

RDA Ipswich & West Moreton

**PROJECT**

**STATUS**

**REPORT**

January - June 2019



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



**An Australian Government Initiative**

*Disclaimer* – Whilst all efforts have been made to ensure the content of this publication is free from error, the RDAIWM in the January – June 2019 Project Status Report does not warrant the accuracy or completeness of the information. RDAIWM does not accept any liability for any persons, for any damage or loss whatsoever or howsoever caused in relation to that person taking action (or not taking action as the case may be) in respect of any statement, information or advice given in this publication.



## Chair's Message

On behalf of the Regional Development Australia Ipswich & West Moreton Committee, I am delighted to present our latest regional **Project Status Report January – June 2019**. This report pertains to projects leading up to June 30 2019. Also highlighted are the demographics and developments occurring in Ipswich, Scenic Rim, Somerset and Lockyer Valley.

Noticing that our region has a combined Gross Regional Product of \$12.9 billion, the prospect of investment to further increase and growth via population and infrastructure continues to gather traction. In 2018 alone our region collectively established \$8bn worth of private and government construction with ongoing developments. Such significant investment is a critical contributing driver to both employment and lifestyle opportunities for the Ipswich & West Moreton region.

The Ipswich & West Moreton region possesses characteristics that provide the firm foundations for population and economic growth. Proximity to the metropolitan area, agricultural valleys and vital waterways, major transport networks and a diverse economy are all advantages that can be enhanced by policy decisions and local innovation and investment.

Currently, the primary infrastructure projects of Bromelton State Development Area, ARTC Inland Rail, Toowoomba Second Range Crossing, the development of Springfield and Ripley Valley, the expansion of defence manufacturing and the future planning of a protein precinct in Somerset, set the region up for future advancement and opportunities.

Regional Development Australia is a partnership between the Australian, State and local governments, to support and sustain regional communities. Members of the committee come from the four local council areas of Ipswich, Somerset, Scenic Rim and Lockyer Valley, with Council representatives and regional volunteers having extensive networks, information and experience in environmental progress and services.

I want to take this opportunity to thank the following for their assistance and contribution to our Project Status Report January – June 2019.

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

Regards,

*Cr. Janice Holstein*

Chair, Regional Development Australia Ipswich & West Moreton Inc.



# CONTENTS

Acknowledgment and Map	2
Chair’s Message	3
1.0 Our Region	5
2.0 Population	6
3.0 Socio-Economic Index	7
4.0 Early Childhood	8
5.0 Aged Care	9
6.0 Health Employment	10
7.0 Health & Education Projects	11
8.0 Rental Residential	12
9.0 Mortgage	12
10.0 Residential Construction 2019	13
11.0 Trade TIQ	14
Ipswich	14
Lockyer Valley	15
Scenic Rim	16
Somerset	17
12.0 Tourism	18
Ipswich	18
Lockyer Valley	19
Scenic Rim	20
Somerset	21
13.0 Water Usage	22
14.0 Agricultural Commodity Production	24
15.0 Defence	26
16.0 Consolidated Projects – 2019	28
17.0 Summary	34



## Images appearing otherwise without captions in this document:

COVER – Images courtesy of Voicephoto. *Clockwise from Right:* Ripley – Ipswich; Scenic Rim; Lockyer Valley; and Somerset.

Images courtesy of Voicephoto also on: *p.7:* Lowood – Somerset, *p.12:* Springfield – Ipswich, *p.14:* Rosewood – Ipswich, *p.15:* Lockyer, *p.16:* Scenic Rim, *p.17:* Wivenhoe Dam, Fernvale – Somerset, *p.22:* Scenic Rim, *p.25: (left, top and bottom)* Somerset; Aratula – Scenic Rim; Lockyer, *p.26:* Image courtesy: [www.boxercrv.com.au/media#](http://www.boxercrv.com.au/media#); *p.28:* Plainland – Lockyer, *p.30:* Springfield – Ipswich, *p.32:* Ripley – Ipswich, *p.34:* Lockyer.

Additional Images – *p.18:* The Workshops Rail Museum – Ipswich, *p.19:* Thornton lavender farm – courtesy of Francis Buckley – Lockyer, *p.20:* Father and Son at lookout – Scenic, *p.21:* Somerset Civic Centre – Somerset, *p.25:* Winery Man – Ipswich.

Back Cover: Courtesy of Voicephoto – Somerset Region.

**Copyright is held by the respective owners for all images contained herein and which are used here with permission.**

Icons on *p.24:* Apple, Cattle, Chicken, Crops, Eggs, Hay, Lime and Orange made by 'Freepik. Carrot, Eggplant, Potato, Lettuce made by 'Smashicons'. [www.flaticon.com](http://www.flaticon.com)

## OUR REGION

South East Queensland comprises a group of eleven local government areas bounded to the east by the Pacific Ocean, to the south by the NSW border and to the west and north-west by the Darling Downs. Seven of SEQ's eleven local government areas occupy the coastal plain while the remaining four lie inland.

These four – Ipswich, Lockyer Valley, Scenic Rim and Somerset – comprise the Ipswich and West Moreton (IWM) region, which accounts for well over half the land area of SEQ (13,000 km<sup>2</sup> out of 22,300 km<sup>2</sup>) but a little less than 10% of its population (328,000 out of 3,480,000).

IWM is a region of many ranges and several valleys. To the west, its ranges support the Darling Downs while to the east they form a formidable but discontinuous Coast Range. The valleys are flat and fertile. The Lockyer Valley has a nationwide reputation as a source of fresh vegetables, and the Brisbane, Fassifern and upper Logan valleys also support intensive agriculture.

From Ipswich, roads radiate to the rest of the region and beyond – to western Queensland via the Warrego highway, to central and north Queensland via the Burnett highway and into NSW and on to Victoria either through New England or via the western NSW plains.

## Population change

Over the five years (2013-18), the population of the IWM region grew by 15 %. This was double the national rate of increase. The percentage of growth accelerated over the five years, from 2.5 % to 3.5 % a year.

There are two sources of population growth.

- ◆ Natural increase – births minus deaths
- ◆ Net migration – the balance of people who move into a region from outside minus those who relocate

Of these two, the principal source is net migration. If a region attracts young families, its birth rate will be high, and its natural increase will be above the national average. If it loses young people and attracts retirees, its death rate will be high and its natural expansion slow.

During the five years (2011-16) the IWM region gained population from net migration. A high proportion of the people moving into the area came from other parts of SEQ, balanced by relatively low proportions from overseas, interstate or distant parts of Queensland.

The dominant group was families with children and brought with it a surge in the birth rate so that the proportion of youth in the population is as among the highest in the country. The region was not such a popular destination for young people or childless adults, though some of the arrivals were people of retirement age.

## Housing

The housing stock in IWM is dominated by houses with gardens, though the capital of flats has been increasing and apartments now comprise 5 per cent of all dwellings in the region.

Even after adjustment for general inflation, the average price of a permanent dwelling in IWM more than doubled between 2001 and 2011. Since then average prices have been stable, indeed have declined in real terms (some of the declines was due to the increase in the proportion of flats in the dwelling mix). IWM is not alone in these trends – the years from 2001 to 2009 were marked by increases in dwelling prices in Australia generally, and prices in IWM remain reasonable with Australia at large.

Low-interest rates helped households in IWM finance their mortgages as did an increase in the proportion of two-income families. As debt increased, these two factors alleviated the resulting burden of debt, so that the household debt service ratio (the ratio of interest plus repayments to disposable income) has been stable for the past two decades, as has the ratio of household debt to gross income.

By holding these ratios constant while they increased elsewhere in the country, IWM households have gone from a vulnerable position relative to the rest of the country to a relatively less exposed area.

## Construction

Between 1998 and 2018 the number of people employed in the construction industry in IWM doubled. The increase in employment was steady, though the value of new construction projects committed from year to year fluctuated around the rising trend. The level of construction activity in IWM ranks it with other forward-looking regions, especially when it is noted that the record is particularly strong as regards non-residential (or employment-generating) construction.



## Population

The Ipswich & West Moreton region is the home of diversity, consisting of 314,064 residents with various different backgrounds and 41,359 of those people being seniors over the age of 65, attributing to 13.2% of the population. Figures from 2016 CENSUS suggest that 65+ population in Ipswich & West Moreton has dropped by 0.16%.

Median age for Ipswich & West Moreton residents has remained somewhat stagnant over the past fifteen years, with recent Queensland Government Statistician's Office reports suggesting a median age of 35 as at 30 June 2017.

### Population Estimate by LGA – Ipswich & West Moreton – 30 June 2017

RDAIWM Region / LGA / State	0-14 yrs		15-24 yrs		25-44 yrs		45-64 yrs		65+ yrs		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
<b>RDAIWM Region</b>	<b>70,551</b>	<b>22.5</b>	<b>42,324</b>	<b>13.5</b>	<b>84,998</b>	<b>27.1</b>	<b>74,832</b>	<b>23.8</b>	<b>41,359</b>	<b>13.2</b>	<b>314,064</b>
Ipswich (C)	49,301	23.9	29,251	14.2	60,903	29.5	45,408	22.0	21,686	10.5	206,549
Lockyer Valley (R)	7,931	19.7	5,646	14.0	9,859	24.5	10,342	25.7	6,451	16.0	40,229
Scenic Rim (R)	8,018	19.2	4,585	11.0	8,741	20.9	11,978	28.7	8,431	20.2	41,753
Somerset (R)	5,301	20.8	2,842	11.1	5,495	21.5	7,104	27.8	4,791	18.8	25,533
<b>Queensland</b>	<b>967,026</b>	<b>19.6</b>	<b>654,532</b>	<b>13.3</b>	<b>1,349,993</b>	<b>27.4</b>	<b>1,216,179</b>	<b>24.7</b>	<b>741,422</b>	<b>15.0</b>	<b>4,929,152</b>

### Population Projection by LGA – Ipswich & West Moreton

RDAIWM Region / LGA / State	to 30 June each period						Avg. annual growth rate
	2016 (a)	2021	2026	2031	2036	2041	
<b>RDAIWM Region</b>	<b>305,757</b>	<b>362,949</b>	<b>455,262</b>	<b>553,837</b>	<b>635,507</b>	<b>722,498</b>	<b>3.5</b>
Ipswich (C)	200,123	246,090	325,092	410,631	480,339	557,649	4.2
Lockyer Valley (R)	39,486	43,849	47,697	51,529	55,145	58,542	1.6
Scenic Rim (R)	40,975	44,754	51,405	57,794	63,493	67,290	2.0
Somerset (R)	25,173	28,256	31,068	33,883	36,530	39,017	1.8
<b>Queensland</b>	<b>4,848,877</b>	<b>5,261,567</b>	<b>5,722,780</b>	<b>6,206,566</b>	<b>6,686,604</b>	<b>7,161,661</b>	<b>1.6</b>

**References** QGSO – Queensland Regional Profile – Ipswich, Lockyer Valley, Scenic Rim, Somerset.

## Population Projections

As employment, manufacturing and infrastructure construction rise, so does the overall population of our region.

