

RDA Ipswich & West Moreton

PROJECT STATUS REPORT

July - December 2020



Notable images appearing without captions in this document:

COVER – Clockwise from Right: Top of Town – Ipswich; Mt Tamborine Hang Glider – Scenic Rim; Agriculture – Lockyer Valley; and Somerset near Fernvale – Somerset.

Page 2: Cattle egret – Lockyer Valley, Page 5: Rural Road – Ipswich, Page 6: Image by Kelly Sikkema – Unsplash, Page 10: Image by Markus Spiske – Unsplash, Page 11: Barefoot Bowls – Lockyer Valley, Page 20: Courtesy of Waterlea, Walloon – Ipswich, Page 22: Courtesy of Voicephoto – Lockyer Valley, Page 24: Courtesy of Floating Images Ipswich – Scenic Rim, Page 28: Courtesy of Floating Images Ipswich – Ipswich, Page 29: Courtesy of Helen McCraw – Lockyer Valley, Page 30: Tamborine Mountain Town – Scenic Rim, Page 31: Nash Gallery, Esk – Somerset.

Back Cover: Clock Tower – Ipswich.

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



An Australian Government Initiative

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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 July – December 2020. This current report highlights the projects leading up to December 2020. Also, emphasised are the demographics and developments occurring in Ipswich, Scenic Rim, Somerset and Lockyer Valley.

During 2019 – 2020, the Regional Development Australia Ipswich & West Moreton (RDAIWM) Committee focused on promoting and advocating the areas of Ipswich, Lockyer Valley, Scenic Rim and Somerset as a joint region of equal significance. RDAIWM have taken a consolidated and visionary approach to the development of strategic projects and initiatives that strengthen the future of our regional economy as a whole, as well as build on the foundations of existing recognised local community priorities. But, as with Australia as a whole, the COVID-19 virus has and will continue to cause disruption to both the community and economy within the region.

For the financial year of 2019 – 2020, the Ipswich & West Moreton region contributed just under \$14bn Gross Regional Product (GRP) to the national economy with a total of over 19,600 operating local businesses and an estimated population of over 333,000.

One of the significant factors contributing to population growth is the proximity to a significant metropolitan area. While this means there are flows of people and expenditure to the metro area, Ipswich & West Moreton (IWM) has some

essential institutional and countervailing social forces that can be used to both retain and attract people and expenditure.

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

The capacity to attract spending and investment is also facilitated by good transport connectivity through and within the region. The IWM region has major arterial roads of national, state and regional significance. These road systems are strongly associated with investment and employment opportunities through transport and traveller service industries, road maintenance and upgrade expenditure. The facilitation of transport includes inputs to production within the region and exports from the region.

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

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.

I want to take this opportunity to thank the following for their assistance and contribution to our Project Status Report July – December 2020.

Cordell, University of Southern Queensland, Australian Bureau of Statistics, Queensland Government Statistician's Office, Ipswich City Council, Lockyer Regional Council, Somerset Regional Council, Scenic Rim Regional Council, National Institute of Economic and Industry Research, id Economy, Queensland Department of Education, Jobs Queensland, Infrastructure Australia and ARTC.

Regards,

Cr Janice Holstein

Chair, Regional Development Australia Ipswich & West Moreton Inc.



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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 (which here follows the rugged McPherson ranges) 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 West Moreton (IWM) region, which accounts for well over half the land area of SEQ (13,000 km² out of 22,300 km²) but for somewhat less than 10% of its population (327,000 out of 3,508,000).

IWM is a region of many ranges and as many valleys. To the west its ranges buttress 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 Bremer, Fassifern and upper Logan valleys also support intensive agriculture.

One of these valleys, the upper Logan centred on Beaudesert in the Scenic Rim Shire, lies to the east of the coastal ranges, separated from the coast by Mount Tambourine. This valley provides a corridor for the main coastal railway line heading south to Sydney and is connected to coastal SEQ by several main roads including the Mount Lindesay Highway.

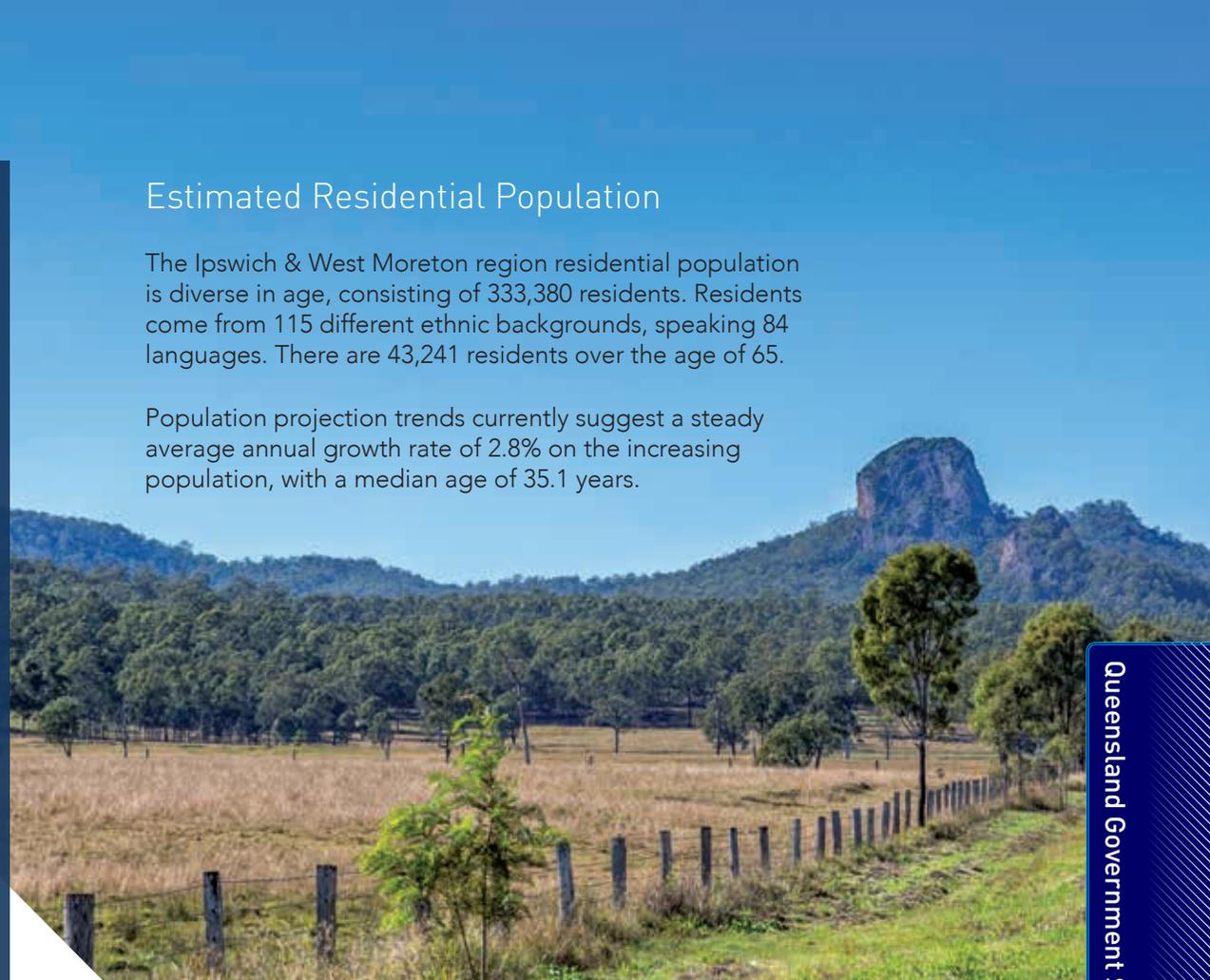
From Ipswich roads radiate to the rest of the region and beyond – to western Queensland via the Warrego highway, to central and north Queensland via the Burnett highway and into NSW and on to Victoria via the Cunningham highway. Ipswich was also the starting point for Queensland's first railway. Under the guise of the Inland Railway, this line is now being totally rebuilt to provide fast long-distance transit.

The truckies who rumble along the Newell Highway and the promoters of the Inland Railway both attest that long-distance transport in Australia is best routed inland, away from the grades, bridges and congestion along the coast. With its long-distance inland and high-capacity coastal connections, combined with plentiful flat, flood-proof land, the IWM region is an ideal location for logistics terminals.

Estimated Residential Population

The Ipswich & West Moreton region residential population is diverse in age, consisting of 333,380 residents. Residents come from 115 different ethnic backgrounds, speaking 84 languages. There are 43,241 residents over the age of 65.

Population projection trends currently suggest a steady average annual growth rate of 2.8% on the increasing population, with a median age of 35.1 years.



Estimated Residential Population – Projected to July 2020

RDAIWM Region / LGA / State	As at 30 June that year			Avg. annual growth rate	
	2009	2014	2019	2009-2019	2014-2019
	Number			%	
RDAIWM Region	253,593	291,899	333,380	2.8	2.7
Ipswich (C)	161,664	189,195	222,307	3.2	3.3
Lockyer Valley (R)	34,333	38,363	41,731	2.0	1.7
Scenic Rim (R)	36,525	39,882	43,123	1.7	1.6
Somerset (R)	21,071	24,459	26,219	2.2	1.4
Queensland	4,328,771	4,719,653	5,094,510	1.6	1.5

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

RDAIWM Business and Community Covid-19 Survey Summary – June 2020

About the respondents...

The largest group of respondents were business owners, with 'community groups' being the second largest group representing 17%.

Types of businesses the respondents represented were varied with a mix from Retail Trade, Arts and Recreation Services and many others.

COVID Impacts

Only 8% of respondents had NOT been impacted by COVID.

With 77% reporting a negative impact.

The financial impact of COVID has been negative for 83% of respondents.

49% of respondents reported a greater than 50% turnover impact loss of the current event.

Business Closures

32% reported temporary business closure with 5% deciding to close the business.

60% changed their business operations in a way to continue trading.

Of those that changed 51% changed product or services.

Staffing

44% of reported no changes to staffing levels during COVID.

Of those that reported job creation, 66% reported 1-5 jobs created.

Of those respondents that reported job losses, 85% reported 1-5 jobs lost.

