

IPSWICH & THE WESTERN CORRIDOR



ORACLE
BUILDING CORPORATION
building your lifestyle

CONTENTS

Introduction3

Location.....4

Ipswich5

Springfield Lakes.....8

Redbank Plains9

Brassall..... 10

Karalee 10

Bundamba..... 11

Leichhardt..... 11

Bellbird Park 11

Demographics 12

Local Infrastructure 13

Major Projects 15

Investment Virtues.....20



INTRODUCTION

City of Ipswich

Ipswich is centrally located in the booming south east Queensland region of Australia. To the east is the capital city Brisbane, and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The city is ideally positioned on the national road network - 40 minutes drive from Brisbane, an hours drive from the Gold Coast and 60 minutes drive from domestic and international air and sea ports.

Ipswich comprises an area of 1090 square kms and has a population of 180,000 people. Ipswich enjoys a subtropical climate and is a safe, friendly and multicultural city. Residents come from 115 different ethnic backgrounds, speaking 84 languages.

As Queensland's oldest provincial city, Ipswich has a rich history. It is renowned for its architectural, natural and cultural heritage. Ipswich proudly preserves and still operates from many of its historical buildings and homes, with more than 6000 heritage-listed sites. Ipswich also has a range of charming townships within the western rural areas of the city, each with its own legitimate claims of historical significance.

Ipswich is an exciting place to live, work, invest and visit. Education plays an important role in the local economy with two universities and a wide choice of private and state government schools.

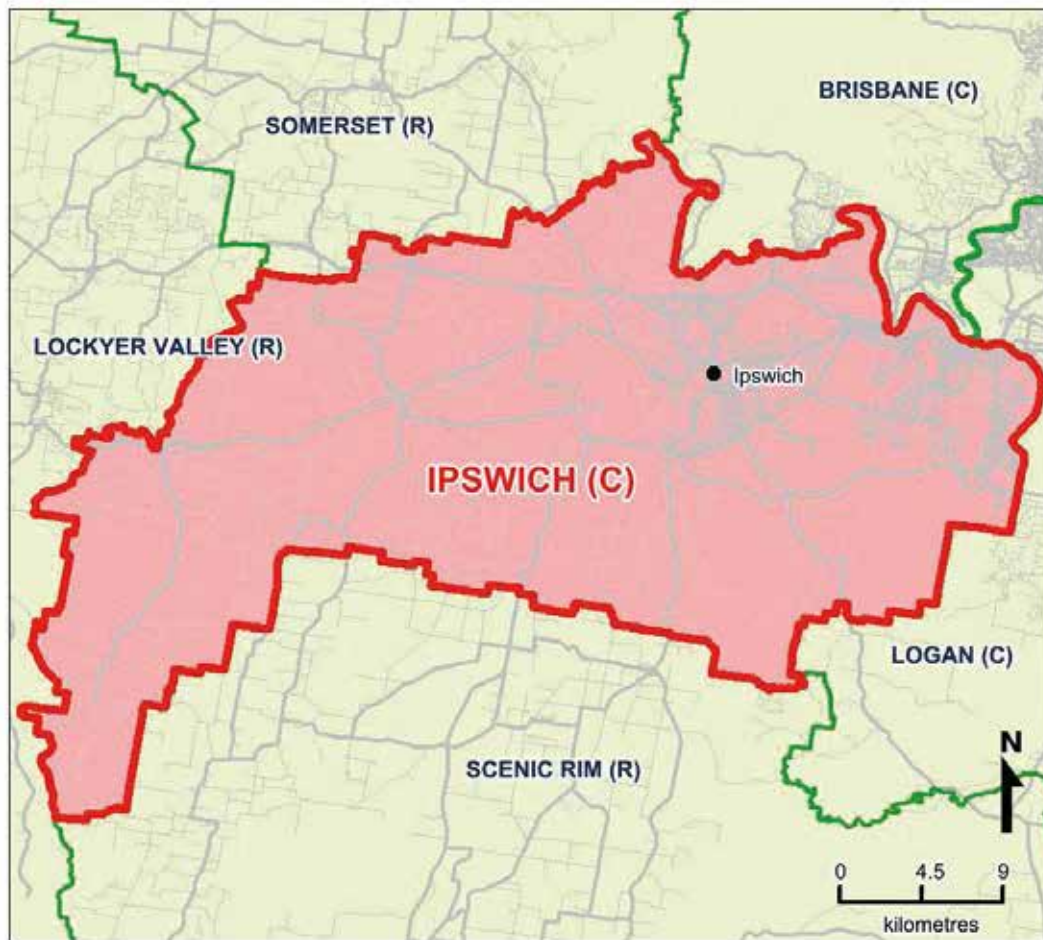
Ipswich offers all the modern facilities and attractions of a progressive city. Attractions include the Ipswich Art Gallery, the Workshops Rail Museum, steam trains, more than 500 parks, wineries, cafes, restaurants, cinemas and shopping centres. If getting a birds eye view of the Ipswich region is something you fancy you can take a hot air balloon ride or a helicopter tour.

Ipswich hosts regular national and local festivals and events such as the Queensland Open Golf Championships, Ipswich Cup - the city's annual major horse race, drag racing's finest at the Winternationals held at Willowbank Raceway, Queensland 400 V8 supercars at Queensland Raceway, Ipswich Festival and Ipswich Show.

Ipswich is alive and leading the way in tourism, sport, industry, technology, education and residential development.

Source: www.ipswich.qld.gov.au

LOCATION



LEGEND

- SELECTED REGION
- LOCAL GOVERNMENT AREA BOUNDARY
- Road Network
- Cities/Towns

Source: www.qgso.qld.gov.au



Ipswich is an urban centre in south-east Queensland, Australia. Situated on the Bremer River, it is approximately 40 kilometres west of the Brisbane CBD. The locality of the same name forms the Central Activities District, business and administrative centre of the City of Ipswich.

Once a large city of its own, today it has become subsumed into the Brisbane metropolitan area due to urban sprawl and is a part of Brisbane for statistical purposes. It is a major commercial and industrial area that is currently undergoing major transit-oriented urban renewal, which was first planned in the Ipswich Regional Centre Strategy.

It began as a mining settlement and was proclaimed as a municipality on 2 March 1860, and became a city in 1904.

