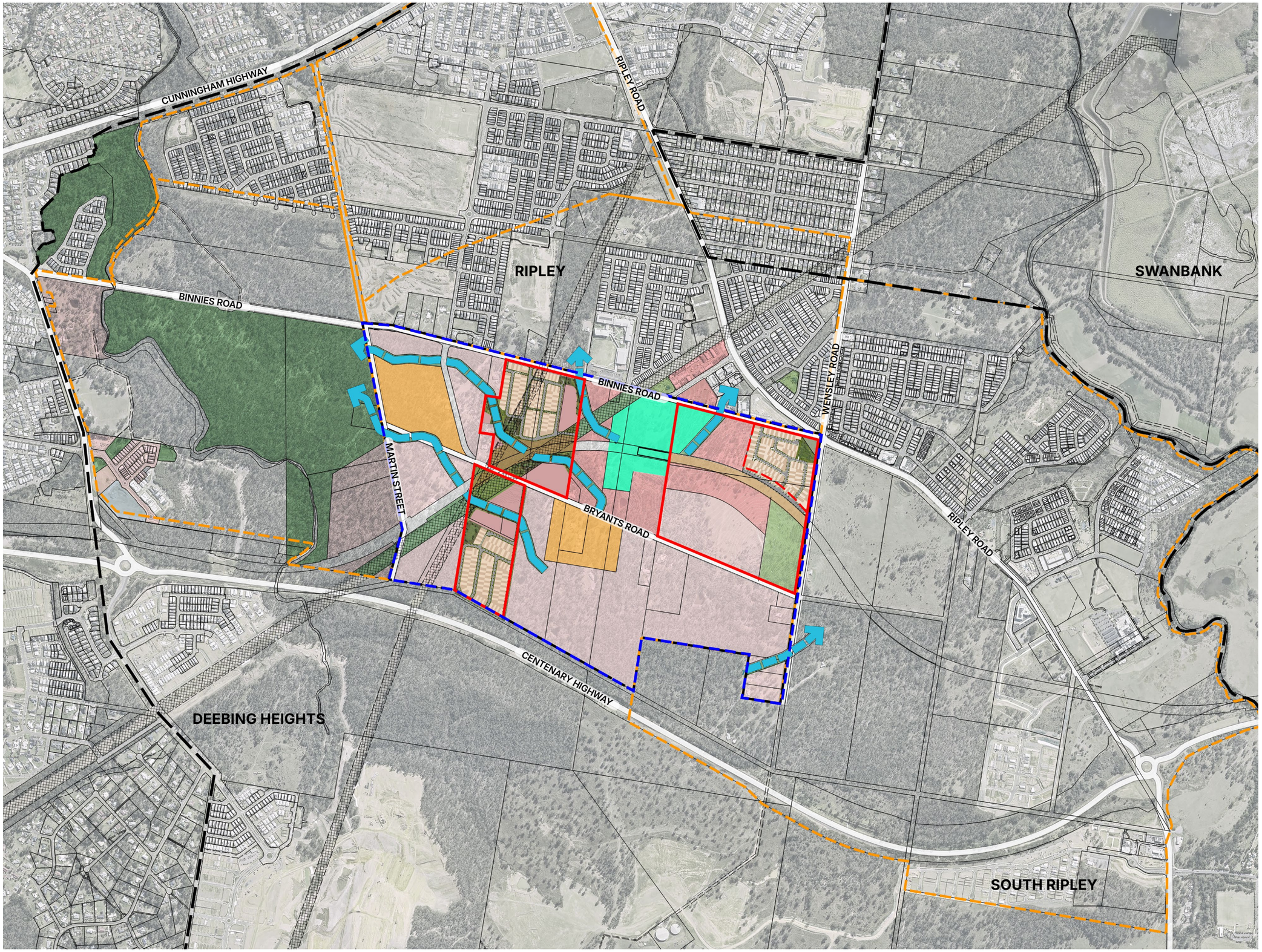
- PDA data collation confirming allocation and delivery of greenspace infrastructure identified within the Context Plan Area and monitoring of broader DCOP network outcomes;
- Analysing data (including population calculations and infrastructure charges position) to determine compliance against both site IMPs and DCOP mapping and required amendments to reflect outcomes;
- Compile EDQ IMP Monitoring and Analysis Report for coordinating with relevant parties as required; and
- Monitoring of the IMP to occur with each subsequent Precinct or ROL/MCU application. A monitoring report will be submitted to EDQ as part of relevant ROL applications addressing the targets for parkland delivery set out in this IMP.