54% registered for Australian Government's JobKeeper Program.

Respondents report that in the majority of cases this has allowed them to retain 1-5 staff members.

Online Course

Majority of respondents have not enrolled to do an online course.

IWMJobs

Only 1% of survey respondents report to have used the IWMJobs.com free employment and training service.

Government Payments

61% of respondents are not utilising any of the government support packages.

Respondents report the most popular support packages were the JobKeeper Payment and Boosting Cash Flow for Employers.

A range of different State Government support packages are reported to be currently utilised, with 44% not accessing any Qld Government packages at all.

70% would access regional support.

Government Support

47% would most likely participate in programs that would provide an Understanding of Government Support Available – with the majority likely to participate in marketing programs.

One third of respondents preferred to access support in future via online programs via webinars.

Respondents reported a varied range in the preferred duration for these programs.

GRP **-10.9%**
Queensland -12.0%

Local job **-7.7%**
-12.8% including
JobKeeper recipients

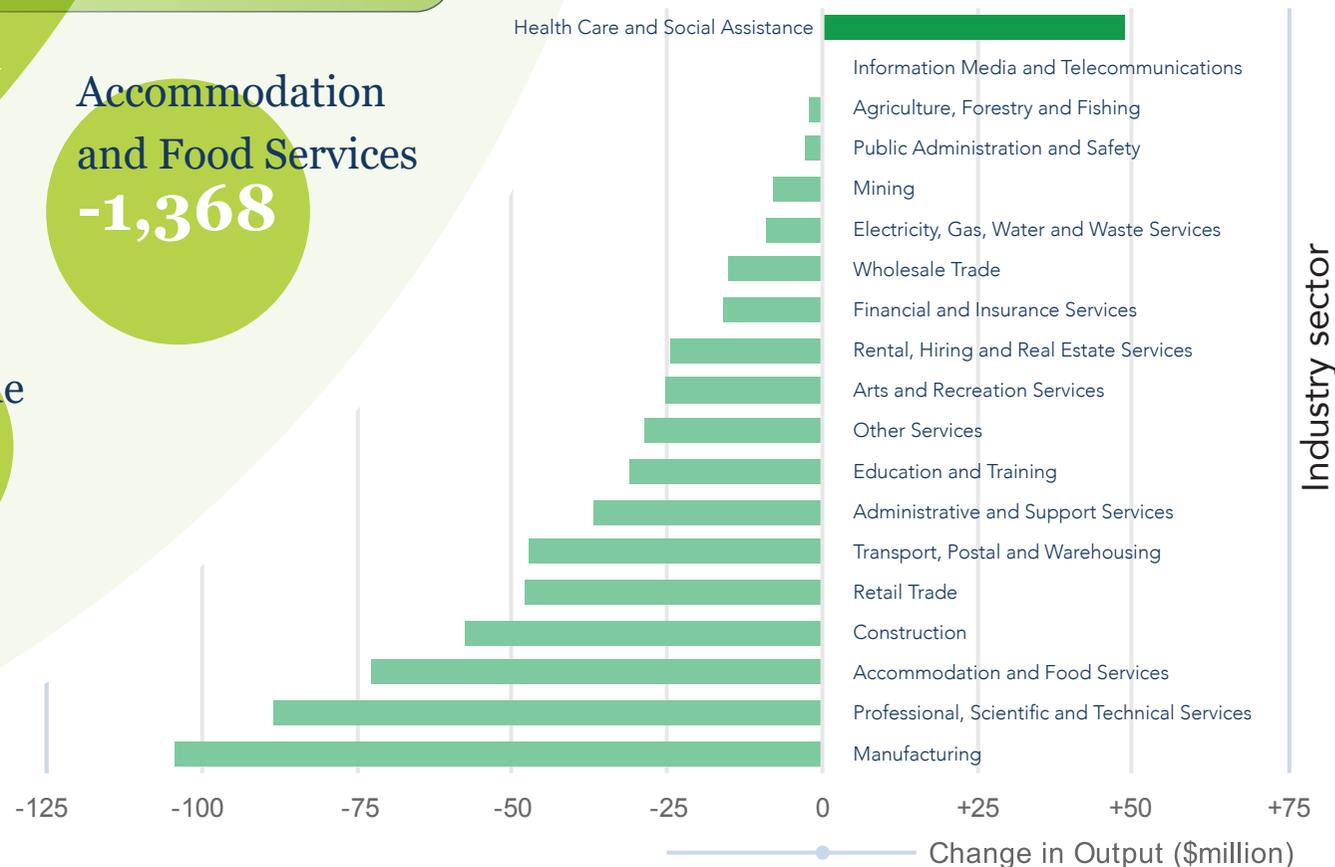
Employed resident **-7.3%**
-11.7% including
JobKeeper recipients

**Sector Decline in
Top 3 Local Jobs**
excluding JobKeeper recipients

Accommodation
and Food Services
-1,368

Retail Trade
-1,332

Education and Training
-905



COVID Ipswich – economy.id.com.au

The chart below presents the output and value added impacts of COVID-19 in the June Quarter 2020. Output refers to the total sales of each industry in the region.

**Output impact in June Quarter 2020
(compared to 2018/19 quarter average)**

Reference <https://economy.id.com.au/ipswich/covid19>

GRP **-8.3%**

Queensland -12.0%

Local job **-6.2%**

-9.7% including
JobKeeper recipients

Employed resident **-6.4%**

-10.0% including
JobKeeper recipients

Sector Decline in Top 3 Local Jobs

excluding JobKeeper recipients

Accommodation and Food Services

-221

Education and Training

-220

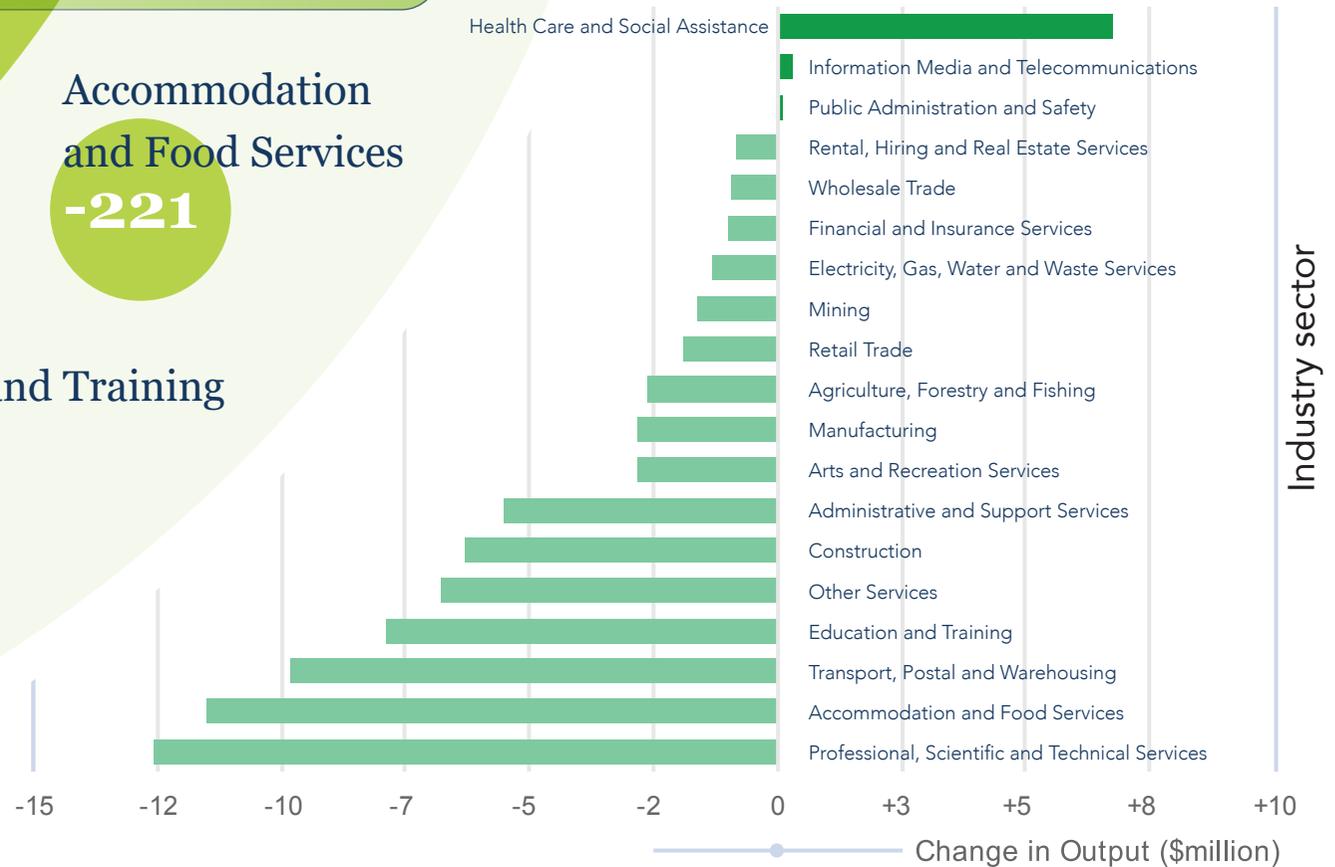
Transport, Postal and Warehousing

-117

COVID Lockyer Valley – economy.id.com.au

The chart below presents the output and value added impacts of COVID-19 in the June Quarter 2020. Output refers to the total sales of each industry in the region.

