



An Australian Government Initiative



Regional
Development
Australia

IPSWICH & WEST MORETON

Project Status Report

2026 / 2027

REGIONAL DEVELOPMENT AUSTRALIA
IPSWICH & WEST MORETON

rdaiwm.org.au



IPSWICH



LOCKYER VALLEY



SCENIC RIM



SOMERSET

Acknowledgement of Country

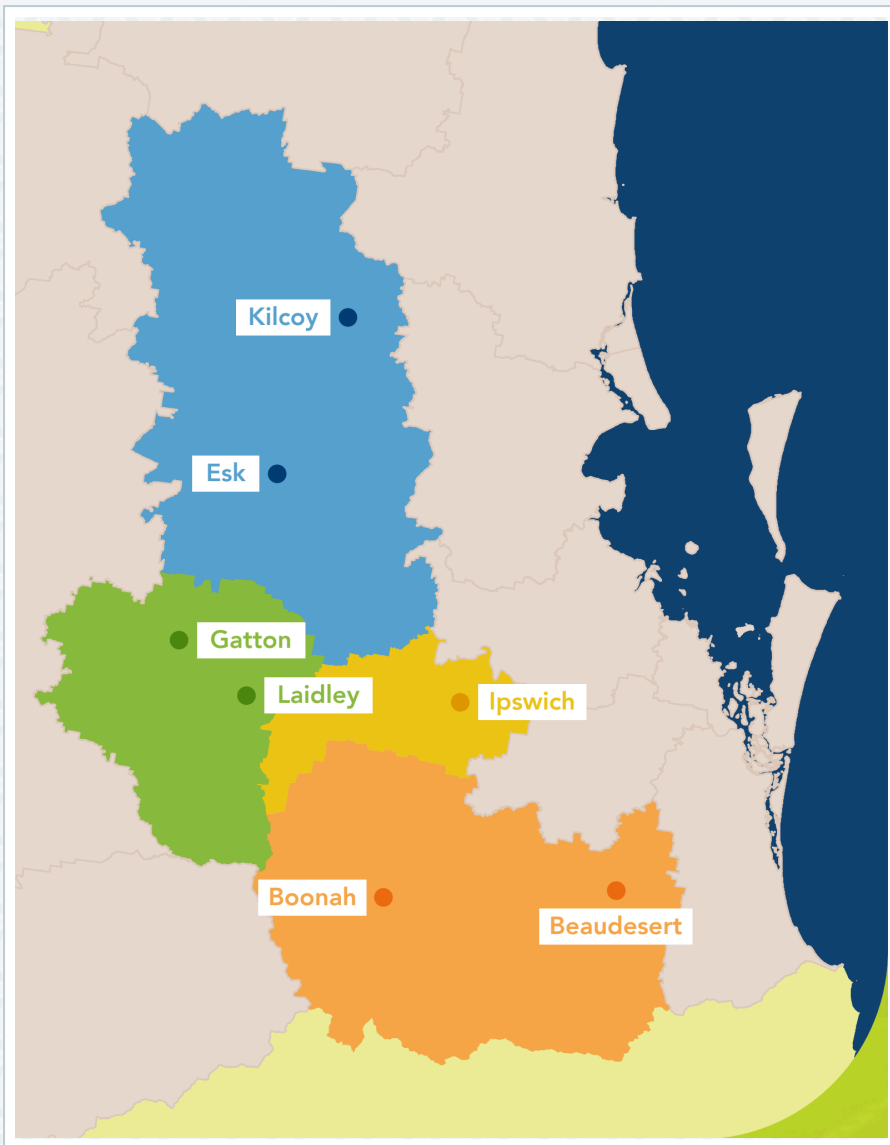
Regional Development Australia Ipswich & West Moreton acknowledges the Traditional Custodians of the lands where we work and live. We pay our respects to Elders past and present.

We celebrate the stories, cultures and traditions of Aboriginal and Torres Strait Islander peoples across the region.



Disclaimer: Whilst all efforts have been made to ensure the content of this publication is free from error, the RDAIWM in the July 2026 to June 2027 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.

Map of Our Region



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Regional outlook, projects and priorities

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Chair's message

On behalf of the Regional Development Australia Ipswich & West Moreton (RDAIWM) Committee, I am pleased to present our Project Status Report for 2026–2027. This edition brings together regional insights and proposed projects across Ipswich, Lockyer Valley, Scenic Rim and Somerset to support informed discussion about our region's future.

Our focus is on people, places, services, industries and local economies. As our communities grow and change, we must consider how investment in infrastructure, skills and essential services can support local opportunity. This report provides a shared reference point for those conversations, recognising that project estimates and commencement dates will continue to evolve.

The strength of Ipswich and West Moreton lies in the different contributions of its four council areas. Ipswich combines a proud industrial heritage with growing health, education, defence and advanced manufacturing sectors. Its expanding communities highlight the importance of connecting housing, employment and services through thoughtful planning and timely infrastructure.

In the Lockyer Valley, productive agricultural land and established farming communities underpin an important food-producing economy. Supporting this contribution means understanding the needs of producers and local businesses, strengthening workforce pathways, and planning for the infrastructure and resilience that rural communities require.

The Scenic Rim brings together agriculture, tourism and local enterprise within a landscape of distinctive towns, mountain ranges and natural areas.

Somerset's townships, agricultural industries and recreation assets connect rural communities with the wider South East Queensland region. Its lakes and water catchments also serve an important regional role. Access to services, reliable transport connections and opportunities for local employment remain central to the region's long-term wellbeing.

Across all four areas, the priorities are closely connected. Housing growth creates demand for infrastructure and services; business investment depends on skills and workforce availability; and lasting prosperity requires careful management of our natural assets. Working across council boundaries helps us understand these relationships and identify where collaboration can make the greatest difference.

RDAIWM brings together local leaders, government, business and community organisations to advance regional development. Through workforce and economic development, local procurement, strategic planning and advice on investment priorities, we seek to turn regional knowledge into practical action.

I thank our Committee, staff, councils and regional partners for their continued contribution. I look forward to working together throughout 2026–2027 to strengthen our communities and expand opportunities for the people of Ipswich and West Moreton.

Cr Nicole Jonic

Chair

Regional Development
Australia Ipswich & West
Moreton Inc.

Four council areas, one growing region

Ipswich, Lockyer Valley, Scenic Rim and Somerset are home to 388,213 people, and the region grew by 2.9% a year from 2020 to 2025, faster than Queensland's 1.9%. This edition tracks 111 projects expected to begin between July 2026 and June 2027, with a combined estimated value of \$1.02 billion.



388,213

Residents

30 June 2025, preliminary

2.9%

Population growth a year

2020–2025 · Queensland 1.9%

25,060

Registered businesses

30 June 2025

4.1%

Unemployment rate

March quarter 2026, smoothed

Council areas at a glance

Residents at 30 June 2025 (preliminary) · medium-series projection · projects with estimated commencement 1 July 2026 – 30 June 2027

Council area	Residents 2025	Share of regional residents	Growth a year 2020–25	Projected 2046	Projects 2026–27	Estimated value
Ipswich	268,272	69.1%	3.4%	480,856	68	\$736.3m
Lockyer Valley	46,058	11.9%	2.2%	55,950	10	\$61.1m
Scenic Rim	46,947	12.1%	1.7%	67,096	16	\$174.4m
Somerset	26,936	6.9%	1.2%	32,394	17	\$48.9m
Ipswich and West Moreton	388,213	100%	2.9%	636,296	111	\$1.02bn



Population and settlement



Ipswich and West Moreton had an estimated resident population (ERP) of 388,213 in June 2025. The medium-series projection reaches 636,296 by 2046, with most of the increase in Ipswich. This outlook highlights the scale of future demand for homes, infrastructure and services.

