

WESTERN GROWTH CORRIDOR

Inside

Area Highlights

Hospital - Transport

Defence - Commercial

Future Developments



WESTERN CORRIDOR



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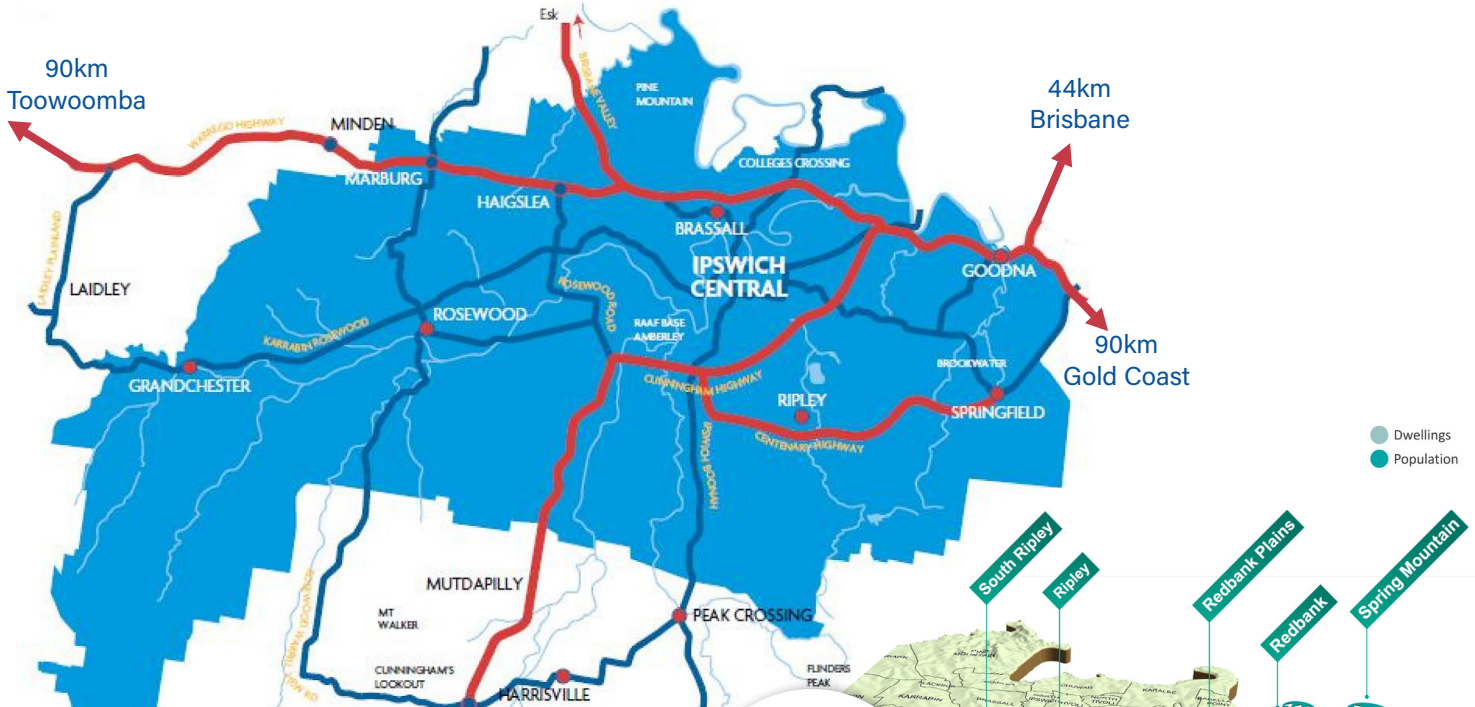
- Located only 40 minutes west of Brisbane and 1 hour to Gold Coast
- One of the fastest growing populations in Australia
- 40% Population increase by 2041
- Needing approx 143,000 new homes by 2041
- High quality educational institutions
- More than 500 parks
- Increasing at twice the rate of the rest of QLD
- Annual population growth rate of 5.38% pa
- Well connected by 2 rail services and 7 highways
- Ipswich Town Centre \$150m CBD Redevelopment

