

Western Corridor - Brisbane West - QLD

Queensland's population is planned to grow by 85% to 8.9million residents according to the ABS. Ipswich's population is increasing at twice the rate of the rest of Queensland sitting at 180,000 residents and growing to 520,000 residents by 2041. This is a growth of 330,000 residents requiring around 143,000 new dwellings.



WESTERN CORRIDOR

Ipswich is a family friendly city, with affordable cost of living, in a sought after growth locale, located only 35 minutes west of Brisbane.

The area is experiencing a constant population growth with a strengthening demand being placed on housing supply. The region has entered a sustained period of major change and growth in residential, industrial and commercial developments providing enormous opportunities for employment, business and investment alike.

With more than 500 parks, high quality educational institutions and a rich history of agriculture and heritage it is not surprising that Ipswich has one of the fastest growing populations in Australia. The residents of Ipswich enjoy a cultural lifestyle and a vibrant social life with malls, restaurants, cafes, international hotels, cinemas and exhibitions. Ipswich also offers a quality outdoor lifestyle with easy living in an affordable environment.



- ABS figures show Ipswich as one of the fastest growing cities in QLD & in the top 10 nationwide
- Annual population growth rate of 5.38% pa
- 30-40 minutes to Brisbane CBD
- 1 hour to Gold Coast CBD
- Well connected by 2 rail services and 7 highways

Encompassing a total land area of about 1,100 square kilometres, the City of Ipswich is a rapidly growing residential area, with substantial rural, rural-residential, commercial and industrial areas. The main urban centre is Ipswich, with developing residential areas in the east, and numerous small townships including Grandchester, Marburg, Rosewood and Walloon. Rural land is used largely for agriculture.



Area Highlights

- 60 minutes to domestic & international air and sea ports
- Mater Private Hospital Springfield
- Ipswich Hospital, St Andrews Private
- University Of Southern QLD (USQ) Springfield & Ipswich campus
- Electric rail to Brisbane & Gold Coast
- RAAF Amberley Air Base
- Robelle Domain Water Park
- Ripley Splash & Play adventure Playground
- Abundance of schools & early learning centres

Industrial Hub



Brisbane's Western Corridor is a primary area for current and future industrial development. With the addition of many major industrial estates and its excellent location just 11 kilometres from Brisbane's Central Business District, this precinct continues to experience huge population growth. With its capable and available workforce, strategic location and outstanding infrastructure, Brisbane's Western Corridor is Queensland's major manufacturing hub.

Excerpt from: www.choosebrisbane.com.au

Transport

Ipswich is well connected by two rail services and seven highways and is only 35 minutes from Brisbane. Often compared to Parramatta of Sydney, as Ipswich evolves into a city in its own right. The State Government is spending \$366 million with the extension of the Centenary Highway, the extension of the passenger rail line from Darra to Springfield plus the Centenary Highway duplication to Springfield valued at \$1.27 billion.

With the completion and opening of the \$1.5bn Legacy Way Tunnel, commuting to Brisbane CBD, Air & Sea ports has never been easier.



Springfield Central Station will receive \$44.5 million of the state budget to increase its park & ride spaces by adding 650 spaces.

\$1.5 billion Ripley Town Centre First Stage Now Open



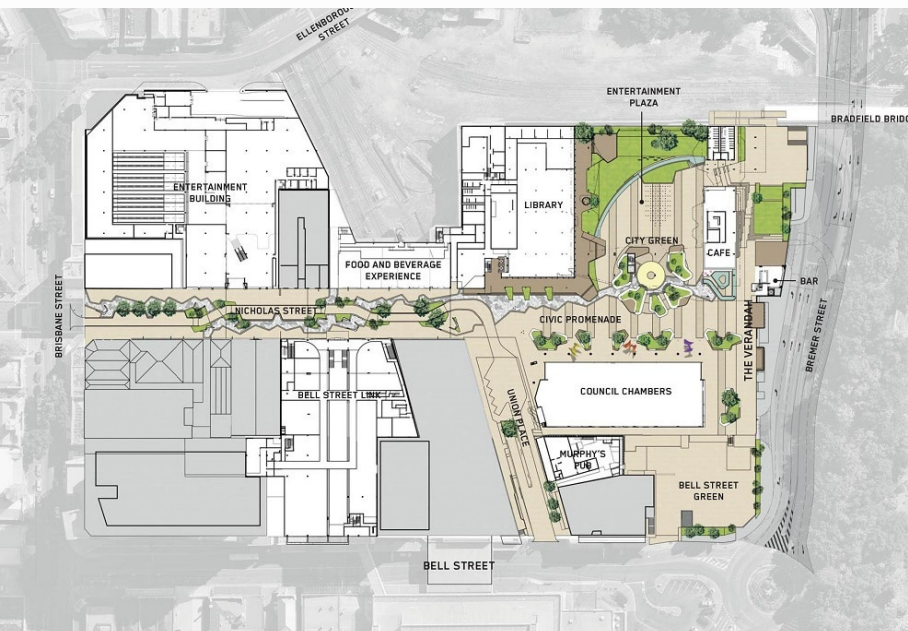
The first stage of the \$1.5 billion precinct opened mid 2018 and is expected to be a catalyst for major regional growth during the next decade. The Ripley population is tipped to soar by almost 28% each year during the next eight years, which will underpin the growth requirements in SEQ. Latest data from Urbis shows the Ripley catchment will be the fastest growing suburb in Queensland until 2026. The \$40 million first installment of Ripley Town Centre, developed by Sekisui House and constructed by Hutchinson Builders, is anchored by a Coles supermarket.

