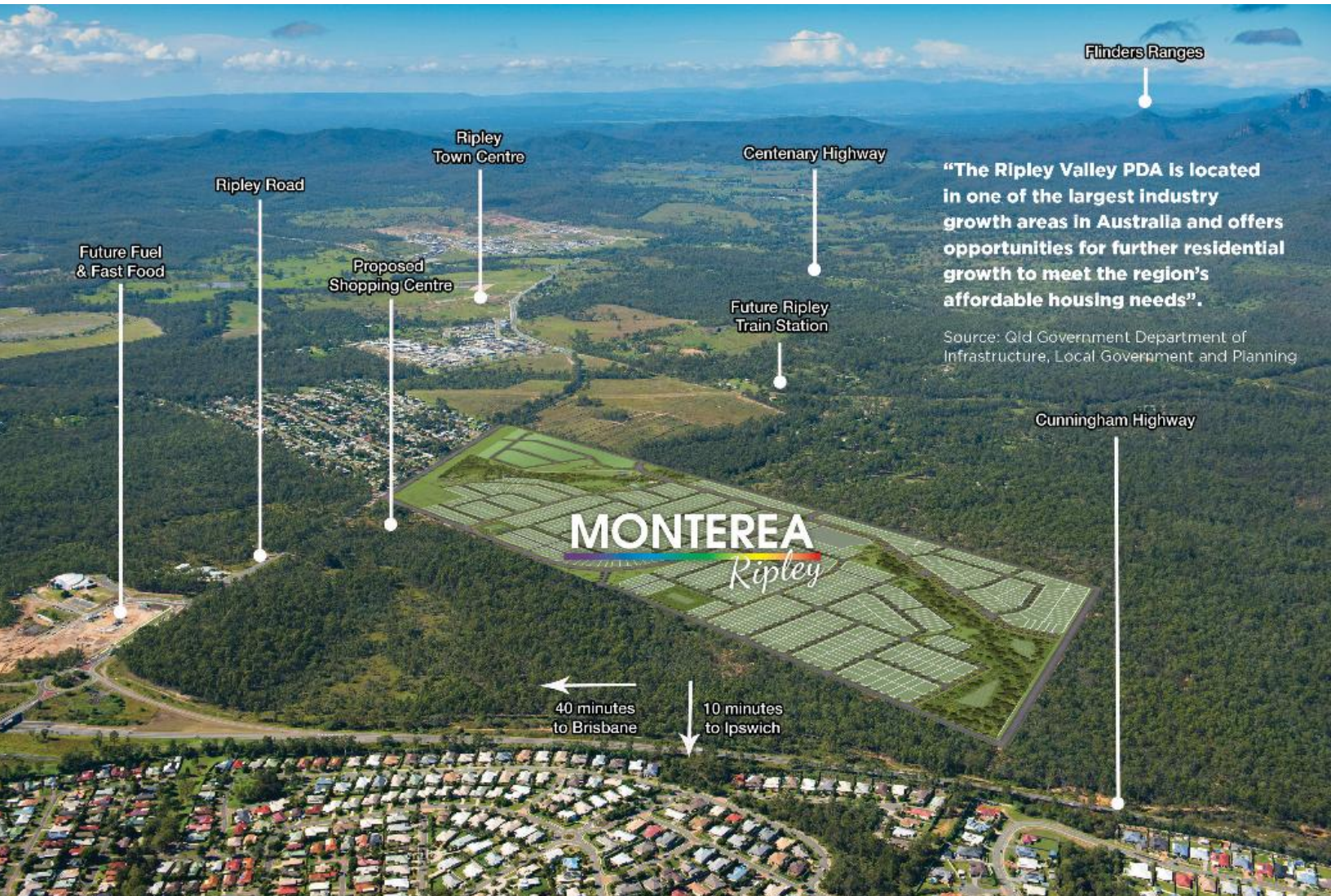


MARKET RESEARCH REPORT 2018



"The Ripley Valley PDA is located in one of the largest industry growth areas in Australia and offers opportunities for further residential growth to meet the region's affordable housing needs".