Should deviations from IMPs be noted during the monitoring periods, explanatory notes and resolution strategies are to be provided within the EDQ IMP Monitoring and Analysis Reports.

Appendix A

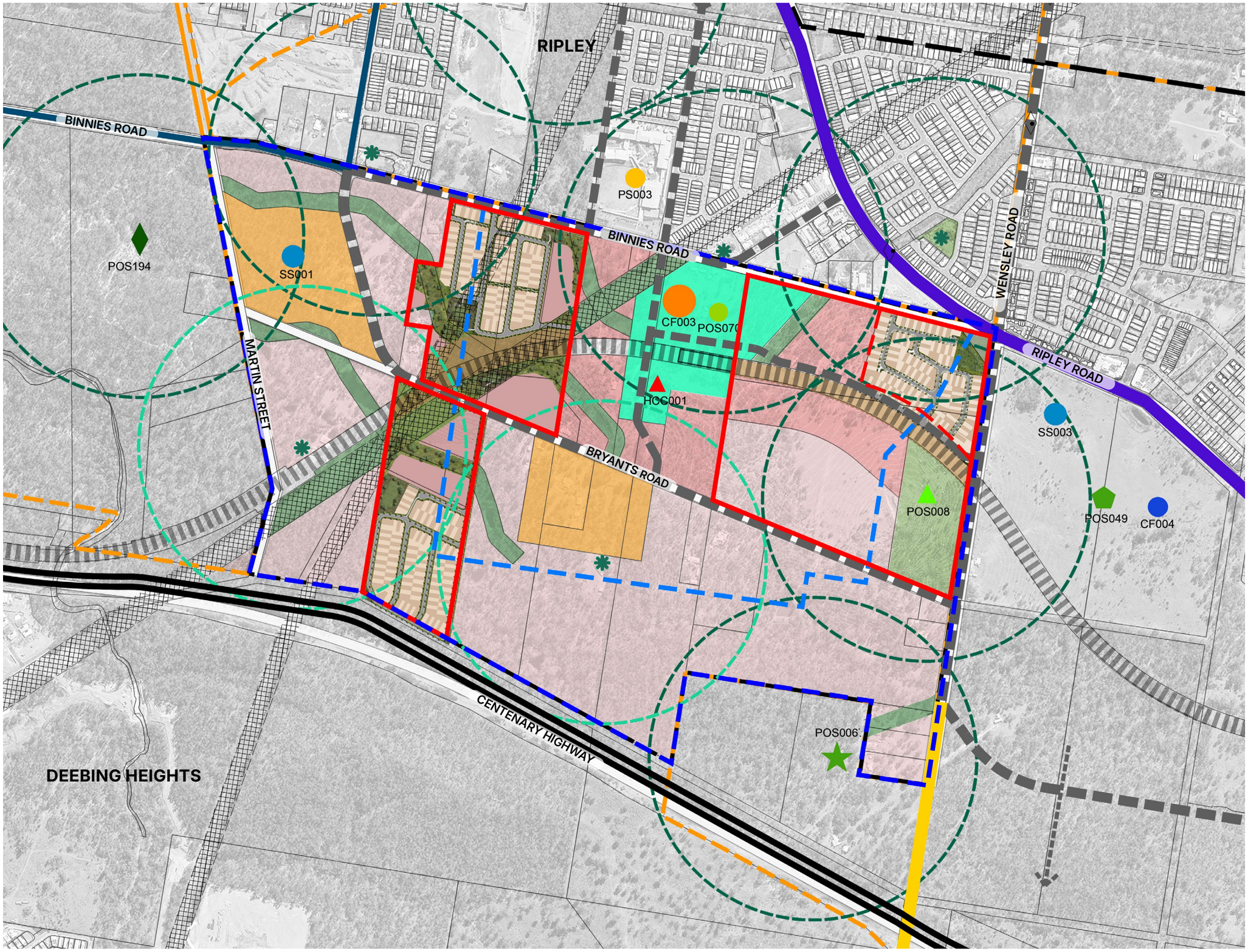
Proposed Context Plan

RIPLEY REGIONAL SITE CONTEXT PLAN



- DEVELOPMENT SITES BOUNDARY
  - BINNIES ROAD (13022)
  - JACKSON COURT (13059)
  - BRYANTS ROAD (12924)
- CONTEXT PLAN AREA
- RIPLEY VALLEY DEVELOPMENT AREA BOUNDARY
- SURROUNDING CONTEXT PLAN AREA
- WATERWAY CORRIDOR
- POWERLINE EASEMENT
- RESIDENTIAL NEIGHBOURHOOD (35-50 dw/ha) - 23.5 ha
- RESIDENTIAL NEIGHBOURHOOD (20-35 dw/ha) - 104.2 ha
- NEIGHBOURHOOD CENTRE - 9.8 ha
- EDUCATION - PRIMARY
- EXISTING NEIGHBOURHOOD RECREATION PARK
- OPEN SPACE CORRIDOR

RIPLEY REGIONAL SITE CONTEXT PLAN



- DEVELOPMENT SITES BOUNDARY
- EXISTING 400M PARK WALKING CATCHMENT
- PROPOSED 400M PARK WALKING CATCHMENT
- CONTEXT PLAN AREA
- RIPLEY VALLEY DEVELOPMENT AREA BOUNDARY
