

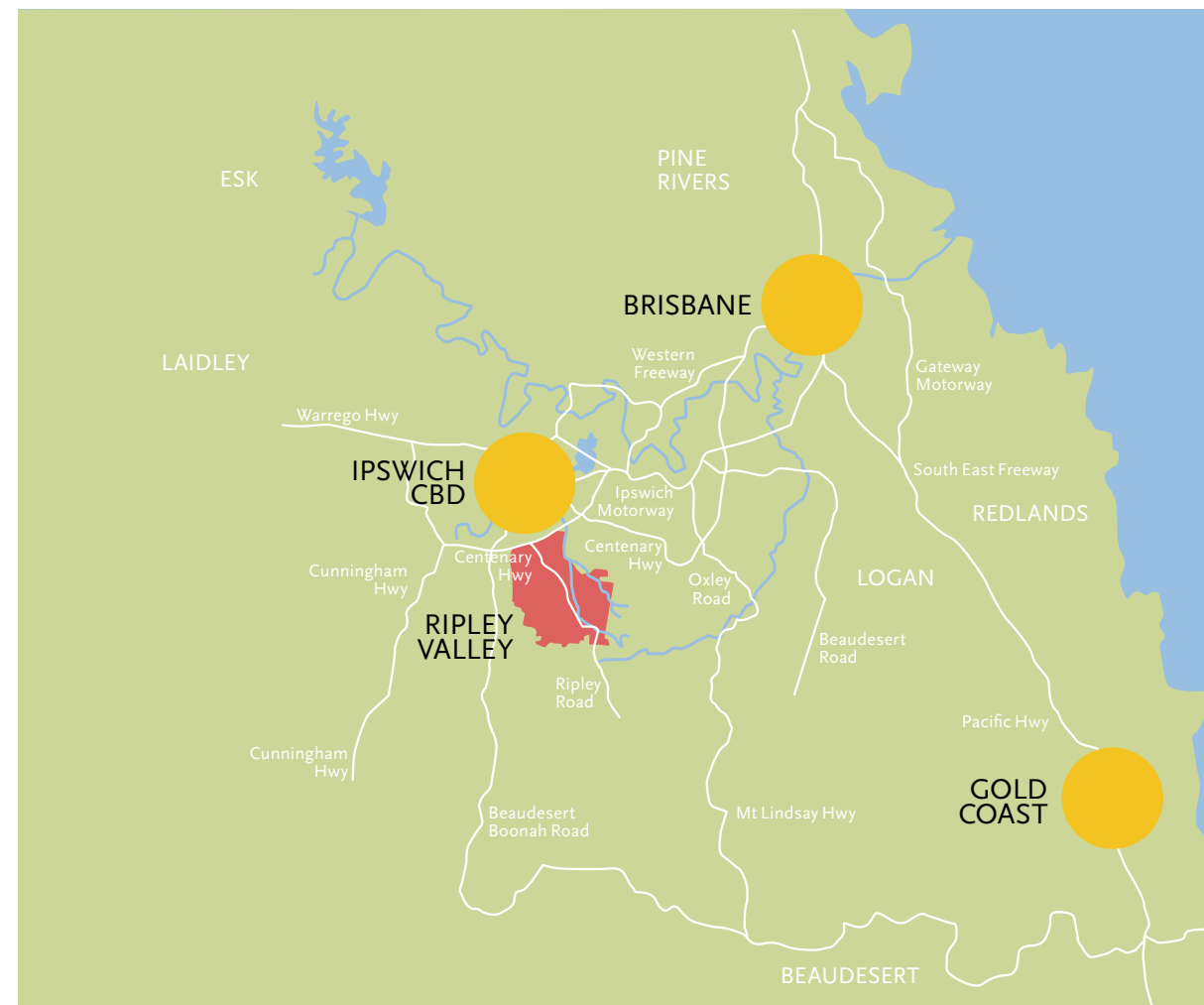
# THE LOCATION

Providence will be the biggest project in what is forecasted to be the fastest growing area in SEQ over the next 20 years.

Providence is not just a subdivision or extension of urban sprawl. It is a whole new town, that will be home to a population of some 20,000 residents, together with thriving businesses and infrastructure services.