Ipswich & West Moreton is projected to consist of 722,498 residents by 30 June 2041, which is an increase of 408,434 people when compared against 30 June 2017 population data.

## Socio-Economic Index

A summary measure of the social and economic conditions of the Ipswich & West Moreton region. The Socio-Economic Index focus on low income earners, low education attainment, high unemployment and dwellings without motor vehicles.

This table of information defines that most disadvantaged areas are represented by low index values (1) and least disadvantaged areas are represented by high index values (5).



The Index of Relative Socio-Economic Disadvantage 2016					
RDAIWM Region / LGA / State	Strongly Disadvantaged > Least Disadvantaged				
	1	2	3	4	5
	%	%	%	%	%
<b>RDAIWM Region</b>	33.8	26.3	18.8	13.6	7.6
Ipswich (C)	34.5	26.1	13.7	15.5	10.3
Lockyer Valley (R)	33.0	39.1	19.2	5.9	2.8
Scenic Rim (R)	23.4	12.9	39.2	20.5	4.0
Somerset (R)	46.1	29.4	24.5	0.0	0.0
<b>Queensland</b>	20.0	20.0	20.0	20.0	20.0

**Reference** QGSO – Queensland Regional Profile – Ipswich, Lockyer Valley, Scenic Rim, Somerset.

## Early Childhood

Ipswich & West Moreton is home to 70,551 school-aged residents under the age of 15. With such a large population under-going education, it is vital that we provide pathways to adequate education and care services, from day care centres to kindergartens and above.

Department of Education data suggests that there are 216 early childhood education and care services as at 31 August 2018, with 101 being long day care services. Ipswich City holds the largest number of early education services in the region, having a total of 156.

### Early childhood education and care services – 31 August 2018

RDAIWM Region / LGA / State	Family day care	Kindergartens	Long day care	School aged care	Limited hours care	Total (a)
	No.	No.	No.	No.	No.	No.
<b>RDAIWM Region</b>	15	41	101	55	0	216
Ipswich (C)	11	26	75	41	0	156
Lockyer Valley (R)	0	4	14	4	0	22
Scenic Rim (R)	3	6	8	6	0	23
Somerset (R)	1	5	4	4	0	15
<b>Queensland</b>	112	517	1,565	763	27	3,070

a) Total includes Other service types (for example Child and Family Support Hubs and Community Services).

Reference: QGSO – Queensland Regional Profile – Ipswich, Lockyer Valley, Scenic Rim, Somerset.





## Aged Care

Although the region has seen a 0.16% decline in residents 65+ since 2016 compared against 2017, Ipswich & West Moreton has a total of 1,654 care facilities; 56 of which are dedicated to aged care, 1618 being residential care and 36 dedicated to restorative care.

In an anticipation of future skills, Jobs Queensland has released a report that notes there is currently 21,452 Health Care and Social Assistance occupations and that there will be a necessary required increase of 7,876 job positions as a baseline in 2022.



### Aged care services – 30 June 2018

RDAIWM Region / LGA / State	Number of operational places by care type					
	Aged Care	Home Care	Residential Care	Restorative Care	Total Places	Australian Funding (a)
	No.	No.	No.	No.	No.	\$ M
<b>RDAIWM Region</b>	56	0	1,618	36	1,654	123.7
Ipswich (C)	30	0	945	36	981	73.8
Lockyer Valley (R)	6	0	230	0	230	15.2
Scenic Rim (R)	13	0	332	0	332	26.0
Somerset (R)	7	0	111	0	111	8.7
<b>Queensland</b>	1,088	149	39,394	844	40,387	2,789.8

a) Australian government recurrent funding for the aged-care services in the 12 months ending 30 June 2018.

**Reference** QGSO – Queensland Regional Profile – Ipswich, Lockyer Valley, Scenic Rim, Somerset.

## Health Employment – Jobs Queensland

Jobs Queensland has been tasked by the Queensland Government to undertake research and provide advice on future skills needs for Ipswich & West Moreton as well as surrounding areas in the state of Queensland.

Information provided by Jobs Queensland suggests that Health Care and Social Assistance is going to be a priority area in need of future skills and workforce members.

The Ipswich region is understood to require 7,876 more Health Care and Social Assistance than it currently has, by 2022.



All Occupations in Health Care and Social Assistance	2017		2022 Baseline		Job Increase	
	Ipswich SA4	Qld	Ipswich SA4	Qld	Ipswich SA4	Qld
Professionals in Health Care and Social Assistance	8,118	128,074	11,244	154,950	3,126	26,876
Community and Personal Service Workers in Health Care and Social Assistance	7,635	96,510	10,597	118,405	2,962	21,895
Clerical and Administrative Workers in Health Care and Social Assistance	2,888	45,577	3,685	50,794	797	5,217
Managers in Health Care and Social Assistance	951	12,915	1,350	16,177	399	3,262
Labourers in Health Care and Social Assistance	898	11,880	1,194	13,924	296	2,044
Technicians and Trades Workers in Health Care and Social Assistance	690	10,490	897	11,916	207	1,426
Machinery Operators and Drivers in Health Care and Social Assistance	152	2,251	199	2,587	47	336
Sales Workers in Health Care and Social Assistance	120	1,743	163	2,082	43	339
<b>All Occupations in Health Care and Social Assistance</b>	<b>21,452</b>	<b>309,440</b>	<b>29,328</b>	<b>370,834</b>	<b>7,876</b>	<b>61,394</b>

Reference <https://jobsqueensland.qld.gov.au/anticipating-future-skills>

## Health & Education Projects

The tables generated with Cordell Connect data reflect Ipswich & West Moreton region project construction commencements during the period of 1 July 2018 to 30 June 2019.

### Early Childhood

ID	Project Title	Suburb	Council	Value	Commence
7314963	Redbank Plains Catholic Primary School Stage 1	Redbank Plains	Ipswich City	\$8,000,000	18/04/19
7314935	Tamborine Mountain State High School Learning Centre	Tamborine	Scenic Rim Regional	\$8,000,000	4/02/19
73129.57	Tamborine Mountain College	North Tamborine	Scenic Rim Regional	\$2,000,000	25/02/19
<b>TOTAL</b>				<b>\$18,000,000</b>	

### Aged Care

ID	Project Title	Suburb	Council	Value	Commence
2169286	Aveo Springfield Aged Friendly Community Stages 3-9	Springfield Centr	Ipswich City	\$400,000,000	25/02/19
6930779	Aspire Aged Care Facility	Silkstone	Ipswich City	\$11,700,000	27/06/19
7230328	Oracle Aged Care Facility Ipswich Conversion	Ipswich	Ipswich City	\$5,000,000	18/05/19
7210412	Hawthorn Street Aged Care Facility & Residential Subdiv.	Beaudesert	Scenic Rim Regional	\$35,000,000	15/06/19
7180232	Oakland Way Retirement Village Stages 1-5	Beaudesert	Scenic Rim Regional	\$20,000,000	24/06/19
1668798	Star Garden Aged Care Facility Extension	Beaudesert	Scenic Rim Regional	\$8,500,000	19/01/19
7170247	Appel Street Aged Care Accommodation Units	Canungra	Scenic Rim Regional	\$1,000,000	18/10/18
7038456	Highland Street Over-50S Lifestyle Resort	Esk	Somerset Regional	\$50,000,000	18/05/19
<b>TOTAL</b>				<b>\$531,200,000</b>	

### Health Employment

ID	Project Title	Suburb	Council	Value	Commence
7276164	East Street Rehabilitation Centre	Ipswich	Ipswich City	\$2,500,000	11/06/19
7329722	Karalee Shopping Centre Medical Centre	Karalee	Ipswich City	\$2,000,000	18/05/19
7132563	Ipswich Hospital	Ipswich	Ipswich City	\$1,600,000	6/05/19
7072630	Dental Members Super Clinic	Springfield Lakes	Ipswich City	\$1,500,000	20/05/19
7175996	Gordon Street Medical Centre	Ipswich	Ipswich City	\$400,000	1/04/19
7272731	Flinders Peak Medical Centre	Purga	Ipswich City	\$300,000	1/06/19
7252155	Pine Street Medical Centre	Canungra	Scenic Rim Regional	\$900,000	19/04/19
<b>TOTAL</b>				<b>\$9,200,000</b>	

8.0

Queensland Government Statistician's Office (QGSO)

## Rental Residential

The Ipswich & West Moreton region is proven to be a financially efficient area in relation to residency, with four bedroom house rentals being 15.47% more affordable than Queensland's average, when compared on a weekly basis. Residential construction in the region remains strong, with 3,725 lodgements being made for three bedroom houses in the 12 month period ending 30 September 2018.

Reference QGSO – Queensland Regional Profile – Ipswich, Lockyer Valley, Scenic Rim, Somerset.

Median rent by dwelling type by LGA, Ipswich & West Moreton region and Queensland, 12 months ending 30 September 2018

RDAIWM Region / LGA / State	Median rent (weekly)			
	1 bedroom flat/unit	2 bedroom flat/unit	3 bedroom house	4 bedroom house
<b>RDAIWM Region</b>	\$216.25	\$247.50	\$310.00	\$355.00
Ipswich (C)	\$240.00	\$260.00	\$310.00	\$370.00
Lockyer Valley (R)	\$185.00	\$250.00	\$300.00	\$340.00
Scenic Rim (R)	\$235.00	\$260.00	\$330.00	\$380.00
Somerset (R)	\$205.00	\$220.00	\$300.00	\$330.00
<b>Queensland</b>	\$310.00	\$360.00	\$350.00	\$420.00

9.0

## Mortgage

Monthly mortgage repayments in the Ipswich & West Moreton region are lower than the Queensland average, saving \$161.25 when compared against the state average.

