Introducing… Walloon

Just 45 minutes from the Brisbane CBD via the Centenary Highway and Ipswich Motorway is the suburb of Walloon. It’s situated in the fourth fastest expanding region in Australia, the Western Growth Corridor of South East Queensland and lies in the heart of the fastest growing local government area (LGA) in Queensland, Ipswich City. According to these statistics and government forecasts, Walloon in the Statistical Area of Rosewood is set for tremendous growth. Over the next 5 and 10 years, the population of the Rosewood Statistical Area is expected to increase by 5.42% per year and 5.56% per year, respectively. Comparatively, Queensland has an annual growth rate of 2.06% over the next 5 years and 1.96% over the next 10 years. Between 2011 and 2036, the population of the Rosewood area is anticipated to grow five times its original size, from 12,000 people to nearly 60,000 by 2036.

As well as being the fastest growing LGA in Queensland, Ipswich City is also the second largest growing LGA in Queensland, from 2011 to 2036. An additional 360,000 people are expected to call Ipswich City home and by 2036, the total population will smash the half a million mark at 533,000 people. Such a massive, future population requires the support of new dwellings and jobs. Taking into account existing demand and expected future demand, forecasts suggest 122,400 new dwellings will be provided to Ipswich City residents between 2006 and 2031. Walloon residents, from 2006 to 2026, will additionally benefit from the 56,300 new jobs, triggered by the 20% employment growth projected for the Ipswich Central region. Business and industrial parks will contribute significantly to this number of jobs. Citiswich Business Park, Swanbank Enterprise Park and Metropole Westgate Industrial Park for example, could offer a combined 30,000 new jobs upon their completion. Other projects in progress, approved or proposed will also contribute jobs to Walloon and surrounding suburbs. These projects include the $350 million Redbank Motorway Estate, Stage 2 of the Orion Springfield Central Shopping Centre redevelopment, the $200 million Park Avenue Apartments Project and Stage 6 of the Ipswich Motorway upgrade.

Walloon residents currently have access to a highly-diverse range of amenities. Within a 20 km drive of the Walloon CBD, there are 32 childcare centres, 3 specialist schools, 24 primary schools, 5 secondary schools and 3 prep to year 12 schools, which include the award-winning West Moreton Anglican College and Ipswich Grammar School. A 16 minutes’ drive east of the Walloon CBD is the Ipswich Campus of the award-winning University of Southern Queensland, while a 20 minutes’ drive south-east is the Springfield Campus. West of the Walloon CBD, less than a half an hours’ drive away, is the Gatton Campus of the world-class University of Queensland. TAFE campuses and Evocca College campuses are also nearby. A major shopping centre within a 30 minutes’ drive of the Walloon CBD is the future 9th largest shopping centre in Queensland, the Orion Springfield Central Shopping Centre. Public and private hospitals, like the Ipswich Hospital and St Andrew’s Hospital, as well as medical centres, can be found within a 20 minutes’ drive. Other amenities in close proximity include parks, golf courses, sports grounds, numerous business parks and the Amberley RAAF Base. Train stations and bus stops are easily accessible and allow travel to surrounding suburbs and to the Brisbane CBD. Via the Ipswich train, the Brisbane CBD is approximately an hour away. As Walloon is located beside the Warrego Highway, which connects to the Ipswich Motorway, driving to the Brisbane CBD is easy. Using Karrabin-Rosewood Road, the Ipswich CBD is a mere 15 minutes’ drive from Walloon.

Situated in economic **HEART** of Western Growth Corridor of SEQ

Close to the **FASTEST** growing region in SEQ (Greater Springfield)

**ROSEWOOD AREA**
Population to **↑ by 5x** from 2011 to 2036

Situated in Ipswich City **FASTEST** growing local government area in QLD (from 2011 to 2036)

533,000+ people in Ipswich City by 2036

$13+ BILLION in projects in Ipswich City

**EMPLOYMENT**
Walloon and other suburbs in Ipswich Central expect growth of:
120%+ (56,300 new jobs by 2026)
Education

CHILDCARE FACILITIES
Walloon residents in need of quality childcare services will be spoiled for choice, with 32 childcare centres within a 20 km drive of the Walloon CBD.

PRIMARY AND SECONDARY EDUCATION
A wide and diverse range of educational facilities, such as schools, universities and TAFEs call Walloon and surrounding suburbs home. Travelling 20 km via car from the Walloon CBD, residents will find 24 primary schools and 5 secondary schools. Additionally, there are 3 prep to year 12 schools, which include the award-winning West Moreton Anglican College and Ipswich Grammar School. For children with special needs, the Ipswich West Special School, Ipswich Special School and Claremont State Special School are the closest schools.

TERTIARY EDUCATION
From the Walloon CBD, the Ipswich Campus of the University of Southern Queensland (USQ) is a 16 minutes’ drive away. In 2014, USQ won the UniSuper Award for Innovation and now, the university is recognised as a leader in the ongoing push to increase tertiary education participation. Unique facilities in the Ipswich Campus include a rainforest garden and water feature study area. Travelling to the campus via public transport is a breeze, with a bus stop situated directly in front of the university. If students need to travel between the Ipswich, Springfield and Toowoomba campuses of USQ, a shuttle bus is available.

