

RDA Ipswich & West Moreton

# PROJECT STATUS REPORT

July 2017



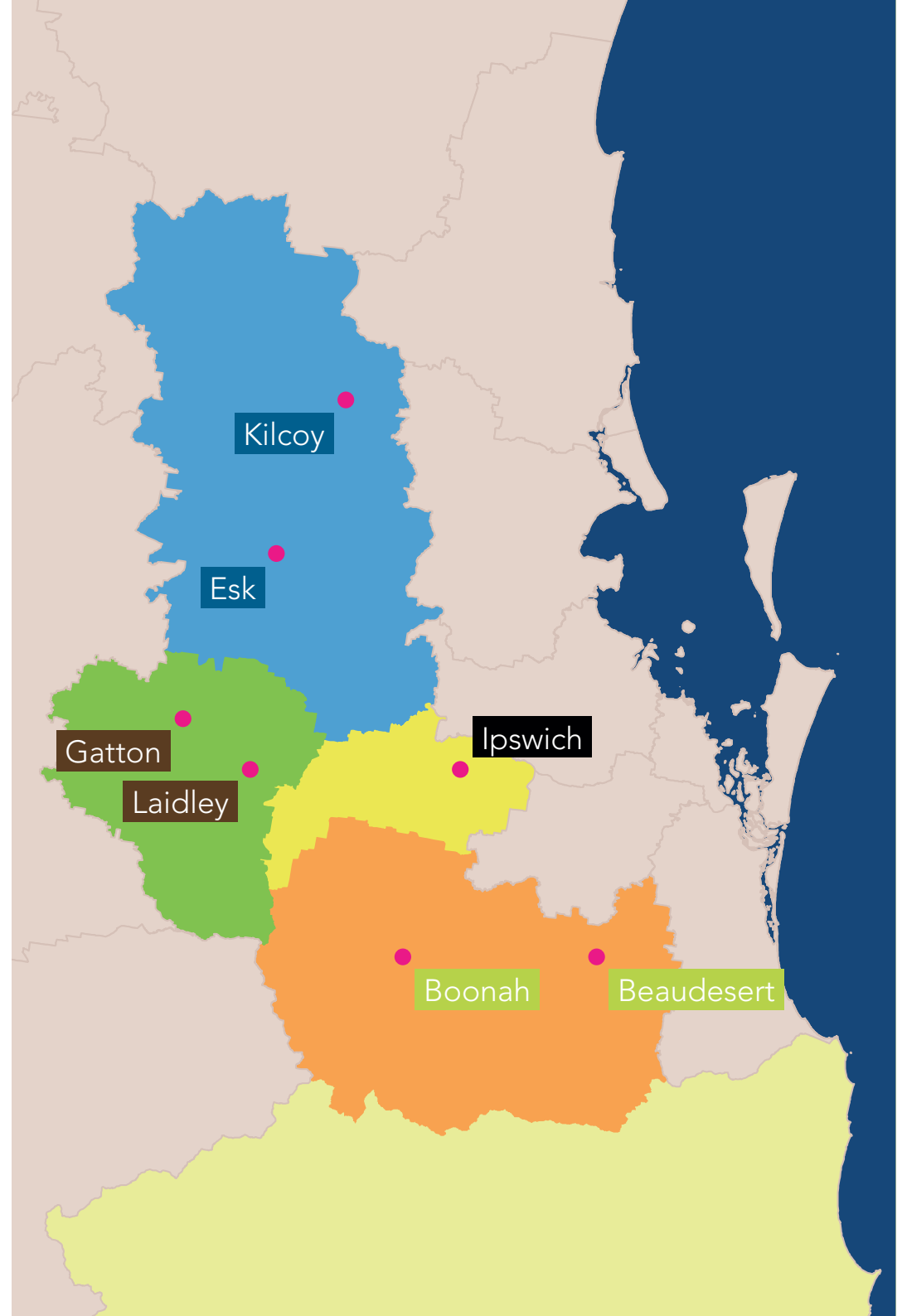


Regional Development Australia Ipswich & West Moreton would like to acknowledge the traditional owners of our region – the Jagera, Kitabul, Ugarapul, Yugambeh and Yuggera people.



**An Australian Government Initiative**

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## Chair's Message

The Regional Development Australia Ipswich & West Moreton (RDAIWM) Committee is proud to release their inaugural **2017 Project Status Report**. This report contains the latest information available including highly anticipated statistics from the Australian Bureau of Statistics (ABS) 2016 Census. The RDAIWM Committee and staff hope that this report will be used to assist decision makers in regards to infrastructure needs, investment, development and future planning for our region.

Our region now annually produces close to \$13bn Gross Regional Product to the National and State economy, which is an increase of \$1.36bn (11.7%) on June 2015 financial year figures. We also have one of the fastest growing regions in Queensland, so we need infrastructure to keep up with demand.

According to recent ABS reports – most recent building approvals show that over the period of May 2016 to April 2017 the Ipswich & West Moreton region had a total of 3,266 new housing approvals.

The region has a strong sense of cultural heritage and is home to people from varying cultural backgrounds and nationalities. Residents come from 115 different ethnic backgrounds, speaking 84 languages.

Ipswich & West Moreton region is centrally located to support the expansion of Queensland's major capital and South East Queensland. The region is connected by major highways and transport links including the Warrego, Cunningham, Mount Lindesay, Brisbane Valley, D'Aguilar and Centenary Highways as well as the Ipswich Motorway.

On behalf of the RDA Ipswich & West Moreton Committee I would like to thank the following for their assistance and contribution to our **2017 Project Status Report**:

National Institute of Economic and Industry Research, Cordell, University of Southern Queensland, Australian Bureau of Statistics, Queensland Government Statistician's Office, Ipswich City Council, Lockyer Valley Regional Council, Scenic Rim Regional Council, Somerset Regional Council, Department of Transport and Main Roads and Department of State Development.

Regards,

*Kathy Bensted*

Chair, Regional Development Australia Ipswich & West Moreton Inc.





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View over the city – Ipswich;  
A few locals – Lockyer Valley;  
Vivid colour – Scenic Rim;  
and Wivenhoe Dam – Somerset.

Page 6: Springfield – Ipswich.  
Page 7: Riverheart Parklands Boardwalk – Ipswich.  
Page 8: Woodlands of Marburg – Ipswich.  
Page 9: 'Top of Town' Brisbane St – Ipswich.  
Page 10: Looking Out – Ipswich.  
Page 11: Riverlink Centre – Ipswich.  
Page 12: Courtesy of Francis Buckley – Lockyer Valley.  
Page 13: Courtesy of Kev Russell – Lockyer Valley.  
Page 14: Tourism – Scenic Rim.  
Page 15: Panorama – Scenic Rim.  
Page 16: Lake Somerset Holiday Park Safari Tent – Somerset.  
Page 17: Lavender Field – Somerset.  
Page 24: Adobe Stock – Home purchase with house and key.  
Page 29: Adobe Stock – Vivid color coded Optic Fibers with the ends stripped from color in front of a dark background.  
Page 30: Vivid colour – Scenic Rim.

Back Cover:  
Courtesy of ROBYNgraphs™ – Lockyer Valley Regional Council.

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## OUR REGION

The Ipswich and West Moreton region has a number of characteristics that provide strong foundations for population and economic growth.

Proximity to a metropolitan area, particular forms of landscape amenity, proximity to major transport networks and a diverse economic base are all advantages that can be enhanced by policy decisions and local innovation and entrepreneurship. The population growth is evident.

### Urban And Rural Patterns And Connections

One of the major factors contributing to population growth is the proximity to a metropolitan area. While this means there are flows of people and expenditure to the metro area, IWM has some important institutional and social countervailing forces that can be used to both retain and attract people and expenditure.

In addition, there are a number of towns, with origins as rural service centres, for example Beaudesert, Gatton and Esk that are close enough to the metro area to gain some spill-over benefits, while being far enough out to also retain some service and retail functions and strong social capital. These anchoring forces can all be enhanced by having regional centres with attractive built environments and unique identities and features.

The capacity to attract spending and investment is also facilitated by good transport connectivity through and within the Region. The IWM region has major arterial roads of national, state and regional significance.

Such road systems are strongly associated with investment and employment opportunities through transport and traveller service industries, road maintenance and upgrade expenditure and the facilitation of transport for inputs to production within the region, and exports from the region.

Developments such as intermodal hubs and road and rail upgrades will increase business opportunities. Upgrades to infrastructure further out from greater Brisbane, such as the Toowoomba Second Range Crossing, increase the value of the IWM network.

The development of an inland freight rail will increase the importance of the region with its distribution channels, which will help to attract new businesses to the area on a long term basis. Hence the importance of the industrial zones and transport hubs.

### Economic Diversity and Industry Development

The IWM region has excellent prospects. It has a diverse range of industries which will provide resilience in the presence of expected economic structural change between now and 2031. Markets will be increasingly integrated with supply chains requiring high levels of responsiveness and continuity.

Within the regional communities, integration between transport, information and communication technologies, and individual users will form the basis for how people live and work.

Two challenges for the community and planners are incorporating the urban and rural landscape and other public spaces into residents' everyday activities so the region will also be highly desirable for living; and secondly, maintaining the integrity of development plans.

### CONTRIBUTION

*Professor Geoff Cockfield and Dr Chris Noble  
– University of Southern Queensland*

## IPSWICH PROJECT STATUS

Ipswich is centrally located in the booming South East Queensland region of Australia. To the east is the capital city of Brisbane and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The city is ideally positioned on the national road network – 40 minutes drive from Brisbane, 60 minutes drive from the Gold Coast and 60 minutes drive from domestic and international air and sea ports.

