

# Information Memorandum



Redbank Plains,  
Ipswich - QLD

**SIENNA EDEN**  
**ESTATE** —

# INVESTMENT PROPERTY CHECKLIST

**1. Location** (Commuting Distance to Employment Hubs)



**6. Capital Growth Prospects**



**2. Population Growth**



**7. Market Cycle**

(Is this a rising market?)



**3. Infrastructure Projects**



**8. Rental Demand & Yield**



**4. Economic Drivers** (Ideally several different industries)



**9. Local Amenities**

(Proximity to Schools, Shopping, Hospitals)



**5. New Job Creation**



**10. Public Transport**

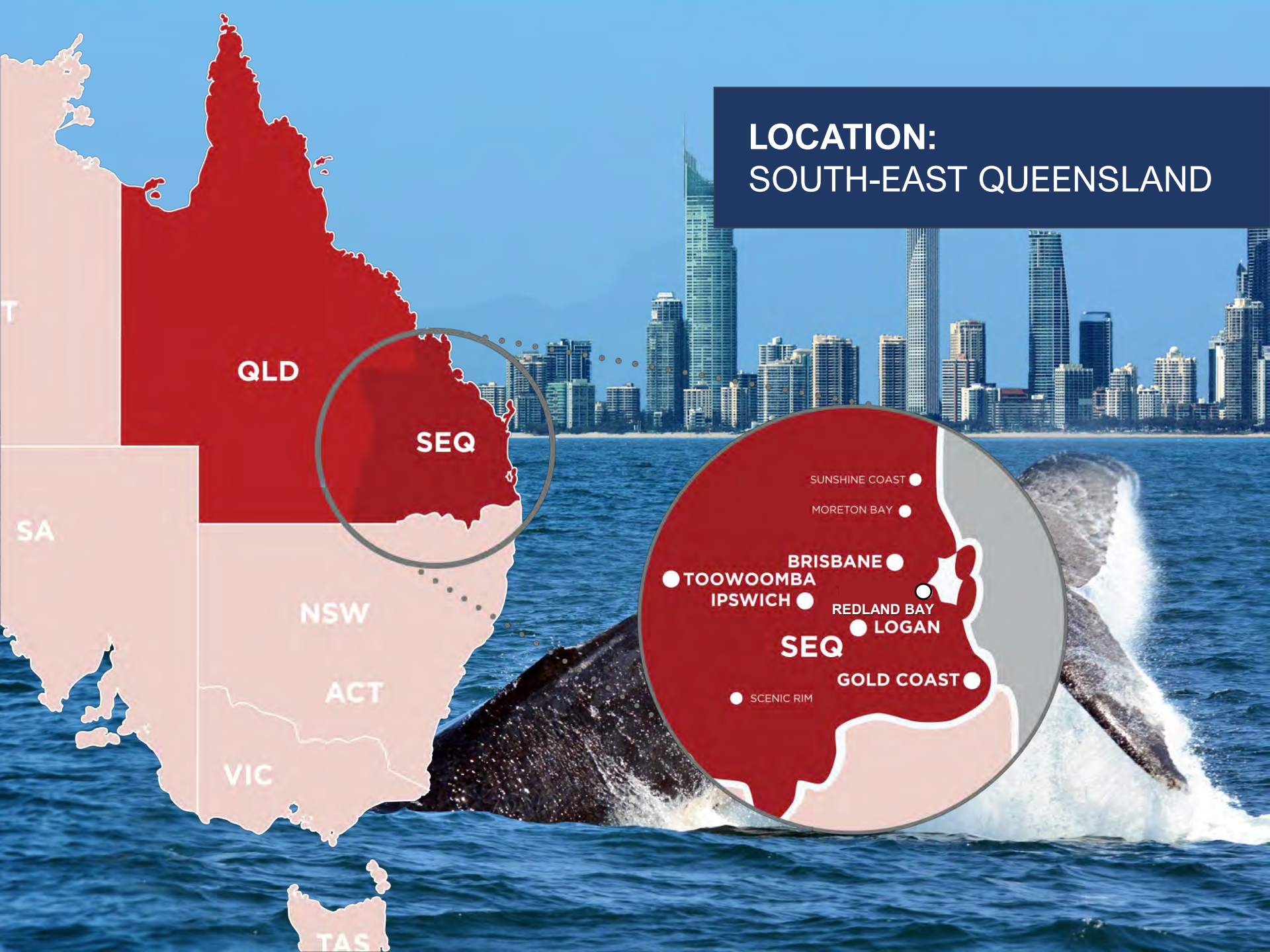
(Proximity to Bus, Train)



*Let's tick the boxes...*



# LOCATION: SOUTH-EAST QUEENSLAND



QLD

SEQ

SA

NSW

ACT

VIC

TAS

SUNSHINE COAST ●

MORETON BAY ●

BRISBANE ●

● TOOWOOMBA

IPSWICH ●

REDLAND BAY ●

LOGAN ●

SEQ

GOLD COAST ●

● SCENIC RIM

## “The Golden Triangle” Australia’s investment hotspot

“SOUTHEAST Queensland’s property market offers a “golden triangle of opportunity”, with **the region tipped to have the best capital growth in the country.**

- Realestate.com.au



# QUEENSLAND ECONOMY TOPS THE STATES

## State of the States January 2023



**1. QLD**  
*Strength*  
Relative population growth  
*Weakness*  
Construction work done

**2. TAS**  
*Strength*  
Equipment investment  
*Weakness*  
Retail trade

**3. SA**  
*Strength*  
Construction work done  
*Weakness*  
Relative economic growth

**=4. NSW**  
*Strength*  
Equipment investment  
*Weakness*  
Housing finance

**=4. VIC**  
*Strength*  
Retail spending  
*Weakness*  
Relative population growth

**6. ACT**  
*Strength*  
Housing finance  
*Weakness*  
Relative population growth

**7. WA**  
*Strength*  
Relative economic growth  
*Weakness*  
Construction work done

**8. NT**  
*Strength*  
Relative economic growth  
*Weakness*  
Retail trade

**NEWS**

Queensland's economy now the best-performing in the country, CommSec's State of the States report reveals

By [Matt Eaton](#) Mon 23 Jan 2023

Strong interstate migration and jobs growth has lifted Queensland to its first top ranking on CommSec's quarterly State of the States economic report.