Like USQ, TAFE is an award-winning tertiary institution, with a number of multicultural awards under its belt. TAFE Queensland South West has a campus in Bundamba, only a 20 minutes' drive from the Walloon CBD, as well as a campus in Springfield, under a half an hours' drive away. Both campuses are easily accessible via public transport. A 10 minute walk from the Bundamba Campus is the Bundamba Railway Station and the Springfield Central Railway Station is within walking distance of the Springfield Campus. Situated in the Education City of Springfield Central, there are also numerous buses travelling to and from the campus.

Now double its original size to meet demand, the Springfield Campus of USQ is located directly beside the Springfield campus of TAFE Queensland South West. Its expansion involved the construction of a 5-star Green Star rated flagship building, which officially opened at the end of August 2015. Students benefit from the campuses’ proximity to the Springfield Central Railway Station, public buses and the USQ shuttle bus.

Less than a half an hours' drive west of the Walloon CBD via the Warrego Highway is the University of Queensland’s (UQ) Gatton Campus. Internationally recognised, the Gatton Campus is Australia's leader in the education and research of agriculture, animals, veterinary science, food and environment. World-class facilities provided to students include a $100 million School of Veterinary Science, a native wildlife teaching and research facility, a collaborative learning centre and a dormitory. UQ is also one of the top 100 universities in the world and has won more awards for its quality teaching practices than any other university in Australia. Students travelling via public transport can take a train from the Walloon Railway Station and stop at Rosewood Railway Station, then take a bus directly to the campus. Additionally, UQ students and staff can ride the free, UQ intercampus bus if they need to travel between campuses.
OTHER

A 16 minutes’ drive east of the Walloon CBD is the Ipswich Campus of Evocca College, voted Australia’s number one Vocational Education Provider in 2013. This campus offers a range of courses in community services and games development and is accessible via public transport. Just down the road is Ipswich Railway Station and a bus stop. Further east of the Walloon CBD, around 20 minutes away, is the Goodna Campus of Evocca College, which provides business courses. Surrounding the campus are numerous bus stops and a short, 1km walk north-east of the campus is the Goodna Railway Station.

From the Walloon CBD, the Springfield Campus of the Union Institute of Language is a half an hours’ drive south-east of the Walloon CBD. UIL assists students from around the world to learn English by offering high-quality courses. Springfield Central Railway Station is situated near the campus, plus local public buses service the area.

(Sources: Evocca College 2015; Google Maps 2015; My School 2014; NearMaps 2015; State of Queensland 2015; TAFE Queensland 2014; The State of Queensland (Department of Education and Training) 2015; Tracey Brunstrom & Hammond Pty Ltd 2015; Translink 2015; UIL 2007; University of Southern Queensland 2015; Where Is 2015; Sidebar images by Freepik licensed under CC by 3.0)
Shopping

Less than a 20 minutes’ drive east of the Walloon CBD is the largest shopping centre in the Ipswich region; the Riverlink Shopping Centre. Regarded as a popular, local shopping destination, Riverlink has free parking for cars, a taxi rank and major retailers like Coles, Woolworths, Kmart, Aldi and Target. Riverlink also contains over 150 specialty stores and entertainment amenities. These include a variety of cafes, restaurants and food outlets, the Riverlink Medical Centre and the Limelight Cinemas. If travelling to the centre via public transport, there’s a bus interchange conveniently located outside Riverlink near Target. There’s also the Ipswich Central Railway Station situated across the river from Riverlink and it’s accessible via the David Trumpy Bridge.

Redbank Plaza, another major shopping centre east of the Walloon CBD, contains nearly 100 stores and offers free parking. Coles, Big W, Aldi, Best and Less, Kmart, Mr Toys Toyworld, the Reject Shop, Amart Sports and the Reading Cinemas are Redbank Plaza’s 9 major tenants. Speciality stores and entertainment amenities in Redbank Plaza are highly diverse and include a range of cafes and restaurants, the Redbank Plaza Medical Centre and retail services like the Ipswich Library, Queensland Transport and Kmart Tyre and Auto. Positioned in the Redbank CBD, only a 20 minutes’ drive from the Walloon CBD, the centre is easily accessible via public transport. There’s a bus terminal and a taxi rank located outside of the shopping centre near the Reading Cinemas. Additionally, the Redbank Railway Station is a 10 minute walk from the centre.

Just under a half an hours’ drive from the Walloon CBD is the Orion Springfield Central Shopping Centre. Situated in the heart of Springfield Central, Orion is currently home to a Woolworths, a Big W and 117 other major and specialty outlets. Once Stage 2 of its redevelopment is complete in December 2015, Orion will have an Event Cinemas Complex, nearly 200 stores, including a newly-added Target and Coles, numerous restaurants, cafes and bars, the Orion Hotel, the McMahon Swim Factory swim school and 3,200 car parking spaces, making it the ninth largest shopping centre in Queensland. Parking is free and taking public transport to the centre is a breeze, with a bus interchange located near the lower ground car park. For those taking the train, the Springfield Central Railway Station is in walking distance. For all homeware needs, there’s also a Masters Home Improvement Store right next door to Orion.