Ipswich also has a range of charming townships within the western rural areas of the city, each with its legitimate claims of historical significance.

Ipswich is an exciting place to live, work, invest and visit. Education plays a significant role in the local economy with two universities and a wide choice of private and state government schools

Ipswich offers all the modern facilities and attractions of a progressive city.

[www.ipswich.qld.gov.au](http://www.ipswich.qld.gov.au)





## IPSWICH PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
7003125	Waterlea At Walloon	Amberley	\$350,000,000	Early Planning	10/11/2016	1/06/2017	Early
6989775	Augusta Parkway Residential Subdivision	Augustine Heights	\$4,365,000	Subdivision Approval	14/03/2017	21/09/2017	Possible
1954517	Augustine Heights Western Extension Subd Stages 15-22	Augustine Heights	\$5,000,000	Subdivision Approval	14/07/2016	3/12/2017	Possible
6969190	Guardian Early Learning Group Child Care Centre	Augustine Heights	\$3,000,000	Development Approval	13/04/2017	13/11/2017	Possible
6880257	Hub23	Augustine Heights	\$3,500,000	Contract Let	4/04/2017	21/07/2017	Firm
2131788	Augusta Child Care Centre	Bellbird Park	\$1,800,000	Development Approval	30/03/2017	7/09/2017	Possible
1887790	Bellbird Park State Secondary School Stage 2	Bellbird Park	\$10,000,000	Development Approval	4/02/2016	9/09/2017	Possible
6874514	Brentwood Forest Estate Residential Subd Stages 25-32	Bellbird Park	\$12,000,000	Subdivision Approval	19/05/2017	17/07/2017	Possible
2161618	Harris Street Residential Subdivision	Bellbird Park	\$2,000,000	Subdivision Approval	30/03/2017	30/06/2017	Possible
6988894	Keidges Road Townhouses Stages 1-2	Bellbird Park	\$10,500,000	Development Application	1/02/2017	13/11/2017	Possible
1055267	Rosemary Street Residential Development Stages 2-4	Bellbird Park	\$2,300,000	Site Prep in Progress	28/02/2017	10/07/2017	Firm
1055242	Blacksoil Day Care Centre Stage 3	Blacksoil	\$1,500,000	Development Approval	11/07/2016	3/11/2017	Possible
7038448	Sacred Heart Primary School Library & Classroom Block	Booval	\$1,200,000	Development Approval	28/04/2017	8/10/2017	Possible
6911091	North High Street Residential Subdivision	Brassall	\$1,800,000	Subdivision Approval	4/05/2017	18/09/2017	Possible
6800915	Brookwater South Precinct Stages 1-16	Brookwater	\$35,000,000	Rezoning Approval	6/04/2017	3/08/2017	Early
6920947	Bundamba Sewage Treatment Plant Improvement Works	Bundamba	\$4,500,000	Tenders/Submn Of Props For Design Construct	28/04/2017	26/06/2017	Possible
1761234	Bundamba Trunk Sewer	Bundamba	\$20,000,000	Early Planning	9/03/2016	1/04/2019	Early
6813224	Citiswich Mixed Use Subdivison Stage 5	Bundamba	\$7,600,000	Subdivision Approval	28/04/2017	28/08/2017	Possible
1761186	Ipswich Bundamba Sewage Treatment Plant Upgrade	Bundamba	\$18,000,000	Early Planning	9/03/2016	1/07/2020	Early
7027051	Sids Dip Road Broiler Farm	Calvert	\$11,000,000	Development Application	28/04/2017	16/12/2017	Possible
7032836	Jade Court Warehouses	Carole Park	\$3,400,000	Development Approval	8/03/2017	22/12/2017	Possible
6818214	Queensland Tissue Products Warehouse Alterations & Additions Stages 2-3	Carole Park	\$1,000,000	Development Approval	7/12/2016	25/09/2017	Possible

## IPSWICH PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
1533884	Silica Street Warehouse Units	Carole Park	\$50,000,000	Development Application	22/03/2017	30/09/2017	Possible
6988934	Woodford Street Townhouses	Churchill	\$1,040,000	Development Approval	23/03/2017	7/09/2017	Possible
1761301	Chuwar Reservoir Water Zone Phase 1 Master Project	Chuwar	\$2,900,000	Early Planning	18/02/2016	1/11/2017	Early
6840548	Cairns Street Estate Residential Subdivision Stages 3-12	Collingwood Park	\$10,600,000	Subdivision Approval	27/04/2016	14/11/2017	Possible
1267946	Six Mile Creek Village Estate Stages 7-10A	Collingwood Park	\$13,760,000	Subdivision Approval	19/08/2016	13/03/2017	Possible
2146632	Woodlinks Village Phase 2 Northern Precinct Estate Residential Subdivision Stages 15-28	Collingwood Park	\$17,000,000	Subdivision Approval	16/02/2016	3/12/2017	Possible
1665197	Paradise Waters Estate Subdivision Stage 1	Deebling Heights	\$5,440,000	Building Approval	29/09/2016	3/08/2017	Firm
1568750	Sovereign Pocket Estate Stages 12 13 16 17 18A & 19	Deebling Heights	\$9,000,000	Subdivision Approval	30/11/2016	3/12/2017	Possible
2005902	River Road Townhouses Stages 1-11	Dinmore	\$30,000,000	Site Prep in Progress	02/03/2017	30/03/17	Firm
2105454	Grafton Street Townhouses Stages 1 & 2	East Ipswich	\$1,600,000	Development Approval	22/03/2017	24/08/2017	Possible
1761193	Goodna To Wacol Transportation	Goodna	\$22,000,000	Early Planning	18/02/2016	1/04/2019	Early
7005841	Queen Street Townhouses	Goodna	\$2,500,000	Development Application	4/05/2017	18/12/2017	Possible
7073509	Westside Christian College Performing Arts Centre	Goodna	\$5,000,000	Tenders Called/Regns Adv.	28/04/2017	18/08/2017	Registrations
1396989	Brisbane Street Mixed Use Building	Ipswich	\$14,500,000	Development Approval	18/01/2017	5/06/2017	Possible
1481770	Ebenezer Coal Operations Recommencement	Ipswich	\$5,000,000	Early Planning	26/06/2015	15/07/17	Early
6862568	Ebenezer Solar Project	Ipswich	\$50,000,000	Sketch Plans	3/02/2016	1/01/2017	Possible
1616063	Ellenborough Street Precinct	Ipswich	\$30,000,000	Tenders/Submn Of Props For Design Construct	5/05/2017	8/10/2017	Possible
7064333	Ipswich CBD Project	Ipswich	\$2,500,000	Tenders Called/Regns Adv.	12/05/2017	10/07/2017	Registrations
7052892	Pine & Lowry Streets	Ipswich	\$1,200,000	Tenders Called/Regns Adv.	5/05/2017	19/06/2017	Firm
1090413	Roderick Street Units	Ipswich	\$12,000,000	Development Approval	27/09/2016	3/08/2017	Possible
2078326	Salisbury Road Townhouses	Ipswich	\$1,600,000	Development Approval	19/05/2017	16/10/2017	Possible
2094200	St Andrews Ipswich Private Hospital Stages 1-5C	Ipswich	\$64,000,000	Site Prep in Progress	23/02/2017	12/06/2017	Possible



## IPSWICH PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
6969547	Essex Street Residential Subdivision – Park Village Estate	Karalee	\$3,510,000	Subdivision Approval	26/01/2017	25/08/2017	Possible
1295741	Park Village Estate Subdivision Stages 4 & 5	Karalee	\$3,320,000	Subdivision Approval	10/01/2017	3/07/2017	Possible
7082670	Warrego Highway Safety Improvement Works	Minden	\$1,500,000	Tenders Called/Regns Adv.	19/05/2017	31/07/2017	Firm
6843502	Jacaranda Street Mixed Use Development	North Booval	\$10,000,000	Rezoning Approval	11/11/2016	27/03/2017	Early
1244762	North Street Townhouses	North Ipswich	\$15,000,000	Development Approval	12/04/2017	3/07/2017	Possible
2079558	Swifts Leagues Club Playing Fields	Purga	\$1,000,000	Development Application	26/05/2017	30/10/2017	Possible
999110	Cemetery Road Units	Raceview	\$4,500,000	Development Approval	4/11/2016	1/07/2017	Possible
735658	Robertson Road Commercial & Industrial Development	Raceview	\$6,000,000	Development Approval	21/02/2017	17/11/2017	Possible
6874595	Henderson Street Residential Subdivision	Redbank	\$2,200,000	Subdivision Approval	23/03/2017	17/06/2017	Possible
6897645	Morshead Court Warehouses	Redbank	\$12,500,000	No Tender Accepted Tenders To Be Recalled	30/08/2016	3/06/2018	Possible
1856939	Northline Distribution Warehouses	Redbank	\$25,000,000	Construction	21/07/2014	3/07/17	Commenced
2167156	Redbank Motorway Estate Logistics Facility	Redbank	\$70,000,000	Development Approval	30/08/2016	3/06/2018	Possible
6930574	Bruce Street Townhouses	Redbank Plains	\$5,000,000	Development Approval	24/04/2017	20/11/2017	Possible
803921	Bruce Street Units	Redbank Plains	\$3,000,000	Development Approval	14/01/2017	30/11/2017	Possible
6888578	Edens Crossing Estate Residential Subdiv Stages 1A - 3B	Redbank Plains	\$12,000,000	Subdivision Approval	6/10/2016	3/08/2017	Possible
6874395	Edens Crossing Estate Residential Subdiv Stages 6A - 6D	Redbank Plains	\$7,000,000	Subdivision Approval	8/02/2017	3/08/2017	Possible
6874511	Edens Crossing Estate Residential Subdiv Stages 4B-5	Redbank Plains	\$7,500,000	Subdivision Approval	6/10/2016	3/12/2017	Possible
6893921	Greenwood Village Road Residential Subdiv Stages 1-6	Redbank Plains	\$7,200,000	Subdivision Approval	28/01/2017	25/08/2017	Possible
1887782	Redbank Plains State Primary School Stage 2	Redbank Plains	\$10,000,000	Contract Let	4/02/2016	9/02/2017	Firm
6870247	Samantha Street Residential Subdivision	Redbank Plains	\$1,500,000	Subdivision Approval	29/05/2017	16/10/2017	Possible
6850802	Verona Gardens Estate Residential Subdivision Stages 2-4	Redbank Plains	\$11,000,000	Contract Let	8/12/2016	1/01/2017	Firm
6866944	Monterea Road Estate Residential Subdivision Stages 1-13	Ripley	\$16,000,000	Subdivision Application	14/02/2017	23/10/2017	Possible
1591031	Ripley Valley Master Planned Community	Ripley	\$10,000,000	Rezoning Approval	24/08/2016	3/12/2018	Commenced