Area	2025 ERP	2046 projection	Annual growth ¹
Ipswich	268,272	480,856	3.4%
Lockyer Valley	46,058	55,950	2.2%
Scenic Rim	46,947	67,096	1.7%
Somerset	26,936	32,394	1.2%
Ipswich and West Moreton	388,213	636,296	2.9%

2046 OUTLOOK

636,296

Projected residents by 2046

Medium series, 2025 edition



¹ Average annual growth, 2020-2025. ERP is preliminary. Projections are scenarios based on demographic and planning assumptions; they are not population counts.

Employment and business



A labour force of more than 207,000 supports a diverse regional economy. Unemployment was 4.1% in the March quarter of 2026, matching Queensland. The 2021 Census industry profile shows the importance of health care, retail, manufacturing, construction and education to residents' employment.

INDUSTRY PROFILE

Leading resident industries

2021 Census

Health care and social assistance 14.3%

Retail trade 9.2%

Manufacturing 8.9%

Construction 8.5%

Education and training 8.3%

Shares of employed residents, not jobs located in the region.

Labour market

March quarter 2026

Area	Labour force	Unemployment rate
Ipswich	146,975	4.2%
Lockyer Valley	23,190	3.7%
Scenic Rim	23,979	3.8%
Somerset	13,364	4.0%
Ipswich and West Moreton	207,508	4.1%

March quarter 2026. Rates use a four-quarter smoothed series. Queensland: 4.1%.

Ipswich West Moreton Jobs



Connecting residents with local job opportunities. The industries advertising on Ipswich West Moreton Jobs show where employers are looking for workers.

ADVERTISED OPPORTUNITIES

15,890
job advertisements

Across 33 industry categories
2025–2026

59.1% of advertisements were
in
the four leading
categories

Find your next opportunity

iwmjobs.com.au

Operated by Regional Development Australia Ipswich
& West Moreton.

INDUSTRY SNAPSHOT

Where employers are advertising

Advertisements
/ share of total

01	Education, childcare & training	2,782	17.5%
02	Health, medical & pharmaceutical	2,543	16.0%
03	Trades & services	2,311	14.5%
04	Manufacturing & industrial	1,762	11.1%
05	Voluntary, charity & social work	963	6.1%
06	Hospitality, travel & tourism	911	5.7%
07	Retail	784	4.9%
08	Other	781	4.9%
	Remaining 25 categories	3,053	19.2%

Connecting skills
with opportunities

Education, health, trades and manufacturing together accounted for 9,398 advertisements. These areas offer a focus for local training and connections between employers and jobseekers.



Where school leavers go next

The move from school into further study or work takes many forms across Ipswich and West Moreton. The 2025 survey of 2024 Year 12 completers shows stronger participation in apprenticeships and traineeships than Queensland overall, alongside a higher proportion still seeking work.

BUILDING A FUTURE AFTER SCHOOL

86.1%

In education, training or paid employment

More than eight in ten respondents were studying, training or working. Queensland's result was 89.8%, a gap of 3.7 percentage points.

11.3%

Apprentices or trainees
Queensland: 10.4%

Study, training and work

Share of survey respondents

Pathway	Ipswich and West Moreton	Queensland
University (bachelor degree)	30.2%	39.2%
Other study or training	20.7%	18.8%
Full-time employment	11.2%	10.8%
Part-time employment	24.0%	21.0%
Seeking work	10.6%	7.4%
Not working, seeking work or studying	3.3%	2.8%

A priority for local pathways. 10.6% were seeking work, compared with 7.4% across Queensland. This points to an opportunity for schools, training providers and employers to strengthen career guidance and connections to employment.



Housing and development



Housing conditions vary across the four council areas. Ipswich accounted for most new house approvals, while Scenic Rim recorded the highest median three-bedroom rent and dwelling sale price. Together, these measures help explain where housing activity is concentrated and how costs differ across the region.

3,672New house approvals¹

Ipswich and West Moreton

8,863Dwelling sales³

Ipswich and West Moreton

Area	New houses ¹	3-bed rent ²	Dwelling sales ³	Median sale ³
Ipswich	2,590	\$560 / week	6,255	\$816,100
Lockyer Valley	301	\$550 / week	919	\$780,000
Scenic Rim	475	\$613 / week	1,098	\$917,500
Somerset	306	\$550 / week	591	\$775,000
Ipswich and West Moreton	3,672	Not calculated	8,863	Not calculated

Approvals and rental bonds

¹ New house approvals: 12 months to 31 July 2026.

² Median weekly rent for new bonds: 12 months to 30 June 2026.

Dwelling sales

³ All residential dwellings: 12 months to 31 March 2026, preliminary.

Projects at a glance



Ipswich and West Moreton has 111 listed projects with estimated starts in the 2026–2027 financial year. The council breakdown shows the number and combined estimated value of projects across all four areas.

111

Regional projects
2026–2027 financial year

\$1,020,773,188

Estimated
value

Area	Projects	Estimated Value
Ipswich	68	\$736,333,188
Lockyer Valley	10	\$61,100,000
Scenic Rim	16	\$174,400,000
Somerset	17	\$48,940,000
Ipswich and West Moreton	111	\$1,020,773,188

Financial-year scope

Only projects with estimated commencement dates from 1 July 2026 to 30 June 2027 are included. A commencement estimate does not establish that construction has started.

Interpreting the estimates

Values cover whole projects or stages and may overlap. Projects are grouped by their Cotality locality. Estimates include full program or package values and are not annual expenditure.

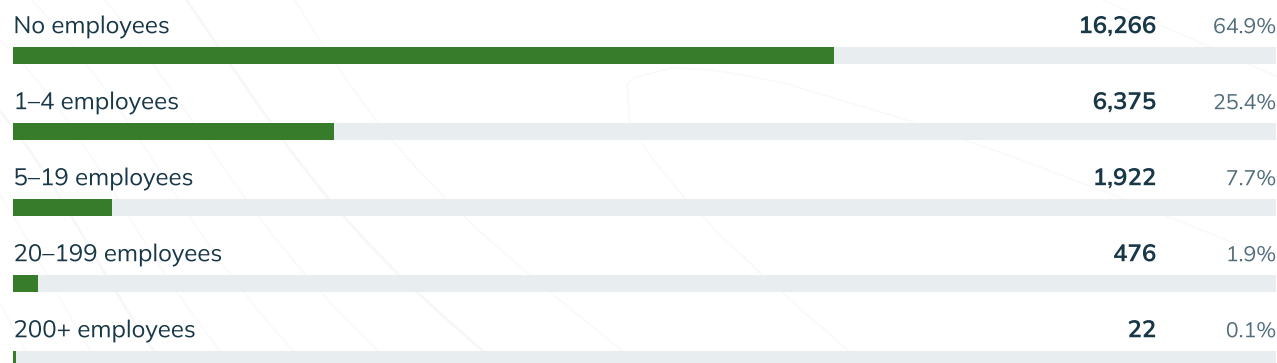


Local businesses, regional opportunity

Most businesses in Ipswich and West Moreton operate at a small scale. Understanding their size and turnover helps shape practical business support and ways for local suppliers to participate in major projects.