Output impact in June Quarter 2020 (compared to 2018/19 quarter average)



Reference <https://economy.id.com.au/lockyer-valley/covid19>

GRP **-8.4%**

Queensland -12.0%

Local job **-6.5%**

-11.9% including
JobKeeper recipients

Employed resident **-6.9%**

-12.0% including
JobKeeper recipients

Sector Decline in Top 3 Local Jobs

excluding JobKeeper recipients

Accommodation
and Food Services

-395

Education and Training

-190

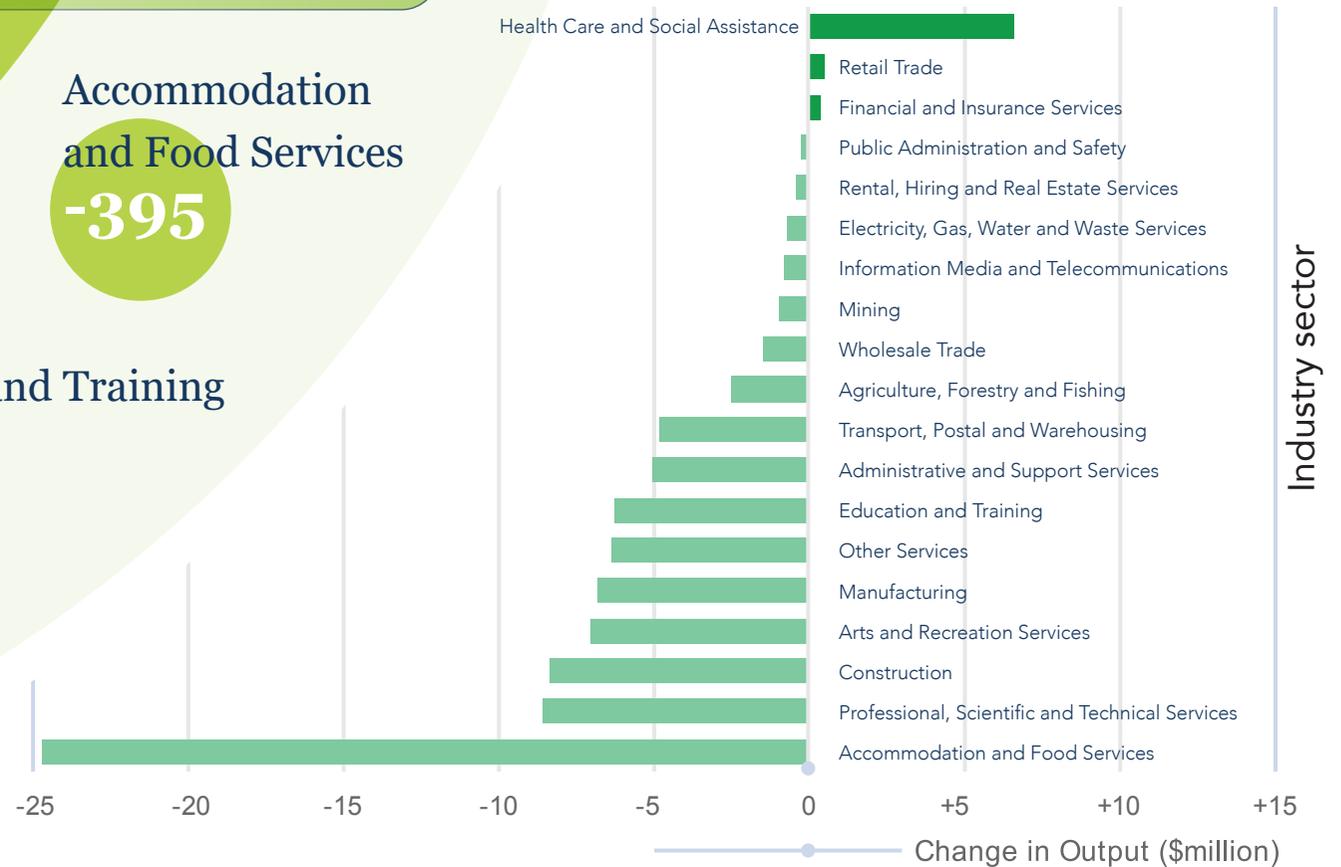
Professional, Scientific
and Technical Services

-118

COVID Scenic Rim – economy.id.com.au

The chart below presents the output and value added impacts of COVID-19 in the June Quarter 2020. Output refers to the total sales of each industry in the region.

Output impact in June Quarter 2020 (compared to 2018/19 quarter average)



Reference <https://economy.id.com.au/scenic-rim/covid19>

Early Childhood Education & Care Services

Administrative data supplied by the Department of Education suggests that there are a total of 224 early childhood education and care services in the Ipswich & West Moreton region as at 29 February 2020.

Of the above mentioned 224 services, 98 are targeted towards school-aged care and kindergarten based services.

Early childhood education and care services – as at 29 February 2020

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.
RDAIWM Region	12	39	109	59	0	224
Ipswich (C)	7	25	82	42	0	160
Lockyer Valley (R)	0	3	14	4	0	21
Scenic Rim (R)	4	6	9	7	0	26
Somerset (R)	1	5	4	6	0	17
Queensland	113	517	1,663	762	23	3,169

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 Services

Ipswich & West Moreton is home to many elderly residents that require some level of aged care services. As of 30 June 2019, it is estimated for Ipswich & West Moreton region to have 1,653 aged care facilities in the forms of home care centres, residential care and restorative care.

The Ipswich & West Moreton region has a total of 58 aged care service facilities.

Aged care services – as at 30 June 2019

RDAIWM Region / LGA / State	Number of operational places by care type				
	Aged Care	Home Care	Residential Care	Restorative Care	Total Places
RDAIWM Region	58	0	1,617	36	1,653
Ipswich (C)	31	0	945	36	981
Lockyer Valley (R)	6	0	229	0	229
Scenic Rim (R)	14	0	332	0	332
Somerset (R)	7	0	111	0	111
Queensland	121	159	41,416	927	42,502

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

Education

Next Step - 2019 Year 12 completers survey

The results here are from the Department of Education's Next Step – Year 12 Completers survey. The survey is conducted six months after the end of each school year when students will have accepted tertiary education places.

Students who completed Year 12 in 2019 at a state, Catholic or independent school, or TAFE secondary college in Queensland are included.

Post-school destinations are influenced by the transitioning environment, which can limit the options available to young people. Low response rates may not give an accurate summary of the cohort's destinations.

Year 12 completers from Ipswich & West Moreton Schools have been categorised by their engagement in education and training, or employment. Survey respondents who are both working and studying are included in education and training. Apprentices and trainees are required to undertake a study component to their qualification so are also considered to be in education and training.

77.2% engaged in education, training or employment



51.2% continued education or training

Most common study destination was bachelor degree.



26.0% in employment

Transitioned directly into employment with no further study.



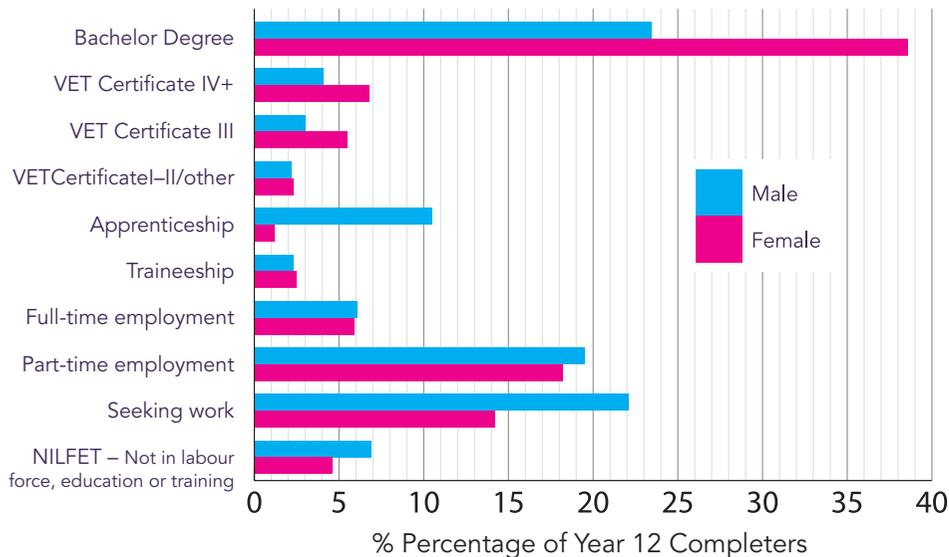
22.8% not in education, training or employment

Not engaged, with **17.5%** seeking work.

All Year 12 completers were assigned to a main destination.

6.7% of respondents deferred a tertiary offer and are reported in their current post-school destination in this report.

Main Destination



Respondents

1,769
(of 2,353)

Response Rate

75.2%
(of completers)

Main Destination	There were 93 respondents who identified as Aboriginal and Torres Strait Islander		Total	
	Aboriginal and Torres Strait Islander	Not Aboriginal and Torres Strait Islander	#	%
Bachelor Degree	13	537	550	31.1
VET Certificate IV+	5	84	89	5
VET Certificate III	6	72	78	4.4
VET Certificate I-II/other	3	43	46	2.6
Apprenticeship	4	98	102	5.8
Traineeship	3	38	41	2.3
Full-time employment	3	105	108	6.1
Part-time employment	21	331	352	19.9
Seeking work	21	289	310	17.5
NILFET	14	79	93	5.3
Total	93	1676	1769	100

Narrow field of study of Year 12 completers by sex^{(a)(b)}, RDAIWM region, 2019

Field of study (narrow)	Male		Female		Total	
	#	%	#	%	#	%
Nursing	10	2.5	68	12.7	78	8.3
Business and Management	24	6	46	8.6	70	7.5
Other Natural and Physical Sciences	15	3.7	30	5.6	45	4.8
Human Welfare Studies and Services	16	4	29	5.4	45	4.8
Other Health	18	4.5	27	5	45	4.8
Teacher Education	3	0.7	39	7.3	42	4.5
Behavioural Science	5	1.2	28	5.2	33	3.5
Electrical and Electronic Eng. and Tech.	30	7.4	3	0.6	33	3.5
Other Engineering and Related Technologies	29	7.2	3	0.6	32	3.4
Building	27	6.7	3	0.6	30	3.2
Justice and Law Enforcement	9	2.2	17	3.2	26	2.8
Computer Science	19	4.7	6	1.1	25	2.7
Automotive Engineering and Technology	22	5.5	3	0.6	25	2.7
Communication and Media Studies	11	2.7	12	2.2	23	2.4
Law	6	1.5	16	3	22	2.3
Aerospace Engineering and Technology	17	4.2	4	0.7	21	2.2
General Education Programmes	10	2.5	11	2.1	21	2.2
Other Education	4	1	16	3	20	2.1
Other Society and Culture	8	2	12	2.2	20	2.1
Personal Services	3	0.7	15	2.8	18	1.9
Accounting	12	3	6	1.1	18	1.9
Mechanical and Industrial Eng. and Tech.	13	3.2	3	0.6	16	1.7
Veterinary Studies	0	0	14	2.6	14	1.5
Food and Hospitality	3	0.7	10	1.9	13	1.4
Performing Arts	7	1.7	6	1.1	13	1.4
Agriculture	0	0	11	2.1	11	1.2
Visual Arts and Crafts	0	0	10	1.9	10	1.1
Rehabilitation Therapies	0	0	10	1.9	10	1.1

