

IPSWICH CITY

South-West suburbs of Brisbane

Highlights

- Strong economy
- Multiple jobs nodes
- RAAF Base Amberley expansions
- Proposed \$1.7 billion fast rail link
- \$5 billion ADF contract
- \$12 billion Springfield community
- \$1.5 billion Springfield rail link
- \$1 billion Citiswich project
- \$2.8 billion motorway upgrade

Suburb – houses	Typical prices	Suburb – units	Typical prices
Bundamba	\$400,000	Brassall	\$335,000
Redbank Plains	\$450,000	Goodna	\$220,000
Springfield Lakes	\$585,000	Redbank Plains	\$305,000

Key criteria for buyers includes affordability and proximity to employment nodes. The suburbs of Ipswich City attract steady buyer demand for those reasons – and were boosted in 2020 and 2021 by first home buyers helped by high levels of government assistance and low interest rates.

Jobs growth and population increases are the hallmarks of the Ipswich economy. For some years it has been one of the fastest-growing regions in South-East Queensland and it has become one of the top two SEQ regions for jobs growth.

Other core elements of the Ipswich appeal are accessibility, affordability and infrastructure. The Warrego and Cunningham Highways and Ipswich Motorway, together with rail links, ensure the Ipswich region is well serviced by transport while many suburbs have median house prices in the \$300,000s and \$400,000s.

Several billion-dollar enterprises across the commercial, residential, Australian Defence Force and transport sectors are bolstering the local economy, delivering infrastructure and generating jobs. These include major national companies and government departments moving into the area. Longer-term planning includes a fast rail service between Ipswich and Brisbane along with extended rail links from Springfield to Ripley, and Ripley to Ipswich via Yamanto.

Ipswich has shown strong price growth in the past – prices rose strongly in the five years to 2009 – and this market is poised for another period of growth, following big increases in sales activity in 2021 and the first half of 2022.

Economy and Amenities

The emergence of the master-planned communities of Springfield and Ripley has been a leading catalyst for extensive road and rail upgrades, better connecting Ipswich to central Brisbane.

Both the Ipswich Motorway and Warrego Highway have had major upgrades while the metropolitan train line now links to Springfield with two new stations – Springfield and Springfield Central.

- Major Developments

Large tracts of undeveloped land, mostly around Springfield, Redbank Plains and Ripley, are attracting many new residential developments.

The master-planned community of Springfield, under development since 1992, covers 2,860ha and is projected to be home to 60,000 people eventually. (More detail on this is listed in tables at the end of this report.)

Ripley Valley will eventually provide 50,000 dwellings to house around 120,000 people.

In recent years, numerous national businesses and government departments have moved to Ipswich. Some examples are SEQwater, Bendigo and Adelaide Banks, GE (General Electric) and Bunnings.

Town Square Redbank Plains – home to Target, Coles, Aldi, The Reject Shop, Woolworths, as well as a wide variety of fast food, banking, fashion and dining outlets – has undergone a \$155 million makeover since 2016.

- Health and Education

The University of Southern Queensland (UniSQ) and University of Queensland (UQ) both have a campus in the Ipswich CBD. UniSQ also has a campus at Springfield.

Ipswich Hospital, West Moreton Health's centrepiece, offers teaching and wide array of medical and surgical treatment facilities. The State Government is spending \$122 million upgrading them.

The City has two other new medical facilities – the \$85 million Mater Private Hospital Springfield and North Ipswich's Bundaleer Lodge Nursing Home, which, in 2016, added a \$12 million expansion.

- Australian Defence Force

Ipswich is home to Australia's largest military installation, RAAF Base Amberley, providing contract opportunities for local business and aerospace specialists such as TAE Aerospace, Northrop Grumman, Raytheon Australia and Boeing.



Location

- Ipswich CBD is 40km south-west of Brisbane; Goodna is 24km south-west of Brisbane CBD.
- Ipswich City is located alongside the Bremer River.
- The Warrego Highway (which joins the Brisbane Valley Highway), Cunningham Highway and Ipswich Motorway meet at the Ipswich suburb of Riverview.
- LGA: Ipswich City Council.



Population & Demographics

- Population 2021 Census: 229,000
- Median age: 33
- 53% of the population aged under 40
- Projected population 2031: 435,000
- Countries of birth: New Zealand (5%), England (3%), India (2%), Samoa (1%), The Philippines (1%)
- In the top six LGAs for population growth in Qld. Key growth area in the South East Qld Regional Plan
- Population growth rate FY2021: 3.0%



Employment by Industry

- Healthcare/social assistance: 15%
- Manufacturing: 15%
- Retail: 12%
- Education/training: 10%
- Public admin/safety: 9%

RAAF Base Amberley puts \$560 million into the local economy annually and provides 5,200 local jobs for uniformed and civilian personnel.