Ipswich is home to the Safe City camera network installed into nine suburbs to date with further expansions proposed in the coming years. 180 cameras are monitored 24/7 from a facility situated within the CBD.

Plans are underway for Ipswich to contain the largest gas-fired power station in Australia and two new gas-fired power stations.

Climate

Ipswich experiences a humid subtropical climate with hot and humid summers and mild to warm winters with cool overnight temperatures.

Economy

Ipswich was a major mining centre, particularly coal mining. The city is the 'cradle of coal mining in Queensland'. Other secondary manufacturing industries included earthenware works, sawmills, abattoirs and foundries, while the region is also rich agriculturally.

Ipswich is the site of RAAF Base Amberley, the Royal Australian Air Force's largest operational base. The airbase is currently being expanded.

Ipswich is also home to a campus of the University of Queensland, the annual Ipswich Cup horse races one of the biggest race meets in Queensland where over 24,000 attend, and The Workshops Railway Museum to commemorate the first trainline in Queensland from Ipswich to Grandchester (Bigges Camp), approximately 25 kilometres (16 mi) to the west. The present Ipswich Station is a major transport interchange.

CITY OF IPSWICH'S GROSS REGIONAL PRODUCT IS ESTIMATED AT \$7.12 BILLION, WHICH REPRESENTS 2.5% OF THE STATE'S GSP (GROSS STATE PRODUCT).

Ipswich has been called 'The City of Churches' with a number of denominations' first churches in Queensland being in Ipswich.

A large shopping complex is being developed in the eastern suburb of Springfield. Accompanying this is a satellite campus of the University of Southern Queensland, which has its primary campus in Toowoomba. Redbank Plaza shopping mall has had eight cinemas added as well as a fourth floor of shopping. Three clear retail and service hubs are developing outside Ipswich central and besides Springfield. Brassall and Karalee to the north, Yamanto to the South, and Booval in the central east.

IN THE CITY OF IPSWICH, MANUFACTURING IS THE LARGEST EMPLOYER, GENERATING 11,275 LOCAL JOBS IN 2013/14



Industry sector analysis

City of Ipswich - All industries - Constant prices		2013/14			2008/09			Change
Economic measure		City of Ipswich	Queensland	City of Ipswich as a % of Queensland	City of Ipswich	Queensland	City of Ipswich as a % of Queensland	2008/09 to 2013/14
Employment (total)		136,440	2,260,174	6.0%	116,480	2,139,176	5.4%	+19,960
Employment (FTE)		106,865	1,937,594	5.5%	104,026	1,877,302	5.5%	+2,839
Output/Total Sales (\$m)		31,414.96	585,056.3	5.4%	30,285.03	545,992.7	5.5%	+1,129.93
Value add (\$m)		12,343.26	248,837.7	5.0%	11,740.61	224,564.0	5.2%	+602.64
Exports (\$m)		9,688.73	175,836.8	5.5%	9,126.56	169,499.3	5.4%	+562.18
Exports (domestic) (\$m)		6,609.63	122,624.4	5.4%	6,048.60	118,513.2	5.1%	+561.04
Exports (international) (\$m)		3,079.10	53,212.5	5.8%	3,077.96	50,986.1	6.0%	+1.14
Imports (\$m)		13,243.52	178,524.1	7.4%	10,362.62	158,577.2	6.5%	+2,880.90
Imports (domestic) (\$m)		9,043.58	111,949.5	8.1%	7,535.46	109,078.7	6.9%	+1,508.12
Imports (international) (\$m)		4,199.94	66,574.6	6.3%	2,827.16	49,498.5	5.7%	+1,372.78
Local Sales (\$m)		21,992.61	426,882.4	5.2%	21,267.60	393,697.9	5.4%	+725.01
Worker productivity (\$ per worker)		90,467	110,097	--	100,795	104,977	--	-10,328

Source: National Institute of Economic and Industry Research (NIEIR) ©2015. Compiled and presented in economy.id by .id The population experts
Data is based on 2012-13 constant prices for all years. NIEIR data are inflation adjusted each year to allow direct comparison, and new data releases normally adjust previous years' figures to a new base year.

The Ipswich and West Moreton region is a growing economy with additional potential for growth and expansion.

The key features of the Ipswich and West Moreton economy include:

- The unemployment rate in the region is 6.8%
- Employment self-containment in the region is relatively strong with over 77% of the workers in the I&WM region living in the region.
- The largest industry in the I&WM region is manufacturing accounting for 14% of the region's jobs followed by Health Care and Social Assistance (12%), Retail Trade (11%), Education and Training (11%), and Public Administration and Safety (9%).

- There is over \$1.15 billion of potential investment in the I&WM region on both committed and potential construction projects in the region.
- High shares of investment in the I&WM region is being provided in the sectors of Defence (96%), Manufacturing (24%) and Food services (78%).

Industry strengths are:

- Agriculture, Forestry, and Fishing – due to the high quality agricultural land in the Lockyer Valley, Somerset, and Fassifern Valley
- Manufacturing – strong manufacturing sectors in Ipswich including Meat processing, and building materials.

Housing

The traditional Ipswich dwelling has always been a detached home on land, and is frequently portrayed in the paintings of D'Arcy Doyle, however this is changing as housing demand and a desire to live closer to amenities increases. New estates and suburbs are currently under development in the south-eastern section of the city as well as Ripley Valley.

Health

Ipswich Hospital is the major public hospital in the city. St Andrew's Private Hospital is the city's only major private hospital.



Transport

The main form of transport in Ipswich is the private vehicle. Ipswich also has direct access to the Ipswich Motorway (linking to Brisbane); the Cunningham Highway (linking to Warwick); the Warrego Highway (linking to Toowoomba); and the Centenary Highway (linking Springfield and the Ripley Valley to Brisbane).

Ipswich Railway Station is a major hub for rail transport. The electrified rail line that runs from Ipswich through Brisbane's western suburbs to the Brisbane CBD is known as the Ipswich Line. The Rosewood railway line is also electrified and continues west through Ipswich's western suburbs to the town of Rosewood. Both lines are operated by Queensland Rail. A rail line has been proposed to run south from Ipswich to Yamanto and Ripley, eventually connecting with the Springfield line.