Area Highlights

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

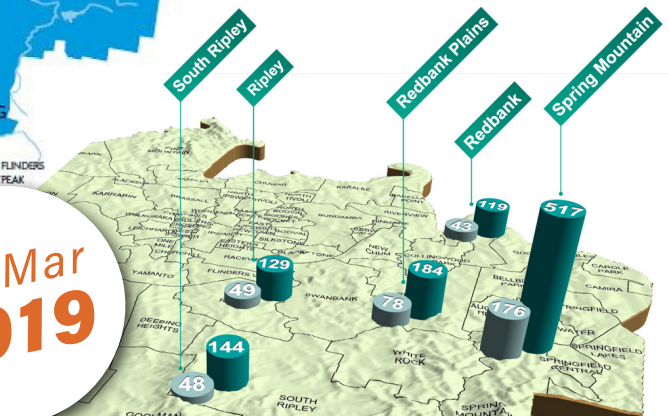


Western Corridor



Ipswich Statistics

Jan-Mar
2019



- 1090 km² Size
- 550 Parks & Reserves
- Over 6000 Heritage Site
- Population 323,069 2019
- 34 Years Median Age
- 23% Under 15 Years

- 1,819** New residents
- 696** New dwellings added
- 393** Development applications lodged
- 229** New residential lots approved
- 559** New residential lots created



Western Corridor



\$64 MILLION EXPANSION ST ANDREW'S PRIVATE HOSPITAL

- New 231 bay car park
- New intensive care unit
- 2 new operating theaters
- 81 new patient rooms
- New 26-bed maternity ward with three labour delivery suites
- New rehabilitation unit & gym
- New pharmacy

MATER PRIVATE HOSPITAL, SPRINGFIELD

- \$85 million, 80-bed facility
- State-of-the-art facilities
- Recognised as a finalist in the 2017 Property Council of Australia Innovation & Excellence Awards

Ipswich Base Hospital \$124 million extension 2018 - 2022





Western Corridor



9 NEW STATIONS

A planned passenger rail line extension between Ipswich and Springfield, via Ripley.

- The University of Southern Queensland (USQ), Ipswich Campus
- Berry Street, Churchill (Park 'n' Ride)
- Yamanto
- Deebing South (Park 'n' Ride)
- Ripley North
- Ripley Valley Town Centre
- Swanbank (Park 'n' Ride)
- School Road, Redbank Plains
- Keidges Road, Augustine Heights (Park 'n' Ride)

Key

- Ferry Grove and Beenleigh lines
- Shorncliffe and Cleveland lines
- Airport and Gold Coast lines
- Caboolture/Sunshine Coast and Ipswich/Rosewood lines
- Springfield line
- Doomben line
- Special event service only
- Route 649: Nambour-Caboolture railbus

Transfer to other train services
 Zone number
 Transfer to busway services
 Special fares apply
 Wheelchair access
 Assisted wheelchair access

This map only shows connecting railbus services at train stations. These railbus services replace train services. Many more bus services are scheduled to connect with train services at most train stations.

Express services do not stop at all stations depicted on this map. Please refer to separate line timetables for details.

Most train stations have free park'n'ride facilities.

For details visit translink.com.au or call 13 12 30 anytime.

* Services to and from the airport stations are operated by Airtrain Citylink Limited ABN 98 066 543 315 pursuant to a contract for services with Queensland Rail.

Schematic map – not to scale.



Springfield Central Station



The Queensland Government has committed \$44.5 million to deliver a multi-storey park 'n' ride at Springfield Central station, featuring around 1,100 park 'n' ride spaces across the precinct.

The construction tender was released in mid-2020 and is scheduled to be awarded in late 2020 with construction to follow.



Western Corridor



EDUCATION
CITY | SPRINGFIELD
CENTRAL



MORE THAN
14,000
STUDENTS
ACROSS DAYCARE TO UNIVERSITY



GREATER SPRINGFIELD

More than 43,000 people have already made the move to Greater Springfield and we're on our way to a population of over 100,000 by the end of the decade. Less than 35 minutes on the Centenary Highway, or 40 minutes by train from the Brisbane CBD.