It is also the largest air base in the southern hemisphere.

- Industrial

Originally built on the fortunes of coal mining, Ipswich continues to deal in heavy industry. Transport hubs, abattoirs, bulky goods retailers and manufacturers are strongly represented across the city.

One of the largest business estates in the State is the \$1 billion Citiswivich Industrial Park located beside the interchange of the Ipswich Motorway and the Warrego and Cunningham Highways.

As a strategic transport and logistics hub with B-double access, the 350ha area, previously known as "Bremer Business Park," now hosts wholesaler and commercial tenants, including Australia Post, Jaycar Electronics Group, Costco, Caltex, KSB Australia, API, SAAB Defence Industries, The Reject Shop Distribution Centre, Capral Aluminium and IOR Petroleum.

- Manufacturing

Manufacturing is the region's largest industry, delivering \$7,252 million worth of exports in FY2021.

JBS Dinmore processing plant is the largest beef plant in the Southern Hemisphere with a daily production of 1,700 head per day. It employs 1,200 staff, making it one of Ipswich's largest employers, but in 2020, the company shed 600 jobs blaming the pandemic.

Sunny Queen Eggs invested \$40 million in expanding its Ipswich-based manufacturing plant in 2017 and head office complex to gain better logistic access to national and international markets.

Australia Post's Redbank mail facility is the biggest mail facility in the southern hemisphere and employs 500 people.

- Tourism

Tourism contributes over \$160 million to the Ipswich economy each year.

According to data from Tourism Research Australia, Ipswich had 1.7 million visitors in FY2021. It was one of only three Queensland regions to experience year-on-year growth. Day trippers made up 84% of the total number of visitors.

Main attractions are the Workshops Rail Museum and Orion Lagoon parklands.

BUILDING APPROVALS

Year	Houses	Units	Total
FY2021	2,198	401	2,599
FY2020	2,030	138	2,168
FY2019	2,157	312	2,469
FY2018	3,426	375	3,801

Source: ABS and .id

HOME OWNERSHIP

- 20% own their homes outright
- 38% own with mortgages
- 39% rent their homes

Source: 2021 Census

Property Profile

Ipswich is Queensland's fastest-growing city. According to the 2021 Census, an extra 29,105 people called Ipswich home since 2016, an increase of 12.7% over five years.

The population is expected to double and overtake the Sunshine Coast within 20 years, despite a slight slowdown in growth attributed to the February-March 2022 floods.

Mayor Teresa Harding said 70% of the population growth, predicted to reach 500,000 by 2041, would occur between Ipswich Central and Springfield.

Much of this can be attributed to the expansion of master-planned communities such as Springfield and Ripley. They are attractive areas to buyers and renters priced out of the Brisbane market.

In the Spring 2022 edition of *The Price Predictor Index*, published by Hotspotting, 14 of the 19 ranked suburbs in the Ipswich LGA were classified as rising markets based on sales activity.

These include Augustine Heights, Bellbird Park, Collingwood Park, Deebing Heights, Goodna, Redbank Plains, Springfield, Springfield Lakes and Yamanto. Redbank Plains was included in the National Top 100 Super-charged Suburbs list.

The Real Estate Institute of Queensland however, is pointing to a possible slow down in investor activity when a new state land tax regime comes into play in 2023. The changes will see the tax calculated on the value of properties held across Australia and outside the jurisdiction where the tax is collected.

On a positive note, Ipswich City Council rates and water bills are the cheapest among the seven South-East Queensland local authorities.

Affordability remains the key appeal of Ipswich properties. Data from CoreLogic confirms there are several suburbs with median house prices below \$450,000.

Across Greater Ipswich, the number of properties for sale is declining and those on the market are selling more quickly. In mid-2019, 42% of listings took more than 180 days to secure a contract, according to SQM Research. In June 2022 only 17% took longer than 180 days to sell.

Land valuations issued in April 2022, saw Ipswich properties increase by an average of 23%. The rises included the most flood-affected suburbs of Goodna (up 19%), Bundamba (26%) and North Booval (20%).

Across Ipswich, 466 people have registered with the Federal-State Government Resilient Homes Fund for financial assistance following the 2022 floods. Of these 95 are applications for house raising, 101 for a resilient retrofit and 181 for voluntary buybacks.

- Affordability

Despite recent price growth, affordability remains the key appeal of Ipswich properties: many suburbs still have median house prices \$450,000 or below.

In the past year, most suburbs have recorded growth above 20% in their median house prices.

The median house price for Leichhardt rose 48% to \$385,000 and the median house prices for Ripley and Redbank Plains both rose 34% to \$510,000 and \$450,000 respectively.

Median prices in Bellbird Park (\$545,000) and Springfield (\$620,000) were both up 24%.