- SURROUNDING CONTEXT PLAN AREA
- POWERLINE EASEMENT
- RESIDENTIAL NEIGHBOURHOOD (35-50 dw/ha) - 23.5 ha
- RESIDENTIAL NEIGHBOURHOOD (20-35 dw/ha) - 104.2 ha
- NEIGHBOURHOOD CENTRE - 9.8 ha
- EDUCATION - PRIMARY
- EXISTING NEIGHBOURHOOD RECREATION PARK
- OPEN SPACE CORRIDOR
- CONTEXT PLAN AREA
- FUTURE RAIL CORRIDOR
- NEIGHBOURHOOD CONNECTOR ROAD - MAJOR
- NEW LOCAL COLLECTOR
- SUB- ARTERIAL ROAD (4 LANES)
- DCOP - ROAD TRUNK COLLECTOR (2 LANE)
- DCOP - ROAD TRUNK COLLECTOR (6 LANE)
- DCOP - PARKS AND OPEN SPACE (MAJOR RECREATION)
- DCOP - PARKS AND OPEN SPACE (DISTRICT SPORT)
- DCOP - PARKS AND OPEN SPACE (REGIONAL SPORT)
- DCOP - PARKS AND OPEN SPACE (REGIONAL SPORT)
- DCOP - COMMUNITY FACILITIES (DISTRICT)
- DCOP - STATE COMMUNITY FACILITIES (SECONDARY SCHOOL)
- DCOP - COMMUNITY FACILITY (HEALTH CARE CENTRE)
- PROPOSED NEIGHBOURHOOD RECREATIONAL PARK
- DCOP - COMMUNITY FACILITIES (LOCAL)
- DCOP - PARKS AND OPEN SPACE (TOWN CENTRE PLAZA)