

A NEW POINT OF VIEW

RIPLEY / DEEBING HEIGHTS

PEAK
Property Research



EXECUTIVE SUMMARY

Ripley is Queensland's newest suburb, with the town centre soon to become a thriving epicentre for education, healthcare, shopping, dining, recreation and entertainment. Located just 10 minutes from Springfield, Ripley is a vibrant new community offering all the advantages and convenience of a connected modern lifestyle. The newly opened first stage of the \$1.5 billion Ripley Town Centre is located within the area, bringing a variety of supermarkets, shopping and entertainment to residents' doorstep. This flourishing precinct is surrounded by national parks and charming townships. Brisbane is just over 30 minutes away by car, and the Gold Coast is just over an hour away for weekends by the beach.

The Ripley Statistical Area Level 2 (SA2) consists of one suburb:

- Ripley

The Ripley Statistical Area Level 2 (SA2) has a total land area of 130.6km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Ripley SA2 was 5,451, with the population projected to be 126,334 persons at 30 June 2041.

This is an expected population increase of 2217.6%.

EXPECTED POPULATION
INCREASE FOR RIPLEY SA2
FROM 2017 TO 2041 IS:

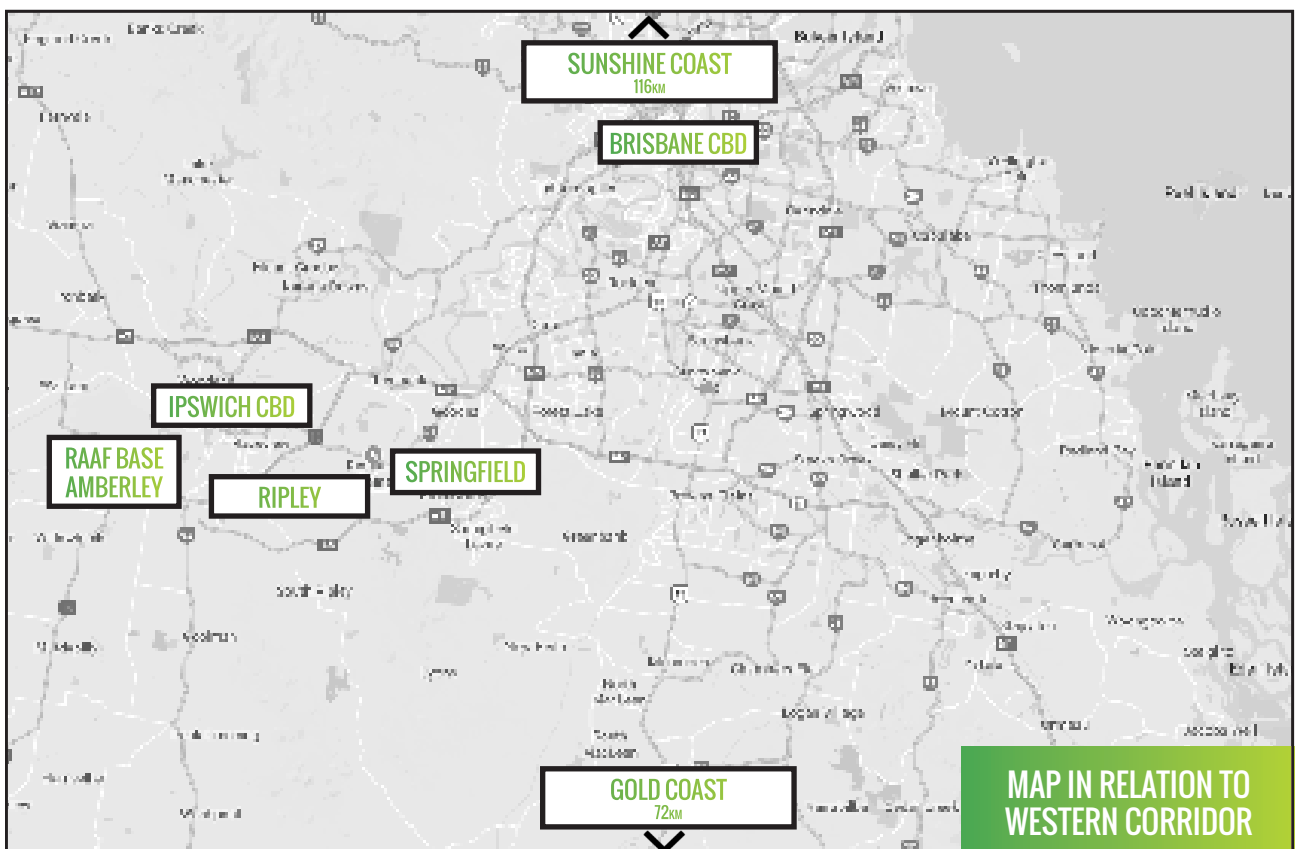
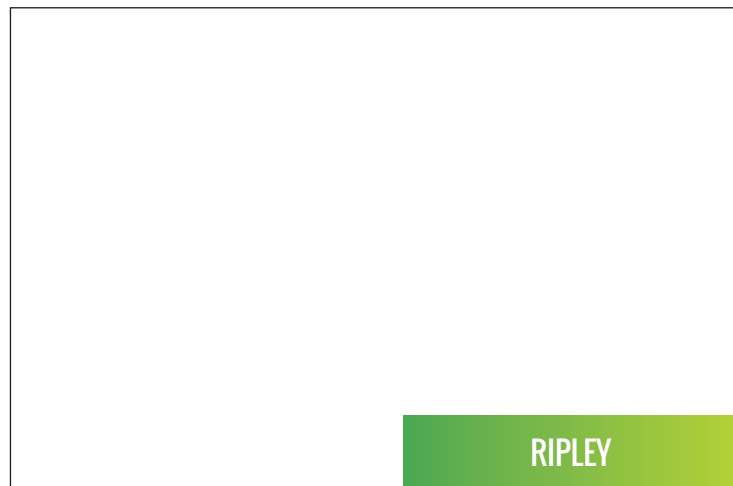
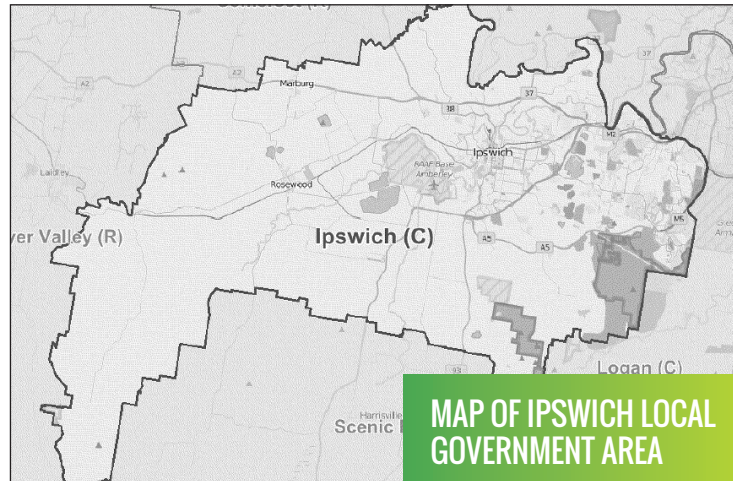
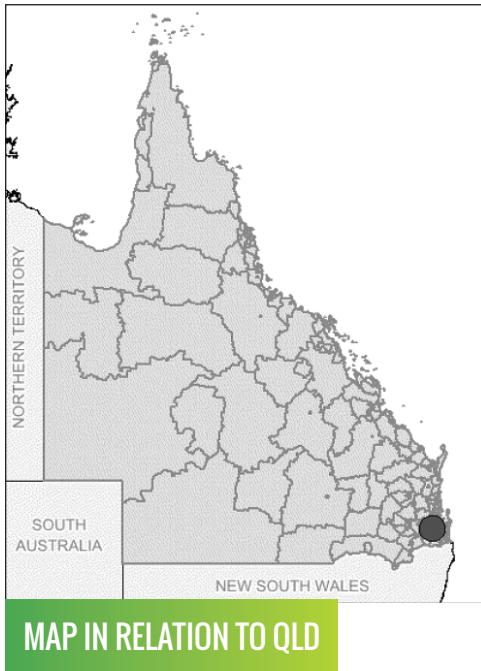
2217.6%

EMPLOYMENT

The top five industry subdivisions of employment for Ripley Statistical Area Level 2 (SA2) as at the 2016 Census of Population and Housing Data were:

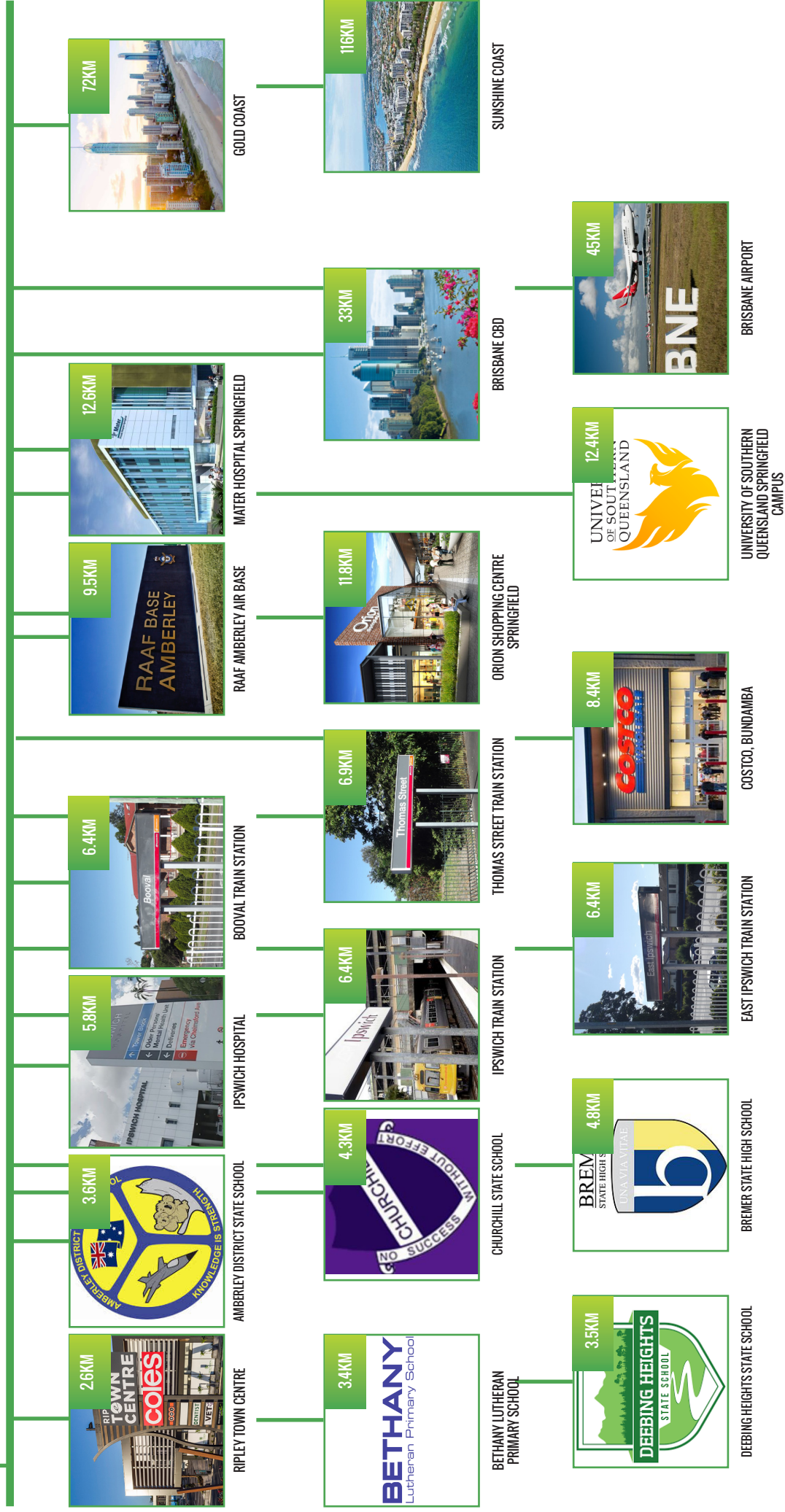
1. Preschool and School Education (7.7%)
2. Defence (7.2%)
3. Construction Services (5.8%)
4. Other Store-Based Retailing (5.1%)
5. Food and Beverage Services (4.7%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