The Redbank Plains-Ripley-Springfield region has numerous appealing features and is attracting young families.

These suburbs have good access to Brisbane via the Centenary Highway and the Springfield train line.

In September 2021, Ray White Special Projects Queensland principal, Mark Creevey, told *The Queensland Times* interest from interstate developers for residential development land in the western corridor was at "historically high levels."

He said Ipswich had more available land supply than other areas around Brisbane.

In October 2021 Melbourne developer, ID Land, paid \$65 million for part of the Waterlea estate in Walloon. It plans to develop the remaining 1,400 lots of the 1,800-lot development over the next five to 10 years.

- Rents and Vacancies

Across Ipswich City, rental returns are strong, with many suburbs producing median yields in the 4% to 5.5% range.

Rents have been rising steadily for the last three years. The median house rent of \$480 per week is 22% higher than a year ago, shows data from SQM Research. Leichhardt has the highest median return of 5.3%, based on a median rent of \$370 per week and a median house price of \$385,000.

There are few units across the City; houses make up 89% of dwellings in the Ipswich LGA (compared with 63% in the Brisbane LGA). Opportunities to buy units include Redbank Plains, where the median price is \$285,000 and the typical rent is \$330 per week. The median yield is 6%.

As a general trend, vacancy rates across Ipswich began to fall in December 2019, a pattern that accelerated in 2020, taking vacancies to their lowest point in over a decade, according to SQM Research.

As at January 2022, rental listings in Ipswich were low. This was made worse by the February 2022 floods. Real Estate Institute of Queensland CEO Antonia Mercorella said the State's rental market was already at "historically low" vacancy rates leading up to the 2022 flood crisis, which further reduced supply.

Across the LGA, the overall vacancy rate is now 0.5%, though postcode 4304 is down to 0.2%, well below what was considered a 'healthy' rate of 3%.

Areas impacted by new development, such as Redbank Plains and Collingwood Park, have had vacancy rates above 5% in the last three years. The vacancy rate for the Redbank Plains and Collingwood Park postcode was 3.8% in December 2019, but is now 0.5%.

Dwelling approvals in Ipswich have increased 31% over the past financial year, however, council is concerned infrastructure spending is not keeping pace.

Mayor Teresa Harding told *The Courier-Mail*: "Council is already delivering significant housing stock for the greater South-East Queensland market, but needs critical investment from the State Government in infrastructure such as roads, water and public transport now to unlock their potential."

IPSWICH VACANCY RATES

Postcode	Suburb	Vacancy rate
4300	Augustine Heights, Bellbird Park, Goodna, Springfield	0.8 %
4301	Redbank Plains, Collingwood Park	0.6 %
4304	Silkstone, Bundamba	0.2 %
4305	Ipswich, East Ipswich, Leichhardt, Newtown	0.3 %
4306	Ripley	1.1 %

Source: sqmresearch.com.au

The suburbs listed below are a sample of the Ipswich house market:

Suburb	Sales Houses	Median Houses	1-year Growth	Growth Average	Median Yield
Augustine Heights	171	\$650,000	17 %	4 %	3.8 %
Bellbird Park	259	\$545,000	26 %	8 %	4.1 %
Brassall	408	\$450,000	27 %	6 %	4.8 %
Bundamba	231	\$400,000	25 %	7 %	5.2 %
Camira	126	\$630,000	32 %	10 %	3.9 %
Collingwood Park	240	\$460,000	19 %	5 %	4.6 %
Eastern Heights	114	\$415,000	22 %	7 %	5.0 %
Goodna	242	\$405,000	31 %	5 %	5.2 %
Leichhardt	174	\$385,000	48 %	10 %	5.3 %
North Ipswich	144	\$415,000	29 %	9 %	5.2 %
Raceview	290	\$430,000	23 %	6 %	4.9 %
Redbank Plains	695	\$450,000	34 %	6 %	4.8 %
South Ripley	154	\$630,000	34 %	7 %	4.0 %
Silkstone	140	\$420,000	25 %	7 %	4.3 %
Springfield	159	\$620,000	26 %	8 %	4.1 %
Springfield Lakes	691	\$585,000	29 %	6 %	4.2 %
Yamanto	130	\$510,000	24 %	8 %	4.5 %

Source: CoreLogic. "No. of sales" is the number of house sales in the past 12 months. "Growth ave." is the average annual growth in median prices over the past 10 years. "snr" = statistically not reliable.

Future Prospects

Ipswich has been experiencing rapid population growth for several years.

According to Ipswich City Council, the 2022 population is at 241,400 with a growth rate of about 3%.

The high rate of population growth is confirmed by 2021 Census data.

It found the LGA population has increased from 194,000 at the 2016 Census to 229,000 at the 2021 Census. Ripley had the highest growth rate (19%) and increased its population by 1,900.

