

# A NEW POINT OF VIEW

IPSWICH LGA

PEAK  
Property Research



# EXECUTIVE SUMMARY

The City of Ipswich is located approximately 40 kilometers south-west of the Brisbane CBD. A city in its own right, Ipswich is home to a rapidly growing residential area connected by seven major roads and three railway lines. Once known as a working class area, Ipswich is a town in transition as a new frontier for home-ownership and affordable living, with all the benefits of a metropolitan lifestyle. A new wave of investment has brought with it a sense of liveliness; with hospitals, top quality schools, government departments, Melbourne-style cafes and a university campus all within easy reach.

The Ipswich (C) Local Government Area (LGA) has a total land area of 1,085.0km<sup>2</sup>.

## POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for the Ipswich (C) LGA was 206,549, with the population projected to be 557,649 persons at 30 June 2041.

This is an expected population increase of 169.98%.

EXPECTED POPULATION  
INCREASE FOR IPSWICH (C)  
LGA FROM 2017 TO 2041 IS:

169.98%

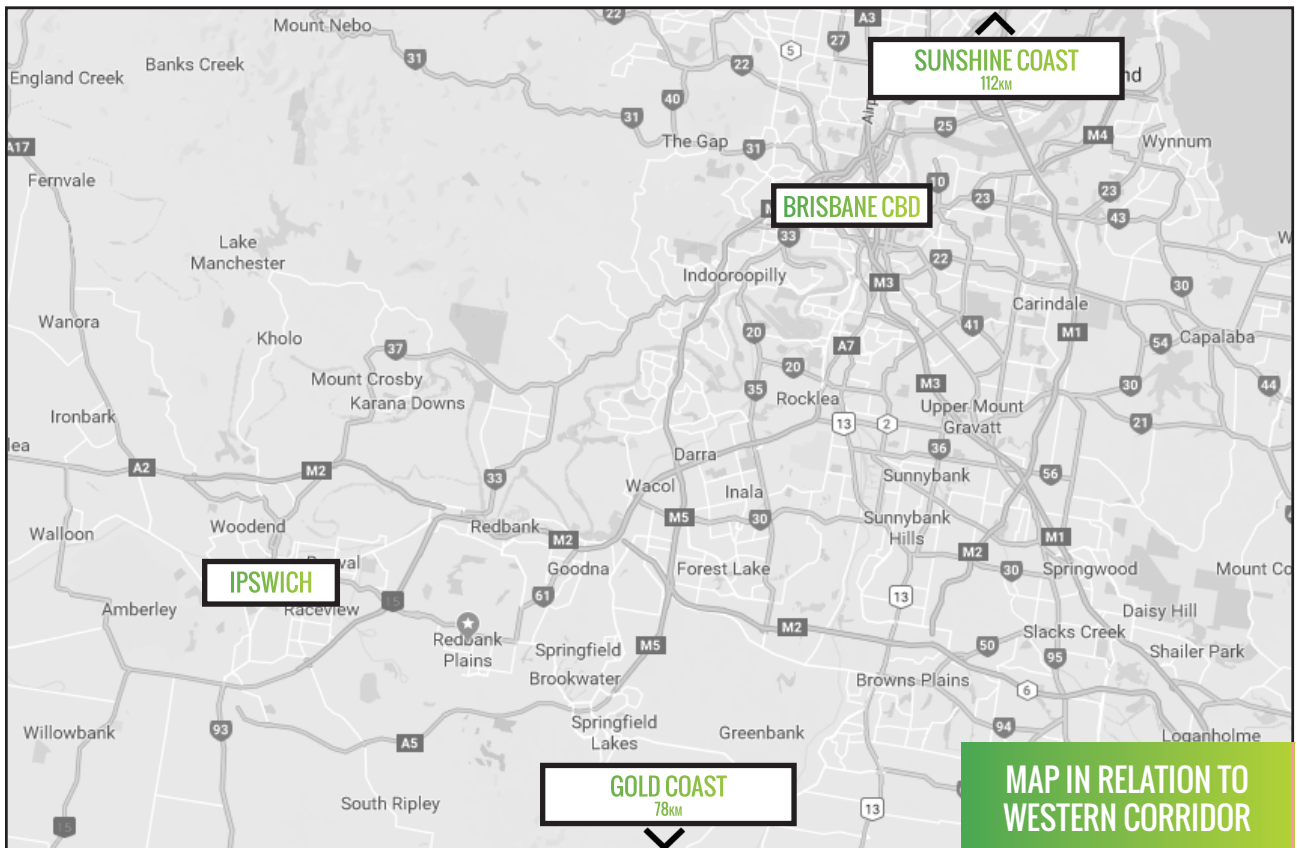
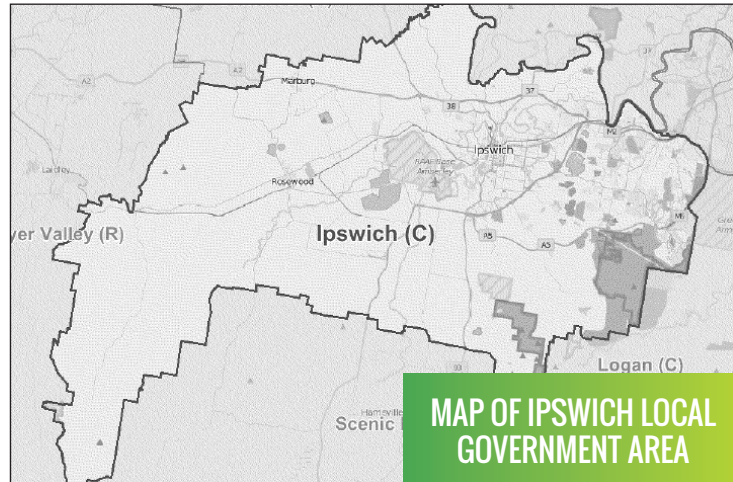
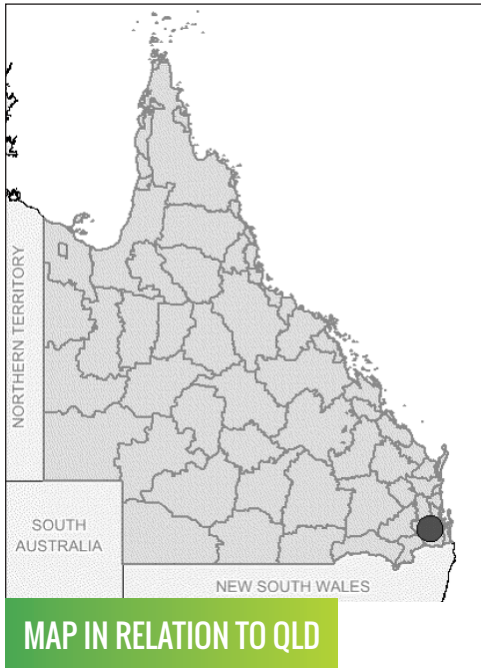
## EMPLOYMENT