# NO. 1 DRIVER OF CAPITAL GROWTH IS POPULATION GROWTH

Unprecedented population growth drove Sydney and Melbourne markets to record highs. Now, **both cities have reached their peak and it is South-East Queensland's turn.**

SEQ population growth is predicted to emulate Sydney and Melbourne's growth 15-20 years ago for the next 15-20 years - **and the housing market will follow suit.**

**PRD.**

**By 2041, it is expected we will see large population increases for SEQ**

Buyers are flocking to the South East Queensland (SEQ) premium property market due to affordability, when compared to Sydney and Melbourne median prices.

By 2026, it is expected we will see large population increases for Brisbane, Gold Coast and Sunshine Coast by 8.3%, 24.6% and 23.4% respectively. Further, by 2041, it is expected that Brisbane will grow by 25.9%, Gold Coast by 62.5%, and Sunshine Coast by 61.9%.

<https://www.prd.com.au/research-hub/article/south-east-queensland-premium-property-report/>



# INTERSTATE MIGRATION 90% ABOVE DECADE AVERAGE

## MASS MIGRATION TO QLD

### EST. 220,000 MORE WITHIN 5 YEARS

#### Population growth since start of pandemic

Source: Australian Bureau of Statistics

MACRO BUSINESS



www.macrobusiness.com.au

That's around double second-placed New South Wales (96,700).

This surge in Queensland's population growth has been driven by record high interstate migration, primarily from Sydney and Melbourne:

#### Net Internal Migration since start of pandemic

Source: Australian Bureau of Statistics

MACRO BUSINESS



www.macrobusiness.com.au

MACRO BUSINESS

### Southerners flee to QLD in record numbers

Leith van Onselen 20 March 2023

Last week's population data from the Australian Bureau of Statistics (ABS) showed that Australia's population surged by nearly 500,000 over the 2022 calendar year off record net overseas migration: Interestingly, the breakdown of population growth by jurisdiction to Q3 2022 shows that Queensland has led the nation's population increase since the start of the pandemic (March 2020), growing by 192,300 over that period:

NEWS

### More than 220,000 people could move to Queensland over the next five years

By Lillian Rangiah Thu 8 Sep 2023

About 220,000 people are tipped to leave the southern states for Queensland over the next five years, a survey from the Property Council of Australia (PCA) has revealed.

The potential influx has the industry body so alarmed they are calling on the state government to take urgent action to combat Queensland's housing shortage.

The Courier Mail

### New figures predict another 2.2m people will make south-east Qld home

Tony Moore July 30, 2023

An extra 2.2 million will call south-east Queensland home by 2046, as the population in the region swells to 6 million people. Almost 500,000 people are projected to move into the Brisbane City Council area alone, increasing the population to 1,721,000 by 2046.

The Courier Mail

### 54,000 interstaters moved to Queensland in one year

Leisa Scott January 14, 2023

The great post-pandemic migration boom is on with more young families are moving to Queensland than ever before - who can blame them?

Australian Bureau of Statistics figures show that to the years ending March 2019 and 2020, net interstate migration was steady around 23,000 to 24,000. By March 2021, it had bounced to 31,000.

By this March, 54,000 people had packed up, waved goodbye and teemed across the Queensland border.

# BOOMING

## SOUTH EAST QUEENSLAND

- The ABS projects there will be an additional **1.5 Million residents in SEQ between 2020 and 2041 to reach 5.3 Million**<sup>(1)</sup>
- That is **75,000 new residents every year** for 20 years<sup>(1)</sup>
- The QLD Government estimates **630,000 new dwellings will be needed in the next 20 years** to accommodate this population growth<sup>(1)</sup>
- That is **577 new homes required every week for the next 20 years** to meet the housing demand.<sup>(1)</sup>
- The QLD government has allocated **\$134 Billion in infrastructure investment** to support this massive population boom.<sup>(3)</sup>
- The **major infrastructure projects** are expected to support about **930,000 jobs through to 2031**.<sup>(3)</sup>



# SOUTH EAST QUEENSLAND \$134 BILLION INFRASTRUCTURE PLAN

## SUNSHINE COAST ●

AURA ◆

NORTH LAKES ◆

## BRISBANE ●

MOUNT GRAVATT ◆

REDLAND BAY ◆

SPRINGFIELD ◆

## ● LOGAN

PIMPAMA ◆

SOUTHPORT ◆

## GOLD COAST ●

ROBINA ◆

## ● TOOWOOMBA

## IPSWICH ●

YARRABILBA ◆

FLAGSTONE ◆

The QLD Government has allocated **\$134 Billion** in infrastructure investment to support the massive population boom. The 350 plus major projects are expected to support about **930,000 jobs through to 2031.** <sup>(1)(3)</sup>

10 NEW CITIES are underway to house the extra 1.4m residents coming in the next 15 years.<sup>(2)</sup>

● ESTABLISHED CITIES

● PRINCIPAL REGIONAL  
ACTIVITY CENTRES

# QLD RENTAL CRISIS – FAMILIES FORCED TO LIVE IN TENTS / CARS



**9NEWS**

## Surge in tent cities as Qld rental prices continue to skyrocket

Elena Cooper March 21, 2023

Heartbreaking photos have confirmed fears of a deepening housing crisis, with more and more Queenslanders forced to live in cars and "tent cities".

Calls for more short-term and crisis accommodation come ahead of the state government's housing summit on Tuesday, as advocacy groups reach "their wits' end".

Queensland Council of Social Service chief executive Aimee McVeigh said on Monday morning the situation had deteriorated into "an absolute crisis".

**realestate.com.au**

## Queensland family of five forced to live in car during rental housing crisis

By [Marina Trajkovich](#) Mar 31, 2023

A [Queensland](#) family of five forced to live in their car has described their desperate search for a place to live amid the state's escalating rental [property](#) crisis. Ipswich mum Shikera Maher said she had applied for over 300 rental properties since her lease ended in July last year, only to be turned down each time.

**NEWS**

## 150,000 on the edge of homelessness in QLD

By Rachel Rasker 23 March, 2023

Queensland's housing crisis is far worse than thought, with around 150,000 Queensland households experiencing unmet housing need, and homelessness and rents escalating at rates higher than any other state or territory, a landmark report warns.

The report places Queensland at the epicentre of the nation's housing crisis. Released just one week before Premier Palaszczuk's second Housing Roundtable, QCOSS CEO Aimee McVeigh said the study was "a wake-up call" on the scale of the crisis.

# QLD RENTAL CRISIS – A GREAT TIME TO BE A LANDLORD

 realestate.com.au

## Rents surge 14.9pc as quarterly inflation hits Brisbane hardest

[Sophie Foster](#) Updated 27 Jul 2023

Brisbane rents jumped 14.9 per cent in the past year, with quarterly inflation now hitting the River City harder than all other capitals. Brisbane's vacancy rate was still "extremely tight" at 1.1 per cent in June, said PropTrack economic research director Cameron Kusher, which forced the median rent rise to 14.9 per cent over the past year.