The growth has prompted significant investment in infrastructure, with Ipswich City Council in the final stages of a \$250 million makeover of the CBD. Referred to as the Nicholas Street Precinct, it includes a civic space, administrative building, a library, cinema, new shops and restaurants.

The historic Commercial Hotel has also undergone extensive renovations, as has the historic Commonwealth Hotel, with Council last year voting to tip in a further \$5 million to continue the makeover.

- Hospitals

The State Government is also involved, contributing around \$170 million for a variety of upgrades and expansion programs at the Ipswich Hospital, including a new 26-bed medical and surgical ward and transit lounge.

A new public hospital is planned, which will be co-located with the Mater Private Hospital Springfield and a \$40 million satellite hospital is under construction at South Ripley.

St Andrew's Private Hospital is undergoing a \$40.5 million expansion, with plans for a new operating theatres, 39 extra beds, a mental health facility and a cancer treatment centre. Completion is expected in June 2023.

- Business Parks

Located in the rapidly expanding western corridor between Brisbane and Ipswich, the \$1 billion Citiswich Business Park is reportedly Queensland's largest industrial development.

The business park boasts proximity to food production, major industry and enterprise areas including Australian Defence Force infrastructure together with fast access to the airport, Brisbane port and CBD. The last two stages of the project has been bought forward to 2022.

CORE INFLUENCES

Government Policy

Transport Infrastructure

Urban Renewal

Cheapies with Prospects

Another \$350 million business park has been built at Wacol. Consisting of logistics, manufacturing, service and technology, Metroplex Westgate is located at the nexus of three major motorways.

Projects like these are creating large employment hubs on the doorstep of growing residential regions. Elsewhere, growth has occurred in Springfield and Ripley Valley and this is expected to continue.

- Springfield

The region is popular with young families. Greater Springfield has 17 early learning centres, 11 schools and a campus of the University of Southern Queensland, catering for more than 10,000 students.

The number of schools and students is expected to double by 2036 while there are plans for better university and higher education facilities together with a 52ha health precinct, which already includes a 1,200-bed Mater Hospital and Aveo aged care facilities.

An \$80 million sporting stadium is also under construction in Springfield. Due to open in November 2022, the Brighton Homes Arena will be the 10,000-seat home for the AFL Brisbane Lions.

It will also be the venue for the modern pentathlon for the 2032 Olympics and Paralympics.

Work has also started on a \$100 million sporting and hospitality hub next door which will include a brewery, community club, hotel, cafes and restaurants.

Now that the basic framework of the emerging city is in place, Springfield City Group has announced its next major project.

The group has plans for an "IDEA City" (Innovation, Design, Entrepreneurship and Arts). The knowledge and innovation district would cover 119ha, create 20,000 jobs by 2026 and generate \$12 billion in economic benefits.

The proposed plan would be implemented over five years, creating 400 jobs in the first 18 months, according to business analysts, PwC.

- Population and Infrastructure

By 2030, the population in the broader Ipswich region, which includes Esk and Boonah, will exceed 550,000 people, according to government projections.

With the increasing population providing a ready workforce, Ipswich is among the top two regions in South-East Queensland for jobs growth.

The labour market predictions from the Department of Employment suggest that Ipswich will have an additional 18,200 jobs by 2023 – growth of 11.3%.

In planning for the future, the SEQ Council of Mayors has prioritised a range of rail and road projects for the Ipswich region.

High on the list is a \$1.7 billion fast-rail network linking Ipswich Central to Brisbane.

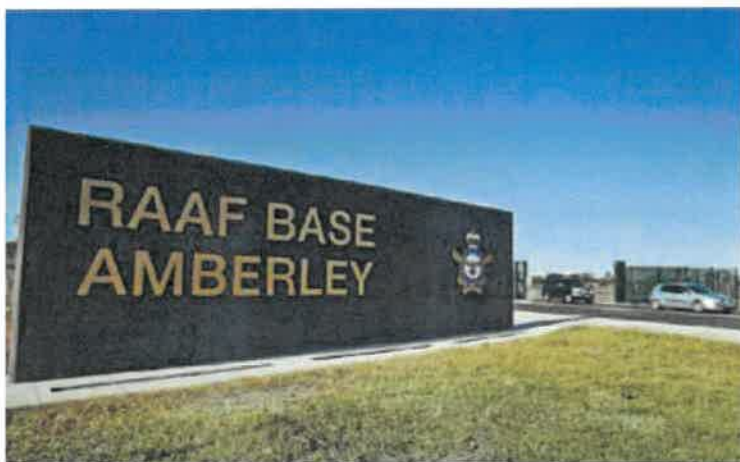
A \$500 million extension to the rail line from Springfield to Ripley is also proposed, along with a \$700 million rail link between Ripley and Ipswich, via Yamanto.