## IPSWICH PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
1752829	Secondary Urban Centre East (Suce) Residential Subdiv Remaining Stages	Ripley	\$50,000,000	Subdivision Approval	23/02/2017	3/10/2017	Possible
1894067	Watsons Road Residential Subdivision Stages 1-4	Ripley	\$11,000,000	Subdivision Application	11/02/2017	10/07/2017	Possible
1757316	Wensley Road Residential Subdivison	Ripley	\$93,695,000	Early Planning	1/02/2017	12/04/2020	Early
1887772	Ripley Valley State Primary School Stage 2	Ripley Valley	\$10,000,000	Development Approval	21/02/2014	10/09/2017	Commenced
7013230	Child Street Residential Subdivision	Riverview	\$16,500,000	Subdivision Application	29/11/2016	14/11/2017	Possible
976972	River Junction Estate Subdivision	Riverview	\$20,000,000	Rezoning Approval	22/07/2016	3/12/2017	Early
4204897	Rosewood Green Estate Residential Subdivision Stages 1A, 1B, 2A, 2B, 3A, 3B, 4A & 4B	Rosewood	\$11,960,000	Subdivision Approval	16/08/2016	3/11/2017	Possible
912457	Able Street Detached Units	Sadliers Crossing	\$1,800,000	Development Approval	29/11/2016	21/11/2017	Possible
744397	Brookwater Village Green Resort Hotel & Apartments	Springfield	\$30,000,000	Development Application	11/05/2017	15/12/2017	Possible
6950763	Good Shepherd Catholic Primary School Classroom Blocks	Springfield	\$3,500,000	Tenders Called/Regns Adv.	1/05/2017	17/07/2017	Firm
1470689	Good Shepherd Catholic Primary School Remaining Stages	Springfield	\$10,000,000	Development Approval	8/08/2016	15/12/2017	Possible
6953953	Springfield College Drive Townhouses	Springfield	\$18,000,000	Development Application	14/02/2017	29/11/2017	Possible
7001730	Springfield Parkway Mixed Use Development	Springfield	\$8,000,000	Development Application	5/04/2017	27/11/2017	Possible
1887775	Springfield State Primary School Stage 2	Springfield	\$10,000,000	Contract Let	4/02/2016	9/06/2018	New
2055427	Springview Estate Precinct One Village One Residential Subdivision Stages 1-20	Springfield	\$17,000,000	Subdivision Approval	22/03/2017	9/09/2017	Possible
7009397	The Springfield Anglican College Resource Centre	Springfield	\$3,000,000	Tenders Called/Regns Adv.	29/05/2017	18/08/2017	Firm
6939738	Aveo Springfield Aged Friendly Community Stage 2	Springfield Central	\$40,000,000	Tenders Called/Regns Adv.	26/11/2016	18/02/2017	Firm
6847141	Springfield Central Development Areas 16 & 17 Southern Sports Fields Master Plan	Springfield Central	\$30,000,000	Development Approval	26/07/2016	8/12/2017	Firm
7093926	Springfield Central State High School Multi Purpose Hall	Springfield Central	\$6,000,000	Development Approval	26/05/2017	17/10/2017	Possible
1852213	Springfield Rise At Spring Mountain Master Planned Community	Springfield Central	\$225,000,000	Rezoning Approval	11/04/2016	3/10/2018	No more info

## IPSWICH PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
994627	Springfield Lakes Tea Trees Estate Village 5 Remain. Stages	Springfield Lakes	\$6,000,000	Rezoning Approval	6/06/2016	3/12/2017	Possible
6868574	Springfield Rise At Spring Mountain Estate Village 13 Stages 1-14	Springfield Lakes	\$16,000,000	Subdivision Approval	17/01/2017	12/07/2017	Possible
6868573	Springfield Rise At Spring Mountain Estate Village 6 Stages 1-14	Springfield Lakes	\$23,000,000	Subdivision Approval	17/01/2017	3/07/2017	Possible
6990062	Springfield Rise At Spring Mountain Estate Village 8 Stages 1-12	Springfield Lakes	\$17,550,000	Subdivision Approval	14/02/2017	8/09/2017	Possible
2050257	Lantrak Waste Recycling Facility Extension	Swanbank	\$2,000,000	Development Approval	2/12/2016	3/06/2017	Possible
6867261	Swanbank Concrete Batching Plant	Swanbank	\$6,000,000	Development Application	12/05/2017	13/11/2017	Possible
6812044	Swanbank Renewable Energy & Water Management Facility Expansion Stage 1B	Swanbank	\$1,000,000	Development Approval	23/08/2016	10/10/2017	Possible
1267981	Tivoli & Oaklands Estate Residential Subdivision Stages 1-3	Tivoli	\$6,500,000	Subdivision Approval	14/02/2017	19/06/2017	Possible
6911627	Karrabin Rosewood Road Residential Subdivision	Walloon	\$1,800,000	Subdivision Application	12/05/2017	13/11/2017	Early
7094812	Ipswich West Special School	West Ipswich	\$3,000,000	Contract Let	26/05/2017	19/06/2017	Firm
6904719	Brisbane Street Commercial Centre	West Ipswich	\$15,000,000	Tenders/Sub of Proposals	4/02/2017	20/04/2017	Possible
819743	Darling Place Units	Woodend	\$35,000,000	Development Approval	22/11/2016	24/08/2017	Possible
6940211	Arnold Street Residential Subdivision & Units	Wulkuraka	\$5,600,000	Development Approval	15/07/2016	13/06/2017	Possible
2055078	Chalk Street Warehouses	Wulkuraka	\$3,500,000	Development Approval	18/02/2017	22/09/2017	Possible
812189	Grace Street Mixed Development Stages 1-5	Wulkuraka	\$9,500,000	Development Approval	7/02/2017	1/01/2018	Possible
1761311	Deebing Creek Sewer Trunk Main Augmentation Stage 2	Yamanto	\$12,700,000	Early Planning	18/02/2016	1/11/2019	Early
4191722	Moreton Crest Estate Subdivision Stage 4	Yamanto	\$9,700,000	Development Application	10/01/2017	16/11/2017	Possible
803908	Sarah Drive Child Care Centre	Yamanto	\$1,200,000	Development Approval	4/04/2017	14/09/2017	Possible
<b>TOTAL</b>			<b>\$1,896,340,000</b>				



## LOCKYER VALLEY PROJECT STATUS

The Lockyer Valley Regional Council area is predominantly rural, with major town centres at Gatton and Laidley, and some smaller townships including Forest Hill, Grantham, Helidon, Murphy's Creek, Plainland and Withcott. Rural land is used largely for farming and agriculture, particularly vegetable and grain growing, and sheep and cattle grazing.

The Lockyer Valley Regional Council area encompasses a total land area of nearly 2,300km<sup>2</sup>.

The Lockyer Valley Regional Council area is located in South East Queensland, about 90 kilometres west of the Brisbane CBD. The Lockyer Valley Regional Council is bounded by the Somerset Regional Council area in the north and north-east, the City of Ipswich in the east, the Scenic Rim Regional Council area in the south-east, the Southern Downs Regional Council area in the south, and the Toowoomba Regional Council area in the west.