Ipswich is also the hub of a large bus network. Westside Buslines is the prominent bus company in Ipswich, linking all sides of town to Ipswich CBD; Redbank; Springfield; or Forest Lake (in Brisbane).

They also operate services on behalf of Queensland Rail to Fernvale, Lowood, Coominya, Esk, and Toogoolawah. Bus Queensland Lockyer Valley operates bus services on behalf of Queensland Rail to Gatton and Helidon. An Airport Express Bus operates from Ipswich to Brisbane Airport on a regular basis. Prior bookings are essential though. Greyhound Australia offers daily direct services to Toowoomba, Mount Isa, Charleville, Sydney and Melbourne from the Ipswich Transit Centre. Crisps Coaches offer daily direct services to and from Warwick and Stanthorpe.

Bicycle transport is not well facilitated in Ipswich, although there are some marked on-road lanes there are few segregated bicycle facilities. A 65 kilometres trail linking Ipswich to Boonah includes bicycle and walking paths is currently under construction.

A new cycleway has been created at Brassall. The bikeway is 2.6 kilometres long and connects the suburbs of Brassall and North Ipswich. Further bikeways are being constructed, such as the link to Redbank Plains High school and by the utilization of the former Brisbane Valley Rail line, which will connect Wulkuraka to Blackbutt.



**IPSWICH RAILWAY
STATION IS A MAJOR HUB FOR RAIL
TRANSPORT. THE ELECTRIFIED RAIL
LINE THAT RUNS FROM IPSWICH
THROUGH BRISBANE'S WESTERN
SUBURBS TO THE BRISBANE CBD**

Sport

Popular sports in the area include Association Football, Australian Rules, Drag Racing, Hockey, Gridiron, Rugby League and Rugby Union.

Drag racing is conducted at Willowbank Raceway year round with events open to both professional and amateur racers, including a series conducted to facilitate newcomers to the sport.

Hockey is a major sport in the city and is played at Briggs road facility where there are 2 artificial surfaces that are world class.

The V8 Supercars race each year at Queensland Raceway at Willowbank in mid July.

Source: Wikipedia, www.rdaivm.org.au, www.economy.id.com.au

SPRINGFIELD LAKES



Springfield Lakes is just 30 minutes by road to Brisbane's CBD, 40 minutes to Brisbane's airports, 15 minutes to Ipswich, and 50 minutes to the Gold Coast. There is also the added convenience of having two railway stations of Springfield and Springfield Central nearby which delivers a frequent service to the Brisbane CBD.

Springfield Lakes is already home to more than 16,800 residents and will be home to more than 30,000 residents in 10,000 homes upon completion in 2020.

Over 120 hectares of Springfield Lakes is devoted to open space, including 23 hectares of tranquil lakes and waterways. Quiet leafy streets and over 20 kilometres of meandering hike and bike trails encourage residents to rethink the car and instead stroll or roll through the community.

Part of this extensive network of open space and over 27 parks are the new \$30 million Robelle Domain family parkland and Discovery Park in Springfield Lakes. The world class Robelle Domain has a zero-depth wet playground, treetop walk and covered amphitheatre, while Discovery Park has a pirate ship, lookout shelters, barbeque facilities, an amphitheatre and realistic wildlife sculptures.

Sports and Recreation

There are 23 hectares of lakes including the 5.8 hectare Spring Lakes, plus 17 hectares of the combined Discovery Lakes and Regatta Lakes.

Recreation at Springfield Lakes is a little different, because the Regatta Lake is perfect for water sports like canoeing, kayaking, or model boat sailing.

Springfield Lakes also has active sports leagues and other activity clubs, including walking, running and stroller groups.

Education

There are several childcare facilities in the Springfield Lakes local area.

Springfield Central High School, Springfield Central State Primary School, Springfield Lakes State School, Woodcrest College, the Springfield Anglican College, St Augustine's Catholic College and Staines Memorial College cater for pre-school to Year 12 students.

Nearby Bremer Institute of TAFE and the University of Southern Queensland Springfield Campus offer a wide range of courses for school leavers and mature students.

Shopping & Lifestyle

Orion Springfield Town Centre is anchored by Woolworths and Big W and contains over 80 speciality stores with future plans for a \$70 million second stage.

Spring Lake Metro is a commercial and retail precinct providing various amenities. Spring Lake Village is a local neighbourhood shopping centre. Springfield Fair is anchored by Coles and has some speciality stores.

Transport

Springfield Lakes has direct links via major highways to Brisbane, Ipswich and the Gold Coast. Brisbane is just 28km away, Ipswich 17km and the Gold Coast is 81km away.

Springfield Lakes has a bus service and easy access to Springfield Central Train Station.

REDBANK PLAINS



Redbank Plains is located 30 kilometres west of the heart of Brisbane's CBD, in the local Government area (LGA) Ipswich City.

Redbank Plains is located within the epicentre of one of South East Queensland's largest planning development schemes and most significant infrastructure investments.

Education

Within Redbank Plains and its surrounds there is a vast array of educational facilities catering for toddlers all the way through to tertiary institutions. The area contains around ten child care centres and pre-schools, ten primary schools and four secondary colleges. The University of Southern Queensland is located ten minutes from Redbank Plains within Greater Springfield together with the Bremer Institute of TAFE. The University of Queensland's Ipswich Campus is also within close proximity.

Health

Residents of Redbank Plains have four medical centres on their doorstep; within a ten minute drive is the state-of-the-art Springfield Medical Centre and an additional three medical centres.

Transportation

The area is well serviced by public transport with regular bus services and a new train station, vastly opening access to the South East Queensland Region. Improvements and upgrades to the Ipswich Motorway have recently been completed and have already significantly improved travel times and access to the greater Brisbane area and the Gold Coast.

Retail

There are three shopping centres within the immediate vicinity; Redbank Plains Shopping Centre and Redbank Plaza which offers a range of retailers including Coles, Kmart and the Reading Cinemas. The Redbank Plains Shopping Centre has recently undergone a multi-million dollar upgrade which has seen the likes of Big W, Aldi and Best and Less join the retail mix.

The new Mountview Retail precinct will form the retail heart of the Mountview development and is anticipated to service the growing population base within the local area. The Precinct will contain a 6,000m² shopping centre anchored by a major supermarket and an array of specialty stores.