The top five industry subdivisions of employment for the Ipswich (C) LGA as at the 2016 Census of Population and Housing Data were:

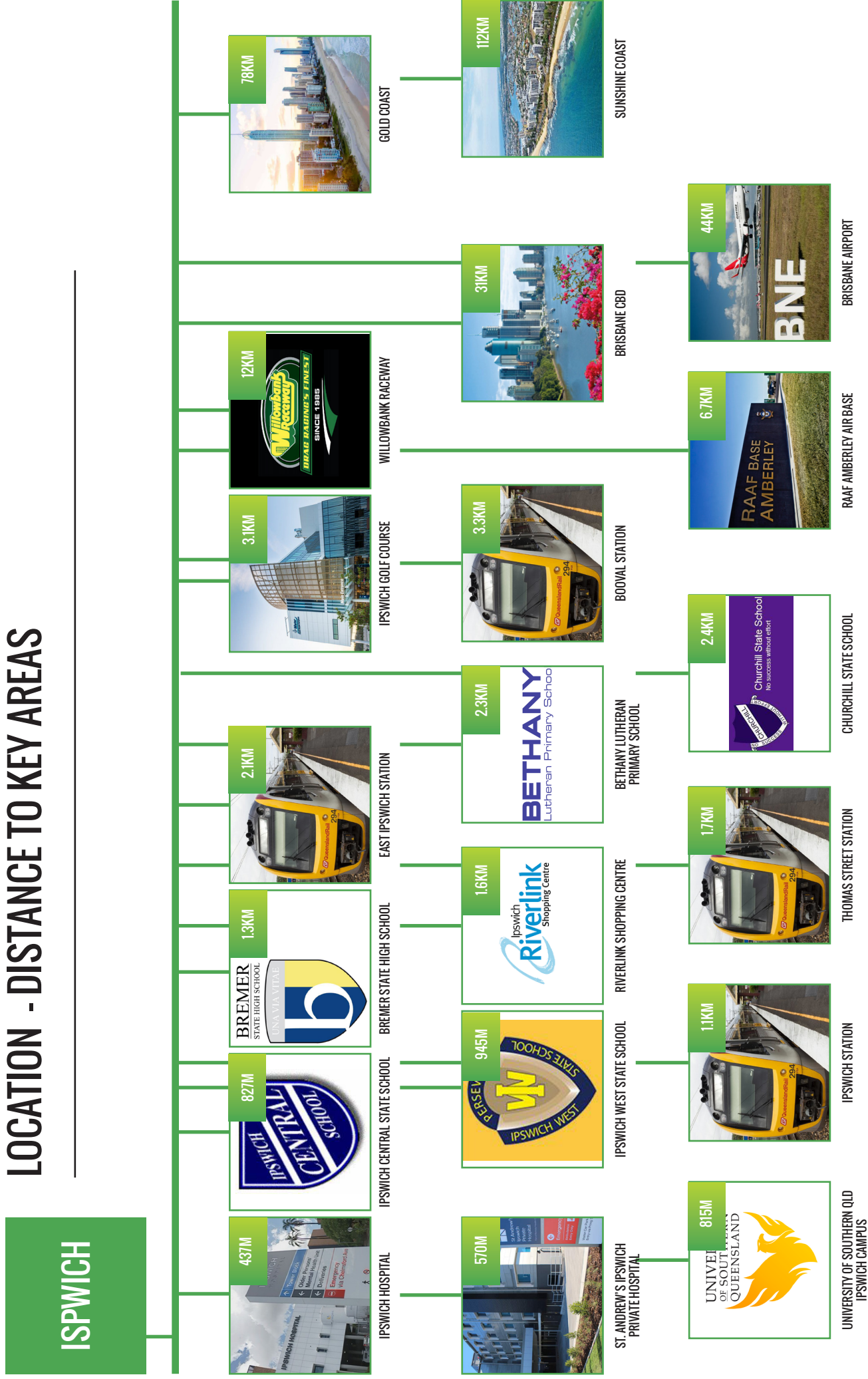
1. Preschool and School Education (6.0%)
2. Food and Beverage Services (5.1%)
3. Construction Services (5.1%)
4. Other Store-Based Retailing (5.0%)
5. Hospitals (4.0%)