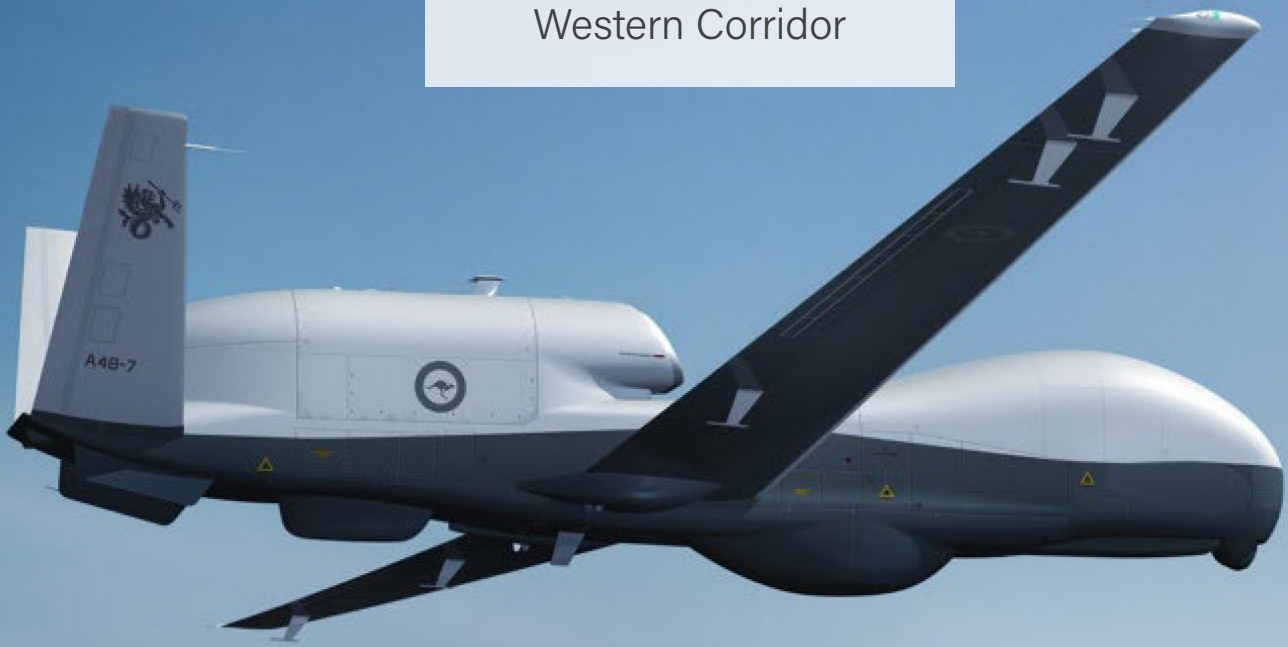
This incredible and innovative community is at the epicentre of one of Australia's fastest growing regions. As the country's largest master-planned urban environment, Greater Springfield has become a nation-building blueprint for what a 21st century city should be.

For More About Greater Springfield Click On The Link
<https://www.youtube.com/watch?v=t8S8NfiBcqo>

Located within Springfield Central, Health City is the designated central core of the health and wellness offering in Greater Springfield. The 52ha integrated health precinct will provide a broad range of quality healthcare, medical education and research as well as aged and seniors living. The wider area of Greater Springfield has begun to evolve too with a range of smaller health hubs being conveniently located throughout the community.

Springfield Lagoon





IPSWICH DEFENCE FORCE

RAAF Base Amberley is Australia's largest military air base, contributing over 5,200 local jobs and more than \$565 million in direct regional expenditure each year.

The Australian Government has made a commitment to the expansion of RAAF Base Amberley with \$1.2 billion in new investment and an additional 2,800 defence jobs in the Ipswich region by 2020.

Ipswich is recognised as one of Australia's primary defence regions with significant Australian Defence Force representation, an extensive industry network, an established skilled workforce and a demonstrated capacity for growth and innovation.

Defence is the second largest industry in Ipswich in terms of export value at \$1.41 billion and nearly 10 per cent of all employment in Ipswich is in the defence industry and associated supply chain.

QLD Defence Industry

Queensland's first Defence Industry Hub has officially opened in Ipswich, with the \$5 million facility ready to recruit more businesses to the local defence supply chain.

The hub, located in the Ipswich CBD at Fire Station 101 on Limestone Street, will help grow Queensland's defence industry and create more local jobs.



\$5 MILLION ALLOCATED TO THE HUB FOR CONTRACTS IN AREAS LIKE:

- Heavy Vehicle Manufacturing & Maintenance
- Aerospace Maintenance
- Autonomous Systems Development





SHOPPING CENTRES

- ORION - The latest development introduced an expanded casual dining, fashion and entertainment offer to position the centre as the dominant retail offer in its catchment. The centre contains Woolworths, Coles, Aldi, Target, Big W and Event Cinemas with over 185 specialty store.
- AUSTRALIA POST - Redbank, Ipswich \$240 million facility the size of eight football fields and engaging 500 employees.
- RIPLEY TOWN CENTRE - Construction of the \$40 million first stage is now open, features a Coles supermarket, 20 speciality stores, Medical Centre, Anytime Fitness Gym and Community facility.