[www.id.com.au/lockyer-valley](http://www.id.com.au/lockyer-valley)





## LOCKYER VALLEY PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
1337885	Adare Poultry Farm Extension	Adare	\$24,000,000	Development Approval	5/09/16	3/06/17	Possible
2121246	Bunnings Warehouse Gatton	Gatton	\$20,000,000	Tenders/Submn Of Props For Design Construct	8/02/17	10/07/17	Possible
7090014	Byrne & Beavan Streets Caravan Park Stages 1-3	Gatton	\$15,500,000	Development Application	18/05/2017	17/05/2018	Possible
1491899	Gatton General Aviation Airport Stages 1, 2A & 2B	Gatton	\$5,000,000	Development Approval	4/11/2016	15/07/2017	Possible
6950659	Gatton Landfill – Cell 4	Gatton	\$1,200,000	Construction	16/02/17	18/01/17	Commenced
1795307	Gatton West Industrial Zone Stages 1 & 2	Gatton	\$1,800,000	No Tender Accepted Tenders To Be Recalled	21/04/2016	12/12/2017	Possible
1886115	Agricultural Industry Food Processing Plant	Grantham	\$71,000,000	Rezoning Approval	8/04/2017	19/03/2018	Early
7090430	Philps Road Residential Development	Grantham	\$13,500,000	Development Application	18/05/2017	18/05/2018	Possible
7036625	The Organic Farm Gate	Helidon	\$1,500,000	Development Approval	21/03/2017	20/11/2017	Possible
7036625	The Organic Farm Gate Packing Shed Stages 1-2	Helidon	\$1,500,000	Development Application	21/01/2017	20/01/2018	Possible
7052669	Gatton-Helidon Road	Laidley	\$1,500,000	Tenders Called/Regns Adv.	23/02/17	15/05/17	Firm
1761177	Laidley Regional Sewage Transfer Scheme	Laidley	\$3,600,000	Early Planning	15/03/2016	1/03/2017	Early
6884167	Regional Sewage Treatment Plants Upgrade	Laidley	\$802,000	Contract Let	22/11/2016	1/01/2017	Possible
6905429	Lockyer Creek Rail Bridge Strengthening	Lockyer	\$1,000,000	Tenders Called/Regns Adv.	2/03/2017	3/05/2017	Firm
1815616	Faith Lutheran College Primary School & Child Care Centre	Plainland	\$30,000,000	Development Approval	16/10/2015	10/07/2017	No more info
1941519	Gehrke Road Caravan Park	Plainland	\$1,500,000	Development Application	13/04/2017	3/09/2017	Possible
<b>TOTAL</b>			<b>\$193,402,000</b>				



## SCENIC RIM PROJECT STATUS

The Scenic Rim region is a thriving rural paradise set in the foothills of the Great Dividing Range and surrounded by world heritage listed national parks, located an hour south of Brisbane and an hour inland from the Gold Coast. From its myriad of wineries and art galleries to expansive bushwalking tracks, state of the art equine facilities, growing rural communities and friendly country charm, the Scenic Rim region is a must see destination.

Its main towns are Beaudesert, Boonah, Rathdowney, Kooralbyn, Kalbar, Aratula, Canungra, Tamborine Mountain, Harrisville and Peak Crossing. The region's primary businesses are agricultural/horticultural production, the equine industry and tourism/ecotourism. The Scenic Rim region contains more than 30,000 hectares of parkland, including national parks and council controlled parks. The district also includes three dams: Lake Moogerah, Lake Maroon and Wyaralong Dam. Supported by a thriving economy, a farming industry and a vibrant arts community.

[scenicrim.qld.gov.au](http://scenicrim.qld.gov.au)





## SCENIC RIM PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
1789244	Beaudesert Town Centre Bypass	Beaudesert	\$16,829,000	Contract Let	12/01/17	31/01/17	Firm
6825228	Boystown Residential Subdivision Stages 3-7	Beaudesert	\$8,400,000	Subdivision Approval	18/05/2017	20/11/2017	Possible
2143549	Corsa Street Estate Residential Subdivision	Beaudesert	\$2,600,000	Subdivision Approval	11/05/2017	6/11/17	Possible
929644	Former Boystown Site Stages 1A-2B	Beaudesert	\$3,960,000	Subdivision Approval	8/04/2016	4/11/2017	Possible
1858289	Mcauley Catholic College Stages 2-6	Beaudesert	\$16,000,000	Development Approval	24/03/2017	6/08/2018	Possible
6969667	Mt Lindesay Highway	Beaudesert	\$12,000,000	Tenders Called For Consult	31/03/2017	2/10/2017	Possible
6870343	Scenic Rim Motor Sports Precinct	Beaudesert	\$36,000,000	Rezoning Application	22/02/2017	1/10/2018	Early
2141051	Tequesta Drive Townhouses	Beaudesert	\$25,000,000	Building Approval	16/02/2017	10/02/2018	Firm
2062574	Bromelton House Road Poultry Farm	Bromelton	\$4,000,000	Development Approval	8/04/2017	13/11/2017	Possible
7064586	Canungra Rise Subdivision Estate Stage 5	Canungra	\$4,500,000	Development Approval	22/03/2017	20/03/2018	Possible
6892091	Bunyip Scenic Rim Resort Cabins	Charlwood	\$1,100,000	Development Approval	28/04/2017	11/10/2017	Possible
2066100	Koorunga Valley Estate Residential Subdivision Stages 5-9	Cotswold Hills	\$11,920,000	Subdivision Approval	9/05/16	26/09/17	Possible
1535236	Mount Lindesay Highway Subdivision Stages 1 & 2	Gleneagle	\$2,500,000	Subdivision Approval	10/12/2016	3/06/2017	Possible
7033686	The Outlook Estate Residential Subdivision Stages 2-10	Gleneagle	\$14,000,000	Subdivision Approval	3/02/2017	13/01/2018	Possible
2015901	Yulgibar Close Townhouses	Kooralbyn	\$1,960,000	Development Approval	16/02/2016	23/10/2017	Possible
2098390	Glandore Road Poultry Farm	Laravale	\$20,000,000	Development Application	11/05/2017	4/12/2017	Possible
1875727	Tamborine Mountain College Primary School Stage 3	North Tamborine	\$2,000,000	Development Approval	26/02/2016	1/12/2017	Possible
7047762	Tamborine Mountain College Mauren Nicholls Learning Centre Stage 4	North Tamborine	\$1,500,000	Contract Let	6/05/2017	29/05/2017	Firm
6909573	Simmonds Road Poultry Farm	Tarome	\$5,000,000	Development Application	22/03/2017	11/09/2017	Possible
6801148	Tarome Road Free Range Poultry Farm Stages 1 & 2	Tarome	\$5,000,000	Development Approval	11/11/16	17/02/17	Possible
6832292	Cunningham HWY - Mutdapilly To Warrill View	Warrill View	\$9,000,000	Construction	18/01/17	18/01/17	Commenced
<b>TOTAL</b>			<b>\$203,269,000</b>				



## SOMERSET PROJECT STATUS

The Somerset region is commonly known as the Brisbane Valley, due to the Brisbane River which courses through the region.

The primary economic activity in the Somerset region is agricultural production. The region is also the location of two major water storage dams – Wivenhoe and Somerset. The Wivenhoe Power Station is a 500 MW pumped storage hydroelectric plant located on the eastern side of Wivenhoe Dam.

Tourism makes a significant contribution to the local economy as Somerset region is just one hour's drive from Brisbane and the Somerset and Wivenhoe Dams offer facilities for a range of water-based recreational activities. The largest employers in the region apart from the Somerset Regional Council are the abattoir operated by the Greenmountain Trading Co and the meat processing plant operated by Australian Food Corporation Pty Ltd.

[www.somerset.qld.gov.au](http://www.somerset.qld.gov.au)



## SOMERSET PROJECT STATUS

ID	Project Title	Suburb	Value	Planning Stage	Update	Commence	Status
6959920	Rockwell Concrete Batching Plant	Atkinsons Dam	\$500,000	Development Approval	27/09/2016	25/08/2017	Possible
1326894	Coominya Food Processing Plant Extension	Coominya	\$13,000,000	Development Approval	14/12/16	3/05/17	Possible
6802513	West Road Poultry Farm Extension	Coominya	\$750,000	Development Approval	9/02/17	8/02/17	No more info
7038467	West Road Telecommunications Facility	Coominya	\$300,000	Development Approval	28/01/17	26/01/17	No more info
7038465	Zischkes Road Telecommunications Facility	Coominya	\$300,000	Development Approval	28/01/17	26/01/17	No more info
6862617	Crossdale Bridges 1 & 2 Replacement	Esk	\$1,275,000	Sketch Plans	29/09/2016	1/06/17	Possible
7000856	The Park Centre For Mental Health & Esk Hospital	Esk	\$350,000	Tenders Called/Regns Adv.	7/11/2016	30/01/2017	Firm
6970899	Banks Creek Road Residential Subdivision Stages 1-2	Fernvale	\$2,250,000	Subdivision Approval	19/10/2016	12/09/2017	Possible
625709	Honeywood Estate Peppermint Hill Stages 1-3	Fernvale	\$5,220,000	Subdivision Approval	26/05/2017	19/03/2018	Possible
6893665	Vogler Road Residential Subdivision	Fernvale	\$3,780,000	Subdivision Approval	5/04/2017	20/11/2017	Possible
7038378	Gregors Creek Road Upgrade	Gregors Creek	\$800,000	Early Planning	26/01/2017	01/09/2017	Early
6877174	Royston Telecommunications Facility	Kilcoy	\$300,000	Development Application	26/02/2016	26/02/2017	Possible
6848829	Harry Carey Bridge Replacement	Linville	\$1,310,000	Sketch Plans	23/07/2016	10/02/2017	Possible
6848803	Ndra 2013 Ted Skinner Bridge Upgrade Project	Linville	\$984,000	Sketch Plans	23/07/2016	08/01/2017	Possible
6989053	Lowood State High School	Lowood	\$850,000	Construction	02/02/2017	23/01/2017	Commenced
<b>TOTAL</b>			<b>\$31,969,000</b>				



## MAP OF ROADS

The Ipswich & West Moreton region is abundant with new projects, initiatives and development opportunities. Whilst our overall population and regional tourism continues to steadily grow, so do our daily traffic counts and the number of motorists using our major roads.

According to recent Queensland Traffic Census data: Annual Average Daily Traffic, the RDAIWM recognises that more than 126,500 motor vehicles make use of the Ipswich Motorway alone based off point-to-point figures.

References – Regional traffic count data for the Ipswich & West Moreton region are sourced from Google Earth Queensland Major Roads Traffic Census data and then averaged within the Ipswich & West Moreton Local Government Areas by point to point formulae which is the two furthest counters on each roadway.