Ipswich's New CBD



FRESH details on the new master plan for Ipswich's CBD have been released today, revealing plans for a riverside bar and host of retail outlets. The \$150m project is the most extensive redevelopment in Ipswich's city centre and has been in the making for most of the last decade. The eight-hectare precinct will feature a promenade of water fountains, an outdoor events space with a stage, a river front bar and a dining area.

The precinct will be anchored by the new Ipswich City Council administration building. Footpath and alfresco bars, cafes and restaurants are being planned for Union Place while the iconic Murphy's Pub is being restored to its former 1910 glory including a move back to its original name - The Commonwealth Hotel. The pub will be the main feature in the new Ipswich Central, a tip to city's heritage identity placeholder.



A modern, glass-fronted 3,400m² new library will front the main civic promenade. More than 10,000m² has been devoted to open, public space in Ipswich Central with shaded seating areas and cooling features including a water curtain and sculptural water steps. A raft of new fashion stores and retail outlets will be housed throughout the new city centre and a riverside bar and covered timber deck area will be located on the northern end of the site. Ipswich City Properties Chair Paul Tully said more than 19,000m² of leasable commercial, retail, entertainment, food and beverage space had been created in

Ipswich Central to service the population expected to exceed 400,000 by 2031. "Our new city centre could not come at a better time with our population expected to double in the next decade and the \$5 billion Rheinmetall Defence contract recently awarded by the Federal Government set to trigger an influx of workers to the region," Cr Tully said. He said including the new Ipswich City Council administration building in Ipswich Central meant 800 workers would visit the city centre every day, creating a ready-made customer base for surrounding businesses. "Once again, we will have a view towards the Bremer River from Brisbane Street, creating a more connected city centre," Cr Tully said." Cr Tully said the car park would remain in Ipswich Central, with more than 1,100 spaces. Work began last year on the Ipswich Central site, bounded by Bell, Brisbane, Bremer and Ellenborough streets. The Demolition phase of work, which officially began in June last year, is expected to be finished by June this year. Construction will start soon after.

Article published by the QLD times 26/04/2018





\$124 million extension of the Ipswich Base Hospital.

The redevelopment project is scheduled to begin in 2018-19, with the main construction period getting underway in 2019-20 and continuing in the following two years. The Ipswich hospital Expansion Stage 1 will provide a new mental health facility for adults and seniors, an MRI suite to grow clinical capacity, the procurement of an Ipswich City Council building to provide community health care centre and outpatients' facility, and provide for future expansion.



St Andrew's Private Hospital

St Andrew's Ipswich Private Hospital has undergone a major \$64 million expansion including a new 231 bay car park, new intensive care unit, 2 new theaters, 81 new patient rooms, a new 26-bed maternity ward with three labour delivery suites, a new rehabilitation unit and gym, and a pharmacy.

Mater Private Hospital, Springfield

Mater Private Hospital Springfield is a truly innovative, unique and contemporary hospital providing holistic healthcare to the Greater Springfield community. Its focus on the patient experience and meticulous design of the hospital's numerous state-of-the-art facilities is why Mater Private Hospital Springfield was recognised as a finalist in the 2017 Property Council of Australia/Rider Levett Bucknall Innovation and Excellence Awards. The 80-bed, \$85 million facility opened just over two years ago as the centrepiece of the region's Health City precinct.



\$1.5 billion expansion of Australia's largest air force base at Amberley near Ipswich



A new report has confirmed what Ipswich residents already know; the RAAF Base Amberley is a major economic asset. The report by advisory services KPMG found by 2020, almost 2800 jobs will be created at the base. The base's activity will add \$1.2 billion to the Queensland economy over the next three years. By 2020, 7000 people will be employed at the base.



Ipswich wins massive \$5 billion Defence contract

The new Land 400 defence contract has been announce for an armoured vehicle deal with Rheinmetall Defence Australia. Construction has commenced on the \$170m Rheinmetall Vehicle Centre of Excellence Headquarters at Redbank which will build 211 combat reconnaissance vehicles for the Australian Army. This will be a significant boost for Ipswich as it would create more than 350 permanent jobs from the outset, significant opportunities for local businesses and associated work with ongoing delivery and maintenance of the vehicles. The next stage of the Land 400 contract would see Australia supplying the vehicles to overseas Defence forces.



The facility is expected to be operational in late 2020. \$1 billion is predicted to be pumped into the state's economy in the first 10 years alone. Defence directly contributed to more than 7000 jobs and almost \$800 million to the Ipswich economy in 2016-17.

Citiswich Industrial Hub

More than \$120 million of new projects are under construction at the Citiswich business park south west of Brisbane at Bundamba, providing hundreds of new jobs.

Citiswich is a premium industrial estate located in the logistics hub of Brisbane's south-western corridor. The 350ha estate is Queensland's largest industrial development, providing affordable, well-connected industrial land that caters for a wide range of industries including logistics, manufacturing, warehousing, distribution, construction and wholesale retail companies. Home to the \$50 million Costco Bundamba project which generated 90 jobs during construction, and 280 full-time and casual positions to follow once it opens early this year. As well as the Costco store, The Citiswich Business Park also includes 825 car parks & 24-hour service station open to Costco members.



Education

University of Southern Queensland has campuses at both Springfield & Ipswich

The Western Corridor provides a range of education facilities, from local child care and preschool services to nearby private and public primary and secondary schools, TAFE and universities. Greater Springfield offers a range of options for school-aged children, including public and private education providers and P-12 or segregated junior and senior campuses



Primary & Secondary School Locations