The proposed transport route for the latter would commence at Springfield Central passing through stations at Keidges Road; School Road; Swanbank; Ripley Town Centre; Ripley North; Deebing South; Yamanto; Berry Street; University; and terminate in Ipswich.

This rail corridor received a boost during the 2022 Federal Election campaign with both the major parties agreeing to provide \$10 million to the Central Public Transport Corridor to fund both the Options Analysis and Detailed Business Case.

Another long-term Council project is a motor-sport precinct master plan.

There is also significant new sport and leisure infrastructure targeted on the Springfield area.



Major retail centres:

Redbank precinct

- Redbank Plaza
- Redbank Plains Shopping Village
- Redbank Tavern Plaza Shopping Centre
- Orion Greater Springfield Shopping Complex, Springfield
- Brookwater Retail Village

- Australian Defence Force

A large portion of RAAF Base Amberley's \$1.5 billion redevelopment was completed in 2019.

This included the \$370 million Battlefield Airlifter project to provide facilities at the Ipswich base to accommodate and support the operation of the new C-27J Battlefield Airlifter aircraft.

Around \$220 million has been spent on a C-17A maintenance facility, working accommodation, aircraft apron and associated facilities.

Another project costing \$390 million is providing the necessary working accommodation, maintenance, warehousing and training facilities primarily at RAAF Base Amberley, but also at the Northern Territory's Delamere Weapons Range.

Rheinmetall Defence Australia has the contract to build 211 Boxer armoured vehicles costing \$5.2 billion for the Australian Army. It will also deliver 3,500 logistic trucks under a separate program.

To fulfill the contracts, a \$170 million manufacturing Military Vehicle Centre of Excellence has been erected at Wacol to serve as a hub for supporting up to 5,000 military vehicles across the Asia-Pacific.

In a bid to stimulate the economy impacted by the coronavirus, the former Government was committed to injecting \$900 million into Australian Defence Force projects nationally.

RAAF Base Amberley can expect to benefit from further upgrades which would create an extra 2,200 jobs. For more details on current infrastructure spending at the base, refer to the tables of projects at the end of this report.

Springfield City Group has announced it is hoping to begin discussions with the Australian Defence Force, the potential to provide land for support facilities, housing, off-site administration, research, IT and critical technologies.

- Southern Precinct

Another precinct within Ipswich City which stands out for its ongoing growth prospects includes evolving suburbs like Ripley, Yamanto and Deebing Heights.

The precinct, south of the Ipswich CBD, is a growing area because the suburbs are more affordable than those closer to central Brisbane.

More than \$12 billion has already been invested in developing Springfield, with only a fifth of the project completed. The entire project will cost \$85 billion.

The Ripley Valley area, 5km south of the Ipswich CBD, is projected to have a population of 120,000 in 20 years, compared with 5,000 currently.

Stage one of the Ripley Town Centre opened in 2018. Eventually, the \$1.5 billion development will provide jobs for up to 30,000 locals. The 2021 Census found Ripley had the highest growth rate (19%) in the state equal with Pallara-Willawong.

The Stage two masterplan, now on display, is made up of 10 connected areas. These include the **Civic Heart** which would comprise cultural institutions, education and retail surrounding a green forecourt; **The Hub** comprising office, hotel and residential accommodation above Ripley station and **Central** which will have open laneways and tree-lined boulevards, retail and mid-rise offices.

There will be indoor/outdoor dining and retail areas with swimming lagoons, hospital and aged care facilities for training, education and research with short-term accommodation and residential areas.

The Government is investigating three railway stations in the valley, including one in the town centre.

The possible route of a future rail corridor would run from Springfield Central and through Ripley in a loop to Ipswich.

According to Ipswich City Council, the city's road network will fail in the next decade if major improvements were not made. It estimates the commute from Ripley to Brisbane could take up to two and a half hours without major road upgrades.

The State Government has announced plans for a \$25 million police station for Ripley, as well as a \$5 million ambulance station, a public hospital to open in 2024, and a primary school to accommodate 1,200 students to open in the Ripley Valley Estate in 2023.

A new retail precinct in Yamanto was approved by the council in July 2021.

- THE REDBANK PRECINCT

- Redbank
- Redbank Plains
- Collingwood Park
- Goodna
- Bellbird Park

The Redbank precinct has potential because of residential, retail, industrial and infrastructure development including new schools. It has major road and rail links to central Brisbane, extensive shopping facilities and affordable homes.

The precinct borders high-development growth areas such as Springfield and Brookwater.

The train trip from Springfield to Brisbane Central on the Richlands to Springfield train line takes about 40 minutes.

Employment options are being boosted by industrial estates, including the \$1 billion Citiswich industrial estate.