Business size

Share of registered businesses · 30 June 2025



Businesses across the four council areas

Area	Businesses	No employees	Turnover < \$200k
Ipswich	13,888	63.4%	61.1%
Lockyer Valley	3,660	65.4%	60.7%
Scenic Rim	5,130	66.4%	59.9%
Somerset	2,382	69.4%	61.7%

Local supplier access

Clear tender requirements, proportionate contract packages and supplier briefings can help smaller businesses compete for work as regional projects progress.

LOCAL BUSINESS BASE

25,060

registered businesses

64.9% have no employees, compared with 62.0% across Queensland.

Turnover profile

Under \$200,000 15,242 businesses	60.8%
\$200,000 to under \$5 million 9,277 businesses	37.0%
\$5 million to under \$10 million 287 businesses	1.1%
\$10 million or more 254 businesses	1.0%

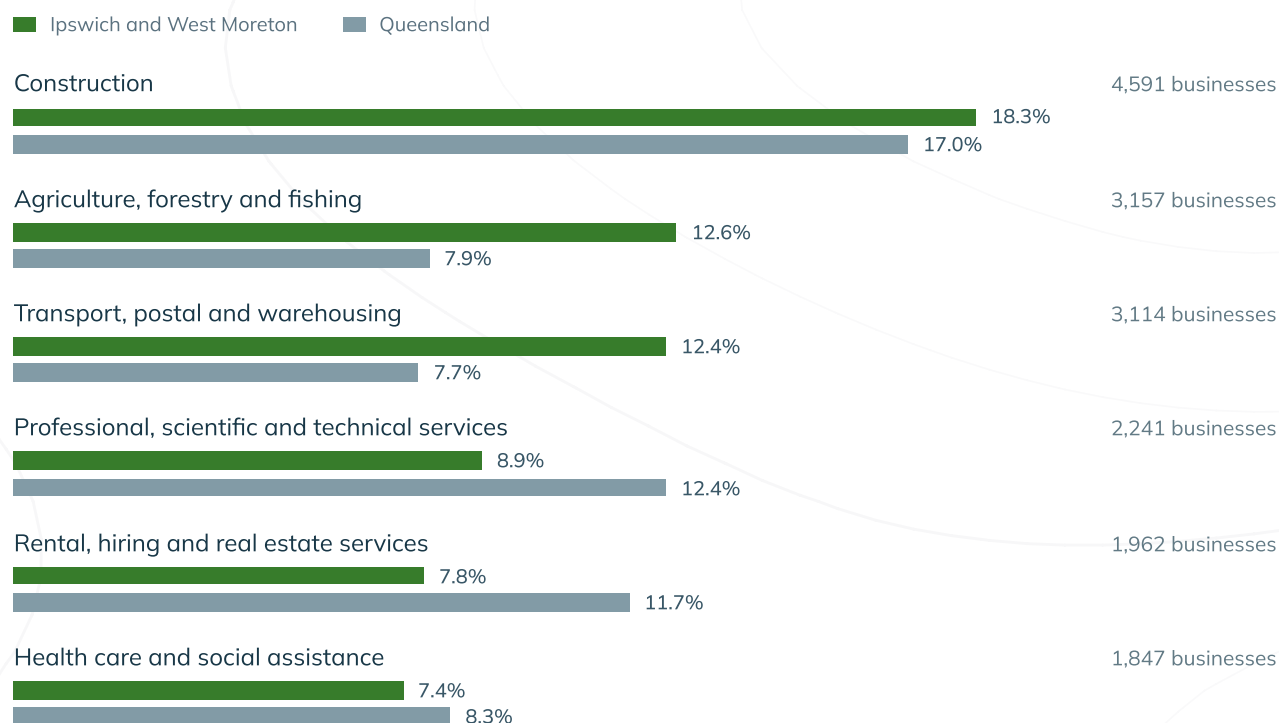


Industries that shape our economy

Construction has more registered businesses than any other industry in Ipswich and West Moreton. Agriculture and transport also account for larger shares of businesses here than across Queensland. Alongside manufacturing, these industries offer skills and services that can support new projects.

Largest business sectors

Registered businesses · 30 June 2025



SHARE OF LOCAL BUSINESSES

12.4%

Transport, postal and warehousing

These services make up 12.4% of local businesses, compared with 7.7% across Queensland.

MANUFACTURING · 2021 CENSUS

13,460

employed residents

Manufacturing's share of resident employment is 1.55 times Queensland's share.

Local industry links

Supplier development can build on construction, agriculture and logistics strengths. Manufacturing's resident workforce offers another connection between regional skills and project delivery.



Skills to support project delivery

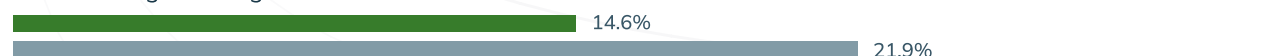
A larger share of Ipswich and West Moreton residents hold certificate qualifications than across Queensland, while a smaller share hold degrees. Training and further study can build on existing skills and help residents prepare for technical, professional and supervisory roles in local projects.

Qualifications beyond school

Share of residents aged 15+ · 2021 Census

■ Ipswich and West Moreton ■ Queensland

Bachelor degree or higher



Advanced diploma or diploma



Certificate



Qualification profile by council area · residents aged 15+

Area	Any qualification	Degree or higher	Certificate
Ipswich	58.9%	15.5%	25.7%
Lockyer Valley	54.5%	11.7%	25.5%
Scenic Rim	59.4%	15.0%	24.6%
Somerset	55.5%	10.4%	26.4%

QUALIFICATIONS BEYOND SCHOOL

58.1%

of residents aged 15+

153,914 residents held a non-school qualification.
Queensland's share was 62.5%.

Experience to build on

Technicians and trades workers **22,096**

Machinery operators and drivers **14,317**

Residents with previous Australian Defence Force (ADF) service
Aged 15+ · regular or reserves **10,597**

Occupation counts cover employed residents. These groups can overlap with previous ADF service and should not be added together.

Skills progression

Connections between employers, training providers and universities can help residents build on existing qualifications. Recognition of prior learning can also support experienced workers moving into new roles.

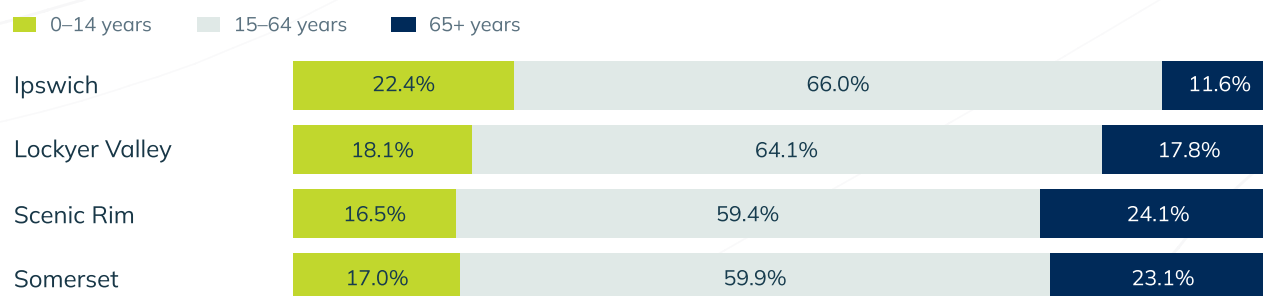


Services for every stage of life

Ipswich has a younger age profile, while Scenic Rim and Somerset have larger shares of older residents. These differences matter when considering childcare, aged care and the workforce and infrastructure needed to support communities across the region.

