



MAKE THE
CONNECTION

RIPLEY
TOWN
CENTRE

*Creating homes and communities that
improve with time and last for generations.*

Sekisui House





MAKE THE CONNECTION

A vibrant new destination is unfolding in the Ripley region, shaping a visionary masterplanned community that redefines the notion of connection.


A place where the fabric of life is harmoniously connected and intertwined with the surrounding natural environment.

A place where commerce, innovation, retail and amenity connects on all levels, paving new pathways of opportunity.

A place where long-term sustainability and life-enrichment have been carefully curated for future generations to connect and thrive.

This is a place like no other.

Now is the time to connect and be part of Ripley Town Centre's story.



CONNECTED TO THE WORLD

Ripley Town Centre is well positioned to capitalise on Australia's thriving economy.

Australia is in its 27th year of consecutive annual economic growth – the only developed economy in the world to achieve this distinction.

The country has strong institutions, an ability to respond to global changes and above average productivity in global growth sectors. These factors make it a low-risk destination to do business.

As a globally integrated economy, Australia is a trusted economic partner in the world and plays an integral role in Asia's dynamic growth.

Australia's experience and trade agreements facilitate the smooth flow of goods, services and investments with major economies across Asia, Europe and North America.

International companies can tap into Australia's deep business and cultural ties with Asia and longstanding links with Europe and North America to expand into or enter global value chains.¹



SOUTH EAST QUEENSLAND



KEY



Ripley Town Centre



Highways/ Motorway

CONNECTED TO SOUTH EAST QUEENSLAND

In terms of population growth, Australia's population hit 25 million in August 2018, 33 years ahead of schedule. The present medium projection delivers 38 million by 2050.²

South East Queensland, with Brisbane as its capital, is growing at an average annual rate of 2.0% by 2031 with the Outer West subregion growing at the fastest pace, 4.8 % annually³.

It is a high-performing regional economy, generating almost two-thirds of the state's gross product and supports more than 80% of the state's employment⁴.

Underpinning these strengths is an appetite for innovation shared by government, industry, community groups, entrepreneurs and start-ups.

Investment in upgrades and new infrastructure, will reinforce the region as the apex of Australia's strategic freight network³.

¹ <https://www.austrade.gov.au/International/Invest/Why-Australia/robust-economy>

² <https://www.macrobusiness.com.au>

³ Australian Government Department of Infrastructure and Transport, Bureau of Infrastructure, Transport and Regional Economics Research Report 134

⁴ ShapingSEQ South East Queensland Regional Plan 2017

CONNECTED TO GROWTH

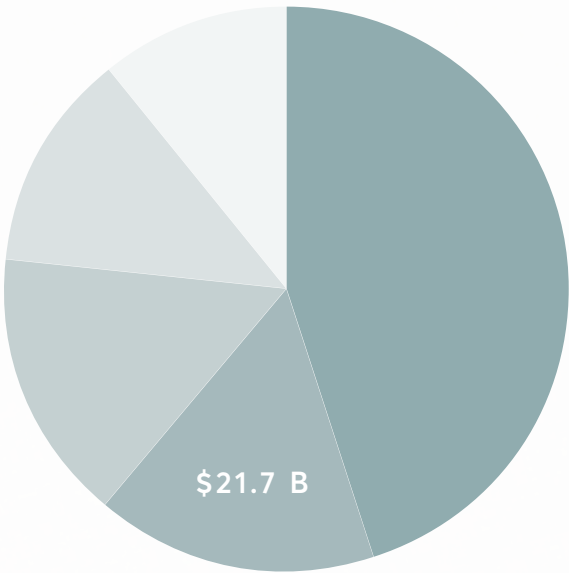
Priority Development Areas (PDAs) are parcels of land within Queensland, identified for specific accelerated development with a focus on economic growth. State government works with local councils to streamline the planning, approval and development processes to get results. The Ripley Valley Priority Development Area was declared in October 2010.

