

A NEW POINT OF VIEW

COLLINGWOOD PARK / REDBANK /
REDBANK PLAINS

PEAK
Property Research



EXECUTIVE SUMMARY

The Collingwood Park - Redbank - Redbank Plains area is popular amongst families with children due to the vast selection of green space available and quality education facilities. Not to mention, residents have access to advanced medical services through the Mater Private Hospital Springfield and world-class education and training from The University of Southern Queensland. Brookwater is also home to the renowned Brookwater Golf Course. A fantastic variety of shopping, education, healthcare, residential estates and modern public transport services are available.

The Collingwood Park - Redbank - Redbank Plains region consists of two statistical area level 2's (SA2'S):

- Collingwood Park - Redbank
- Redbank Plains

The Collingwood Park - Redbank - Redbank Plains region has a total land area of 35.1km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Collingwood Park - Redbank - Redbank Plains region was 29,851, with the population projected to be 53,087 persons at 30 June 2041.

This is an expected population increase of 77.87%.

EXPECTED POPULATION
INCREASE FOR
COLLINGWOOD PARK
- REDBANK - REDBANK
PLAINS REGION FROM 2017
TO 2041 IS:

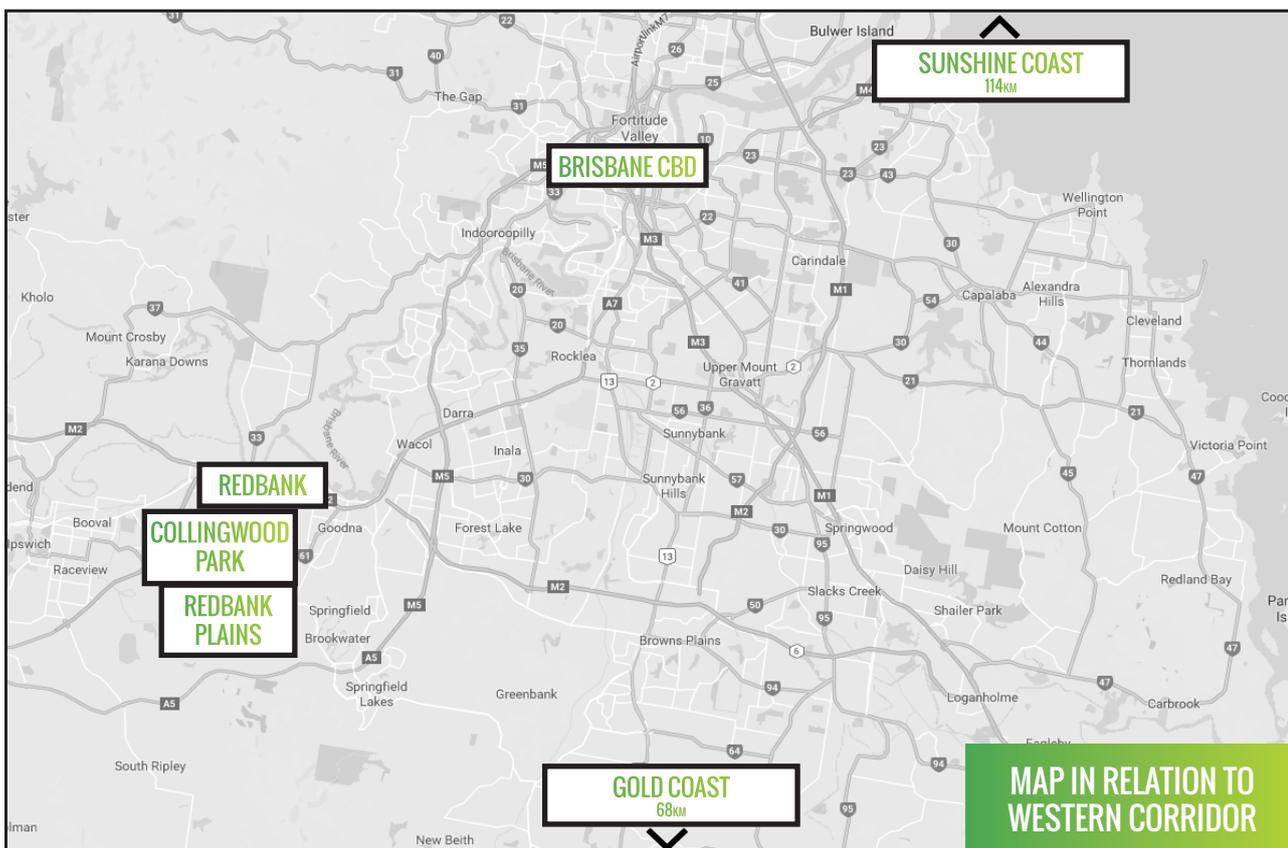
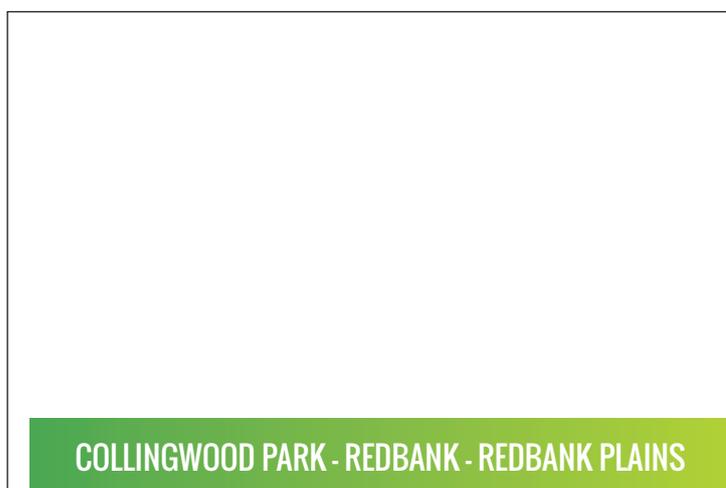
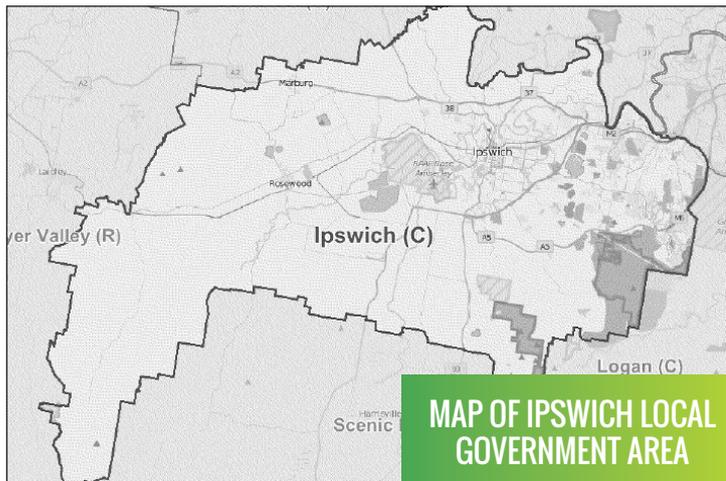
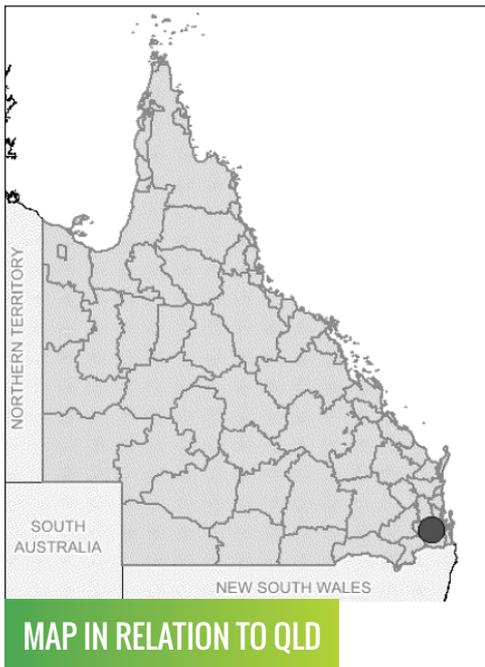
77.84%