The project is situated between Springfield and Ipswich, in the most picturesque of locations wrapped in the arms of nature with a mountain backdrop. It will be a place of great desire, drawing from the local catchment and wider Western region, domestic and international immigration. Infrastructure and housing development will reinforce the unique qualities that make Providence accessible, healthy and affordable.

Amex Corporation is committed to creating a place that captures hearts and minds and stands apart as somewhere special generating significant momentum throughout its entire development life.



A detailed map of Providence South Ripley showing its proximity to Ipswich and Greater Springfield. It includes a legend for the proposed railway extension and train station, and icons for various amenities like shopping, schools, and medical facilities. Distances to Brisbane (40min), Gold Coast (60min), and Toowoomba (75min) are noted.

### So close to established amenities

Greater Springfield	Ipswich	Forest Lake
<b>Schools + Education</b> Augusta State Primary School St. Augustine's College Springfield Anglican Primary College Springfield Anglican Secondary College Woodcrest State College Hymba Yumba Community Hub Springfield Lakes State Primary School St. Peters Lutheran College Springfield Central State Primary School Springfield Central State High School New Catholic Primary School Education City Precinct » University of South Queensland – Springfield Campus » Bremer TAFE » MEGT » Union Institute of Language » Australian City College » Independent School (P-12) » 110 Bed Residential Facility » Central Tavern	<b>Schools + Education</b> Bethany Lutheran Primary Blair State School Brassall State School Bremer State High School Bundamba Primary Claremont Special School Ipswich Campus Ipswich Central Primary School Ipswich Grammar School Ipswich State High School Leichhardt Primary RAAF Security and Fire School Raceview Primary Sacred Heart Pre-School Silkstone Primary St Edmunds College St Joseph's School St Mary's College The Bremer Institute of TAFE The University of Queensland	<b>Sport + Outdoor Lifestyle</b> Active Driving Range Bill Paterson Oval Bundamba Swim Centre Haig Street Quarry Bush Reserve Hockey Field Ipswich Driving Range Ipswich Gardens Sports Field Ipswich Golf Club Ipswich Grammar Sports Field Ipswich Netball Association Ipswich Race Course Ipswich United Services Club Jim Finimore Sports Ground Sandy Gallop Golf Club Swifts Sports Club Tivoli Sporting Complex
<b>Shopping + Business + Entertainment</b> Ripley Town Centre Orion Shopping Centre	<b>Shopping + Business + Entertainment</b> Booval Fair Ipswich Little Theatre Riverlink Shopping Centre Unilink Village Yamanto Shopping Centre	<b>Medical + Hospitals</b> Priority Health Medical Centre Mater Private Hospital Baywater Medical Ipswich Hospital St Andrew's Hospital
<b>Medical + Hospitals</b> Priority Health Medical Centre Mater Private Hospital	<b>Medical + Hospitals</b> Animal Welfare League Ipswich Hospital	<b>Religious Centres</b> Lake Community Church Mission
<b>Religious Centres</b> Springfield Christian Family Centre	<b>Religious Centres</b> Vision Christian Family	<b>Religious Centres</b> Lake Community Church Mission
<b>Other</b> Springfield Central Train Station	<b>Other</b> Ipswich Train Station RAAF Base Amberley	<b>Other</b> Ipswich Train Station RAAF Base Amberley
<b>Childcare Centres</b> Early Learning Centre Augustine Heights St Augustine's Child Care Centre A.B.C. Developmental Learning Centre Brookwater Springfield Children's Development Centre Woodcrest Early Learning Centre & Preschool The Lakes Community Early Learning Centre Kindy Patch Springfield	<b>Childcare Centres</b> Early Learning Centre Augustine Heights St Augustine's Child Care Centre A.B.C. Developmental Learning Centre Brookwater Springfield Children's Development Centre Woodcrest Early Learning Centre & Preschool The Lakes Community Early Learning Centre Kindy Patch Springfield	<b>Childcare Centres</b> Early Learning Centre Augustine Heights St Augustine's Child Care Centre A.B.C. Developmental Learning Centre Brookwater Springfield Children's Development Centre Woodcrest Early Learning Centre & Preschool The Lakes Community Early Learning Centre Kindy Patch Springfield



# FACT FILE

Providence is a fully planned community, a place where people and opportunities will thrive. Over the course of the Project a wide range of facilities, services and infrastructure will be delivered for the community to enjoy.



