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AREA PROFILES

Toowoomba

South East Queensland

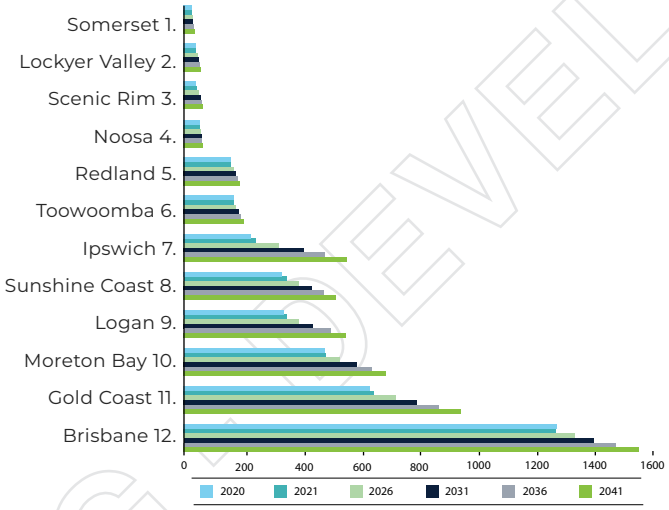


SEQ Overview

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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Toowoomba



New Toowoomba Bypass

41km Bypass connects Enterprise Hub

$1.6 Billion Opened in 2019

Warrego Highway - Gore Highway

Faster Access to New England Highway

Primary freight route for heavy vehicles over 4.5t

Railway Parklands PDA

$850 Million public & private sector investment

Historic industrial heart of Toowoomba

53.1 hectares | 5 Precincts

Active, high quality, mixed density urban village

TOOWOOMBA BYPASS

TOOWOOMBA ENTERPRISE HUB

WELLCAMP AIRPORT MASTERPLAN

NEW TOOWOOMBA HOSPITAL PRECINCT

INLAND RAIL PROJECT

RAILWAY PARKLANDS PDA

TOOWOOMBA CBD

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Wellcamp Masterplan

Domestic & International Flights & Freight

$150M Airport Opened in 2014

3 Airlines | 70 Domestic Flights

New Wellcamp Aerospace & Defence Precinct

Contributing $1 Billion over next 10 years

Enterprise Hub

Wellcamp, Witmack, Charlton & InterlinkSQ

$350 Million Combined Investment

Airport | logistics | 2,000ha industrial land

Major Road, Rail & Air Interchange

Supports planned $14.5B Inland Rail Project

Toowoomba Hospital

$1.3 Billion New Health & Knowledge Precinct

75ha | 118 beds | Baillie Henderson Campus

3,127 construction jobs

Expected to open late 2027

Inland Rail Project

$14.5B | 1,700km

Linking Melb, Syd & Bris Shipping Ports

Toowoomba is the QLD Freight Terminal

1,600 contracts underway worth **$2 Billion**

21,500 jobs supported during construction

Toowoomba



Toowoomba Population

Toowoomba Regional Council covers an area of 12,973 km2 and includes the main urban centre of Toowoomba, the regional centres of Oakey, Pittsworth, Millmerran, Highfields, Crows Nest, Clifton, Greenmount and Yarraman.

Annual Population Growth Rate
The 2020-2021 population growth was 0.83%. Population growth in Greater Brisbane was 0.73%

New Dwellings
The total number of dwellings in Toowoomba increased by 5,574 between 2016 and 2021 to 74,057.

Overall the Toowoomba Region is forecast to grow by 32,830 households by 2031. Major growth areas are forecast to be Toowoomba West, Toowoomba South-East, Highfields, and Westbrook.

Toowoomba Economy

The region has transformed its agricultural base into a diverse and strong economy, offering a range of business, employment and investment opportunities including, $4.3B projects underway, $10.2B projects approved and $4.3B proposed projects. This is an increase of $5.7B from 2020.