Selected medians and averages by LGA IWM Region and Queensland 2016

RDAIWM Region / LGA / State	Ipswich West Moreton Region	Median Mortgage repayment	Median total family income	Median total household income	Median total personal income	Average household size
	\$/month	\$/week	\$/week	\$/week	persons	number
<b>RDAIWM Region</b>	1,571.75	1,407.50	1,229.75	570.75	2.7	0.8
Ipswich (C)	1,600.00	1,581.00	1,410.00	667.00	2.8	0.8
Lockyer Valley (R)	1,517.00	1,376.00	1,198.00	535.00	2.7	0.8
Scenic Rim (R)	1,670.00	1,417.00	1,222.00	569.00	2.6	0.8
Somerset (R)	1,500.00	1,256.00	1,089.00	512.00	2.6	0.8
<b>Queensland</b>	1,733.00	1,661.00	1,402.00	660.00	2.6	0.8

Reference QGSO – Queensland Regional Profile – Ipswich, Lockyer Valley, Scenic Rim, Somerset.

## Residential Construction Projects – 2019

The tables generated with Cordell Connect data reflect Ipswich & West Moreton region residential construction projects commencements during the period of 1 July 2018 to 30 June 2019.

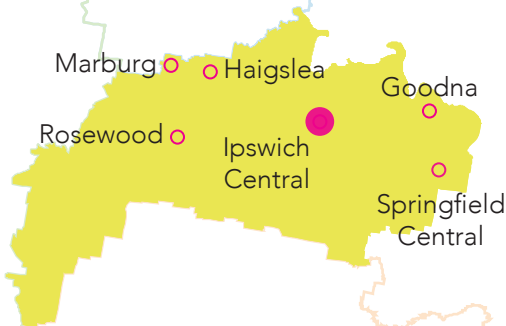
- ◆ units
- ◆ apartments
- ◆ flats
- ◆ townhouses
- ◆ villas
- ◆ student and group accommodation

ID	Project Title	Suburb	Value	Commence
7079621	Augustine Heights Estate – The Haven Stages 1-2	Augustine Heights	\$11,800,000	25/03/19
6843198	Keidges Road Townhouses	Bellbird Park	\$3,500,000	06/05/19
6988894	Keidges Road Townhouses Stages 1-2	Bellbird Park	\$10,500,000	27/05/19
6988934	Woodford Street Townhouses	Churchill	\$1,040,000	10/09/18
7118685	Collingwood Drive Townhouses	Collingwood Park	\$16,000,000	18/08/18
7170916	Bowerbird Street Units	Deebing Heights	\$2,000,000	27/05/19
7221244	Sovereign Drive Townhouses	Deebing Heights	\$2,400,000	13/02/19
1013224	Goodna Buddhist Temple Community	Goodna	\$5,000,000	15/04/19
7105880	Alice Street Units	Goodna	\$1,600,000	27/05/19
7161520	Ascot Street & Redbank Plains Road Units & Res Subdiv	Goodna	\$15,000,000	26/03/19
1244762	North Street Townhouses	North Ipswich	\$15,000,000	08/04/19
999110	Cemetery Road Units	Raceview	\$4,500,000	01/04/19
803921	Bruce Street Units	Redbank Plains	\$3,000,000	08/04/19
7105876	Samantha Street Townhouses	Redbank Plains	\$6,000,000	24/06/19
7161406	Wilkie Avenue Townhouses	Redbank Plains	\$3,000,000	23/04/19
7183138	Fernbrooke Ridge Townhouses Stages 1-4	Redbank Plains	\$40,000,000	04/04/19
7202608	Berrigan Street & Diamond Way Townhouses	Redbank Plains	\$8,000,000	18/05/19
7141932	Brooking Rise Townhouses	Ripley	\$4,000,000	20/05/19
7346763	Trevorrow Way Terrace Housing	Ripley	\$1,600,000	18/05/19
1727454	Brisbane Road Townhouses	Riverview	\$8,500,000	06/11/18
2139178	Johnstone Street Townhouses	Sadliers Crossing	\$750,000	07/12/18
7001730	Springfield Parkway Mixed Use Development	Springfield	\$8,000,000	03/06/19
7346093	Parkside Springfield Central	Springfield Central	\$20,000,000	29/06/19
1055487	Lakeside Vista Springfield Lakes Stages 2-5	Springfield Lakes	\$38,100,000	16/04/19
7167519	Lakeside Vista Springfield Lakes Stage 1	Springfield Lakes	\$3,500,000	18/04/19
7114866	Waterlea Estate Units Stages 2-3	Walloon	\$52,000,000	10/05/19
2052150	Omar Street Townhouses	West Ipswich	\$1,300,000	19/12/18
6933325	Leonard Street Townhouses	Yamanto	\$3,000,000	05/11/18
7068179	Tulip Street Units & Residential Subdivision	Yamanto	\$10,000,000	26/07/18
2015901	Yulgibar Close Townhouses	Kooralbyn	\$1,960,000	23/02/19
<b>TOTAL</b>			<b>\$301,050,000</b>	

## Trade Investment Queensland – Ipswich

Ipswich is the fastest growing city in Queensland, with a population of around 210,000 that is predicted to increase to around 520,000 by 2041. The city covers approximately 1,090 km<sup>2</sup>, located about 40km south-west of the Brisbane CBD.

As Queensland's oldest provincial city, Ipswich is proud of its architectural, natural and cultural heritage. The main centres in the Ipswich Council area are:



The city of Ipswich's gross regional product (GRP) is estimated at \$9.2 billion or 3% of the state's gross product, with more than 70,000 local jobs in key industry sectors, such as:

- ◆ manufacturing
- ◆ health care
- ◆ retail
- ◆ education and training
- ◆ transport and logistics

The current expansion of the RAAF Base Amberley will see a significant increase in airbase personnel and additional spending on defence infrastructure. The recent announcement of the LAND 400 armoured vehicle contract and the Military Vehicle Centre of Excellence will provide opportunities for companies to participate in global supply chains and provide increased employment in the region.

Greater Springfield is Australia's largest master-planned city and remains a key economic contributor in the western corridor. Ripley Valley will also continue to have a significant effect on both population and the regional economy.

### International education and training

Ipswich has many connections with local education and training facilities that support local industry. Key facilities include University of Southern Queensland and TAFE, with specialty training areas including health, aerospace, sustainability and manual trades to support the local manufacturing sector.

Springfield is also home to Education City, housing 5 education providers. The education and training industry contributes \$637 million to the economy, with an increasing focus on international exports, and employs more than 7,000 people. International education and training interests in the region are serviced by the Study Ipswich regional study cluster supported by TIQ.

### Advanced manufacturing

Manufacturing provides the greatest total economic contribution to the Ipswich economy: with over \$1.2 billion in international exports.

Ipswich features a strong manufacturing sector, including advanced manufacturing, with supply chains in place.

More than 40 advanced manufacturing businesses employ more than 10,000 people.

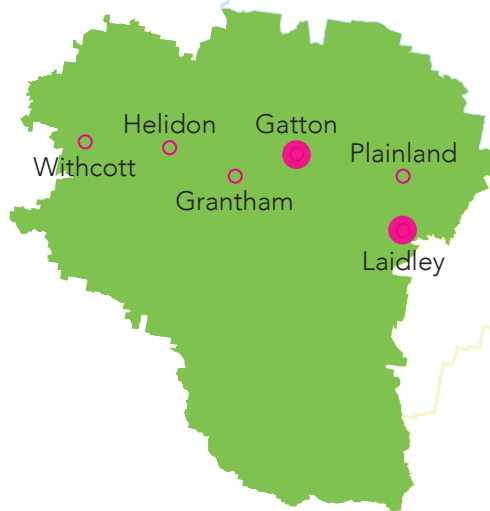


## Trade Investment Queensland – Lockyer Valley

The Lockyer Valley is located about an hour west of the Brisbane CBD, in South East Queensland, and covers an area of approximately 2,200 km<sup>2</sup>.

Situated in the western growth corridor between Toowoomba and Brisbane, the Lockyer Valley is known as the salad bowl of the nation and is ideally poised to provide the perfect work/life balance.

The main centres in the Lockyer Valley Regional Council area are:



### Economy

The Lockyer Valley Regional Council's GRP was \$1.58 billion in 2015–16 and the region's population is expected to grow to 57,443 by 2031. In 2014–15, the total value of agricultural output in Lockyer Valley Regional Council was \$374 million, compared with \$187 million in 2005–06.

The largest commodity produced was vegetables, which accounted for 79.5% of Lockyer Valley Regional Council's total agricultural output in value terms.

### International education and training

The University of Queensland Gatton campus combines 120 years of rural history with state-of-the-art research and teaching facilities in agriculture, animals, veterinary science and the environment.

Facilities such as the Queensland Animal Science Precinct and Gatton Farms provide leading research and development which contributes to making the campus the top university in Australia for agriculture and environmental sciences.

### Food and agribusiness

Commonly considered part of the Darling Downs, the Lockyer Valley is one of the top 10 most fertile farming areas in the world and grows the most diverse commercial range of fruit and vegetables in Australia.

One of the most important food bowl areas in Australia, supplying the majority of Australia's vegetable requirements during the winter months and typically accounting for 28% of Queensland's total horticultural production.

Significant industry opportunities continue to emerge in the region including specialist food processing, food packaging, transport and storage, construction and new agri-tourism developments.

A diverse food processing sector is developing, which includes dairy manufacturers, small goods manufacturers and meat processors. The region has export capabilities in agricultural technologies, services and equipment manufacturing.

## Trade Investment Queensland – Scenic Rim

The Scenic Rim region is located about an hour's drive south of Brisbane CBD and west of the Gold Coast. The region is home to the thriving country towns of:



The Scenic Rim's primary businesses are in agriculture and horticultural production, equine and the tourism sector. The Bromelton State Development Area is located a few kilometres west of Beaudesert and is the proposed site of one of Queensland's largest transport and logistics precincts.

The Scenic Rim contains more than 30,000 ha of parkland, including national parks and council-controlled parks, and contains 3 dams: Lake Moogerah, Lake Maroon and Wyaralong Dam.

The region covers 4,249 km<sup>2</sup> and is home to 41,735 people. Residents enjoy the relaxed, hospitable lifestyle afforded by the small country towns and villages that feature beautiful scenery as well as a mix of traditional and alternative forms of rural business and industry.

### Economy

In 2016–17 the Gross Regional Product (GRP) was \$1.73 billion which represented 0.6% of Queensland's Gross State Product. Tourism is a major economic driver in the region with approximately \$156.6 million in tourism spending in 2015–16 and more than 1 million visitors.