Within 15km of the Walloon CBD, there are 6 neighbourhood centres and these include Yamanto Shopping Village and the Brassall Shopping Centre. Smaller, local neighbourhood centres are also situated in and around the Walloon suburb.
19 MIN
From Riverlink Shopping Centre
(Largest shopping centre in Ipswich region)
(Measured from Walloon CBD)

21 MIN
From Redbank Plaza Shopping Centre
(Measured from Walloon CBD)

27 MIN
From Orion Springfield Central Shopping Centre
(To become the 9th largest shopping centre in QLD)
(Measured from Walloon CBD)

6 NEIGHBOURHOOD CENTRES
Within 15km of Walloon
Health

Situated in the heart of the Ipswich CBD, a mere 20 minutes' drive from the Walloon CBD, is the Ipswich Public Hospital. It’s run by the West Moreton Hospital and Health Service, an award-winning health care service provider. Services offered by the hospital include general medicine, intensive and coronary care, surgery and a range of allied health services. Ipswich Public Hospital also provides hands-on training and educational programs to health students from the Ipswich campus of USQ. Additionally, medical students from UQ’s Clinical School, located across the road, are trained at the hospital. In November 2014, the Ipswich Public Hospital revealed to the public the results of its $129 million expansion. For more information on the expansion, see the infrastructure section.

Directly beside the Ipswich Public Hospital is the Ipswich Day Hospital. Run by Cura Day Hospitals Group, one of the leading providers of Day Hospitals in Australia, the hospital offers dental, eye-related medical services, urology, specialist surgeries and IVF services. St Andrew’s Ipswich Private Hospital, run by the award-winning Ramsay Health Care, is positioned a 20 minutes’ drive east of the Walloon CBD. Services provided are not limited to general medicine, cardiac and critical care, childbirth and children’s health-related medical services and surgeries. One of the hospital’s state-of-the-art facilities, a new Cardiac Centre, was awarded the Ipswich City Council’s New Business of the Year Award in 2014. A multi-million dollar expansion is also proposed for the hospital. For information on the expansion, see the infrastructure section.

MEDICAL CENTRES

There are 20 medical centres, offering a range of general and specialist services, within a 20km drive of the Walloon CBD.

(Sources: Cura Group 2015; Google Maps 2015; Ipswich Cardiac Centre 2014; Ipswich Hospital Foundation 2014; NearMaps 2015; PH News 2015; Ramsay Health Care 2015; The Queensland Times Pty Ltd 2015; The State of Queensland (Queensland Health) 2015; The University of Queensland 2009; The University of Southern Queensland 2015; Turner and Townsend Thinc 2015; West Moreton Health and Hospital Services 2015; Where Is 2015; Sidebar images by Freepik licensed under CC by 3.0)
20 MEDICAL CENTRES WITHIN 20KM OF WALLOON CBD

20 MIN
From Ipswich Public Hospital
(Measured from Walloon CBD)

20 MIN
From Ipswich Day Private Hospital
(Measured from Walloon CBD)

20 MIN
From St Andrew’s Ipswich Private Hospital
(Measured from Walloon CBD)
Transport

Although Walloon has its own railway station, it only provides a limited number of services. Ipswich Railway Station however, has an extensive number of services and is situated a mere 16 minutes’ drive east of the Walloon CBD. Travel time is approximately 1 hour from this station to the Brisbane Central Railway Station. On weekday mornings, trains depart the Ipswich Railway Station to the Brisbane CBD every 5 to 10 minutes. On weekday afternoons and evenings, trains leave the station for the Brisbane CBD every 30 minutes. Trains from the Brisbane Central Railway Station to the Ipswich Railway Train Station depart every 10 minutes on weekdays. On weekends, there are trains on the Rosewood/Ipswich line every 30 minutes inbound and outbound, with a travel time of approximately 1 hour.

(Sources: Google Maps 2015; NearMaps 2015; State of Queensland 2015; Translink 2015; Where Is 2015; Sidebar images by Freepik licensed under CC by 3.0)

Ipswich City Council

Over 188,000 people called the Ipswich City local government area (LGA) home in 2014. According to forecasts, the population of Ipswich City will grow by 5.70% and 5.07% per year, over the next 5 and 10 years, respectively. From 2011 to 2036, Ipswich City expects an annual growth rate of 4.62%, which is more than double Queensland’s annual growth rate of 1.86% for that same 25 year period. Ipswich City’s aforementioned 5-year and 10-year growth rates are also more than double Queensland’s 5-year growth rate of 2.06% and 10-year growth rate of 1.96%, so in comparison, Ipswich City is growing twice as fast as Queensland. Out of all the LGAs in Queensland, Ipswich City is considered the fastest growing, as well as the second largest growing LGA, from 2011 to 2036, with a total population expected to surpass half a million (533,000) people by 2036.

This future population growth of 209% from 2011 to 2036 has already triggered significant demand for housing. Approximately $553 million dollars’ worth of residential building approvals occurred in the year ending July 2015. Out of Queensland’s total of $12,372 million in residential approvals during the same period, Ipswich City made up 4.50%. In the year ending December 2014, the Ipswich City LGA had the largest number of lot approvals and the 5th largest number of detached dwelling approvals in Queensland. By 2031, an estimated 122,400 new dwellings will be provided to Ipswich City residents.

During the 2011 Census, 62% of the 80,600 strong labour force worked full-time, while 25% worked part-time. Ipswich City’s labour force in July 2015 was 157,000 and of that number, nearly 146,000 were employed. From November 2013 to November 2018, the Ipswich region expects an employment growth of 10% or more and between 2006 and 2026, the projected employment growth is 120% or more. During this 10 year period, an estimated 56,300 jobs will be created in Ipswich Central alone, while 30,000 to 60,000 new jobs will be introduced to the entire Ipswich region. Jobs will be introduced via the development of multi-million or billion dollar projects, such as the $1 billion Citiswich Business Park and the $1 billion Ipswich City Centre redevelopment.

