

IPSWICH CITY

- South-East Queensland

Highlights

- \$2.8 billion Ipswich M'way upgrade
- \$12 billion Springfield community
- \$1.5 billion Springfield rail link
- \$154 million Orion shopping centre
- RAAF Base expansions
- \$1 billion Citiswich project
- Large industrial estates
- Strong economy
- Multiple jobs nodes
- Affordable real estate

Suburb - houses	Typical prices	Suburb- units	Typical prices
Bundamba	\$305,000	Brassall	\$265,000
Collingwood Park	\$325,000	Goodna	\$310,000
Redbank Plains	\$322,000	Redbank Plains	\$300,000

The development of large tracts of vacant land and strong population growth have led to Ipswich being named one of the fastest-growing real estate markets in Australia. This development activity is being accompanied by major spending on infrastructure and property investment.

Ipswich has shown strong growth in the past - prices rose strongly in the five years to 2009, giving Ipswich City the strongest capital growth averages in the Greater Brisbane region. We believe its evolution as a headline hotspot will continue in the future. Many suburbs are attractively affordable for first-home buyers and investors on a budget.

Big infrastructure developments, including the \$2.8 billion upgrade of the Ipswich Motorway, the \$1.5 billion rail link to the Springfield master-planned community and major expansions at the Amberley RAAF Base have added to the area's appeal for investors.

Economy and Amenities

A large portion of state infrastructure planning has been directed to the south-western corridor linking central Brisbane to Ipswich. Transport infrastructure projects recently completed, under way or planned total many billions of dollars.

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

Economic and infrastructure activity in the area includes the following:-

- Transport and Roads

The Ipswich Motorway connecting the area to central Brisbane has undergone a major upgrade.

In 2012, 95,000 cars a day were using the road, up from 70,000 in 2007. Volumes are expected to climb as the western corridor grows. The new motorway has a capacity of 180,000 cars a day, which is expected to be reached in 2032.

The completed \$475 million Springfield transport hub included adding two lanes on the Centenary Highway and a train line and two stations, which began operating late 2013.

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.

A new rail corridor linking Toowoomba-Acacia Ridge-Rosewood and the Port of Brisbane will see freight trains eventually removed from the Ipswich passenger line. This is part of the Inland Rail Project, to which the Federal Government has committed an initial \$300 million.

- Major developments

The \$12 billion master-planned community of Springfield, under development since 1992, covers 2,860ha and is projected to be home to 60,000 people in 15 years. (More detail on this is listed in tables at the end of this report.)

Tower 1 of the Ipswich Icon project in the Ipswich CBD was recently completed. Around 1,200 public servants, including 300 SEQwater workers, have been relocated from Brisbane to Icon Ipswich. The State Government has a 15-year lease which began in October 2013.



Location

- Goodna is 24km south-west of Brisbane CBD; the Ipswich CBD is 40km from Brisbane.
- Ipswich City is located alongside the Bremer River.
- The Warrego Highway (which joins the Brisbane Valley Highway), Cunningham Highway and Ipswich Motorway meet at the Ipswich suburb of Riverview.
- LGA: Ipswich City Council.



Population:

- Population 2015: 188,000.
- Projected population 2031: 435,000.
- In the top six Qld municipalities for population growth. Key growth area in the South East Qld Regional Plan.

Source: ABS & Ipswich City Council

In November 2014, Bendigo and Adelaide Bank moved into its new office at Tower Central in Brisbane Street, Ipswich. The office is the bank's call centre and home to 270 staff.

Hardware store Bunnings recently opened outlets in the region. The \$40 million Bunnings Warehouse at Springfield Central employs 120 while a \$44 million Bunnings warehouse opened at Bundamba in April 2016, employing 130.

GE (General Electric) established its Queensland headquarters in a \$72 million building at Springfield in 2015, providing premises for 500 staff.

- Health & Education

The University of Southern Queensland has a \$145 million campus at Springfield with an enrolment of around 2,500 students.