### Food and agribusiness

The Scenic Rim is home to beef, pork and poultry producers and growing boutique, gourmet food, wine and craft beer industries. In 2016–17 the agriculture, forestry and fishing industry made the largest contribution of any sector to regional GRP, with \$230 million or 3.7% of the GRP for the state.

### Transport and logistics

The Scenic Rim Regional Council identified an opportunity to partner with a major Australian rail and logistics provider, SCT Logistics (SCT), to secure critical foundation infrastructure and stimulate development in the Bromelton State Development Area (SDA).

SCT Logistics committed to a \$30 million freight precinct, adjacent to the Sydney–Brisbane rail line,

to be established in the Bromelton SDA. The new facility will offer domestic rail freight services, as well as warehousing and property solutions. The freight precinct started operating in January 2017, providing a direct rail connection between Victoria and Queensland.

### Tourism

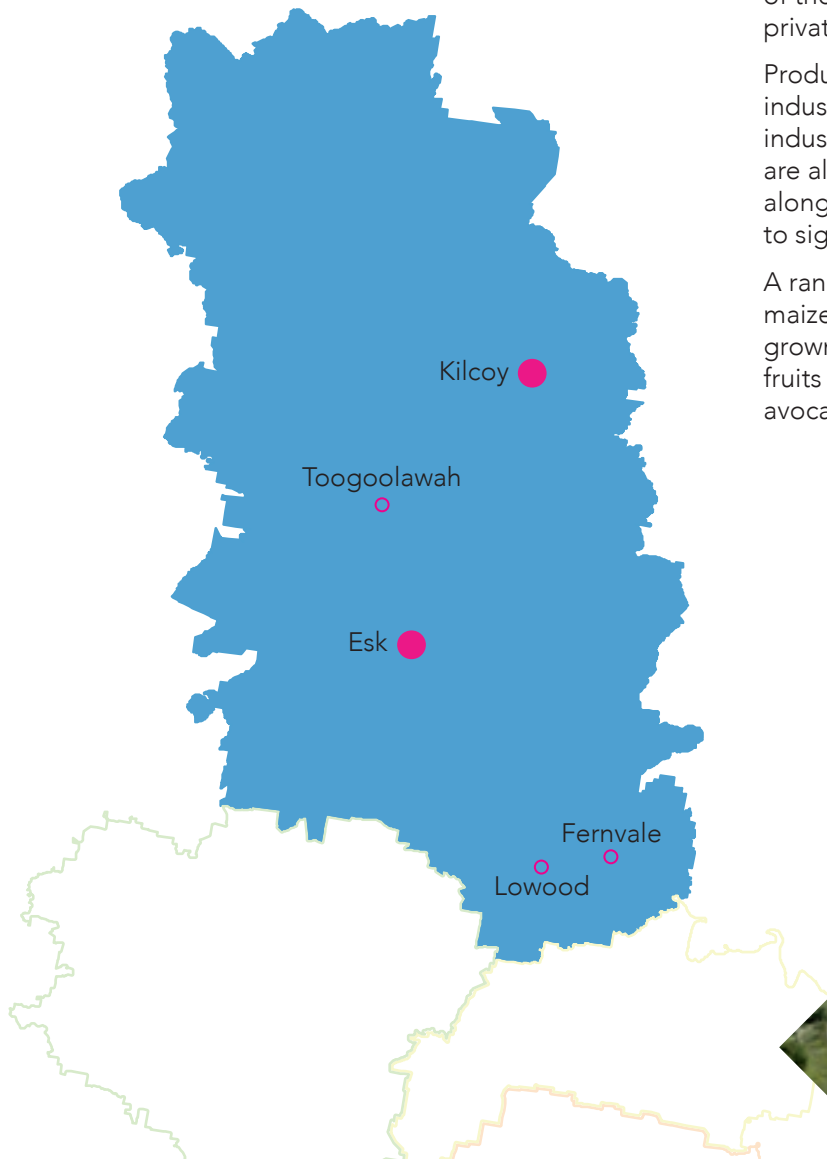
With a wide selection of National Parks, breathtaking scenery and great food experiences, including 17 wineries, tourism is a major economic driver. The Scenic Rim Regional Council's Tourism Strategy 2017–2021 aims to develop a vibrant and sustainable tourism and visitor experience.





## Trade Investment Queensland – Somerset

The Somerset Region is located about one hour west of the Brisbane and covers an area of approximately 5,382 km<sup>2</sup>. The main centres in the Somerset Regional Council area are:



### Agriculture

The Somerset region has a long history of agriculture, pastoralism, and the timber industry, with agriculture concentrated on the fertile soils of the floodplains and timber production both on private land and in state forests.

Production of beef cattle is the dominant rural industry. Agriculture and intensive animal industries such as dairying and poultry production are also important, with most being concentrated along the fertile alluvial valleys that support access to significant water supplies for irrigation.

A range of field and fodder crops, including maize, barley, soybeans, sorghum and lucerne, are grown throughout the area, along with a variety of fruits including citrus, grapes, stone fruit, melons, avocados and mangoes.

### Economy

The Somerset Regional Council's Gross Regional Product was \$887 million in 2016–17 and the region's population is expected to grow to 35,915 by 2036. The key industries for the region are agriculture and manufacturing.

### Manufacturing

The manufacturing industry is the largest employer of residents in the Somerset region, accounting for 12.4% of the labour force.

Manufacturing is predominately in the food-processing sector, servicing the meat-processing facilities in the region.



## TOURISM – IPSWICH

### Local Government Area Profile 2017

Tourism Businesses	Amount
Non-Employing	587
1-4 Employees	359
5-19 Employees	220
20+ Employees	52
<b>Total Employees/Non-Employing</b>	<b>1,211</b>

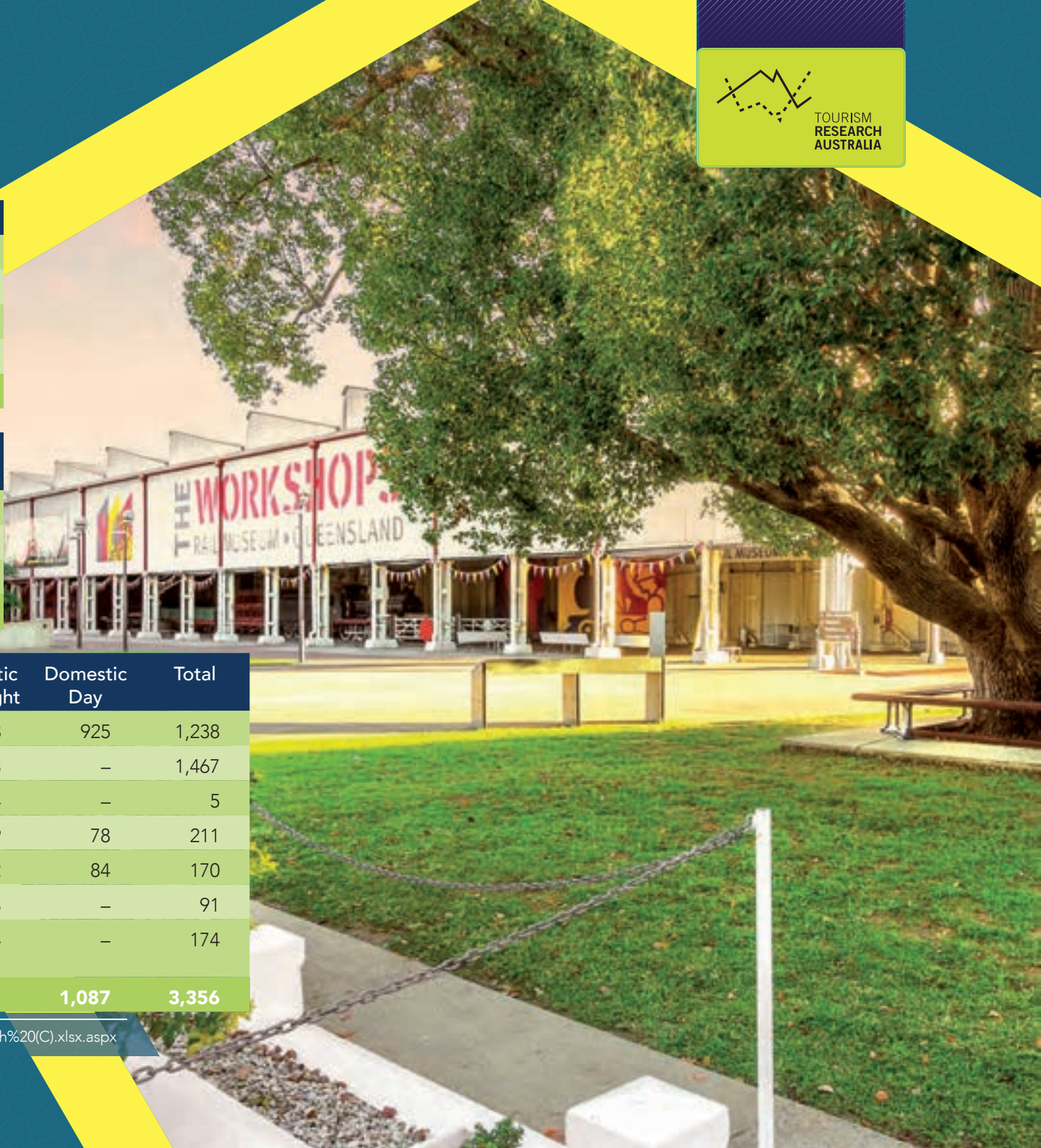
Country of Residence	Visitors ('000)	Nights ('000)
New Zealand	9	114
United Kingdom	2	38
United States of America	*NP	*NP
<b>Total</b>	<b>11</b>	<b>152</b>

Key Metrics	International	Domestic Overnight	Domestic Day	Total
Visitors ('000)	19	293	925	1,238
Nights ('000)	409	1,058	–	1,467
Average stay (nights)	21	4	–	5
Spend (\$m)	24	109	78	211
Avg. spend / trip (\$)	1,279	372	84	170
Avg. spend per night (\$)	60	103	–	91
Avg. spend per night (\$) commercial accom.	100	204	–	174
<b>Total</b>	<b>1,912</b>	<b>2,143</b>	<b>1,087</b>	<b>3,356</b>

Reference [https://www.tra.gov.au/ArticleDocuments/312/Ipswich%20\(C\).xlsx.aspx](https://www.tra.gov.au/ArticleDocuments/312/Ipswich%20(C).xlsx.aspx)