 NEWS

## 100 people per rental: Queensland vacancy rate hits new record low

[Sophie Foster](#) September 9, 2023

Queensland's rental vacancy rate has hit its lowest level ever, dropping below 1 per cent, with the hardest hit area in Brisbane falling to a shocking half a per cent. Every region in Queensland except four were now showing vacancy rates below 1 per cent. PropTrack economist Anne Flaherty warned there was worse to come for renters across the entire state, with the vacancy rate expected to be squeezed further cementing in rent increases for the next few years.

 IN QUEENSLAND

## Brisbane rents hit all-time high: \$627 per week to put roof over your head

[Tess Ikonomou](#) Jan 23, 2024

Australians are paying a new weekly record of \$601 in rent, amid an alarming surge in demand for homelessness services. Shocking data released by CoreLogic has revealed the soaring cost of housing across the country, as renters faced a median cost of \$31,252 a year to keep a roof over their heads. Rent has jumped by a median of \$164 to \$601 per week in December 2023, from \$437 per week in August 2020.



# QUEENSLAND PROPERTY MARKET HAS 'WON' GOLD WITH THE 2032 OLYMPICS

Brisbane officially announced as  
2032 Olympic Games host city

NT

**9 NEWS**

## PRD chief economist says Brisbane 2032 Olympics could more than double house prices

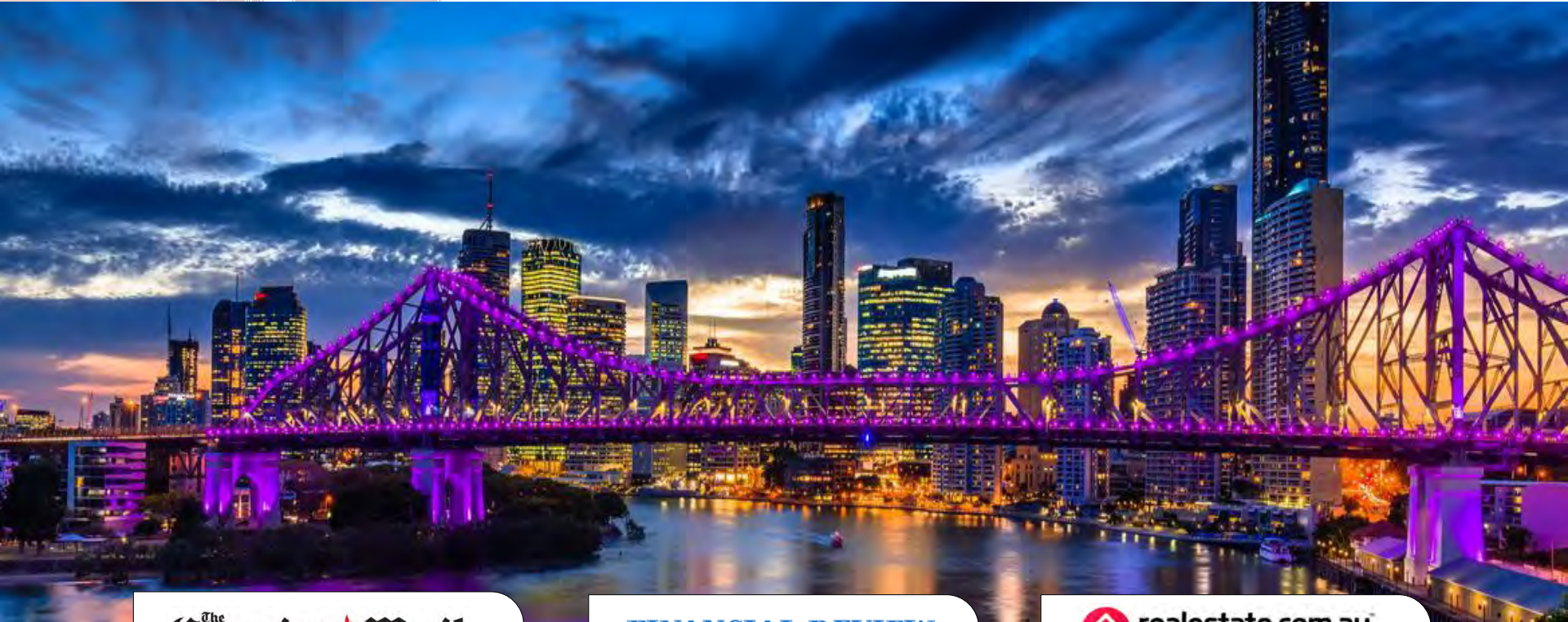
Kenji Sato Thu 8 Feb 2024

New PRD research shows there have historically been sharp increases in house prices near Olympic venues, particularly in a 5 to 10-kilometre radius of stadiums and venues. The paper analysed other Olympic cities such as Tokyo, Sydney and London, which saw significant house price hikes in the 12 months after the games.

The paper's authors said there was an average 14.3 per cent price spike in the year following major events, generally clustering around Olympic venues. Based on these historical trends, the authors predicted today's median house price in Brisbane's Olympic suburbs could **more than double by 2033**.

# BRISBANE PROPERTY MARKET 2023

## SEQ PROPERTY MARKET REMAINED STRONG



**The Courier Mail**

### Brisbane and Adelaide the strongest performers in 2023

Rowan Crosby January 5, 2023

The smaller capital city markets of Adelaide and Brisbane are set to be the top-performing property markets of 2023 according to a new report.

Canstar's *Rising Stars Report* predicts the smaller capital cities will be the best opportunities to pick up a "bargain", while some of the hottest locations of the past few years will continue to soften. The report found Adelaide was the best location to invest for 2023, followed by Brisbane and Perth.

**FINANCIAL REVIEW**

### Housing market bust over, solid growth forecast in 2023: SQM

Sophie Forster January 5, 2023

The residential property market is set to swing back into growth mode in 2023, with signs of market recovery already underway across the country including Brisbane, say latest forecasts.

Christopher's Housing Boom and Bust Report 2023, released today by SQM Research, predicts Brisbane housing prices will rise by 5 per cent in 2023, along with Melbourne and Adelaide, but Sydney will push past all capitals with 9 per cent and Perth will follow closely at 8.

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Australia's No.1 property site™

### Massive interstate migration to continue to drive Queensland property market in 2023

By Michael Yardney, Jan 2023

While Brisbane's property market is experiencing a flat patch, the long-term fundamentals are strong. This creates a window of opportunity to get into the property market before the Brisbane market picks up again.