Population 175,316
2021 Toowoomba ABS ERP

Population Forecast
34% Growth 2021 - 2051
59,684 New Residents over 30 yrs

2021 Economy
$11.74B
(NIEIR 2021 Gross Regional Product)

Major Projects
$18.8B
(2022 Development Status Report)

New Job Forecast
36,000
(Growing to 119,000 total jobs in 2051)

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Major Agriculture Producer

Toowoomba and its surrounding regions, which include the Maranoa, Western Downs, Southern Downs, Goondiwindi, Burnett and Moree regions, is a food producing powerhouse for Australia. Toowoomba produces 85.4% of QLD's eggs worth $127M p.a. and 80% of all of Australia's avocados.



Property Demand

It is expected the population of the Darling Heights area, which also takes in Kearneys Spring, will grow 57.4% by 2031. Other significant population growth forecasts include, West Toowoomba 53.7%, Highfields 50.2%, North Toowoomba – Harlaxton 34.2%, Drayton–Harristown 45.9% by 2031.

Growth Drivers



University Education

UniSQ Toowoomba Main Campus
The University of Southern Queensland supports 27,563 students and 700 courses. Toowoomba Campus has 3,608 students.

UQ Gatton Campus
Agricultural, environmental and veterinary sciences. 1000ha working farm; dairy, pig, crop & grazing units.

$1.3B New Toowoomba Hospital
118 Beds | $20M Committed | 75ha

Baillie Henderson campus and the existing Toowoomba Hospital converted into a major health centre

Services such as day surgery, dental, specialist outpatients, education and training could open in 2027



Railway Parklands PDA

The PDA covers 51.3ha and 5 Precincts; Central Parkland, City Link, Ruthven St, Mort St and Railway St. The CBD and PDA has attracted over $850M of investment in over 40 projects, including a $500M investment by the QLD Investment Corporation.

$25M Committed from SEQ City Deal
SEQ City Deal will invest $25M in Railway Parklands.

Transport Infrastructure

Toowoomba $1.6B Bypassed opened in 2019 significantly improving assess to Toowoomba.

Inland Rail Project
1,700km, $14.5B project started in 2018, connecting Toowoomba as QLD's road/rail/air freight terminal.

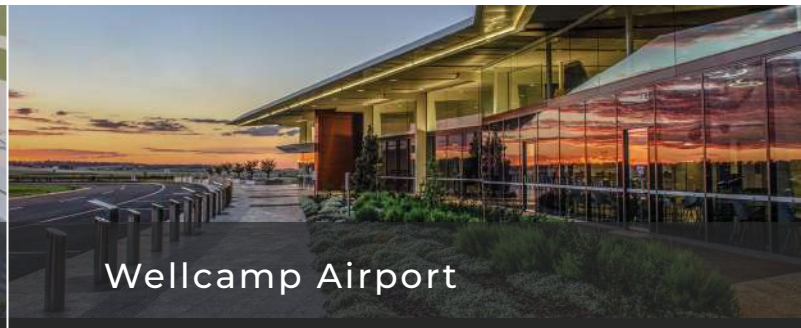
Toowoomba Enterprise Hub
One of the most significant transport, logistics and business hubs in Australia. Incorporating Wellcamp Airport, the 500ha Wellcamp Business Park, Witmack Industry Park, Charlton Logistics Park and the InterLinkSQ offer air, road and rail transport.

Wellcamp Entertainment Precinct
$175M major arts arena, driver training centre, conference facilities and accommodation for 5,000.



Defence & Aerospace Precinct

A new Aerospace and Defence Precinct is planned at Wellcamp to produce and assemble the Boeing Airpower Teaming System and the Loyal Wingman. It will be the first ever facility outside Nth America. The project could generate up to $1B for the economy and create 300 construction and 70 high-skilled jobs.



Wellcamp Airport

Toowoomba Wellcamp Airport (WTB)
70 domestic passenger flights, through 3 airlines and an international freighter service.

Wellcamp Airport Regional Distribution Centre
$17.8M 4,000m2 facility, regional QLD's largest fresh food exporting hub with 1,500m2 chilled storage.

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