The Ipswich Public Hospital is a 341-bed, major hospital with teaching facilities. From 2011 to 2014, the State Government spent \$122 million on upgrades, including 84 extra beds.

The newest hospital is the \$85 million Springfield Mater private Hospital, built in 2015. The 80-bed hospital is run by Mater Health Services and forms part of Springfield Health City. There is also a new \$12 million nursing home at in North Ipswich.

- Residential development

Major new residential development is taking place within Ipswich City, particularly in the area around Springfield, near Redbank Plains and also in the emerging new residential precinct around Ripley, south of the Ipswich CBD. There are extensive tracts of undeveloped land in both areas.

Numerous residential estates are being built, including Investa's Brentwood estate at Augustine Heights (1,500 homes), the Brookwater community (1,200 homes around a golf course), the Devine Group's \$500 million Mountview estate (1,400 dwellings) at Redbank Plains and Corymbia Woods (1,970 dwellings around a town centre).

More information about residential estates can be found in the tables under Future Prospects.

- Defence

A \$750 million expansion of the Amberley RAAF Base was completed in January 2015. The seven-building complex at Amberley provides logistical products and services to the navy, army and air force in South-East Queensland.

The 17th Construction Squadron is to be relocated from Holsworthy Barracks in Sydney to RAAF Amberley in early 2017 as part of a \$1.1 billion expansion. The project includes the construction of 320 homes with 125 lots allocated to the Defence Force and the remainder to be put up for public sale.

Around 6,000 personnel work out of the base, a number that is expected to increase to 7,000 by 2020.

- Industrial

Bremer, Swanbank and Redbank have emerged as industrial property hotspots.

Major generators of business and jobs are expected to be the Swanbank Enterprise Park, Bremer Business Park, Ebenezer Industrial Park and the aerospace industry at Amberley RAAF base.

The JBS abattoir at Dinmore processes 3,350 head per day and employs 2,000 people, making it the largest employer in the Ipswich region.

Walker Corporation is developing the \$1 billion Citiswich industrial park. The 335ha area, previously known as Bremer Business Park, sits beside the junction of three highways in the Riverview area, making it conducive as a transport hub.

Major tenants include Caltex, KSB, API, the Reject Shop, Capral Aluminium and IOR Petroleum.

Stage 1 of Citiswich will accommodate large-scale distribution and manufacturing centres. Stage 2 of the estate will accommodate industrial uses, wholesale bulky good retailers and manufacturers, with a designated retail precinct.

This retail precinct will incorporate a supermarket, hardware and bulky good retailers.

James Hardie Industries plans to invest \$89 million in additional manufacturing capacity on its existing Carole Park site.

Tourism contributes \$136 million to the Ipswich economy each year.

One of the main attractions is the Workshops Rail Museum which was named the best heritage and cultural tourism experience in the state at the 2014 Queensland Tourism Awards.

The newly opened Orion Lagoon, similar to Brisbane's South Bank and one of the largest outdoor recreation facilities in Australia, is another attraction. Costing \$10 million, the lagoon is expected to attract 100,000 visitors each year.

Property Profile

Ipswich is currently one of Australia's fastest-growing real estate markets, according to the Real Estate Institute of Queensland.

In the three months between June and September 2016, 630 houses were sold in Ipswich at an average price of \$325,000. That's a sales increase of 1.4% compared to the previous three months.

This finding is consistent with Hotspotting's research and is supported by data from the ABS. Dwelling approvals grew by 35% in 2016.

Across the Ipswich LGA, most suburbs have delivered price growth in the past 12 months, including eight with 5-10% growth in their median prices.

The Ipswich LGA is dominated by couples-with-children households with an above-average proportion of single-parent households. The average age of 33 is younger than the Brisbane average and the average income is lower.

The Ipswich market has grown strongly at times over the past 10 years. Median house prices in Greater Ipswich produced double-digit annual growth in the five years to 2008.

In 2008 most of Ipswich City's suburbs grew 15%-plus and some managed around 25% to 30%.