Hosting the 2032 Olympics will ensure that Brisbane is put on the global map and it has a unique lifestyle and economic benefits that will attract overseas migrants as well as plentiful jobs for highly paid knowledge workers.

# BRISBANE PROPERTY MARKET 2024

## CONTINUED GROWTH PREDICTED BY EXPERTS



### Brisbane, Perth and Adelaide set to lead the charge in 2024

Shannan Molloy January 1, 2024

Perth is likely to lead the charge at a capital city level, with projected home price growth of between five per cent and eight per cent, Mr Kusher said.

Adelaide is also set to see strong increases of between four and seven per cent, while Brisbane's forecasted growth is three to six per cent.



### Brisbane home values tipped to go through the roof in 2024

Samantha Healy 1 Jan 2024

Brisbane house values could soar by up to 6 per cent next year, with the capital tipped to record some of the strongest growth in the nation.

Exclusive new research from PropTrack shows that home values in Brisbane increased 8.9 per cent in the 12 months to the end of November this year to reach a new record high, defying interest rate hike pressures and even initial forecasts of a downturn.



### Brisbane property boom likely to push into 2024

By Melinda Jennison, 4-01-2024

Since January, Brisbane property prices have surged by an impressive 9.1 per cent, even in the face of high inflation and interest rates, and the capital growth looks set to continue. Heading into 2024, buyers should anticipate fierce competition and be prepared to act swiftly, as desirable properties are once again selling quickly.

For sellers, this may be an opportune time to list your property, as a multitude of eager buyers and intense competition are exerting upward pressure on prices.

# QLD construction pipeline grows to \$71 billion post-pandemic

Stephanie Nestor January 8, 2023

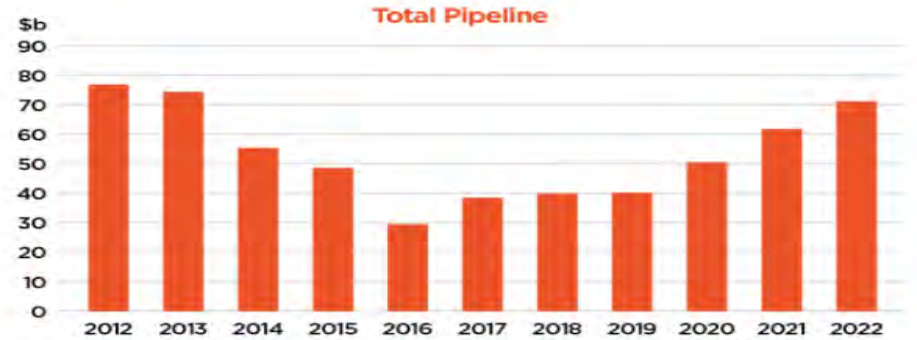
\$71 billion worth of rail, road, energy and water projects are expected to be delivered in Queensland over the next five years, according to the latest Queensland Major Projects Pipeline report. The new report released by Queensland Major Contractors Association (QMCA) and Construction Skills Queensland (CSQ), expects a growing pipeline of works for Queensland.

The report evaluates the current market outlook and medium-term major project construction pipeline across the state. QMCA CEO, Andrew Chapman, said 2022's major project pipeline has returned to levels not seen since the resources boom in 2012, but this one is more balanced with various projects across diverse industries and locations, minimising the risk of another boom-and-bust period.

"And that is before we factor in projects that urgently need fast-tracking to support the 2032 Olympic and Paralympic Games.

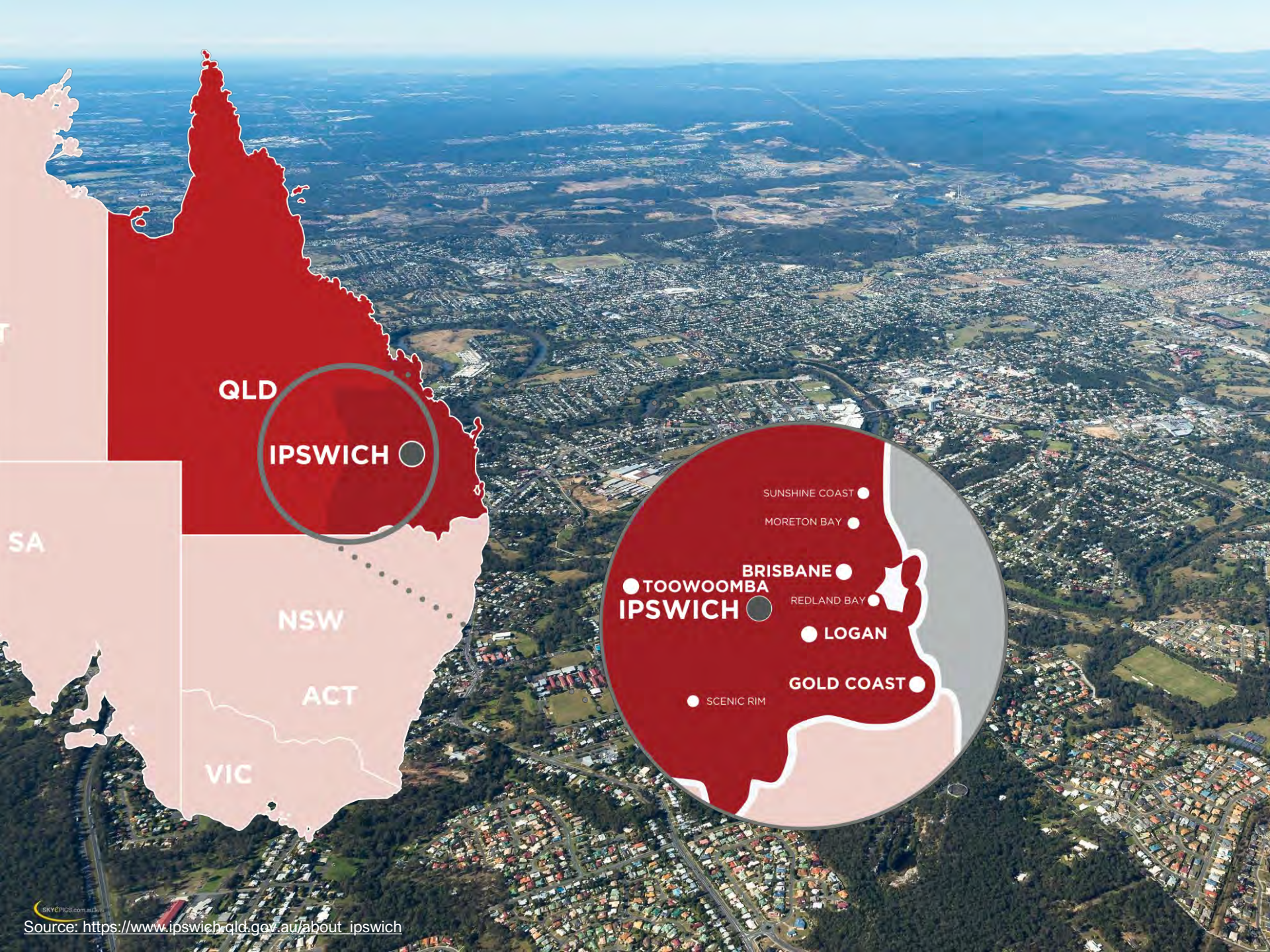
Regionally, Cairns (\$1.2 billion), Townsville (\$1.3 billion), Mackay-Isaac (\$3.3 billion), Wide Bay (\$1.1 billion), Darling Downs-Maranoa (\$2.1 billion) have strong funded pipelines, benefiting from increased activity, particularly in resources, renewables, and future minerals projects