BRISBANE VALLEY HIGHWAY	AADT
Brisbane Valley Hwy North of Lovers Lane	9713
42A - 50m North of Beeston Dr	8596
42A - 3.5km South of Hay Rd	3590
42A - 500m South of Steelys Rd	2974
42A - 230m South of Esk - Hampton Rd	4782
42A - 200m North of Esk - Crows Nest Rd	4456
42A - 110m South of Old Mount Beppo Rd	3798
42A - AT Jimmy Gully Bridge	2835
<b>Total AADT</b>	<b>40744</b>
<b>AVG. AADT</b>	<b>5093</b>
<b>P2P AADT</b>	<b>6274</b>

WARREGO HIGHWAY	AADT
WiM Site Bremer River	50525
West of Kholo Rd overpass	42055
1Klm West of Brisbane Valley Highway	27726
West of Seminary Road	27248
18A-300m West of Plainlands Overpass (P)	21047
18A-WiM Site Gatton bypass Td 57.7km (P)	14783
Approx 1.1km West of Postman's Ridge Rd	19546
<b>Total AADT</b>	<b>202930</b>
<b>AVG. AADT</b>	<b>28990</b>
<b>P2P AADT</b>	<b>35036</b>

IPSWICH BOONAH ROAD	AADT
Ipswich-Boonah 1 km South of Hughes Rd	7080
90m Sth of Washpool Rd & Schossow Rd Int	2862
100m north Old Rifle Range Rd, Boonah	4175
<b>Total AADT</b>	<b>14117</b>
<b>AVG. AADT</b>	<b>4706</b>
<b>P2P AADT</b>	<b>5628</b>

CENTENARY MOTORWAY	AADT
Sandy Ck Bridge	32157
Centenary Hwy Ext East of Bundamba Ck	6614
Centenary Hwy Ext East of Deebing Ck	4522
<b>Total AADT</b>	<b>43293</b>
<b>AVG. AADT</b>	<b>14431</b>
<b>P2P AADT</b>	<b>18340</b>

**AVG. AADT** – Average Annual Average Daily Traffic

**P2P AADT** – Point to Point Annual Average Daily Traffic

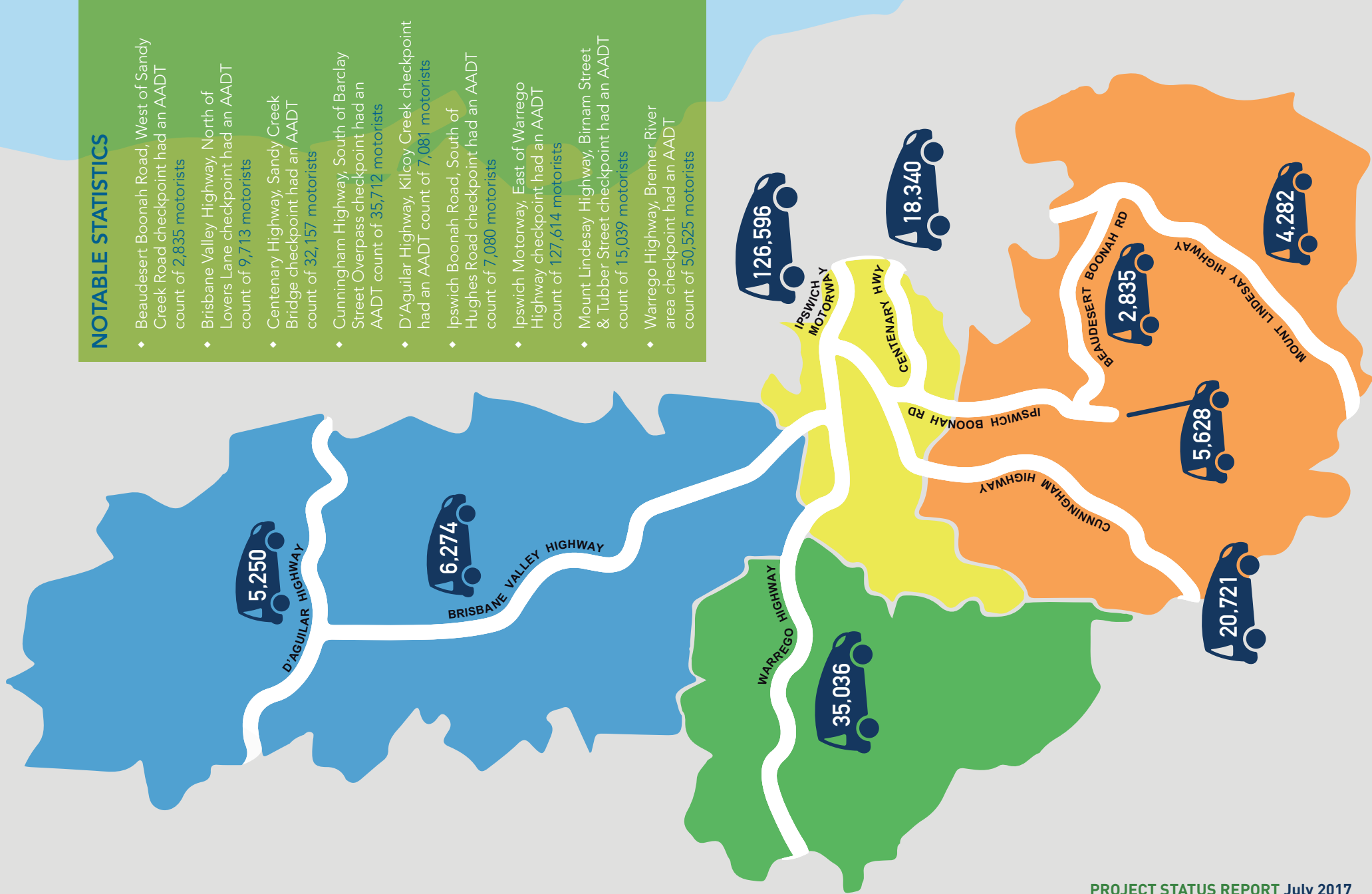
MOUNT LINDESAY HIGHWAY	AADT
2.08km South of Boonah-Rathdowey Rd	719
440m North of Tamrookum Church Rd	1914
450m North of Cryna Rd	5289
Between Birnam St & Tubber St	15039
WiM Site Cyrus Creek	7844
<b>Total AADT</b>	<b>30805</b>
<b>AVG. AADT</b>	<b>6161</b>
<b>P2P AADT</b>	<b>4282</b>

IPSWICH MOTORWAY	AADT
17A Ipswich Motorway East of Warrego HWY	127614
17A At Mine Street Redbank	116200
17A West of Church Street Ramps Goodna	125577
<b>Total AADT</b>	<b>369391</b>
<b>AVG. AADT</b>	<b>123130</b>
<b>P2P AADT</b>	<b>126596</b>

CUNNINGHAM HIGHWAY	AADT
600m South of Boonah-Fassifern Rd	5730
1.77km North of Kalbar Connection Road	5097
460m North of Charles Chauvel Dr	5023
West of Champions Way, Willowbank	5675
Warrill Creek	16959
0.8km West of Ripley Road	17504
100m North of Swanbank Road	28596
17B South of Barclay St Overpass PTC	35712
<b>Total AADT</b>	<b>120296</b>
<b>AVG. AADT</b>	<b>15037</b>
<b>P2P AADT</b>	<b>20721</b>

D'AGUILAR HIGHWAY	AADT
40B - PTC 1km N of Brisbane Valley HWY	3420
40B - 450m East of Brisbane Valley Highway	3602
40B - 150m East of Mt Pineview Rd	3485
40B - 250m West of Esk Kilcoy Rd	3656
40A - Abut "B" Kilcoy Creek	7081
<b>Total AADT</b>	<b>21244</b>
<b>AVG. AADT</b>	<b>4249</b>
<b>P2P AADT</b>	<b>5250</b>

BEAUDESERT BOONAH ROAD	AADT
1.4km West of Sandy Creek Rd, Beaudesert	2835
<b>Total AADT</b>	<b>2835</b>
<b>AVG. AADT</b>	<b>2835</b>
<b>P2P AADT</b>	<b>2835</b>



## REGIONAL STATISTICS

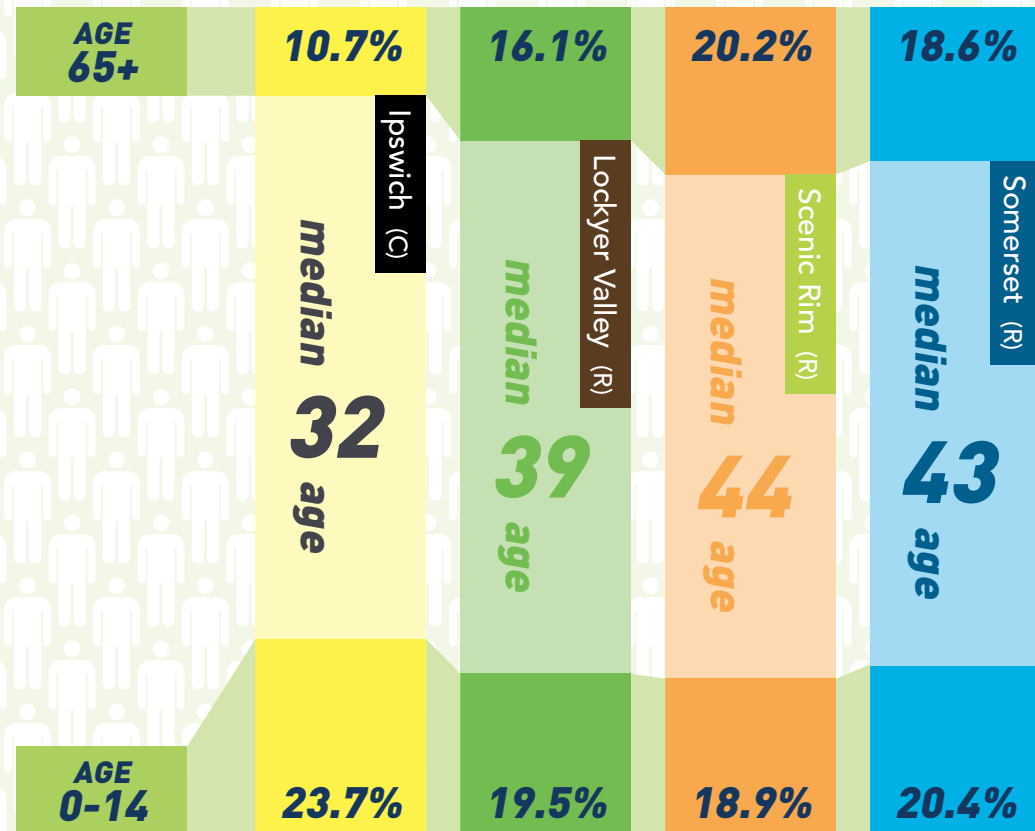
### 7.1 Population

As our region continues to develop and change, so does the median age within our region.