Growth rates then tapered off and, in some suburbs, median prices fell in 2011 and 2012 – in keeping with the general decline in the Brisbane metropolitan area after the January 2011 floods which directly impacted some of the suburbs of Ipswich City.

There are few units in the area, with houses making up 90% of dwellings in the Ipswich LGA (compared with 75% in the Brisbane LGA). But this is changing, with more apartments being added to the Ipswich dwelling mix. In FY2016, 765 units were approved, an increase of 29% from the previous year and up 246% from FY2014.

Rental markets are beginning to tighten, says the REIQ, which considers rates below 2.0% a lead-in to a housing shortage. At present, the vacancy rates in many suburbs are 2.2-2.3%, according to SQM Research.

Some real estate agents say this could be because most of the people buying homes in Ipswich are moving into them, rather than renting them out.

BUILDING APPROVALS

Year	Houses	Units	Total
2016	2,141	765	2,906
2015	1,925	594	2,519
2014	1,452	233	1,686
2013	1,198	131	1,329

Source: ABS

Ipswich vacancy rates

Postcode	Suburb	Vacancy rate
4300	Goodna	2.3 %
4301	Redbank Plains, Collingwood Park	2.8 %
4304	Silkstone, Bundamba	2.2 %
4305	Ipswich, East Ipswich, Newtown	2.3 %

Source: sqmresearch.com.au

"Character homes" in the older suburbs are the most sought-after for homeowners while investors are fuelling growth in new development areas.

But investors need to keep an eye on vacancies, as dwelling approvals have risen in the past two years.

Rental returns are strong, with most suburbs of Ipswich City producing median yields in the 5-6% range.

The Ipswich region will continue its strong population growth due to the expansion of Springfield and the upcoming Ripley Valley development (expected to house 120,000 residents on completion).

The Ipswich housing market can be summarised as:

Suburb	Sales Houses	Median Houses	1-year Growth	Growth Average	Median Yield
Augustine Heights	83	\$527,000	8 %	snr	4.6 %
Bellbird Park	90	\$370,000	7 %	4 %	5.3 %
Booval	53	\$295,000	4 %	4 %	5.0 %
Brassall	165	\$335,000	2 %	3 %	5.3 %
Bundamba	93	\$305,000	4 %	4 %	5.3 %
Camira	96	\$386,000	10 %	4 %	5.3 %
Churchill	19	\$290,000	snr	4 %	5.7 %
Collingwood Park	113	\$325,000	3 %	2 %	5.4 %
Eastern Heights	65	\$313,000	6 %	4 %	5.3 %
East Ipswich	33	\$285,000	-6 %	3 %	5.8 %
Goodna	129	\$320,000	7 %	4 %	5.7 %
Ipswich	41	\$349,000	2 %	3 %	4.8 %
Leichhardt	26	\$271,000	-2 %	4 %	5.9 %
North Ipswich	75	\$290,000	4 %	3 %	5.5 %
Raceview	165	\$315,000	2 %	3 %	5.6 %
Redbank Plains	339	\$322,000	3 %	4 %	5.5 %
Silkstone	69	\$317,000	12 %	4 %	5.2 %
Springfield	108	\$415,000	6 %	4 %	5.2 %
Springfield Lakes	323	\$420,000	1 %	3 %	5.1 %
Tivoli	21	\$285,000	snr	4 %	5.3 %
Woodend	221	\$350,000	13 %	3 %	5.3 %
Yamanto	81	\$355,000	-15 %	3 %	5.1 %

Source: APM. "No. of sales" is the number of house sales in the past 12 months. "Growth ave." is the average annual growth in median prices over the past 10 years. "snr" = statistically not reliable.

Future Prospects

The State Government and Ipswich City Council agree there will be an explosion in population growth in Ipswich over the next 25 years.

But they disagree on the number of jobs that will be generated in the city. The state's recent draft *South East Queensland Regional Plan* forecasts that 327,000 more people will call Ipswich home by 2041 (up from 193,000) but there will be only 65,000 new jobs. However, Ipswich Mayor Paul Pisasale is ambitiously aiming for 400,000 jobs.