# LOCATION



# LOCATION - DISTANCE TO KEY AREAS





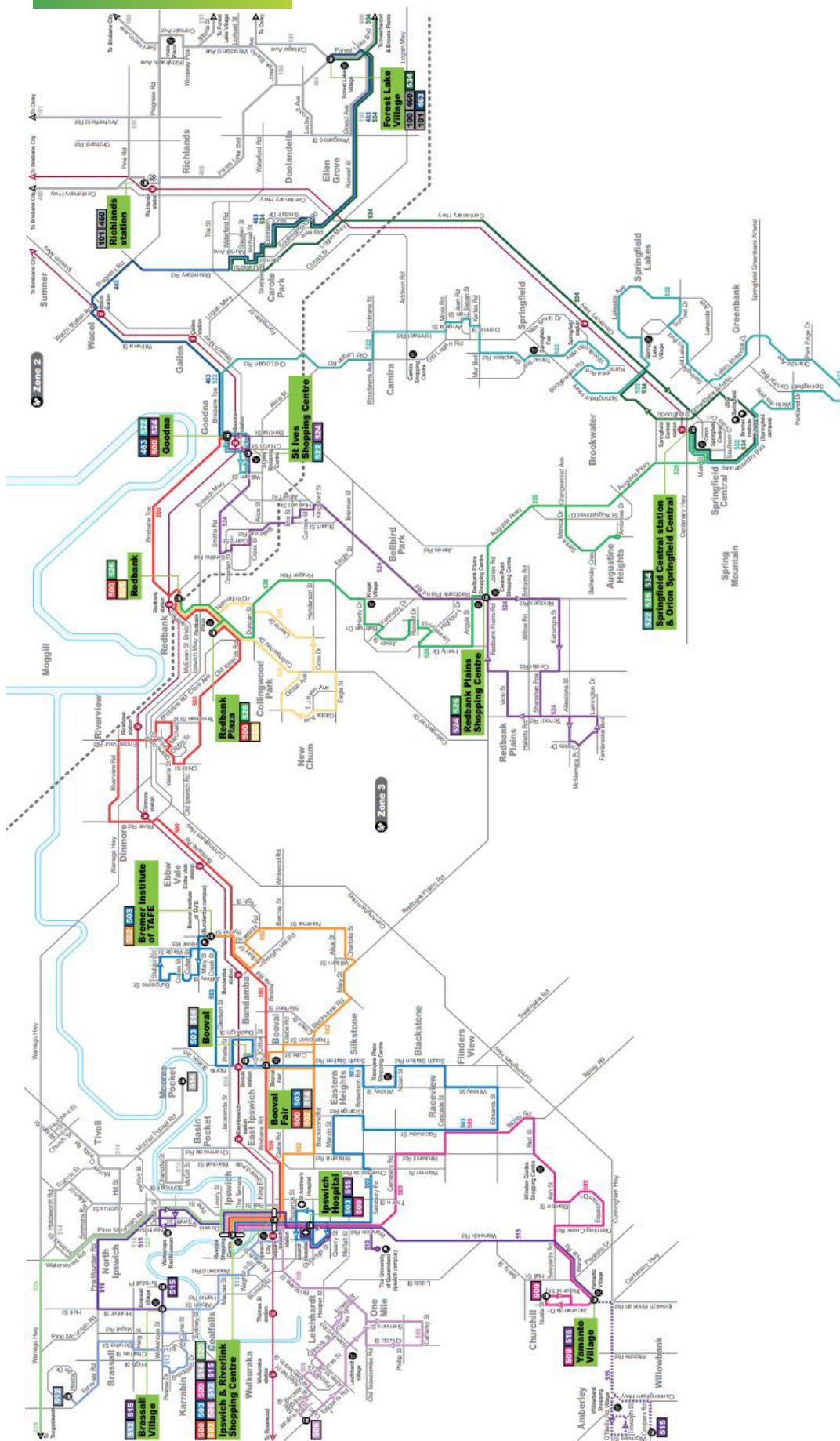
# PUBLIC TRANSPORT





# PUBLIC TRANSPORT

## BUS ROUTES



### Key

#### Bus routes

- 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 Riverlink Shopping Centre to Leichhardt One Mile
- 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

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

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.