# \$71 BILLION IN PIPELINE FOR QLD INFRASTRUCTURE



Bar graph showing growing Queensland pipeline. Image courtesy of QMCA.





QLD

IPSWICH

SA

NSW

ACT

VIC

SUNSHINE COAST

MORETON BAY

BRISBANE

TOOWOOMBA

IPSWICH

REDLAND BAY

LOGAN

GOLD COAST

SCENIC RIM

# IPSWICH IS AUSTRALIA'S FASTEST GROWING CITY!



## Ipswich population to soar to 558,000 by 2041

Lachlan McIvor | August 21, 2023

The Ipswich local government area is the fastest growing region in Queensland with its population of 228,500 expected to soar to 558,000 by 2041.

Cr Harding is using the October state election to push for much-needed infrastructure for the rapidly growing city she feels has been overlooked for too long.



## Ipswich to double in size in 20 years

By [Jemima Burt](#) Apr 2023

The population of Ipswich is expected to double and overtake the Sunshine Coast within 20 years. It's the fastest-growing LGA in QLD for the last two years.



## Ipswich population hits 250,000

Staff Writers October 11, 2023

THE official population count for Ipswich reached a milestone last week with the city welcoming its 250,000<sup>th</sup> resident. Ipswich is Queensland's fastest growing city, with an average of six new homes built each day and more than 6,200 new residents choosing to call Ipswich home in the past year.



## Ipswich to outgrow Sunny Coast with \$6.5b boom

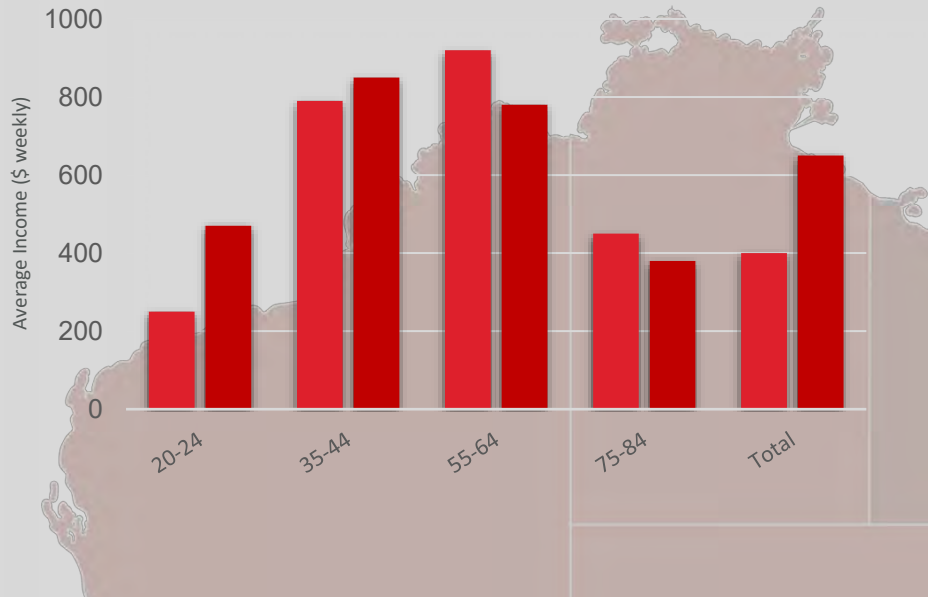
Teresa Harding May 10, 2023

South East Queensland is one of the fastest growing regions in Australia, and the City of Ipswich sits at the forefront of this incredible growth. Ipswich has held the title of Queensland's fastest growing city for some years. With a population that is set to more than double in the coming decades, outgrowing booming Sunshine Coast.

“Ipswich population is projected to grow from 220,000 in 2021 to a massive 558,000 by 2041”

That is around 150% growth in just 20 years!

# AVERAGE WEEKLY INCOME - IPSWICH



# OCCUPATION - IPSWICH



# DEMOGRAPHICS: IPSWICH

## POPULATION GROWTH

Ipswich is the fastest growing city in Queensland and arguably Australia is planned to grow by 150% between 2019 and 2041. The region will need nearly 6000 new homes per year to meet demand.

## JOBS

Future population growth in the city will create demand for another 120,000 jobs

## ECONOMIC GROWTH

By 2026, the economy is projected to be worth \$12.7 Billion with a population of 355,000

## LOCATION

- Centrally located on national road networks
- 40 minute drive to Brisbane CBD
- 60 minute drive to both domestic and international air and sea ports
- Convenient access to both the Sunshine Coast and the Gold Coast
- Electric rail to Brisbane and the Gold Coast
- Easy access to capital city facilities

# KEY INDUSTRIES: IPSWICH

**Aerospace:** Amberley RAAF Super Base – 6000 personnel on site, expanding to 7500

**Education:** 2 Universities, major TAFE

**Transport:** Ipswich's location makes the region the transport hub for SEQ

**Food Processing:** Ideal location to process food from the Darling Downs to supply SEQ

**Manufacturing:** Ipswich is Brisbane's blue collar cousin and SEQ's manufacturing hub

Amberley RAAF Super Base



Source: <https://www.ipswichfirst.com.au/keeping-machines-in-the-air-students-given-a-glimpse-into-the-flying-industry/>



University of Southern Queensland  
(Ipswich Campus)



Source: <https://www.studyqueensland.qld.gov.au/Study/University/University-Of-Southern-Queensland>

# IPSWICH IS BOOMING

## Population

**The Courier Mail**

### **Ipswich population to double in just 20 years**

Taylah Fellows - June 13, 2023

Ipswich is tipped to double its population, growing at a rate of more than 126 per cent, as Queensland's migrant boom puts pressure on infrastructure. New population projection data shows Queensland's population will blow out by two million over the next 20 years,

## Business

**City of Ipswich**

### **Business is booming in Ipswich: latest data**

24 August 2023

Key economic data reveals the Ipswich economy has smashed through the \$12 billion mark for the first time. "In the 12 months ending 30 June 2022 the Ipswich Gross Regional Product reached \$12.183 billion – the first time the city's economy has surpassed \$12 billion," Economic and Industry Development Committee Chairperson Councillor Kate Kunzelmann said.