Different communities, different needs

Age profile · share of residents · 30 June 2025



Selected services and residential aged-care places

Area	Early learning & care ¹	Long day care ¹	Residential places ²
Ipswich	198	118	1,044
Lockyer Valley	22	14	207
Scenic Rim	31	13	373
Somerset	22	7	111

¹ Services at 31 August 2026; long day care is included in the total. ² Residential aged-care places at 30 June 2025.

CHILDREN · 30 JUNE 2025

80,783

children aged under 15

The region had 273 early learning and care services, including 152 long day care services, at 31 August 2026.

OLDER RESIDENTS · 30 JUNE 2025

56,781

residents aged 65 and over

The region had 1,735 residential aged-care places at 30 June 2025.

SOURCE · QGSO REGIONAL PROFILES

Service planning

Childcare supports parents' participation in work and training; aged care supports older residents and their families. Local planning needs to consider access, workforce and capacity as well as the number of services.



Broadening access to opportunity

Economic growth brings the greatest regional benefit when more residents can participate. The Census shows differences in neighbourhood disadvantage, family employment and income, providing context for initiatives that connect people to training, work and essential services.

Neighbourhood circumstances

Share of residents by area disadvantage group · 2021

	Most disadvantaged		Least disadvantaged		
	Group 1	Group 2	Group 3	Group 4	Group 5
Ipswich	34.8%	24.3%	17.2%	14.4%	9.4%
Lockyer Valley	34.3%	36.2%	14.7%	11.6%	3.2%
Scenic Rim	19.6%	17.7%	30.7%	24.3%	7.7%
Somerset	31.1%	40.9%	23.1%	3.8%	1.1%
Ipswich and West Moreton	32.5%	26.1%	19.1%	14.5%	7.8%
Queensland	20.0%	20.0%	20.0%	20.0%	20.0%

Values are percentages. Each group contains 20% of Queensland's population. Group 1 indicates the greatest relative disadvantage; Group 5 the least.

32.5% of regional residents

lived in areas in Queensland's most disadvantaged group. The index combines income, education and employment measures.

FAMILIES WITH CHILDREN UNDER 15

14.9%

had no parent employed

5,721 families, compared with 11.4% across Queensland. This includes parents outside the labour force as well as those seeking work.

MEDIAN FAMILY INCOME · 2021

\$96,096

per year

Queensland: \$105,248. This is family income, not a wage or a measure of current purchasing power.

Pathways to work

Employment pathways, accessible transport and support for caring responsibilities can be considered together. Area-level data can guide further local engagement, rather than define individual circumstances.



Building investment and land supply

Building approvals extend beyond new houses to commercial, industrial and community buildings. Alongside residential lot registrations, they show the scale and mix of development activity that may shape future construction, infrastructure and workforce needs.

Approved building value

12 months to 31 July 2026 · Australian dollars

\$3.148 billion total building approvals



Area	Residential	Non-residential
Ipswich	\$1,519,685,000	\$783,997,000
Lockyer Valley	\$208,282,000	\$62,998,000
Scenic Rim	\$268,364,000	\$71,810,000
Somerset	\$184,744,000	\$47,696,000
Ipswich and West Moreton	\$2,181,075,000	\$966,501,000

Non-residential approvals cover buildings such as workplaces, shops and community facilities. They do not capture all infrastructure investment.

Approvals to delivery

A substantial approval pipeline provides context for construction skills and infrastructure planning. Approvals and land registrations are separate indicators; neither confirms when building work will start or finish.

RESIDENTIAL LAND SUPPLY

4,087

new lots registered

12 months to 30 June 2026
3,661 standard lots and 426 unit or townhouse lots.

Lot registrations by area

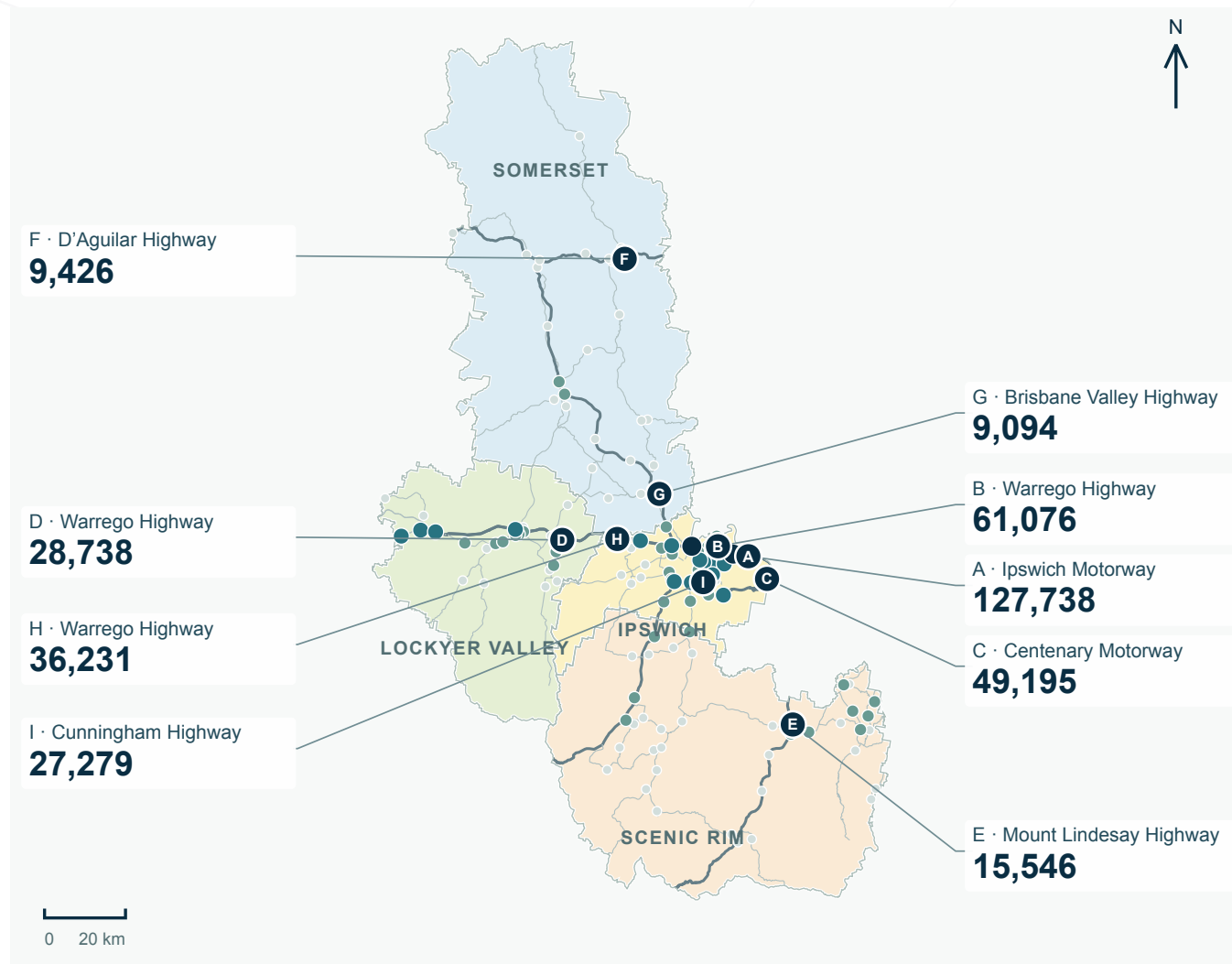
Ipswich	3,194
Lockyer Valley	321
Scenic Rim	346
Somerset	226

Lots and building approvals cover different periods and stages of development. They cannot be matched one for one.