## WESTERN REIGON NETWORK MAP



# 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](https://translink.com.au) or call 13 12 30 any time.

<sup>a</sup> 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.

<sup>‡</sup> Services to and from Gympie North do not stop at Eagle Junction.

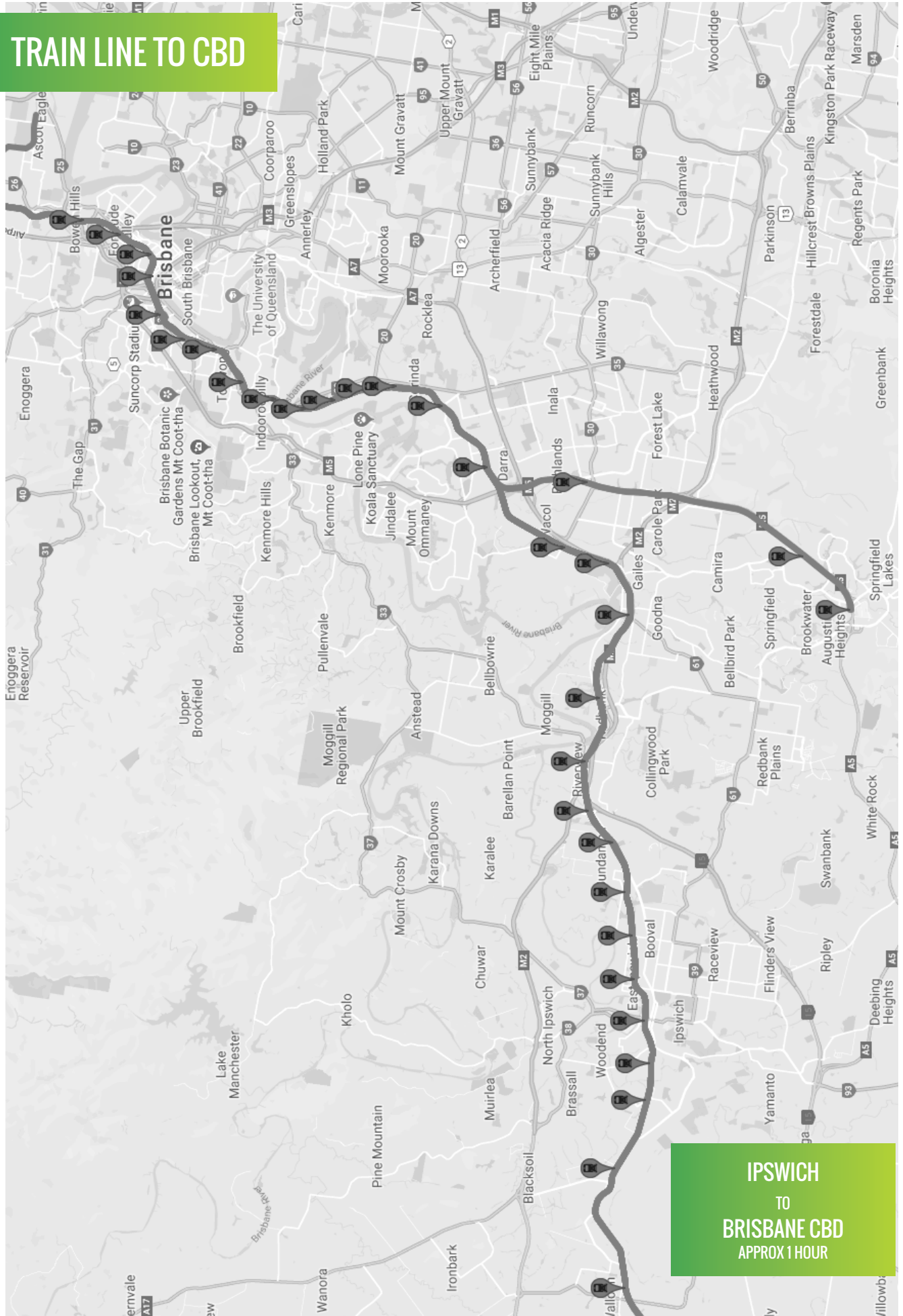
~ Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.