RIPLEY

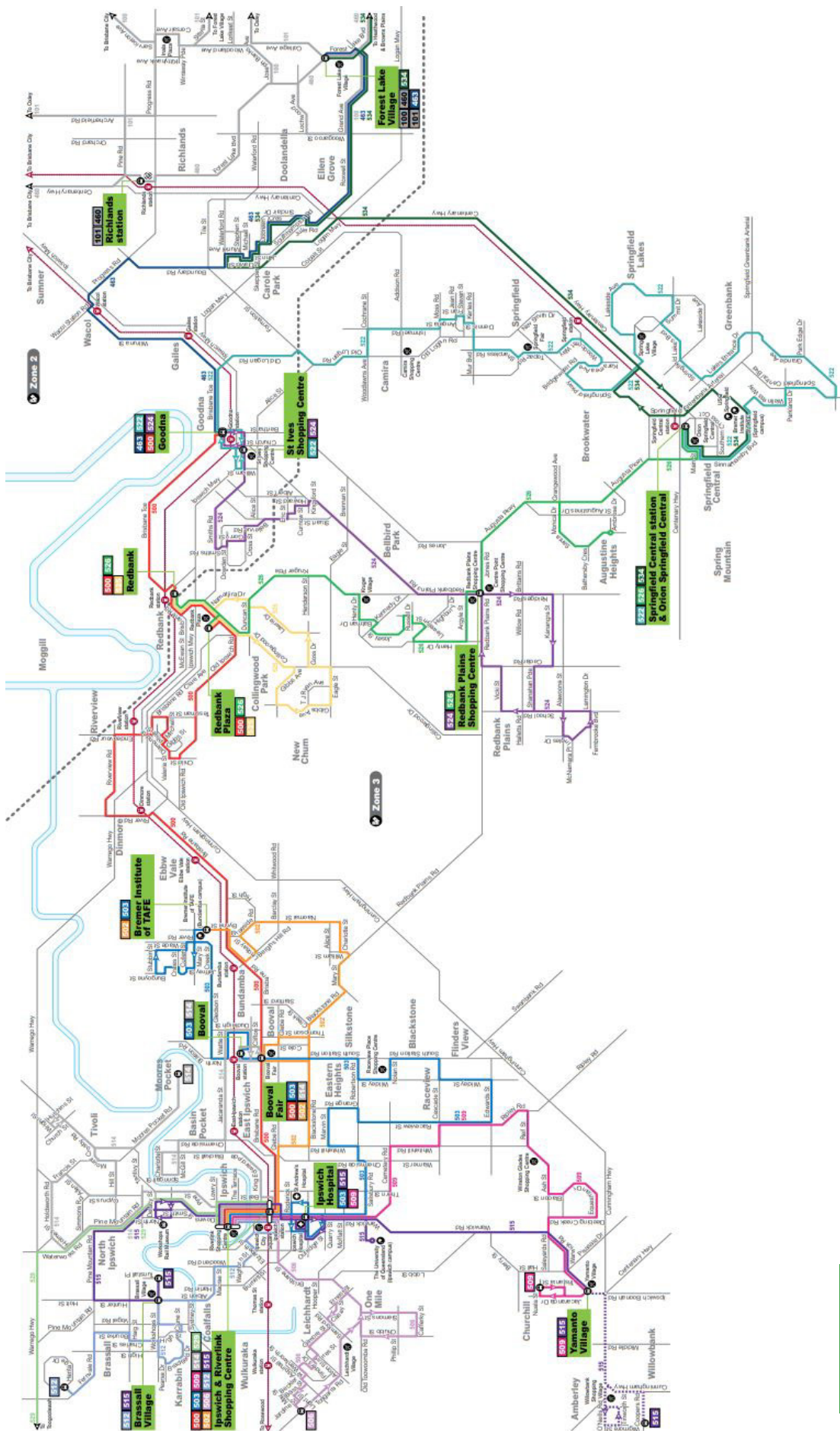


PUBLIC TRANSPORT



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
- 502 Bundamba to Riverlink Shopping Centre via Blackstone
- 503 Bundamba to Riverlink Shopping Centre via Eastern Heights
- 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 FlexiLink roam 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 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.

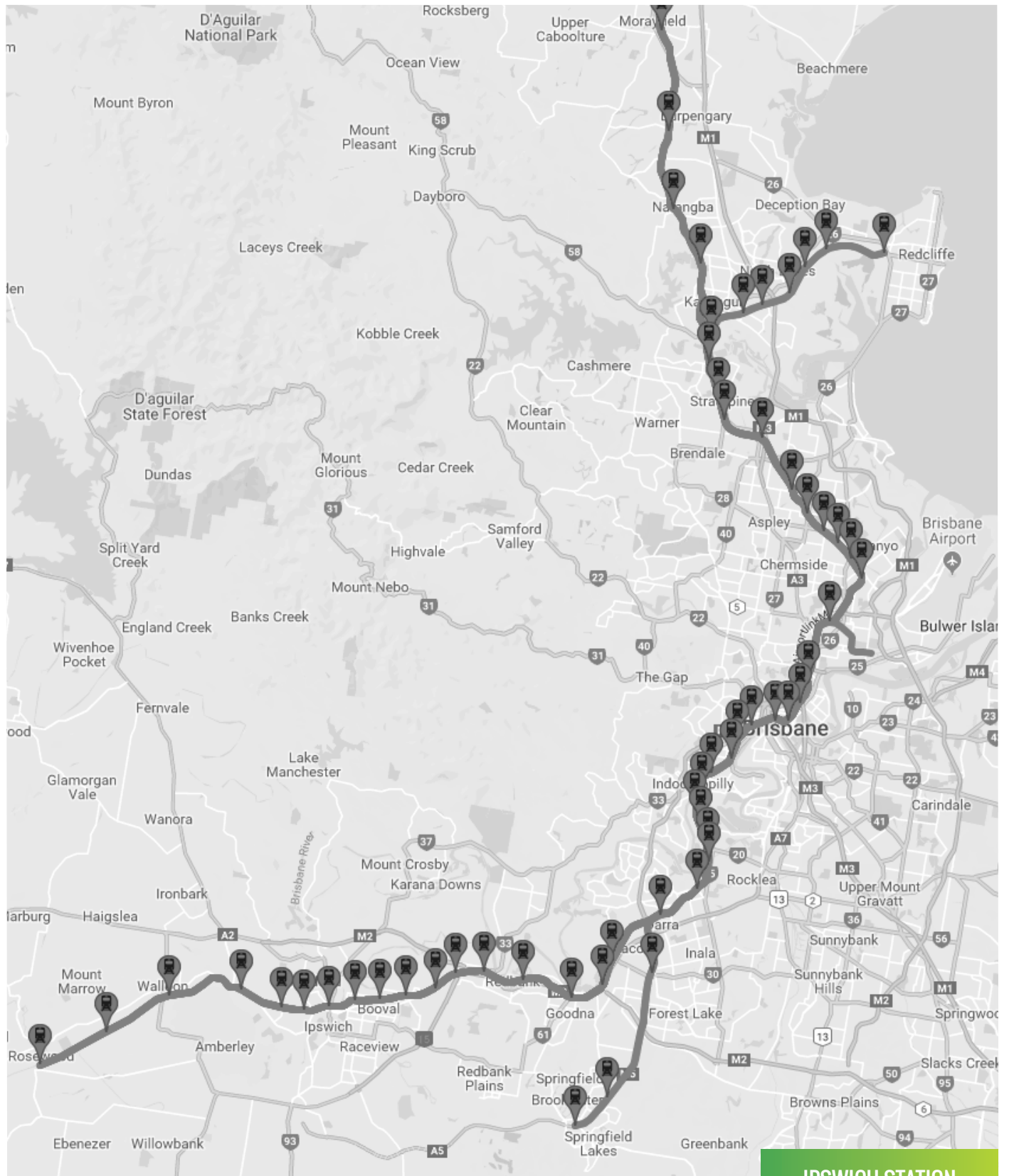
– Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.

7

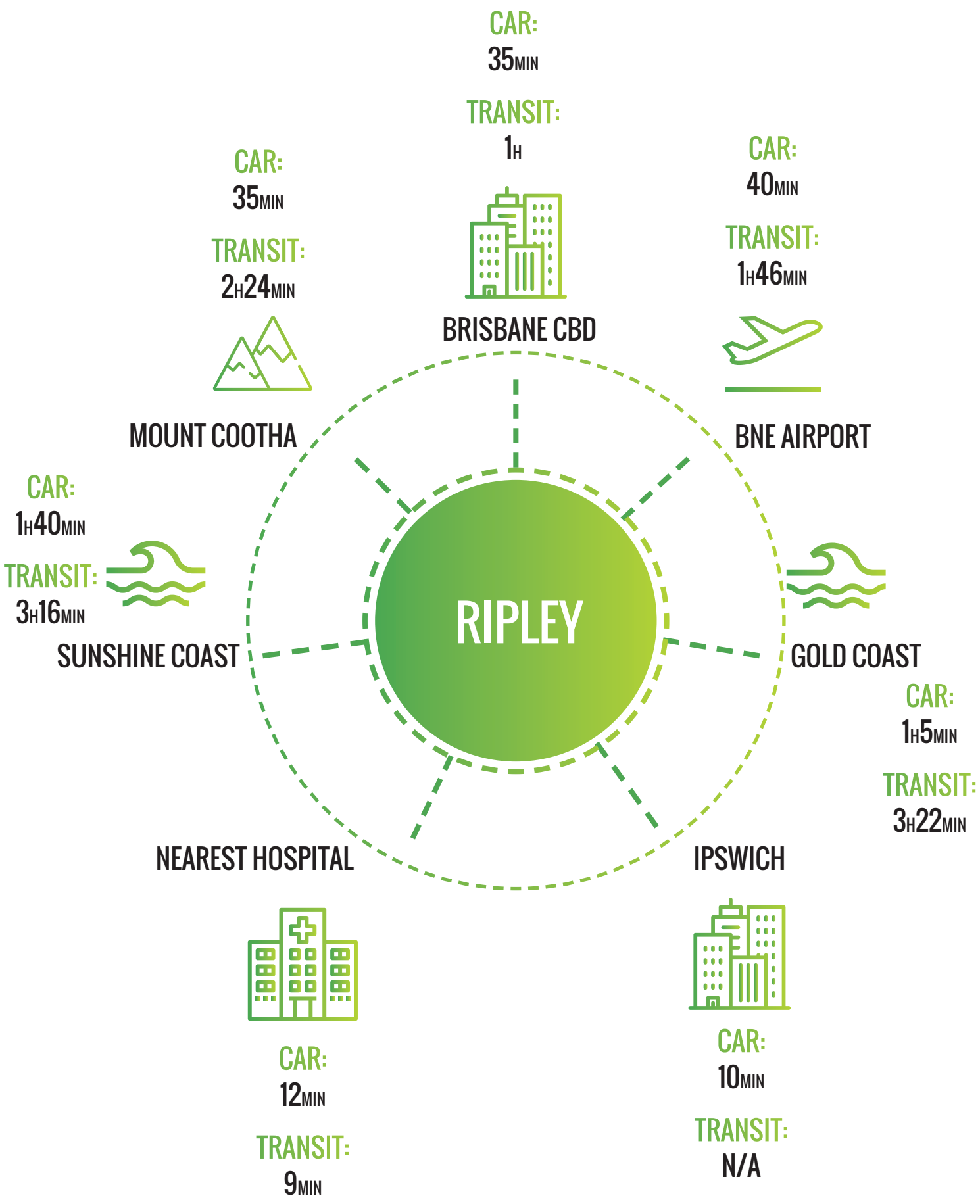
PUBLIC TRANSPORT

TRAIN LINE TO CBD



IPSWICH STATION
TO
BRISBANE CBD
APPROX 1 HOUR

TRAVEL TIME



* Car times from Ripley
* Transit times from Ipswich Train Station

POPULATION ANALYSIS

A large crowd of people is gathered outdoors, likely at a festival or public event. The scene is captured from a low angle, looking over the shoulders of people 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 behind, looking towards the crowd. The background is filled with many other people, some wearing hats and casual clothing. The lighting is bright, suggesting a sunny day, and there are some lens flare effects visible. A black rectangular box with white text is overlaid on the top left of the image.

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

Ripley SA2

- ERP of 5,451 persons as at 30 June 2017
- Average annual growth rate of 11.4% over five years
- Average annual growth rate of 7.5% over ten years

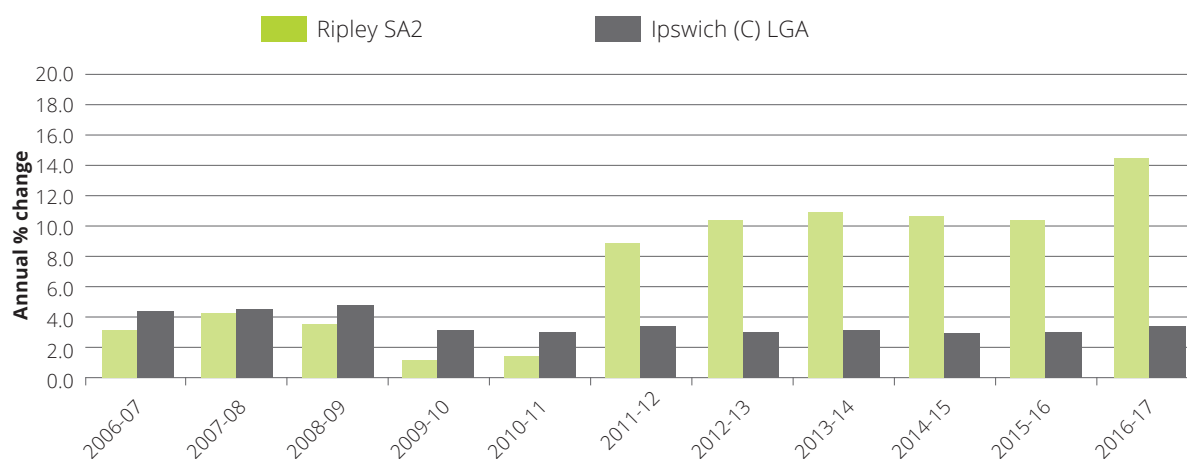
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR RIPLEY
SA2 WAS:

**5,451
PERSONS**

Estimated resident population, Ripley SA2 and Ipswich (C) LGA

SA2 / LGA	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Ripley SA2	2,654	3,183	5,451	7.5	11.4
Ipswich (C)	148,133	178,215	206,549	3.4	3.0

Estimated resident population growth, Ripley SA2 and Ipswich (C) LGA



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

Ripley SA2

- Population projected to be 126,334 persons as at 30 June 2041
- Increase of 14.0% per year over 25 years

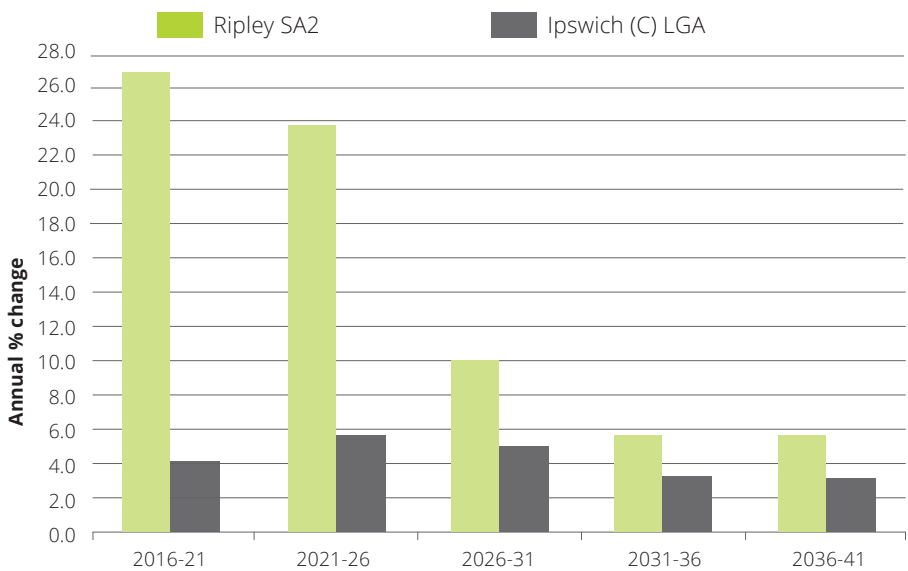
FROM 2016 TO 2041, THE
POPULATION FOR RIPLEY
SA2 IS PROJECTED TO
INCREASE FROM 4,767
PERSONS:
**TO 126,334
PERSONS**

Projected population, Ripley SA2 and Ipswich (C) LGA

SA2 / LGA	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Ripley SA2	4,767	15,568	45,153	72,827	96,381	126,334	14.0
Ipswich (C)	200,123	246,090	325,092	410,631	480,339	557,649	4.2

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

Projected population change, Ripley SA2 and Ipswich (C) LGA



DEMOGRAPHICS

Family Composition

Ipswich (C) LGA

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

Ripley SA2

- 1,274 families
- 50.8% of total families were couple families with children

THE PERCENTAGE OF TOTAL
FAMILIES IN RIPLEY SA2
WHICH WERE COUPLE
FAMILIES WITH CHILDREN
WAS
50.8%

Family composition^(a), Ripley SA2 and Ipswich (C) LGA, 2016

SA2 / LGA	Couple family with no children		Couple family with children		One-parent family		Total
	Number	%	Number	%	Number	%	Number
Ripley SA2	458	35.9	647	50.8	157	12.3	1,274
Ipswich (C)	15,875	31.7	22,872	45.7	10,474	20.9	50,060

(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

Ripley SA2

- 1,471 occupied private dwellings (or 99.1%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN RIPLEY SA2
WHICH WERE SEPARATE
HOUSES WAS:

99.1%

Occupied private dwellings^(a) by dwelling structure, Ripley SA2 and Ipswich (C) LGA, 2016

SA2 / LGA	Separate house	Semi-detached ^(b)	Apartment ^(c)	Caravan ^(d)	Other ^(e)	Total ^(f)
	- Number -					
Ripley SA2	1,471	4	0	0	0	1,484
Ipswich (C)	56,966	5,262	948	262	56	63,661

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

Ripley SA2

- 284 occupied private dwellings (or 19.1%) were fully owned

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN RIPLEY SA2
WHICH WERE FULLY OWNED
WAS:

19.1%

Occupied private dwellings^(a) by tenure type, Ripley SA2 and Ipswich (C) LGA, 2016

SA2 / LGA	Fully owned		Being purchased ^(b)		Rented ^(c)		Other ^(e)		Total ^(f)
	Number	%	Number	%	Number	%	Number	%	Number
Ripley SA2	284	19.1	774	52.2	396	26.7	0	0.0	1,484
Ipswich (C)	13,658	21.5	22,954	36.1	25,256	39.7	254	0.4	63,661

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Ipswich (C) LGA

- 3,148 approved new houses in the 12 months ending 31 October 2018
- \$821.8 million of building value in residential building approvals

Ripley SA2

- 690 approved new houses in the 12 months ending 31 October 2018
- \$181.5 million of building value in residential building approvals

THE NUMBER OF NEW
HOUSES APPROVED
IN RIPLEY SA2 IN THE
12 MONTHS ENDING 31
OCTOBER 2018 WAS

**690
APPROVALS**

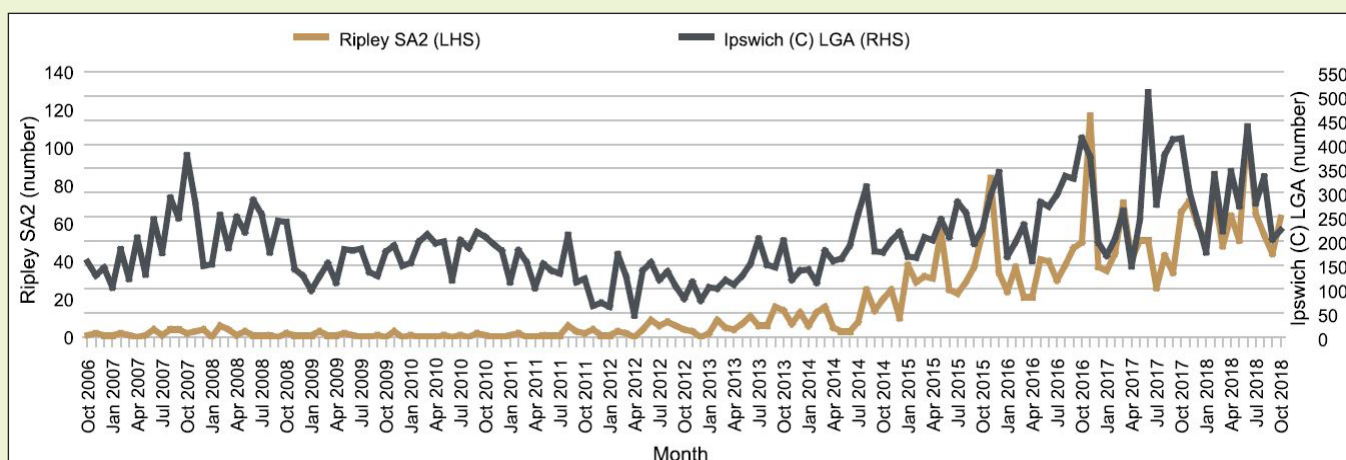
Residential and non-residential building approvals, Ripley SA2 and Ipswich (C) LGA, 12 months ending 31 October 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential		Non-residential		
	- Number -				\$'000	%	\$'000	%	\$'000
Ripley SA2	690	64	0	754	181,518	97.0	5,670	3.0	187,187
Ipswich (C)	3,148	213	2	3,363	821,811	70.2	348,033	29.8	1,169,844

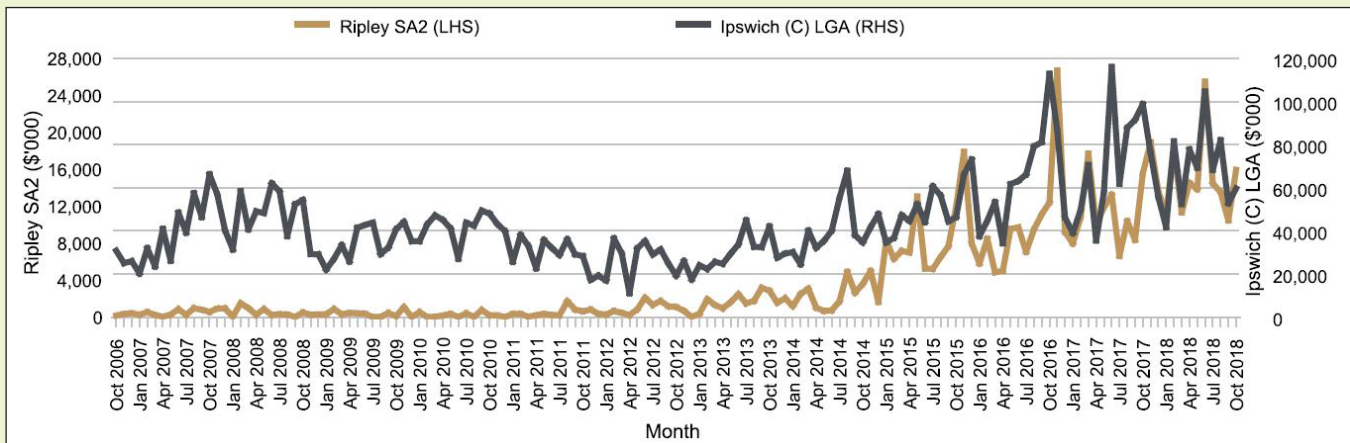
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

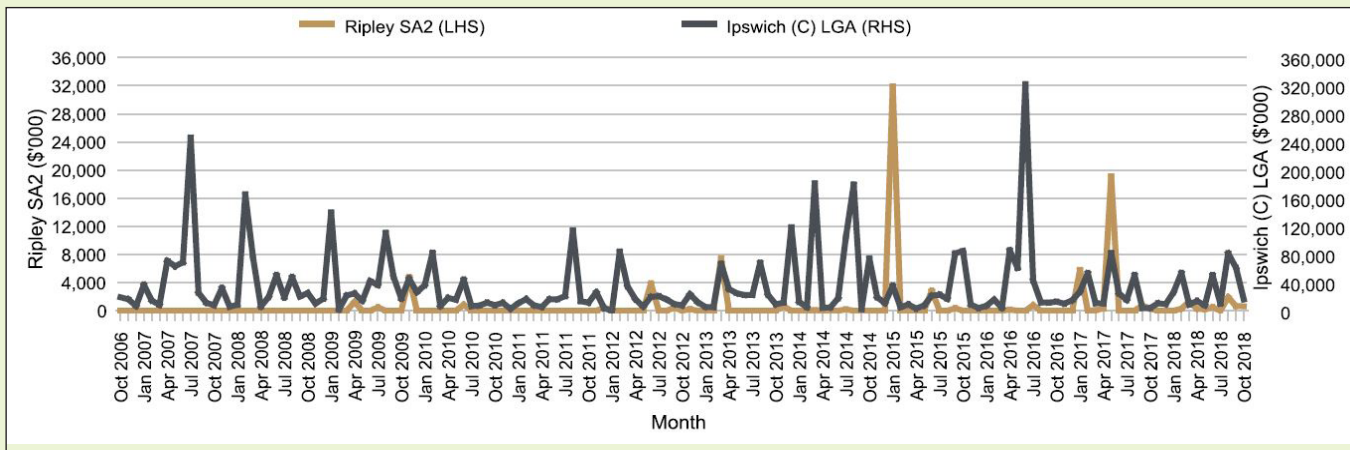
Number of residential building approvals, Ripley SA2 and Ipswich (C) LGA



Value of residential building approvals, Ripley SA2 and Ipswich (C) LGA



Value of non-residential building approvals, Ripley SA2 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

Ripley SA2

- 1 early childhood education and care service as at 31 August 2018
- 0 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, Ripley SA2 and Ipswich (C) LGA, 31 August 2018

SA2 / LGA	Family Day Care	Kindergar-tens	Long Day Care	School Aged Care	Limited Hours Care	Total ^(A)
	- Number -					
Ripley SA2	0	0	0	1	0	1
Ipswich (C)	11	26	75	41	0	156



EDUCATION

Schools

Ipswich (C) LGA

- 71 schools as at June 2018

Ripley SA2

- 1 school as at June 2018

Universities

Ipswich (C) LGA

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

Ripley SA2

- 0

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

Ripley SA2

- 0 police stations as at June 2018

Ambulance Stationss

Ipswich (C) LGA

- 4 ambulance stations as at June 2018

Ripley SA2

- 0 ambulance stations as at June 2018

Fire Stations

Ipswich (C) LGA

- 6 fire stations as at June 2018

Ripley SA2

- 1 fire station as at June 2018

HOSPITALS

Ipswich (C) LGA

- 7 hospitals as at June 2018

Ripley SA2

- 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

Ripley SA2

- 13.2% of employed persons worked in Public administration and safety industry
- 11.1% of employed persons worked in Health care and social assistance industry
- Highest specialisation ratio of 1.48 in Electricity, gas, water and waste services industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
EDUCATION
DEFENCE
CONSTRUCTION
OTHER RETAIL
FOOD & BEVERAGE

Employment by industry, Ripley SA2 and Ipswich (C) LGA, 2016

Industry	Ripley SA2		Ipswich (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	6	0.2	697	0.8	0.29
Mining	27	1.1	754	0.9	1.19
Manufacturing	219	8.6	8,425	10.0	0.87
Electricity, gas, water and waste services	47	1.9	1,060	1.3	1.48
Construction	238	9.4	7,049	8.4	1.12
Wholesale Trade	81	3.2	2,714	3.2	0.99
Retail trade	257	10.2	8,839	10.5	0.97
Accommodation and Food Services	123	4.9	4,655	5.5	0.88
Transport, postal and warehousing	117	4.6	5,464	6.5	0.71
Information media and technologies	21	0.8	884	1.0	0.79
Financial and insurance services	83	3.3	2,099	2.5	1.32
Rental, hiring and real estate services	40	1.6	1,384	1.6	0.96
Professional, scientific and technical services	112	4.4	3,697	4.4	1.01
Administration and support services	73	2.9	2,862	3.4	0.85
Public administration and safety	335	13.2	7,647	9.1	1.46
Education and training	241	9.5	6,846	8.1	1.17
Health care and social assistance	281	11.1	11,091	13.2	0.84
Arts and recreation services	21	0.8	826	1.0	0.85
Other services	106	4.2	3,324	3.9	1.06
Total (a)	2,532	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

Ripley SA2

- Median mortgage repayment of \$1,837 per month
- Average household size of 2.9 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
RIPLEY SA2 WAS:

**\$875 PER
WEEK**

Selected medians and averages by SA2, Ripley SA2 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
Ripley SA2	1,837	2,028	1,914	875	2.9	0.8
Ipswich (C)	1,600	1,581	1,410	667	2.8	0.8



IN THE MEDIA



Believe it or not, Ripley will get a train line ... eventually

Helen Spelitis, Queensland Times

February 20, 2018 5:09pm

RIPLEY residents need access to effective and affordable transport, sooner rather than later.