(Sources: ABS 2011; Australian Government Department of Employment 2014; BITRE 2013; Buchan Group 2015; Ipswich City Council 2015; The State of Queensland (Queensland Treasury) 2014; The State of Queensland (Queensland Treasury) 2015; Sidebar images by Freepik licensed under CC by 3.0)
16 MIN
FROM IPSWICH RAILWAY STATION
(Measured from Walloon CBD)

IPSWICH CITY’S POPULATION
5.70% ANNUAL GROWTH RATE
over next 5 years

IPSWICH CITY
FASTEST
growing local government area in QLD
(from 2011 to 2036)

IPSWICH CITY
LARGEST
no. of dwelling approvals in QLD
(in year ending Dec-2014)

188,000+
lived in Ipswich City in 2014

533,000+
people by 2036

122,400
new dwellings added by 2031
### $13+B

**IN MAJOR PROJECTS RECENTLY COMPLETED, UNDERWAY, APPROVED AND PROPOSED IN IPSWICH CITY REGION**

#### Recently Completed

- **$1.2B** Springfield Rail and Transport Hub Project
- **$332M** Stage 3 of Amberley RAAF Base Redevelopment
- **$129M** Ipswich Public Hospital Upgrade
- **$93M** Warrego Highway & Brisbane Valley Intersection Upgrade
- **$72M** GE Australia QLD Headquarters
- **$45M** Expansion of University of Southern Queensland’s Springfield Campus

#### Projects in Progress

- **$4.4B** New Generation Rollingstock Project
  (Completed by mid-2016)
- **$1.4B** Queensland Schools Project
  (Completed by 2019)
- **$10B** Citiswich Business Park
  (Completion date TBA)
- **$10B** Ipswich City Centre Redevelopment
  (Completed by 2025)
- **$550M** Dusit Thani Brookwater Golf and Spa Resort
  (Completed by early 2017)
- **$350M** Metroplex Westgate Industrial Park
  (Completion date TBA)
### Projects Awaiting Commencement

<table>
<thead>
<tr>
<th>Cost</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$200M</td>
<td><strong>PARK AVENUE APARTMENTS</strong> (Stage 1 construction to start late 2015, completed by late 2016, all 4 stages complete by 2020)</td>
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<tr>
<td>$72M</td>
<td><strong>FACILITIES PROJECT FOR RAAF BASE AMBERLEY</strong> (Construction to begin late 2015, estimated completion date is late 2016)</td>
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<tr>
<td>$40M</td>
<td><strong>ELLENBOROUGH TOWERS</strong> (Construction to begin late 2015, estimated completion date is late-2016/mid-2017)</td>
</tr>
<tr>
<td>$11M</td>
<td><strong>STAGE 1 OF REDBANK PLAINS ROAD UPGRADE</strong> (Expected to commence Sept-2015 and be completed in March-2016)</td>
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### Proposed Projects

<table>
<thead>
<tr>
<th>Cost</th>
<th>Project Description</th>
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</thead>
<tbody>
<tr>
<td>$558M</td>
<td><strong>STAGE 6 OF IPSWICH MOTORWAY UPGRADE</strong> (Estimated construction start date is 2016, completion date is set for 2019)</td>
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<tr>
<td>$320M</td>
<td><strong>NORMAN STREET BRIDGE</strong> (Construction start and completion date TBA)</td>
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<tr>
<td>$150M</td>
<td><strong>STAGE 2 OF ‘ICON IPSWICH’ DEVELOPMENT</strong> (Construction may commence in 2015, completion date set for late-2016/early 2017)</td>
</tr>
<tr>
<td>$90M</td>
<td><strong>IPSWICH PERFORMING ARTS CENTRE</strong> (Construction start and completion date TBA)</td>
</tr>
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INFRASTRUCTURE PROJECTS IN IPSWICH CITY REGION

RECENTLY COMPLETED PROJECTS

- **$12 billion Springfield Rail and Transport Hub Project** (32km, 27min from Walloon CBD) – Opened in Dec-2013, includes $475 million Richlands to Springfield rail and road project, two train stations (one in Springfield and the other in Springfield Central), Centenary Motorway duplication, park’n’ride spaces etc.

- **$332 million Stage 3 of Amberley RAAF Base Redevelopment** (9km, 8min from W alloon CBD) – $285 million Stage 2, completed in 2007, Stage 3 included the $170 million Amberley Aerospace Park, completed in 2013, provided 8,500 jobs

- **$282.7 million Ipswich Public Hospital Upgrade** (39km, 8min from W alloon CBD) – Opened in Nov-2014, includes 84 new patient beds, a multi-storey car park, a new operating theatre, an expanded emergency department and maternity services, refurbished palliative care and oncology units etc.

- **$93.4 million Warrego Highway and Brisbane Valley Intersection at Blacksoil Upgrade** (7km, 6min from W alloon CBD) – Construction began in April-2013, completed in Nov-2014, includes an overpass, installation of an interchange, a pedestrian and cyclist pathway etc.

- **$72 million GE Australia Q LD Headquarters** – Officially opened in J une-2015, G E is world’s 4th largest company, building targets a 5 Star Green Star rating, will cater for 1200 +people

- **$45 million Expansion of University of Southern Q ueensland’s Springfield Campus** (33km, 28min from W alloon CBD) – Doubled in size to meet demand through the construction of a 5 star Green Star flagship building, officially opened in Aug-2015

- **$40 million Bunnings Warehouse Springfield** (32km, 26min from W alloon C BD) – Opened in Aug-2015, new megastore spans 16,000 sqm, it’s one of the largest warehouses, currently provides 120 +operational jobs

- **$25 million Coles Superstore** (19km, 20 min from W alloon CBD) – O pened in Feb-2013, covers 6,000 sqm, also has a Liquorland and café, is one of Australia’s largest stores

- **$10.3 million Stage 2 of Robelle Domain Parklands** (32km, 28min from W alloon CBD) – Opened in Sept-2015, includes one of Australia’s largest lagoon-style swimming pools etc.