EMPLOYMENT

The top five industry subdivisions of employment for Collingwood Park - Redbank - Redbank Plains region as at the 2016 Census of Population and Housing Data were:

1. Other Store-Based Retailing (5.2%)
2. Social Assistance Services (5.1%)
3. Food Product Manufacturing (5.1%)
4. Construction Services (4.9%)
5. Food and Beverage Services (4.8%)

LOCATION

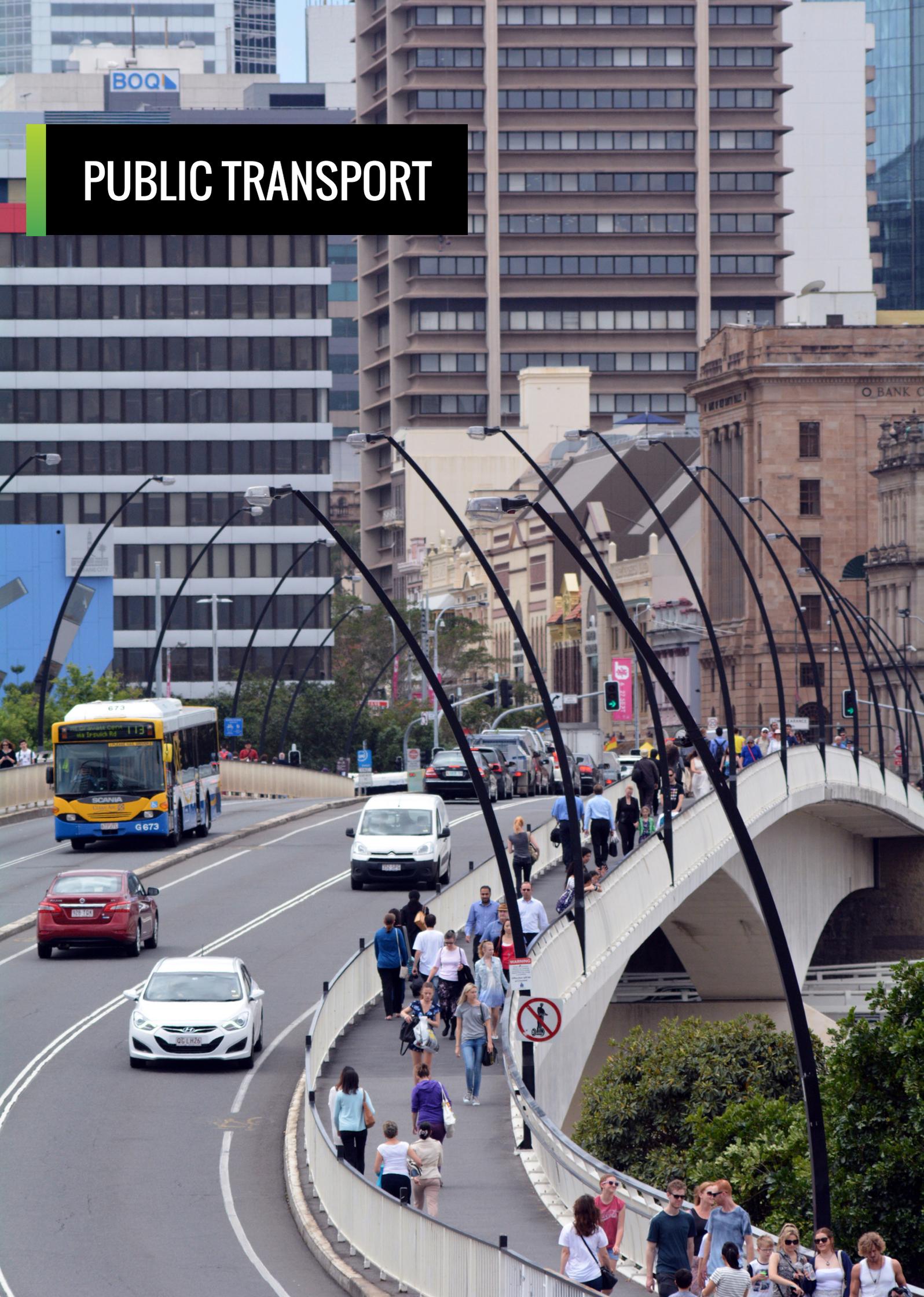


LOCATION - DISTANCE TO KEY AREAS

REDBANK PLAINS

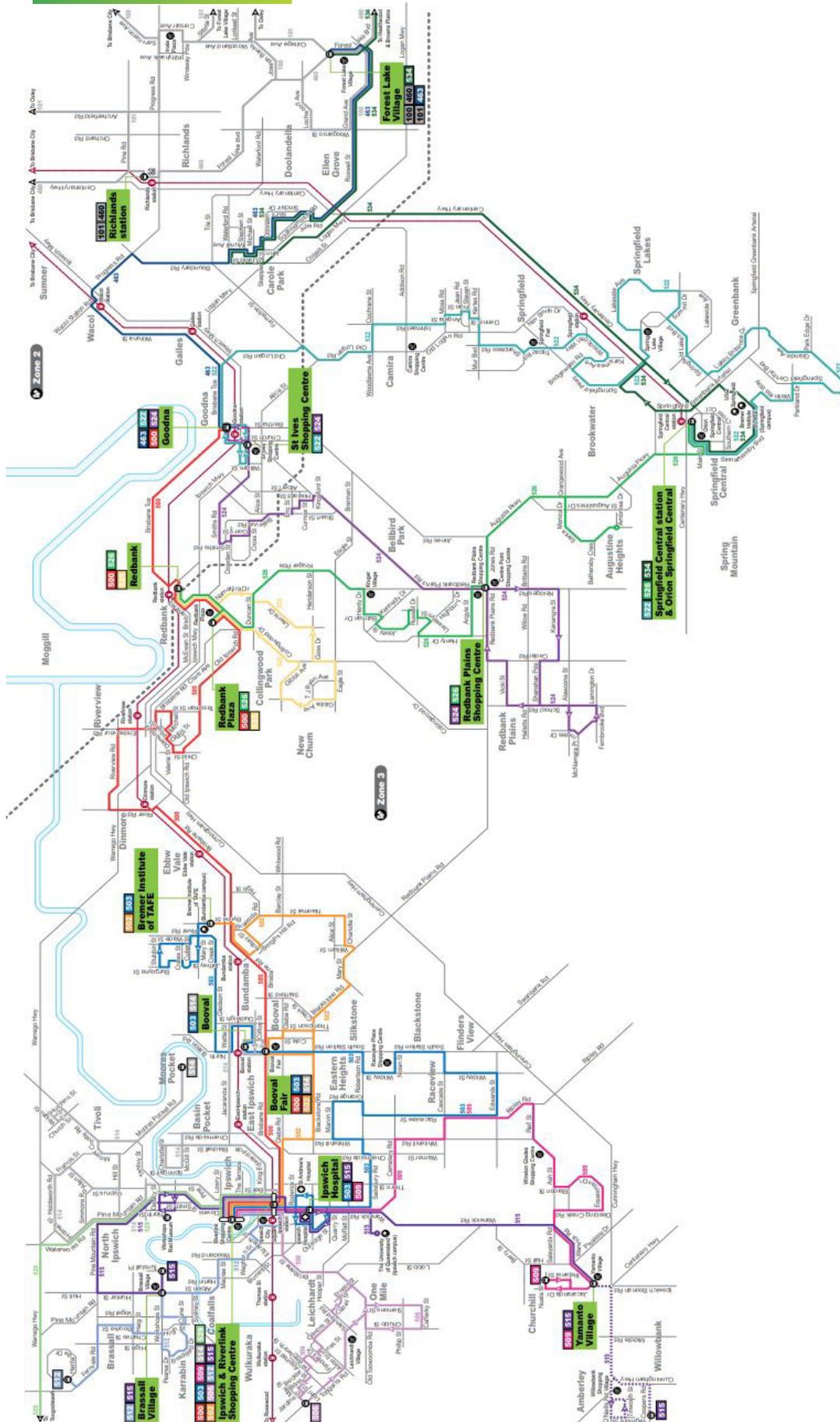


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



Key

- zone boundary
- bus terminus
- train line & station
- shops
- hospital
- park 'n' ride
- attraction
- education institution

Bus routes

- 515 Brassall to Yamanto/Willowbank
- 100 Forest Lake Village to Brisbane City
- 101 Forest Lake Village to Oxley
- 460 Heathwood to Brisbane City
- 463 Goodna station to Forest Lake Village
- 500 Riverlink Shopping Centre to Goodna station
- 503 Bundamba to Riverlink Shopping Centre via Blackstone
- 506 Bundamba to Riverlink Shopping Centre via Eastern Heights
- 509 Yamanto to Riverlink Shopping Centre
- 512 Brassall to Riverlink Shopping Centre
- 514 Tivoli to Booval Fair
- 515 Brassall to Yamanto/Willowbank
- 522 Orion Springfield Central to Goodna shops via Springfield Central station & Goodna station
- 524 Goodna station to Redbank Plains
- 525 Collingwood Park loop
- 526 Orion Springfield Central to Redbank via Springfield Central station
- 529 Toogoolawah to Ipswich
- 534 Browns Plains to Orion Springfield Central via Springfield Central station

WESTERN REIGON NETWORK MAP

This map is indicative only. It shows connectivity and services, not detailed routes. Please refer to individual timetables for further information. This map excludes FlexLink room zones. Map effective 9 January 2017.

PUBLIC TRANSPORT

SEQ TRANSLINK NETWORK MAP

Key

-  Ferry Grove and Beenleigh lines
-  Shorncliffe and Cleveland lines
-  Airport and Gold Coast lines
-  Caboolture/Sunshine Coast and Ipswich/Rosewood lines
-  Redcliffe Peninsula and Springfield lines
-  Doomben line
-  Special event service only
-  Busway lines
-  G:link light rail line

-  Transfer to other train services
-  TransLink fare zones
-  Transfer to busway services
-  Transfer to light rail service
-  Special fares apply
-  Independent access
-  Assisted access
-  King George Square busway station
-  Queen Street bus station

There are many bus services scheduled to connect with train services at most train stations. Please use the TransLink journey planner to plan your journey.

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.

^a 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.