To achieve this goal, Ipswich Council is encouraging expanded retail to meet population growth demands, a boost in entrepreneurship and growing existing industry strengths underpinned by Defence, food processing and transport.

The council plans to accommodate this around a series of employment hubs rather than a single CBD.

Conversely, the *SEQ Regional Plan* predicts a future city of commuters who travel back and forth to jobs in Brisbane.

In other findings, a 2016 Urbis report *The Future of South East Queensland Housing* has forecast the Ipswich Local Government Area will reap the lion's share of population, jobs and housing growth as jobs decentralize from the Brisbane CBD and housing demand shifts to more affordable locations.

Regardless of the number of future jobs based in Ipswich, housing demand looks to remain strong.

In the meantime, the Ipswich City Council is undertaking a \$150 million redevelopment to revitalise the CBD. The project will see Council's administrative offices, city library and civic centre relocated into a 5-Star Green Star multi-level building, while Nicholas St mall will be opened up to face the river, with the existing Woolworths to be demolished. The result will be a precinct with a strong focus on food, beverage and alfresco dining, fronting a new town square and featuring river views.

A \$15 million lagoon capable of attracting around 55,000 visitors annually will complement the CBD development.

Other major infrastructure on Mayor Paul Pisasale's wish list includes an extension of the train line from Springfield to Redbank Plains which would loop through the Ipswich CBD.

Sport and recreation feature strongly in local development too.

CORE INFLUENCES

Government Policy

Transport Infrastructure

Urban Renewal

Cheapies with Prospects

The Council has a long-term motorsport precinct master plan, reportedly the most significant of its kind in the Pacific and South East Asia. It includes a \$55 million expansion of Queensland Raceway, Willowbank Raceway and Ipswich Kart Club. The plan includes a three-star hotel and motorsport infrastructure consisting of a central hub, speedway facility and off-road facility. The project would be completed with a \$127 million investment in industrial and commercial space and general infrastructure.

The development would take seven years to build and would generate \$138 million to the local economy per year, combined with a construction workforce of 200 people.

The Defence force has a significant presence in Ipswich and that is expanding with work at the RAAF Amberley Airbase under way. Between now and 2036, the Federal Government will contribute \$1.5 billion towards the base, funding more accommodation for personnel, new maintenance facilities and two new types of aircraft.

The 17 Construction Squadron will relocate from Sydney at the end of 2016, increasing the number of base personnel from 5,800 to 7,000.

This will be followed in 2018 by the arrival of the new aircraft - the EA-18G Growler - a specialised aircraft built to disrupt enemy radars and communication. The base will have a new apron, refueling system, hangar and maintenance bays in place to accommodate the aircraft.

Set to join the Growlers will be the C-27J Spartan medium transport aircraft designed to move troops, equipment and supplies.

All the projects will be completed by the end of 2020 and will make RAAF Base Amberley the most significant Defence base in the country.

It is also anticipated that transport infrastructure will benefit from the increased activity at Amberley. Local, state and federal governments are expected to fast-track the Cunningham Hwy upgrade due to the increased Defence traffic using the road.

New schools are being built at South Redbank Plains and Spring Mountain (in Springfield Estate). The Deebling Heights primary school opened for the start of the 2016 school year and will ultimately accommodate 950 students and 100 staff.

The FY2016 State Budget included projects such as the New Generation Rollingstock at Wulkuraka, an Energex sub-station and the re-commissioning of Borallon Correctional Centre which are all expected to generate 1,500 jobs for the Ipswich region. The Budget will also accommodate the expansion of Springfield Central State High School and Redbank Plains State School.

Recommended Locations

The following precincts within Ipswich City stand out for their growth prospects:-

- THE REDBANK PRECINCT

The Ipswich region's potential is reflected in the Redbank precinct, which has been busy with new residential, retail and industrial development in recent years. It has major road and rail links to central Brisbane, extensive shopping facilities and affordable homes. It is a major beneficiary of the upgraded Ipswich Motorway and the infrastructure being developed at nearby Springfield.