- **$6.5 million Stage 2 Collingwood Drive Extension** – Reduces travel time between Collingwood Park and Ipswich by creating links between Woodlinks Way, Redbank Plaza, Redbank Plains Rd and Ipswich M wy, Stage 1 opened in 2012, Stage 2 construction began late-2014 and opened May-2015

- **$5.7 million Warrego Highway Intersection at Haigslea Upgrade** (7km, 6min from W alloon CBD) – Project was completed mid-2015, included installation of new lanes, traffic movements and islands etc., created 13 jobs

- **$1.3 million Greater Springfield Veterinary Hospital** (3km, 26min from W alloon CBD) – Officially opened J une-2015, an animal hospital with surgery theatres, pharmacy, consulting rooms, diagnostic facilities, a laboratory etc.

- **Vicinity Business Park** (3km, 26min from W alloon CBD) – Situated in Greater Springfield, Vicinity is a 42 hectare, mixed-use business park, it contains an automotive showroom area, a service centre, commercial, industrial and retail business areas etc., home to recently completed $6.5 million Strata Business and Trade C entre, has easy access to Polaris Data C entre, considered Australia’s most advanced IT facility, currently for lease
• Other complete business parks:
  ◦ Brookwater Office Park (32km, 27min from Walloon CBD) – Offers its tenants A Grade office accommodation
  ◦ Channel 9 News Springfield Bureau (32km, 26min from Walloon CBD) – Opened in July-2014, allows broadcasting from Springfield, gives USQ media students accredited education and training
  ◦ Peter McMahon's Swim Factory Complex in Springfield Central (32km, 27min from Walloon CBD) – Part of Orion Springfield Central Shopping Centre's expansion, opened in April-2015, includes a heated pool etc.

PROJECTS IN PROGRESS

• $4.4 billion New Generation Rollingstock Project (8km, 8min from Walloon CBD) – Completion date set for mid-2016, will include 75 new electric trains, maintenance centre at Wulkuraka etc., estimated to create 514 jobs during construction and delivery, 150 on-going jobs at maintenance centre, 1500 indirect jobs
• $1.38 billion Queensland Schools Project
  ◦ 10 new schools (8 primary and 2 secondary) to be delivered across QLD, construction started Jan-2014, estimated completion date is between Jan-2017 and Jan-2019
  ◦ New primary schools in Ripley Valley, Redbank Plains, Springfield and Bellbird Park, all will cater to Prep to Year 6
• $1 billion Citiswich Business Park (23km, 19min from Walloon CBD) – Spanning 350 hectares, is largest industrial development in QLD, home to Masters Home Improvement, The Reject Shop etc., will include Citiswich Travel Centre, Stages 1 and 2 under development and lots are currently for sale, 5,000+ jobs expected to be created upon completion of estate, completion date of estate TBA
• $1 billion Ipswich City Centre Redevelopment (12km, 15min from Walloon CBD) – Known as ‘Icon Ipswich’, the program aims to transform the city centre by delivering 170,000sqm of commercial, residential, retail and public space, project timeline is 10 to 15 years, soft completion target is 2025
• Stage 1 commenced in December 2011, included ‘Icon Tower,’ an A-grade commercial tower completed in late-2013
• $550 million Dusit Thani Brookwater Golf and Spa Resort (32km, 25min from Walloon CBD) – Attached to Brookwater Golf and Country Club, will be largest foreign investment resort in AUS and QLD’s history, will feature 520 luxury resort apartments, a tennis complex, a retail emporium, exhibition centre etc., Stage 1 began recently, target opening time is 2017, 500 jobs created during construction phase and 300 jobs during the operational phase
• $350 million Metroplex Westgate Industrial Park (34km, 28min from Walloon CBD) – Spans 90 hectares, it’s a mixed-use industrial park, future features include a child care centre, shops, a medical centre, a gym, restaurants, a supermarket etc., Metroplex South (Stage 1) to be completed by 2015, over the life of the project, the park could create up to 10,000 new jobs, completion date of estate TBA
• $350 million Redbank Motorway Estate (27km, 22min from Walloon CBD) – 62 hectare industrial development in progress, lots currently being sold, it's home to DB Schenker, Northline’s $21million transport and logistics facility, TNT Express’ recently completed $85 million headquarters, 2,300+ new jobs to be generated upon completion of estate, completion date of estate TBA
• $354 million Stage 2 of Orion Springfield Central Shopping Centre Expansion (32km, 27min from Walloon CBD) – Opening Dec-2015, will be 9th largest shopping centre in QLD, includes 2,000 seat, 8 screen Event Cinema complex, 80 additional major and specialty stores eg. Coles and Target, bringing total number of outlets to near 200, 1200 additional car spaces etc., will provide approx. 1200 construction and retail jobs
• Health City Springfield Central – (33km, 28min from Walloon CBD) – A 52 hectare health and wellness precinct, expected to create 5640 direct and 3550 indirect jobs, project includes:
  o $85 million Stage 1 of Mater Private Hospital Springfield - Stage 1 complete, opening Dec-2015, 10,000 sqm facility has 7 levels, will include 15 medical treatment bays etc., completion date set for Dec-2016
  o $214 million Cancer Care Centre – Located in developing Mater Private Hospital Springfield, will be Greater Springfield’s first cancer care centre
  o Future amenities include education facilities, health industry commercial organisations, aged care facilities etc.