TOURISM  
RESEARCH  
AUSTRALIA

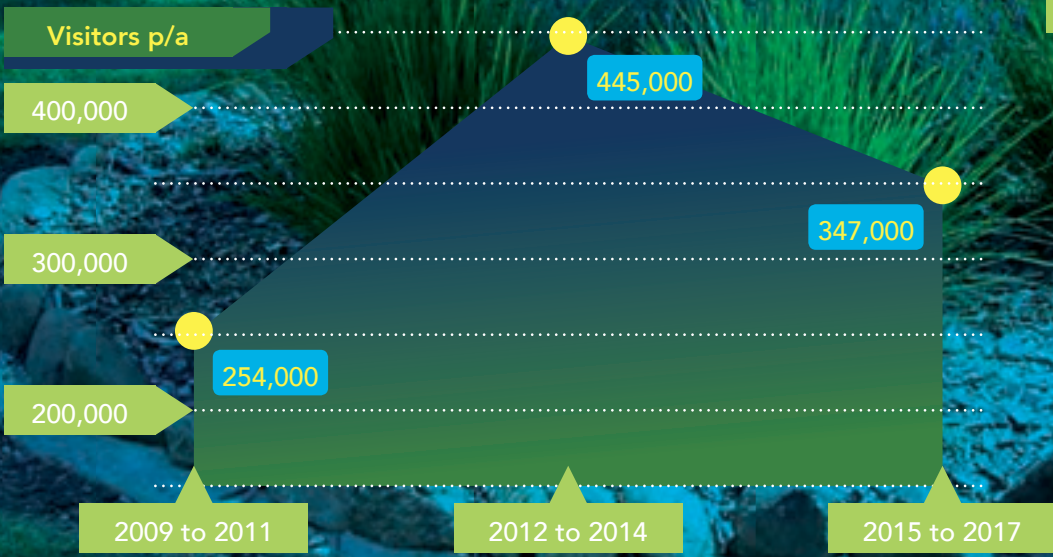
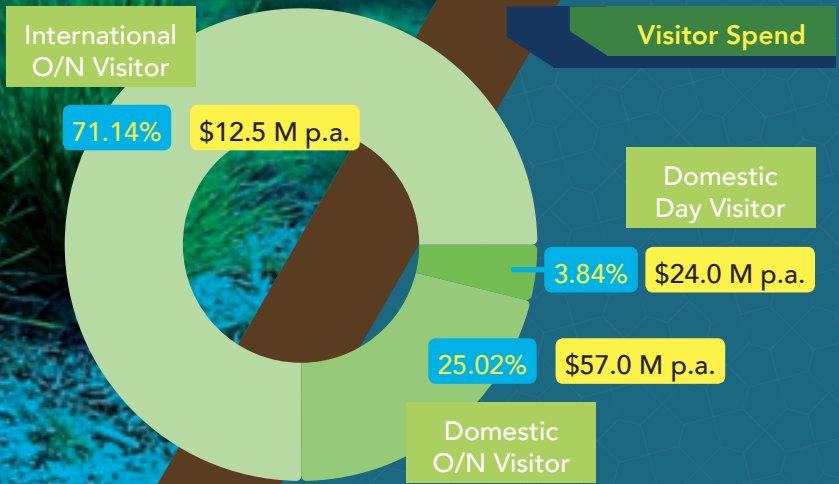




# TOURISM – LOCKYER VALLEY

Direct visitor spend in the Lockyer Valley totalled an estimated \$93.5 million in 2017.

While domestic overnight visitors represent only 26% of total visitation, their spend represents 61% demonstrating the importance of this higher yielding market for the Lockyer Valley.



Reference <https://www.lockyervalley.qld.gov.au/our-region/economic-and-regional-development/Documents/Economic and Development/Lockyer Valley Tourism Destination Plan 2018 - 2023.pdf>



## TOURISM – SCENIC RIM

### Local Government Area Profile 2017

Tourism Businesses	Amount
Non-Employing	238
1-4 Employees	156
5-19 Employees	104
20+ Employees	15
<b>Total Employees/Non-Employing</b>	<b>520</b>

Country of Residence	Visitors ('000)	Nights ('000)
United Kingdom	3	23
Germany	2	18
New Zealand	*NP	*NP
<b>Total</b>	<b>11</b>	<b>152</b>

Key Metrics	International	Domestic Overnight	Domestic Day	Total
Visitors ('000)	15	284	1,175	1,474
Nights ('000)	166	647	–	813
Average stay (nights)	11	2	–	3
Spend (\$m)	10	84	77	170
Avg. spend per trip (\$)	662	294	65	116
Avg. spend per night (\$)	61	129	–	115
Avg. spend per night (\$) commercial accom.	86	199	–	177
<b>Total</b>	<b>1,011</b>	<b>1,639</b>	<b>1,317</b>	<b>2,868</b>

Reference [https://www.tra.gov.au/ArticleDocuments/312/Scenic%20Rim%20\(R\).xlsx.aspx](https://www.tra.gov.au/ArticleDocuments/312/Scenic%20Rim%20(R).xlsx.aspx)



TOURISM  
RESEARCH  
AUSTRALIA

## TOURISM – SOMERSET

### Local Government Area Profile 2017

Tourism Businesses	Amount
Non-Employing	104
1-4 Employees	51
5-19 Employees	33
20+ Employees	8
<b>Total Employees/Non-Employing</b>	<b>193</b>

Country of Residence	Visitors ('000)	Nights ('000)
New Zealand	*NP	*NP
United Kingdom	*NP	*NP
Thailand	*NP	*NP
<b>Total</b>	<b>11</b>	<b>152</b>

Key Metrics	International	Domestic Overnight	Domestic Day	Total
Visitors ('000)	3	146	427	575
Nights ('000)	78	405	–	484
Average stay (nights)	31	3	–	3
Spend (\$m)	3	31	25	59
Avg. spend per trip (\$)	1,313	210	59	103
Avg. spend per night (\$)	43	75	–	70
Avg. spend per night (\$) commercial accom.	*NP	91	–	*NP
<b>Total</b>	<b>14,71</b>	<b>961</b>	<b>511</b>	<b>1,294</b>

Reference [https://www.tra.gov.au/ArticleDocuments/312/Somerset%20\(R\).xlsx.aspx](https://www.tra.gov.au/ArticleDocuments/312/Somerset%20(R).xlsx.aspx)

## WATER USAGE

In 2015-16, the Ipswich & West Moreton region was home to 1,314 agricultural businesses, with 558 (42.47%) of them irrigating.

A total 28,793.6 hectares of area was irrigated; 5.02% of the region's 573,824.3 hectares of agricultural land. A total of 74,725 ML of water was applied for the 2015-2016 financial year.

### Quick Facts:

- ◆ Scenic Rim has the largest amount of agricultural land in the region; accounting for 48.88%
- ◆ Lockyer Valley has the highest amount of irrigating agricultural businesses; 37.81% of the region's consolidated amount
- ◆ The Ipswich & West Moreton region is home to 1,314 of Queensland's 18,153 agricultural businesses (7.24%)

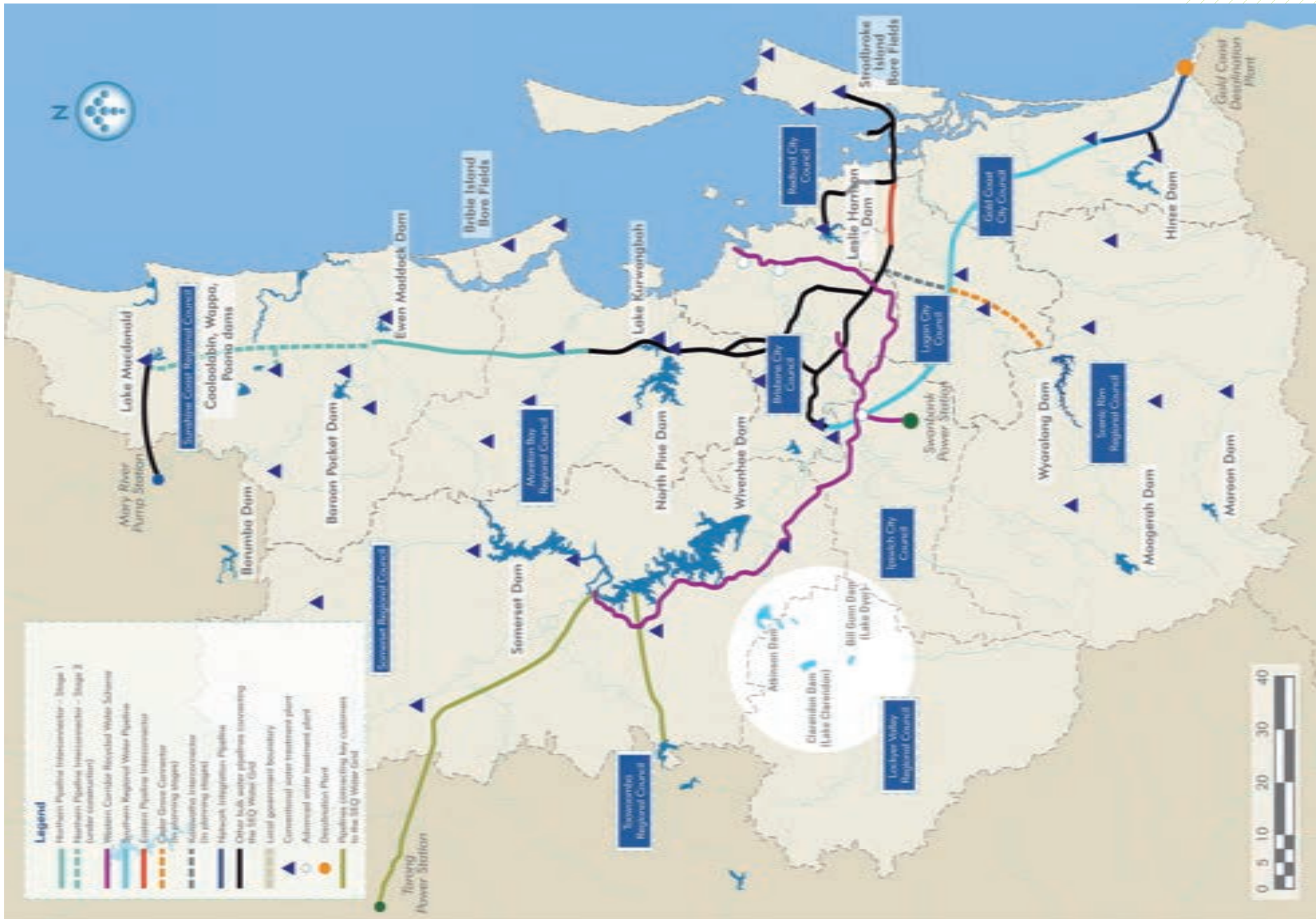


RDAIWM Region / LGA / State	Agricultural Businesses	Agricultural Businesses Irrigating	Area of Agricultural Land (ha)	Area Irrigated (ha)	Volume Applied (ML)	Application Rate (ML/ha)
<b>RDAIWM Region</b>	1,314	557	573,824	28,793.60	74,725.00	12.8
Ipswich (C)	67	24	25,511	386.00	1,034.00	26.0
Lockyer Valley (R)	322	211	51,878	13,946.80	44,883.30	10.2
Scenic Rim (R)	570	194	215,934	9,954.70	17,982.60	6.4
Somerset (R)	354	128	280,501	4,506.10	10,825.10	8.7
<b>Queensland</b>	18,153	5,416	127,550,908	529,636.90	2,433,478.20	4.6

### DEFINITIONS








(C) City Council  
 (R) Regional Council  
 (ha) hectare  
 (ML) Megalitre

Reference Australian Bureau of Statistics – 4618.0 – Water Use on Australian Farms, 2015-16.