Field of study (narrow)	Male		Female		Total	
	#	%	#	%	#	%
Graphic and Design Studies	3	0.7	7	1.3	10	1.1
Architecture and Urban Environment	6	1.5	3	0.6	9	1
Political Science and Policy Studies	3	0.7	6	1.1	9	1
Other Information Technology	9	2.2	0	0	9	1
Biological Sciences	0	0	8	1.5	8	0.9
Studies in Human Society	0	0	8	1.5	8	0.9
Sales and Marketing	3	0.7	4	0.7	7	0.7
Manufacturing Engineering and Technology	4	1	3	0.6	7	0.7
Language and Literature	3	0.7	3	0.6	6	0.6
Other Management and Commerce	6	1.5	0	0	6	0.6
Radiography	0	0	6	1.1	6	0.6
Environmental Studies	3	0.7	3	0.6	6	0.6
Sport and Recreation	3	0.7	3	0.6	6	0.6
Mathematical Sciences	6	1.5	0	0	6	0.6
Civil Engineering	6	1.5	0	0	6	0.6
Chemical Sciences	3	0.7	3	0.6	6	0.6
Pharmacy	3	0.7	3	0.6	6	0.6
Physics and Astronomy	5	1.2	0	0	5	0.5
Other Creative Arts	0	0	3	0.6	3	0.3
Optical Science	0	0	3	0.6	3	0.3
Employment Skills Programmes	0	0	3	0.6	3	0.3
Banking, Finance and Related Fields	0	0	3	0.6	3	0.3
Public Health	0	0	3	0.6	3	0.3
Horticulture and Viticulture	3	0.7	0	0	3	0.3
Other	13	3.2	3	0.6	16	1.7
Employment Skills Programmes	0	0.0	3	0.4	3	0.2
Public Health	0	0.0	3	0.4	3	0.2
Other	52	8.6	15	2.1	67	5.1
Total	403	100	536	100	939	100

(a) Includes Bachelor degree, VET certificate study, Apprentices and Trainees.

(b) Students undertaking a double degree are reported against the study field of the degree they consider the most important to their future career path.

Reference Department of Education, Next Step Year 12 Completers survey, 2020.

Top 10 Employment Occupations

Jobs Queensland was tasked by the Queensland Government to undertake research and provide advice on future skills needs. The Anticipating Future Skills project produced a baseline scenario to 2022, based on 2017 labour market, population and economic data and

the Queensland Government's 2017-18 Budget papers. Economic modelling produced data for industries, occupations, regions and qualifications, using Australian Bureau of Statistics (ABS) classification systems.

Registered Nurses

\$1,909
Weekly Pay

Very strong
Future Growth

Very high skill

50% Full-Time
Full-Time Share

41 hours
Average full-time

43 years
Average age

89% female
Gender Share

Job Outlook Career Code - 2544



Aged & Disabled Carers

\$1,265
Weekly Pay

Very strong
Future Growth

Lower skill

33% Full-Time
Full-Time Share

43 hours
Average full-time

47 years
Average age

80% female
Gender Share

Job Outlook Career Code - 4231



General Clerks

\$1,073
Weekly Pay

Moderate
Future Growth

Lower skill

57% Full-Time
Full-Time Share

40 hours
Average full-time

44 years
Average age

85% female
Gender Share

Job Outlook Career Code - 5311

Sales Assistants (General)

\$961
Weekly Pay

Stable
Future Growth

Entry level

28% Full-Time
Full-Time Share

41 hours
Average full-time

26 years
Average age

68% female
Gender Share

Job Outlook Career Code - 6211



Child Carers

\$953
Weekly Pay

Very strong
Future Growth

Very high skill

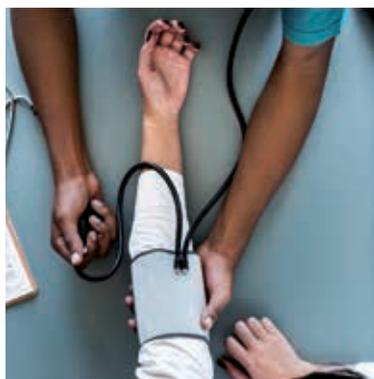
47% Full-Time
Full-Time Share

41 hours
Average full-time

33 years
Average age

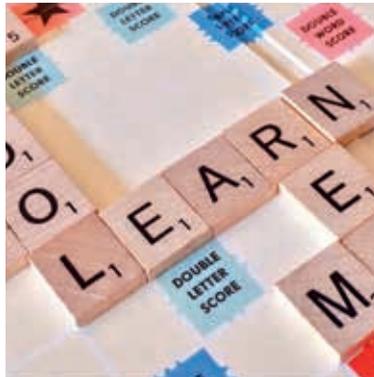
95% female
Gender Share

Job Outlook Career Code - 4211



The SA4 Ipswich region – which includes the areas – east to Archerfield Airport, south to NSW border, west to Laidley and north to Toogoolawah – will increase projected employment numbers from 153,908 to 178,911. An increase of 25,003 employees.

Listed are the Top 10 employment occupations based on the highest increase in the number of employees needed by 2022.



Primary School Teachers

\$1,801
Weekly Pay

Strong
Future Growth

Very high skill

65% Full-Time
Full-Time Share

45 hours
Average full-time

41 years
Average age

85% female
Gender Share

Job Outlook Career Code - 2412

Nursing Support / Personal Care

\$1,200
Weekly Pay

Strong
Future Growth

Lower skill

38% Full-Time
Full-Time Share

42 hours
Average full-time

43 years
Average age

78% female
Gender Share

Job Outlook Career Code - 4233



Education Aides

\$1,094
Weekly Pay

Very strong
Future Growth

Lower skill

22% Full-Time
Full-Time Share

39 hours
Average full-time

46 years
Average age

90% female
Gender Share

Job Outlook Career Code - 4221

Secondary School Teachers

\$1,914
Weekly Pay

Moderate
Future Growth

Very high skill

76% Full-Time
Full-Time Share

46 hours
Average full-time

43 years
Average age

62% female
Gender Share

Job Outlook Career Code - 2414



Retail Managers

\$1,440
Weekly Pay

Stable
Future Growth

High skill

82% Full-Time
Full-Time Share

47 hours
Average full-time

41 years
Average age

50% female
Gender Share

Job Outlook Career Code - 1421

Top 5 Aspirational Occupations

Listed are the Top 5 aspirational and technology occupations being sought by the residents of the region.



Aviation & Air Support

AIR TRANSPORT PROFESSIONALS

\$2,558

Weekly Pay

Moderate

Future Growth

Very high skill

78% Full-Time

Full-Time Share

44 hours

Average full-time

42 years

Average age

9% female

Gender Share

Job Outlook Career Code - 2311



Communication & Media

ADVERTISING AND MARKETING PROFESSIONALS

\$1,737

Weekly Pay

Strong

Future Growth

Very high skill

78% Full-Time

Full-Time Share

44 hours

Average full-time

34 years

Average age

61% female

Gender Share

Job Outlook Career Code - 1322



Information Technology

COMPUTER NETWORK PROFESSIONALS

\$2,021

Weekly Pay

Strong

Future Growth

Very high skill

92% Full-Time

Full-Time Share

42 hours

Average full-time

38 years

Average age

8% female

Gender Share

Job Outlook Career Code - 2631



Business & Commerce

FINANCE MANAGERS

\$2,286

Weekly Pay

Strong

Future Growth

Very high skill

86% Full-Time

Full-Time Share

46 hours

Average full-time

45 years

Average age

46% female

Gender Share

Job Outlook Career Code - 1322



Engineering Science

CIVIL ENGINEERING PROFESSIONALS

\$1,962

Weekly Pay

Strong

Future Growth

Very high skill

90% Full-Time

Full-Time Share

46 hours

Average full-time

36 years

Average age

12% female

Gender Share

Job Outlook Career Code - 2332

IWM JOBS

IWM Jobs is a collaborative project comprising UWorkin, RDA Ipswich & West Moreton, Ipswich City Council and Lockyer Valley and Somerset Regional Councils, that recognise matching local jobs for local people as paramount for economic and community growth in the region.

IWM Jobs is a free regional initiative for both job seekers and employers to capture sustainable employment opportunities for individuals and communities across the whole region.

IWM Jobs is a key resource to encourage additional educational and training development opportunities for residents of the region.



Jobfeed – January to July 2020

Industry	Total	%
Trades & Services	724	29.65%
Health Medical & Pharmaceutical	282	11.55%
Education Childcare & Training	192	7.86%
Voluntary Charity & Social Work	168	6.88%
Logistics Supply & Transport	129	5.28%
Government Defence & Emergency	117	4.79%
Hospitality Travel & Tourism	103	4.22%
Agriculture Nature & Animal	83	3.40%
Administration & Secretarial	81	3.32%
Advertising Media Arts & Entertainment	74	3.03%
Executive & Strategic Management	69	2.83%
Retail	57	2.33%
Banking & Finance	49	2.01%
Construction Architecture & Interior Design	38	1.56%
Sales	37	1.52%
IT	27	1.11%
Property & Real Estate	26	1.06%
Manufacturing & Industrial	24	0.98%
Customer Service & Call Centre	23	0.94%
Accounting	21	0.86%
Quality Assurance & Safety	21	0.86%
Biotech R&D Science	20	0.82%
HR & Recruitment	14	0.57%
Marketing	14	0.57%
Legal	12	0.49%
Engineering	11	0.45%
Editorial & Writing	10	0.41%
Insurance & Superannuation	6	0.25%
Security & Protective Services	6	0.25%
Mining Oil & Gas	2	0.08%
Program & Project Management	2	0.08%
Total	2,442	100.00%

INFRASTRUCTURE AUSTRALIA

NATIONAL – Project Initiative
Medium term (5-10 years)

Inland Rail

Freight connectivity Melbourne to Brisbane

National Connectivity

The project involves developing a freight rail line of approximately 1,700 km between Melbourne and Brisbane via inland Victoria, New South Wales and Queensland. Around 40% of the proposed route would be constructed as new railway, or converted from narrow gauge to dual gauge in Queensland. Existing narrow gauge connections between Brisbane and regional centres would be maintained.