• $100 million 154 Sinnathamby Boulevard Office Tower (32km, 26min from Walloon CBD) – Currently in construction in the Parkside Business Precinct, contains 7 levels of A-grade office accommodation, targets a 6 star NABERS rating etc.

• $60 million Parkwest Business Estate (25km, 21min from Walloon CBD) – It’s a 10 hectare industrial estate, construction began July-2014, civil works of Stage 1 complete July-2015, includes warehouses and offices etc., lots currently for sale, completion date TBA

• $57.3 million Borallon Correctional Centre Refurbishment (7km, 8min from Walloon CBD) – Estimated opening date is mid-2016, expected to create 200+ jobs

• $15 million Citiswich Travel Centre in Citiswich Business Park (23km, 39min from Walloon CBD) – It will be a retail hub open 24 hours, anchored by a fuel provider (Puma Energy) and a fast-food chain (Oporto), completion date set for Dec-2015

• $6.5 million Springfield Water Network Upgrade – Includes replacement of water pipes etc., completion date set for Sept-2015

• $3.5 million New Sewerage Pump Station at Rosewood – Currently under construction with an expected completion date of late-2015

• Orion Hotel in Orion Springfield Central Shopping Centre (32km, 27min from Walloon CBD) - Will include a new restaurant and bar, expected completion date is late-2015

• Swanbank Enterprise Park (20km, 17min from Walloon CBD) – A 2,200 hectare industrial site, considered one of the largest industrial sites in South East QLD, is home to the 500-hectare Swanbank Park, which contains Theiss, Energex and Powerlink, Boral etc., lots in the estate are currently for sale or rent, has potential to create 14,000-15,000 new jobs, completion date of estate TBA

• Other business parks in progress:
  o Wulkuraka Industrial Estate (7km, 7min from Walloon CBD) – Currently selling its last blocks, the 37-hectare Synergy Park Estate can be found within this estate, it’s also selling its last blocks
  o Carole Park Industrial Estate (32km, 24min from Walloon CBD) – Spanning 13.35 hectares, offers multi-unit industrial facilities, Stage 1 is complete, Stage 2 is under construction and is due to be completed by mid-2016, completion date of estate not available

PROJECTS AWAITING COMMENCEMENT

• $200 million Park Avenue Apartments (32km, 27min from Walloon CBD) - 600+ apartments on a 18 hectare site in Springfield CBD, construction of Stage 1 expected to start late 2015 and be complete by late 2016, target completion date of all 4 stages is 2020

• $718 million Facilities Project for RAAF Base Amberley (9km, 8min from Walloon CBD) - Includes vehicle shelters, a fire training area, accommodation, quartermaster workshops and stores etc., construction start date expected to be late 2015, completion date set for late 2016
$40 million Ellenborough Towers (12km, 15min from W alloon C BD) - Approved in late 2014, construction to begin late 2015, estimated completion date is late-2016/mid-2017, the project includes two residential towers with 108 apartments, fresh food markets, bar and entertainment amenities, retail outlets etc.

$11 million Stage 1 of $30 million Redbank Plains Road Upgrade - Upgrade to occur over 3 years, Stage 1 expected to commence Sept-2015 and be completed in March-2016, includes the widening of turning lanes, an upgrade to four lanes and a new set of traffic lights etc.

Redbank Plains Shopping Centre Redevelopment (27km, 24min from W alloon C BD) - Construction of Stage 1 may begin by Sept-2015 and be complete by Sept-2016, centre will quadruple in size, Stage 1 will include a new Coles and Target, Stage 2 will include expansion of existing Woolworths, across both stages, new fast food stores, specialty stores, car parks etc. will be added

PROPOSED PROJECTS

$558 million Stage 6 (Final Stage) of $2.8 billion Ipswich Motorway Upgrade - Stage not yet approved, plans created in 2013 included a construction start date of 2016 and a completion date of 2019, stage involves the upgrade of the section between Rocklea and Darra, lanes will be widened, a northern serviced road will be created etc.

$320 million Norman Street Bridge (2km, 23min from W alloon C BD) - Currently in final planning stages, Council looking for funding for Stage 1 links North Ipswich and East Ipswich over Bremer River etc., construction start and commencement date TBA

$150 million Stage 2 (Retail Stage 1) of 'Icon Ipswich' Development (12km, 15min from W alloon C BD) - Currently in tendering process, will include 30,000 sqm of retail, entertainment and dining outlets, a 2 level complex with cinemas, Woolworths in Ipswich City Square will be replaced with terrace etc., construction may commence in 2015, completion date set for late-2016/early 2017

$90 million Ipswich Performing Arts Centre - Construction commencement and completion date TBA, will include celebration spaces, 1,500 seat auditorium, studios, 600 seat function centre etc., expected to create 780 jobs through the construction phase

$6 million Criterium Cycling Track at Raceview (19km, 17min from W alloon C BD) - Currently waiting for government funding, to include a grass running track, closely located to other sporting grounds

Ebenezer Regional Industrial Area (15km, 14min from W alloon C BD) - Currently in planning stages, it’s a 5,000 hectare site that will cater for manufacturing and logistics industries, construction start date not available