That's the message from Sekisui House, developer of major residential precinct Ecco Ripley, which has joined calls from civic leaders for work to start on Ipswich's rail line expansion now.

The [*Queensland Times reports*](#) the State Labor Government maintains it will build the promised extensions to the rail network, including two new stations at Ripley; Ripley North and Ripley Town Centre.

No date has been set and no budget allocated, however, the land for a future passenger line has been preserved since 2009.

Ripley is among the fastest growing suburbs in the state and in 2013 was designated by the State Government as a priority area for development, destined to be home to 120,000 people in the next 20 years.

Ripley Town Centre development manager Taku Hashimoto said Ripley and the surrounding area was on the cusp of some of the most significant projected population growth in Queensland and even Australia.

"The corridor between Ipswich and Springfield is already experiencing a rapid pace of growth and that will only continue well into the future, so this will require a focus on public transport solutions, including rail transport, in a timely manner," Mr Hashimoto said.

"The Queensland Government has specifically highlighted the Ripley region as a priority development area and is forecasting an ultimate population of 120,000 people over next 20 years.

"Early provision of rail line service in this area is critical to support the growth agenda in the Ripley region.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/queensland-government/believe-it-or-not-ripley-will-get-a-train-line-eventually/news-story/3e132642ca044bf78361cc07cb24951c>



Queensland's New Generation Rollingstock fleet is maintained at Wulkuraka in Ipswich.

“As the Ecco Ripley community continues to develop, and as future stages of Ripley Town Centre come to fruition, we want the community to have affordable transport choices that improve people’s access to services, employment and avoid social isolation, particularly for youth, seniors and other non-drivers.”

According to Ipswich City Council’s annual planning and development report, the top five areas for residential development in 2017 included Springfield Lakes, South Ripley, Ripley and Bellbird Park where a total of 1229 new homes were built.

Those suburbs also rank in the council’s top five suburbs for new lots created and new lots approved.

In 2020, two new schools will open in the Ripley Valley, according to a Labor election promise, catering for population growth. A third school will be built in Springfield.

But the corresponding transport infrastructure has not been prioritised by the State Government which says the extensions to the rail line, including adding stations at Ripley, Flagstone and Redbank Plains, won’t be built until after 2024, once the inner city Cross River Rail project has been finished.

Already more than 500 homes have been built in the Ecco Ripley community.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/queensland-government/believe-it-or-not-ripley-will-get-a-train-line-eventually/news-story/3e132642ca044bf78361cc07cb24951c>

Last year, 183 new homes were built in Ripley housing 545 people, according to Ipswich City Council's Planning and Development Annual Report Card. A further 301 homes were built in South Ripley, housing 956 people.

The \$1.5 billion Ripley Town Centre will be the beating heart of the \$500 million Ecco Ripley community.

Developer Sekisui House has proposed to build a state-of-the-art transit hub in its town centre.

Without a shift in government long-term planning, that won't include a rail line until 2031.



Original article can be found at:

<https://www.couriermail.com.au/news/queensland/queensland-government/believe-it-or-not-ripley-will-get-a-train-line-eventually/news-story/3e132642ca044bf78361cc07cb24951c>

\$1.5 billion town centre officially open for business

29th May 2018 9:00 AM

1

THE first stage of Ripley Town Centre officially opened on the weekend as the \$1.5 billion precinct is expected to be a catalyst for major regional growth during the next decade.

The milestone marks one of the first major regional infrastructure deliveries in the Ripley region since October 2010 when the State Government nominated it as a priority development area to accelerate development for the growth requirements in South East Queensland (SEQ).

The Ripley population is tipped to soar by almost 28% each year during the next eight years, which will underpin the growth requirements in SEQ. Latest data from Urbis shows the Ripley catchment will be the fastest growing suburb in Queensland until 2026.

This pace makes it one of Queensland's fastest-growing areas, with the district set to reach a scale comparable with Springfield or North Lakes in the future.

The State Government has spent upwards of \$1.5 billion on major infrastructure items in the western corridor since 2005, and a further \$500 million has recently been announced to support the corridor's growth objectives.

These include the \$366 million extension of the Centenary Highway, the extension of the passenger rail line from Darra to Springfield plus the Centenary Highway duplication to Springfield valued at \$1.27 billion, as well as a \$124 million extension of the Ipswich Hospital.

The \$40 million first installment of Ripley Town Centre, developed by Sekisui House and constructed by Hutchinson Builders, is anchored by a Coles store.

The first stage reflects a marketplace theme and spans 9400sqm, including 20 specialty businesses, commercial office space and 360 car parks to support the growing Ripley community.

Among the retailers are BWS, Madhouse Discount Ripley, APAR Hair Studio, Gold Class Nails, Orion Massage, Eco Shot Café, Mum's Bakehouse, Ripley News, Ecco Ripley Sales & Information Centre, The Discount Chemist, Ripley Dental Surgery, Ripley Veterinary Hospital and opening soon Ripley Medical Centre and Chinese Lor Restaurant.

Sekisui House Australia CEO Toru Abe described the town centre opening as a "game-changer" for the western growth corridor, noting it was set to become a vital commercial and community hub for southeast Queensland.

Mr Abe said the site would ultimately turn into a 25ha precinct offering up to 1,000,000sqm of planned commercial, office and retail floor space as well as a dining precinct, regional transit hub, community and entertainment facilities, health and education, open spaces and new inner-urban residential nodes.

"Ripley Town Centre will epitomize the 20-minute neighbourhood - with everything located within 20 walking minutes," he said.

The eco-friendly town centre recently received a 5 Star Green Star rating from the Green Building Council of Australia, after complying with strict criteria for sustainable design and construction across nine categories.

Mr Abe said the rating showed that Green Star transformation of the built environment wasn't confined to Australia's capital cities.

Original article can e be found at:

<https://www.qt.com.au/news/15-billion-town-centre-officially-open-business/3427494/>

"Regional projects can lead on sustainability," he said. "This project is packed with intelligent design features such as the rooftop solar that doubles as carpark shading and reduces greenhouse gas emissions up to 15 per cent.

"Sustainability excellence was a primary objective of the Ripley Town Centre project and this required innovative design and management to achieve high indoor environment quality, energy and water saving plus a selection of low-impact materials to minimise the impact on local ecology."

The heart of the centre offers a showpiece open air space, Satoyama Way. Landscaped with trees, green walls, water features and a range of seating areas, the design was based on the Japanese concept of Satoyama - harmonious interaction between nature and man-made environments. The area will be extended as the town centre grows.

Ripley Town Centre will hold a Main Street Festival on May 26, from 11am to 4pm, to mark the official opening and to celebrate growth and harmony in the region.

Celebrations will include sidewalk dining, live music, entertainment, kids cooking, kite flying, rock climbing, community displays, roving performers and a silent disco.

Mr Abe said the festival was designed to showcase.

Original article can e be found at:

<https://www.gt.com.au/news/15-billion-town-centre-officially-open-business/3427494/>

'Welcome to the boom town': Jobs, growth tipped for suburb

18th Jul 2018 1:00 PM

RIPLEY is in the midst of a decade-long population boom that will make it Queensland's fastest growing region and will house almost half of Ipswich's current population by 2036, according to new research from Urbis.

The report, commissioned by community developer Sekisui House, reveals that the region is ramping up population growth at an average of 27.6 per cent per annum between 2016 and 2026.

With this growth comes significant job creation for the region, the report shows employment projections in Ripley through to 2041 to be 9.8 per cent, compared with 2.6 per cent across the Ipswich local government area.

Sekisui House Australia, one of the region's biggest community developers delivering on the \$2 billion masterplan for Ripley Town Centre and the Ecco Ripley residential community, is one of the main drivers of this growth.

Sekisui House Australia CEO and managing director Toru Abe said the Urbis research underscores the group's commitment to the Ripley Town Centre masterplan.

"The population and employment forecasts confirm our faith in the future of the Ripley region and the broader Ipswich community," Mr Abe said.



First home buyer Divy Arvind Shah has found the perfect home for his budding family amongst the ever-growing Ecco Ripley community. James Tod

"We're at the very beginning of an incredible growth phase and we're excited to be playing a significant role in this transformation."

Early indicators of the region's growth are reflected in rising property values over recent years.

The Urbis report revealed that, at the end of December 2017, median prices for both house and land recorded peak levels across the catchment.

Original article can be found at:

<https://www.qt.com.au/news/ripley-fastest-growing-region-queensland/3470035/>

Price growth in the catchment also has been sharply higher than the wider Ipswich local government area.

The report shows median house prices in the Ripley catchment over five years to December 2017 rose 4.4 per cent, compared with 3.2 per cent across the Ipswich local government area.

Over six months to December 2017, median house prices surged 5.1 per cent compared with 3.8 per cent across Ipswich.

In addition three and four bedroom houses in the region are achieving rental premiums of 6.5 per cent and 2.7 per cent respectively over the wider Ipswich LGA figures.

First home buyer Divy Arvind Shah has found the perfect home for his budding family amongst the ever-growing Ecco Ripley community.

Within two days of discovering Ecco Ripley the Shah's had already finalised the transaction on their first home, and the family are just one example of home buyers who are here for the long run.

Two days is all it took for the new family to find their life-long home and finalise the transaction said Mr Shah.

"The purchase of our first home was stress free, Ecco Ripley has so much to offer us from the parklands to the natural environment," Mr Shah said.

Mr Shah said he chose Ecco Ripley over surrounding estates due to its promising future.

"The community is perfectly located, and with the Ripley Town Centre within walking distance it has so much growth potential.

"I wanted some where my family and I could thrive, and a prosperous community like Ecco Ripley would provide just that. We don't see ourselves living anywhere else.

"We are happy to own a home in a convenient and accessible location that provides so many lifestyle opportunities while also offering a secure, community-focused community

Original article can be found at:

<https://www.qt.com.au/news/ripley-fastest-growing-region-queensland/3470035/>

\$1.5 billion town centre officially open for business

29th May 2018 9:00 AM

1

THE first stage of Ripley Town Centre officially opened on the weekend as the \$1.5 billion precinct is expected to be a catalyst for major regional growth during the next decade.

The milestone marks one of the first major regional infrastructure deliveries in the Ripley region since October 2010 when the State Government nominated it as a priority development area to accelerate development for the growth requirements in South East Queensland (SEQ).

The Ripley population is tipped to soar by almost 28% each year during the next eight years, which will underpin the growth requirements in SEQ. Latest data from Urbis shows the Ripley catchment will be the fastest growing suburb in Queensland until 2026.

This pace makes it one of Queensland's fastest-growing areas, with the district set to reach a scale comparable with Springfield or North Lakes in the future.

The State Government has spent upwards of \$1.5 billion on major infrastructure items in the western corridor since 2005, and a further \$500 million has recently been announced to support the corridor's growth objectives.

These include the \$366 million extension of the Centenary Highway, the extension of the passenger rail line from Darra to Springfield plus the Centenary Highway duplication to Springfield valued at \$1.27 billion, as well as a \$124 million extension of the Ipswich Hospital.

The \$40 million first installment of Ripley Town Centre, developed by Sekisui House and constructed by Hutchinson Builders, is anchored by a Coles store.

The first stage reflects a marketplace theme and spans 9400sqm, including 20 specialty businesses, commercial office space and 360 car parks to support the growing Ripley community.

Among the retailers are BWS, Madhouse Discount Ripley, APAR Hair Studio, Gold Class Nails, Orion Massage, Eco Shot Café, Mum's Bakehouse, Ripley News, Ecco Ripley Sales & Information Centre, The Discount Chemist, Ripley Dental Surgery, Ripley Veterinary Hospital and opening soon Ripley Medical Centre and Chinese Lor Restaurant.