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# PUBLIC TRANSPORT

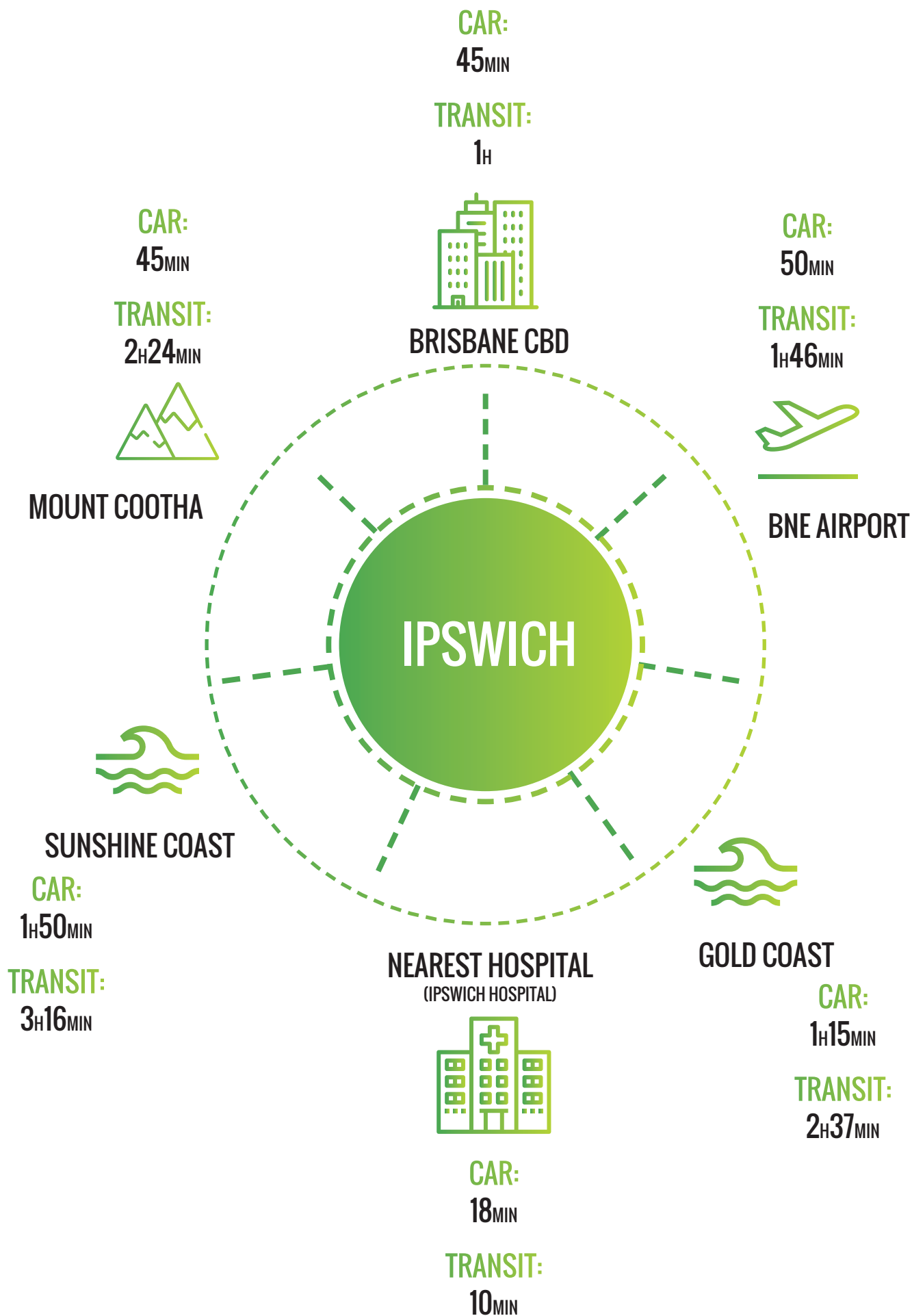
## TRAIN LINE TO CBD



IPSWICH  
TO  
BRISBANE CBD  
APPROX 1 HOUR



# TRAVEL TIME



\* Car times from Ipswich  
\* Transit times from Ipswich Station

# POPULATION ANALYSIS

A large crowd of people is gathered outdoors, likely at a festival or public event. In the foreground, a woman with short brown hair, wearing a light grey t-shirt and a black strap over her shoulder, is seen from the back, looking towards the crowd. The background is filled with many other people, some in focus and others blurred, creating a sense of a large gathering. The lighting is bright, suggesting a sunny day, with some lens flare visible. A black rectangular box with a green vertical bar on the left side is positioned in the upper left corner, containing the text "POPULATION ANALYSIS" in white, bold, sans-serif capital letters.



# 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

### Queensland

- ERP of 4,929,152 persons as at 30 June 2017
- Average annual growth rate of 1.5% over five years
- Average annual growth rate of 1.8% over ten years

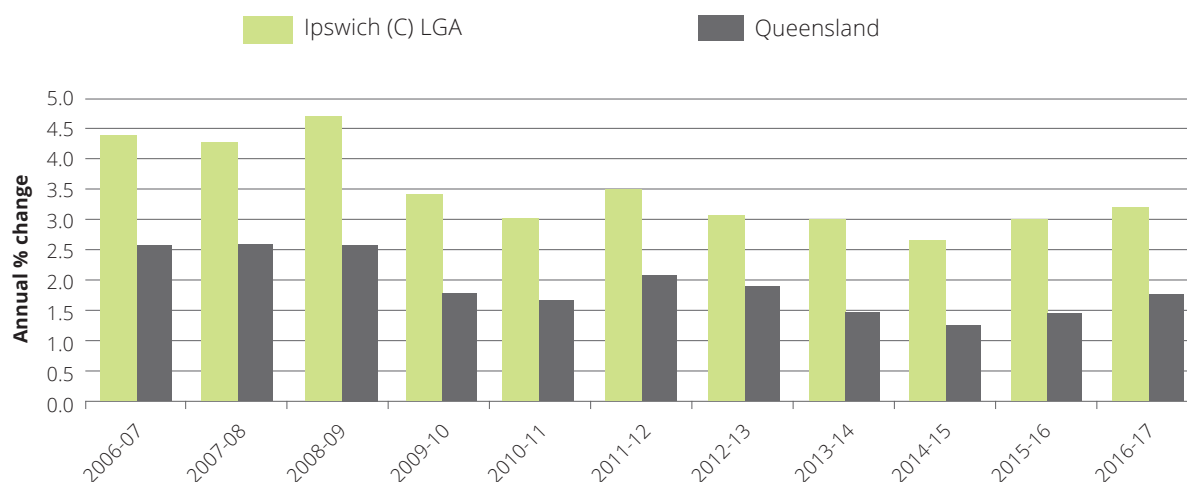
AS AT 30 JUNE 2017, THE  
ESTIMATED RESIDENT  
POPULATION FOR IPSWICH  
(C) LGA WAS:

**206,549  
PERSONS**

## Estimated resident population, Ipswich (C) LGA and Queensland

LGA/State	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
Queensland	4,111,018	4,568,687	4,929,152	1.8	1.5

## Estimated resident population growth, Ipswich (C) LGA and Queensland



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

### Queensland

- Population projected to be 7,161,661 persons as at 30 June 2041
- Increase of 1.6% per year over 25 years

FROM 2016 TO 2041, THE  
POPULATION FOR IPSWICH  
(C) LGA IS PROJECTED TO  
INCREASE FROM 200,123  
PERSONS:

TO 557,649  
PERSONS

### Projected population, Ipswich (C) LGA and Queensland

LGA/State	As at 30 June						Average annual growth rate
	2016 <sup>(a)</sup>	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Ipswich (C)	200,123	246,090	325,092	410,631	480,339	557,649	4.2
Queensland	4,848,877	5,261,567	5,722,780	6,206,566	6,686,604	7,161,661	1.6

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

### Projected population change, Ipswich (C) LGA and Queensland





# DEMOGRAPHICS

## Family Composition

### Ipswich (C) LGA

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

### Queensland

- 1,221,148 families
- 42.5% of total families were couple families with children

THE PERCENTAGE OF TOTAL  
FAMILIES IN IPSWICH (C)  
LGA WHICH WERE COUPLE  
FAMILIES WITH CHILDREN  
WAS

45.7%

### Family composition<sup>(a)</sup>, Ipswich (C) LGA and Queensland

LGA/State	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
Queensland	481,451	39.4	518,494	42.5	201,308	16.5	1,221,148

(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

## Queensland

- 1,269,653 occupied private dwellings (or 76.6%) were separate houses

THE PERCENTAGE OF  
TOTAL OCCUPIED PRIVATE  
DWELLINGS IN IPSWICH (C)  
LGA WHICH WERE SEPARATE  
HOUSES WAS:

89.5%

## Occupied private dwellings<sup>(a)</sup> by dwelling structure, Ipswich (C) LGA and Queensland

LGA/State	Separate house	Semi-detached <sup>(b)</sup>	Apartment <sup>(c)</sup>	Caravan <sup>(d)</sup>	Other <sup>(e)</sup>	Total <sup>(f)</sup>
	- Number -					
Ipswich (C)	56,966	5,262	948	262	56	63,661
Queensland	1,269,653	174,984	486,778	13,226	3,583	1,656,831

# 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

## Queensland

- 471,407 occupied private dwellings (or 28.5%) were fully owned

THE PERCENTAGE OF  
TOTAL OCCUPIED PRIVATE  
DWELLINGS IN IPSWICH (C)  
LGA WHICH WERE FULLY  
OWNED WAS:

21.5%

## Family composition<sup>(a)</sup>, Ipswich (C) LGA and Queensland, 2016

LGA/SA2	Fully owned		Being purchased <sup>(b)</sup>		Rented <sup>(c)</sup>		Other <sup>(e)</sup>		Total <sup>(f)</sup>
	Number	%	Number	%	Number	%	Number	%	Number
Ipswich (C)	13,658	21.5	22,954	36.1	25,256	39.7	254	0.4	63,661
Queensland	471,407	28.5	558,439	33.7	566,478	34.2	15,566	0.9	1,656,831



# INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

## Ipswich (C) LGA

- 3,015 approved new houses in the 12 months ending 30 November 2018
- \$793.3 million of building value in residential building approvals

## Queensland

- 24,804 approved new houses in the 12 months ending 30 November 2018
- \$13,765.9 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN IPSWICH (C) LGA IN THE 12 MONTHS ENDING 30 NOVEMBER 2018 WAS:

**3,015 APPROVALS**

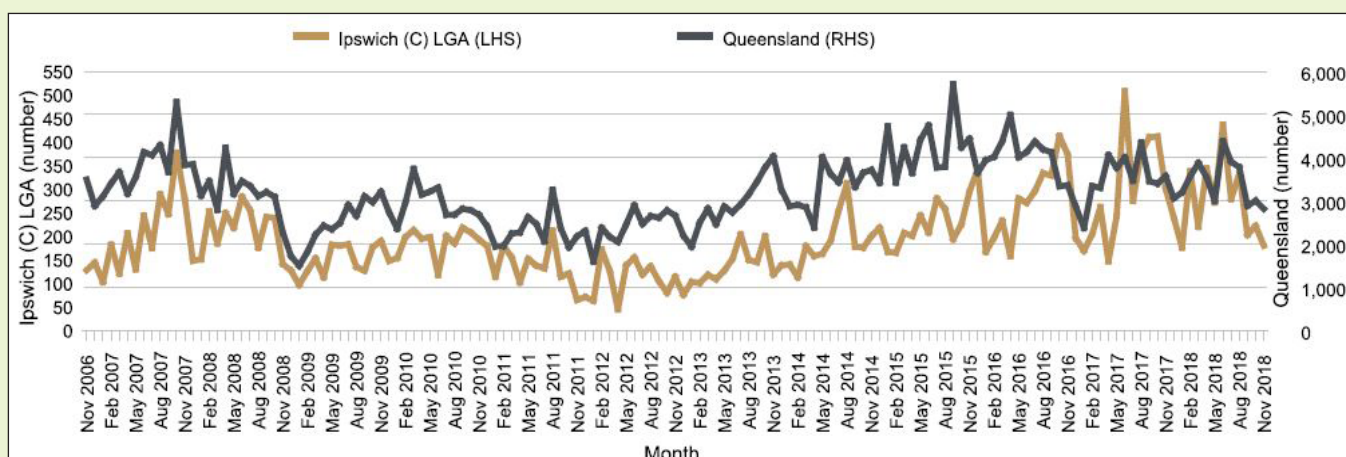
## Residential and non-residential building approvals, Ipswich (C) LGA and Queensland, 12 months ending 30 November 2018

SA2 / State	Residential Building Approvals				Building Value				Total
	New Houses	New Other <sup>(a)</sup>	Alterations, additions and conversions	Total	Residential		Non-		
	- Number -				\$'000	%	\$'000	%	\$'000
Ipswich (C)	3,015	225	3	3,243	793,332	69.7	344,107		1,137,439
Queensland	24,804	16,125	110	41,039	13,765,895	66.0	7,099,134		20,865,029

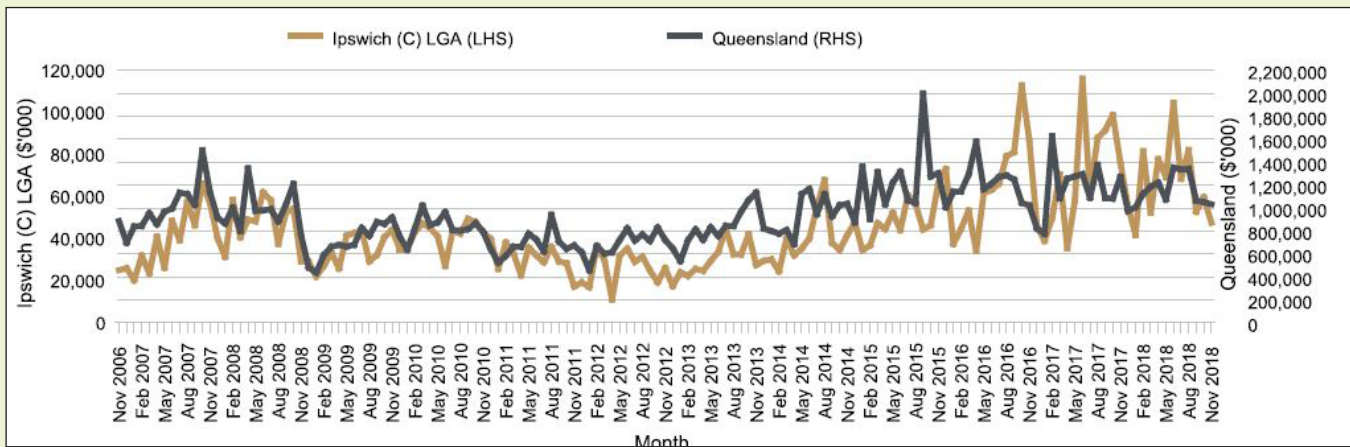
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

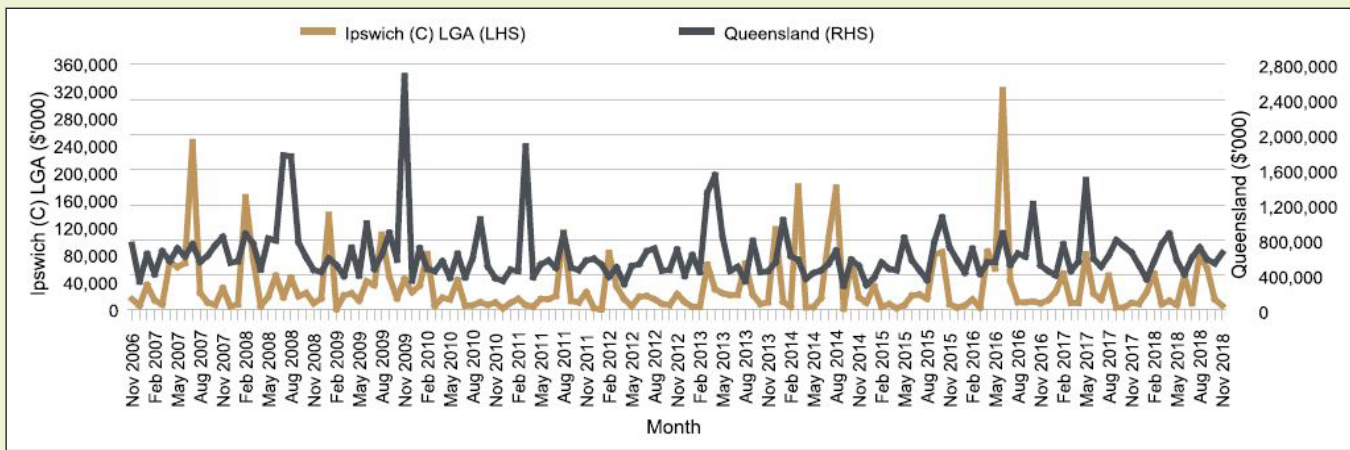
## Number of residential building approvals, Ipswich (C) LGA and Queensland