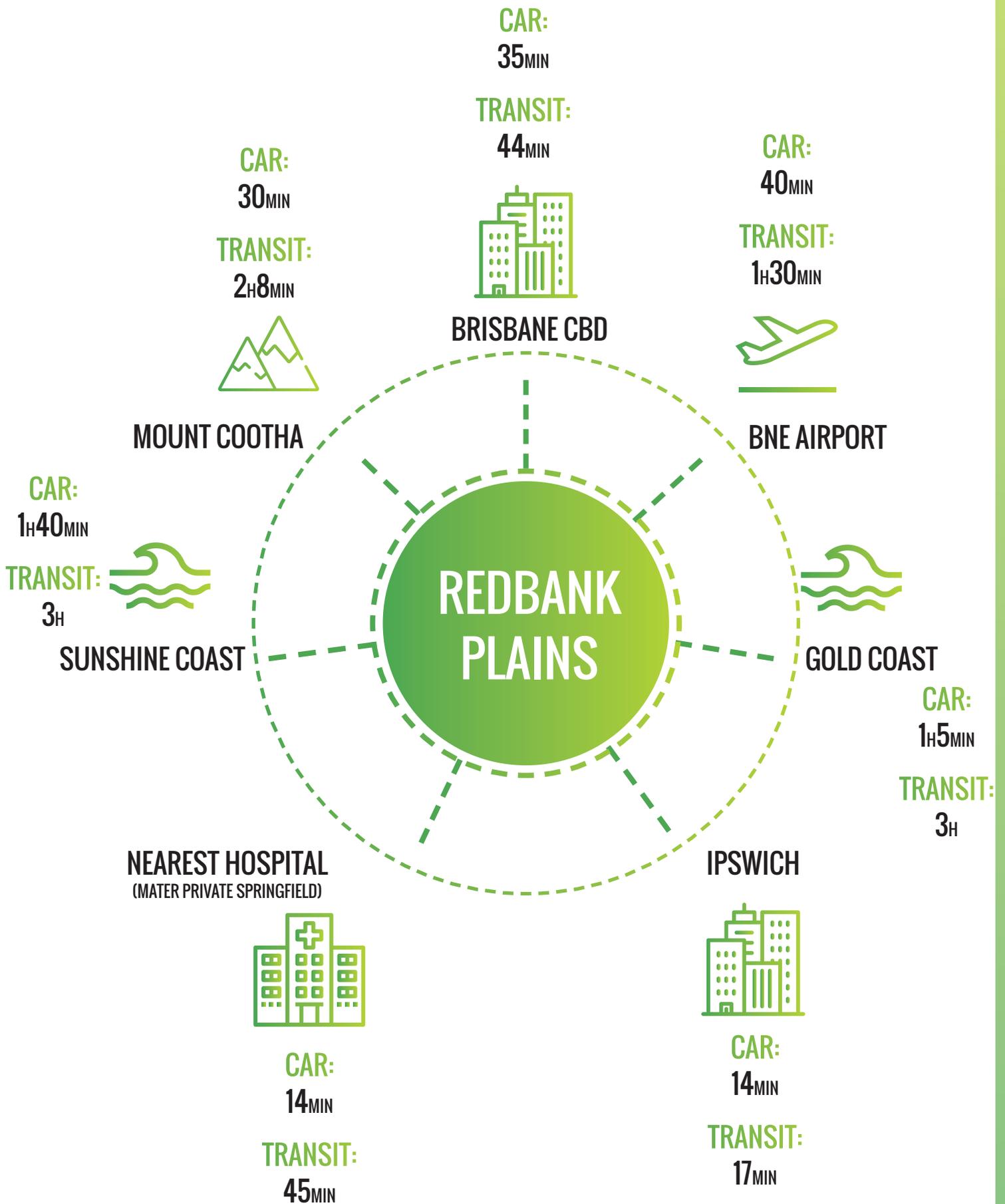
[†] Services to and from Gympie North do not stop at Eagle Junction.

~ Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.



TRAVEL TIME



* Car times from Redbank Plains
* Transit times from Redbank Station

A large crowd of people is shown from a rear perspective, looking towards a bright, sunlit area. The crowd is dense, with many people wearing light-colored clothing. In the foreground, a woman with short brown hair, wearing a light grey t-shirt and a dark strap over her shoulder, is seen from behind. The background is filled with more people, some wearing white shirts and blue jeans, and a bright blue sky is visible in the upper right corner. The overall atmosphere is bright and busy.

POPULATION ANALYSIS

DEMOGRAPHICS

Estimated Resident Population (ERP)

Ipswich (C) LGA

- ERP of 206,549 persons as at 30 June 2017
- Average annual growth rate of 3.0% over five years
- Average annual growth rate of 3.4% over ten years

Collingwood Park - Redbank - Redbank Plains region

- ERP of 29,851 persons as at 30 June 2017
- Average annual growth rate of 3.6% over five years
- Average annual growth rate of 5.6% over ten years
- Within the region, Redbank Plains SA2 had the largest population with 20,949 persons
- Within the region, Redbank Plains SA2 had the fastest population growth over five years with 4.7%

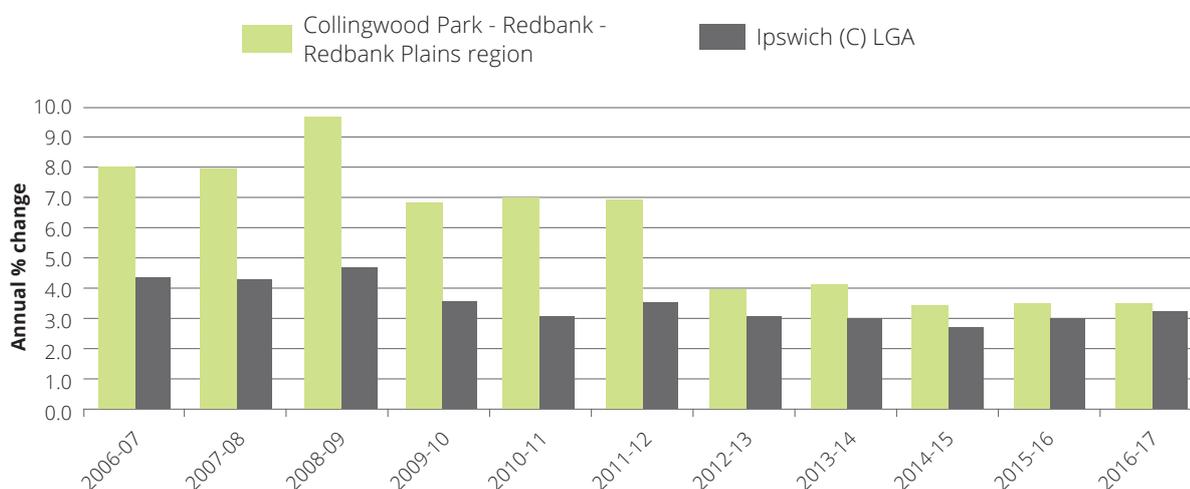
AS AT 30 JUNE 2017, THE ESTIMATED RESIDENT POPULATION FOR COLLINGWOOD PARK - REDBANK - REDBANK PLAINS REGION WAS:

29,851 PERSONS

Estimated resident population, Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region

LGA/SA2	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Ipswich (C)	148,133	178,215	206,549	3.4	3.0
Collingwood Park - Redbank - Redbank Plains region	17,306	24,968	29,851	5.6	3.6

Estimated resident population growth, Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region



Source: ABS 3218.0, Regional Population Growth, Australia, various editions

DEMOGRAPHICS

Population Projections

Ipswich (C) LGA

- Population projected to be 557,649 persons as at 30 June 2041
- Increase of 4.2% per year over 25 years

Collingwood Park - Redbank - Redbank Plains region

- Population projected to be 53,087 persons as at 30 June 2041
- Increase of 2.5% per year over 25 years
- Within the region, Redbank Plains SA2 is projected to have the largest population as at 30 June 2041 with 36,639 persons
- Within the region, Collingwood Park - Redbank SA2 is projected to have the fastest growth in population from 30 June 2016 to 2041 with an average annual rate of 2.5% per year

**FROM 2016 TO 2041,
THE POPULATION FOR
COLLINGWOOD PARK
- REDBANK - REDBANK
PLAINS REGION IS
PROJECTED TO INCREASE
FROM 28,791 PERSONS:

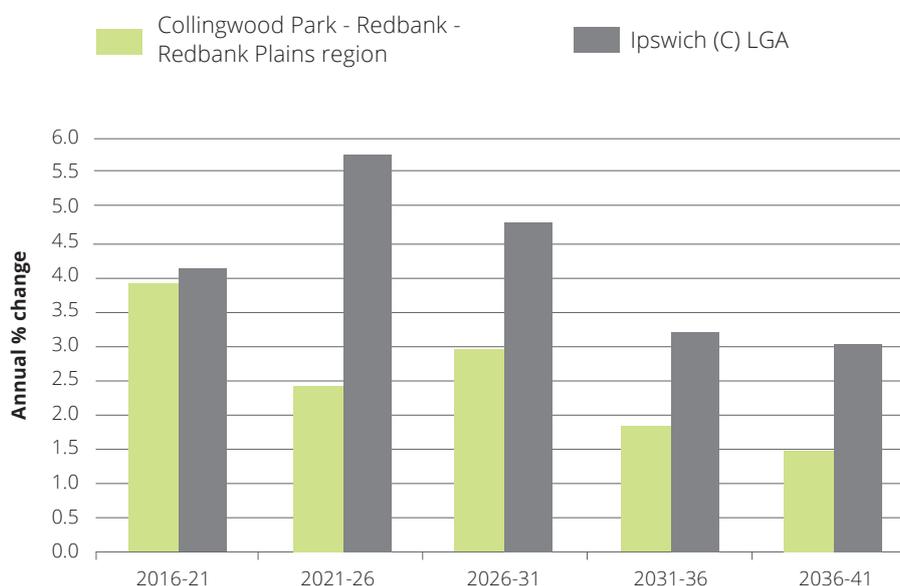
TO 53,087
PERSONS**

Projected population, Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region

LGA/SA2	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Ipswich (C)	200,123	246,090	325,092	410,631	480,339	557,649	4.2
Collingwood Park - Redbank - Redbank Plains region	28,791	34,850	39,154	45,237	49,353	53,087	2.5

(a) 2016 data are estimated resident population (ERP)

Projected population change, Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region



DEMOGRAPHICS

Family Composition

Ipswich (C) LGA

- 50,060 families
- 45.7% of total families were couple families with children

Collingwood Park - Redbank - Redbank Plains region

- 6,920 families
- 46.9% of total families were couple families with children
- Within the region, Redbank Plains SA2 had the largest number of couple families with children with 2,236
- Within the region, Redbank Plains SA2 had the largest percentage of one-parent families with 25.7%

THE PERCENTAGE OF TOTAL FAMILIES IN COLLINGWOOD PARK - REDBANK - REDBANK PLAINS REGION WHICH WERE COUPLE FAMILIES WITH CHILDREN WAS

46.9%

Family composition^(a), Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region

LGA/SA2	Couple family with no children		Couple family with children		One-parent family		Total Number
	Number	%	Number	%	Number	%	
Ipswich (C)	15,875	31.7	22,872	45.7	10,474	20.9	50,060
Collingwood Park - Redbank - Redbank Plains region	1,840	26.6	3,248	46.9	1,698	24.5	6,920

(a) Includes same-sex couple families. (b) Includes other families

Source: ABS, Census of Population and Housing, 2016, General Community Profile - G25



DWELLING & BUILDING ANALYSIS



DWELLING BY DWELLING STRUCTURE

A dwelling is a structure which is intended to have people live in it.

The below information is based on occupied private dwellings.

Ipswich (C) LGA

- 56,966 occupied private dwellings (or 89.5%) were separate houses

Collingwood Park - Redbank - Redbank Plains region

- 7,521 occupied private dwellings (or 90.3%) were separate houses
- Within the region, Redbank Plains SA2 had the largest number of separate houses with 5,040
- Within the region, Collingwood Park - Redbank SA2 had the largest percentage of apartments with 0.9%

THE PERCENTAGE OF TOTAL OCCUPIED PRIVATE DWELLINGS IN COLLINGWOOD PARK - REDBANK - REDBANK PLAINS REGION WHICH WERE SEPARATE HOUSES WAS:
90.3%

Occupied private dwellings^(a) by dwelling structure, Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region

LGA/SA2	Separate house	Semi-detached ^(b)	Apartment ^(c)	Caravan ^(d)	Other ^(e)	Total ^(f)
	- Number -					
Ipswich (C)	56,966	5,262	948	262	56	63,661
Collingwood Park - Redbank - Redbank Plains region	7,521	729	51	0	3	8,325

DWELLING BY TENURE TYPE

Tenure type describes whether a household rents or owns the dwelling in which they live.