## Infrastructure

**IPSWICH FIRST**

### **Ipswich infrastructure critical to keep Queensland's fastest growing city moving**

Jodie Richter May 10, 2023

Infrastructure critical to the future of Ipswich's major population centres is in desperate need of significant investment, with no Federal election candidate yet committing investment to prevent gridlock from stunting economic productivity, future growth and the region's liveability.



# IPSWICH'S 8 GAME CHANGING PROJECTS



## 1. NICHOLAS STREET PRECINCT REDEVELOPMENT

\$41.5 million project for revitalisation the Ipswich CBD. The major shopping and leisure hub will have a world-class cinema, gym, hotel, library, and retail shops.



## 2. NORMAN STREET BRIDGE

\$317M Project - Second river crossing to alleviate CBD congestion. Infrastructure Australia identified the \$372 million river crossing as a national priority last month.



## 3. INLAND RAIL TUNNEL

\$14.5 billion Project - to build a 52km inland rail tunnel underground from Ipswich to the Port of Brisbane to revolutionise freight transport.



## 4. SPRINGFIELD HOSPITAL EXPANSION

\$177M Project - The expansion will include a maternity ward, intensive care facility, emergency department, and 233 hospital beds, 174 will be public.

# IPSWICH'S 8 GAME CHANGING PROJECTS



## 5. NEW AUGUSTINE HEIGHTS SCHOOL

\$85 million project - Augustine Heights State School will have the capacity to teach up to 1000 students once completed. Construction started in 2022 and will open in 2023 for term one.



## 6. RETIREMENT VILLAGE AND AGED CARE FACILITY

The inclusive aged care facility, to be called Abadi Gaia will have 189 independent living units, an aged care and dementia facility with another 81 beds, and 15 special disability units.



## 7. BRISBANE GREYHOUND CENTRE

\$40 million Project – The greyhound racing track is yet to get the green light from the state gov't. The project is tipped to be a major drawcard for the Ipswich economy.



## 8. EBBW VALE BUSINESS HUB

\$177M Project - A large commercial precinct which may become a retail hub for furniture outlets, appliance stores, carpet retailers and construction suppliers.

# MAJOR TRANSPORT INFRASTRUCTURE PROJECTS COMING TO IPSWICH

## Transportation Infrastructure Priority Projects

**\$900 million**

**Ipswich to Springfield rail**

Urban passenger rail Ripley via Yamanto section

**\$500 million**

**Ipswich to Springfield rail**

Urban passenger rail Springfield to Ripley section

**\$3.4 billion**

**faster rail network**

Ipswich to Toowoomba: 3.4 Billion

**\$100 million**

**bus rapid transit**

Faster bus network from Toowoomba to Ipswich

**\$1.7 billion**

**faster rail network**

Brisbane to Ipswich Central, travel reduced by 66%



## Road Infrastructure Priority Projects

**\$1.1 billion**

**Centenary Motorway**

Moggill Road to Sumners road interchange 6 lanes

Logan Motorway to Springfield and Springfield to Yamanto (4 lane upgrade)

**\$400 million**

**Ipswich Motorway**

Darra to Rocklea \$400 million

**\$250 million**

**Norman Street Bridge Ipswich**

Additional crossing of the Bremer River to remove traffic from CBD

4 lane bridge with bicycle lanes and pedestrian pathway

**\$44.5 million**

**Springfield Central Park n Ride**

Upgrade park 'n' ride



Artist illustration of Ipswich Hospital site

**\$1.88 billion**

**Warrego Highway**

Ipswich (Dinmore to Toowoomba)

6 lanes Dinmore to Brisbane Valley Highway and 4 lane upgrades and interchanges to Toowoomba

**\$1.2 billion**

**Logan Motorway**

Ipswich Motorway to Mt Lindsay Highway and Wembley Road to the Pacific Motorway

**\$700 million**

**Western Ipswich Bypass and Cunningham Highway**

Connecting the Warrego Highway and Cunningham Highway and upgrades to the Cunningham Highway from Yamanto to Amberley (including the Amberley interchange)



RAAF Amberley Base expansion

\* Data sourced from Queensland Transport and Roads Investment Program (QTRIP) correct at 2019

# JOB BONANZA FOR IPSWICH REGION



## 2 new Ipswich Hospitals to create 2000 new jobs

Jessica Bake | January 29, 2023

A new public hospital set to open at Springfield in late 2024 will create about 1000 new frontline health jobs once operational. More than 700 jobs will be generated in its construction.

Further investment in St Andrew's Ipswich Private Hospital, which employs more than 650 people, will also generate hundreds of new job opportunities when the expansion is completed mid-2023, as well as in construction.



## JBS Dinmore hires 300 new staff as abattoir ramps up ahead of surge in meat production

Brandon Long Thu 29 Feb 2024

JBS Dinmore, near Ipswich, has hired more than 300 new workers, giving it the capacity to process about one in 10 of Australia's cows sent to slaughter. Australian beef production is tipped to rise 12 per cent this year to 2.5 million tonnes. JBS Dinmore, the Southern Hemisphere's biggest beef abattoir, is well placed to capitalise on the growth.



## Hundreds of new Ipswich jobs: \$400m Frucor factory

Peta McEachern January 27, 2023

Ipswich City Council has approved a \$400 million Japanese drink manufacturing facility at Swanbank which will create hundreds of short and long term jobs. Last year, international drinks manufacturer Suntory purchased a 17ha industrial site southeast of Ipswich for the state-of-the-art production facility.



## 800 positions need to be filled at new correctional facility

Peta McEachern September 29, 2023

The newly constructed \$861m Lockyer Valley Correctional Centre will create more than 800 jobs. With 1536-beds, it will be Queensland's largest prison and operate differently than others, with a strong focus on mental health and drug and alcohol rehabilitation services.

More than 1100 people will work at the high-security men's prison, which will open in 2024 at Spring Creek, north of Gatton.