Ripley Town Centre’s location at the heart of the region connects with solid investment from government and corporate sectors.

The South East Queensland Infrastructure Plan and Program 2010–2031 (SEQIPP) remains the largest regional infrastructure plan in Australia.

It is estimated that an average of \$37,000 per South East Queensland resident will be spent by 2031 to deliver infrastructure across the region.

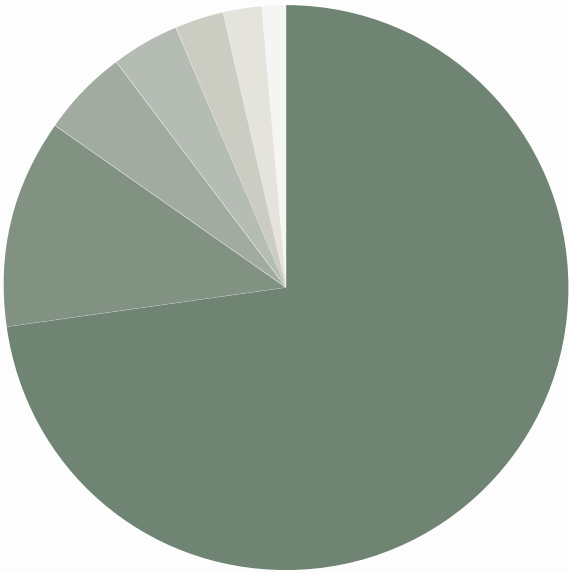
SUMMARY OF INFRASTRUCTURE
BY GREATER REGION



- Greater Brisbane \$60.4 B
- Western Corridor and Western South East Queensland \$21.7 B
- Sunshine Coast \$20.9 B
- South East Queensland \$17 B
- Gold Coast \$14.2 B

NOTE: These totals include completed project costs.

ESTIMATED INVESTMENT
BY ASSET CLASS



- Transport \$97.7 B
- Completed projects \$16 B
- Health \$6.8 B
- Energy \$5.4 B
- Community services \$3.8 B
- Education and training \$3 B
- Water \$1.5 B

INVESTMENT

- Ripley Town Centre is the major designated retail and business area planned to serve the Ripley Valley Priority Development Area (PDA)¹
- Projected 133,811 new residents by 2036 within the Ripley catchment, a major growth area for South East Queensland²
- Approximately 20 active residential developers in the area³

INFRASTRUCTURE

- New bus network opened in early 2019 linking⁹ the Centre with Ipswich and Brisbane CBD's
- Western Ipswich bypass freight network⁴
- AUD\$200 million Ipswich motorway upgrades⁵
- Proposed transit¹ centre, seamlessly linking the region via train and bus

¹ Urban Land Development Authority, Ripley Valley Urban Development Area, Development Scheme October 2011

² URBIS Ipswich LGA and Ripely Analytics 2018

³ Planning and Development Quarterly Activity Report June 2018, Ipswich City Council

⁴ Queensland Government, 'Shaping SEQ - Draft South East Queensland Regional Plan October 2016'

⁵ <https://www.tmr.qld.gov.au/Projects/Name/I/Ipswich-Motorway-Upgrade-Rocklea-to-Darra-Stage-1-Granard-Road-to-Oxley-Road>

EXPANSION

- AUD\$1.5 billion expansion of the Amberley Royal Australian Air Force base²
- New AUD\$200 million Australia Post facility⁶
- AUD\$150 million Ipswich city renewal project⁵
- AUD\$124 million in funding to commence Stage 1A of redevelopment and new services for the Ipswich Public Hospital⁷

LOCATION

- One of the most productive farmland regions in the world, providing a diverse range of commercial fruit and vegetables in Australia
- Close proximity and access to major road networks including Cunningham and Centenary highways

⁶ https://www.ipswich.qld.gov.au/about_council/media/articles/2018/australia-post-seals-deal-for-redbank

⁷ <http://statements.qld.gov.au/Statement/2018/3/12/palaszczuk-government-delivers-on-ipswich-hospital-election-commitment>

⁸ Department of Infrastructure and Planning - South East Queensland Infrastructure Plan and Program 2010-2031

⁹ <http://statements.qld.gov.au/Statement/2018/11/12/new-bus-route-for-ripley-valley-and-springfield-central>





CONNECTED TO THE REGION

Ripley Town Centre is positioned within the heart of Brisbane's rapidly growing western corridor.