## Size

- 670 hectares total
- 200 hectares of green space
- Approximately 7,000 dwellings and home to some 20,000 people

## Natural attributes

- A beautiful valley within a protected vast green belt, with views to the Grampian Hills and Mt Flinders Forest Park
- Bundamba Creek conservation corridor
- An integrated stormwater filter system that brings ribbons of green parkland corridors into the residential neighbourhoods is planned

## Neighbourhood design

- Distinct precincts with their own character
- Careful neighbourhood design to ensure all homes have convenient pedestrian access to parks and community facilities
- Parks at the centre of each neighbourhood
- Leafy streetscapes
- Mix of block sizes to create an integrated community
- Safe cycleway networks throughout the community are planned
- NBN connected

## Display Village

- Second Display Village launched officially 1st September 2018
- 29 homes from 14 of QLD's leading builders

## Community Facilities Delivered

- Providence Centre with integrated community facilities and sales centre
- Forty West Café
- Splash & Play including BBQ and picnic facilities
- Amphitheatre for community concerts
- Monthly Ripley Markets
- Annual Heart and Soul Festival
- Active Community Development and activations through Community Development Manager

## Health and wellbeing hub

Located adjacent to the town centre, the 2.8ha Providence health and community hub is planned to be a key feature. Facilities could include:

- Medical Clinic and consultation rooms
- Youth Centre
- Proposed Community Library
- Police Station
- Proposed Local Council Community Centre
- Education areas
- Therapy and rehabilitation areas
- Purpose built pregnancy and early years facility
- Day spa related services
- Community food and herb garden

## Education

- Early Learning Centres
- Two future primary schools
- Two future secondary schools
- First primary and secondary school to open January 2020

## Future Town Centre

- Main street with alfresco dining
- Large retail and commercial opportunities
- Major discount department store
- Major supermarkets and specialty stores
- Central public plaza
- Civic town park
- 3 – 4 storey apartment buildings with ground floor retail
- Provisions for Wi-Fi connection

## Future sports and recreational facilities

- Cricket ground
- AFL Football oval
- Rugby field
- Soccer pitch
- Tennis courts
- Netball and Basketball courts
- Multi-sports Clubrooms
- Shaded Playgrounds
- Outdoor gymnasium
- Exercise equipment fitness trail
- Cycle-ways and pedestrian paths linking vibrant social places
- Picnic / BBQ facilities throughout the community
- Dog park





# THE MASTERPLAN

## Thoughtfully planned around your wellbeing

We're creating one of the world's most beautiful townships. A place wrapped in the arms of nature, where you'll be spoilt with the finest facilities, leafy village streetscapes and a friendly neighbourly way of life. This plan shows a detail view of the first neighbourhoods of Providence. The features listed apply to the entire town of Providence.

### Size

- ▶ Total of 670 hectares
- ▶ Approximately 7,000 homes, with a population of up to 20,000 residents

### Splash'n'Play

- ▶ Waterplay fun for children of all ages
- ▶ Adventure playground
- ▶ Amphitheatre for community concerts
- ▶ Shaded BBQ areas
- ▶ Picnic grounds
- ▶ Climbing wall

### Parks & Reserves

- ▶ 200 hectares of green space
- ▶ Parkland recreation grounds with shaded BBQ and picnic facilities
- ▶ Discovery walking and cycle trails

### Discovery Trail

- ▶ Providence will be linked with an extensive walking and cycling trail that threads through the entire community, as a journey of discovery
- ▶ Artscape sculptures
- ▶ Fascinating stories of the history
- ▶ Nature pathways from the creek to the lookout

### Education

- ▶ Early Learning Centre
- ▶ 2 future Primary Schools
- ▶ 2 future Secondary Schools

### Health & Wellbeing Hub

- ▶ Community Centres for local residents
- ▶ Medical Clinic and consultation rooms
- ▶ Youth Centre
- ▶ Proposed Community Library
- ▶ Police Station
- ▶ Local Council Community Centre
- ▶ Day Spa

### Sport & Recreation

- ▶ Cricket ground
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### Town Centre

- ▶ Main street with alfresco dining
- ▶ Large retail and commercial opportunities
- ▶ Major discount department store
- ▶ Major supermarkets and specialty stores
- ▶ Family Tavern
- ▶ Town Park for markets