Swanbank Enterprise Park, developed by Investa, is turning disused coal mining land into one of Australia's biggest industry precincts with the potential to create up to 15,000 jobs.

The \$350 million Redbank Motorway industrial Park will eventually employ 2,300 people.

The facility for the \$5 billion project to build 211 Australian Defence Force vehicles is here.

Goodna provides opportunities to buy older homes on large blocks with redevelopment potential, close to the Ipswich Motorway and the train line linking to central Brisbane.

FLOODS

Ipswich was affected by flooding in 1974, 2011, 2013 and 2022. New flooding provisions adopting the 1974 flood level as the key residential development line for the city have subsequently been implemented.

Flood mitigation has been carried out at Redbank Plains, Raceview, Yamanto, Brassall and Ipswich Central.

Major projects currently impacting the region are:

INFRASTRUCTURE – HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
Mater Private Hospital Springfield (Stage 2), 30 Health Care Drive, Springfield Mater Group and State Government	\$320 million State Government will contribute an initial \$177 million Mater Group to pay construction costs	Under construction Operational early 2024; Stage 2 of Springfield Health City	Jobs: 700 construction, 1,000 ongoing New 10-storey building will be located adjacent to current Mater Private Hospital Springfield, adding 174 public patient beds
Ipswich Hospital expansion (Stage 1), Chelmsford Avenue, Ipswich State Government	\$146 million	Under construction Operational late 2022	Jobs: 100 construction; Includes mental health unit, 26-bed medical and surgical ward, allied health services outpatient unit
Ipswich Satellite Hospital 7005 Barrams Road, South Ripley State Government	\$40 million	Under construction Operational early 2024	Community health services, ambulatory and low-acuity day therapy services, complex wound management
Ramsay Health Plus 14A Pring Street, Ipswich Ramsay Health Care	\$44 million; allied health clinic and rehabilitation facilities	Operational August 2022	Physiotherapy, physiology, chronic pain and acute health management services
St Andrew's Ipswich Private Hospital expansion, cnr Roderick and Pring Streets, Ipswich Ramsay Health Care	\$41 million	Under construction Operational mid-2023	39 additional beds, two new operating theatres, expanded renal dialysis and radiology services, expanded day rehabilitation space
St Andrew's Private Hospital rehab and mental health unit, 48-52 Thorn Street, Ipswich Ramsay Health Care	TBA	Approved	40 patient rooms, catering and office spaces and a gym are planned
Health City Springfield Central Springfield City Group	\$6 billion Part of the Springfield Knowledge Precinct	Under construction	Includes two hospitals, general medical and specialist facilities, aged care and retirement units
Ambulance Station, 399-409 Ripley Road, Ripley State Government	\$5 million; 24-hour facility on a 14,300sq m block, close by Ripley Fire Station	Approved; Construction 2023 Operational mid-2024	To be built over two stages with the main station, district office and 10-bay ambulance vehicle storage space first, then 20-bay patient transfer parking space

COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
Factory expansion, 37-65 Cobalt Street Carole Park Century Yuasa PL	\$21 million	Proposed	Jobs: 160
Mountview Shopping Centre Redbank Plains Fabcot Pty Ltd	TBA	Stages 1 and 2A completed June 2022 Stage 3 and 3A Approved	Stages 3 and 3A include supermarket expansion, retail and commercial space
New Generation Rollingstock project, Wulkuraka Station Qtectic (Qld Govt)	\$4.4 billion	Under construction Trains have been built but require modification for disability access; Contract ends 2024	Jobs: 150; 75, 9-car trains to be built as well as a purpose-built maintenance centre
Metroplex Westgate project, Wacol GPT and Metroplex	\$350 million	Under construction	Jobs: 10,000; Former Army Barracks (60ha) will be converted into industry, retail and commercial space
Coles Distribution Centre, Redbank	TBA	Completed 2022	Jobs: 500 ongoing
Scenic Rim Agricultural Industrial Precinct, Kalbar Kalfresh	\$50 million	Proposed	Jobs: 1,250; Food production precinct with a co- located 1.6MW bio-energy plant
Ipswich Central Revitalisation Ipswich City Council	\$270 million	Under construction Scheduled for completion in 2023	Jobs: 80 construction Includes a new Council admin building, library, commercial, retail, entertainment precinct
Yamanto Central Shopping Centre expansion JMK Retail	\$100 million	Completed April 2021 The project is Stage 1 of the 25ha Yamanto Town Centre redevelopment	Jobs: 600 construction, 500 ongoing; A 3-storey food and retail hub
Abattoir expansion JBS Foods	TBA	Approved	3 new structures; including chiller room
Service Station 25 Greenwood Village Road GAC Holdings	TBA	Proposed	24-hour service station, fast food premises, three warehouses and a 32-unit motel
Ebbw Vale Business Hub 74 Brisbane Road, Ebbw Vale DJS (Qld) PL	TBA	Proposed	Retail hub for furniture outlets, appliance stores, construction supplies, two commercial buildings on 3.29ha parcel

COMMERCIAL DEVELOPMENTS cont.