Redbank Plains is also close to the Orion Shopping Centre at Springfield. The centre is focused around a town square with public spaces and parks, creating a shopping environment unlike any other in Australia, where visitors can shop, be entertained, do business and belong to a vibrant community.

Recreation

Throughout Redbank Plains and its surrounds are a plethora of parklands, sporting and recreational clubs. The Redbank Plains Recreational Reserve is one of the largest parklands in the area and houses the Rebels Softball and Teeball Club, the Westminster Soccer Club, a Rugby field, and a Skate park together with a children's playground and barbeque areas.

Redbank Plains has its own golf course in addition to the world-class, Greg Norman designed golf course located at nearby Brookwater.

BRASSALL



Brassall is located in Ipswich city 44km west of Brisbane CBD and 8km north-west of Ipswich CBD. Brassall offers quick highway access to the Warrego Highway to Brisbane.

Education

There are many child care facilities in the area and schools such as Brassall Primary, St Joseph's Catholic School and Ipswich High and another 4 schools in nearby Woodend.

Health

Being so close to Ipswich, Brassall residents can take advantage of the many medical facilities located in Ipswich. Ipswich Hospital is 6km away and there are also various medical centres.

Transportation

Brassall has regular bus services which can be caught from almost anywhere in Brassall and the Thomas Street Train Station is also a stones throw away.

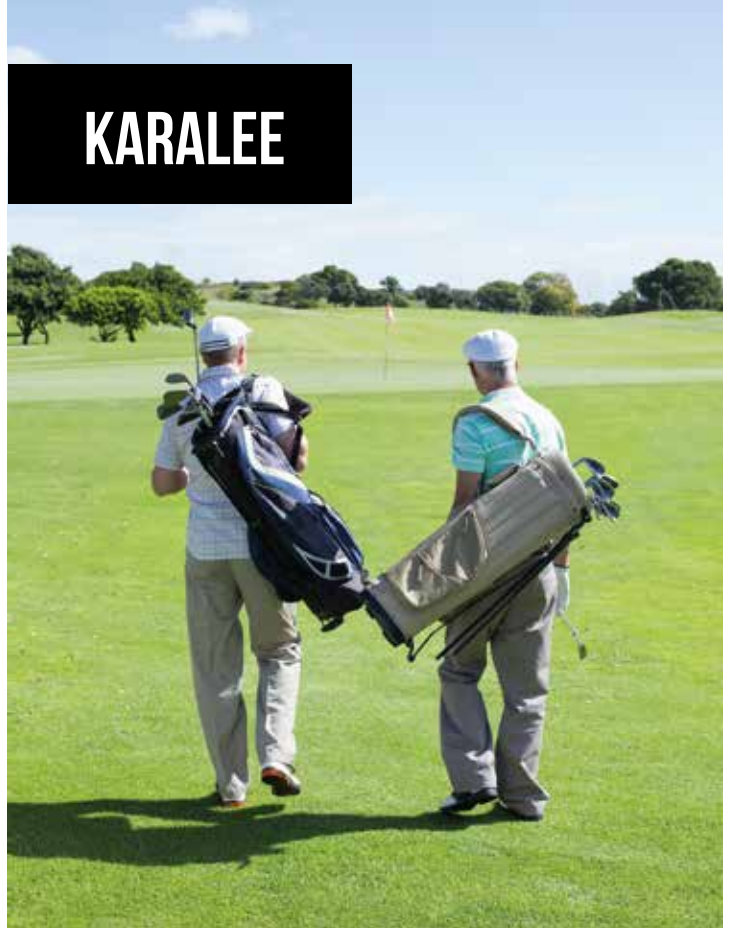
Retail

Brassall Shopping Centre has over 35 shops, anchored by Woolworths, the centre is vital to the Brassall community. There are restaurants such as Subway and KFC and various services are also provided in the centre.

Recreation

Brassall boasts plenty of wide open spaces and is popular for families. Brassall has 7 parks covering 3% off the area.

KARALEE



Karalee is located in Ipswich city 40km from Brisbane CBD and 11km from Ipswich CBD. Karalee is surrounded by the lovely Brisbane River, giving the suburb picturesque views from every angle.

Education

There are about 5 child care facilities in the area and Karalee State School and Karalee Primary School are the main educational institutions in the area. Surrounding suburbs house many other schools within close proximity to Karalee. Karalee is also under 20km from tertiary institutions making school leavers able to study close to home.

Transportation

Karalee is close to Dinmore and Riverview train stations and also conveniently is located near the Warrego Highway making it easy to get to Brisbane by car.

Recreation

Karalee is surrounded by the banks of the Brisbane River and Bremer River featuring several recreational areas including Joseph Brady Park and Anstead Bushland & Lookout.

Also closeby is Karana Downs Golf Course featuring an 18 hole par 66 golf course, restaurant and function centre.

BUNDAMBA



Bundamba residents are fortunate enough to be close to the Ipswich Racecourse and an array of parks and recreation spaces. The largest school in Ipswich, Bundamba State School and Bundamba Primary are the local schools. Bremer Institute of TAFE and a variety of daycares are also located within close proximity.

Booval Fair is the local shopping centre, anchored by Woolworths and featuring all needed amenities including fresh foods, cafes, homewares, hairdressers, jewellery, fashion, liquor, a gym, a medical centre, pharmacy and more!

Leichhardt is just 3km from the Ipswich CBD and 42km from Brisbane with easy access to both Warrego & Cunningham highways. There are bus and rail links from Leichhardt and is only 2.4km from Thomas Street Station.

There are many schooling options within 5kms, including Ipswich Grammar School, Leichhardt Primary and more. USQ Ipswich is also near.

Leichhardt has convenience shops and Brassall Shopping Centre and Ipswich City Square are just 3km away.

Leichhardt is also close to various sporting fields, a golf course and Ipswich showgrounds.

LEICHHARDT



BELLBIRD PARK



Bellbird Park is just 30km from Brisbane and just 13km from Ipswich. As a neighbouring suburb of Redbank Plains, Bellbird Park shares in use of many of the suburbs' surrounding facilities.

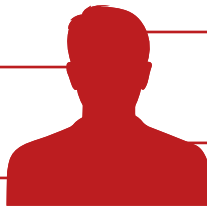
The area contains around ten child care centres and pre-schools, ten primary schools and four secondary colleges. The University of Southern Queensland and Bremer Institute of TAFE is located ten minutes away.