Roads that connect our region

Average daily traffic across Ipswich, Lockyer Valley, Scenic Rim and Somerset.



Letters A–I mark the locations listed in the table on page 19. The map shows roads managed by the Queensland Government.



BUSIEST SUPPLIED LOCATION

127,738

vehicles per day

Ipswich Motorway
Opposite Railway Terrace, Redbank

Reading the map

Vehicles passing each day, both directions

- Under 5,000
- 5,000–14,999
- 15,000–49,999
- 50,000 or more
- Queensland Government road

- Ipswich
- Lockyer Valley
- Scenic Rim
- Somerset

What is AADT? Annual Average Daily Traffic is the estimated number of vehicles passing a location each day, averaged over the year.



Understanding the traffic picture

The Ipswich Motorway carries the highest daily traffic in the supplied regional data. On the Warrego Highway, heavy vehicles make up almost a quarter of traffic at the selected Plainland and Somerset locations.

127,738

At the busiest location

The Ipswich Motorway count at Redbank is the highest in the supplied regional data.

22.8%

Heavy vehicles at Plainland

Nearly one in four vehicles at the selected Warrego Highway location was a heavy vehicle.

24.9%

On the Somerset section

The selected Warrego Highway site has the highest heavy-vehicle share among the nine locations below.

Map	Road / measurement location	Council area	Vehicles / day	Heavy vehicles
A	Ipswich Motorway Opposite Railway Terrace, Redbank · 140035	Ipswich	127,738	12.6%
B	Warrego Highway West of the Bremer River bridge · 135546	Ipswich	61,076	21.2%
C	Centenary Motorway South of Sandy Creek Bridge · 135763	Ipswich	49,195	9.8%
D	Warrego Highway West of Plainland overpass · 30066	Lockyer Valley	28,738	22.8%
E	Mount Lindesay Highway North of Turbot Street, Beaudesert · 13040	Scenic Rim	15,546	17.3%
F	D'Aguilar Highway East of Saleyard Road, Kilcoy · 20052	Somerset	9,426	11.8%
G	Brisbane Valley Highway North of Beeston Drive, Fernvale · 30006	Somerset	9,094	10.7%
H	Warrego Highway Somerset section · 160004	Somerset	36,231	24.9%
I	Cunningham Highway 800 m west of Ripley Road · 135782	Ipswich	27,279	14.8%

Planning for movement

Higher-volume routes connect communities to work and services. Heavy-vehicle shares add context for road maintenance, freight access and the needs of different road users.

Use the figures in context

Figures estimate daily traffic in 2025 in both directions. Vehicles can pass several locations, so adding these figures would count some vehicles more than once. Higher traffic does not necessarily mean greater congestion.



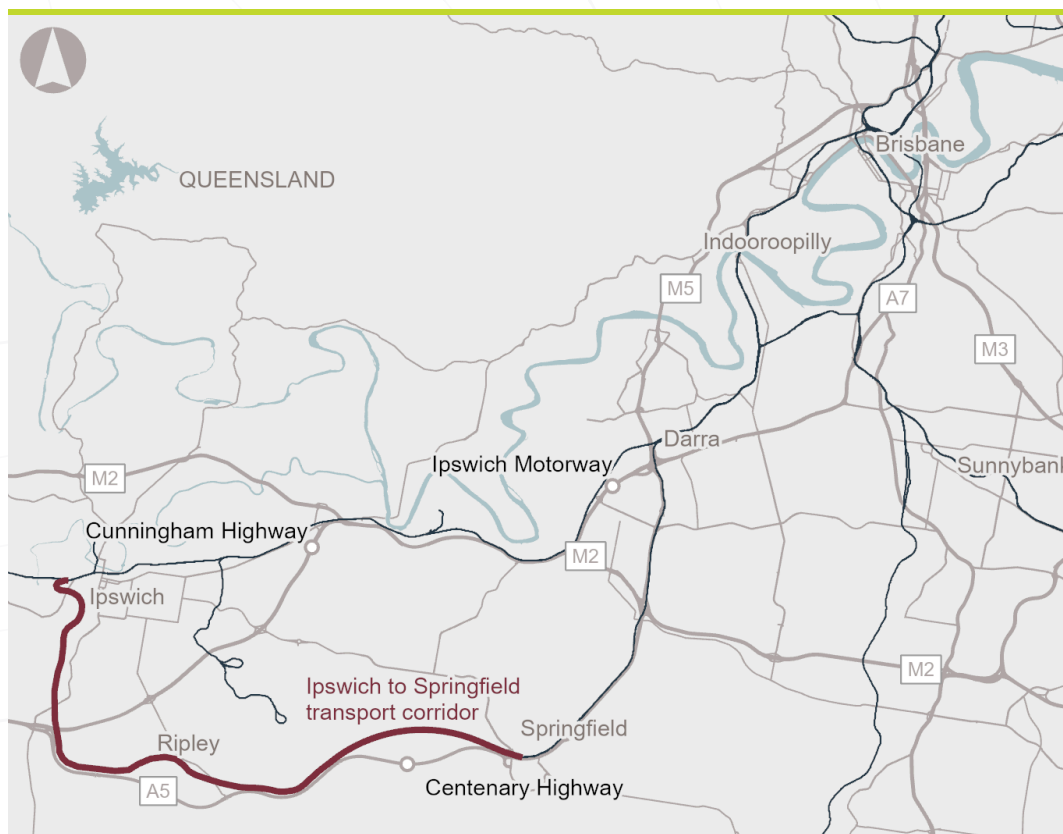
Infrastructure priorities



Population growth around Ipswich, Ripley and Springfield strengthens the need for connected transport. The proposed Ipswich to Springfield corridor would link existing rail lines, improving access to jobs, education and services as these communities grow.

The proposed transport corridor

SOUTH EAST QUEENSLAND



Map: Infrastructure Australia - Ipswich to Springfield transport capacity.

INFRASTRUCTURE AUSTRALIA PIPELINE

5-10 years

Ipswich to Springfield transport capacity

Queensland Government proposal
High-Capacity Transport for Growing Cities

Planning for a growing corridor

The 2026 Priority List places Ipswich to Springfield transport capacity in its 5-10 year pipeline. The proposed connection would link existing rail lines and improve access to jobs, education and services.

The next documented step

Infrastructure Australia identifies development of a Final Business Case as the next step. Its proposal page records a \$3.38 million Australian Government commitment to business-case development. This is planning funding, not construction funding.

Ipswich

CITY OF IPSWICH

One of Queensland's oldest cities, with heritage streets at its heart and fast-growing communities from Springfield to Ripley.