The Ipswich & West Moreton region median age has remained steady over the past fifteen years, with recent 2016 Census reports suggesting a median age of 40 when calculated across all four Local Government Areas; Ipswich, Lockyer Valley, Somerset and Scenic Rim.

**297,045**  
resident pop.

**RDAIWM**  
Region



2016 CENSUS – Population											
RDAIWM Region / LGA / State	0-14 yrs		15-24 yrs		25-44 yrs		45-64 yrs		65+ yrs		Total
	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.
<b>RDAIWM Region</b>	<b>66,094</b>	<b>22.3</b>	<b>39,542</b>	<b>13.3</b>	<b>79,182</b>	<b>26.6</b>	<b>72,541</b>	<b>24.4</b>	<b>39,686</b>	<b>13.4</b>	<b>297,045</b>
Ipswich (C)	45,927	23.7	27,391	14.2	56,241	29.0	43,440	22.4	20,750	10.7	193,749
Lockyer Valley (R)	7,547	19.5	5,320	13.7	9,252	24.1	10,250	26.6	6,251	16.1	38,620
Scenic Rim (R)	7,588	18.9	4,206	10.5	8,413	21.0	11,763	29.4	8,105	20.2	40,075
Somerset (R)	5,032	20.4	2,625	10.7	5,276	21.5	7,088	28.8	4,580	18.6	24,601
<b>Queensland</b>	<b>912,701</b>	<b>19.4</b>	<b>613,147</b>	<b>13.0</b>	<b>1,274,815</b>	<b>27.1</b>	<b>1,184,592</b>	<b>25.2</b>	<b>717,941</b>	<b>15.3</b>	<b>4,703,196</b>

Regional Population by Age Group				
Age	Population Percentages			
	2002	2007	2012	2017
0-19	31.1%	30.1%	29.9%	29.2%
20-29	12.3%	12.8%	13.9%	13.7%
30-54	36.0%	34.9%	33.6%	32.4%
55+	20.6%	22.2%	22.7%	24.8%

References – [www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/LGA33960](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA33960) LGA34580 LGA36510 LGA36580



## 7.2 Private Dwelling Occupancy

The Ipswich & West Moreton region 2016 Census private dwelling occupancy data sourced from Australian Bureau of Statistics provides resourceful information relating to residential housing, occupancy statistics and regional economic indicators. With the data obtained, we are able to format this information to determine the amount of occupied and unoccupied dwellings within the Ipswich & West Moreton region as well as by regional Local Government Areas.

**107,692** private dwellings

**RDAIWM Region (median)**

**92.1%** occupied / **7.9%** unoccupied

2016 CENSUS – Private Dwelling Occupancy					
RDAIWM Region / LGA / State	Occupied		Unoccupied		Total
	Dwellings	%	Dwellings	%	Dwellings
<b>RDAIWM Region</b>	<b>99,169</b>	<b>92.1</b>	<b>8,523</b>	<b>7.9</b>	<b>107,692</b>
Ipswich (C)	63,657	92.7	5,017	7.3	68,674
Lockyer Valley (R)	12,869	93.1	949	6.9	13,818
Scenic Rim (R)	14,056	90.4	1,493	9.6	15,549
Somerset (R)	8,587	89.0	1,064	11.0	9,651
<b>Queensland</b>	<b>1,656,828</b>	<b>89.4</b>	<b>195,570</b>	<b>10.6</b>	<b>1,852,398</b>

References – [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/LGA33960](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA33960) LGA34580 LGA36510 LGA36580

### Occupied



**92.7%**



**93.1%**

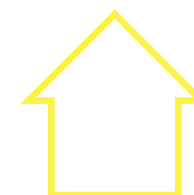


**90.4%**



**89.0%**

### Unoccupied



**7.3%**



**6.9%**



**9.6%**



**11.0%**

**Ipswich (C)**

**Lockyer Valley (R)**

**Scenic Rim (R)**

**Somerset (R)**

## 7.3 Building Approvals

Information on building approvals are compiled by the ABS, and are collected from sources such as local government authorities and other principal certifying authorities.

The estimates for any month may be revised or corrected in later months. This can occur as a result of corrections made by a provider of data, the late provision of approval records and, occasionally, by approvals being identified after construction work has commenced.

**3,266** **new**  
**houses**  
**approved**  
**May 2016 - April 2017**

**\$996.6m**  
**building value**  
**residential approvals**

**RDAIWM  
Region**

**\$791.2m**  
**building value**  
**residential approvals**

**Ipswich (C)**

**\$581.4m**  
**building value**  
**non-residential approvals**

**Ipswich (C)**

**2016 CENSUS – Residential & Non-Residential Building Approvals – 12 Months ending 30 April 2017**

RDAIWM Region / LGA / State	Residential Building Approvals				Building Value				
	New Houses	New Other	Alterations	Total	Residential		Non-Residential		Total
	#	#	#	#	\$'000	%	\$'000	%	\$'000
<b>RDAIWM Region</b>	<b>3,266</b>	<b>693</b>	<b>8</b>	<b>3,967</b>	<b>996,575</b>	<b>57.7</b>	<b>731,743</b>	<b>42.3</b>	<b>1,728,319</b>
Ipswich (C)	2,631	632	2	3,265	791,182	57.6	581,351	42.4	1,372,533
Lockyer Valley (R)	288	11	1	300	87,162	79.7	22,260	20.3	109,422
Scenic Rim (R)	231	44	2	277	84,073	47.9	91,511	52.1	175,584
Somerset (R)	116	6	3	125	34,158	48.3	36,621	51.7	70,780
<b>Queensland</b>	<b>23,664</b>	<b>18,906</b>	<b>169</b>	<b>42,739</b>	<b>13,582,858</b>	<b>65.2</b>	<b>7,238,380</b>	<b>34.8</b>	<b>20,821,239</b>

References – <http://www.qgso.qld.gov.au>

## 7.4 Housing Sales

Residential housing sales data are sourced from the Queensland Valuation and Sales (QVAS) database as collected and maintained by the Queensland Department of Natural Resources and Mines. All figures are preliminary and are subject to further revision.

**6,432** residential housing sales 2016  
period ending 31 Dec 2016

RDAIWM  
Region

2016 CENSUS – Residential Dwellings – 12 Months ending 31 December 2016						
RDAIWM Region / LGA / State	Number of Sales			Median Sale Price		
	Detached Dwellings	Attached Dwellings	Total Dwellings	Detached Dwellings	Attached Dwellings	Total Dwellings
	#	#	#	\$	\$	\$
<b>RDAIWM Region</b>	<b>5,870</b>	<b>562</b>	<b>6,432</b>	<b>344,625</b>	<b>240,250</b>	<b>340,000</b>
Ipswich (C)	3,894	463	4,357	330,500	300,000	329,000
Lockyer Valley (R)	663	14	677	318,000	200,000	315,000
Scenic Rim (R)	862	73	935	421,000	241,000	410,000
Somerset (R)	451	12	463	309,000	220,000	306,000
<b>Queensland</b>	<b>76,299</b>	<b>34,061</b>	<b>110,360</b>	<b>467,800</b>	<b>385,000</b>	<b>440,000</b>

References – <http://www.qgso.qld.gov.au>

RDAIWM  
Region

**\$340k** median housing sales

Scenic Rim (R)

**\$410k** highest median sales

Somerset (R)

**\$306k** lowest median sales

## 7.5 Mortgage & Rent

The Ipswich & West Moreton region 2016 Census mortgage & rent data sourced from Australian Bureau of Statistics is an economic indication tool to determine the median weekly rent or monthly mortgage repayment of the average Ipswich & West Moreton region resident or Local Government Area resident within the Ipswich & West Moreton region.

	<b>median monthly mortgage repayment</b>	<b>weekly rent</b>
<b>RDAIWM Region</b>	<b>\$1,572</b>	<b>\$289</b>
<b>Ipswich (C)</b>	<b>\$1,600</b>	<b>\$310</b>
<b>Lockyer Valley (R)</b>	<b>\$1,517</b>	<b>\$280</b>
<b>Scenic Rim (R)</b>	<b>\$1,670</b>	<b>\$290</b>
<b>Somerset (R)</b>	<b>\$1,500</b>	<b>\$275</b>
<b>Queensland</b>	<b>\$1,733</b>	<b>\$330</b>

References – [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/LGA33960](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA33960) LGA34580 LGA36510 LGA36580

## 7.6 Unemployment

Estimates of unemployment and labour force are produced by the Australian Government Department of Employment. The estimates are calculated by utilising administrative data such as Centrelink Newstart and Youth Allowance (Other) recipients as well as ABS labour force estimates.