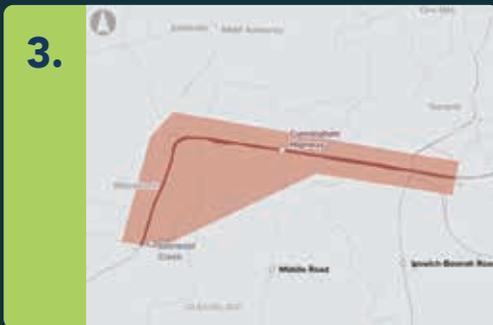
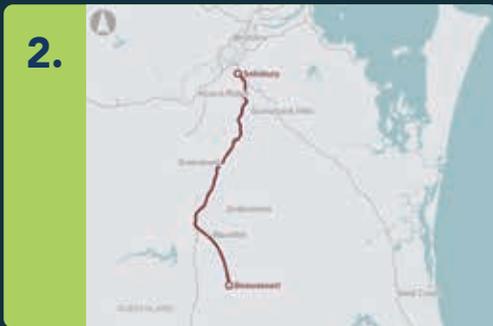
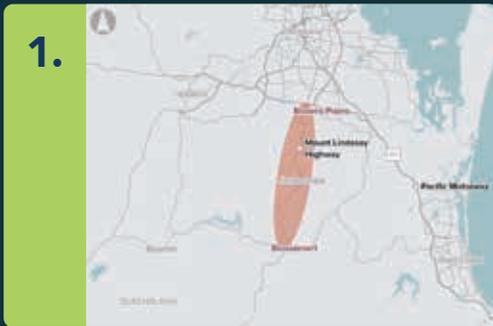
www.infrastructureaustralia.gov.au/map/inland-rail-melbourne-brisbane-inland-nsw



Reference https://www.infrastructureaustralia.gov.au/sites/default/files/2020-08/current_priority_list_august_2020.pdf



Image Courtesy of ARTC – Visualisation of the proposed rail over road bridge to cross the Warrego Highway near Grantham.



QUEENSLAND – Proposed Initiatives Near term (0-5 years)

1. Browns Plains To Beaudesert Road Capacity

Capacity and safety issues

Urban Congestion

The initiative aims to improve the capacity and safety of the corridor between Browns Plains and Beaudesert. Options to address the initiative could include: widening existing lanes or constructing new lanes along the highway; upgrading intersections; improving the standard of the highway; and upgrading infrastructure for flood immunity.

www.infrastructureaustralia.gov.au/map/browns-plains-beaudesert-road-capacity-and-safety

2. Salisbury To Beaudesert Rail Connection

Future urban rail connection to Beaudesert

Corridor Preservation

The 54 km proposed corridor would link Salisbury to Beaudesert in Brisbane's south-west region. The corridor largely aligns with the existing interstate rail line between Salisbury and Kagaru. Aimed at providing for electrified passenger rail services, with 11 new stations, and additional space for duplication of the existing interstate freight line. A cycleway is also proposed along the corridor.

www.infrastructureaustralia.gov.au/map/corridor-preservation-salisbury-beaudesert-rail-connection

3. Cunningham Highway – Yamanto Interchange

Yamanto to Ebenezer/Amberley congestion

National Connectivity

The initiative involves upgrades to a 4.75 km section of the Cunningham Highway between Warwick Road at Yamanto and Ebenezer Creek, including the Amberley Interchange. Specific capital works include a major off-line deviation with grade separation for the Amberley Interchange with additional capacity at the off-ramp, and a new service road between Coopers Road and Yamanto.

www.infrastructureaustralia.gov.au/map/cunningham-highway-yamanto-interchange-ebenezer-creek

4. Warrego Highway East Corridor

Connectivity Brisbane to Toowoomba

National Connectivity

The initiative involves upgrade of the Dinmore to Helidon Spa section of the Warrego Highway to improve road safety, capacity and flood immunity.

www.infrastructureaustralia.gov.au/map/warrego-highway-east-corridor-improvements

Consolidated Projects 2019-2020

The tables generated here reflect IWM region consolidated projects for the period of 1 July 2019 to 30 June 2020. List omits projects under \$1M in value.

Ipswich

ID	Project Title	Suburb	Value	Commence	Status
7003125	Waterlea At Walloon	Amberley	350,000,000	13/02/2020	Possible
7473471	RAAF Base Amberley	Amberley	75,000,000	01/12/2020	Possible
7388637	Fire Training School Simulators & Water Treatment Facility	Amberley	11,681,000	20/03/2020	Firm
7456291	RAAF Amberley Police Training School	Amberley	2,099,000	24/03/2020	Firm
7553491	RAAF Base Amberley - 23 Squadron	Amberley	2,000,000	17/08/2020	Firm
7457790	Amberley Explosive Ordnance (EO) Area	Amberley	1,166,000	27/03/2020	Firm
7547114	RAAF Amberley	Amberley	1,000,000	24/10/2020	Firm
7468006	BP Service Station & Wild Bean Cafe	Augustine Heights	2,000,000	14/10/2020	Possible
1175078	Springfield Technology Park Subdivision	Augustine Heights	1,000,000	03/07/2020	Possible
7126077	Eugene Street Residential Subdivision	Bellbird Park	12,000,000	21/12/2020	Possible
7345590	Redbank Plains Road Townhouses	Bellbird Park	2,400,000	19/09/2020	Possible
7515447	Ipswich State High School - O Block	Brassall	8,000,000	25/03/2020	Commenced
7224076	Pine Mountain Road Residential Site	Brassall	6,810,000	05/08/2020	Possible
7423389	Diamantina Boulevard Dwellings	Brassall	2,000,000	14/12/2020	Firm
6911091	North High Street Residential Subdivision	Brassall	1,800,000	11/06/2020	Possible
7369592	Brookwater Apartments Stage 1	Brookwater	3,500,000	21/09/2020	Firm
7561849	Spingfield Central Gardens Sales Display Suite	Brookwater	1,750,000	06/10/2020	Possible
7510480	Brookwater Drive Residential Subdivision	Brookwater	1,100,000	20/12/2020	Possible
7309104	Bognuda Street Dwellings	Bundamba	29,750,000	21/06/2020	Commenced
1761234	Bundamba Trunk Sewer	Bundamba	20,000,000	26/10/2020	Firm
7517603	Masterpanel Lane & Bognuda Street Residential Subdivision	Bundamba	5,650,000	29/09/2020	Possible
7281991	Hawkins Crescent Commercial & Industrial Development	Bundamba	3,000,000	17/10/2020	Possible
7027051	Sids Dip Road Broiler Farm	Calvert	11,000,000	02/03/2020	Possible
1533884	Silica Street Warehouse Units	Carole Park	50,000,000	02/04/2020	Commenced
7439625	Mica Street Industrial Development	Carole Park	7,500,000	18/03/2020	Firm
7165342	Jalrock Place Warehouse	Carole Park	5,000,000	16/10/2020	Possible
7433872	KS Easter Group Transport Depot & Office	Carole Park	4,000,000	18/05/2020	Possible





ID	Project Title	Suburb	Value	Commence	Status
7319004	Century Yuasa Batteries Office Extension	Carole Park	1,000,000	17/10/2020	Possible
6953765	BP Service Station Churchill	Churchill	2,500,000	15/03/2020	Possible
7137369	Karalee Shopping Centre Stage 3	Chuwar	4,000,000	17/08/2020	Possible
1761301	Chuwar Reservoir Water Zone Phase 1 Master Project	Chuwar	2,900,000	18/05/2020	TBA
1267946	Six Mile Creek Village Estate	Collingwood Park	9,000,000	21/12/2020	Possible
7516934	Six Mile Creek Estate	Collingwood Park	5,150,000	17/08/2020	Possible
7148292	7-Eleven Collingwood Park	Collingwood Park	3,500,000	29/07/2020	Possible
1845407	Six Mile Creek Village Estate	Collingwood Park	3,200,000	07/12/2020	Possible
1050058	Grampian Drive Residential Subdivision	Deebing Heights	12,700,000	11/08/2020	Possible
1784848	Deebing Heights Shopping Centre	Deebing Heights	10,000,000	13/07/2020	Firm
7511633	Paradise Waters Precinct A	Deebing Heights	6,300,000	19/09/2020	Possible
2043171	Grampian Drive Residential Subdivision	Deebing Heights	5,480,000	16/11/2020	Possible
7513379	Lakeview Drive Residential Subdivision	Deebing Heights	2,800,000	23/09/2020	Possible
7503589	Torhaven Dwellings	Deebing Heights	2,000,000	14/05/2020	TBA
7471161	QR East Ipswich Station	East Ipswich	25,000,000	23/11/2020	Firm
2105454	Grafton Street Townhouses	East Ipswich	3,300,000	20/09/2020	Possible
7525098	Wanless Recycling Park	Ebenezer	5,000,000	19/12/2020	Possible
1761193	Goodna To Wacol Transportation	Goodna	22,000,000	18/05/2020	TBA
7367032	Goodna Medical & Child Care Centre	Goodna	7,500,000	18/09/2020	Possible
7488338	Goodna State Special School	Goodna	7,500,000	30/03/2020	Commenced
7170013	Albert Street Townhouses	Goodna	6,000,000	09/10/2020	Possible
7199866	Mill Street Community & Commercial Building	Goodna	5,000,000	20/07/2020	Possible
7480845	Albert Street Dwellings	Goodna	3,900,000	01/11/2020	Possible
7509102	Ipswich Hospital - Mental Health Unit	Ipswich	124,000,000	07/12/2020	Possible
7547818	Ipswich Hospital	Ipswich	12,500,000	27/07/2020	Firm
7483493	Milestone Medical	Ipswich	9,900,000	17/09/2020	Firm
8000890	Ipswich Training Depot Building	Ipswich	5,000,000	14/09/2020	Firm
7510574	Ipswich District Area - DOE AC Program	Ipswich	3,922,000	28/02/2020	Commenced
7276164	East Street Rehabilitation Centre	Ipswich	2,500,000	17/09/2020	Possible
7172707	Commonwealth Hotel	Ipswich	2,000,000	19/10/2020	Firm
7553756	Ipswich Hospital - Mental Health Unit (MHU)	Ipswich	2,000,000	24/07/2020	Firm