Bellbird Park is close to the newly constructed Springfield Central Train Station and the new Orion Shopping Centre, featuring a unique shopping experience.

DEMOGRAPHICS

Population (2014)

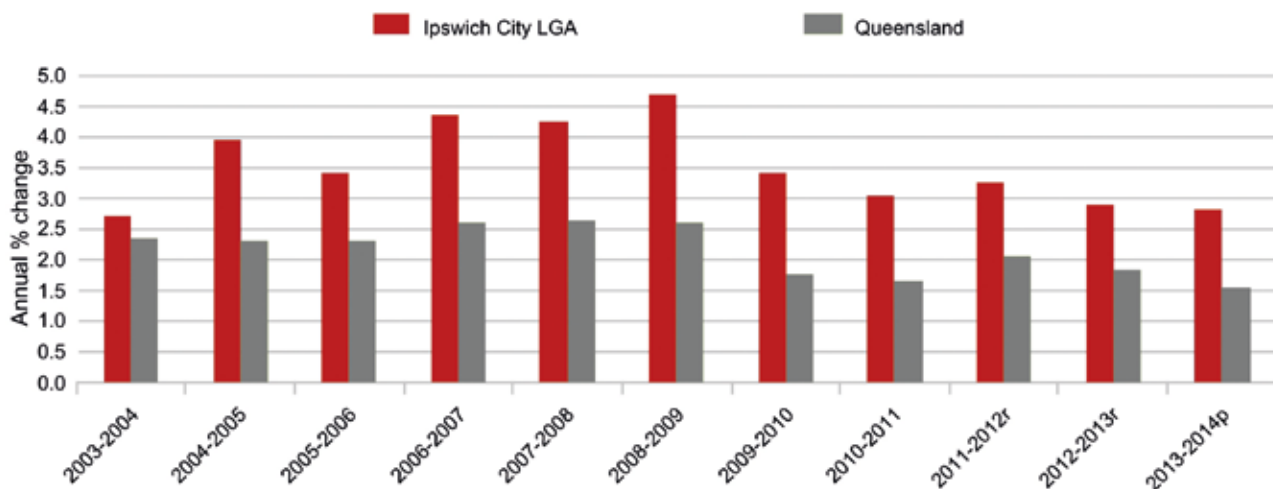
188,047



Median Age (2013)

32 years

Estimated resident population growth (Ipswich City LGA and QLD)



Early childhood education and care services



148 services

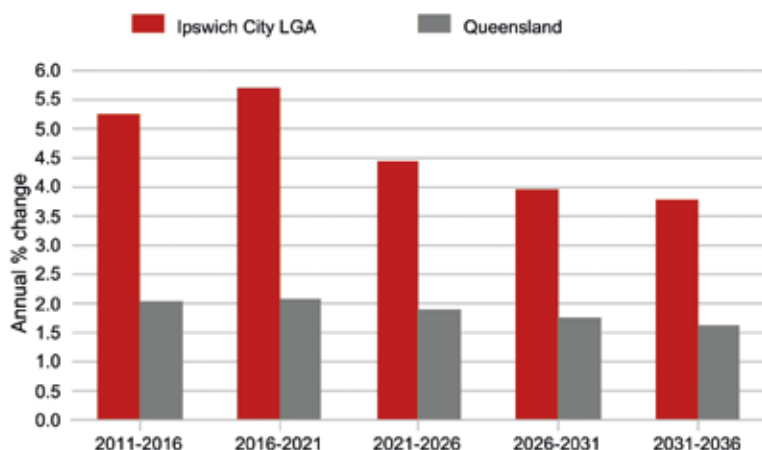
(Ipswich City LGA as at 28 February 2015)

The population is projected to increase from

172,200 persons to
532,646 persons

(Ipswich City LGA 2011 to 2036)

Projected population change (Ipswich City LGA and QLD)



Schools



67
schools

(Ipswich City LGA
as at 30 June 2013)

**Number of new
houses approved**

1,840
approvals

(Ipswich City LGA
in the 12 months
ending 31 March 2015)

Median total family income

\$72,696
per year

(Ipswich City LGA)



LOCAL INFRASTRUCTURE

Ipswich City Square

Located in the heart of the Ipswich CBD, Ipswich City Square offers customers a great mix of products and services, from the latest fashion and home wares to professional health services.

Visitors can enjoy great food and coffee at one of the cafes or takeaway shops, catch the latest Hollywood blockbuster at Birch Carroll and Coyle, check out the newest gadgets and home entertainment systems at Harvey Norman or just relax in the open air mall.

Source: www.ipswichcitysquare.com.au



Ipswich Hospital

Located on a hillside on Chelmsford Avenue in the Ipswich CBD, Ipswich Hospital has 330 beds providing services in Emergency Medicine, Internal Medicine, General Surgery, Urology, ENT, Orthopaedics, Anaesthetics, Intensive Care, Paediatrics, Obstetrics & Gynaecology, and Mental Health.

The Hospital provides training at undergraduate & postgraduate levels for nursing, medical and allied health staff.

Source: [Wikipedia](https://en.wikipedia.org/wiki/Ipswich_Hospital)

LOCAL INFRASTRUCTURE



University of Southern Queensland - Ipswich Campus

USQ Ipswich is located in Queensland's oldest provincial city, Ipswich. The campus is accessible via public transport and USQ shuttle bus services travelling between Ipswich, Springfield and Toowoomba Campuses.

USQ Ipswich will have its own dedicated library to provide you with all the resources, including thousands of online books and journals. The Library's rainforest garden and water feature provides an excellent learning environment for students with increased air quality.

Source: www.usq.edu.au

Ipswich Grammar School

Working in conjunction with families, the school provides opportunities to develop young men who make positive contributions to the local, national and international communities.

As well as a traditional academic program, the Ipswich Grammar curriculum covers various aspects of life skills. An IGS education focuses on academic, cultural and sporting success to develop a set of core values within our young men.

Source: www.ipswichgrammar.com



MAJOR PROJECTS

Event Cinemas, Target and Coles boost for Orion Springfield

GEOFF EGAN | THE QUEENSLAND TIMES | 20TH JANUARY 2014



SHOPPING MECCA: Ipswich Councillor David Morrison and Orion centre manager Melanie Hodge announce anchor retailers for the new Orion development.