# THE LARGEST MAIL FACILITY IN THE SOUTHERN HEMISPHERE IS FOUND IN REDBANK, IPSWICH



“The **\$240 million facility** at Redbank Motorway is the size of eight football fields, has **more than 500 people employed** on site and is loaded with technology.”

# IPSWICH AUSTRALIA'S LOGISTICS CAPITAL

**Coles – SEQ Distribution Centre – Redbank Ipswich**



**Australia Post – Largest Parcel Distribution Centre in the Southern Hemisphere – Redbank Ipswich**



**Citiswich Industrial Park – Queensland's largest masterplanned industrial development – Bundamba**



## IN QUEENSLAND

### Welcome to Australia's logistics industry capital

June 13, 2023

Ipswich is poised to become the Logistics Capital of Australia after attracting key players, from Australia Post's largest facility in the Southern Hemisphere to its multi-million-dollar Redbank Motorway Estate. And an additional \$1.4 billion and 3500 additional full-time jobs are slated to explode in the region by 2041 under future plans to build Ebenezer Regional Industrial Area and an intermodal terminal to capitalise on Inland Rail.

**Reject Shop – SEQ Distribution Centre – Redbank**



**Redbank Motorway Estate - aims to become the largest Logistics hub in the Southern Hemisphere**



**Costco – SEQ Distribution Centre – Redbank Ipswich**



# IPSWICH WILL BE THE DEFENCE CAPITAL OF AUSTRALIA FOR THE NEXT 30 YEARS

## IN QUEENSLAND

### Defence industry in Ipswich export value of \$1.4 billion

No Author | 26 Sept 2023

Home to Australia's largest Air Force base and one of the city's largest employers with around 5000 employees, Ipswich's defence industry has witnessed a staggering \$313 million growth over the past five years.

Through its RAAF Base at Amberley, the city is positioned as a major export player in the Queensland economy, posting almost one fifth of all defence exports compared with 5.8 per cent across the state.



### \$5m Defence Industry Hub opens in Ipswich

No Author | 27 July 2023

**Ipswich** is now home to the most advanced military vehicle manufacturing facility in Australia. Rheinmetall Defence Australia established its Australia-New Zealand Headquarters at Redbank in Ipswich from which it is delivering the \$5.2 billion LAND 400 Phase 2 and other programs. Rheinmetall has already created approximately 650 jobs for Queenslanders.



Abrams Tank Servicing - Amberley



Growler Fleet & F35 Fighter Servicing - Amberley



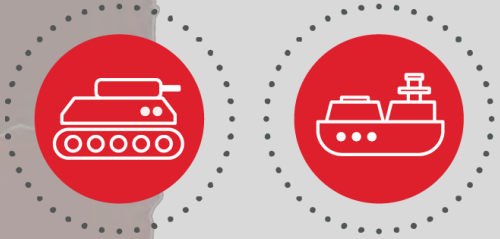
BOEING Service Centre - Amberley



# RAAF BASE AMBERLEY IS AUSTRALIA'S LARGEST MILITARY AIR BASE

employing over 5,000 uniformed and civilian personnel.

The Australian Government has made a commitment to the expansion of RAAF Base Amberley with \$1.2 billion in new investment and an additional 2,800 jobs to the existing 5,200 defence jobs in the Ipswich region. Source: <https://www.ipswich.qld.gov.au/fcc/publications/defence-ipswich-strategic-summary/8/>



# IPSWICH WINS

## \$5 BILLION TANK DEAL

### 20,000 JOBS OVER 30 YEARS



### Albanese signs \$1b Ipswich tank deal

ANDREW BROWN JULY 10, 2023

The prime minister has touched down in Europe, confirming a deal worth more than \$1 billion to sell Australian-made armoured vehicles to Germany, ahead of talks at a NATO summit. He said Australia would sign a deal to deliver 100 Brisbane-made Boxer heavy weapon carriers to Germany, one of the largest defence export deals in the country's history.



### Biggest ever defence deal to create 600 Ipswich jobs

Tuesday 2 April 2024

Queenslanders will be building more than 100 new Boxer heavy weapon carrier vehicles at Rheinmetall Defence Australia's Military Vehicle Centre of Excellence at Redbank in Ipswich. This new agreement will secure 600 direct jobs in Queensland, with economic opportunity flowing right through the supply chain. These armoured vehicles will be exported for use by the German Army.

**Ipswich based Rheinmetall Defence Australia** will build more than 200 Boxer CRV tanks that will enhance safety, security and protection of troops during operations, the deal guaranteeing jobs for the next 30 years.



# IPSWICH TAE AEROSPACE MAINTENANCE FACILITY



## TAE AEROSPACE IPSWICH

Employs 350 and maintains engines for;

- RAAF's Classic Hornet, Super Hornet and Growler Fleets
- Army's Abrams Main Battle Tank
- The F-35 Joint Strike Fighter



# IPSWICH PROPERTY IS BOOMING



## Ipswich a Property hot spot in 2024

Presented by ING 7 Mar 2024

Located just under an hour from the Brisbane CBD, many Brisbane-bound commuters live in Ipswich for its more reasonably priced housing. And, like many parts of regional Queensland, it's seen strong growth as a result of the pandemic. House prices in the Ipswich suburb of Chuwar have escalated 42.6% in the last 12 months to a median price of \$845,000.



## Ipswich property prices rise by 11% in 2023

Claire Ryan 07 / 01 / 2024

Ipswich and the Fraser Coast were standout annual growth performers, with Fraser Coast houses up 10.71 per cent and units up 17.73 per cent, and Ipswich houses up 11.34 per cent and units up 13.69 per cent.



## Ipswich real estate: Median house price soars to \$581k

Jessica Baker October, 2023

New data has revealed soaring demand in this South East Queensland city, where properties priced at an average of \$580,000 are being sold in less than two weeks on the market. The median house price in Ipswich is \$581,000 —that's an increase of 12%. Buyer demand has increased by 3% in the same period.



## Investors build Ipswich dream

September 15, 2004

PROPERTY investors are flocking to Ipswich to take advantage of the city's affordable housing market. Figures released by the Real Estate Institute of Queensland (REIQ) showed investors snapped up more than 240 of the 548 Ipswich homes sold during the three months ending in June.

# IPSWICH'S MAJOR RENTAL CRISIS

## The top five most in demand suburbs

The ranking is based on key enquiries per rental listing



**The Courier Mail**

## Ipswich cops brutal 20 per cent rent rise

John McCarthy May 08, 2023

Rents may have soared in Brisbane's inner city but the real impact is in the suburbs with traditionally lower income – with regions like Ipswich and Redcliffe being hit with rental increases above 15 per cent in the past year, according to CoreLogic. Inner Brisbane median rent was now \$664 a week, a 20 per cent increase on a year ago. It was followed by Ipswich Hinterland (\$518 a week, up 19.1 per cent) and Redcliffe (\$583 a week, up 15.4 per cent).