Ipswich (C) LGA

- 13,658 occupied private dwellings (or 21.5%) were fully owned

Collingwood Park - Redbank - Redbank Plains region

- 1,224 occupied private dwellings (or 14.7%) were fully owned
- Within the region, Redbank Plains SA2 had the largest number of fully owned dwellings with 638
- Within the region, Redbank Plains SA2 had the largest percentage of rented dwellings with 54.9%

THE PERCENTAGE OF TOTAL OCCUPIED PRIVATE DWELLINGS IN COLLINGWOOD PARK - REDBANK - REDBANK PLAINS REGION WHICH WERE FULLY OWNED WAS:
14.7%

Family composition^(a), Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region, 2016

LGA/SA2	Fully owned		Being purchased ^(b)		Rented ^(c)		Other ^(e)		Total ^(f)
	Number	%	Number	%	Number	%	Number	%	Number
Ipswich (C)	13,658	21.5	22,954	36.1	25,256	39.7	254	0.4	63,661
Collingwood Park - Redbank - Redbank Plains region	1,224	14.7	2,763	33.2	4,094	49.2	38	0.5	8,325

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Ipswich (C) LGA

- 3,239 approved new houses in the 12 months ending 30 September 2018
- \$860.9 million of building value in residential building approvals

Collingwood Park - Redbank - Redbank Plains region

- 562 approved new houses in the 12 months ending 30 November 2018
- \$142.0 million of building value in residential building approvals
- Within the region, Redbank Plains SA2 had the largest value of residential building approvals with \$78.6 million
- Within the region, Collingwood Park - Redbank SA2 had the largest value of non-residential building approvals with \$60.9 million

THE NUMBER OF NEW HOUSES APPROVED IN COLLINGWOOD PARK - REDBANK - REDBANK PLAINS IN THE 12 MONTHS ENDING 30 NOVEMBER 2018 WAS:

562 APPROVALS

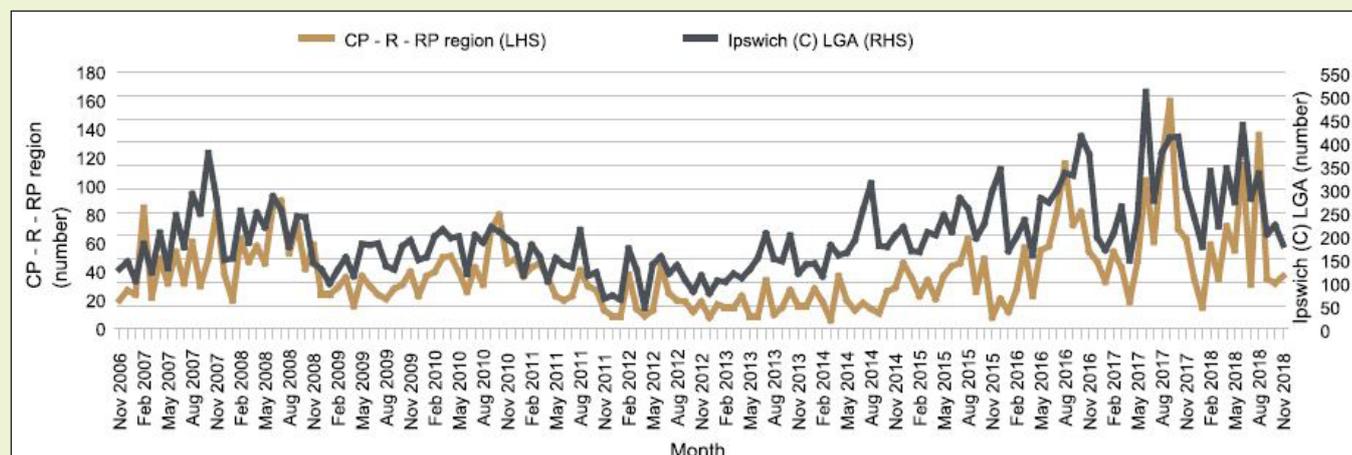
Residential and non-residential building approvals by SA2, Collingwood Park - Redbank - Redbank Plains region and Ipswich (C) LGA, 12 months ending 30 November 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential	Non-residential	Total		
		- Number -			\$'000	%	\$'000	%	\$'000
Ipswich (C)	3,015	225	3	3,243	793,332	69.7	344,107	30.3	1,137,439
Collingwood Park - Redbank - Redbank Plains region	562	95	0	657	142,025	68.8	64,451	31.2	206,476

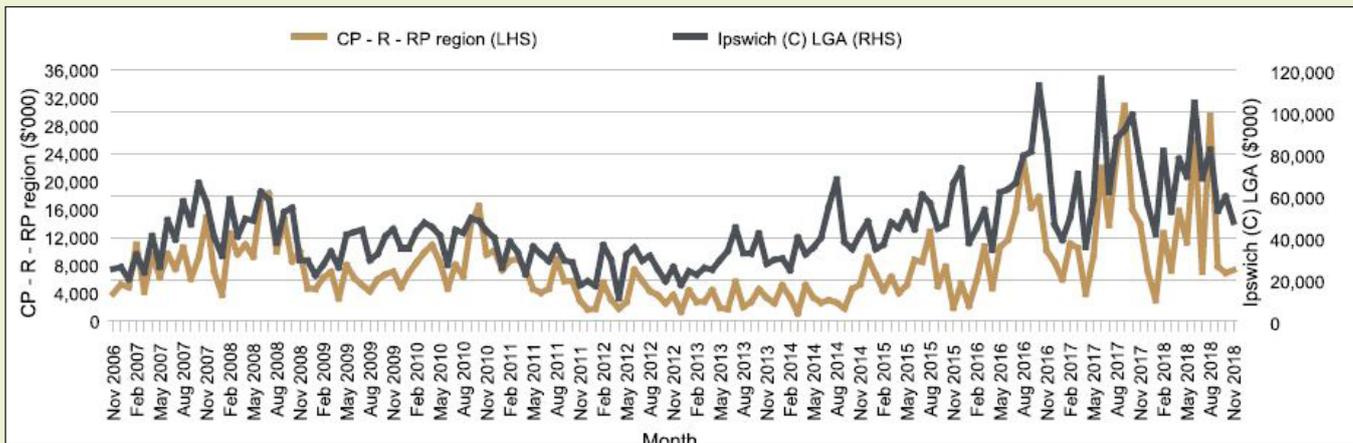
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