Open-Cut Coal Mine at New Chum (23km, 19min from W alloon C BD) - Approved, but there is council opposition, construction commencement and completion date TBA, expected to create hundreds of jobs

In July 2015, Ipswich region’s labour force consisted of 157,000 people, nearly 146,000 of which, were full-time or part-time employed. Compared to labour force statistics in July 2014, the number of employed increased by 3,000 people or 2.10%. This growth is three times larger than Queensland’s employment growth of 0.70% over the same year. According to forecasts, the Ipswich region is set to benefit from a 10% or more employment growth from November 2013 to November 2018. Ipswich Central region alone will benefit from an employment growth of 120% or more from 2006 to 2026. Triggered by billion dollar and multi-million dollar projects recently completed, in progress or planned for the future, the employment growth from 2006 to 2026 will result in the creation of 56,300 new jobs in Ipswich Central. More jobs are projected to become available in the other areas of the Ipswich region.

Projects with the greatest impact on the local job economy include the $1 billion Dusit Thani Brookwater Golf and Spa Resort. Thousands of jobs will be delivered over the construction and post-construction phases of the development. Stage 2 of the Orion Springfield Central Shopping Centre redevelopment, worth $154 million, will create nearly 1,200 jobs in the construction and retail industries. Business parks also generate jobs and within the Ipswich region, an area containing 43% of Queensland’s developable industrial land, there are a huge number of industrial-focused, business parks. Less than a 20 minutes’ drive east of the Walloon CBD, there is the $1 billion Citiswich Business Park and the Swanbank Enterprise Park. Both are currently in progress and Ipswich residents will gain access to an estimated 20,000 new jobs upon the completion of these parks. Only a half an hours’ drive from the Walloon CBD is the in-progress, Metropolex Westestage Industrial Park. Over the life of the project, the park is expected to deliver 10,000 new jobs to Wacol and surrounding suburbs. Other parks in and around Walloon include the Wulkuraka Industrial Estate, the Redbank Motorway Estate, the proposed Ebenezer Regional Industrial Area, the Carole Park Industrial Estate, the Drive Industrial Estate, the Vicinity Business Park and the Brookwater Office Park. As Ipswich land values increased 460%, from approximately $2 billion in 2004 to $12 billion in 2014, new business parks are bound to be created in future, thus introducing new construction and post-construction jobs to Ipswich residents.

During the 2011 census, the top three industries by employment in the Rosewood Statistical Area, which includes Walloon, were public administration and safety (13%), manufacturing (12%) and health care and social assistance (11%). Retail trade (9%) and transport, postal and warehousing (8%) were the fourth and fifth largest industries by employment, respectively. In the same period, the Ipswich Local Government Area’s (LGA) top industries by employment were manufacturing (14%), health care and social assistance (11%), retail trade (11%), public administration and safety (10%) and construction (8%). Ipswich is supported by key industries such as manufacturing, logistics and warehousing, health, retail trade, education, transport and aerospace. Some of the fastest growing industries, in terms of value added to the Ipswich economy, from now to 2026 are predicted to be manufacturing, retail trade, transport, health and construction. As at June 2014, the GRP (Gross Regional Product) of the Ipswich City LGA was around $7 billion. This represented 2.50% of Queensland’s current GSP (Gross State Product). By 2026, the Ipswich City economy is expected to grow by an incredible 78%, from $7 billion in 2014 to nearly $13 billion in 2026.

WALLOON
Suburb Profile

IPSWICH CITY
LABOUR FORCE
157,000 (July-2015)

$1B C itiswich Business Park + Swanbank Enterprise Park have potential to create 20,000 new jobs

IPSWICH CENTRAL REGION EXPECTS
120% + employment growth (2006-2026)

IPSWICH CENTRAL RESIDENTS EXPECT ACCESS TO
56,300 new jobs (2006-2026)

Top industry of employment in Rosewood Area in 2011:
PUBLIC ADMINISTRATION & SAFETY

Ipswich City economy worth $7 BILL in 2014
Soon to be in HIGH Demand

- Walloon is an affordable, family-orientated area
- Less than a half an hours’ drive from Greater Springfield, an award-winning, nationally and internationally recognised, master planned community (in 2013, it was named the world’s best master planned community)
- Situated in the fast-growing Ipswich City region, Walloon is in the heart of billions of dollars’ worth of infrastructure projects recently completed, in progress, approved or proposed eg. New Generation Rollingstock Project, Swanbank Enterprise Park etc.
- Ipswich City contains 43% of QLD’s developable industrial land
- As a region, Ipswich is positioned directly in-between the Brisbane Airport (along with the Port of Brisbane, one of the fastest growing container ports in AUS) and the Brisbane West Wellcamp Airport
- Walloon sits directly beside the Warrego Hwy, which connects to the Ipswich Mwy, the Ipswich CBD is a 15mins’ drive east via Karrabin-Rosewood Rd and the Brisbane CBD is a 45mins’ drive north-east via the Ipswich Mwy and C entenary Mwy
- Residents of Walloon have easy access to award-winning schools and universities, numerous childcare centres, a few public and private hospitals, a range of medical centres, a variety of major and minor shopping centres eg. Orion Springfield Central Shopping Centre, the future 9th largest shopping centre in QLD, a plethora of business and industrial parks, two train stations, many bus stops etc.
- Ipswich City LGA (Local Government Area): $553 million dollars’ worth of residential building approvals in year ending July-2015, represented 4.50% of QLD’s approvals
- Ipswich City LGA had the largest number of lot approvals and the 5th largest number of detached dwelling approvals in QLD in the year ending Dec-2014
- By 2031 approx. 122,400 new dwellings will be provided to Ipswich City residents