Project	Value	Status	Impact
New shopping precinct, Warwick Road, Yamanto Yamanto Holdings PL	TBA	Approved Scheduled to open in 2026	Jobs: 200 construction, 440 operational
Brighton Homes Arena, 60 Springfield- Greenbank Arterial, Springfield	\$80 million; Brisbane Lions AFL Stadium and HQ	Under construction Completion expected late 2022	Jobs: 1,000 10,000-seat boutique stadium with training and admin facilities
Sport and Leisure Hospitality Precinct, Brisbane Lions Stadium Springfield City Group	\$100 million	Under construction	Hotel, boutique brewery, community clubhouse, cafes and restaurant marketplace;
Waste to energy facility, Swanbank Redmondis	\$400 million	Proposed Application to Coordinator-General withdrawn March 2022	Jobs: 200 during construction; 80 operational (shelved)
Haigslea A2, Warrego Highway, Haigslea EMAAS PL	TBA To be built in nine stages across 39.3ha parcel of highway frontage	Approved	Jobs: 500 Reportedly the biggest service centre-cum- truck stop in Australia
Greater Brisbane Greyhound Centre, Purga, Ipswich State Government	\$39 million	Under construction Completion due 2024	Jobs: 1,000 during construction; 1,100 full- time roles operational
Hydrogen Energy Facility, Springfield LAVO Hydrogen Storage PL JV Nedstack Aus PL	\$15 million	Under construction	Jobs: 50 ongoing; Expected to contribute \$30 million to the local economy annually
Warehouse and transport facility, 7001 Wood Street, Bundamba Gibb Group	TBA Located at the Citiswich Business Park	Approved – Stage 1 of 2	Jobs: 300 construction, 70 ongoing; 24/7 facility, 90 car parks, storage for 35 shipping containers; some 50,000 sq m of warehousing
Emerald Hill Shopping Centre, 19 Diamantia Boulevard, Brassall Fabcot PL	\$20 million	Shelved (Ipswich Council rejected application extension November 2021)	Woolworths anchoring; other retail, with associated 51 dwellings, but fears over impact to 1.24ha of significant bush habitat
Frucor Suntory Factory, Swanbank	\$400 million	Proposed Construction to start late 2022, completion 2024	Jobs: 450 construction, 160 ongoing

INFRASTRUCTURE – EDUCATION

Project	Value	Status	Impact
State primary school, Binnies Road, Ripley	\$65.9 million	Under construction Scheduled to be operational for start of school year 2023	Jobs: 150; Would accommodate 1,200 students
State primary school, Bellbird Park	\$78 million	Proposed Scheduled to be operational for start of school year 2024	Jobs: 200
State primary school, Purser Road, Augustine Heights	\$85 million	Under construction Scheduled to be operational for start of school year 2023	Jobs: 200
State secondary school, Collingwood Park	\$130 million	Proposed Scheduled to be operational for start of school year 2024	Jobs: 400
Secondary school expansion, Springfield	\$136 million	Proposed Scheduled to be operational for start of school year 2024	Jobs: 375
Ripley Valley State School (Stage 2)	TBA	Proposed	Prep spaces, multi-purpose court, classrooms
Ripley Valley Secondary College	TBA	Proposed	Resource centre, classrooms

INFRASTRUCTURE – DEFENCE

Project	Value	Status	Impact
RAAF Base Amberley refurbishments	\$428 million Across four bases (Amberley, Richmond, Pearce and Albatross)	Approved Construction due to be completed by 2024	Jobs: 600
RAAF Base Amberley – upgrade of E-7A Wedgetails (airborne early warning aircraft)	\$583 million Across two bases (Amberley and Williamtown)	Under construction Project to be completed 2022	Jobs: 165 The upgrade impacts both Amberley and Williamtown bases
Military Vehicle Centre of Excellence, Ipswich	\$170 million Will support the \$5.2 billion LAND 400 contract for Boxer combat vehicles	Completed in 2020	Jobs: 450 jobs Will deliver \$1 billion into the Queensland economy in the first 10 years of the project
Rheinmetall Defence Australia			

