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AREA PROFILES

Brisbane West

South East Queensland

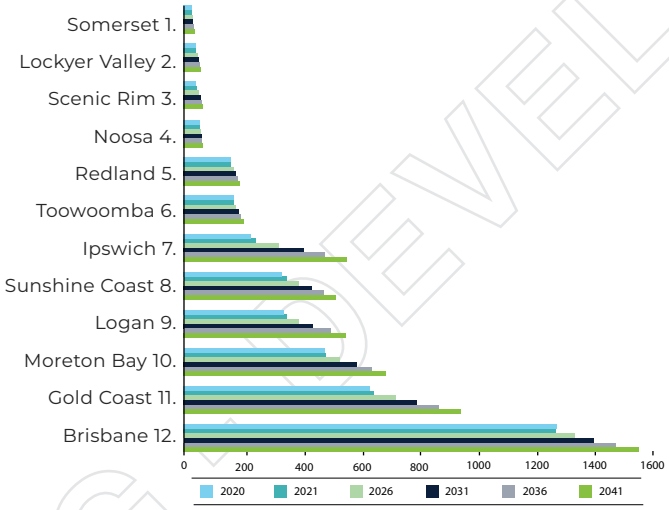


SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



SEQ Population 3,642,257
2021 Estimated Population

SEQ Population Forecast in 2041 5.44 Million an
increase of 1.65M, 43.4% from 2020

2.62 Million Projected Employment in 2041

SEQ New Dwellings 794,000
added between 2016 and 2041

SEQ Gross Domestic Product $170 Billion

SEQ $1.8 Billion 20 Year City Deal 730,00 New Jobs

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Brisbane Olympic Bid 2032

The Games are set to deliver $8.1B in benefits to Queensland including a $4.6B economic boost to tourism and $3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a $20B uplift from 2021-2036.



SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than $1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.

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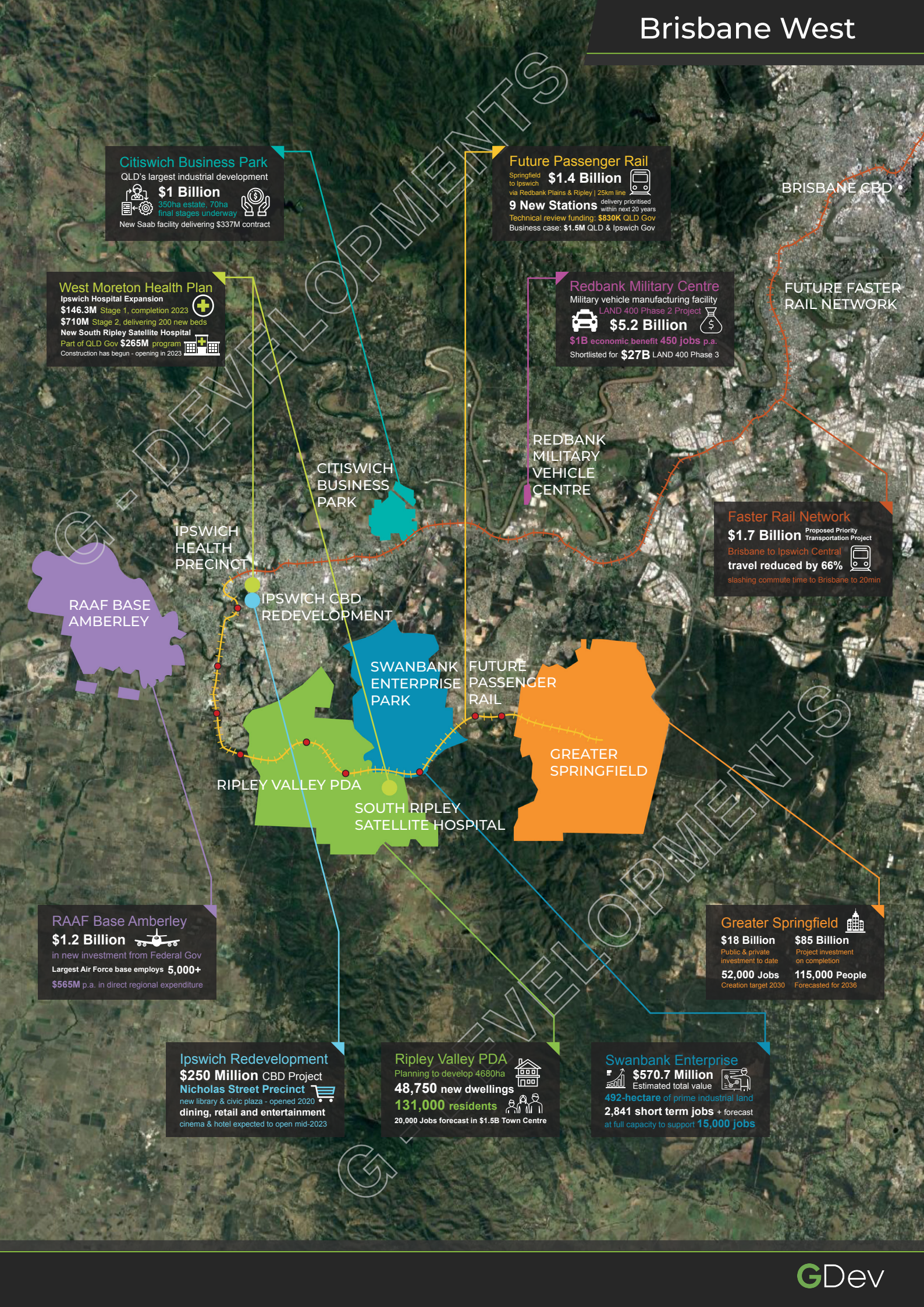
Brisbane West