The area encompasses Redbank, Redbank Plains, Collingwood Park, Goodna and Bellbird Park. The precinct borders high-development growth areas such as Springfield and Brookwater. Redbank has a station on the commuter train line linking Ipswich to central Brisbane and the Ipswich Motorway is the main road link to the Brisbane CBD.

The train trip from Springfield to Brisbane on the Richlands to Springfield train line takes about 40 minutes.

Employment options are being boosted by the development of the Redbank Peninsula industrial area (the peninsula is formed by a loop in the Brisbane River) and the nearby Citiswich industrial estate, a \$1 billion project. There are also numerous retail centres providing work opportunities, including Redbank Plaza which has just undergone a \$4 million upgrade.

REDBANK HOUSE MARKET

Redbank precinct suburbs	Median house price
Redbank Plains	\$322,000
Collingwood Park	\$325,000
Goodna	\$320,000
Bellbird Park	\$370,000

Source: Australian Property Monitors

Major retail centres, Redbank precinct

- Redbank Plaza
- Redbank Plains Shopping Village
- Redbank Tavern Plaza Shopping Centre
- Orion Greater Springfield Shopping Complex, Springfield
- Masters hardware store, Springfield
- Brookwater Retail Village

Swanbank Enterprise Park, developed by Investa, comprises 260ha of general industry land, 40ha of business parkland and 200ha of buffer. The project aims to turn disused coal mining land into one of Australia's biggest business and industry precincts with the potential to create up to 15,000 jobs. It is currently home to Holcim, TruEnergy, CS Energy, Thiess, Veolia, Austral, Energex and Powerlink.

The Redbank Motorway industrial park, a \$350 million 62ha facility, opened in October 2013. Located on the Redbank Peninsula, it will eventually employ 2,300 people.

Plenary Schools has approval to build schools at Ripley Valley, Springfield, Bellbird Park and Redbank Plains. The schools expect to be accepting students by 2019.

Several residential developments can be found at Redbank Plains and Collingwood Park.

Meanwhile, the region will become better protected against floods with a new bridge to be built over the Six Mile Creek on Redbank Plains Road. The bridge will be built to a Q20 standard to minimise the road being closed from floods.

- INNER EASTERN SUBURBS

A cluster of suburbs east of the Ipswich CBD stands out: there are numerous suburbs with median prices under \$310,000, including Booval, East Ipswich, Eastern Heights, Bundamba, Tivoli and Silkstone.

East Ipswich, which has many character houses ripe for renovation, is one of the most under-rated precincts in the Ipswich LGA.

- THE SOUTHERN PRECINCT

The precinct south of the Ipswich CBD is an area targeted for major growth in both residential and industrial real estate. There are huge areas of undeveloped land in this area, which includes suburbs such as Yamanto, Ripley and Deebing Heights.

Prospects for this precinct have improved with the completion of a \$370 million extension of the Centenary Highway linking the Springfield community to the Cunningham Highway at Yamanto. The 18km road opens up the southern and western regions of Ipswich to future industrial and residential growth - including the planned community of Ripley Valley and industrial precincts at Swanbank, New Chum and Ebenezer.

Springfield is currently home to 10 schools, with another three due to open in the next two years.

More than \$12 billion has already been invested in developing Springfield, with only a fifth of the project completed. The entire project will cost \$85 billion.

The Ripley Valley area, 5km south of the Ipswich CBD, is projected to have a population of 120,000 in 20 years, compared with 2,000 currently.

Work is under way on stage one of the Ripley Town Centre, due to be completed in 2017 and featuring a Coles supermarket, 20 speciality stores and a medical centre. Eventually, the \$1.5 billion development will provide jobs for up to 30,000 locals.



Top 5 South East QLD Hotspots - IPSWICH CITY

INNER EASTERN HOUSE MARKET

Inner Eastern Suburbs	Median house price
Booval	\$295,000
Bundamba	\$300,000
East Ipswich	\$305,000
Eastern Heights	\$301,000
Silkstone	\$300,000
Tivoli	\$281,000

Source: Australian Property Monitors

The Government is investigating three railway stations in the valley, including one in the town centre, although no funding has yet been committed.