The Centre is surrounded by excellent facilities, commerce, infrastructure and transport, and there's a lot more on the way.

Everything is within easy reach:

- ~40 minutes to Brisbane CBD via major road networks
- ~45 minutes to Brisbane International airport via non stop freeways

- ~1 hour to Toowoomba CBD and the Toowoomba Wellcamp Airport. Connecting the Darling Downs region to Melbourne, Sydney, Darwin, regional Queensland and Asia via both passenger and freight networks
- Gold Coast is ~1 hour away with the Gold Coast airport approximately 1 hour and 30 minutes, offering both national and international flights
- ~10 minutes to Ipswich CBD

Once the proposed train station is delivered at Ripley Town Centre, locals will be able to access Brisbane, the Gold Coast and both airports direct via train.

KEY

-  Ripley Town Centre
-  Primary/Secondary/Tertiary Education¹
-  Hospitals/Medical¹
-  Shopping Centres
-  Transport
-  Community Facilities and Sports Centres
-  Proposed Rail Stations¹
-  Proposed Rail Track¹
-  Bundamba Creek

-  Ripley Valley Region Urban Core
-  Ripley Valley Region
-  Open Space (Linear Parks)
-  Conservation Areas

▲ Ripley Valley Region Urban Core

 ¹   

◀ Toowoomba CBD
100km
Toowoomba Airport
125km | ✈️

◀ Amberley defence
base | 17km

Ipswich CBD | 10km ▲

▲ Brisbane CBD
43km
Brisbane Airport
56km | ✈️

Springfield | 14km ▶

▼ Gold Coast CBD
95km
Gold Coast Airport
120km | ✈️

¹ Proposed facilities

WHERE LIFE CONNECTS

Ripley Town Centre is a fusion of innovation and development excellence that will define the future of connected living in the region.

It will offer an unmatched level of convenience and seamless access to healthcare, educational recreational, commercial, community and sporting facilities.

Retail, dining and entertainment facilities at the core are easily accessed by a network of lush tree lined streets, inviting pedestrian walkways and cycle friendly paths; along with a diverse range of houses on the doorstep.

Inviting sunlit squares, piazzas, destination parklands and rooftop gardens, all allow the community to indulge in a life like no other - now and into the future.

20 MINUTE NEIGHBOURHOOD CONNECTION

Ripley Town Centre has been masterplanned with a '20 minute neighbourhood' philosophy that creates a low-carbon, connected community.

The urban core is also surrounded by wide green spaces and interconnected by a plethora of well designed natural settings.

As such, the masterplan has been developed as an agile design that will continue to evolve and adapt to meet the needs of the community into the future.



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



Proposed transport hub linking the region via train and bus



Approximately 1,000,000 sqm GFA on completion



~2 hectares of public and cultural 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

*Masterplan and its proposed deliverables is indicative only and subject to change. Please see IMPORTANT NOTE on back page.



NORTH VILLAGE

PARKSIDE VILLAGE

CENTRAL

GATEWAY NORTH

THE ESPLANADE

CIVIC HEART

THE GREEN

THE HUB

SOUTH VILLAGE

HEALTH AND
WELLBEING

RIPLEY ROAD

RIPLEY ROAD

CENTENARY HIGHWAY

A TRULY CONNECTED COMMUNITY

Ripley Town Centre has been masterplanned across 10 interconnected areas¹ that have the flexibility to grow and adapt to meet the future needs of the different communities they serve.