Sekisui House Australia CEO Toru Abe described the town centre opening as a "game-changer" for the western growth corridor, noting it was set to become a vital commercial and community hub for southeast Queensland.

Mr Abe said the site would ultimately turn into a 25ha precinct offering up to 1,000,000sqm of planned commercial, office and retail floor space as well as a dining precinct, regional transit hub, community and entertainment facilities, health and education, open spaces and new inner-urban residential nodes.

"Ripley Town Centre will epitomize the 20-minute neighbourhood - with everything located within 20 walking minutes," he said.

Original article can be found at:

<https://www.qt.com.au/news/15-billion-town-centre-officially-open-business/3427494/>

The eco-friendly town centre recently received a 5 Star Green Star rating from the Green Building Council of Australia, after complying with strict criteria for sustainable design and construction across nine categories.

Mr Abe said the rating showed that Green Star transformation of the built environment wasn't confined to Australia's capital cities.

"Regional projects can lead on sustainability," he said. "This project is packed with intelligent design features such as the rooftop solar that doubles as carpark shading and reduces greenhouse gas emissions up to 15 per cent.

"Sustainability excellence was a primary objective of the Ripley Town Centre project and this required innovative design and management to achieve high indoor environment quality, energy and water saving plus a selection of low-impact materials to minimise the impact on local ecology."

The heart of the centre offers a showpiece open air space, Satoyama Way. Landscaped with trees, green walls, water features and a range of seating areas, the design was based on the Japanese concept of Satoyama - harmonious interaction between nature and man-made environments. The area will be extended as the town centre grows.

Ripley Town Centre will hold a Main Street Festival on May 26, from 11am to 4pm, to mark the official opening and to celebrate growth and harmony in the region.

Celebrations will include sidewalk dining, live music, entertainment, kids cooking, kite flying, rock climbing, community displays, roving performers and a silent disco.

Mr Abe said the festival was designed to showcase

Original article can be found at:

<https://www.gt.com.au/news/15-billion-town-centre-officially-open-business/3427494/>

\$1b Springfield development deadline brought forward



by [EMMA CLARKE](#)

22nd Feb 2017 3:26 PM

IPSWICH retirees are beating investors to the market, with the majority of interest in Aveo Springfield's \$1 billion development coming from locals.

ADVERTISING

The retirement village project is tracking strongly and set to be delivered ahead of schedule June.

Aveo executive general manager of developments Gary Kordic said interest was predominately from local seniors looking to retire close to home.



Aveo's Springfield development is running ahead of schedule. File

More than 80% of the 300 sales enquiries received to date have come from Ipswich suburbs.

"It's great to see strong local interest from the Springfield area, with buyers attracted to the accessible and interconnected village design with a range of lifestyle, health, and care services right at their doorstep," he said.

"In addition to 66 independent living units, building A will boast a dining and bar area, café, fully-equipped gym, specialist suit, and hairdresser from mid-year, along with a shared community recreational park open to the public.

Original article can be found at:

<https://www.qt.com.au/news/1-billion-springfield-development-deadline-brought/3146277/>



Aveo's Springfield development is running ahead of schedule.

"Having been designed as a social and intergenerational community, Aveo Springfield will provide a supportive environment for residents with an array of living options, including a full-service aged care facility, to meet their long-term needs."

How the project has unfolded:

April 2016: [Aveo Group started work on the 20-year project](#) which was set to deliver the country's largest fully-integrated, age-friendly retirement village and hundreds of new jobs to the emerging city of greater Springfield.

January 2017: [The sales suit opened](#) as more than 60 retirement apartments were set to see their first residents move in this year.

February 2017: The completion date for the first stage, 66 apartments, moved forward to June.

Original article can be found at:

<https://www.gt.com.au/news/1-billion-springfield-development-deadline-brought/3146277/>

'Parks, shops, restaurants': 20 developments coming soon



SINCE its development 25 years ago Springfield has been growing at a rapid rate.

Now home to one of Queensland's fastest growing suburbs - Spring Mountain with capital growth of 103.6 per cent - the population is expected to grow by 6 per cent a year for the next 20 years.

Spring Mountain at Greater Springfield is the fastest growing suburb in the Ipswich Region and the state's second best performing suburb.

New research shows that Springfield Central is positioned to be the work, study and services hub of a catchment of 350,000 people by 2036.

And once complete, Springfield Central's 360ha heart will be twice the size of Brisbane's CBD.

Here's what developers are bringing to Springfield.

1. Extension to Springfield Fair

Developers have applied to extend Springfield Fair and add another 476m² of gross floor area.

The centre currently is home to a Coles and 17 retail outlets.

Original article can be found at:

<https://www.couriermail.com.au/news/regional/parks-shops-restaurants-20-developments-coming-soon/news-story/b9943c2fcb3f0b4233bc1e579cc476ca?login=1>

In a report submitted to the council the plans outline the proposed tenancies are two physically separated pavilion style buildings, adjacent to the main pedestrian entrance to the shopping centre and are intended to provide a more contemporary shopping centre experience where lifestyle and entertainment options are provided to compliment the retail activities.

To accommodate these tenancies, reconfiguration of some carparking, pedestrian access and loading and taxi zones is required.

Council is yet to make a decision.

2. Townhouses

A development plan was approved by Ipswich City Council in May for 118 attached town houses at Springfield Lakes.

The property is described as 17 Springfield Lakes Boulevard, 15 and 17 View Point Drive and 13 Spring Ave Springfield Lakes, and an application to start road and drainage work currently sits before the council.

Plans include a communal area and the three bedroom townhouses to be completed over five stages.

Original plans for the site were for 127 attached dwellings.

3. Shops, childcare centre, retail warehouse, restaurant and medical centre at Springfield Lakes.

Developers want to extend the Spring Lake Metro Centre.

A material change of use for a 76 child capacity child care centre, and shop, restaurant, medical centre, fast food premises, commercial premise and or vet clinic and motel extension has been submitted to the council.

The extension will increase the centre's floor area by 2370m².

Currently the area is home to a tavern, McDonald's and 23 retail shops.

4. Idea City

Land bordering Sinnathamby Blve, Sportstar Drv and Spring Mountain Blvd has been cleared for Springfield City Group's future vision for Idea City.

The land borders Sinnathamby Blve, Sportstar Drv and Spring Mountain Blvd.

On their website Springfield City Group say the IDEA City precinct is designed to engage and encourage innovation, design, entrepreneurship, and art.

Idea City's individual neighbourhoods will connect seamlessly to surrounding health and education zones.

Original article can be found at:

<https://www.couriermail.com.au/news/regional/parks-shops-restaurants-20-developments-coming-soon/news-story/b9943c2fcb3f0b4233bc1e579cc476ca?login=1>

While Idea City will maintain a strong research focus to commercialise innovation in partnership with government and business - particularly focused on the physical-digital fusion that is happening between old and new sectors of the economy.

The Idea precinct and planning concept was showcased to potential investors recently.

5. Health City

THE future vision for Springfield's Health City includes another university, a living lab and more public hospital places.

International design firm Broadway Malyan won the chance to design the 52ha site.

Springfield City Group has taken the plans to Melbourne and Sydney as SCG looks Australia-wide and internationally for investment partners to make the design a reality.

The winning design includes a multi-level John Nugent Way, including cafes, playground and a jogging track all with a health park at the centre.

There's bikes for hire, an expanded Mater Hospital with a mental hospital, medical research facilities, a technology centre and more.

The Mater has approval to expand to 1200 beds and Aveo has approval for 2500 units.

6. Pilates Studio

An application has been received to convert retail tenancies on Wellness Way and Specialist Lane into space for a Pilates studio.

Springfield City Group submitted the application on behalf of the land owner, the intended user is Studio Pilates.

The application was submitted last month.

7. Fast food, office space and retail warehouse

An application to undertake road works stormwater, drainage work, earthworks and signage has been submitted for a site at 11-17 Commercial Drive Springfield.

If approved the works will mark the start of the development of a fast food premises, professional office and retail warehouse which was approved by the council in January.

The development is for a drive through fast food premises and offices or retail warehouse tenancy on a 4,609m² parcel of land.

8. District Park

Lendlease is looking to creat a district park at Spring Mountain.

Original article can be found at:

<https://www.couriermail.com.au/news/regional/parks-shops-restaurants-20-developments-coming-soon/news-story/b9943c2fcb3f0b4233bc1e579cc476ca?login=1>

An application to reconfigure a three lots into six has been submitted to Ipswich City Council on November 14.

The proposed development is over 152ha of vacant land located at 7001 Sinnathamby Boulevard, 7001 and 7003 Grande Avenue, Spring Mountain.

9. Keema car dealership

THE first of three Keema Group dealerships in Springfield is currently under construction.

The dealership was originally thought to sell luxury cars, but plans lodged with Ipswich City Council showed Hyundai branding back in May.

Keema is building the dealership on the corner of Augusta Parkway and Technology Drive, just past McDonalds.

The plans for the large modern showroom in Augustine Heights were first approved in August last year.

In October earthworks were approved for the automall site and an application to undertake landscaping is currently waiting for approvals.

10. \$9.89 million school hall.

HUTCHINSON Builders has been awarded the contract to build a \$9.89 million multi-purpose hall at Springfield Central State High School.

The hall is expected to be finished by 2020 and includes two basketball courts, a kinesiology laboratory, change rooms and amenities, as well as meeting rooms.

11. Parkside Apartments

PLANS for the second stage of Springfield City Group's Parkside Apartments have been approved by Ipswich City Council.

The plans include an apartment building, commercial spaces, medical centre, general store and real estate office as well as restaurants.

Stage one included 66 units across eight residential levels and two carparking levels.

Now stage two has been approved, an apartment building with 74 units on six levels will be constructed.

A further two car parking levels, local shops and a fast food premises are a part of the initial development approval.

The proposal includes a 25m lap pool, an outdoor yoga and gym area, communal space and barbecue areas.

The whole development is bordered by Ian Keiler Drive and Barry Alexander Drive and backs onto Robelle Domain.

Original article can be found at:

<https://www.couriermail.com.au/news/regional/parks-shops-restaurants-20-developments-coming-soon/news-story/b9943c2fcb3f0b4233bc1e579cc476ca?login=1>

12. Three-storey classroom at St Peters

A THREE-level flexible learning space has been approved for construction at the growing Springfield school.

St Peters Lutheran College at Springfield has secured Ipswich City Council approval to build stage three of its facility.

The building will cater to the school's Prep Year to Year 12 students and feature eight flexible learning spaces and an iSTEM lab.

13. Interim car park on Wellness Way, Springfield Central

Springfield Land Corporation submitted an application for a health city commuter car park in October.

14. Masters plans

PLANS have now been revealed to turn the old Masters building into a retail warehouse with up to 10 business.

The plans include a restaurant, medical centre, 24-hour gym, play centre and cafe, 122-place child care centre and local shops, including a chemist.

Nationally, Home Consortium plans to re-purpose the former Masters stores into multi-tenant large format centres, with a focus on retail showroom and homemaker uses.

A current area development plan for a retail warehouse, restaurant, medical centre, indoor recreation (gym and play centre), child care centre and local shops (chemist and pharmacy) was submitted to council in June but online records show no decision has been made yet.

15. Springfield Lakes South Neighbourhood Centre

A NEW shopping centre, child care centre, car wash and service station is planned for a corner block on Grande Ave and Springfield Greenbank Arterial at Springfield Lakes. An application was submitted to the council in April but no decision has been made on the application yet.

16. Childcare centre

A CHILDCARE centre at Brookwater was given the green light in July. The centre will cater for up to 105 children and will operate from 7am-6pm weekdays at 22 Magnolia Drive.

17. 2277 Apartments

LAND being cleared on Eden Station Drv adjacent the Springfield Central train station marks the start of a \$6.3 billion development in Springfield.

Original article can be found at:

<https://www.couriermail.com.au/news/regional/parks-shops-restaurants-20-developments-coming-soon/news-story/b9943c2fcb3f0b4233bc1e579cc476ca?login=1>

The land clearing is for the next stage of the Brookwater residential, Central Garden Apartment project and the City Centre North development project.

The full development will see about 10,000 apartments delivered in five stages as well as extensive commercial and retail spaces and is expected to create thousands of jobs.

A development application was approved for stage one of the project, 2277 apartments located between Augusta Parkway and Eden Station Drive on January 29.

Plans for the residential community include basement car parking and a residents-only club house designed to house pool, gym, childcare and cooking facilities.

A 1500m² local activity centre will be incorporated providing space for shops, cafes, a medical centre and more.

Another 2000m² has been set aside for business use and 5000m² for community facilities.

In the centre of the development a private water body and publicly accessible open space has been planned.

18. Mega Playground

PLANS have been approved to build a million dollar, three-storey, mega playground.

Development application material shows plans to build three trampolines, a large webbed climbing apparatus and two large, elevated slides.

Developer Mirvac submitted the plans to Ipswich City Council on May 15.

The three-storey playground will be built on Ipswich City Council-owned land at 130 Southern Cross Circuit.

Ipswich City Council approved the plans on June 26 for a currency period of six years.

19. Kalina

Stockland is currently building their new Kalina community in Springfield.

A central and a network of walking trails feature in plans for the master-planned community.

Construction on the \$121million development started in September.

Kalina Springfield's first land release will include 20 lots ranging in size from 313sqm to 595sqm, with prices from \$241,900 to \$324,900.