EVENT Cinemas, Target and Coles will be the foundation stores of Orion Springfield Central's \$150 million expansion.

Along with 80 other retail stores, the three chains are expected to open their doors at the shopping centre late next year.

The announcement follows Ipswich City Council approval of the next stage of the Mirvac-owned centre expected to begin in March.

The Orion Events Cinema complex will be the largest in the region with nine screens including two Gold Class cinemas and two VMax cinemas. Similarly the Coles store is expected to be one of the chain's latest large-format stores as well the Target outlet.

Mirvac's retail general manager Susan MacDonald said the new development was part of long-term master plans for the centre. "We are delighted to announce that Event Cinemas, Target and Coles and around 80 additional retail stores will be joining Orion Springfield Central," she said.

"The development represents an investment of \$154.3m and will increase the centre's entertainment and retail offer in response to customer feedback and population growth in the Greater Springfield region and trade area.

"We are committed to providing the best retail, entertainment and food offer to meet the needs of our customers, as well as strengthening the centre's position as a key community hub with enhanced facilities for the Springfield community."

The expansion will include about 80 specialty stores including fashion, cafes and restaurants, as well as community services and conveniences. An extra 1200 car parks will be provided and the development is expected to create about 440 construction-related jobs and more than 700 retail jobs.

Ipswich Councillor David Morrison said the announcement showed the strength of the Ipswich economy.

"It brings investment and more jobs to our regions, as well as much-needed services and facilities," he said. "The local community supports the new cinema development and greater retail choice."

Green light for Bunnings at prime site in Springfield Central

THE QUEENSLAND TIMES | 1ST FEBRUARY 2014

BUNNINGS Warehouse has been given the green light to begin work on a new store on a prime site in Springfield Central. It follows recent council approval of stages two and three of Orion Springfield Central which included new cinemas, Target and a Coles supermarket.

Planning and Development Committee chairman Cr Paul Tully said Bunnings had been given the approval to proceed.

"Coming in at nearly 16,000sqm, compared with the 12,000sq m Masters store nearby, it will be one of the largest retail developments in Springfield Central," Cr Tully said. "The site of the new warehouse is bounded by the Centenary Hwy, Southern Cross Circuit, Main St and Sinnathamby Boulevard.

"Bunnings new Springfield Central store will include a retail warehouse, timber and trade supplies, garden centre, on-site cafe and a charitable fundraising and community service barbecue area."

He said this latest approval of another major development in Springfield Central would be a real boon for the economy. "Construction will bring an immediate boost to jobs and is expected to offer on-the-job training opportunities and other full time and casual positions," he said.

"Ipswich's population is expected to more than double in the next 20 years, and the suburbs of Springfield Lakes, Springfield Central, Brookwater, Augustine Heights and Spring Mountain will play a key role in accommodating new residents. This latest development by Bunnings is vote of confidence in the future of Ipswich and provides real choice for consumers in the hardware and home improvement retail sector."

\$85m private hospital for Springfield

ASHLEIGH HOWARTH | THE QUEENSLAND TIMES | 25TH MAY 2013



BIG PLANS: An artist's impression of the new Mater Private Hospital Springfield.

MATER Health Services has unveiled plans to build a private hospital that will eliminate the need for residents to travel into the city to receive vital health care.

The new \$85 million Mater Private Hospital Springfield, which will be built at Health City, will house more than 80 beds and provide a wide range of medical and surgical services.

Federal Member for Blair Shayne Neumann said the Federal Government was providing

\$21.4 million towards the cancer care centre, which would be a key feature of the new hospital.

The seven-storey, 10,000sqm facility will include theatre space, inpatient wards, a day surgery unit and a cancer care centre.

It will also feature 15 medical oncology treatment bays, which will be developed in partnership between Mater and Radiation Oncology Queensland.

Mater Health Services chief executive officer John O'Donnell said the new hospital would meet the health demands of the fast-growing Springfield corridor.

"The hospital will be a truly innovative, unique and contemporary model including the latest use of digital technologies for providing health care needs to the growing region," Dr O'Donnell said.

"The framework of services provided by Mater, its partners and other third parties will be responsive to the community's health and will provide accountable, holistic care that promotes wellness, prevention of illness in addition to exceptional acute and sub-acute care and treatment."

Construction is set to begin on the project in August.

Ipswich Mayor Paul Pisasale has welcomed the development while thanking Mater Health for its commitment to providing valuable health services to the city.

"When completed, current and future residents in the area will have a range of high-quality health services on their doorstep," he said.

Cancer survivor Antoinette Keomoungkhoun, from Brookwater, was thrilled with the news, stating she would no longer need to travel long distances to receive treatment.

"I was diagnosed with breast cancer in 2007 and received treatment at both Oxley and at the Mater," she said.

"So I always had to travel for my treatment.

"I also had to rely on family members to take me to my treatments or to appointments, which was such a huge impact and inconvenience on not only me but those who were helping me.

"But with this new hospital being extremely close to home it will definitely make going to appointments much easier.

"And for other residents to know they will have these vital services just five minutes down the road is such fantastic news."

Springfield Cr David Morrison said: "I congratulate Mater Health for committing to commence Health City with an oncology hospital.

"This is the mustard seed that will germinate and grow into Australia's premier health precinct."

With construction beginning this August, the project is expected to be completed by the end of 2015, with a number of additional add-ons planned.



COMING SOON: Terry Kearney, Bob Sharpless, John O'Donnell and Don Murray at the site of the new Mater Private Hospital Springfield

Fast track to growth: Springfield train line is opened

KIERAN BANKS | THE QUEENSLAND TIMES | 2ND DECEMBER 2013



Large crowds took the opportunity to be the first to catch a train from the new Springfield Central Station. Photo: David Nielsen / The Queensland Times

THE first services on the new Springfield train line have left this morning in a milestone for one of the fastest-growing areas in Queensland.

The \$475 million project, which was officially opened yesterday, is set to cater for population growth and development in the booming region and ease traffic congestion by taking hundreds of cars off the Centenary Hwy.

Ipswich Mayor Paul Pisasale said the opening of the Springfield rail line would go down in history as a major milestone.