The developer of Ripley Valley, Sekisui House, plans to develop a manufacturing plant in the area. The 194ha development will feature retail and commercial premises as well as 4,000 dwellings.

Ripley Valley has the potential to become home to a high-tech precinct accommodating 19,000 jobs. Land will be cleared in 2017 to prepare for the creation of a new IDEA City precinct, colloquially referred to as "Queensland's Silicon Valley".

Two words of warning

- Subsidence

Ipswich attracted national media attention in 2008 when homes built over disused coal mines in Collingwood Park (which is part of the Redbank precinct) suffered serious damage through subsidence. Cracks appeared in 20 homes in several streets above 19th Century mines. This cast a shadow over the region as Ipswich has a history of mining and underground workings dot the area.

Another incident involving an old mine shaft at Basin Pocket occurred in August 2016.

The Ipswich City Council says only 1% of homes in the city have been built over coal mines. Investors, however, would be wise to check before buying in the area.

Ipswich City Council offers an online mapping system designed to help property buyers identify areas affected by past mining.

- Floods

Ipswich was affected by flooding in 1974, 2011 and 2013. In September 2014, the State Government approved new flooding provisions under the Ipswich Planning Scheme which adopt the 1974 flood level as the key residential development line for the city. Cr Paul Tully said the new flooding provisions will be used to regulate proposed development and won't affect existing lawful uses or current development approvals.

Ipswich City Council received a \$10 million Federal Government grant for flood mitigation works under the National Insurance Affordability Initiative. Redbank Plains, Raceview, Yamanto, Brassall and Ipswich Central are some of the suburbs to benefit directly from the grant.

However, some areas around Ipswich are still considered as a 1 in 25-year flood risk. Home buyers with less than 20% deposit need to be aware that these properties may not be accepted by lender's mortgage insurance companies.



Major projects currently impacting the region are:

INFRASTRUCTURE – GENERAL

Project	Value	Status	Impact
RAAF Base Amberley expansion	\$300 million The project includes facilities to house 10 C-27J Spartan battlefield airlifters	Under construction Completion expected by 2020	
Retail stage one, Ipswich CBD Ipswich City Properties	\$150 million A civic building for the library and council admin staff; supermarket, retail and dining	Under construction Would be completed by 2019	

INFRASTRUCTURE – HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
Springfield Health City Springfield Land Corp	\$200 million Includes hospital facilities, aged care and retirement units	Under construction Stage 1 of the Mater Private Hospital Springfield is completed	
St Andrews's Hospital expansion Ramsay Health Care	\$64 million Includes a new emergency centre and an extra 81 beds	Approved	Jobs 300



RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Providence, master-planned city, Ripley Valley Amex Ripley Valley	\$2 billion A town centre, sporting facilities, schools and 7,000 homes	Under construction	
Apartment complex, City Centre North (next to Springfield train station) Springfield Land Corp	\$6 billion 10,000 apartments	Proposed To be developed over 15 years	
The Crossing devt, Karalee Karalee Land Ptrs	\$45 million 160-lot acreage devt	Under construction	
Residential project, Edens Crossing Devine	\$360 million 960 lots to eventually house 3,000	Under construction	
Fernbrooke Ridge Estate, Redbank Plains LendLease	\$150 million 500 residential lots for 2,000 and a primary school	Under construction	
Ecco Ripley Sekisui House	\$1.4 billion A long-term project to create 4,000 homes	Under construction	
Housing project, Springfield Lakes VVV Pty Ltd	\$40 million 126 townhouses	Approved	