KEY CENTRES

- Ipswich Central
- Redbank Plains
- Ripley
- Rosewood
- Springfield



268,272

Residents, June 2025

68

Projects

\$736.3m

Estimated project value

3.4%

Annual growth, 2020–2025

Ipswich Projects



Project ID	Project Description	Suburb	Estimated Value	Commencement	Status
8684357	1 Nicholas Street Administration Building Fitout	Ipswich	\$14,670,000	01 Jul 2026	• Possible
8551678	Kambu Health Children & Family Centre	Silkstone	\$4,000,000	18 Jul 2026	• Firm
8609391	RAAF Base Amberley Aircraft Fuselage Training Aid Package 2	Amberley	\$7,500,000	17 Aug 2026	• Possible
8697351	Limestone Park Netball Court Reconstruction	Ipswich	\$4,603,988	31 Aug 2026	• Firm
8713458	Rosewood Marburg Rd Embankment Restoration - Piling	Tallegalla	\$5,000,000	14 Sep 2026	• Firm
8715958	Hilton Garden Inn Ipswich Short Term Accommodation	Ipswich	\$53,000,000	02 Oct 2026	• Possible
8696095	RAAF Amberley Building Refurbishment	Amberley	\$3,000,000	05 Oct 2026	• Firm
8690157	RAAF Amberley Building & Stormwater Works	Amberley	\$4,000,000	06 Oct 2026	• Firm
8693955	Springfield Pkwy / Greenbank Arterial upgrade & duplication, Stage 2	Springfield	\$25,000,000	13 Oct 2026	• Possible
8717547	Ipswich Greening Project Priority Streetscapes Upgrades	Ipswich	\$3,100,000	26 Oct 2026	• Possible
8681065	48 Windle Road Residential Subdivision	Brassall	\$1,100,000	10 Nov 2026	• Possible
8637825	163 Springfield Central Boulevard Units Stages 1 & 2	Springfield Central	\$30,000,000	20 Nov 2026	• Possible
8702489	Ipswich Hospital Transit Lounge	Ipswich	\$9,000,000	15 Dec 2026	• Possible
4203915	Prince Alfred Hotel Booval Accommodation Extension Stages 1-4	Booval	\$50,000,000	17 Dec 2026	• Possible
8642929	12-38 Butter Factory Road Mixed Use Development Stages 1-3	North Booval	\$50,000,000	18 Dec 2026	• Possible
8594534	63-109 Swanbank Road Warehouse Units	Flinders View	\$2,000,000	19 Dec 2026	• Possible
8505873	42-56 Nielsen Road Residential Subdivision	Rosewood	\$2,600,000	08 Jan 2027	• Possible
8707339	RAAF Amberley Building Upgrades	Amberley	\$3,000,000	11 Jan 2027	• Firm

Ipswich Projects



Project ID	Project Description	Suburb	Estimated Value	Commencement	Status
8715567	Redbank Plains State High School Roof Repairs	Redbank Plains	\$2,000,000	12 Jan 2027	• Possible
8549353	632 & 638-698 Redbank Plains Rd Residential Subdivision Stages 2 & 3	Redbank Plains	\$3,500,000	18 Jan 2027	• Possible
8659791	14 & 16 Harry & Trevor Streets Townhouses	Bellbird Park	\$9,000,000	18 Jan 2027	• Possible
8667295	7011 Ripley Road Townhouses	South Ripley	\$40,000,000	26 Feb 2027	• Possible
8199239	66 & 92 Briggs Road Mixed Use Development	Raceview	\$9,500,000	19 Mar 2027	• Possible
8592448	63-109 Swanbank Road Warehouse Units	Flinders View	\$3,500,000	19 Mar 2027	• Firm
8698575	Ipswich West State Special School Addition	Leichhardt	\$5,000,000	19 Mar 2027	• Possible
8339747	Green Leaves Early Learning Child Care Centre North Ipswich	North Ipswich	\$4,500,000	01 Apr 2027	• Possible
8616544	31 Albert Street Units	Goodna	\$16,500,000	01 Apr 2027	• Possible
8705154	37 Sinnathamby Boulevard Child Care Centre	Springfield Central	\$5,500,000	01 Apr 2027	• Possible
8705197	7000 Belle Parade Units Stages 1 & 2	Ripley	\$23,000,000	02 Apr 2027	• Possible
8715978	6 Dartbrook Court Warehouse	Flinders View	\$2,000,000	09 Apr 2027	• Possible
8690095	James Hardie Carole Park Manufacturing Facility Extension	Carole Park	\$2,500,000	13 Apr 2027	• Possible
8715980	5 Roma Street Townhouses	North Booval	\$2,500,000	14 Apr 2027	• Possible
8715998	Chum Street Industrial Tenancies	New Chum	\$3,000,000	15 Apr 2027	• Possible
7534842	45-53 Robertson Road Mixed Use Development Stage 2	Raceview	\$3,100,000	16 Apr 2027	• Possible
8659628	198-238 Fernvale Road Townhouses	Brassall	\$22,000,000	19 Apr 2027	• Possible
8690189	184-186 Redbank Plains Road Child Care Centre	Bellbird Park	\$3,500,000	19 Apr 2027	• Possible

Ipswich Projects



Project ID	Project Description	Suburb	Estimated Value	Commencement	Status
8716054	44 Jupiter Street Residential Subdivision	Wulkuraka	\$2,200,000	21 Apr 2027	• Possible
8558337	Springfield Pkwy early works: earthworks, drainage & sleeper walls	Springfield	\$3,000,000	28 Apr 2027	• Firm
8724024	11 South Street Apartments	Ipswich	\$7,000,000	30 Apr 2027	• Possible
8616546	Providence West ROL 2 South Ripley Residential Subdivision Stages 1-5	South Ripley	\$13,600,000	03 May 2027	• Possible
8459164	21 & 21A Whitwood Road Residential Subdivision Stages 1-14	Ebbw Vale	\$17,500,000	04 May 2027	• Possible
8511295	944-948 Ripley & Bayliss Rds Residential Subdivision Stages 1-3	South Ripley	\$3,100,000	04 May 2027	• Possible
8724049	70-72 Jones Road Townhouses	Bellbird Park	\$8,500,000	05 May 2027	• Possible
8577106	Precinct 5C White Rock Residential Subdivision Stages 29 & 30	White Rock	\$6,600,000	10 May 2027	• Possible
8549351	7001 Binnies Road Residential Subdivision Stages 14 & 15	Ripley	\$2,700,000	12 May 2027	• Possible
8554583	65-67 Warwick Road Townhouses & Boarding House	Ipswich	\$4,000,000	12 May 2027	• Possible
8724059	244-276 Swanbank Road Concrete Batching Plant	Swanbank	\$1,000,000	12 May 2027	• Possible
8693035	27 Access Place Warehouses	Bundamba	\$13,800,000	14 May 2027	• Possible
8724123	151 Patrick Street Warehouse	Swanbank	\$16,000,000	14 May 2027	• Possible
8617410	48-70 & 84 Pindari Dr / 67-103 Dances Rd subdivision, Stages 2-13	Thagoona	\$19,900,000	17 May 2027	• Possible
8693058	7004 Grampian Drive Dwellings Stage 10	Deebing Heights	\$4,394,200	19 May 2027	• Possible
8693101	141 Patrick Street Warehouses	Swanbank	\$6,100,000	20 May 2027	• Possible
8693107	98 Alice Street Townhouses	Goodna	\$2,800,000	24 May 2027	• Possible
8514950	45 Railway, Edward & William Sts Residential Subdivision Stages 1-3	Rosewood	\$2,700,000	25 May 2027	• Possible