## Value of residential building approvals, Ipswich (C) LGA and Queensland



## Value of non-residential building approvals, Ipswich (C) LGA and Queensland



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

### Queensland

- 3,070 early childhood education and care services as at 31 August 2018
- 1,565 long day care services

THE NUMBER OF EARLY  
CHILDHOOD EDUCATION  
AND CARE SERVICES IN  
IPSWICH (C) LGA AS AT 31  
AUGUST 2018 WAS:

156  
SERVICES

Early childhood education and care services, Ipswich (C) LGA Queensland, 31 August 2018

LGA/State	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total <sup>(A)</sup>
	- Number -					
Ipswich (C)	11	26	75	41	0	156
Queensland	112	517	1,565	763	27	3,070



# EDUCATION

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## Schools

### Ipswich (C) LGA

- 71 schools as at June 2018

### Queensland

- 1,820 schools as at June 2018

## Universities

### Ipswich (C) LGA

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

### Queensland

- 31 Universities

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

**71**  
**SCHOOLS**

# HEALTH

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## EMERGENCY SERVICES

### Police Stations

#### Ipswich (C) LGA

- 7 police stations as at June 2018

#### Queensland

- 336 police stations as at June 2018

### Ambulance Stations

#### Ipswich (C) LGA

- 4 ambulance stations as at June 2018

#### Queensland

- 290 ambulance station as at June 2018

### Fire Stations

#### Ipswich (C) LGA

- 6 fire stations as at June 2018

#### Queensland

- 242 fire stations as at June 2018

## HOSPITALS

### Ipswich (C) LGA

- 7 hospitals as at June 2018

### Queensland

- 307 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 1.66 in Manufacturing industry

### Queensland

- 13.0% of employed persons worked in Health care and social assistance industry
- 9.9% of employed persons worked in Retail trade industry

TOP 5 INDUSTRIES OF  
EMPLOYMENT WERE:  
**EDUCATION**  
**FOOD & BEV**  
**CONSTRUCTION SERV.**  
**OTHER RETAIL**  
**HOSPITALS**

## Employment by industry, Ipswich (C) LGA and Queensland, 2016

Industry	Ipswich (C) LGA		Queensland		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	697	0.8	60,608	2.8	0.29
Mining	754	0.9	49,997	2.3	0.38
Manufacturing	8,425	10.0	128,787	6.0	1.66
Electricity, gas, water and waste services	1,060	1.3	23,883	1.1	1.13
Construction	7,049	8.4	191,338	9.0	0.93
Wholesale Trade	2,714	3.2	56,370	2.6	1.22
Retail trade	8,839	10.5	211,778	9.9	1.06
Accommodation and Food Services	4,655	5.5	156,670	7.3	0.75
Transport, postal and warehousing	5,464	6.5	108,083	5.1	1.28
Information media and technologies	884	1.0	25,265	1.2	0.89
Financial and insurance services	2,099	2.5	54,286	2.5	0.98
Rental, hiring and real estate services	1,384	1.6	42,500	2.0	0.83
Professional, scientific and technical services	3,697	4.4	133,652	6.3	0.70
Administration and support services	2,862	3.4	75,336	3.5	0.96
Public administration and safety	7,647	9.1	140,164	6.6	1.38
Education and training	6,846	8.1	192,143	9.0	0.90
Health care and social assistance	11,091	13.2	276,945	13.0	1.02
Arts and recreation services	826	1.0	33,667	1.6	0.62
Other services	3,324	3.9	83,470	3.9	1.01
<b>Total (a)</b>	<b>84,285</b>	<b>100.0</b>	<b>2,136,455</b>	<b>100.0</b>	<b>1.00</b>

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

## Queensland

- Median mortgage repayment of \$1,733 per month
- Average household size of 2.6 persons per dwelling

THE MEDIAN TOTAL  
PERSONAL INCOME FOR  
IPSWICH (C) LGA WAS:

**\$667**  
**PER WEEK**

Selected medians and averages, Ipswich (C) and Queensland, 2016

SA2 / State	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
Queensland	1,733	1,661	1,402	660	2.6	0.8





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