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Residential estate, Mullins Street, Collingwood Park Uki P/L	\$50 million 144 homes	Approved	
Woodlinks Village Estate, School Rd, Redbank Plains Village Building Co	\$300 million 750 homes	Under construction Work began in July 2015	
Ellenborough Towers, Ellenborough St, Ipswich CBD	\$40 million 108 apartments, retail/business space	Approved	
Golf Links Estate, Leichhardt Marquee Projects	\$75 million 201 homes near the Ipswich Country Club	Under construction	
Park Avenue Apartments, Springfield Springfield Land Corp	\$25 million 66 apartments	Under construction Completion expected by early 2017	
Silkstone Residences Citimark	\$50 million 140 dwellings on the old Bremer High School site	Under construction	
Rosewood Green development Sekisui House	\$130 million 425 homes	Proposed	
Defence Housing Australia	\$150 million 320 lots; 125 for Defence personnel, 195 for public use	Proposed DA Lodged October 2016	

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Villa Maria aged care redevelopment, Limestone St	\$15 million	Under construction	Jobs 2,000 construction
Waterlea Walloon master planned community	\$350 million 1,500 homes	Proposed	
Retirement village, Ripley Valley Aveo Group	\$1 billion 2,400 dwellings	Proposed	

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Norman Street bridge, linking North Ipswich & East Ipswich over the Bremer River	\$320 million	Proposed Would require funding from all three levels of government	
Ipswich Motorway upgrade, Darra to Rocklea State & Federal Govt	\$400 million The motorway will be widened from four to six lanes from Rocklea to Darra	Under construction Funding is split 50/50 between State and Federal Governments	Jobs 470 construction

INFRASTRUCTURE – SPORT AND RECREATION

Project	Value	Status	Impact
Performing Arts Theatre Ipswich City Council	\$100 million A 1,500 seat venue to stage large events	Proposed Ipswich Council is lobbying the Federal Govt for funding	
Brothers Leagues Club expansion, Raceview	\$11 million	Proposed DA lodged mid-2016	

COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
Metroplex Westgate project, Wacol GPT and Metroplex	\$350 million Former Wacol Army Barracks (60ha) will be converted into mixed industry, retail and commercial space	Under construction Construction began in April 2014	Jobs 10,000
TNT Express regional HQ & distribution centre, Redbank TNT Express	\$85 million The new depot will process 15,000 parcels per hour, up from 3,000 at the current Salisbury facility	Under construction	Jobs 300
Volvo HQ, Metroplex Westgate, Wacol	\$30 million	Under construction	Jobs 200-300 construction 300 staff will relocate to Wacol from other Volvo sites
Dusit Thani Brookwater Golf and Spa Resort, Brookwater Brookwater Resort Investments	\$700 million 520 apts, resort for 1,500 guests, convention centre for 2,000, retail and recreation complex	Deferred Construction had begun when Brookwater Resort Investments was placed in receivership in Oct 2016	Jobs 500 construction 300 operational
Orion Springfield Central expansion Mirvac	\$154 million Event Cinemas, Target, Coles, 80 extra retailers, cafes and restaurants	Under construction Stage 2 opened in July 2016	Jobs 440 construction 700 retail
Ecco Ripley Town Centre Sekisui House	\$40 million Coles supermarket, 20 shops and a medical centre	Under construction Completion expected in 2017	
Redbank Plains Super Centre re-devt Capital Transactions JV Alceon	\$140 million Target, Coles, Aldi and 60 specialty stores will be added	Completed	

COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
New Generation Rollingstock project, Wulkuraka station Qtectic (Qld Govt)	\$4.4 billion The project will deliver 75 nine-car trains and a purpose built maintenance centre	Under construction The maintenance facility opened in February 2016; all 75 trains are expected to be operational by 2018	Jobs 150
Parkwest Business Estate, Bundamba Pellicano	\$60 million	Under construction	
Coles supermarket, Silkstone Citimark	TBA Coles supermarket with 12 specialty stores.	Under construction Due for completion in 2017	
Woolworths, Springfield Citimark	TBA Woolworths supermarket and eight specialty stores.	Under construction Due to open in 2017	
Inner city revitalisation project Ipswich City Council	\$150 million Old buildings will be demolished and replaced with a food and entertainment precinct	Under construction	