Ipswich Projects



Project ID	Project Description	Suburb	Estimated Value	Commencement	Status
8697589	44, 54 & 72 Taylors Road Residential Subdivision Stages 1-3	Walloon	\$5,000,000	04 Jun 2027	• Possible
8697625	20-23 The Terrace Mixed Use Development	North Ipswich	\$45,000,000	09 Jun 2027	• Possible
7126077	12-26 Eugene Street Residential Subdivision	Bellbird Park	\$4,050,000	10 Jun 2027	• Possible
8650115	7002 Keidges Road Mixed Use Development	Augustine Heights	\$7,000,000	11 Jun 2027	• Possible
8700096	Westphalen Drive Warehouse Units	Riverview	\$8,000,000	11 Jun 2027	• Possible
8410202	1 Railway Street Residential Subdivision Stages 1-4	Rosewood	\$5,715,000	17 Jun 2027	• Possible
1296290	Collingwood Park Shopping Centre Mixed-use Development Extension	Collingwood Park	\$20,000,000	18 Jun 2027	• Possible
8699323	79 South Station Road Units	Booval	\$4,500,000	21 Jun 2027	• Possible
8601070	56-62 Nelson & Andrew Sts Residential Subdivision Stages 1-3	Bundamba	\$2,000,000	22 Jun 2027	• Possible
8697920	120 Kuril Drive & Harrison Grove Units Stages 1 & 2	Deebing Heights	\$37,500,000	23 Jun 2027	• Possible
8697956	11 Opera Street Townhouses	Ripley	\$7,800,000	23 Jun 2027	• Possible
8650428	56 & 60 Nelson Street Townhouses	Bundamba	\$5,100,000	25 Jun 2027	• Possible
8631076	Un-Named Road Self Storage Facilities	Swanbank	\$15,000,000	28 Jun 2027	• Possible
8631044	122 Gregory Street Residential Subdivision	Wulkuraka	\$2,600,000	29 Jun 2027	• Possible

Lockyer Valley

LOCKYER VALLEY REGION

Fertile farmland between Brisbane and Toowoomba, and one of Queensland's most productive food-growing districts.

KEY CENTRES

- Gatton
- Helidon
- Laidley
- Plainland
- Withcott



46,058

Residents, June 2025

10

Projects

\$61.1m

Estimated project value

2.2%

Annual growth, 2020–2025

Lockyer Valley Projects



Project ID	Project Description	Suburb	Estimated Value	Commencement	Status
8630407	Stanbroke Beef Meat Processing Facility Upgrade	Veradilla	\$12,500,000	13 Nov 2026	● Firm
8693090	UQ Gatton Livestock Research Facilities	Gatton	\$21,800,000	13 Nov 2026	● Possible
8215019	Industrial Road Warehouse Units Stages 1 & 2	Gatton	\$9,000,000	17 Nov 2026	● Possible
8688834	1/90 Lawlers Road Workshops Stages 1-2	Helidon	\$1,100,000	28 Jan 2027	● Possible
8671241	Quick Storage Laidley Self Storage Facility	Laidley	\$2,200,000	23 Apr 2027	● Possible
8640385	37 School & 40 Plant Sts Residential Subdivision Stages 1-2	Helidon	\$3,000,000	10 May 2027	● Possible
8640643	24 Railway Street Mixed Use Development	Helidon	\$5,000,000	10 May 2027	● Possible
8723980	89 Rutherford Road Residential Subdivision Stages 1-4	Withcott	\$2,000,000	18 Jun 2027	● Possible
8693339	Funk Road Residential Subdivision	Regency Downs	\$2,200,000	23 Jun 2027	● Possible
8674671	9 Industrial Road Industrial Tenancies Stages 1 & 2	Gatton	\$2,300,000	25 Jun 2027	● Possible

Scenic Rim

SCENIC RIM REGION

Mountain ranges, national parks and farming valleys reaching south to the New South Wales border.

KEY CENTRES

- Beaudesert
- Boonah
- Canungra
- Kalbar
- Tamborine Mountain



46,947

Residents, June 2025

16

Projects

\$174.4m

Estimated project value

1.7%

Annual growth, 2020–2025

Scenic Rim Projects

Project ID	Project Description	Suburb	Estimated Value	Commencement	Status
8715199	Knapp Creek Road Landslips Remediation DRFA 2024	Beaudesert	\$4,500,000	13 Aug 2026	● Firm
8697386	Scenic Rim Sealed Rd Rehabilitation Package 3 DRFA March 2025	Tamborine Mountain	\$2,000,000	02 Nov 2026	● Firm
8694459	Tamborine Mountain College Single Storey Teaching Buildings	Tamborine Mountain	\$3,100,000	09 Nov 2026	● Registrations
8697236	Scenic Rim Sealed Rd Rehabilitation Package 1 DRFA March 2025	Tamborine Mountain	\$2,000,000	09 Nov 2026	● Firm
8698589	Scenic Rim Regional Council Roadworks Restoration Works	Boonah	\$15,000,000	14 Dec 2026	● Firm
8686829	Beaudesert Indoor Sports Centre	Beaudesert	\$4,800,000	15 Dec 2026	● Possible
8680039	107 Hoya Road Residential Subdivision	Boonah	\$1,000,000	16 Dec 2026	● Possible
8662887	Scenic Rim Essential Public Assets Rd Restoration	Beaudesert	\$25,000,000	21 Dec 2026	● Firm
8714930	Gallipoli & Kokoda Barracks infrastructure upgrades	Witheren	\$5,000,000	01 Jan 2027	● Firm
8662407	Oakland Way Residential Subdivision	Beaudesert	\$2,200,000	31 Mar 2027	● Possible
8516624	Oakland Way Villas	Beaudesert	\$7,200,000	06 Apr 2027	● Possible
8681081	7A-11 Tina Street Townhouses Stages 1-2	Beaudesert	\$12,000,000	16 Apr 2027	● Possible
8711961	Rome Street Units	Beaudesert	\$35,000,000	30 Apr 2027	● Possible
8667949	19 Edward Street Residential Subdivision Stages 1-6	Kalbar	\$4,600,000	10 May 2027	● Possible
8670132	4603 Beaudesert Nerang Road Units	Beaudesert	\$40,000,000	17 May 2027	● Possible
8691885	51 Wesley Way Residential Subdivision Stages 1-7	Beaudesert	\$11,000,000	04 Jun 2027	● Possible

Somerset

SOMERSET REGION

Country towns and the upper Brisbane Valley, home to Wivenhoe and Somerset dams and the Brisbane Valley Rail Trail.

