

# IPSWICH REGIONAL PROFILE

Ipswich City consistently ranks in the top six Queensland municipalities for population growth adding over 5,000 people each year combined with an unemployment rate well below the national average and exceptional jobs growth. Ipswich is an outstanding prospect for property investors.

**Top 6 in Australia for population growth**

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**Billions in both private & public investment for decades to come**

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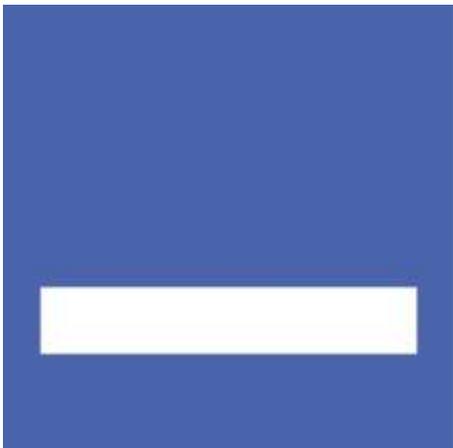
**Unemployment well below the National average**

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**Multiple pillars of economic support**

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**A City on the rise like no other**



# ABOUT IPSWICH

Ipswich City consistently ranks in the top six Queensland municipalities for population growth adding over 5,000 people each year - a growth rate well above the national average. The population is projected to reach 350,000 by 2026 and has been named a key area to absorb growth in the next 15-20 years in the South East Queensland Regional Plan.



Ipswich City encompasses the growth of the Brisbane metropolitan area to the south-west – stretching along the Bremer River and the Ipswich Motorway/Brisbane Road.

The City stretches from Goodna and Redbank closest to central Brisbane, to Amberley RAAF Base in the west and new growth areas like Deebing Heights and South Ripley in the south-west.

## A DESTINATION FOR GROWTH

The Ipswich corridor is now well-known as a growth region.

Prices rose strongly in the five years to 2009 (before tapering off), giving the suburbs of Ipswich City the strongest capital growth averages in the Greater Brisbane region.

Ipswich still remains affordable for entry level first home buyers and investors alike. The population is also close enough to Brisbane's CBD (approximately 40 km's) to commute daily or locals can take advantage of the tens of thousands of jobs that will be created in the Ipswich Region over the coming decades.

Jobs supported by billions of dollars in public and private investment in key infrastructure that is now well underway.



# A CITY COMING TO LIFE



An April 2013 report said business was booming in Ipswich, with new businesses opening at the rate of two or three per day. Federal Government data showed that 932 new businesses started in the Ipswich City area in FY2012.

A large chunk of the State Government's ***SOUTH EAST QUEENSLAND INFRASTRUCTURE PLAN*** is directed to the south-western corridor linking central Brisbane to Ipswich.

## MASTER-PLANNED REDEVELOPMENT OF THE CITY'S HEART

The Ipswich City Council has taken the unusual step of acquiring the city's mall as part of an ongoing \$1 billion redevelopment of the Town Centre that is set to transform the city.

As part of the ICON Ipswich master-plan re-development, Leighton Properties and Ipswich City Properties are delivering an A-Grade commercial tower located on the prominent corner of Brisbane and Bell Streets, Ipswich.

In a move that marked the largest leasing deal in Ipswich CBD history, the Queensland State Government has committed to a 15-year lease for the entire 16,000sqm of the commercial office space in the tower.

Over the next few years, the influx of around 1,200 government agency staff will boost the economy, ignite interest from key private companies and drive the dramatic transformation of Ipswich and the surrounding region.

The development will also provide a distinctive retail presence including cafes and boutique shopping in the ground floors of the project.



# TRANSPORT & INFRASTRUCTURE PROJECTS

Transport infrastructure projects under way or planned for this corridor total many billions of dollars.

These projects include upgrades to the rail connection to Ipswich, a rail line to the Springfield master-planned community and the expansion to the Ipswich Motorway and an upgrade to the Centenary Highway.