<b>RDAIWM Region</b>	<b>7.4% median unemployment as of March 2017</b>
<b>Somerset (R)</b>	<b>8.6% highest unemployment</b>
<b>Scenic Rim (R)</b>	<b>5.6% lowest unemployment</b>

2016 CENSUS – Unemployment & Labour Force (March 2017)			
RDAIWM Region / LGA / State	Annual Personal Earnings / Income		
	Unemployed	Labour force	Unemployed %
	#	#	%
<b>RDAIWM Region</b>	<b>11,108</b>	<b>149,361</b>	<b>7.4</b>
Ipswich (C)	7,721	100,259	7.7
Lockyer Valley (R)	1,355	18,664	7.3
Scenic Rim (R)	1,066	19,179	5.6
Somerset (R)	966	11,259	8.6
<b>Queensland</b>	<b>156,627</b>	<b>2,506,666</b>	<b>6.2</b>

References – <http://www.qgso.qld.gov.au>





## 7.7 Employment by Industry

The Ipswich & West Moreton region has been continually growing over the last 10 years, particularly the Place of Residence Employment from 78,140 to 136,703. All categories of industry has increased during this period.

With manufacturing, retail and construction being some of the largest employed industries within the region, our area's annual Gross Regional Product almost surpasses \$13bn for the financial year ending 2015-2016.

### ALGA State of The Regions Report 2017-2018 – Regional Employment by Industry

(UR) – usual place of residence as recorded at the Census, as distinct from the location where the person may be recorded (residents who live in the RDAIWM region but may be employed in other regions)

(POW) – usual place of work, i.e. the location of jobs (jobs within the RDAIWM region)

Industry of Employment	Place of Residence (UR) Employment					Place of Work (POW) Employment				
	1997	2002	2007	2012	2017	1997	2002	2007	2012	2017
Agriculture, Forestry & Fishing	4,738	5,702	5,257	5,327	5,842	5,658	6,319	5,531	5,293	6,030
Mining	645	561	777	1,249	1,356	464	394	499	605	620
Manufacturing	12,149	13,821	18,303	16,650	15,886	10,119	11,458	14,694	13,147	12,322
Electricity, Gas, Water & Waste Services	886	943	1,395	1,928	2,032	672	743	1,070	1,314	1,274
Construction	5,112	5,228	9,104	9,652	10,825	4,252	4,316	6,935	7,241	7,852
Wholesale Trade	3,804	4,497	5,093	5,630	5,981	2,385	2,704	2,873	3,113	3,255
Retail Trade	8,362	10,037	11,799	13,215	14,652	7,422	8,657	9,673	10,860	11,623
Accommodation & Food Services	4,121	5,367	5,075	6,920	7,796	4,112	4,976	4,657	6,558	7,087
Transport, Postal & Warehousing	4,467	5,358	7,762	8,803	9,426	3,081	3,639	4,787	5,148	5,489
Information Media & Telecoms	1,216	1,223	1,157	1,239	1,329	678	698	626	614	661
Financial & Insurance Services	1,709	1,793	2,313	2,741	2,941	1,033	1,016	1,226	1,424	1,535
Rental, Hiring & Real Estate Services	1,067	1,175	1,713	1,945	2,093	966	1,050	1,432	1,504	1,639
Prof, Scientific & Technical Services	3,206	3,130	4,253	5,959	6,386	2,475	2,343	3,003	3,679	3,921
Administrative & Support Services	1,839	2,636	2,878	3,827	4,211	1,338	1,876	1,953	2,614	2,928
Public Administration & Safety	6,775	6,574	8,979	11,694	12,481	6,103	5,456	7,033	8,714	9,282
Education & Training	5,789	6,787	7,681	9,622	10,622	6,626	7,687	8,581	10,333	11,483
Health Care & Social Assistance	7,917	9,183	11,308	14,311	15,770	6,646	7,467	9,187	11,470	12,634
Arts & Recreation Services	888	1,141	1,001	1,355	1,480	714	860	778	1,020	1,143
Other Services	3,450	3,624	4,284	5,169	5,594	2,502	2,513	2,860	3,451	3,727
<b>TOTAL</b>	<b>78,140</b>	<b>88,780</b>	<b>110,132</b>	<b>127,236</b>	<b>136,703</b>	<b>67,246</b>	<b>74,172</b>	<b>87,398</b>	<b>98,102</b>	<b>104,505</b>

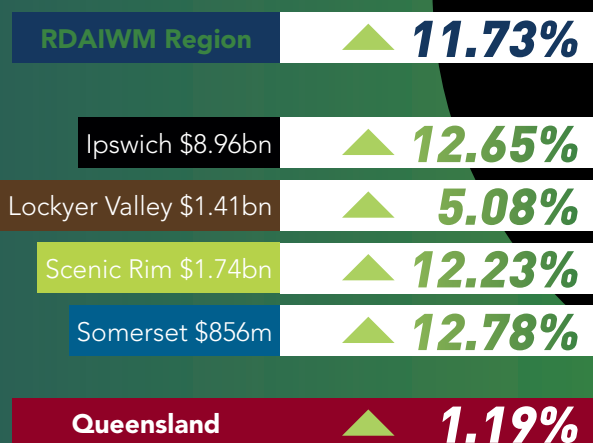
References – Australian Local Government Association (ALGA): State of The Regions Report 2017-2018

## 7.8 Gross Regional Product (GRP)

As the Ipswich & West Moreton region's population continues to grow, so does our Gross Regional Product (GRP), as recent National Institute of Economic and Industry Research (NIEIR) reports will attest. Ipswich & West Moreton region has shown a significant increase in GRP across all regional Local Government Areas for the financial year 2016 compared against 2015.

2016 CENSUS QUICKSTATS – 2015 to 2016 GRP Growth		
RDAIWM Region / LGA / State	Gross Regional Product	
	2015	2016
	\$m	\$m
<b>RDAIWM Region</b>	<b>11,604</b>	<b>12,965</b>
Ipswich (C)	7,953	8,959
Lockyer Valley (R)	1,338	1,406
Scenic Rim (R)	1,554	1,744
Somerset (R)	759	856
<b>Queensland</b>	<b>308,482</b>	<b>312,148</b>

References – 2015 GRP Figures: 2015 RDAIWM Regional Road Map, 2016 GRP Figures: <http://economic-indicators.id.com.au>



## 7.9 Consolidated Wages, Taxes Paid & Benefits Received

The National Institute of Economic and Industry Research (NIEIR) have produced a report which documents salary & wages, taxes paid and benefits received of Ipswich & West Moreton region residents based off figures calculated in the format of chain volume measures.

ALGA State of The Regions Report 2017-2018 – Consolidated Wages, Taxes Paid & Benefits Received								
RDAIWM Region	Consolidated Figures						Consolidated Growth	
	2012	2013	2014	2015	2016	2017	2012-2015	2015-2017
	\$m	\$m	\$m	\$m	\$m	\$m	%	%
Salary & Wages	6,723	6,799	6,951	7,031	7,119	7,080	1.5%	0.3%
Taxes Paid	1,407	1,459	1,504	1,597	1,660	1,649	4.3%	1.6%
Benefits	1,651	1,668	1,740	1,792	1,801	1,769	2.8%	-0.6%

\*All figures are calculated as a chained volume measure

References – Australian Local Government Association (ALGA): State of The Regions Report 2017-2018

## 7.10 Educational Training

Highest year of school completed has been derived from the 2016 Census of Population and Housing question:

**“What is the highest year of primary or secondary school the person has completed?”**

This information is based on persons aged 15 years and over who are no longer attending primary or secondary school, by place of usual residence.

**RDAIWM Region**

**persons having had completed level of schooling Year 11/12 (or equivalent)**

**115,687**

**56.0%** largest proportion whose level of schooling Year 11/12 (or equivalent)

**Ipswich (C)**

**9.2%** largest proportion whose level of schooling Year 8 or below

**Lockyer Valley (R)**

2016 CENSUS – Highest level of schooling completion							
RDAIWM Region / LGA / State	Year 8 or below		Year 9 or 10 or equivalent		Year 11 or 12 or equivalent		Total
	#	%	#	%	#	%	#
<b>RDAIWM Region</b>	<b>15,675</b>	<b>7.1</b>	<b>68,430</b>	<b>31.0</b>	<b>115,687</b>	<b>52.3</b>	<b>221,042</b>
Ipswich (C)	8,890	6.3	40,967	29.0	79,056	56.0	141,164
Lockyer Valley (R)	2,749	9.2	10,293	34.5	13,226	44.4	29,816
Scenic Rim (R)	2,312	7.4	10,115	32.4	15,436	49.5	31,211
Somerset (R)	1,724	9.1	7,055	37.4	7,969	42.3	18,851
<b>Queensland</b>	<b>196,488</b>	<b>5.4</b>	<b>964,903</b>	<b>26.5</b>	<b>2,146,809</b>	<b>58.9</b>	<b>3,643,834</b>

References – <http://www.qgso.qld.gov.au>

## BONUS QUIZ

$$(4 \times 9) + \sqrt{36} = ??$$

(for a lolly)

## 7.11 Personal Income

Total personal income has been derived from the 2016 Census of Population and Housing question:

“What is the total of all wages/ salaries, government benefits, pensions, allowances and other income a person usually receives?”

Median total personal income estimates incorporate medians calculated by both ABS and Queensland Treasury. The variable is based on persons aged 15 years and over by place of usual residence.