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.

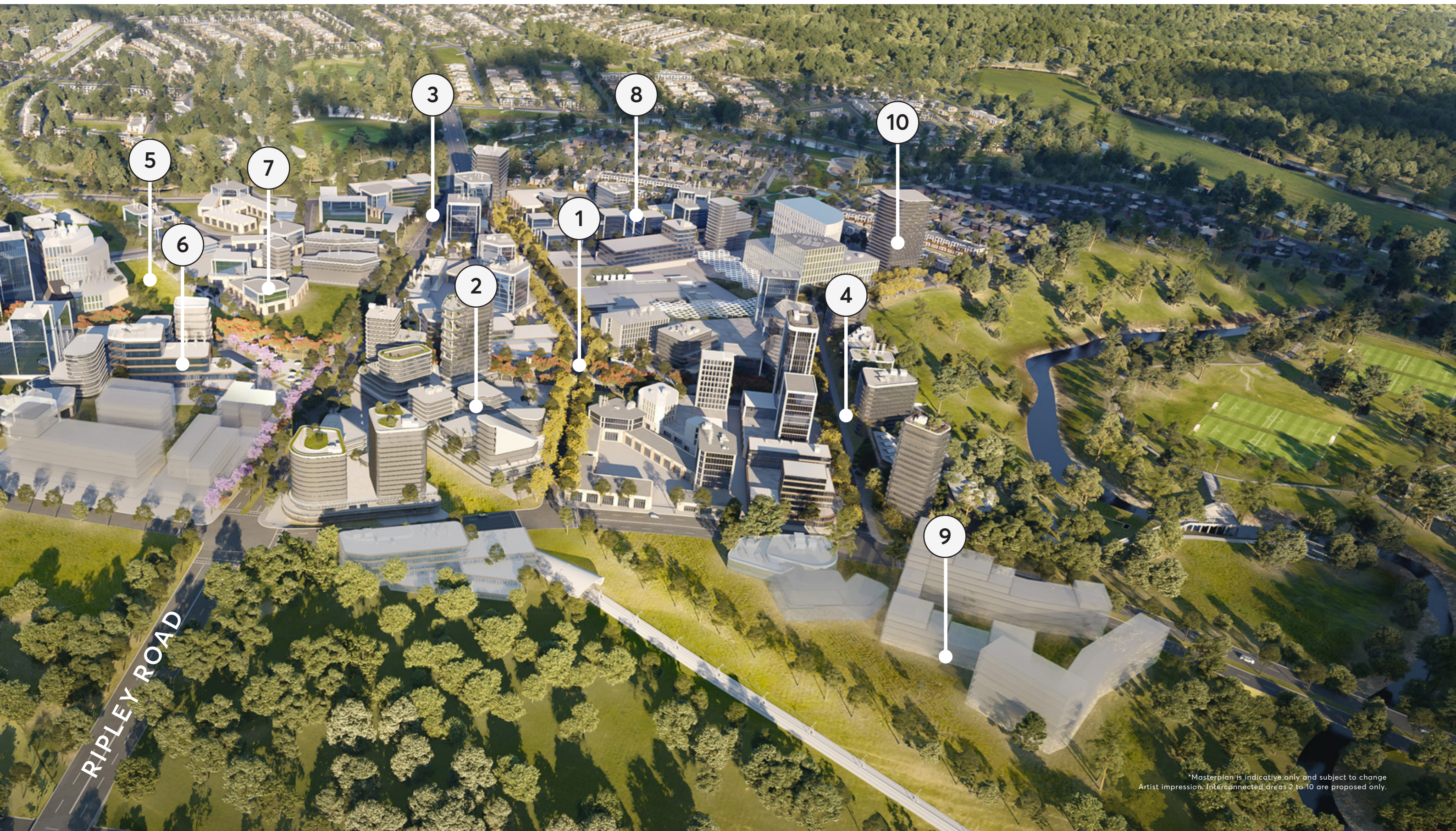
10 PARKSIDE VILLAGE

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. Please see IMPORTANT NOTE on back page.