## IPSWICH MOTORWAY:

The Ipswich Motorway connecting the area to central Brisbane has undergone a major upgrade. The project was launched in 2008 with a \$2.8 million commitment from the federal government. The project has created 6,700 jobs. A final section of the Ipswich Motorway upgrade, from Darra to Rocklea, is still being completed. The Federal Government committed \$10 million to planning the final section in 2013 and a further \$279 million to partly fund the motorway upgrade.

## SPRINGFIELD TRANSPORT HUB:

The rail line to Springfield is now operational and will eventually be the centrepiece of a \$60 million transport hub. An additional 400 parking spaces have now also been added to cope with the inflow of residents using the services for transport to Brisbane and other outer lying areas of the Ipswich region.

## WULKURAKA CONNECTION & DEPOT

The \$94 million Blacksoil Interchange project involves construction of interchanges at the Warrego Highway and Brisbane Valley Highway intersection, and the Wulkuraka Connection Road and Warrego Highway intersection. The project is due for completion late in 2014.

The construction of Queensland Rail's Wulkuraka maintenance depot commenced in 2013 after the project was given a \$110 million funding boost in the State Budget. The project, currently under review, will create 200 jobs and service 75 of QR's six-car rolling stock fleet.

# JOBS, JOBS & MORE JOBS

The \$350 million Metroplex Westgate development in Wacol will start construction in 2015. The development is set to create 10,000 jobs and will cover 60 hectares, including 250,000 sqm of floor space and 19 hectares of green space, at the former Wacol Army Barracks.

## “10,000 MORE JOBS FOR IPSWICH”

Alongside industrial space, Westgate Metroplex is expected to include a "Mixed Industry Business Area" comprising a retail and commercial precinct with 6000sqm of floor space. It will include childcare centre, fitness clubs, a medical centre and pharmacy, supermarket and a civic square for gatherings and performances.

The 15,000m<sup>2</sup> Bunnings Warehouse at West Ipswich will open later this year. The project was launched in 2013 and will create 390 jobs during construction and a further 210 upon opening and completion of the project.

Mirvac's Orion shopping centre and entertainment complex at Greater Springfield was opened in 2007. In March 2013 Mirvac announced it had received approval from the Ipswich City Council for stage 2 of the project which will include an additional supermarket, 10,000m<sup>2</sup> of specialty stores, 1,800m<sup>2</sup> of commercial space and 595 additional car spaces.

The new Coles supermarket opened in Ipswich in 2013 and added another 200 jobs to the local economy. The store offers “market street features” with in house butcher, seafood specialists, traditional deli and self-service olive and antipasto bar.

Mining company OGL Resources plans to export 300,000 tonnes of coal from Ipswich in 2013 and increase that 10-fold by 2020. OGL has committed a further \$50 million to their Ipswich project in 2014 and will add thousands of jobs both directly and indirectly into the Ipswich Economy.



# CITISWITCH BUSINESS PARK

The 350ha estate is Queensland's largest industrial development, providing affordable, well-connected industrial land for transport, manufacturing, distribution, construction and wholesale retail companies.

Both large and small businesses from a wide range of industries have already committed to Citiswich, propelled by the completion of over \$5bn of transport and services infrastructure upgrades that directly benefit businesses located at the estate.

These upgrades have brought Citiswich to life - slashing travel times to key centres such as the Airport, Port and CBD, reducing transport costs and improving overall business efficiency.

The estate will be developed over 7 stages in the next 5 – 10 years and has been designed to accommodate a wide range of business uses including retail.



# AMBERLEY RAAF BASE

The Amberley RAAF Base is located in the Ipswich suburb of Amberley and provides yet another source of employment for the growing region with a total of 2,500 personnel directly employed by the base in 2008.

The projected workforce is expected to increase to 4,000 by 2015 following the arrival of the new super hornet air craft earlier this year.

An \$800 million expansion of the Amberley RAAF Base is now under way. Stage two was completed in December 2007 and there is a third stage that is now in the process of completion.