ID	Project Title	Suburb	Value	Commence	Status
7132563	Ipswich Hospital	Ipswich	1,600,000	24/07/2020	Early
7405087	Ipswich Hospital	Ipswich	1,500,000	14/12/2020	Firm
7475624	Marsden Parade Roadworks	Ipswich	1,000,000	12/02/2020	Firm
8014347	YMCA Vocational School Campus & Associated Carpark	Ipswich	1,000,000	22/12/2020	Registrations
6862616	Larkhill Boundary Road Bridge	Lark Hill	1,107,000	04/11/2020	Possible
7275049	Whitwood Road Solar Power Facility	New Chum	50,000,000	12/11/2020	Possible
7253915	Rhondda Road Waste Recycling Facility	New Chum	8,000,000	11/08/2020	Possible
7304665	Whitwood Road Manufacturing Facility	New Chum	3,500,000	26/12/2020	Possible
7070773	Jacaranda Street Retail Centre	North Booval	2,000,000	18/09/2020	Possible
8011295	Aldi Riverlink	North Ipswich	1,250,000	09/10/2020	Firm
1853700	Cascade Street Townhouses	Raceview	31,200,000	20/10/2020	Firm
7508481	Briggs Road Self Storage Facilities	Raceview	7,500,000	06/12/2020	Firm
999110	Cemetery Road Units	Raceview	4,500,000	01/10/2020	Firm
7415805	Weedman Street Storage & Distribution Warehouse	Redbank	160,000,000	10/02/2020	Firm
7383496	Coles Distribution Facility	Redbank	60,000,000	11/11/2020	Early
2167156	Redbank Motorway Estate Logistics Facility	Redbank	50,000,000	25/09/2020	Possible
7345725	Majans Snack Foods Manufacturing Facility	Redbank	24,000,000	09/01/2020	Commenced
7112208	Law Street South Units	Redbank	4,200,000	30/03/2020	Firm
7556256	LAHC Redbank	Redbank	4,179,000	31/08/2020	Firm
7452047	Brisbane Road Child Care Centre	Redbank	3,000,000	02/11/2020	Firm
7275040	Robert Smith Street Freight Depot	Redbank	2,900,000	30/07/2020	Possible
7500182	Aldi Redbank Plaza	Redbank	1,000,000	15/03/2020	Commenced
825998	Redbank Plains Residential Subdivision	Redbank Plains	11,850,000	28/09/2020	Possible
7202608	Berrigan Street & Diamond Way Townhouses	Redbank Plains	8,000,000	29/06/2020	Possible
7390570	Edens Crossing Neighbourhood Centre	Redbank Plains	5,000,000	06/04/2020	Firm
7516901	Edens Crossing Estate	Redbank Plains	3,700,000	19/11/2020	Possible
7390557	Edens Crossing Neighbourhood Centre Service Station	Redbank Plains	2,500,000	10/03/2020	Firm
7558347	McDonalds Edens Crossing	Redbank Plains	2,500,000	06/08/2020	Firm
7380171	Kruger Parade Warehouse	Redbank Plains	2,100,000	09/12/2020	Possible
7462675	St Ann Catholic Primary School	Redbank Plains	2,000,000	18/12/2020	Possible
7555241	Staines Memorial College	Redbank Plains	1,800,000	18/10/2020	Registrations

ID	Project Title	Suburb	Value	Commence	Status
7098507	Samantha Street Residential Subdivision Stages 1-2	Redbank Plains	1,300,000	10/07/2020	Firm
7511628	Cedar Road Residential Subdivision	Redbank Plains	1,150,000	19/09/2020	Possible
7270195	Providence East Master Plan Community	Ripley	20,000,000	18/12/2020	Early
7521294	Monterea & Ripley Roads Residential Subdivision	Ripley	16,250,000	09/10/2020	Possible
7520397	Ripley Road Residential Subdivision	Ripley	12,300,000	06/10/2020	Possible
7168697	Ripley Road Residential Subdivision Stages 2-5	Ripley	9,000,000	10/06/2020	Possible
7141932	Brooking Rise Townhouses	Ripley	4,000,000	22/12/2020	Possible
7113098	Riverview Depot	Riverview	1,058,000	18/05/2020	Firm
6967220	BP Rosewood	Rosewood	4,000,000	06/08/2020	Firm
994070	The Links Estate Subdivision	Rosewood	1,050,000	14/09/2020	Firm
8016461	Mother Duck Child Care South Ripley	South Ripley	4,000,000	06/12/2020	Firm
7537849	Mother Duck Ripley Valley Child Care Centre	South Ripley	1,700,000	13/11/2020	Firm
7554708	Hymba Yumba Independent School	Springfield	8,000,000	20/07/2020	Commenced
7417065	The Springfield Anglican College Senoir Learning Centre	Springfield	3,500,000	06/01/2020	Firm
7545597	Springfield Fair Shopping Centre	Springfield	1,250,000	01/05/2020	Commenced
7402454	Springfield Parkway Commercial Centre	Springfield	1,000,000	19/04/2020	Possible
7507967	Springfield Central Gardens	Springfield Central	160,000,000	04/12/2020	Possible
7393371	Brisbane Lions Football Club Training Facility	Springfield Central	70,000,000	15/10/2020	Firm
7532123	Woolworths Orion Springfield Shopping Centre	Springfield Central	1,250,000	06/06/2020	Possible
1055487	Lakeside Vista Springfield Lakes Stages 2-5	Springfield Lakes	38,100,000	26/02/2020	Commenced
7404602	Springfield Lakes Boulevard Child Care Centre	Springfield Lakes	3,000,000	17/04/2020	Commenced
7072630	Dental Members Super Clinic	Springfield Lakes	1,500,000	15/05/2020	Commenced
7477151	Deshon Street, Enterprise Drive & Tillack Park Sewers	Tivoli	1,000,000	18/05/2020	TBA
7318978	Waterlea Village Child Care Centre & Market Hall	Walloon	4,263,000	18/02/2020	Commenced
1188696	Walloon Estate Residential Subdivision	Walloon	4,000,000	07/06/2020	Possible
7452065	Mobil Sevice Station Walloon	Walloon	3,000,000	06/07/2020	Firm
6911627	Karrabin Rosewood Road Residential Subdivision	Walloon	1,800,000	19/02/2020	Possible
1748692	Willowbank Industrial Park Subdivision	Willowbank	1,700,000	05/07/2020	Possible
7329739	Ipswich Grammar School Stem Building	Woodend	7,500,000	13/01/2020	Commenced
7550392	St Edmunds College Open Learning Centre	Woodend	2,800,000	17/12/2020	Registrations
1761311	Deebing Creek Sewer Trunk Main Augmentation Stage 2	Yamanto	12,700,000	18/05/2020	TBA

NOTE

In 2018, Project ID 7183927 presented a \$6 Billion DA for Springfield.

This list does not represent an aggregate 'loss' in comparison to what was a significant unique project contributing to development in that period.

\$1,803,815,000
in projects – of a total
\$1,827,903,000
in the Ipswich Region

Lockyer Valley	ID	Project Title	Suburb	Value	Commence	Status
	1490894	Lockyer Energy Project	Adare	100,000,000	03/12/2020	Early
	7459550	Regis Aged Care Facility Gatton	Gatton	12,500,000	18/09/2020	Firm
	7542523	Heavy Vehicle Decoupling Facility	Gatton	12,500,000	27/07/2020	Firm
	7557838	Gatton Student Accommodation	Gatton	12,000,000	26/10/2020	Firm
	7210503	Lockyer Valley Cultural Centre	Gatton	1,000,000	19/02/2020	TBA
	7503569	Plainland Catholic Secondary College - Sophia College	Plainland	20,000,000	09/03/2020	Commenced
	7466148	Bunnings Plainland	Plainland	15,000,000	10/02/2020	Commenced
	7467266	Plainland Service Station & Fast Food Outlet	Plainland	2,500,000	23/03/2020	Commenced
	7455907	Wivenhoe Dam Water Treatment Plant	Wivenhoe	2,559,000	10/06/2020	Firm

\$170,444,000
in projects – of a total
\$172,644,000
in the Lockyer Valley region

Somerset	ID	Project Title	Suburb	Value	Commence	Status
	6862617	Crossdale Bridges 1 & 2 Replacement	Esk	1,275,000	01/12/2020	Possible
	7492882	Brisbane Valley Highway	Esk	1,189,000	18/06/2020	Firm
	1495170	Graham Road Residential Subdivision	Fernvale	4,600,000	07/10/2020	Possible
	7493322	Jimna Fire Tower	Jimna	2,000,000	14/09/2020	Firm
	7309124	D'Aguilar Highway (Caboolture - Kilcoy) Pavement	Kilcoy	2,000,000	11/06/2020	TBA
	7450452	Kilcoy Pastoral Abattoir Extension	Kilcoy	2,000,000	27/01/2020	Commenced
	7471081	Kilcoy Pastoral Abattoir Extension	Kilcoy	1,200,000	18/07/2020	Possible
	7428423	Mount Kilcoy Rd Residential Subdivison	Kilcoy	1,200,000	28/04/2020	Firm
	7451071	William Street Mixed Use Building	Kilcoy	1,000,000	30/08/2020	Possible
	7255359	Lindemans Road Residential Subdivision Stages 1-7	Lowood	4,000,000	24/10/2020	Possible
	7460051	Sawmill Lane Industrial Building	Toogoolawah	1,000,000	06/09/2020	Possible