Reference SEQWater Operational Plan 2016/2017.

## Agricultural Commodity Production

Production		Ipswich	Lockyer Valley	Scenic Rim	Somerset	TOTAL
Hay (t)		2,584	42,035	38,551	22,867	106,037
Crops (t)		1,124	27,875	19,929	11,387	60,315
Vegetables (t)		1,340	164,448	53,924	5,937	225,649
Fruit & Nuts (t)		–	566	459	115	1,140
Meat Poultry (head)		118,467	1,401,600	3,249,450	1,938,460	6,707,977
Eggs (dozen)		130	11,202	847	1,670	13,849
Cattle (head)		9,841	15,101	108,017	84,236	217,195



## HORTICULTURAL PRODUCTION TIMEFRAMES

Crop	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Beans	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Beetroot	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Broccoli	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Cabbage	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Capsicum	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Carrot	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Cauliflower	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Celery	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Chinese Cabbage	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Garlic	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Lettuce	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Onion	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Potato	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Pumpkin (Jarrahdale)	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Pumpkin (Jap)	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Sweet Corn	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Tomato	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Sweet Potato	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant
Watermelon	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant	Plant

Reference DAFF website. Information Report – Lockyer Valley Sustainable.

KEY	HARVEST
	PLANT

## Defence

### Rheinmetall

Rheinmetall Defence Australia was announced as the successful tenderer for the Australian Government's LAND 400 Phase 2 contract to deliver the Australian Army's next generation of combat reconnaissance vehicles (CRVs).

As a result, Rheinmetall is now establishing its Australia-New Zealand Headquarters and Military Vehicle Centre of Excellence (MILVEHCOE) in Ipswich, Queensland.

Rheinmetall's MILVEHCOE will not only manage the delivery and sustainment of the 211 Boxer CRVs under the LAND 400 Phase 2 contract, it will be a regional hub with an expected program of continuous design, build and support for up to 5,000 military vehicles in Australia and the Asia Pacific.

#### The secure, state-of-the-art defence facility will include:

- ◆ manufacturing and administration buildings
- ◆ a corporate function centre
- ◆ a vehicle compliance testing track
- ◆ an electromagnetic compatibility chamber
- ◆ a fully-enclosed weapons test firing tunnel
- ◆ car parking for employees and visitors, vehicle storage, refuelling and wash-down bays, water storage tanks, waste and recycling facilities

Artist impression of Rheinmetall's future Queensland-based Military Vehicle Centre of Excellence.

Reference <https://www.statedevelopment.qld.gov.au/projects/military-vehicle-centre-of-excellence-milvehcoe.html>



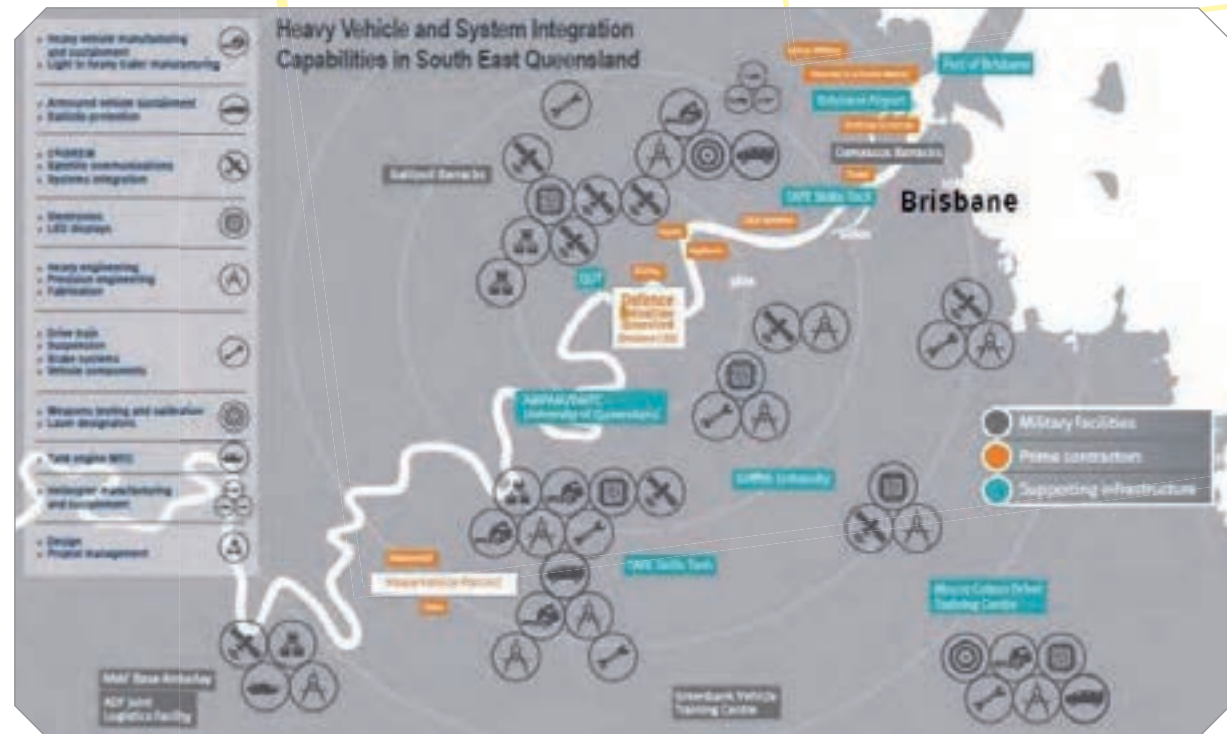
## Centre for heavy vehicles, C4ISREW + systems integration

In addition to being Australia's largest heavy vehicle manufacturing and sustainment hub, Queensland has a critical mass of high technology organisations supporting the land defence sector.

In the areas of battle management systems integration, cyber, and C4ISREW (command, control, communications, computers, intelligence, surveillance, reconnaissance and electronic warfare).

There is a critical mass of advanced manufacturing and defence industry participants, research and development activities and academic institutions between the Brisbane Airport and west to RAAF Base Amberley:

- ◆ Airbus Group Australia Pacific
- ◆ Boeing
- ◆ Craig International Ballistics
- ◆ Cubic Defence
- ◆ Elbit Systems of Australia
- ◆ EM Solutions
- ◆ EPE
- ◆ Harris Defence Australia
- ◆ Haulmark Trailers
- ◆ Holmwood Highgate
- ◆ Insitu Pacific
- ◆ L3 Microe
- ◆ NIOA
- ◆ Northrop Grumman Australia
- ◆ Penske Power Systems
- ◆ Raytheon Australia
- ◆ RGM Maintenance
- ◆ TAE Aerospace
- ◆ STEYR Motors Australia
- ◆ Thales Australia
- ◆ Volvo Group




Reference <http://www.defenceindustries.qld.gov.au/land/queensland-australia-s-home-of-land-defence.html>

## Consolidated Projects – 2019

The tables generated with Cordell Connect data reflect Ipswich & West Moreton region consolidated projects commencing during the period of 1 July 2018 to 30 June 2019.

ID	Project Title	Suburb	Council	Value	Commence
6869977	RAAF Base Amberley PH2 Battlefield Airlifter Facilities	Amberley	Ipswich	\$5,000,000	20/11/18
7085164	Amberley Aeronautical Industrial Park	Amberley	Ipswich	\$40,000,000	11/03/19
7179464	RAAF Base Amberley	Amberley	Ipswich	\$500,000	04/12/18
7187180	RAAF Base Amberley	Amberley	Ipswich	\$500,000	15/10/18
7303953	RAAF Base Amberley Hangar 410	Amberley	Ipswich	\$11,000,000	21/01/19
7323540	RAAF Base Amberley	Amberley	Ipswich	\$500,000	24/01/19
7323572	Amberley Street Lighting	Amberley	Ipswich	\$500,000	10/02/19
7335347	RAAF Base Amberley	Amberley	Ipswich	\$2,000,000	26/03/19
6989775	Augusta Parkway Residential Subdivision	Augustine Heights	Ipswich	\$4,365,000	21/09/18
7060323	St Vincent De Paul Society Qld Office Warehouse Facility	Augustine Heights	Ipswich	\$2,200,000	11/12/18
7079621	Augustine Heights Estate - The Haven Stages 1-2	Augustine Heights	Ipswich	\$11,800,000	25/03/19
7084182	Keema Automotive Springfield Automall Stage 2	Augustine Heights	Ipswich	\$1,800,000	15/01/19
1668798	Star Garden Aged Care Facility Extension	Beaudesert	Scenic Rim	\$8,500,000	19/01/19
7180232	Oakland Way Retirement Village Stages 1-5	Beaudesert	Scenic Rim	\$20,000,000	24/06/19
7185473	Mazda Vehicle Showroom & Workshop	Beaudesert	Scenic Rim	\$1,500,000	27/11/18
7210412	Hawthorn Street Aged Care Facility & Residential Subdivision	Beaudesert	Scenic Rim	\$35,000,000	15/06/19
7280722	Brisbane Street Industrial Development Stages 1-2	Beaudesert	Scenic Rim	\$500,000	22/06/19
7300256	Beaudesert Water Treatment Plant	Beaudesert	Scenic Rim	\$6,000,000	16/05/19
7330220	KFC Beaudesert	Beaudesert	Scenic Rim	\$820,000	12/11/18
7283867	Hazelwood Estate Mixed Development	Beechmont	Scenic Rim	\$1,500,000	29/06/19
7330437	Jones Road Telecommunications Facility	Bellbird Park	Ipswich	\$300,000	13/12/18
7354198	Kruger State School	Bellbird Park	Ipswich	\$400,000	14/04/19
7240976	Lamington National Park	Binna Burra	Scenic Rim	\$638,000	02/07/18
7247762	Warrego Highway Gymnasium Fitout	Blacksoil	Ipswich	\$200,000	16/07/18
2008150	Robson Road Residential Subdivision Stages 1-5	Boonah	Scenic Rim	\$2,000,000	25/03/19
7280623	Boonah Service Station	Boonah	Scenic Rim	\$1,200,000	22/06/19
7278194	Cole Street Pavement	Booval	Ipswich	\$2,000,000	10/12/18