Citiswich Business Park

QLD's largest industrial development

$1 Billion

350ha estate, 70ha final stages underway

New Saab facility delivering $337M contract

Future Passenger Rail

Springfield to Ipswich via Redbank Plains & Ripley | 25km line

$1.4 Billion

9 New Stations delivery prioritised within next 20 years

Technical review funding: **$830K** QLD Gov

Business case: **$1.5M** QLD & Ipswich Gov

West Moreton Health Plan

Ipswich Hospital Expansion

$146.3M Stage 1, completion 2023

$710M Stage 2, delivering 200 new beds

New South Ripley Satellite Hospital

Part of QLD Gov **$265M** program

Construction has begun - opening in 2023

Redbank Military Centre

Military vehicle manufacturing facility

LAND 400 Phase 2 Project

$5.2 Billion

$1B economic benefit **450 jobs** p.a.

Shortlisted for **$27B** LAND 400 Phase 3

Faster Rail Network

$1.7 Billion Proposed Priority Transportation Project

Brisbane to Ipswich Central

travel reduced by 66%

slashing commute time to Brisbane to 20min

RAAF Base Amberley

$1.2 Billion

in new investment from Federal Gov

Largest Air Force base employs 5,000+

$565M p.a. in direct regional expenditure

Greater Springfield

$18 Billion Public & private investment to date

$85 Billion Project investment on completion

52,000 Jobs Creation target 2030

115,000 People Forecasted for 2036

Ipswich Redevelopment

$250 Million CBD Project

Nicholas Street Precinct

new library & civic plaza - opened 2020

dining, retail and entertainment

cinema & hotel expected to open mid-2023

Ripley Valley PDA

Planning to develop 4680ha

48,750 new dwellings

131,000 residents

20,000 Jobs forecast in $1.5B Town Centre

Swanbank Enterprise

$570.7 Million Estimated total value

492-hectare of prime industrial land

2,841 short term jobs + forecast

at full capacity to support **15,000 jobs**

Brisbane West



Ipswich Population

Ipswich is Australia's fastest growing city with its population forecast to more than double to over 520,000 by 2041, at a growth rate of 122.89%.