Source: ABS 8731.0, Building Approvals, Australia, various editions

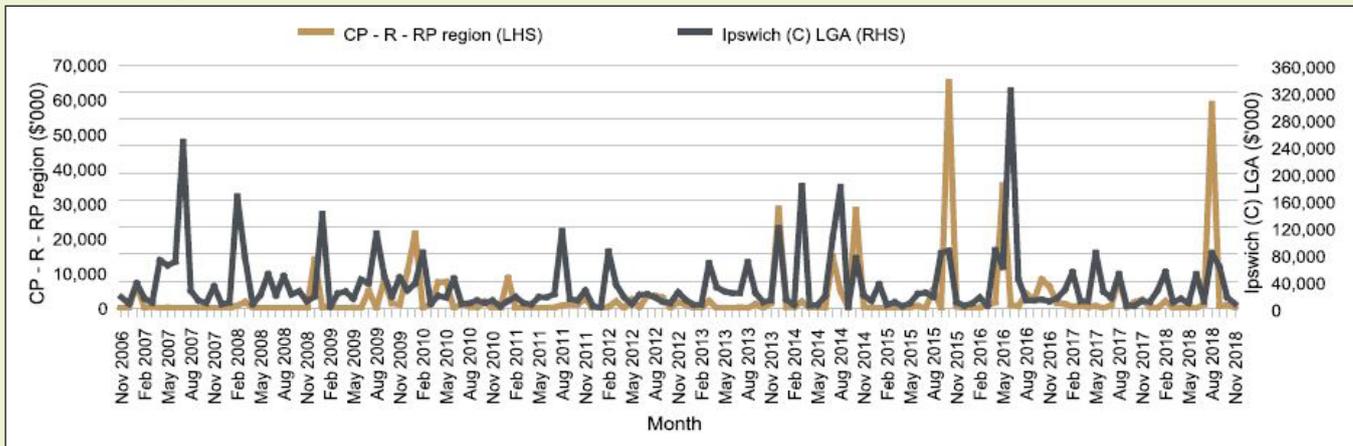
Number of residential building approvals, Collingwood Park - Redbank - Redbank Plains region and Ipswich (C) LGA



Value of residential building approvals, Collingwood Park - Redbank - Redbank Plains region and Ipswich (C) LGA

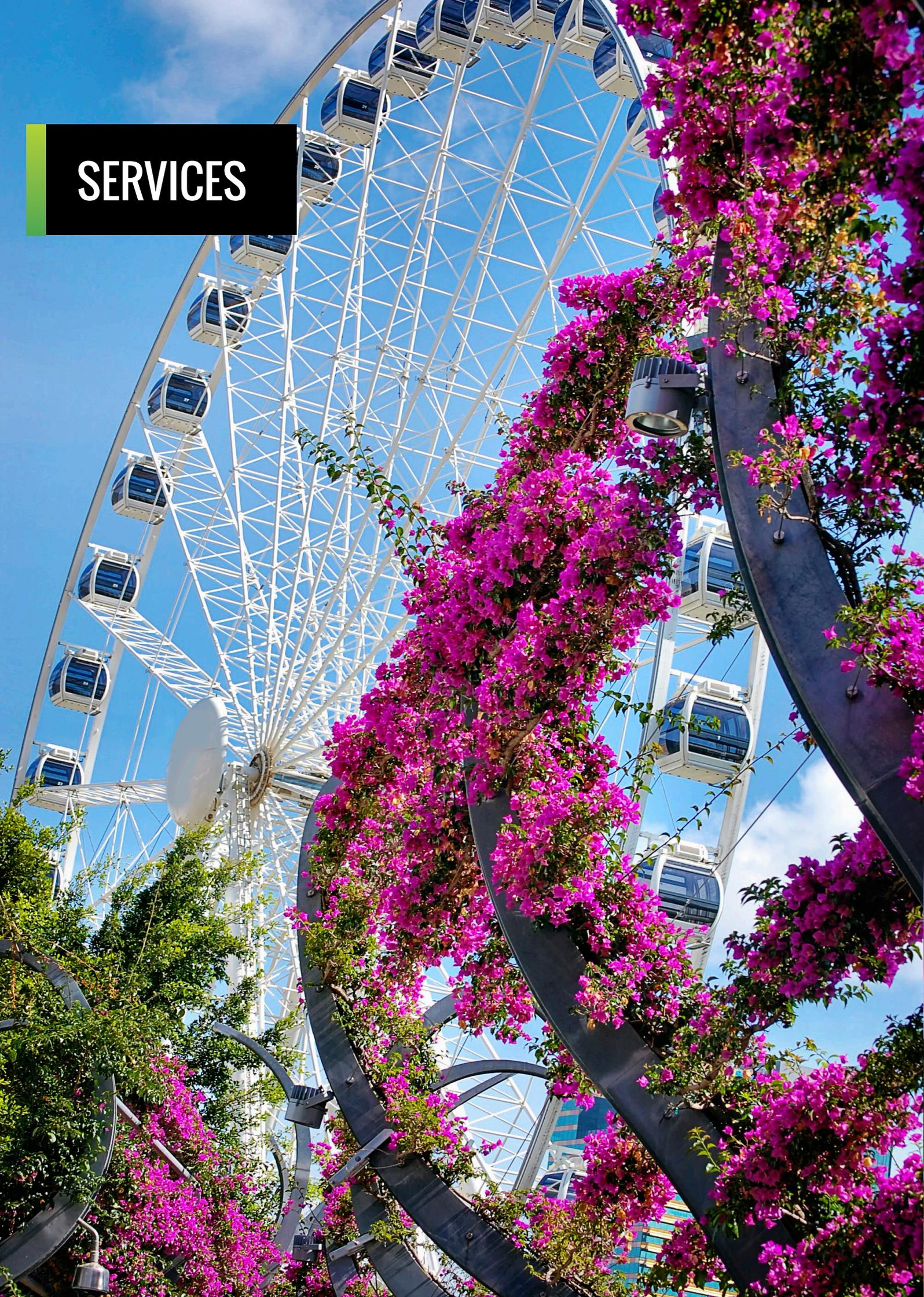


Value of non-residential building approvals, Collingwood Park - Redbank - Redbank Plains region and Ipswich (C) LGA