ID	Project Title	Suburb	Council	Value	Commence
993810	Dorman Lane 125 Lot Subdivision Stages 1-3	Brassall	Ipswich	\$5,000,000	25/03/19
7128489	Windle Road Residential Subdivision Stages 1-3	Brassall	Ipswich	\$1,200,000	17/07/18
7278483	Hunter Street Pavement	Brassall	Ipswich	\$2,719,000	04/02/19
7341487	Woolworths Brassall	Brassall	Ipswich	\$1,500,000	11/02/19
1902889	Dusit Thani Brookwater Golf & Spa Residential Resort	Brookwater	Ipswich	\$550,000,000	19/03/19
1761234	Bundamba Trunk Sewer	Bundamba	Ipswich	\$20,000,000	01/04/19
1896580	Ipswich Turf Club	Bundamba	Ipswich	\$12,000,000	25/03/19
6956706	Citiswich Business Park Speculative Stage 1	Bundamba	Ipswich	\$5,000,000	03/08/18
6956787	Citiswich Business Park Speculative Stage 2	Bundamba	Ipswich	\$5,000,000	25/07/18
7096593	Tae Aerospace Turbine Engine Maintenance Facility	Bundamba	Ipswich	\$50,000,000	18/06/19
7187060	Ipswich Turf Club - Project Now Included In PID 1896580	Bundamba	Ipswich	\$6,000,000	15/10/18
7281991	Hawkins Crescent Commercial & Industrial Development	Bundamba	Ipswich	\$3,000,000	05/05/19
7359402	Mylan Warehouse & Distribution Centre	Bundamba	Ipswich	\$15,000,000	18/04/19
7027051	Sids Dip Road Broiler Farm	Calvert	Ipswich	\$11,000,000	29/04/19
7170247	Appel Street Aged Care Accommodation Units	Canungra	Scenic Rim	\$1,000,000	18/10/18
7252155	Pine Street Medical Centre	Canungra	Scenic Rim	\$900,000	19/04/19
7109196	Centacare Ambrose Place	Carole Park	Ipswich	\$2,300,000	15/05/19
7183974	Total Steel Of Australia	Carole Park	Ipswich	\$700,000	20/11/18
7199265	Jalrock Place Warehouses & Office	Carole Park	Ipswich	\$12,000,000	05/03/19
7234162	Qld Steel House Frames Factory	Carole Park	Ipswich	\$4,000,000	08/02/19
7275034	Mica Street Warehouse	Carole Park	Ipswich	\$1,600,000	04/06/19
7319004	Century Yuasa Batteries Office Extension	Carole Park	Ipswich	\$1,000,000	18/05/19
7326929	Ipswich Council Roadworks	Churchill	Ipswich	\$1,200,000	28/02/19
7283934	McDonalds Restaurant Karalee	Chuar	Ipswich	\$2,000,000	18/01/19
7329252	Allawah Road Telecommunications Facility	Chuar	Ipswich	\$300,000	27/11/18
7118685	Collingwood Drive Townhouses	Collingwood Park	Ipswich	\$16,000,000	18/08/18
7148292	7-Eleven Collingwood Park	Collingwood Park	Ipswich	\$3,500,000	29/06/19
1326894	Australian Food Processing Plant	Coominya	Somerset	\$13,000,000	16/08/18
1050058	Grampian Drive Residential Subdivision	Deebing Heights	Ipswich	\$12,700,000	11/02/19
7184030	Defence Housing Australia Torhaven Dwellings	Deebing Heights	Ipswich	\$800,000	07/09/18
7297983	Madsen Close Telecommunications Facility	Eastern Heights	Ipswich	\$300,000	17/10/18

ID	Project Title	Suburb	Council	Value	Commence
7038456	Highland Street Over-50s Lifestyle Resort	Esk	Somerset	\$50,000,000	18/05/19
6893665	Vogler Road Residential Subdivision	Fernvale	Somerset	\$3,780,000	27/05/19
6970899	Banks Creek Road Residential Subdivision Stages 1-2	Fernvale	Somerset	\$2,250,000	12/09/18
7237870	Riverview Depot	Flinders View	Ipswich	\$1,374,000	13/08/18
7330516	Central Arnhem Road Roadworks	Flying Fox	Scenic Rim	\$483,000	14/01/19
7289681	Glendene Road Telecommunications Facility	Forest Hill	Lockyer Valley	\$300,000	11/07/18
7291672	Gatton Depot Workshop	Gatton	Lockyer Valley	\$300,000	14/01/19
7318175	Lockyer Valley Regional Council Asphalt Overlay	Gatton	Lockyer Valley	\$500,000	09/02/19
1535236	Mount Lindesay Highway Subdivision	Gleneagle	Scenic Rim	\$2,500,000	04/03/19
2157501	Mount Lindesay Highway Residential Subdivision - Masterplan	Gleneagle	Scenic Rim	\$7,000,000	10/06/19
1013224	Goodna Buddhist Temple Community	Goodna	Ipswich	\$5,000,000	15/04/19
7161520	Ascot Street & Redbank Plains Road Units & Residential Subdiv	Goodna	Ipswich	\$15,000,000	26/03/19
6818196	Peppers Hidden Valley Luxury Retreat Cabins	Grandchester	Ipswich	\$800,000	27/05/19
7220535	Ipswich Street Roadworks	Grandchester	Ipswich	\$500,000	23/07/18
7090430	Philps Road Residential Development	Grantham	Lockyer Valley	\$13,500,000	15/11/18
7156767	Hatton Vale Service Centre	Hatton Vale	Lockyer Valley	\$2,000,000	21/07/18
1196346	East Street Commercial Building	Ipswich	Ipswich	\$3,500,000	13/05/19
7132563	Ipswich Hospital	Ipswich	Ipswich	\$1,600,000	06/05/19
7172707	Commonwealth Hotel	Ipswich	Ipswich	\$2,000,000	04/06/19
7175996	Gordon Street Medical Centre	Ipswich	Ipswich	\$400,000	01/04/19
7226320	Limestone Park Detention Basin	Ipswich	Ipswich	\$450,000	05/11/18
7230328	Oracle Aged Care Facility Ipswich Conversion	Ipswich	Ipswich	\$5,000,000	18/05/19
7235772	Ipswich Mall	Ipswich	Ipswich	\$1,000,000	12/07/18
7238410	NDIA - Ipswich	Ipswich	Ipswich	\$700,000	23/07/18
7247209	Murphy'ss Pub	Ipswich	Ipswich	\$2,000,000	28/03/19
7276164	East Street Rehabilitation Centre	Ipswich	Ipswich	\$2,500,000	11/06/19
7280241	Ipswich Cunningham Highway Roadworks	Ipswich	Ipswich	\$500,000	12/11/18
7321242	Ipswich Council Chambers	Ipswich	Ipswich	\$800,000	21/11/18
7324105	Old Toowoomba Road Roadworks	Ipswich	Ipswich	\$10,000,000	25/03/19
7354213	18A Warrego Highway	Ipswich	Ipswich	\$500,000	21/04/19
7272934	Woolworths Karalee	Karalee	Ipswich	\$800,000	13/12/18

ID	Project Title	Suburb	Council	Value	Commence
7329722	Karalee Shopping Centre Medical Centre	Karalee	Ipswich	\$2,000,000	18/05/19
7127322	Somerset Marine Fuel & Business Park Service Station - BP Kilcoy	Kilcoy	Somerset	\$4,500,000	06/10/18
7127368	Somerset Marine Fuel & Business Park Stage 2	Kilcoy	Somerset	\$3,000,000	18/09/18
7309124	D'Aguilar Highway (Caboolture - Kilcoy) Pavement	Kilcoy	Somerset	\$10,000,000	29/04/19
7327407	D'Aguilar Highway & Wivenhoe-Somerset Road Pavement	Kilcoy	Somerset	\$2,000,000	06/03/19
7357628	Kooralbyn Relocate Raw Water Intake Structure Project	Kooralbyn	Scenic Rim	\$600,000	14/06/19
7291667	Gatton & Laidley Waste Facility	Laidley Heights	Lockyer Valley	\$200,000	05/11/18
7215504	Cedar Glen Road Tourist Cabins & Cafe	Lamington	Scenic Rim	\$250,000	22/10/18
7221791	Linville Water Treatment Plant	Linville	Somerset	\$1,000,000	16/11/18
1467055	Jensens Swamp Road Residential Subdivision Stages 1-4	Lowood	Somerset	\$3,600,000	13/05/19
7255359	Lindemans Road Residential Subdivision Stages 1-7	Lowood	Somerset	\$4,000,000	02/05/19
7298854	Lake Moogerah Caravan Park	Moogerah	Scenic Rim	\$300,000	08/10/18
7307806	Pilbeam Drive NDRRA Betterment Works	Mount Archer	Somerset	\$500,000	14/01/19
7307867	Fraser Park	Mount Archer	Somerset	\$450,000	04/02/19
7321757	Fraser Park	Mount Archer	Somerset	\$1,500,000	18/01/19
7289693	Mulgowie School Road Telecommunications Facility	Mulgowie	Lockyer Valley	\$300,000	11/07/18
7275049	Whitwood Road Solar Power Facility	New Chum	Ipswich	\$50,000,000	06/06/19
7276293	New Chum Waste Management Facility	New Chum	Ipswich	\$900,000	08/06/19
7258161	Silkstone Village Shopping Centre Stage 2	Newtown	Ipswich	\$1,500,000	18/05/19
7306069	Coles Ipswich Riverlink	North Ipswich	Ipswich	\$250,000	08/10/18
7330530	Downs Street Beauty Salon	North Ipswich	Ipswich	\$300,000	25/06/19
7312957	Tamborine Mountain College	North Tamborine	Scenic Rim	\$2,000,000	25/02/19
7185516	Ipswich Boonah Road Workshop Buildings	Peak Crossing	Scenic Rim	\$700,000	23/11/18
7104982	Plainland Travel Centre	Plainland	Lockyer Valley	\$10,000,000	25/03/19
7234392	Mountain View Drive Residential Subdivision Stages 9B-15	Plainland	Lockyer Valley	\$6,400,000	05/03/19
7272731	Flinders Peak Medical Centre	Purga	Ipswich	\$300,000	01/06/19
7180007	Body Of Evidence Personal Training	Raceview	Ipswich	\$300,000	09/11/18
7284854	Small Creek	Raceview	Ipswich	\$1,483,000	22/10/18
7122733	Rathdowney Auxiliary Fire & Rescue Station	Rathdowney	Scenic Rim	\$1,800,000	04/03/19
7233399	Rheinmetall Military Vehicle Centre Of Excellence	Redbank	Ipswich	\$170,000,000	25/03/19
7275040	Robert Smith Street Freight Depot	Redbank	Ipswich	\$2,900,000	06/06/19