Original article can be found at:

<https://www.couriermail.com.au/news/regional/parks-shops-restaurants-20-developments-coming-soon/news-story/b9943c2fcb3f0b4233bc1e579cc476ca?login=1>

The masterplan includes 10.3ha of dedicated open space including a 5000sqm central park and a scenic network of walking and cycling trails winding past bushland.

20. Springfield Rise

The massive Springfield Rise estate at Spring Mountain continues to grow.

Once completed the massive estate is predicted to be home to about 12,000 people in 4,000 homes across 12 addresses.

Lendlease, the company developing the residential estate, have released four addresses to date - Creekwood, Park Lane, Forrest Ridge and The Highlands - with the rest to come in future stages.

Development approvals from Ipswich City Council have been received for an additional 350 lots across two further addresses, Sunset Ridge and The Boulevard.

Original article can be found at:

<https://www.couriermail.com.au/news/regional/parks-shops-restaurants-20-developments-coming-soon/news-story/b9943c2fcb3f0b4233bc1e579cc476ca?login=1>

550 jobs in new hi-tech Redbank development

by [HAYDEN JOHNSON](#)

5th Jul 2018 3:21 PM | Updated: 6th Jul 2018 10:15 AM

A NEW hi-tech parcel centre to handle the increase in online shopping will be opened by Australia Post at Redbank.

The 50,000 square metre distribution and sorting centre is due to open by Christmas 2019 and replace the existing centre at Underwood.

Ipswich City Council Economic Development and Digital City committee chairman Paul Tully welcomed the announcement and the boost in jobs it would provide.

"This is great news for local jobs with some 550 people needed to run the new centre," he said.

"It also marks a significant return to Ipswich for the postal and delivery giant since the closure of the Booval Mail Sorting Office some years ago.

"The new centre will be located at Redbank Motorway Estate in the city's rapidly growing logistics hub."

The parcel-handling facility will be located in Robert Smith St Redbank opposite the recently announced Rheinmetall defence development.

"This is an absolute boon for our city," Cr Tully said.

"The centre will handle up to 40,000 parcels per hour, significantly more than the current Australia Post centre at Underwood.

"Ipswich is well on the way to becoming one of the biggest logistics hubs in southeast Queensland."

Park 'n' ride upgrade to add 650 new car spaces

Julie Sanderson, South-West Satellite

September 12, 2018 9:33am

TRANSPORT and Main Roads Minister Mark Bailey has announced the final go-ahead for the multistorey Springfield Central Park 'n' Ride, with the Government finally securing the land for the upgrade.

State ALP MP for Jordan Charis Mullen and Mr Bailey today announced the \$44 million carpark would create an additional 650 spaces, bringing the total available to 1100.

The parking upgrade was an election promise made by Ms Mullen during the 2017 State election campaign.



Overflow parking next to Springfield Central Train station. Picture: Richard Walker
“We hope to have the detailed design completed by the end of this year, which will also include local and state road arrangements, pedestrian movements and vehicle access,” Ms Mullen said.

She said the access would take into account the proximity of the station to the roundabout at Springfield Greenbank Arterial and the Centenary Highway off-ramp.

Original article can be found at:

<https://www.couriermail.com.au/questnews/southwest/land-decision-made-on-springfield-central-multistorey-park-n-ride/news-story/0c12b6bdb25e2c923334920ac78dfc25>



Overflow parking next to Springfield Central Train station — Picture: Richard Walker
In relation to a recent spate of warning tickets issued by the Ipswich City Council to commuters parking near the station, Ms Mullen said she had spoken with new Ipswich City Council Administrator Greg Chemello and would be meeting with him this week to discuss options to assist commuters during the construction of the new carpark.

“Time frames for the construction will be known once the detailed design has been finalised, but I have been assured by the Minister that we will work to construct the new facility as quickly as possible,” Ms Mullen said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/southwest/land-decision-made-on-springfield-central-multistorey-park-n-ride/news-story/0c12b6bdb25e2c923334920ac78dfc25>

DEVELOPMENTS

Another Million Dollar Project For Ripley

March 24, 2017



A new \$180 million masterplanned residential village named Montereia Ripley has been launched in Ipswich's booming Ripley Valley growth corridor, an area currently at the centre of billions of dollars' worth of residential development.

The 900-lot Montereia project will add to a list of existing projects in the area, including the 7,000-lot Amex Corporation developed Providence South Ripley and the 2000-lot Ecco Ripley project.

Montereia Ripley is being developed by Gerry and Patrick McHale and will feature 900 home sites on a land area of approximately 146 acres within the picturesque Ripley Valley, and the new development will feature 22 acres of "green open space" as part of its Green Space Master Plan.

Recently released traffic data for 2016 confirmed that South Ripley and Springfield were indeed booming. The data, for council-controlled roads in 2016, counted daily volume of traffic with Ripley Rd recording a 68% increase in vehicles using it from 2015.

The area is extremely popular with first home buyers with 90% of buyers at Providence being owner-occupiers, according to its sales and marketing agent Brinton Keath of Oliver Hume.

Original article can be found at:

<http://ipswichinvestor.com.au/another-million-dollar-project-for-ripley/>

Mr Keath, Oliver Hume's Joint Managing Director in Queensland, said the Ripley Valley would continue to experience strong demand while lots remained affordable and community infrastructure continued to come on line.

"We expect developments with family-style infrastructure – like the new waterpark and community centre at Providence – will be popular with buyers and they will separate themselves from the competition in terms of price growth," he said.

About 120,000 people are expected to call the Ripley Valley home over the next 20 years and construction is underway on the \$1.5 billion Ripley Town Centre.

Monterea marketing agent, Ray White's Jamie Martin, said 20 sales had already been achieved in the first stage of the project, with land prices starting from \$166,000 and lots ranging in size from 300 sqm to 531 sqm.

"The first stage release of 53 lots is under construction with completion due in May while stage two has now commenced construction of 53 lots," Mr Martin said.

MONTEREA
Ripley



SA saunders
havill
group

PROJECT MARKETING BY
Ray White

Scale 1:1000

MONTEREA ROAD PROPOSED MASTER PLAN 01
REVISED 10/01/2017 • 10/01/2017 • 10/01/2017

"The green space will play host to a range of recreational amenities including open turf areas for kick and play, an adventure playground, BBQ shelters and water fountains, sheltered picnic areas, walkways, multi-sports court and public amenities," he said.

"Montere Ripley forms an integral part of the Montere Neighbourhood Village and will be located directly next door to a proposed 8000 sqm shopping centre including

Original article can be found at:

<http://ipswichinvestor.com.au/another-million-dollar-project-for-ripley/>

a major supermarket, speciality retail shops and commercial precinct with a total of 636 car parks.

“The village will also feature two sporting ovals with club house, BBQ facilities and children play area.”

Contract is awarded for new Springfield hospital



by [PFOLEY](#)

26th Mar 2014 6:00 AM



WATPAC has been awarded a \$47 million contract for Stage 1 construction works on the new Mater Private Hospital at Springfield.

The hospital will be at Springfield Central in Health City - a 52ha master-planned health precinct designed by Springfield Land Corporation in collaboration with Harvard Medical International.

Stage 1 of the hospital, which has a total development value of \$85 million, involves construction of a six-level, 10,000sq m hospital comprising four operating theatres, an inpatient unit, a day surgery unit and Greater Springfield's first cancer care centre.

Watpac Construction state manager Mark Spry said construction would start next month.

"We are delighted to be working with Mater on such a significant hospital project, which will draw on our considerable experience in the design and delivery of major health, science and research facilities across the country," Mr Spry said. "The project will create up to 150 jobs during construction and is scheduled for completion in late 2015."

Watpac chief executive Martin Monro said the project was a welcome addition to its growing national contracting portfolio, which was now approaching \$2 billion.

Original article can be found at:

<https://www.qt.com.au/news/contract-is-awarded-for-new-springfield-hospital/2210166/>

"This is a great addition to our workbook and a strong endorsement of Watpac's skills and experience in the design and delivery of major health infrastructure projects," Mr Monroe said.

"The new hospital is a major step forward in the evolution of Health City and we are very proud to be working with Mater to deliver a first-rate health care environment for Greater Springfield and the growing south-west corridor."

The Federal Government contributed \$21.4 million towards the new cancer care centre, which will provide a linear accelerator and 15 medical oncology treatment chairs.

Mater Health Services unveiled plans to build the hospital last May to eliminate the need for residents to travel into the city for care.

At the sod-turning last October, Mater Private Hospitals executive director said his organisation had identified a need for people in the Springfield and surrounding areas to have better access to health care services.

"This one of the fastest-growing regions in Queensland," he said.

Original article can be found at:

<https://www.qt.com.au/news/contract-is-awarded-for-new-springfield-hospital/2210166/>

GRAND OPENING: Free stuff up for grabs at new food precinct

by [EMMA CLARKE](#)

16th Apr 2018 7:00 AM

IPSWICH diners are fast developing an obsession with American food.

First there was Krispy Kreme and Carl's Jr Burger at Redbank Plains, another Carl's will open in West Ipswich in June and super-sized grocery store Costco will open by the end of the year.

Many companies have the intention to expand and they're strategically placing themselves to cash in on the action.

Redbank Plains' population is experiencing massive growth with annual increases of 10.4 per cent per annum and within 350 metres of the newest development in town, a 750 student school is proposed for the coming years.

The \$25 million Redbank Plains Commercial Hub officially opens this week and developer Todd Brown says its new home is no coincidence.

He said the centre provided a strategic convenience option for Redbank Plains' rapidly growing population base.

"Where else in Ipswich can you drive through, grab some donuts, a barista made coffee and a burger or kebab, fill your car with fuel and leave without the hassle that most large shopping centres create?

"After so much planning and construction, this marks a major milestone and brings a much-needed range of services to the Redbank Plains community.

"We're here to ensure the ongoing success of all our tenants and support local business in this fast growing region."

#####

WHAT: Grand opening, Redbank Plains Commercial Hub

WHEN: Thursday, April 19

WHERE: 588 Redbank Plains Rd

SPECIAL DEALS

** 99 cent pancakes at Carl's Jr

** Choose any 12 donuts, get another 12 for \$5 at Krispy Kreme

** Free barista coffee, food sampling, 5 cents per litre off fuel at Caltex's The Foodary

A Caltex service station anchors the new centre and ten commercial tenancies including Origin Kebabs.

The centre is the first complex to house five drive-throughs on site.

<https://www.qt.com.au/news/fast-foodary-party-has-free-perks-at-grand-opening/3387939/>

The Caltex service station's new concept known as 'The Foodary' will be treating visitors to free barista coffee, five cents-per-litre off fuel and food sampling of fresh products including sandwiches, wraps and baked goods.



BUSINESS BOOM: Krispy Kreme and Carl's Jr Burger at Redbank Plains are among the latest foreign food investments in the city. Contributed

American burger chain giant Carl's Jr will provide specials on both their Breakfast and lunch offers including 99c pancakes, while doughnut lovers will be able to purchase a dozen doughnuts and get another dozen for five dollars.

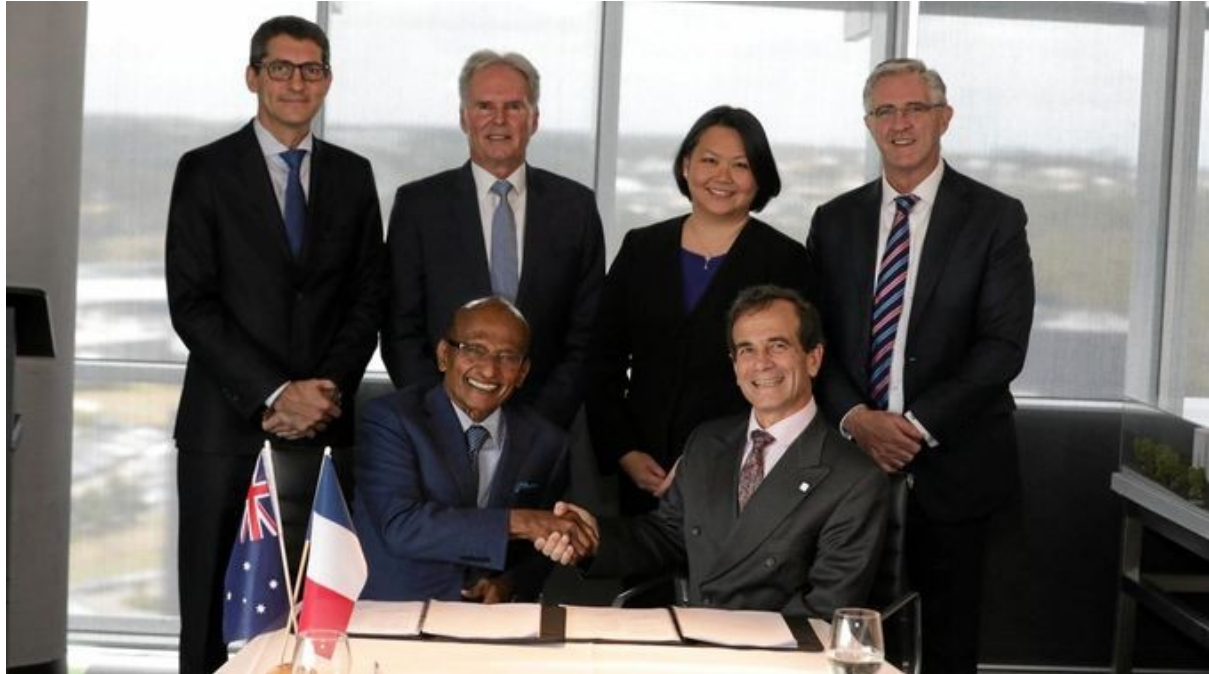
Zaraffas and Origin Kebabs are offering free product samples, exclusive meal deals and entertainment for the kids.