KEY CENTRES

- Esk
- Fernvale
- Kilcoy
- Lowood
- Toogoolawah

TOOGOO LAH

WELCOME TO
Toogoolawah

Somerset Region



26,936

Residents, June 2025

17

Projects

\$48.9m

Estimated project value

1.2%

Annual growth, 2020–2025

Somerset Projects

Project ID	Project Description	Suburb	Estimated Value	Commencement	Status
8717130	Esk Hospital Helipad Upgrades Tranche 1	Esk	\$5,000,000	14 Sep 2026	● Firm
8637499	EQL Esk Depot Industrial Building & Office Building	Esk	\$2,000,000	29 Oct 2026	● Firm
8254287	Lot 346 Summerville Rd / Bauer St rural residential lots, Stages 1-4	Lowood	\$3,600,000	01 Dec 2026	● Possible
8426367	Fernvale College & School Development	Fernvale	\$2,000,000	10 Dec 2026	● Registrations
8686639	Cavalier Grove Estate Residential Subdivision Stages 4A-4C	Fernvale	\$1,395,000	11 Dec 2026	● Possible
8690573	Brisbane Valley Highway Roadworks Intersection Upgrade	Fernvale	\$5,000,000	15 Dec 2026	● Firm
8687802	114 Brouff Road Residential Subdivision	Fernvale	\$1,575,000	18 Dec 2026	● Possible
8688208	Kilcoy Streetscape Revitalisation	Kilcoy	\$1,000,000	15 Feb 2027	● Possible
8703444	Lowood Estate Residential Subdivision Stage 1B	Lowood	\$2,000,000	07 Apr 2027	● Possible
8690176	Patrick Estate Restaurant & Display Garage	Lowood	\$2,500,000	19 Apr 2027	● Possible
8662423	Hedley Park Estate Woolmar Residential Subdivision Stages 15-21	Woolmar	\$8,730,000	07 May 2027	● Possible
8686606	4 Graham Road Residential Subdivision Stages 1A-1B	Fernvale	\$2,025,000	20 May 2027	● Possible
8719672	20 Kleinhans Court Industrial Subdivision	Lowood	\$2,400,000	21 May 2027	● Possible
8719678	Lindemans Road Residential Subdivision Stage 1	Lowood	\$2,000,000	25 May 2027	● Possible
8686619	4 Graham Road Residential Subdivision Stages 2A-2B	Fernvale	\$2,115,000	27 May 2027	● Possible
8694710	57 Seib Street Units	Kilcoy	\$2,100,000	24 Jun 2027	● Possible
8676735	Noland Street Industrial Building	Lowood	\$3,500,000	25 Jun 2027	● Possible



Did you know?



A few facts reveal another side of Ipswich and West Moreton: the landscapes we enjoy, the communities we belong to and the everyday lives behind the regional figures.

01



1,940.1 km²

Space for nature

Parks, forests and reserves cover this much of Ipswich and West Moreton, including 1,124.8 km² in Somerset.

2024

02



19.3%

Connections around the world

Nearly one in five residents was born overseas: 65,464 people bringing connections to places around the world.

2021 Census

03



32,791

People giving their time

Residents aged 15 and over reported volunteering through an organisation or group in the previous 12 months.

2021 Census

04



4,973

New beginnings

Births were registered to mothers living in Ipswich and West Moreton during 2024, more than 13 a day on average.

2024

05



155

Places to learn

Public and private schools and education facilities form a learning network across the four council areas.

April 2025

06



23.9%

Three vehicles or more

Almost a quarter of occupied homes had at least three motor vehicles. In Lockyer Valley, the share was 31.3%.

2021 Census

Notes and sources



The data sources and interpretation notes behind each page, in page order. Pages that draw on the same source share one entry.

A region preparing for growth p. 5

SOURCE QGSO Resident Profile, 9 September 2026, pp. 4, 45, 50 and 55; Queensland Government Population Projections, 2025 edition (medium series). Projects: Cotality (<https://www.cotality.com/au>), estimated commencement 1 July 2026 to 30 June 2027; values are summed project estimates.

Population and settlement p. 6

SOURCE QGSO Resident Profile, 9 September 2026, pp. 4 and 7; ABS ERP and Queensland Government Population Projections, 2025 edition.

Employment and business p. 7

SOURCE QGSO Resident Profile, pp. 45–46 and 55. Unemployment: DEWR SALM. Industry: ABS Census 2021, usual residence.

Ipswich West Moreton Jobs p. 8

SOURCE Ipswich West Moreton Jobs, RDAIWM. Industry totals, 2025–2026. iwjobs.com.au. Shares calculated from 15,890 advertisements; not jobs filled.

Where school leavers go next p. 9

SOURCE Queensland Department of Education, Next Step 2025, Table 2. Survey respondents; study takes priority over work in the main destination. Other study includes VET, apprenticeships and traineeships.

Housing and development p. 10

SOURCE QGSO Resident Profile, pp. 42, 50 and 52. RTA rental bonds; ABS Building Approvals; Queensland Valuation and Sales database.

Projects at a glance p. 11

SOURCE Cotality (<https://www.cotality.com/au>). Estimated commencement: 1 July 2026 to 30 June 2027. Values are summed project estimates, not annual expenditure.

Regional economic insights pp. 12–17, 32

SOURCE QGSO, Queensland Treasury, Regional Profiles, 9 September 2026. Adapted from ABS and agency data. © State of Queensland 2026, CC BY 4.0.

- p. 12** Tables 48–49, pp. 55–56. Business counts use the main business location, not every outlet. Published categories may not sum to totals because of ABS confidentialisation.
- p. 13** Tables 41 and 50, pp. 46 and 57. Business counts reflect main locations. Employment counts describe employed residents, including people who work outside the region.
- p. 14** Tables 23, 26 and 42, pp. 27, 30 and 48. Qualification shares cover residents aged 15+. The total with a qualification includes unspecified levels; the three displayed categories do not exhaust that total.
- p. 15** Tables 2, 20 and 31, pp. 5, 24 and 36. Age estimates are preliminary. Service counts do not measure vacancies or adequacy. Aged-care places are assigned by service location and exclude mainstream home-care packages.
- p. 16** Tables 33, 39 and 43, pp. 38, 44 and 49. SEIFA describes areas, not individuals. Quintiles are Queensland-based population groups. Census figures provide a 2021 baseline, not a current measure of household circumstances.
- p. 17** Tables 44 and 47, pp. 50 and 54. Building values are approval estimates, not expenditure, and may be revised. Lot registrations create titles, not completed homes. Source totals are retained despite rounding differences.
- p. 32** Tables 7, 10, 18, 30, 32 and 51. Figures relate to the periods shown. Births are registrations, not necessarily births occurring that year. Vehicle counts exclude motorbikes, scooters and heavy vehicles. Schools include specialist and other education facilities.

Transport and connections pp. 18–19

SOURCE TMR 2025 Traffic Census (supplied regional extract); Queensland Government road and council-boundary mapping. © State of Queensland.

Infrastructure priorities p. 20

SOURCE Infrastructure Australia, 2026 Infrastructure Priority List and Ipswich-Springfield proposal page, accessed 9 September 2026.

Regional project profiles pp. 21, 26, 28, 30

SOURCE QGSO p. 4 (2025 preliminary ERP and 2020–2025 annual growth); Cotality (<https://www.cotality.com/au>). Photos: supplied regional collection.

Project registers pp. 22–25, 27, 29, 31

SOURCE Cotality — <https://www.cotality.com/au>



IPSWICH & WEST MORETON

Local people creating local opportunities.

Ipswich



Lockyer Valley



Scenic Rim



Somerset



An Australian Government Initiative

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PROJECT STATUS REPORT

2026 / 2027