*Masterplan is indicative only and subject to change
Artist impression. Interconnected areas 2 to 10 are proposed only.

CREEK CORRIDOR

**WORK & PLAY WHERE YOU LIVE.
EVERYTHING IS JUST A STONE'S
THROW AWAY.**

Ripley Town Centre is the major designated retail and business area planned to serve the Ripley Valley Priority Development Area¹.

¹ Urban Land Development Authority, Ripley Valley Urban Development Area. Development Scheme October 2011



* Artist impression, masterplan is proposed - subject to change and Council approval



* Artist impression, masterplan is proposed - subject to change and Council approval

CIVIC HEART

**A THRIVING HEART OF CULTURE
AND CONNECTION WHERE LIFE
PULSATES IN EVERY DIRECTION.**

A place for cultural institutions, education and retail experiences surrounding a green forecourt. Alfresco dining surrounded by residential living. A space for major community events.



THE ESPLANADE

**NOT JUST AN ESPLANADE.
A PLACE THAT REMINDS YOU
WHAT IT MEANS TO BE ALIVE.**

Alfresco dining and retail overlooking community play areas and lagoons. Family entertainment and leisure with wide open spaces surrounded by office and residential living with a public thoroughfare.

THE GREEN

**MORE PLACES TO EXPLORE.
MORE SPACE TO THINK.**

A live, work, play and learning village for young professionals. A linear park providing community spaces to play, exercise, picnic, work from and enjoy all year round. Fringed by retail stores, cafés, restaurants and residential living.



HEALTH AND WELLBEING

WE ARE REIMAGINING THE VERY NOTION OF WHAT WELLNESS MEANS.

A hub for training, education and research across all types of health services including natural and holistic. Direct access to the proposed train station with pedestrian lanes and plazas as well as ground level retail and convenience.



* Artist impression, masterplan is proposed - subject to change and Council approval