Annual Population Growth Rate
The 2020-2021 population growth was 2.72%. Population growth in Greater Brisbane was 0.73%

New Dwellings
In 2021, Ipswich had 87,352 dwellings. This is forecast to grow by 128.22%, 112,000 new dwelling by 2041.

Population 233,302
2021 Population Estimate

Population Growth 2021 to 2041 is 122.89%
2041 Population Forecast is 520,000

Industrial Precincts

Citiswich Business Park
Walker Corporations' 350ha estate is Queensland's largest industrial development. Clients include Costco, Travel Centre, The Reject Shop, OneSteel, Caltex and Australian Pharmaceutical Industries.

Redbank Motorway Estate
Goodman has delivered the Redbank Motorway Estate. Tenants include Australia Post, TNT, DB Schenker, Zenexus, Northline and Tyres4U.

2021 Economy
$12.02B
(NIEIR 2021 Gross Regional Product)

Major Projects
$7.6B
(2021 Ipswich City Council)

New Job Forecast
44,460
(54.18% increase from 2021 - 2041)



Greater Springfield PDA

In 2022, Greater Springfield (GS) is home to over 50,000 residents and is projected to grow to 115,000 by 2036. The 2,860ha PDA has received $18B public & private investment, including $1.2B for a rail and transport hub. GS is home to UniSQ Campus and is welcoming a new Public Hospital in 2024.



Ripley Valley PDA

Ripley Valley is one of the largest growth areas in Australia. The PDA covers 4860ha and is set to have 120,000 new residents over the next 20 years. The $1.5B Ripley Town Centre masterplan is 31ha with 1,000,000m2 of commercial space to support 20,000 jobs and a proposed transport hub.

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Growth Drivers



University Campuses

UniSQ Ipswich & Springfield
The University of Southern Queensland supports 27,563 students and 700 courses. Ipswich Campus has 1,682 students and Springfield Campus 1,788.

Gatton UQ Rural Campus
Agricultural, environmental and veterinary sciences. 1000ha working farm and post-harvest facilities.

$710M Ipswich Hospital Expansion
$177M Springfield Public Hospital

JBS Dinmore
Australia's Northern HQ largest beef processing plant in the Southern Hemisphere

Australia Post
$240M Redbank mail facility largest in the Southern Hemisphere with 500 employees



Ipswich CBD Redevelopment

The $250M Nicholas St redevelopment has turned the CBD into a highly sought-after retail, dining and entertainment precinct. The new Ipswich Central Library and civic plaza opened in 2020, featuring a performance stage for 3,000 people. Completion of a new dining and retail precinct occurred in 2022, and the cinema and hotel are expected to open mid-2023.

Transport Infrastructure

QLD State Government is focused on expanding the Western Growth Corridor with major infrastructure:

Major Road Infrastructure Investment

- $1.2B Logan Motorway
- $1.88B Warrego Highway
- $1.1B Centenary Motorway
- $400M Ipswich Motorway

Significant Rail Upgrades

- $3.4B Ipswich to Toowoomba
- $1.7B Brisbane to Ipswich Central
- $1.4B Ipswich to Springfield
- $34.8M East Ipswich Station Upgrade
- $44.5M Springfield Park n Ride Upgrade



Defence & Aerospace Industry

- **Amberly Air Force Base**
  Ipswich is home to RAAF Base Amberley, Australia's largest Air Force's base, employing over 5000 people.
- **Redbank Military Vehicle Centre of Excellence**
  $170M state-of-the-art MILVEHCOE is Australia's most advanced military vehicle manufacturing facility.



Major Airport Connections

- **Brisbane Airport**
  Ipswich Western Corridor upgrade program is now complete making Brisbane Airport more accessible.
- **Toowoomba Wellcamp Airport (WTB)**
  Ipswich to WTB in under 1 hour via the new Toowoomba Bypass with $546.84 stage 3 underway.

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