2016 CENSUS – Annual Personal Earnings / Income										
RDAIWM Region / LGA / State	< \$20,800		\$20,800 - \$51,999		\$52,000 - \$103,999		\$104,000+		Total	Median
	#	%	#	%	#	%	#	%	#	\$/year
<b>RDAIWM Region</b>	<b>68,438</b>	<b>29.6</b>	<b>81,015</b>	<b>35.1</b>	<b>50,127</b>	<b>21.7</b>	<b>9,156</b>	<b>4.0</b>	<b>230,938</b>	<b>32,276</b>
Ipswich (C)	42,173	28.5	51,419	34.8	35,050	23.7	6,153	4.2	147,814	34,684
Lockyer Valley (R)	10,007	32.2	11,028	35.5	5,425	17.5	970	3.1	31,063	27,820
Scenic Rim (R)	9,749	30.0	11,624	35.8	6,217	19.1	1,421	4.4	32,494	29,588
Somerset (R)	6,509	33.3	6,944	35.5	3,435	17.6	612	3.1	19,567	26,624
<b>Queensland</b>	<b>1,074,683</b>	<b>28.4</b>	<b>1,249,382</b>	<b>33.0</b>	<b>841,717</b>	<b>22.2</b>	<b>269,288</b>	<b>7.1</b>	<b>3,790,497</b>	<b>34,320</b>

References – <http://www.qgso.qld.gov.au>

**\$32,276**  
median annual  
personal income

RDAIWM  
Region

**\$77,757**  
median annual  
family income

**\$26,624** **\$34,684**  
lowest highest  
median annual median annual  
Somerset (R) Ipswich (C)

**\$65,312** **\$82,212**  
lowest highest  
median annual median annual  
Somerset (R) Ipswich (C)

## 7.12 Family Income

Total family income is the sum of the total personal incomes of each family member present in the household on 2016 Census Night. Family income only applies to classifiable families in occupied private dwellings. Low-income families have been defined as families in occupied private dwellings whose family income was less than \$650 per week or less than \$33,800 per year. Median total family income estimates incorporate medians calculated by both ABS and Queensland Treasury.

2016 CENSUS – Annual Family Earnings / Income										
RDAIWM Region / LGA / State	< \$33,800		\$33,800 - \$77,999		\$78,000 - \$155,999		\$156,000+		Total	Median
	#	%	#	%	#	%	#	%	#	\$/year
<b>RDAIWM Region</b>	<b>7,935</b>	<b>10.3</b>	<b>26,767</b>	<b>34.6</b>	<b>26,649</b>	<b>34.4</b>	<b>7,785</b>	<b>10.1</b>	<b>77,359</b>	<b>77,757</b>
Ipswich (C)	4,896	9.8	16,396	32.8	18,293	36.5	5,423	10.8	50,060	82,212
Lockyer Valley (R)	1,071	10.8	3,749	37.9	3,126	31.6	796	8.0	9,890	71,552
Scenic Rim (R)	1,151	10.6	4,009	36.8	3,343	30.7	1,139	10.4	10,901	73,684
Somerset (R)	817	12.6	2,613	40.2	1,887	29.0	427	6.6	6,508	65,312
<b>Queensland</b>	<b>115,233</b>	<b>9.4</b>	<b>377,889</b>	<b>30.9</b>	<b>408,072</b>	<b>33.4</b>	<b>186,810</b>	<b>15.3</b>	<b>1,221,148</b>	<b>86,372</b>

References – <http://www.qgso.qld.gov.au>



## nbn Rollout

FSA/ WSA	Region	Areas where construction scheduled to commence before end-September 2018	Estimated # of Premises in this Plan	Expected Technology	Estimated Time to Commence Construction
4BDB	Bundamba	Blackstone, Booval, Collingwood Park, North Booval, Silkstone	6200	HFC	H2-2016
4BDB	Bundamba	Bundamba, Collingwood Park, Dinmore, Ebbw Vale, New Chum, North Booval, Riverview	900	FTTN	H1-2018
4BDS	Beauresert	Beauresert, Gleneagle, Veresdale Scrub	3800	FTTN	Q2-2016
4BDS	Beauresert	Barney View South, Boyland, Cainbale, Canungra, Canungra South, Lamington North, Mount Tamborine	7	FW*	Q1-2017
4BOO	Boonah	Obum Obum	110	FW*	H1-2017
4BOO	Boonah	Boonah, Dugandan	1400	FTTN	H1-2018
4BRA	Brassall	Moore's Pocket, North Ipswich, Tivoli	4200	HFC	H2-2016
4BRA	Brassall	Borallon, Chuwar West, Harrisville, Ironbark East, Karrabin, Kholo South, Limestone Ridges, Peak Crossing, Peak Crossing North, Purga	1510	FW*	Q1-2017
4BRA	Brassall	Brassall, Pine Mountain	2500	FTTN	Q1-2017
4ESK	Esk	Esk	700	FTTN	H1-2018
4FVL	Coominya	Fernvale, Lowood	2800	FTTN	Q2-2016
4FVL	Coominya	Churchable, Coominya, Fairney View West, Lockyer Waters, Lowood, Mt Tarampa, Wivenhoe Pocket	1370	FW*	Q1-2017
4GAT	Gatton	Brightview, Forest Hill, Glenore Grove, Hatton Vale, Kensington Grove, Laidley, Laidley Heights, Lockrose, Plainland, Regency Downs, Summerholm	6400	FTTN	Q2-2016
4GTW	Gatton West	Gatton, Placid Hills	3300	FTTN	Q4-2016
4IPS	Ipswich	Basin Pocket, East Ipswich, Eastern Heights, Leichhardt, Newtown, Wulkuraka	8000	HFC	H2-2016
4IPS	Ipswich	Amberley, Churchill, Coalfalls, Deebling Heights, Flinders View, Ipswich, One Mile, Sadliers Crossing, South Ripley, West Ipswich, Willowbank, Woodend, Yamanto	3100	FTTN	H1-2018
4KLC	Kilcoy	Kilcoy, Kilcoy North, Neurum, Royston	800	FW*	Mar-2016
4KLC	Kilcoy	Kilcoy	1000	FTTN	H1-2018
4KOO	Kooralbyn	Kooralbyn	1100	FTTN	H1-2018
4KRO	Kingaroy	Bell, Mount Mowbrall	180	FW*	Q3-2016
4KRO	Kingaroy	Kingaroy	5100	FTTN	H2-2018
4MRB	Marburg	Marburg, Minden	800	FTTN	Q3-2016
4MRB	Marburg	Glenore Grove North, Haigslea, Minden South, Mt England, Prenzlau, Tallegalla	1090	FW*	Q1-2017
4RSW	Rosewood	Rosewood, Thagoona, Walloon	2000	FTTN	Feb-2016
4RSW	Rosewood	Calvert, Ebenezer South, Grandchester, Mount Forbes, Mount Walker, Rosewood, Walloon North, Willowbank	960	FW*	Q1-2017
4SGI	Springfield	Augustine Heights, Brookwater, Camira, Springfield, Springfield Lakes	6600	FTTN	Q3-2016
4SGI	Springfield	Camira, Springfield	2600	HFC	H2-2018
4TBE	Tamborine	Tamborine	400	FTTN	H2-2017
4TBN	Mount Tamborine	Tamborine Mountain	4000	FTTN	H2-2017
4TOG	Toogoolawah	Toogoolawah	600	FTTN	H1-2018

Fibre To The Node (FTTN) H = Half Q=Quarter HFC = Hybrid fibre/coaxial cable Internet\* FW\* = Fixed Wireless

Reference NBN three-year-construction-plan.xlsx

## SUMMARY

The region boasts significant diversity, with urban hubs and substantial areas of rich agricultural and recreational land and offers the following:

- ♦ it has some of Australia's largest areas of developable industrial land and master planned communities
- ♦ it is well placed within an hour's drive to Brisbane and the Gold Coast with full accessibility to port and rail networks and seven major national highways
- ♦ it contains nine existing or proposed regionally significant industry parks
- ♦ is home to the Lockyer Valley Food Bowl, regarded as one of the ten most fertile valleys in the world
- ♦ has available land to provide for urban growth with strong tourism and recreational amenity
- ♦ contains the waterways of seven valleys and the majority of SEQ's water storage
- ♦ encompasses world heritage areas of national and international significance and has a strong cultural heritage and recognised traditional land ownership of Aboriginal communities
- ♦ was a selected early release site for the National Broadband Network
- ♦ is home to Australia's largest defence base at Amberley with 5,800 defence and civilian personnel

Collectively, this presents an opportunity to service demands for a diverse range of economic, social and environmental imperatives, but will put enormous pressure on resources, service capability and infrastructure.





## RDAIWM Region Project Status

Ipswich (C)  
\$1,896,340,000

Lockyer Valley (R)  
\$193,402,000

Scenic Rim (R)  
\$203,269,000

Somerset (R)  
\$31,969,000

**TOTAL**  
**\$2,324,980,000**

# RDAIWM REGION:

**297,045**  
resident pop.

**107,692**  
private  
dwellings

**3,266** new  
houses  
approved  
May 2016 - April 2017

**6,432** residential  
housing sales 2016  
period ending 31 Dec 2016

median monthly  
mortgage repayment  
**\$1,572**

weekly rent  
**\$289**

**\$996.6m**  
building value  
residential approvals

**GDP**  
**11.73%**

persons having had completed  
level of schooling Year 11/12  
(or equivalent)  
**115,687**

**7.4%**  
median  
unemployment  
as of March 2017

**\$32,276** median annual  
personal income  
**\$77,757** median annual  
family income





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