Other outlets still to open include an Indian restaurant, a Sushi eatery a bottle shop and a gym to help burn it all off.

Only three tenancies remain starting in size from 60 sqm.

Historic deal signed for clean energy city

6th Dec 2018 5:30 PM



RESIDENTS living in Springfield could be producing more energy than they use in the next 20 years thanks to a landmark deal signed today.

French multinational electric utility company, ENGIE and Springfield City Group today signed a historic 50-year strategic alliance to make Greater Springfield a net zero energy city.

Under the alliance, investments will be planned in renewable energy generation and storage infrastructure, district energy schemes, green mobility solutions, digital technology, energy efficiency initiatives and a dedicated research and innovation centre.

The vision means that by 2038, the six suburbs that make up the Greater Springfield community are intended to be generating more energy than they consume.

Greater Springfield's founder Maha Sinnathamby said the long-term alliance with ENGIE would fit with both the strong ethos of innovation and long-term planning that continues to drive the city's rapid growth and economic contribution to both the state and the nation.

"As a recognised nation building project we have one chance and a responsibility to get this right as an ongoing example for others to follow," he said.

"The focus on efficient and sustainable energy production, storage and integration with the community has never been more important for Australia and for us. I'm confident that ENGIE can help us lead the way."

ENGIE Executive Vice President Didier Holleaux said the partnership would enable the creation of a better, safer and more efficient environment for residents.

Original article can be found at:

<https://www.gt.com.au/news/historic-deal-signed-for-a-clean-energy-city/3595218/>

"By 2050, 70% of the world's population will be living in cities. Through our Better Cities TODAY approach, ENGIE is at the forefront of developing solutions to meet the economic, environmental and societal challenges that come with that growth.

"Greater Springfield is ENGIE's first Better Cities TODAY project in Australia and I'm very pleased that ENGIE with its world class know-how in energy, and particularly district energy, can contribute to the visionary Greater Springfield Project and to the well-being and harmonious life of its residents."

With Greater Springfield forecast to triple its overall resident and working population within the next 20 years and develop within the central business district up to 2.6 million square metres of mixed-use buildings and 22,850 apartments, the challenge of delivering the vision is even greater.

Springfield City Group has embraced this energy transition by forming the strategic alliance with ENGIE to jointly identify and implement the solutions to tomorrow's energy challenges.

Original article can be found at:

<https://www.gt.com.au/news/historic-deal-signed-for-a-clean-energy-city/3595218/>

Ipswich suburbs tipped for future price growth

19th Apr 2017 5:00 AM | Updated: 8:17 AM

OUR REGION has more "super charged" suburbs tipped for future price growth than even the southern property powerhouse, Sydney.

More than 50 suburbs within greater Brisbane and Ipswich have been identified with transaction levels which are rising steadily - which is generally considered a precursor to price growth.

The Sydney metropolitan area only has 39, according to the latest Hotspotting Price Predictor report.

Brassall, Goodna, Redbank Plains and Springfield Lakes are four of the 50 spots which made the list of steadily growing suburbs according to realestate.com.au.

Terry Ryder of Hotspotting said the results showed that Brisbane more broadly would experience property price increases.

"Right now the (local government) areas that have got the most rising steadily suburbs are the cheaper ones, Moreton Bay region up in the north around Caboolture and Logan City in the south, half way between Brisbane and the Gold Coast," he said.

South-east Queensland also had two entries in Mr Ryder's top five star growth markets in Australia - Noosa on the Sunshine Coast and Brisbane's northside.

Those areas were predicted to deliver strong price growth in the near future.

Mr Ryder said the Sunshine Coast was now the top market in regional Queensland.

"The region's position has strengthened thanks to a revival in the Noosa market," he said.

"Noosa Heads and its neighbours have delivered little growth in the past decade but are now rising, with both sales levels and prices increasing."

Mr Ryder said northern Brisbane had also experienced a revival in sales activity.

"The Brisbane market generally is rising and these northern precincts are leading the way," he said.

He said property markets across metropolitan Brisbane had faded a little in mid 2016 but had strengthened since then.

"Our two most recent surveys have revealed notable increases in sales activity, with the number of growth suburbs rising from 29 (in Spring 2016) to 38 (earlier this year) to 54 (in this report)."

Mr Ryder had seen an improvement in all sectors of the Greater Brisbane area, with the exception of the inner-city apartment markets.

"We expect Brisbane to continue this improvement in 2017, boosted by the improving state economy, strengthening population figures and impending major spending on infrastructure projects."

Steadily rising suburbs include:

Annerley, Ashgrove, Aspley, Arana Hills, Burpengary, Bellmere, Bald Hills, Brassall, Cleveland, Collingwood Park, Calamvale, Carina, Chapel Hill, Chermside West, Clontarf, Crestmead, Everton Hills, Fitzgibbon, Goodna, Greenslopes, Hawthorne, Heathwood, Hillcrest, Jimboomba, Kallangur, Kippa-Ring, Keperra, Kingston, Kuraby, Logan Central, Loganlea, Margate, McDowall, Morayfield, Morningside, Murrumba Downs, North Lakes, Narangba, Norman Park, Ormiston, Paddington, Redbank Plains, Red Hill, Redland Bay, Regents Park, Rochedale South, Springfield Lakes, Sunnybank Hills, The Gap, Thorneside, Victoria Point, Warner, Waterford West, Wavell Heights, Wishart.

-REA

Ipswich's top 5 growth hotspots by HELEN SPELITIS 7th Jun 2018

REDBANK Plains has again topped the council's list for the fastest growing suburb in Ipswich.

According to Ipswich City Council's latest Planning and Development report 21,520 people now call Redbank Plains home.

In just three months, between December and March, 354 new residents moved in, the report states.

Spring Mountain, South Ripley, Collingwood Park and Bellbird Park were the next fastest growing.

Last year, 640 new homes were built in the Redbank Plains, 421 new lots were created and 346 more were approved for construction.

A new \$20million food precinct, including US giants Krispy Kreme and Carl's Jr opened in December along Redbank Plains Rd.

In 2016, the Town Square shopping centre underwent a major \$75 million expansion, adding 50 new retail tenancies, the new Pig and Whistle pub and created more than 1300 new carparks.

In February last year, the shopping centre sold to Singaporean real estate investment manager Rockworth Capital Partners for a whopping \$160 million.

Ipswich City Council invested \$85 million in the upgrade of Redbank Plains Rd to cater for population growth, recognising the demand for travel would continue to increase along what has become one of the most important roads for the economic prosperity for the city.

A new Catholic primary school is also due to open in Redbank Plains in 2020.

Top 5 Ipswich growth suburbs

Redbank Plains

- Population: 21,520
- Increase: 354

Spring Mountain

- Population: 300
- Increase: 182

South Ripley

- Population: 2,187
- Increase: 154

Collingwood Park

- Population: 7,598
- Increase: 143

Bellbird Park

- Population: 7,718
- Increase: 135

MAP: Ipswich suburbs leading the state in population growth

by [EMMA CLARKE](#)

11th Aug 2017 5:00 AM

THREE Ipswich suburbs are home to some of the largest and fastest growing populations in the state.

Redbank Plains, Bellbird Park and Springfield Lakes are leading the way for Ipswich growth hotspots, new Australian Bureau of Statistics data reveals.

More than 11,000 people moved to Springfield Lakes in the past 10 years, bringing the population up by 223% to 16,068 and moving the suburb into the third place for the largest growing and fifth place for the fastest growing Queensland hot spot.

A few kilometres down the road, 10,481 people moved to Redbank Plains, increasing the population by 20,011 people, or by 110%.

It was cause for a party for the suburban locality which smashed the 200,000 barrier earlier this year and also topped the city for the most new dwellings built - 198 to 6978 homes in total.

Bellbird Park is the sixth fastest growing suburb in Queensland, increasing by 184.5% to 9269 people in the same period.

McGrath real estate agent Clare May said a spike in population at Redbank Plains was reflected in a booming residential property market.

She said continued growth in outer Ipswich suburbs like Springfield Lakes and Redbank Plains would push property prices up in suburbs that did not traditionally hold a powerful real estate market.

"I believe that there is a lot of stigma on certain suburbs that is not the case," Ms May said.

"People who live in those areas can enjoy things like their bin gets taken out, their lawn gets mown and they have absolutely wonderful neighbours.

"When people say they moved to Redbank Plains, others don't understand that but the community spirit is really good."

She said there had been continued interest in Redbank Plains from interstate investors looking to make the most of increasing populations and infrastructure like the Centenary Hwy development.

It means the community will be able to drive from the end of School Rd to Springfield Lakes and Orion Shopping Centre in under five minutes.

The work has already started and is expected to be completed by the end of next year.

"That's going to work wonders for investment in Redbank Plains," Ms May said.

"Interstate investors have been calling me, asking to source investment properties in Redbank Plains.

"I don't think it's a new trend, it's always been there and it's been a little bit hidden. It has not been given the credit that it deserves.

Springfield Lakes and Redbank Plains were joined in the top ten largest growing Queensland suburbs by North Lakes, Upper Coomera, Deeragun, Caloundra, Jimboomba, Murrumba Downs, Coomera and Caboolture.

Queensland growth hot spots

Largest growing population increase percentages in the 10 years to 2016.

- North Lakes - Mango Hill: 240.1%
- Coomera: 234.0%
- Springfield Lakes: 223.4%
- Deeragun: 158.5%
- Upper Coomea - Willow Vale: 118%
- Murrumba Downs - Griffith: 114.4%
- Redbank Plains: 110%
- Caloundra, west: 108%
- Jimboomba: 58.6%
- Caboolture: 51.6%

Mater Springfield hospital a boost for local job seekers



by [ASHLEIGH HOWARTH](#)

26th Aug 2015 5:00 AM



MORE than half the new staff members to gain employment at the new Mater Private Hospital Springfield are from the Greater Springfield region, giving a boost to local job seekers.

After scouring through more than 2500 resumes for 90 positions, Mater Private Hospital Director Fritha Mackay said she was pleased with the staff they hired.

"We have formally appointed 40 candidates, with 27 of these from the local area," she said.

"The calibre of applicants was extremely high. We have been able to pick the best of the best to join us at Mater Private Hospital Springfield.

"Our recruitment process has focused on getting people with the right mix of skills, as well as the right cultural fit, to ensure the services provided to patients and their families at Mater Private Hospital Springfield are truly exceptional."

Original article can be found at:

<https://www.qt.com.au/news/mater-springfield-delivers-boost-for-local-job-see/2752528/>

The recruited roles include positions in leadership, nursing (including theatre nursing, inpatient ward nursing and cancer care), administration, food services and support services.

Formal appointments will be finalised this month ahead of employee induction and training prior to the opening of the new \$85 million facility this December.

The 10,000 m² facility includes 80 beds, four operating theatres, inpatient wards, a day surgery unit and medical imaging services.

The cancer care centre, initially with one linear accelerator machine and 15 medical oncology treatment bays, will be further developed in an alliance between Mater and Radiation Oncology Queensland.

Original article can be found at:

<https://www.gt.com.au/news/mater-springfield-delivers-boost-for-local-job-see/2752528/>

Multi-million dollar upgrade for Redbank Plains Rd



by jgould

30th Apr 2016 6:00 AM



THE COMMUNITY has been listened to and a \$9.3 million Redbank Plains Rd upgrade has been completed by Ipswich City Council.

The major upgrade will make travel smoother now for residents while preparing the region for the growth that is set to occur in the future.

Statistics show that 20,000 vehicles already use the road each day, which is set to increase by 35% to 27,000 within a decade.

The upgrade includes new traffic signals at two busy intersections, an upgrade of two lanes to four on an 800m stretch between West St and Glen Fairlie Av.

City infrastructure boss Cr Cheryl Bromage said the council had listened to residents concerns regarding the difficulty of getting in and out of the intersection at Cedar Rd and Henty Dr where new traffic signals are now operating.

"To be able to give residents a safer intersection to get in and out of is a good outcome and (the upgrade) is also dealing with the growth that is happening at the eastern end of the city," she said.

Original article can be found at:

<https://www.qt.com.au/news/multi-million-dollar-upgrade-for-redbank-plains-rd/3012116/>

"We are delivering on something that has been needed due to the increase in population in the Redbank Plains area. In addition to increasing the size of turning lanes bicycle lanes have also been incorporated along the full length of the upgraded section of road.

"Ipswich City Council funded the road upgrade which will connect to developer funded road upgrade works in conjunction with the extension of Redbank Plains Shopping Centre."

Cr Bromage said once completed the road improvement project would provide a much needed boost to safety for all road users and that it was council's single biggest road infrastructure project in the current budget.

"It is a community driven project and shows the growth that is happening," Cr Bromage said.

Cr Sheila Ireland said the overall project included the construction of an 80 mega litre capacity detention basin, including a wetland, in the adjacent Redbank Plains Recreation Reserve at a cost of \$4.3 million funded by the Australian Government.