Set for TREMENDOUS Growth

- Walloon will benefit from its proximity to Springfield Lakes (4th fastest growing urban area in AUS) and Greater Springfield (fastest growing region in South East QLD)
- Annual population growth rates for Rosewood Statistical Area (contains Walloon) over the next 5 years (5.42%) and 10 years (5.56%) are 2+ times larger than QLD’s annual growth rates over the next 5 years (2.06%) and 10 years (1.96%)
- Annual population growth rates for Ipswich City over next 5 years (5.70%) and 10 years (5.07%) are 2+ times larger than QLD’s rates over 5 years (2.06%) and 10 years (1.96%)
- Only a 15 mins’ drive from the $1 billion dollar redevelopment of the Ipswich CBD
- Land values in Ipswich City increased 460%, from approx. $2 billion in 2004 to $12 billion in 2014, rapid growth predicted to continue
- Ipswich City is the fastest growing city in QLD from 2011 to 2036
- More than half a million (533,000) people will live in Ipswich City by 2036
- Ipswich City economy to grow by 78%, from $7 billion in 2014 to $13 billion in 2026
- Walloon is in Western Growth Corridor of QLD (4th fastest expanding region in AUS)
- City of Ipswich Business Park, Swanbank Enterprise Park and Metroplex Westgate Industrial Park will trigger a combined 30,000 new jobs alone
- From 2006 to 2026: An employment growth of 120% will introduce 56,300 new jobs to the Ipswich C entral region

(Sources: Google Maps 2015; Greater Springfield 2015; Ipswich City Council 2015; Mirvac Group 2015; NearMaps 2015; Port of Brisbane Pty Ltd 2015; Terry Ryder Top 5 Brisbane Hotspots Report 2015; The State of Queensland (Queensland Treasury) 2015; Where Is 2015)
Demographics

According to the 2011 Census, around 1,540 people called Walloon home and approximately, 11,670 people lived in the Rosewood Statistical Area. In 2014, an estimated 11,780 people resided in the Rosewood Statistical Area and forecasts suggest this population could reach nearly 60,000 by 2036. Out of Walloon’s total population in 2011, 88% consisted of families. Half of these families were couple families with children. Presently, older couples, aged 55 to 64, with children is the dominant household type. Almost 20% of Walloon’s population in 2011 were pre-adolescent children, aged 0 to 14 and the median age of the population was 39.

Full-time workers represented 61% of Walloon’s labour force in 2011, while 29% were part-time workers. Technicians and trades workers (18%), labourers (15%) and clerical and administration workers (14%) were the top 3 occupations by employment in 2011. Sales workers (13%) and community and personal service workers (11%) were fourth and fifth, respectively. Rosewood Statistical Area’s top 5 industries by employment in 2011 were public administration and safety (13%), manufacturing (12%) and health care and social assistance (10%). Followed by the retail trade (9%) and transport, postal and warehousing (8%) industries. All of Walloon’s occupied, private dwellings in 2011 were separate detached houses. Over half of the occupied, private dwellings in Walloon were owned via mortgage, while 36% were owned outright and 12% were rented.

(Sources: ABS 2011; REA Group Ltd 2015; The State of Queensland (Queensland Treasury) 2015)
Impact Group AUS

Impact Group AUS is a group of companies that are privately owned by Australians and operate in Australia. Impact operates four distinct business units providing services throughout Queensland, New South Wales and Victoria.

To support the “more than a roof over your head” philosophy we continue to expand and offer new services to new markets.

Impact has developed a simple and scalable business model that provides a full end-to-end service from green field to ongoing property management.

Impact Developments
Impact Developments has successfully undertaken a range of medium size land subdivision and community title townhouse projects since 2010. We manage the residential development process from start to finish, adding value through the acquisition, design, approval, construction, finance and sales stages of each project.

From delivering a boutique eight townhouse complex to a 150 lot subdivision, over 10 stages, Impact has demonstrated its ability to deliver land subdivisions and townhouse projects on time, constructed to the highest standards and with a commitment to common-sense design.

Impact Civil
Impact Civil provides professional civil and site development services to the Impact Group’s, as well as third parties, residential subdivisions and community title townhouse projects.

We project manage the civil process from start to finish and undertake the whole gamut of site clearing, bulk earthworks, roads and drainage, sewer and water reticulation, storm water, retaining and landscaping.

Impact Homes
Established in 1996, Impact Homes is one of the most respected and competitively priced suppliers of residential land and house packages along Australia’s Eastern Seaboard. We offer a full range of design, build and maintenance services to meet the growing needs of real estate investors. We continue to add the services necessary to provide trusted real estate solutions.

Through integrity, the Impact Homes team will deliver honest, reliable, high quality and competitively priced homes. From a fixed price investment to a well-designed, modern home – Impact Homes offers more than just a roof over your head. We build houses you’re proud to invest in.

Impact RES
Impact Real Estate Solutions offers a comprehensive suite of services designed to meet all of your property management needs.

At Impact Real Estate Solutions we believe that your needs should be at the forefront of our service offering, ensuring the best possible return on your investment and providing you the greatest possible peace of mind. Impact Real Estate Solutions has a large territory of rental properties from Caboolture to the Tweed and out West to Ipswich, and with a dedicated team of professionals devoted to managing them all, we have you covered.