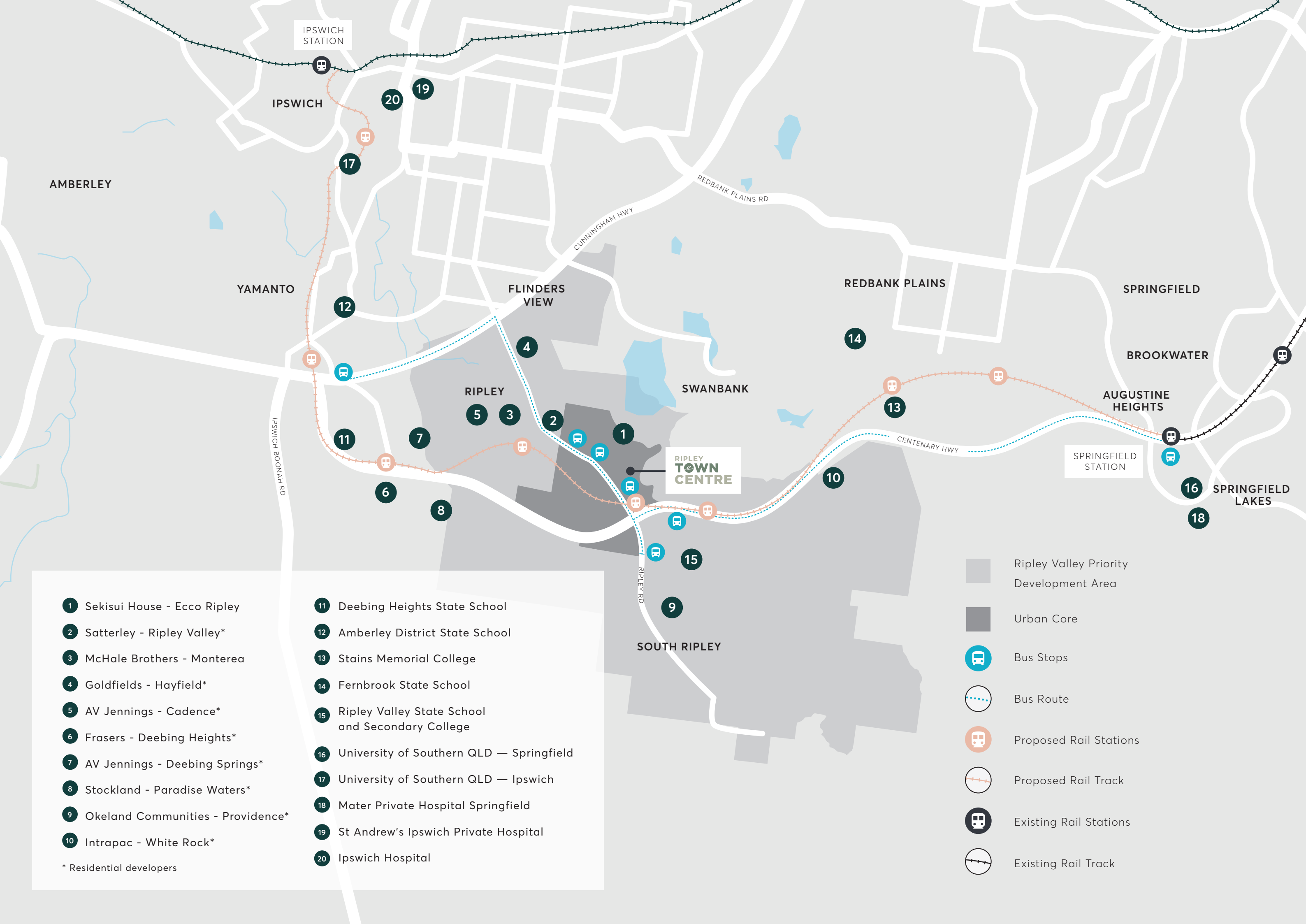


* Artist impression, masterplan is proposed - subject to change and Council approval

NORTH VILLAGE

THE VIBRANCY OF A CITY CENTRE WITH THE SOUL OF A VILLAGE. A PLACE TO FEED YOUR CURIOSITIES.

Eclectic bars, restaurants and shops with high street character. A place to socialise, live and work. An intimate setting surrounded by open spaces.



- | | |
|-------------------------------------|---|
| 1 Sekisui House - Ecco Ripley | 11 Deebing Heights State School |
| 2 Satterley - Ripley Valley* | 12 Amberley District State School |
| 3 McHale Brothers - Montereia | 13 Stains Memorial College |
| 4 Goldfields - Hayfield* | 14 Fernbrook State School |
| 5 AV Jennings - Cadence* | 15 Ripley Valley State School and Secondary College |
| 6 Frasers - Deebing Heights* | 16 University of Southern QLD — Springfield |
| 7 AV Jennings - Deebing Springs* | 17 University of Southern QLD — Ipswich |
| 8 Stockland - Paradise Waters* | 18 Mater Private Hospital Springfield |
| 9 Okeland Communities - Providence* | 19 St Andrew's Ipswich Private Hospital |
| 10 Intrapac - White Rock* | 20 Ipswich Hospital |

* Residential developers

- | | |
|--|---|
| | Ripley Valley Priority Development Area |
| | Urban Core |
| | Bus Stops |
| | Bus Route |
| | Proposed Rail Stations |
| | Proposed Rail Track |
| | Existing Rail Stations |
| | Existing Rail Track |



CONNECTING THE FIRST PIECES

Stage 1 of the masterplan was delivered in May 2018, presenting a smart and sustainable design, matching the developer's primary objective of sustainable excellence.