\$21,464,000
in projects – of a total
\$23,414,000
in the Somerset region

ID	Project Title	Suburb	Value	Commence	Status
7365333	Hughes Court Residential Subdivision	Aratula	1,000,000	17/12/2020	Possible
7404989	Mount Lindesay Highway	Beaudesert	50,000,000	08/11/2020	Possible
7210412	Hawthorn Street Aged Care Facility & Residential Subdivision	Beaudesert	35,000,000	23/11/2020	Firm
8014392	Beaudesert-Nerang Roadworks	Beaudesert	10,000,000	23/11/2020	Firm
7533580	Beaudesert Hospital	Beaudesert	7,000,000	02/11/2020	Firm
2093389	Beaudesert Police Station	Beaudesert	4,000,000	18/12/2020	Firm
7276896	Brisbane Street Service Station	Beaudesert	3,500,000	18/11/2020	Possible
7488829	Aldi Beaudesert	Beaudesert	1,750,000	10/06/2020	Firm
7349629	Oaky Creek Road Tourist Cabins & Cafe	Beaudesert	1,000,000	10/10/2020	Possible
7283867	Hazelwood Estate Mixed Development	Beechmont	4,500,000	19/10/2020	Firm
7510652	Scenic Rim/Logan District Area - DOE AC Program	Beechmont	3,311,000	04/04/2020	Firm
2008150	Robson Road Residential Subdivision Stages 1-5	Boonah	2,000,000	25/03/2020	Possible
7461675	Canungra Field Training Area & Kokoda Barracks	Canungra	4,044,000	27/01/2020	Commenced
7461682	Jack Kirby & Matthew Locke Theatre	Canungra	1,215,000	16/04/2020	Commenced
8014942	Kokoda Barracks	Canungra	1,000,000	17/11/2020	Firm
7490504	AJ Bush Beaudesert Rendering Plant Biogas Facility	Josephville	11,000,000	23/11/2020	Possible
2082378	Kalbar Homestead Integrated Retirement Community Stage 1	Kalbar	40,000,000	23/06/2020	Possible
2015901	Yulgibar Close Townhouses	Kooralbyn	1,960,000	23/10/2020	Possible
7318583	F M Bells Road Holiday Cabins	Mount Alford	2,000,000	27/05/2020	TBA
7493324	Flinders Dolomite Reservoir	Peak Crossing	1,563,000	15/07/2020	Firm
6801148	Tarome Road Free Range Poultry Farm Stages 1 & 2	Tarome	5,000,000	10/10/2020	Possible

\$190,843,000
in projects – of a total
\$197,818,000
in the Scenic Rim region

Median Rent

Rental estimates have been derived by Queensland Treasury using rental bond lodgements sourced by the Residential Tenancies Authority.

There were a total number of 10,518 lodgements in IWM region in the twelve month period ending 31 March 2020.

Median rent by dwelling type – 12 months period ending 31 March 2020

RDAIWM Region / LGA / State	Lodgements (weekly)				Median rent (weekly)			
	1 br flat/ unit	2 br flat/ unit	3 br house	4 br house	1 br flat/ unit	2 br flat/ unit	3 br house	4 br house
RDAIWM Region	835	799	3,528	5,356	n.a	n.a	n.a	n.a
Ipswich (C)	750	602	2,657	4,380	\$235	\$260	\$315	\$375
Lockyer Valley (R)	16	82	301	430	\$188	\$265	\$300	\$350
Scenic Rim (R)	57	99	350	294	\$255	\$280	\$340	\$380
Somerset (R)	12	16	220	252	\$285	\$225	\$300	\$340
Queensland	27,793	53,884	47,596	49,412	\$325	\$380	\$370	\$440

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

\$339k median housing sales

RDAIWM Region

\$444k highest median sales

Scenic Rim (R)

\$325k lowest median sales

Somerset (R)

Residential Dwelling Sales

Queensland Valuation and Sales database determined there were 5,416 residential dwelling sales in the twelve month period ending 31 December 2019.

Of those 5,416 residential dwelling sales, 4,917 were detached dwellings, while the remaining 499 were attached dwellings.

Scenic Rim had the highest median sales price in the Ipswich & West Moreton region, reaching \$444,000.

Residential Dwellings Sold – 12 months period ending 31 December 2020

RDAIWM Region / LGA / State	Number Of Sales			Median Sale Price		
	Detached	Attached	Total	Detached	Attached	Total
RDAIWM Region	4,917	499	5,416	n.a	n.a	n.a
Ipswich (C)	3,256	412	3,668	\$360,000	\$335,000	\$350,000
Lockyer Valley (R)	582	17	599	\$330,000	\$240,000	\$327,500
Scenic Rim (R)	700	53	753	\$455,000	\$269,000	\$444,000
Somerset (R)	379	17	396	\$325,000	\$215,000	\$325,000
Queensland	69,073	30,435	99,508	\$490,000	\$400,000	\$455,000

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

Building Approvals

In a twelve month period spanning to 30 April 2020, Ipswich and West Moreton saw the approval of 2,576 new buildings. Of those 2,576 newly established buildings, 2,401 were residential houses.

Ipswich saw the most growth in the above mentioned time period, having had the largest value of residential building approvals, and largest value of non-residential building approvals, totaling \$1.13bn.

Residential and non-residential building approvals – 12 months period ending 30 April 2020

RDAIWM Region / LGA / State	New Houses	New Other	Alterations, additions and conversions	Total
RDAIWM Region	3,679	645	3	4,327
Ipswich (C)	2,964	537	1	3,502
Lockyer Valley (R)	293	15	1	309
Scenic Rim (R)	281	93	1	375
Somerset (R)	141	0	0	141
Queensland	25,546	15,647	159	41,352

Residential and non-residential building value – 12 months period ending 30 April 2020

RDAIWM Region / LGA / State	Residential		Non-residential		Total
	\$'000	%	\$'000	%	\$'000
RDAIWM Region	1,121,396	68.3	519,461	31.7	1,640,857
Ipswich (C)	863,044	66.9	426,990	33.1	1,290,034
Lockyer Valley (R)	94,711	81.8	21,089	18.2	115,800
Scenic Rim (R)	123,494	64.8	67,214	35.2	190,708
Somerset (R)	40,147	90.6	4,168	9.4	44,315
Queensland	14,025,813	64.2	7,826,058	35.8	21,851,871

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

Ipswich Sales History 2019-2020

Ipswich is centrally located in the booming South East Queensland region of Australia. To the east is the capital city of Brisbane and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys.

The city is ideally positioned on the national road network – 40 minutes drive from Brisbane, 60 minutes drive from the Gold Coast and 60 minutes drive from domestic and international air and sea ports.

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

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

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

www.ipswich.qld.gov.au

Properties Sold

Commercial

Residential

58

#

5,044

\$422 M

**TOTAL
VALUE**

\$3.4 Bn

11.06%

**% OF
SALES**

88.94%

Properties Sold

Commercial

15

#

Residential

813

\$195 M

TOTAL
VALUE

\$509 M

27.69%

% OF
SALES

72.31%

Lockyer Valley Sales History 2019-2020

The Lockyer Valley Regional Council area is predominantly rural, with major town centres at Gatton and Laidley, and some smaller townships including Forest Hill, Grantham, Helidon, Murphy's Creek, Plainland and Withcott.

Rural land is used largely for farming and agriculture, particularly vegetable and grain growing, and sheep and cattle grazing. The Lockyer Valley Regional Council area encompasses a total land area of nearly 2,300 km².

The Lockyer Valley Regional Council area is located in South East Queensland, about 90 km west of the Brisbane CBD.

The Lockyer Valley Regional Council is bounded by the Somerset Regional Council area in the north and north-east, the City of Ipswich in the east, the Scenic Rim Regional Council area in the south-east, the Southern Downs Regional Council area in the south, and the Toowoomba Regional Council area in the west.

www.id.com.au/lockyer-valley

Scenic Rim Sales History 2019-2020

The Scenic Rim region is a thriving rural paradise set in the foothills of the Great Dividing Range and surrounded by world heritage listed national parks, located an hour south of Brisbane and an hour inland from the Gold Coast.

From its myriad wineries and art galleries to expansive bushwalking tracks, state-of-the-art equine facilities, growing rural communities and friendly country charm, the Scenic Rim region is a must-see destination. Its main towns are Beaudesert, Boonah, Rathdowney, Kooralbyn, Kalbar, Aratula, Canungra, Tamborine Mountain, Harrisville and Peak Crossing.

The region's primary businesses are agricultural/horticultural production, the equine industry and tourism/ecotourism. The Scenic Rim region contains more than 30,000 hectares of parkland, including national parks and council controlled parks.

The district also includes three dams: Lake Moogerah, Lake Maroon and Wyaralong Dam. Supported by a thriving economy, a farming industry and a vibrant arts community.

scenicrim.qld.gov.au

Properties Sold

Commercial

Residential

20

#

905

\$26 M

**TOTAL
VALUE**

\$888 M

2.87%

**% OF
SALES**

97.13%

Somerset Sales History 2019-2020

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

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

Tourism makes a significant contribution to the local economy as Somerset region is just one hour's drive from Brisbane and the Somerset and Wivenhoe Dams offer facilities for a range of water-based recreational activities.

The largest employers in the region apart from the Somerset Regional Council are the abattoir operated by the Greenmountain Trading Co and the meat processing plant operated by Australian Food Corporation Pty Ltd.

www.somerset.qld.gov.au

Properties Sold

Commercial

Residential

11

#

546

\$5 M

TOTAL
VALUE

\$458 M

1.08%

% OF
SALES

98.92%

Gowrie to Kagaru Section Update



About Inland Rail

Inland Rail is a once-in-a-generation project that will enhance supply chains and complete the backbone of the national freight network between Melbourne and Brisbane via regional Victoria, New South Wales and Queensland.

Inland Rail will transform the way we move freight around the country, connect regional Australia to markets more efficiently, drive substantial cost savings for producers and consumers, and deliver significant economic benefits.

Comprising 13 individual projects and spanning more than 1,700km, Inland Rail is the largest freight rail infrastructure project in Australia and one of the most significant infrastructure projects in the world.

The Australian Rail Track Corporation (ARTC) was appointed by the Australian Government to plan and build Inland Rail, with the support of governments and in partnership with the private sector and the community.

Images Courtesy of ARTC: Above – Visualisation of a proposed rail viaduct to cross over the Toowoomba Second Range Crossing near Murphys Creek Road. Opposite – Visualisation of the proposed road crossing at Wild Pig Creek Road.