ID	Project Title	Suburb	Council	Value	Commence
7294928	Robert Smith Street Depot, Warehouse & Office	Redbank	Ipswich	\$2,500,000	06/06/19
7064908	Edens Crossing Estate Stages 10-14	Redbank Plains	Ipswich	\$6,800,000	03/12/18
7098507	Samantha Street Residential Subdivision Stages 1-2	Redbank Plains	Ipswich	\$1,300,000	13/08/18
7161406	Wilkie Avenue Townhouses	Redbank Plains	Ipswich	\$3,000,000	23/04/19
7202608	Berrigan Street & Diamond Way Townhouses	Redbank Plains	Ipswich	\$8,000,000	18/05/19
7266472	Fernbrooke Sports Park	Redbank Plains	Ipswich	\$600,000	04/03/19
7302971	Redbank Plains Shopping Centre Gymnasium Fitout	Redbank Plains	Ipswich	\$150,000	10/09/18
7314963	Redbank Plains Catholic Primary School Stage 1	Redbank Plains	Ipswich	\$8,000,000	18/04/19
7320025	Redbank Plains Commercial & Industrial Development Stage 1	Redbank Plains	Ipswich	\$4,500,000	18/05/19
1894067	Watsons Road Residential Subdivision Stages 1-4	Ripley	Ipswich	\$11,000,000	20/05/19
7090466	Daleys Road & Binnies Road Residential Development	Ripley	Ipswich	\$20,000,000	04/03/19
7149469	Ripley Road Sales Office	Ripley	Ipswich	\$300,000	07/09/18
7162786	Bayliss Road Residential Subdivision Stages 1-8	Ripley	Ipswich	\$13,000,000	18/02/19
7168697	Ripley Road Residential Subdivision Stages 2-5	Ripley	Ipswich	\$9,000,000	10/12/18
7252372	Binnies Road Residential Subdivision	Ripley	Ipswich	\$8,000,000	20/04/19
7270180	Providence North Residential Subdivision	Ripley	Ipswich	\$14,000,000	18/03/19
7270195	Providence East Master Plan Community	Ripley	Ipswich	\$20,000,000	18/06/19
7276858	Defence Housing Residential Subdivison Ripley	Ripley	Ipswich	\$1,400,000	18/06/19
7170008	St Peter Claver College Administration Building	Riverview	Ipswich	\$2,500,000	11/08/18
7284757	Riverview Depot	Riverview	Ipswich	\$400,000	03/12/18
901907	Rosehaven Estate Residential Subdivision	Rosewood	Ipswich	\$1,200,000	04/02/19
7262488	Ipswich Rosewood Road Waste Transfer Station	Rosewood	Ipswich	\$1,500,000	03/05/19
6930779	Aspire Aged Care Facility	Silkstone	Ipswich	\$11,700,000	27/06/19
7266772	Blackstone & South Station Roads Intersection	Silkstone	Ipswich	\$1,500,000	11/02/19
7001730	Springfield Parkway Mixed Use Development	Springfield	Ipswich	\$8,000,000	03/06/19
7183109	Commercial Drive Mixed Use Development	Springfield	Ipswich	\$4,000,000	22/04/19
7185178	McDonalds Restaurant Camira	Springfield	Ipswich	\$3,000,000	02/07/18
7219616	Springfield Reservoirs	Springfield	Ipswich	\$600,000	01/10/18
7306062	Coles Springfield	Springfield	Ipswich	\$250,000	08/10/18
2169286	Aveo Springfield Aged Friendly Community Stages 3 - 9	Springfield Central	Ipswich	\$400,000,000	25/02/19
7093926	Springfield Central State High School Multi Purpose Hall	Springfield Central	Ipswich	\$5,200,000	01/11/18





ID	Project Title	Suburb	Council	Value	Commence
7096471	Former Springfield Masters Hardware Store Conversion	Springfield Central	Ipswich	\$3,500,000	05/12/18
7227040	Orion Shopping Centre Food Court Upgrade	Springfield Central	Ipswich	\$1,500,000	23/07/18
7346093	Parkside Springfield Central	Springfield Central	Ipswich	\$20,000,000	29/06/19
7072630	Dental Members Super Clinic	Springfield Lakes	Ipswich	\$1,500,000	20/05/19
7142917	Springfield Rise At Spring Mountain Estate Village 10 Stages 1-8	Springfield Lakes	Ipswich	\$10,260,000	20/09/18
7143018	Springfield Rise At Spring Mountain Estate Village 11 Stages 1-13	Springfield Lakes	Ipswich	\$16,700,000	22/08/18
6867201	Swanbank Industrial Estate Garden Centre	Swanbank	Ipswich	\$500,000	15/04/19
6867261	Swanbank Concrete Batching Plant	Swanbank	Ipswich	\$6,000,000	13/05/19
7199010	Stonestreets Coaches Stages 1-4	Swanbank	Ipswich	\$800,000	22/04/19
7210515	Noblevale Way Concrete Batching Plant Stages 1-4	Swanbank	Ipswich	\$1,000,000	16/07/18
7247644	Rob Roy Way Concrete Batching Plant	Swanbank	Ipswich	\$2,000,000	06/05/19
7093814	The Polish Place	Tamborine	Scenic Rim	\$2,000,000	21/01/19
7314935	Tamborine Mountain State High School Learning Centre	Tamborine	Scenic Rim	\$8,000,000	04/02/19
2141201	Tramway Road Poultry Farm Extension	Tamrookum	Scenic Rim	\$12,000,000	18/02/19
6909573	Simmonds Road Poultry Farm	Tarome	Scenic Rim	\$5,000,000	23/07/18
7341067	Old Ipswich Road & Greasley Street Roadworks	Tivoli	Ipswich	\$400,000	27/03/19
1188696	Walloon Estate Residential Subdivision	Walloon	Ipswich	\$4,000,000	30/07/18
6911627	Karrabin Rosewood Road Residential Subdivision	Walloon	Ipswich	\$1,800,000	19/11/18
7232281	Waterlea Estate Residential Subdivision Stage 4	Walloon	Ipswich	\$3,300,000	05/03/19
7266769	Brisbane Street Roadworks	West Ipswich	Ipswich	\$500,000	25/02/19
1748692	Willowbank Industrial Park Subdivision	Willowbank	Ipswich	\$1,700,000	05/07/18
7262993	Wilpak Wholesale Meats Office	Wulkuraka	Ipswich	\$300,000	30/01/19
4191722	Moreton Crest Estate Subdivision Stage 4	Yamanto	Ipswich	\$3,200,000	29/06/19
6989286	Yamanto Town Centre Stages 1 & 2	Yamanto	Ipswich	\$60,000,000	18/01/19
7068179	Tulip Street Units & Residential Subdivision	Yamanto	Ipswich	\$10,000,000	26/07/18
7336647	Woolworths Yamanto	Yamanto	Ipswich	\$2,500,000	04/02/19
<b>TOTAL</b>				<b>\$2,091,372,000</b>	

SUMMARY



Regional Development Australia (RDA) Ipswich & West Moreton is part of a national network of organisations working with all levels of government, business and the community to support the economic development and growth of Australia's regions.

Our focus is on growing a strong and dynamic Ipswich & West Moreton economy that harnesses competitive advantages, seizes on economic opportunities and attracts international investment and trade. We help connect Ipswich, Lockyer Valley, Scenic Rim and Somerset businesses to Australia and the world.



We offer a platform to help your organisation or government agency access relevant funding programs for infrastructure projects and community initiatives



We connect Ipswich, Lockyer Valley, Scenic Rim and Somerset industry sectors with international trade partners, financial markets and potential investors



We provide information on our region's activities, competitive advantages and issues to all levels of government and industry



We work with regional entrepreneurs and emerging business leaders to explore advanced opportunities to grow local jobs and encourage innovation



We assist in the promotion and delivery of Australian Government programs where requested by the Minister for Regional Development



RDAIWM Region Total Projects Commencing			
Ipswich (C)	\$1,836,101,000	Scenic Rim (R)	\$122,191,000
Lockyer Valley (R)	\$33,500,000	Somerset (R)	\$99,580,000
<b>TOTAL</b>			<b>\$2,091,372,000</b>

# RDAIWM REGION...

projected pop.

2016 **305,757**  
2041 **722,498**

**3,447** new  
houses approved  
2018

**2,540** residential  
lot regos - Dec 2018

res. **6,261**  
dwelling sales  
2017 - 2018

**314,064**  
resident pop.  
30 June 2017

**52,712**  
persons born  
overseas (17.7%)

**7.6%** total  
unemployment  
Sep QTR 2018

**12.2%** work  
in health care +  
social assistance

**1,171.5km<sup>2</sup>**  
national parks

Aboriginal + Torres  
Strait Islander  
peoples  
**4.1%**

**841** biz  
with **\$2M**  
or more turnover  
(4.6%) 2016 - 2017

**18,344**  
biz in 2016-2017

**18.6%** of  
biz in construction

**16.8%** of  
biz in agriculture,  
forestry + fishing



RDA Ipswich & West Moreton Inc.

P 07 3812 4144

E [project@rdaiwm.org.au](mailto:project@rdaiwm.org.au)

W [www.rdaiwm.org.au](http://www.rdaiwm.org.au)