Source: ABS 8731.0, *Building Approvals, Australia, various editions*

SERVICES



EDUCATION

Early Childhood Education & Care Services

Ipswich (C) LGA

- 156 early childhood education and care services as at 31 August 2018
- 75 long day care services

Collingwood Park - Redbank - Redbank Plains region

- 18 early childhood education and care services as at 31 August 2018
- 9 long day care services
- Within the region, Redbank Plains SA2 had the largest number of services with 10

THE NUMBER OF EARLY CHILDHOOD EDUCATION AND CARE SERVICES IN COLLINGWOOD PARK - REDBANK - REDBANK PLAINS AS AT 31 AUGUST 2018 WAS:

18 SERVICES

Early childhood education and care services, Ipswich (C) LGA and Collingwood Park - Redbank - Redbank Plains region, 31 August 2018

LGA/SA2	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total ^(A)
	- Number -					
Ipswich (C)	11	26	75	41	0	156
Collingwood Park - Redbank - Redbank Plains region	1	4	9	4	0	18



EDUCATION

Schools

Ipswich (C) LGA

- 71 schools as at June 2018

Collingwood Park - Redbank - Redbank Plains

- 7 schools as at June 2018

Universities

Ipswich (C) LGA

- University of Southern Queensland - Springfield Campus
- University of Southern Queensland - Ipswich Campus

Collingwood Park - Redbank - Redbank Plains

- 0 Universities

AS AT JUNE 2018, THE
NUMBER OF SCHOOLS IN
IPSWICH (C) LGA WAS:

71
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Ipswich (C) LGA

- 7 police stations as at June 2018

Collingwood Park - Redbank - Redbank Plains

- 0 police stations as at June 2018

Ambulance Stations

Ipswich (C) LGA

- 4 ambulance stations as at June 2018

Collingwood Park - Redbank - Redbank Plains

- 1 ambulance station as at June 2018

Fire Stations

Ipswich (C) LGA

- 6 fire stations as at June 2018

Collingwood Park - Redbank - Redbank Plains

- 0 fire stations as at June 2018

HOSPITALS

Ipswich (C) LGA

- 7 hospitals as at June 2018

Collingwood Park - Redbank - Redbank Plains

- 0 hospitals as at June 2018

AS AT JUNE 2018, THE
NUMBER OF COMBINED
EMERGENCY SERVICES IN
IPSWICH (C) LGA WAS:

24
EMERGENCY
SERVICES

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Ipswich (C) LGA

- 13.2% of employed persons worked in Health care and social assistance industry
- 10.5% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.51 in Agriculture, forestry and fishing industry

Collingwood Park - Redbank - Redbank Plains region

- 13.1% of employed persons worked in Manufacturing industry
- 12.6% of employed persons worked in Health care and social assistance industry
- Highest specialisation ratio of 1.32 in Wholesale trade industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
**STORE BASED
SOCIAL ASSISTANCE
FOOD MANUFACTURE
CONSTRUCTION SERV.
FOOD & BEV**

Employment by industry, Collingwood Park - Redbank - Redbank Plains region and Ipswich (C) LGA, 2016

Industry	Collingwood Park - Redbank - Redbank Plains region		Ipswich (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	72	0.6	697	0.8	0.77
Mining	74	0.7	754	0.9	0.73
Manufacturing	1,487	13.1	8,425	10.0	1.31
Electricity, gas, water and waste services	129	1.1	1,060	1.3	0.90
Construction	917	8.1	7,049	8.4	0.97
Wholesale Trade	482	4.3	2,714	3.2	1.32
Retail trade	1,289	11.4	8,839	10.5	1.08
Accommodation and Food Services	585	5.2	4,655	5.5	0.93
Transport, postal and warehousing	927	8.2	5,464	6.5	1.26
Information media and technologies	117	1.0	884	1.0	0.98
Financial and insurance services	280	2.5	2,099	2.5	0.99
Rental, hiring and real estate services	182	1.6	1,384	1.6	0.98
Professional, scientific and technical services	397	3.5	3,697	4.4	0.80
Administration and support services	413	3.6	2,862	3.4	1.07
Public administration and safety	666	5.9	7,647	9.1	0.65
Education and training	685	6.0	6,846	8.1	0.74
Health care and social assistance	1,430	12.6	11,091	13.2	0.96
Arts and recreation services	99	0.9	826	1.0	0.89
Other services	436	3.8	3,324	3.9	0.98
Total (a)	11,337	100.0	84,285	100.0	1.00

Source: ABS, Census of Population and Housing, 2016, General Community Profile - G51 and unpublished data

ECONOMY

Ipswich (C) LGA

- Median mortgage repayment of \$1,600 per month
- Average household size of 2.8 persons per dwelling

Collingwood Park - Redbank - Redbank Plains region

- Median mortgage repayment was not available
- Average household size was not available
- Within the region, Collingwood Park - Redbank SA2 had the highest median weekly family income with \$1,481 per week

THE MEDIAN TOTAL
PERSONAL INCOME FOR
COLLINGWOOD PARK
- REDBANK - REDBANK
PLAINS REGION WAS:

**\$652
PER WEEK**

Selected medians and averages by SA2, Collingwood Park - Redbank - Redbank Plains region and Ipswich (C) LGA, 2016

SA2 / LGA	Median/Average					
	Median mortgage repayment	Median total family income	Median total household income	Median total personal income	Average household size	Average number of persons per bedroom
	\$/month	\$/week	\$/week	\$/week	persons	number
Ipswich (C)	1,600	1,581	1,410	667	2.8	0.8
Collingwood Park - Redbank - Redbank Plains region	1,557	1,437	1,371	652	3.05	0.85



DISCLAIMER

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The ultimate outcomes may differ substantially from these forecasts. This information has been prepared without taking account of your objectives, financial situation or needs. Because of this you should, before acting on this information, consider its appropriateness, having regard to your objectives, financial situation or needs.

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