Ripley Town Centre is the designated retail and business destination to serve the region into the future.

Currently the development includes:

- 9,400 sqm Gross Floor Area (GFA)
- Full line Coles supermarket, BWS liquor store and pharmacy
- State of the art, newly designed Anytime Fitness gymnasium
- 20 retailers delivering alfresco café and casual dining, health and beauty stores, services and business
- 400 car parks
- Medical centre and community centre
- 1,600 sqm of office space

*We design landscapes to become a view after 10 years,
scenery after 100 years and the culture after 1,000 years*

Sekisui House





A NATURAL CONNECTION

Sustainability is a primary objective for Ripley Town Centre, and as such has incorporated a number of sustainable initiatives and outcomes across Stage 1, targeting a 5 Star Green Star Design and As-Built v1.1 rating.

Long term sustainability has been carefully considered across all aspects of the development to meet the needs of future generations. This includes the use of raw materials in design and build, to reflect the connection with the natural environment, by dissolving the boundaries between inside and outside environments.



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



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



The Centre incorporates energy efficient glazing, shading and insulation to provide thermal comfort to occupants and to minimise energy consumption



A centralised electricity embedded network enables electricity to be purchased in bulk and provided to tenants at a competitive rate



Central Park, Sydney, Australia

SEKISUI HOUSE, CONNECTING HUMANITY

From the creators of Central Park Australia, Umeda Sky Building Japan and One Loudoun Washington DC, Sekisui House has delivered and operates by the value 'Love of humanity'.

A global property and lifestyle development organisation, the firm's corporate philosophy of creating communities that improve with time and last for generations, underpins all of its operations globally.

In 2009, Sekisui House expanded into several new international markets. Besides Japan, it now operates in China, Singapore, the United States and Australia.



Since entering Australia, Sekisui House has made significant investments across the country through a number of strategic acquisitions and joint ventures with a select number of like-minded established developers.

+2.4 Mil lion 

DWELLINGS NOW BUILT BY SEKISUI HOUSE WORLDWIDE

+25,310 

EMPLOYEES WORLDWIDE - JAPAN, AUSTRALIA, SINGAPORE, CHINA & USA

+18.5 \$Bil lion

DEVELOPMENT VALUE OF PROJECTS IN AUSTRALIA

+5.5 \$Bil lion

VALUE OF DEVELOPMENT PROJECTS IN AUSTRALIA SINCE 2009

16,000 + PROPERTIES 

RESIDENTIAL PROPERTIES - CURRENT TOTAL PROJECT YIELD IN AUSTRALIA

10,271 + HOUSES 

HOMES DELIVERED IN AUSTRALIA SINCE 2009



RIPLEY TOWN CENTRE

FOR ENQUIRIES
PLEASE CONTACT

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IMPORTANT NOTE: References to amenities, shopping and entertainment are believed to be correct as at January 2020. There are a number of amenities and facilities referred to which are proposed only, outside the control of Ripley Town Centre Pty Ltd and its related entities (RTC) and subject to approval and delivery by third parties unrelated to RTC. These proposed amenities and facilities (including but not limited to proposed railroad, education and medical facilities) may or may not proceed. If these amenities are important, interested parties should make their own enquiries. Interconnected areas 2 - 10 on the masterplan are proposed only and may or may not proceed. Maps are not to scale. Time and distance estimates are approximate only and assume no adverse traffic conditions. While care has been taken to ensure that all information contained in this brochure is accurate, RTC does not represent or warrant the accuracy. Certain material has been provided by third party sources which are listed in the brochure. RTC has not verified the third party material, does not warrant or endorse any of it as being accurate and is merely passing it on for what it is worth. This brochure is for marketing purposes only. Interested parties should make their own enquiries and where applicable, obtain appropriate professional advice as to their particular circumstances. RTC is not liable for any loss or damage suffered as a result of reliance on any information in this brochure.