Source: Qld Government Department of Infrastructure, Local Government and Planning

PROJECT | MONTEREA RIPLEY

DEVELOPMENT OVERVIEW

Monterea Ripley is a 150-acre master planned residential community combining leading edge residential design in a natural green setting and will offer 900 residential home sites. Monterea Ripley features a range of block sizes suited to first and second time home buyers and downsizers.

Monterea Ripley forms an integral part of the proposed Monterea Neighbourhood Village which will play host to a range of parklands, recreational, sporting and retail amenities including a major supermarket, fuel outlet, childcare, sporting fields, food and retail precinct.

Monterea Ripley's Green Space Master Plan will dedicate more than 22 acres to green open space. The green space areas will play host to a range of recreational amenities including open wide turfed areas for kick and play, an adventure playground, interconnecting walking, running pathways, BBQ shelters and water foundations, sheltered picnic areas, walkways, multi-sports court and public amenities to be enjoyed by residents.

EDUCATION:

- 13 Primary Schools & 5 Secondary Schools are proposed for Ripley
- Ripley Primary School – Opening Day January 2020
- Ripley Secondary School – Opening Day January 2020
- 68 Schools within the Ipswich Local Government Authority comprising of 46 State Government run schools & 22 Private Schools including Ipswich Boys Grammar and Ipswich Girls Grammar
- Ipswich has two Universities (USQ Ipswich & Springfield) and a major Tafe College (Bremer Tafe)

RETAIL:

- \$1.5 Billion Ripley Town Centre – to be one of Australia's largest Town Centre's (Gross Floor Area covering 257,000m²)
- \$40 Million Stage 1 Ripley Town Centre completed with Coles Supermarket
- Proposed Monterea Village Shopping Centre with major supermarket & retail precinct

MEDICAL:

- \$85 Million Mater Private Hospital Springfield, which forms part of the 52ha "Health City" of Greater Springfield
- \$64 Million St Andrews Ipswich Private Hospital expansion
- Ipswich Hospital, with 351 beds
- Ripley Medical Precinct – Opening 2018



EMPLOYMENT OPPORTUNITIES:

- \$1.5 Billion Ripley Town Centre is expected to create 20,000 new jobs when fully completed
- New Hi Tech Parcel Centre by Australia Post – 550 new jobs
- \$1 Billion Amberley RAAF Base expansion – 3,000 RAAF families to relocate to Ipswich
- \$150 Million Aerospace & Defence Support Centre at Amberley
- Ipswich Costco – Opening Christmas 2018 – 280 new jobs
- \$570 Million Swanbank Enterprise Park spanning 49ha of prime industrial land
- One third of South East Queensland business & industrial is located in Ipswich

POPULATION & DEMOGRAPHICS:

- Ripley population: 1,405 – Source: 2016 Census by Australian Bureau of Statistics
- Ripley Valley projected population to 120,000 – Source: QLD Government
- Ipswich is Queensland’s fastest growing city
- Ipswich expected to accommodate 28% of South East Queensland population increase over next 20 years
- With the population of Ipswich projected growth; 118,000 new dwellings are required
- 67% of people that work in Ipswich live in Ipswich

MAJOR INFRASTRUCTURE PROJECTS:

- \$4 Billion Ipswich Motorway duplication
- \$366 Million Centenary Highway extension
- Proposed Regional Transit Zone within Ripley Town Centre will integrate bus, rail, pedestrian and cycle transport
- 2km to Centenary Highway and 1km to Cunningham Highway

TRAVELLING TIMES TO:

- Ripley Town Centre 2 mins
- Brisbane CBD 39 mins
- Ipswich CBD 9 mins
- Brisbane Airport 45 mins
- Gold Coast Beaches 70 mins
- Springfield Train Station 8 mins
- Springfield Orion Shopping Centre 8 mins