She said the flood mitigation works were designed to improve flood immunity by reducing the impacts of flooding on adjacent properties.

"This new wetland area has been designed to capture stormwater and stop pollutants from entering nearby Goodna Creek and provide a significant proportion of irrigation water for the park and playing fields," she said.

"The detention basin is also the first water harvesting wetland constructed by council and includes approximately 67,000 new plants.

"It is hoped the new wetland area will become a haven for local wildlife and add a new appealing feature to the reserve."

Cr Kerry Silver said more than 140,000 cubic metres of earth was moved and used as clean fill next to the high school.

"Significant savings have been made during construction of the detention basin by trucking the soil to the other side of the reserve to form the foundation of new sporting fields. As this project wraps up, council is already moving to the early works stage to four-lane Redbank Plains Rd between School Rd and Glen Fairlie Av."

Original article can be found at:

<https://www.gt.com.au/news/multi-million-dollar-upgrade-for-redbank-plains-rd/3012116/>

Plans for new public hospital at growing Springfield region



by [HAYDEN JOHNSON](#)

13th Nov 2018 12:16 AM



THE push for a public hospital at Springfield is under consideration as the State Government assesses the health needs of the growing region.

Plans for a public hospital were first mooted during last year's state election campaign.

Member for Jordan Charis Mullen said Springfield would need a public health facility as the region's population grows.

"We're going to need health services," she said.

Ms Mullen is in discussions with Queensland Health Minister Steven Miles about the challenges a growing electorate has on health needs.

She argues a booming population in Ipswich's eastern corridor will eventually require a new public hospital.

"That relies on some significant funding," Ms Mullen said.

"It's about what the future health services look like for the area."

Ms Mullen, whose electorate includes the West Moreton and Metro South health districts, said the region's population growth would warrant new services.

Original article can be found at:

<https://www.qt.com.au/news/plans-for-new-public-hospital-at-growing-springfie/3573693/>

She acknowledged the construction of a new facility would take several years.

"It's not like there's going to be a hospital there tomorrow," Ms Mullen said.

Work on stage two of Springfield's Mater Private Hospital is planned to start before 2021.

Stage two of the hospital is likely to include an emergency department, intensive care unit and maternity ward.

Stage one of the \$85million facility opened in 2015 as part of a Health City for greater Springfield.

When finished, the 52ha precinct will deliver a health and wellness experience for the community.

A cancer care centre is the cornerstone of the existing Mater Private Hospital.

Original article can be found at:

<https://www.qt.com.au/news/plans-for-new-public-hospital-at-growing-springfie/3573693/>

Premier opens new GE headquarters at Springfield

10th Jun 2015 1:15 PM

PREMIER Annastacia Palaszczuk has opened GE Australia's new state headquarters at Springfield this morning.

ADVERTISING

The \$72 million energy-efficient building will bring together 480 of the company's 750 Queensland staff, with room for 700 more.

GE Australia CEO Geoff Culbert said it was a significant investment in GE'S Queensland operations.

"We're excited to bring our businesses together in Springfield, and are proud of the facilities we have created here," Mr Culbert said.



Original article can be found at:

<https://www.qt.com.au/news/premier-opens-new-ge-headquarters-springfield/2667623/>

QLD set for double-digit property growth

by Elizabeth Tilley

31st Oct 2017 5:32 AM

SOUTHEAST Queensland house prices are tipped to grow by up to 20 per cent in the next few years as Sydney and Melbourne's once sizzling property markets continue to lose steam, according to veteran real estate agent John McGrath.

ADVERTISING

Speaking after the release of the group's annual residential market report, Mr McGrath told *The Courier-Mail* the state was only just over halfway through the current property cycle and stood to benefit from the slowdown starting to grip the southern capitals.

"We're very bullish in your part of the world," Mr McGrath said.

"There's no doubt in my mind there will continue to be growth in southeast Queensland."



John McGrath of McGrath Estate Agents has released the annual McGrath Report.

Property research firm CoreLogic, which releases its monthly home value index this week, has flagged a further fall in Sydney housing values, but a rise of 0.3 per cent in Brisbane home prices.

Mr McGrath said he expected between 10 and 20 per cent growth over the next two to three years in the Queensland's southeast corner, led by Brisbane.

"There have been huge capital gains in Sydney and Melbourne and not only has it made it unaffordable ... it's certainly made people look for better value elsewhere in the country," he said.

"I think southeast Queensland and Perth represent that value."

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Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>



Brisbane house prices are tipped for further growth according to McGrath. Picture: Richard Walker.

The McGrath report found southeast Queensland's affordability was attracting record levels of interstate migration as well as rising interest from investors and first home buyers, with its housing market continuing to produce solid results despite the economy remaining sluggish as it transitions away from mining.

"During the GFC, a lot of people thought it was sensible to wait, but now we've got a lot of people sitting in ordinary homes in Sydney and Melbourne worth \$2 million to \$2.5 million - many in their 60s and 70s - who are saying 'what could we do next?' and looking to southeast Queensland," Mr McGrath said.

[YOUNG COUPLE GET PRIME RUN](#)

[HOUSE SMASHES DRY BLOCK RECORD](#)

[TINKLER HOME PUT UP FOR RENTAL](#)

And he said it wasn't just Baby Boomers and seachangers who were selling up and buying in Queensland with money to spare, but also young families.

Mr McGrath predicts suburbs with easy access to the CBD, the water and/or infrastructure to be the big winners over the next year.



Residential property in the bayside suburb of Wynnum, Brisbane.

In Brisbane, his top pick is the bayside suburb of Wynnum, 14km from the CBD.

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>

It borders the more prestigious Manly and boasts the same seaside village atmosphere without the hefty price tag, which is attracting younger professionals as well as interstate and international buyers.

North Lakes in the Moreton Bay region is also expected to continue to experience strong growth, with significant residential and commercial developments in the pipeline.



An aerial photo of North Lakes, 25km from Brisbane's CBD. Picture: Richard Walker.

"I think it's going to continue to attract a lot of young families that can't afford inner Brisbane," Mr McGrath said.

On the Gold Coast, Coomera is tipped to benefit from new infrastructure including the \$470 million Westfield Shopping Centre due to open in late 2018.

"There are a lot of great areas in between Brisbane and the Gold Coast and Coomera is a great example," Mr McGrath said.

"I think it will continue to grow."



An artist impression of the Westfield Coomera Town Centre. Supplied by Westfield.

On the Sunshine Coast, McGrath's top picks are Peregrine Springs and Caloundra.

The regional centre of Toowoomba is also tipped for strong growth over the next year thanks to its affordability and access to east coast cities via the new airport, according to the report.

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>



Singapore-based Broadway Malyan will design a 52-hectare “health city” in expanding Springfield, pegged to have a total end value of \$6 billion if the development plan is fully realised.

The site, already home to the Mater Hospital and Aveo seniors' accommodation, will be fully integrated with the masterplan encompassing education and research facilities, a 2500 apartment aged care facility, business facilities along with residential and retail offerings across the 52- hectare site.

A key feature of the project includes a Living Lab, which the urban planners say will act as a testbed for new technology related to smart living and healthcare.

Springfield founder and property mogul Maha Sinnathamby purchased the 7000 acre parcel of land no developer wanted to touch in 1992. Three decades later, Greater Springfield has transitioned from a

completely undeveloped site to a residential

population of 36,000 with estimates 150,000 will call Springfield home come 2035.

Related: [Work Under Way on New Ipswich Town Centre](#)



“Our approach promotes ease of movement, with a car-lite campus designed to create an open, walkable development, to subtly reinforce a health conscious environment.” Broadway Malyan Board Director Ed Baker.

Broadway Malyan director Ed Baker says the health city masterplan will see the creation of a community that functions beyond the working day.

“We have used the concept of healthy living as our guiding design principle, focusing on a development that will support and encourage the wellbeing of the people who will live, work and visit Health City.”

Springfield’s Health City marks Broadway Malyan’s first appointment in Australia, after securing the project through an international competition working alongside local partner Conrad Gargett.

Related: [QLD Wins \\$5bn Defence Contract, Builds HQ](#)



South Ripley's \$1.2 billion master planned community 'Providence.'

Located on Brisbane's fringes, at 33-kilometres from the CBD, Greater Springfield sits among one of Australia's fastest urban-growth corridors.

To date, more than \$15 billion has been invested by public and private stakeholders into the masterplanned city, with estimates the area will be worth more than \$85 billion upon completion.

Nearby development includes South Ripley's \$1.2 billion master planned community, which last month celebrated the opening of the \$40 million first stage of its Ripley Town Centre, by developer Sekisui.

The state government has spent \$1.5 billion on major infrastructure items in the western corridor since 2005, with an additional \$500 million recently announced to further support the corridor's growth objectives.

#Broadway Malyan #Springfield #Development

AUTHOR

Dinah Lewis Boucher

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Article originally posted at: <https://theurbandeveloper.com/articles/maha-sinnathambys-52-hectare-health-city-vision-for-greater-springfield->

Springfield Land Corp on the hunt for industry partners for Health City Precinct including Aveo's village development: The Australian

Published on June 12, 2018

Springfield, 34km west of Brisbane, is a 'big dream' coming to reality – a privately developed city precinct.

Springfield's mastermind Maha Sinnathamby has hired professional services firm PwC to [run national and international roadshows](#) promoting a refreshed 52ha masterplan for the site, which also incorporates Aveo's Springfield development. Aveo's site, currently home to 64 Independent Living Units, will eventually be Australia's largest retirement village development with over 2,500 units.

The \$6 billion 20-year masterplan will integrate a mixed-use precinct of more than 1 million square metres including health services, research facilities, tech start-up hubs and medical precincts and would also include the nearby Mater Hospital alongside residential and commercial sites.

PwC says there has already been interest at the roadshows from existing health and aged-care operators, new healthcare providers and private funders.

"The notion of health city is going to encourage the development of innovative trials, innovative pilots and innovative technology that incorporates some of the latest thinking around health provision," PwC partner for health advisory, Richard Royle, said.



Original article can be found at:

<https://www.theweeklysourc.com.au/springfield-land-corp-on-the-hunt-for-industry-partners-for-health-city-precinct-including-aveos-village-development-the-australian/>

US giant GE to move to new \$72m Springfield HQ



by jgould

21st Aug 2013 6:00 AM



GLOBAL giant GE will base its Queensland headquarters in Springfield in a \$72 million office complex.

The announcement by the US-based company yesterday comes hot on the heels of the Brisbane Lions' decision to locate their own \$60 million-plus training and administration base in Springfield.

GE Australia aims to house the majority of its Queensland office-based employees in the purpose-built 14,000 square metre office building from early 2015.

The office has a capacity of 1200 and aims to achieve a five-star Green Star rating.

GE Australia and New Zealand CEO Steve Sargent said the Springfield move was "a no-brainer".

Original article can be found at:

<https://www.qt.com.au/news/theyanks-arecoming-ge-springfield-site-will-be-ma/1992123/>

"We've got people in half a dozen buildings around the CBD area and we needed to find a site where we could co-locate everybody," Mr Sargent said.

"We are in a breadth of businesses including financial services, health care, aviation and oil and gas - so a typical office block doesn't always work for us.

"When you think about what our needs are, this is a very logical place to come. It is equidistant between downtown Brisbane and Ipswich and close to rail so it makes a lot of sense to us.

"Australia is a great country for GE and our largest country outside of the US for revenue. It is a great market for us."

Springfield Land Corporation chairman Maha Sinnathamby said he was "very excited" about GE's arrival.

"GE are the eighth-largest company in the Fortune 500, so for them to have their Queensland headquarters here means a lot to the future of this city taking shape," he said.

"This is going to give others confidence to also move in. A lot of jobs will be created directly and indirectly."

Mr Sinnathamby said negotiations had been in the works for three years.

"Our role has been to highlight what the benefits are to them," he said.

"They are very interested in what Mater (Hospital) are doing in terms of health. Mater have got council approval for 1200 beds.

"They see a lot of attractions for their involvement in education, with the university, and in terms of future energy requirements. In Springfield you have a predictable energy demand because of the growth rate concentrated in one spot."

Mr Sargent said GE's reach in Australia was vast.

"In Australia we make jet engines, so if you take a commercial flight in Australia there is a 70% chance you'll be powered by GE," he said.

"About 70% of the iron ore on the west coast and 50% of the coal on the east coast is hauled out by GE locomotives. We are the fifth or sixth largest lender in the country and about 50% of all imaging equipment in hospitals is (made by) GE. We are building six LNG trains out at Curtis Island right now. We also treat one hundred million litres of water in North Queensland before it goes out on the Great Barrier Reef."

Ipswich Mayor Paul Pisasale said it was another coup for Ipswich.

"To have one of the top companies in the world like GE setting up its base in good old Springfield is great for Ipswich," he said.

"We've just had the Lions move in and this is the start of many more big companies moving in.

"It is just that GE is wiser than everybody else. They are smarter than the average bear. They have seen the potential, taken their opportunity and now they are here."

GENERAL ELECTRIC

- Queensland headquarters to be based in Springfield from early 2015.
- GE Australia and NZ employs 6000 people.
- GE is one of the United States biggest companies.
- GE involvement in Australia dates to the 1890s.

Original article can be found at:

<https://www.gt.com.au/news/theyanks-arecoming-ge-springfield-site-will-be-ma/1992123/>

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