"It marks the beginning of the next chapter of development," Cr Pisasale said.

"Ultimately we want to see the line extend to Redbank Plains, through to Ripley Valley, Yamanto and Ipswich Central."

About 1000 passengers are expected to board city-bound trains during this morning's peak period but many may find themselves struggling to get a car park in the early stages.

With only 100 car-parking spaces available, Ipswich City Council has rushed through an application to turn vacant land next to Orion Shopping Centre into a makeshift 300-space parking lot. However, these temporary spaces will not be available for another two weeks.

Transport Minister Scott Emerson said the opening of the Springfield to Richlands rail line was a momentous occasion for the community.

"Springfield residents now have a fast and integrated rail connection to the south-east Queensland network, and it will go a long way towards relieving traffic congestion on major arterial roads," Mr Emerson said.

Services on the Springfield line will run every six to 12 minutes in the morning peak and every 12 minutes in afternoon peak period.

"There'll be plenty of services on the weekend as well, with consistent 30-minute departures on Saturdays; and services every hour from 7am and every 30 minutes from around 10am to 10.30pm on Sundays," Mr Emerson said.

The Richlands to Springfield transport corridor project also includes a dual carriageway upgrade of the Centenary Hwy to Springfield Parkway.

Hundreds of commuters grabbed a sneak peek of the new Springfield Central Station at an open day held yesterday.

For Springfield commuters like Liz Fitz, the opening of the train line will cut time and hassle out of their trip to work.

"I'll be catching the train into the city every day for work," she said.

"Before now I've been catching the bus to Richlands and the train from there, so this will be much easier and cut time off the trip too."

The temporary car park for commuters will be in place until late February, when it is expected the extra 400 car park spaces, announced by the State Government in April, will be complete.

Council's Planning and Development Committee chairman Paul Tully said the temporary car park was approved 48 hours after the application was lodged.

"This will be a huge boost for commuters and will be in addition to the existing permanent car park with 100 spaces," Cr Tully said.

"The approval grants use as a car park until February 28, 2014. At this time a permanent car park with 400 spaces is expected to be completed on land provided by Ipswich City Council to the east of the station and next to Springfield Greenbank Arterial."

Commuters can access the temporary car park from North Star Crossing off Southern Cross Circuit.



Large crowds took the opportunity to be the first to catch a train from the new Springfield Central Station. Photo: David Nielsen / The Queensland Times

Warrego Highway stretch upgrade to finish next month

DAVID NIELSEN | THE QUEENSLAND TIMES | 12TH JUNE 2015



IMPORTANT WORK: The roadworks continue and a plan of the project.

A MAJOR multi-million dollar road project on the Warrego Highway at Haigslea is expected to be finished next month.

That's good news for thousands of motorists caught in a bottleneck on the way home from work every afternoon but the plan is for it to have even better long-term benefits.

In February, the Department of Transport and Main Roads set out to undertake works at the intersection of Claus and Haigslea-Malabar roads on the Warrego Hwy to improve safety.

After the Blacksoil Interchange was finally upgraded, the intersection was one of a number in the area earmarked for safety upgrades in recent years.

A plan was revealed in 2007 and was modified after a woman driver was killed there in 2009. There have also been numerous other crashes and near-misses there.

Apart from the busy highway, the intersection has vehicles emerging from Claus Rd and trucks from Mt Marrow quarry and cars from Haigslea State School merging on to the highway.

A Transport and Main Roads spokeswoman said works included:

- Installing concrete median islands on the Warrego Hwy.
- Providing an acceleration lane for the right turn onto the Warrego Hwy from Haigslea-Malabar Rd.
- Installing designated left-turn lane from Haigslea-Malabar Rd onto the Warrego Hwy.
- Improving road signage, guardrail, lighting and line markings.
- Installing a formalised bus turnaround facility on Haigslea-Malabar Rd.

"We're nearing completion on the safety improvement project for the intersections of Claus and Haigslea-Malabar roads on the Warrego Highway," the spokeswoman said.

Around the project, the highway west-bound and east-bound has been reduced to one lane with the west-bound side in particular causing big delays in the afternoon rush hours with traffic slowed to jogging pace back to the Walloon turn-off.

At least some of that can be credited to drivers waiting until the last minute to merge into the right-hand lane.

The issue for nearby residents with the Ipswich-bound traffic is cars and motorbikes loudly powering up to 100kmh leaving the roadworks and trucks unnecessarily using their growling engine brakes.

When they started, contractors said they aimed to work on the project predominantly Monday to Saturday between 6am and 6pm to reduce the impact to surrounding residents and motorists.

However, some works on and around the project needed be undertaken during the night and weekends.

The next projects for consideration in the area are the Walloon turn-off and the Minden crossroads.

Ecco Ripley rates as top green community

THE QUEENSLAND TIMES | 18TH JUNE 2015



MAJOR PLANS: An artist's impression of the Ecco Ripley town development, which will be home to 120,000 people.

ECCO Ripley has been recognised as one of the country's greenest communities, being awarded a 5 Star Green Communities rating from the nation's authority on sustainable building.

The 5 Star rating from the Green Building Council of Australia (GBCA) means Ecco Ripley is one of five large-scale property development projects around the country that have the top rating.

GBCA's chief executive officer Romilly Madew said Ecco Ripley demonstrated a commitment to economic, social and environmental responsibility.

"For the residents, businesses and investors of Ecco Ripley, this Green Star - Communities rating is independent proof that they can trust, and verifies Ecco Ripley as one of Australia's

most sustainable communities," Ms Madew said.

The development was assessed by the GBCA against best practice benchmarks for liveability, prosperity, environment, design, governance and innovation.

Sekisui House Australia CEO Toru Abe said the rating reinforced the organisation's commitment to developing a sustainability community.

"Sustainability is a major focus in the design of Ecco Ripley and to Sekisui House. For us, sustainability isn't just a buzz word - it means 'built to last'," Mr Abe said.

"Our investment in sustainability will continue to pay dividends for residents and investors, in the form of reduced running costs."