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Providence, 944-1024 Ripley Road, South Ripley Stockland	\$2 billion 700ha parcel	Under construction; Stockland bought the project from Okeland in Dec 2020	1,100 dwellings, town centre, sporting facilities, 4 schools, wellbeing hub.
Springfield City Centre North Springfield Land Corp R&F Properties, Etone Holdings Australia	\$6.3 billion (next to Springfield railway station)	Proposed 2016; To be developed over 15 years	10,000 apartments are planned for a medium to high- density complex with commercial and retail
Ecco Ripley Main Street, Ripley Sekisui House	\$1.4 billion	Under construction	A long-term project to create 4,000 homes
Monterea Ripley, 45 Maguire Street, Ripley Monterea Land Holdings	\$180 million	Under construction	900 dwellings spread over a 59ha parcel
Aveo Springfield Retirement Village, 2 Symphony Way, Springfield Central RBG Services	\$1.7 billion	Completed	2,400 dwellings are planned over a 10ha site
Waterlea Estate, Walloon ID_Land	\$350 million	Under construction	1,800 lots across a 177ha estate; village hub with a cafe, five parks, 2.4km of cycling and walking pathways
Springfield Rise, 84-90 Russel Luhrs Way Spring Mountain Lendlease	\$1.6 billion	Under construction	Jobs: 675 construction jobs a year for 10 years, 500 ongoing jobs; 4,000 dwellings, sporting complex set on a 200ha parcel
Seasons by Azure, 7005 Brookwater Drive Brookwater Azure	\$60 million	Under construction; Completion in 2023	68, low-density townhouses and a wellness facility
The Junction 21 North Street, North Ipswich B Global (Aust) PL	TBA	Under construction; Stage 1 completion July 2022, Stage 2 August 2022, Stage 3 late 2022	118 villas and townhouses set in a masterplanned, gated community across a 4.8ha site

RESIDENTIAL DEVELOPMENTS cont.

Project	Value	Status	Impact
Eden Estate, Broadfoot Drive Goodna Harburg Nominees	TBA	Proposed	207-unit, gated community over a 12.52ha site
Dawn Walloon Estate Walloon Developments Pty Ltd	TBA	Under construction Stages 1-6 Proposed Stages 7-31 Completion 2025-2031	Stage 7: 1,022 houses
993-1049 Karrabin Rosewood Road Queensland Residential Estates Pty Ltd	TBA	Proposed	433 residential lots
35 Lowry Street North Ipswich North Ipswich Development Pty Ltd	TBA	Proposed	293 units over four 11-storey towers
Abadi Gaia Adult Residential Village 107 Bertha Street Goodna PGS Invest Pty Ltd	TBA	Proposed	189 independent living units, an aged care and dementia facility with 81 beds, and 15 special disability accommodation units
Eden Estate 288-290 Brisbane Terrace and Lot 999 Broadfoot Drive, Goodna Harburg Nominees Pty Ltd	TBA	Proposed	207-lot gated community.
11 Collingwood Drive Redbank Tri Waves Developers Pty Ltd	TBA	Proposed	54 townhomes across five stages
Abadi Gaia Bertha Street Goodna PGS Invest Pty Ltd	TBA	Proposed	189 independent living units, an aged care and dementia facility with 81 beds and 15 special disability units

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Bremer River Crossing, linking North Ipswich and East Ipswich over the Bremer River	\$320 million; AKA "Norman Street Bridge"	Proposed; Business case under way	Will provide better access for heavy vehicles and improve flood resistance
Ipswich Motorway upgrade, Darra to Rocklea State and Federal Government	\$400 million The motorway has been widened from four to six lanes from Rocklea to Darra	Completed April 2021	Jobs: 470 during construction
Cunningham Highway upgrade - Yamanto to Willowbank Ipswich City Council	\$212 million; Federal Govt is funding \$170mil, Qld Govt \$42mil	Proposed	Will provide better access for heavy vehicles and improve flood resistance
Ipswich to Springfield passenger railway line	\$1.2 billion	Proposed Would need funding from the State Government	25km train line with 9 new stations; would go via Ripley and Redbank Plains
New bridge over the Brisbane River, Mount Crosby	\$30 million	Approved Work to start 2022 Completion 2023	Will provide better access for heavy vehicles and improve flood resistance
East Ipswich train station upgrade	\$18 million	Completed January 2022	Jobs: 250
Norman Street bridge, linking North Ipswich and East Ipswich, over the Bremer River	\$320 million Would require funding from all three levels of government	Proposed Business case under way	Projected to save the local economy \$34 million per annum in productivity improvements
Ipswich-Springfield Public Transport Corridor - I2S	\$1.7 billion State Government has committed \$1 million to the business case	Proposed Would need funding from the State Government	A 25km rail corridor that would connect Ripley, Redbank Plains, Ipswich, Brisbane and beyond, with 10 new stations
Centenary Bridge duplication, Jindalee	\$244 million	Approved Construction due to start 2022	Improved travel times and safety on the Brisbane-Ipswich run
Inland Rail Tunnel	\$14.5 billion	Proposed	52km inland rail tunnel underground from Ipswich to the Port of Brisbane