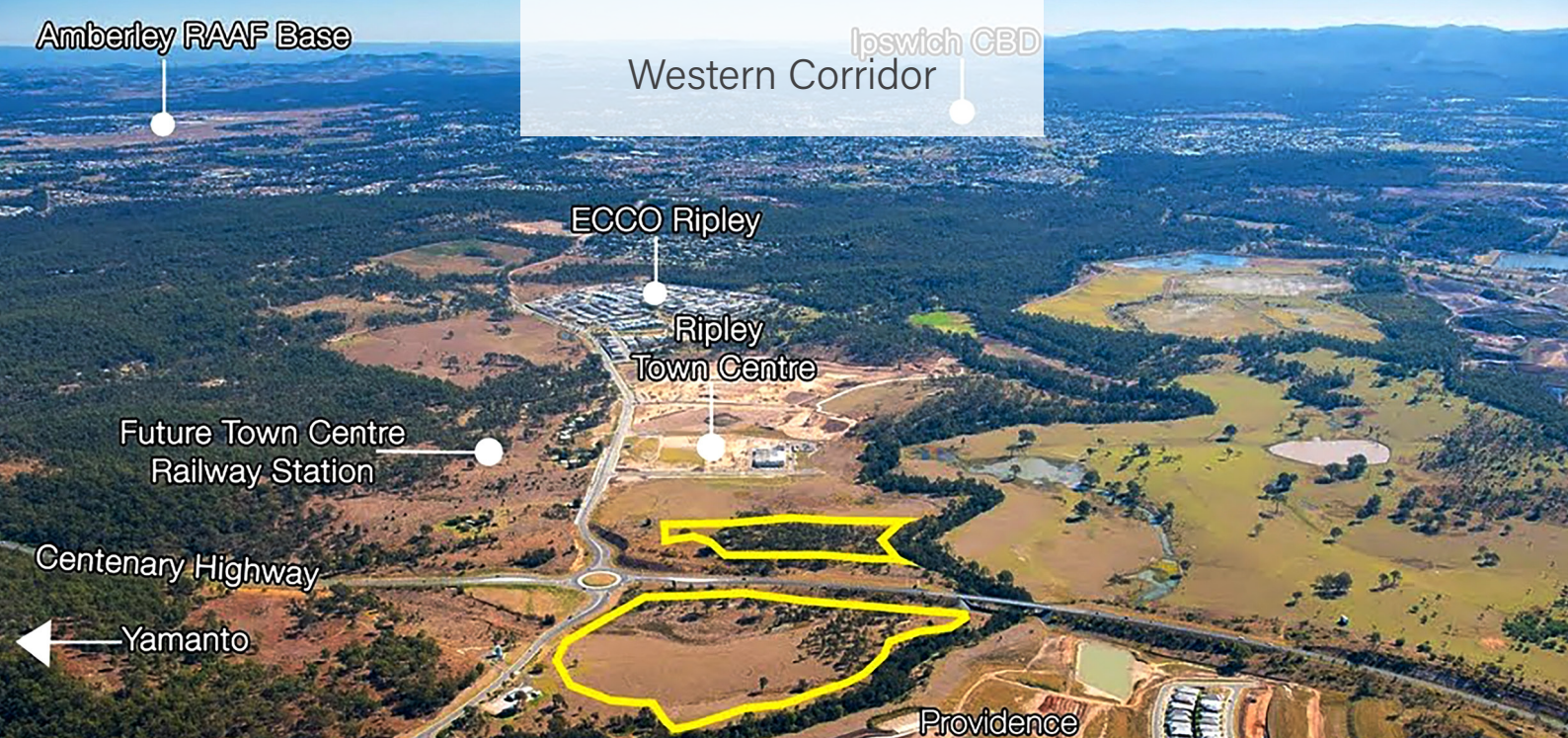
Retail & Commercial



Amberley RAAF Base

Western Corridor

Ipswich CBD



\$1.5 BILLION TOWN CENTRE MASTERPLAN - RIPLEY, IPSWICH

4306, Commerical, Entertainment, Infrastructure, Ipswich, Masterplan, Neighbourhood Centre, Public Space, Residential, Ripley, Town Centre, West of Brisbane.

The masterplan vision caters to the projected growth of the region with approximately 133,000 new residents predicted by 2036 and draws on the 20-minute neighbourhood philosophy. Creating a low-carbon community with seamless access to healthcare, education, recreational, commercial, community, sporting facilities and proposed train station all within a 20 minute walk.



The Development

40-HECTARE SITE



- The Civic Heart providing a central community and cultural space
- The Esplanade which features indoor and outdoor dining overlooking green space
- The Green where young professionals, students and creatives will live, work and learn