Featured of Ecco Ripley recognised by the GBCA included:

- Large scale tree planting at Ecco Ripley with more than 2000 native trees and shrubs planted and 93,000 native groundcovers already planted in the first 12 months.
- More than 76ha of recreation parks and gardens.
- A commitment to 25% of housing being affordable for first home buyers and key workers, 10% allocated for accessible housing and 5% for social housing.
- 12,000 jobs created over the life of the project.
- Implementation of fibre optic infrastructure.
- An active transport plan, involving buses, on and off-road cycling and pedestrian footpaths.

USQ to take over UQ Ipswich campus from today

PETER FOLEY | THE QUEENSLAND TIMES | 7TH JANUARY 2015



NEW ERA: The University of Queensland (UQ) Ipswich campus will transfer to USQ today following an agreement between the two universities last year.

IN A landmark for tertiary education, the University of Southern Queensland today takes over the University of Queensland Ipswich campus.

The University of Southern Queensland has been a part of the Ipswich community for years with USQ Springfield and today's milestone will expand its operation into the heart of the city.

The UQ Ipswich campus will transfer to USQ today following an agreement between the two universities last year.

USQ Vice-Chancellor and President, Professor Jan Thomas, said it was an exciting time and she looked forward to the university continuing to grow with the region.

"After months of extensive consultation and planning, we will officially move on to the campus where we will offer degrees in nursing and paramedicine as well as tertiary preparation programs," Prof Thomas said.

"We will continue to develop the higher education opportunities in the region and foster positive outcomes for the community."

UQ has occupied the Ipswich campus since 1999.

The site originally housed the Sandy Gallop Asylum, which opened in 1878, and the hospital's name was later changed to the Challinor Centre.

After the State Government advised in 1998 that the Challinor Centre would close, the University of Queensland announced plans to develop a campus on the site.

Prof Thomas said the transfer allowed USQ programs to expand and collaborate with local industry and business to meet education needs. USQ has already invested more than \$100 million into its Springfield campus, which currently enrolls about 2500 students.

Prof Thomas said the Ipswich campus would complement USQ Springfield rather than compete with it.

The decision to transfer the campus was motivated by a desire to increase higher education opportunities in the region and to reflect the strategic objectives of each university.

UQ will continue to have access to the Ipswich campus during a two-year teach-out period in 2015 and 2016.

This will enable most UQ students currently enrolled in Ipswich-based programs to complete their study with UQ at the Ipswich campus.

UQ will also continue to have a longer-term presence on the campus with the UQ Health Care GP superclinic and Dietetics Clinic.

The official handover will feature a flag raising ceremony and presentations by Prof Thomas, USQ Chancellor John Dornbusch and Ipswich Mayor Paul Pisasale.

Suburb's growth results in big plans for retail centre

ANDREW KORNER | THE QUEENSLAND TIMES | 27TH NOVEMBER 2014



Redbank Plains Shopping Village.

A FORECAST explosion in population has opened the door for four-fold expansion of the Redbank Plains Retail Centre.

Currently home to a supermarket, as well as a bakery and some smaller stores, the busy shopping village on Redbank Plains Rd will be redeveloped over two stages.

It will be converted to a two-level shopping centre and increase in area from 5899sq m to 27,926sqm.

With an additional 20,000 people set to move into the area over the next decade, the extra space may be well justified.

There's also good news for commuters, with Redbank Plains Rd to receive a much-needed upgrade as part of the redevelopment.

The centre's owner has proposed a major development with two new supermarkets, a discount department store, new fast

food outlets with drive-through facilities, as well as a number of new specialty shops. Stage one will involve a multi-storey development, to be constructed on the vacant block of land west of the existing shopping centre, opposite Redbank Plains Recreation Reserve.

The existing shopping centre will remain largely unaffected during stage one of the project, however stage two will involve the redevelopment of the existing facilities.

Stage two will redevelop the existing Woolworths supermarket and involve the construction of an additional supermarket, two additional fast food outlets with drive-through facilities and numerous specialty stores.

Division 3 councillor Victor Attwood said council would be upgrading Redbank Plains Rd during stage one of the development.

"Redbank Plains Rd will be upgraded to a four-lane divided carriageway to cater for the increased traffic flow coming in and out of the shopping centre," Cr Attwood said.

"Redbank Plains Retail Centre is already well utilised by nearby residents and with the new road connecting Redbank Plains to Collingwood Park about to open, the shopping centre is only going to get busier.

"The centre already serves a trade area of approximately 46,800 residents and is forecast for continued growth which is expected to reach nearly 64,700 people by 2026."

INVESTMENT VIRTUES



Why Invest in Ipswich?

- Springfield Central railway station and new rail line connecting Springfield and Redbank Plains to Brisbane CBD completed by 2018 and 2020
- Additional 180,00 residents by 2030
- Job creation target of 1 job for every 3 people
- Infrastructure created in advance of population
- Excellent transport links to state and national highways and rail networks
- Educational city offers formal and informal learning opportunities
- Family friendly city with affordable housing, over 500 parks, high quality schooling and a vibrant social atmosphere.
- Ipswich is strategically positioned - Centrally located on national road networks, 45 minute drive to downtown Brisbane, 60 minute drive to both domestic and international air and sea ports, Convenient access to both the Sunshine Coast and the Gold Coast
- Electric rail to Brisbane and the Gold Coast
- Easy access to capital city facilities
- Diverse extensive opportunities for growth and prosperity - professional services, finance, business, education, health and community - plus aerospace, manufacturing, food processing, wine, transport, tourism, motorsport.
- Currently 15 Industrial/Commercial Parks plus 11 more in the early stages of development
- Modern infrastructure
- Attractive lifestyle
- Residential Development e.g. \$19 billion greater Springfield Development and Ripley Valley development
- Modern Roads and Rail provide fast and convenient access to and from Ipswich in and out of Ipswich
- Ipswich is the only city to be listed with the World Technopolis Association providing access to international trading networks
- 1,328 new residential buildings were approved in the 12 months ending 30 June 2013 in the region, with a total value of \$284.1 million

Source: investmentproperty-queensland.com.au, www.conceptpro.com.au



ORACLE GROUP of companies



ORACLE
PROPERTY GROUP
Investing in your lifestyle



ORACLE
BUILDING CORPORATION
building your lifestyle



ORACLE
PLATINUM HOMES
creating your lifestyle

CONTACT ORACLE TODAY

(07) 3423 6300

www.oraclepropertygroup.com.au