About Gowrie to Kagaru

The Gowrie to Kagaru section of Inland Rail passes through the Ipswich and West Moreton region.

In 2017, the Australian Government confirmed the Gowrie to Kagaru section of Inland Rail would be delivered through a Public Private Partnership (PPP). Using a PPP will allow the Gowrie to Kagaru section to benefit from private sector innovation for these technical elements.

Gowrie to Kagaru is divided into three separate projects – Gowrie to Helidon (G2H), Helidon to Calvert (H2C) and Calvert to Kagaru (C2K) – for the purpose of undertaking Environmental Impact Statements (EIS) and reference designs. These projects are considered the most technically complex section of Inland Rail with approximately:

- 126km of new dual gauge track
- 8kms of tunnels, including a 6.2km tunnel through the Toowoomba Range
- 25 level crossings and 10 road-over-rail separations
- 21 viaducts totalling 5.7km in length
- 37 river bridges, including 20 totalling 1km in length between Helidon and Calvert
- 11 crossing loops.

Community

ARTC is committed to working closely with landholders and local communities.

The Inland Rail project teams have used a range of face-to-face, printed, digital and interactive communication tools to engage with the community, including through Community Consultative Committees (CCC).

The Gowrie to Kagaru section has two CCCs – the Lockyer Valley CCC which covers the G2H and H2C projects, and the Scenic Rim CCC which covers the C2K project.

Each Committee comprises members with a range of backgrounds and interests and has independent chairs.

The Committees hold quarterly meetings and are open to observers. Meetings are advertised in local papers and on social media.

Details can also be found on the Lockyer Valley CCC - inlandrail.com.au/lv-ccc and Scenic Rim CCC - inlandrail.com.au/sr-ccc webpages.



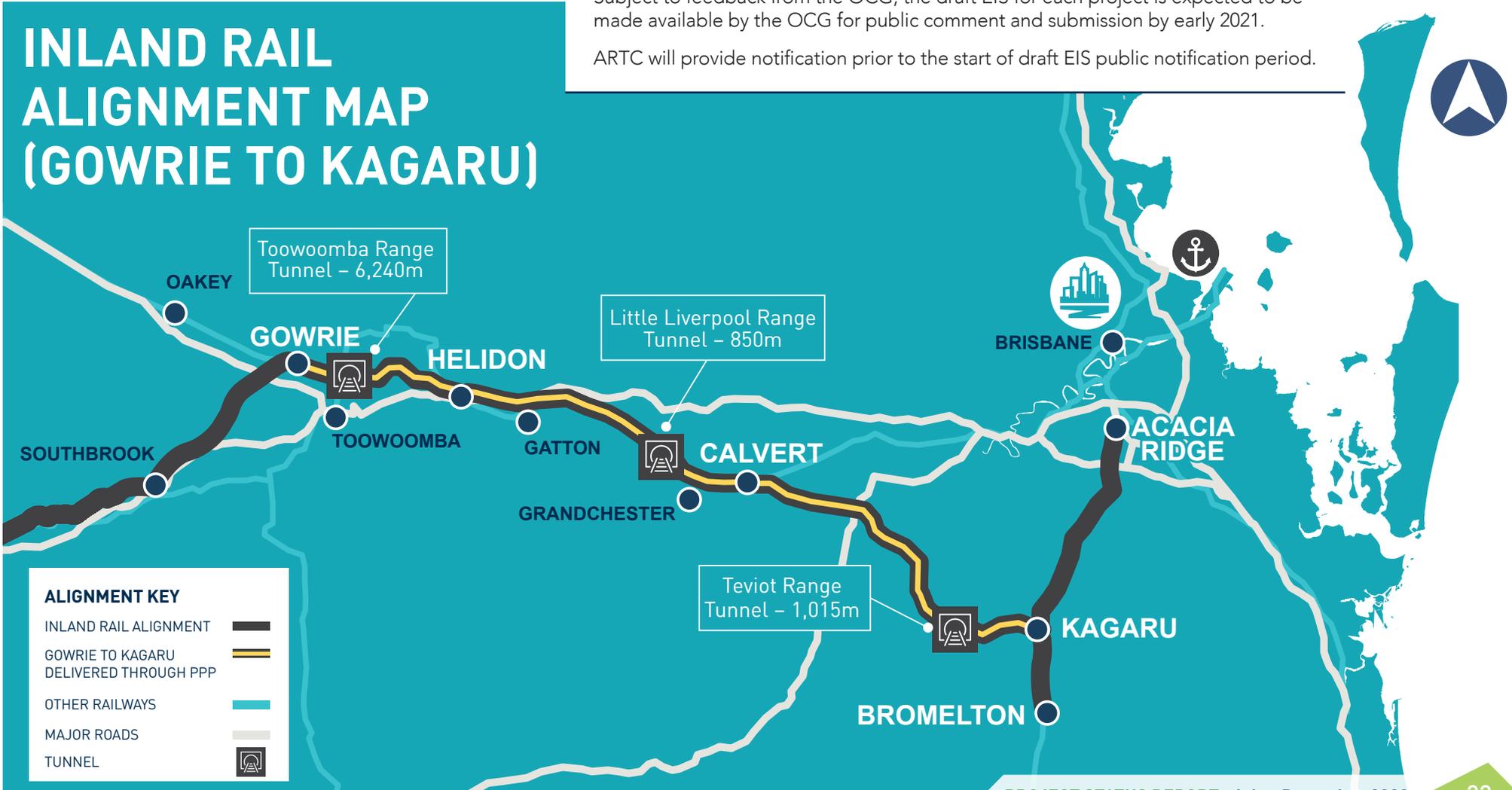
Current Status

ARTC is in the planning and approvals phase for the Gowrie to Kagaru section.

The preliminary draft Environmental Impact Statement (EIS) for the G2H, H2C and C2K projects have been submitted to the Queensland Office of the Coordinator-General (OCG) to assess adequacy against each project's Terms of Reference.

Subject to feedback from the OCG, the draft EIS for each project is expected to be made available by the OCG for public comment and submission by early 2021.

ARTC will provide notification prior to the start of draft EIS public notification period.



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.

INNOVATION & JOBS GROWTH



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

INVESTMENT & TRADE



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

FUNDING ACCESS



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

REGIONAL ADVICE



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

PROGRAM DELIVERY

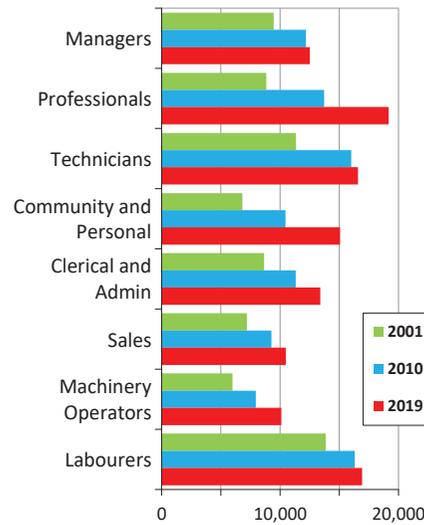


We assist in the promotion and delivery of Australian Government programs where requested by the Minister for Regional Development.

RDAIWM REGION...

projected pop.
2016 305,757
2041 722,498

Occupation profile (place of work)



Inland of the coastal ranges of South East Queensland lies a region of ranges and valleys. The mountains along the NSW border lie on the southern boundary of the region while the slopes of the Great Dividing Range are included to the west. The intensively-cultivated Lockyer Valley is a prime agricultural area while elsewhere there is a mixture of commercial and hobby farming, national parks and water catchments.

Though the City of Ipswich, with its long-established manufacturing and defence industries, has a tradition of independence, it is closely connected to the Brisbane metropolitan area. The region also includes several nascent logistics hubs.

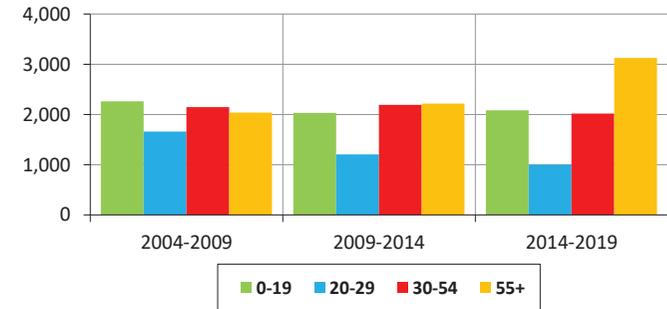
Projects Map*



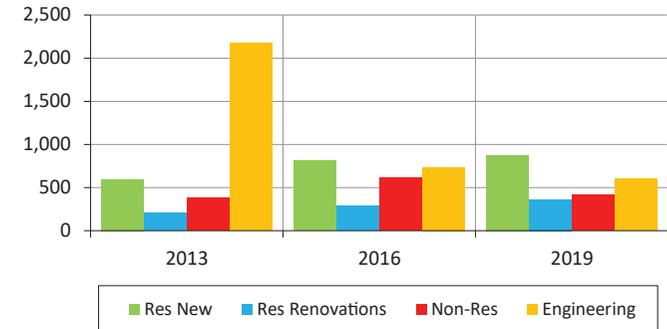
Description	Suburb	Est. Value
1 Waterlea Walloon	Amberley	\$350,000,000
2 Weedman St Warehouse	Redbank	\$160,000,000
3 Springfield Central Gardens	Springfield Central	\$160,000,000
4 Lockyer Energy Precinct	Adare	\$100,000,000
5 Plainland Catholic College	Plainland	\$20,000,000
6 Lockyer Residential Village	Gatton	\$15,500,000
7 Mount Lindesay Highway	Beaudesert	\$50,000,000
8 Kalbar Homestead (Retirement)	Kalbar	\$40,000,000
9 Hawthorn St Aged Care	Beaudesert	\$35,000,000
10 Graham Rd Subdivision	Fernvale	\$4,600,000
11 Lindesman Rd Subdivision	Lowood	\$4,000,000
12 D'Aguiar Highway Pavement	Kilcoy	\$2,000,000
Total Estimated Value:		\$941,100,000

* The above listed projects map consists of the three highest valued projects in each of the four council regions for projects commencing from 01.01.2020 to 31.12.2020

Population change by age group



Construction value by type





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