**NEWS**

## Ipswich Rental Crisis 30-40 groups at every open home

**Ally Foster 13 September 2023**

Principal of Ipswich Real Estate Dylan Ansems says that vacancy rates are now less than 1 per cent, signalling a real dearth of rental properties. "We're getting 30 to 40 people coming to every house viewing and 50 applications for every property," he says. "Rents have gone up from \$360 or \$370 a week 12 months ago to \$470 to \$500 now. It's a really hot market, for sure."

**THE IPSWICH TRIBUNE**

## 'Worst I've ever seen' Ipswich housing crisis

Ivy Mullins Jan 24 2023

With Ipswich's housing crisis at a 'boiling point', the Greens have unveiled a plan they say will end homelessness and housing insecurity in the region.

Greens deputy leader, Larissa Waters, called homelessness a 'political choice' that governments made and said far too many in the region were homeless.

# REDBANK PLAINS QLD'S FASTEST GROWING SUBURB



**The Courier Mail**

## Ripley and Redbank Plains remain best sellers in Ipswich growth story

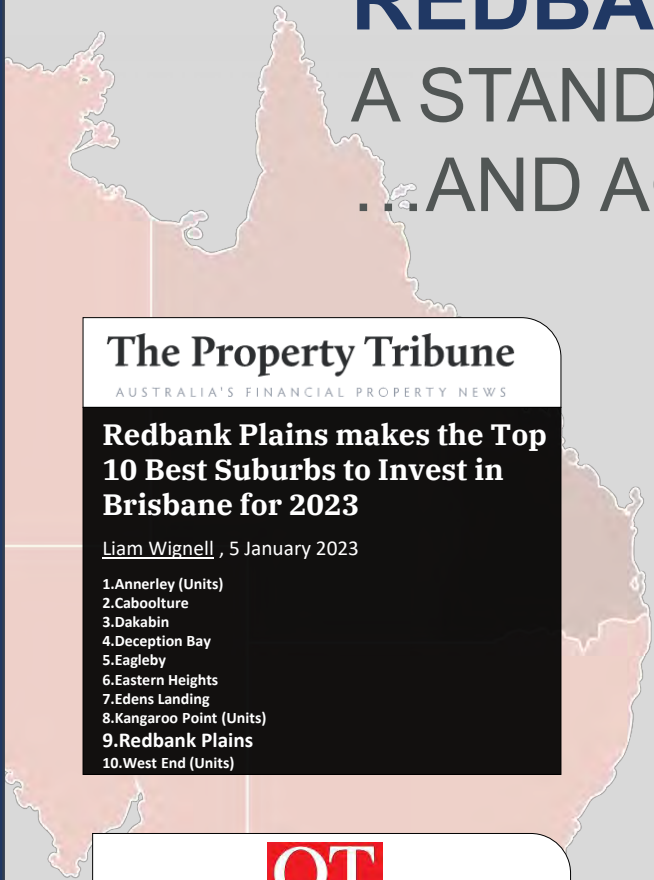
01 February 2024

Ripley and Redbank Plains continued to be the main property hot spots during the final quarter of 2023 as 835 new dwellings were built, and 523 new lots were created across Ipswich. Ripley (595 new residents), Redbank Plains (415), were the city's top fastest growing suburbs.



Artist illustration of New Mental Health Facility

# REDBANK PLAINS A STANDOUT IN 2023 ...AND AGAIN IN 2024



## The Property Tribune

AUSTRALIA'S FINANCIAL PROPERTY NEWS

### Redbank Plains makes the Top 10 Best Suburbs to Invest in Brisbane for 2023

Liam Wignell , 5 January 2023

1. Annerley (Units)
2. Caboolture
3. Dakabin
4. Deception Bay
5. Eagleby
6. Eastern Heights
7. Edens Landing
8. Kangaroo Point (Units)
9. Redbank Plains
10. West End (Units)



### Redbank Plains tops list of QLD property hotspots for 2023

By Emma Duffy 13 Jan, 2023

Our Panels' Top suburb picks for 2023:

- Redbank Plains
- Collingwood Park
- Goodna
- Durack
- Inala
- South Ripley



### Best suburbs to invest in Queensland 2024

In its Fast 50 shortlist of top investment suburbs for 2024, Smart Property Investment;

- **One Mile**, median price \$419,000, up +30.9 per cent \
- **Redbank Plains**, median dwelling price \$510,000, up +29.1 per cent over the past year.
- **Avenell Heights**, median dwelling price \$393,000, up +26.8 per cent over the past year.
- **Warwick**, median dwelling price \$370,000, up +24.8 per cent over the past year.
- **Raceview**, median dwelling price \$490,000, up +24.1 per cent over the past year.



### Redbank Plains in top 5 investment suburbs 2024

Sofia Matthews 03/01/2024

Redbank Plains, among other Ipswich suburbs, has been identified as one of the top investment locations set to boom in the latest Fast 50 2024 report by Smart Property Investment.

- **One Mile**, \$419,000, up +30.9%.
- **Redbank Plains**, \$510,000, up +29.1%.
- **Avenell Heights**, \$393,000, up +26.8%.
- **Warwick**, \$370,000, up +24.8%.
- **Raceview**, \$490,000, up +24.1%.

# INFRASTRUCTURE: REDBANK PLAINS

## SHOPPING CENTRES

Town Square Redbank Plains  
Orion Shopping Centre  
Redbank Plaza  
Redbank Plains Shopping Village  
Booval Shopping Centre  
Riverlink Shopping Centre

## MAJOR INFRASTRUCTURE

Citiswih Business Park  
Swanbank Enterprise Park  
Transapex Road Network  
Brookwater Golf and Resort  
Springfield Public Hospital

## TERTIARY EDUCATION

University of Southern Queensland  
Queensland University  
Springfield TAFE – South West QLD

## SCHOOLS

Fernbrooke State School  
Staines Memorial College  
Redbank Plains High School  
St Augustines College  
Redbank Plain State School  
Redbank State School  
Collingwood Park State School  
Kruger State School

## PUBLIC TRANSPORT

Redbank Translink Bus Interchange  
Redbank Railway Station  
Springfield Railway Station



\$20 million Redbank Plains Convenience Centre



\$140 million Redbank Plains Town Centre,  
60 speciality stores and hundreds of jobs



Redbank Plains Reserve



Redbank Plains Town Square

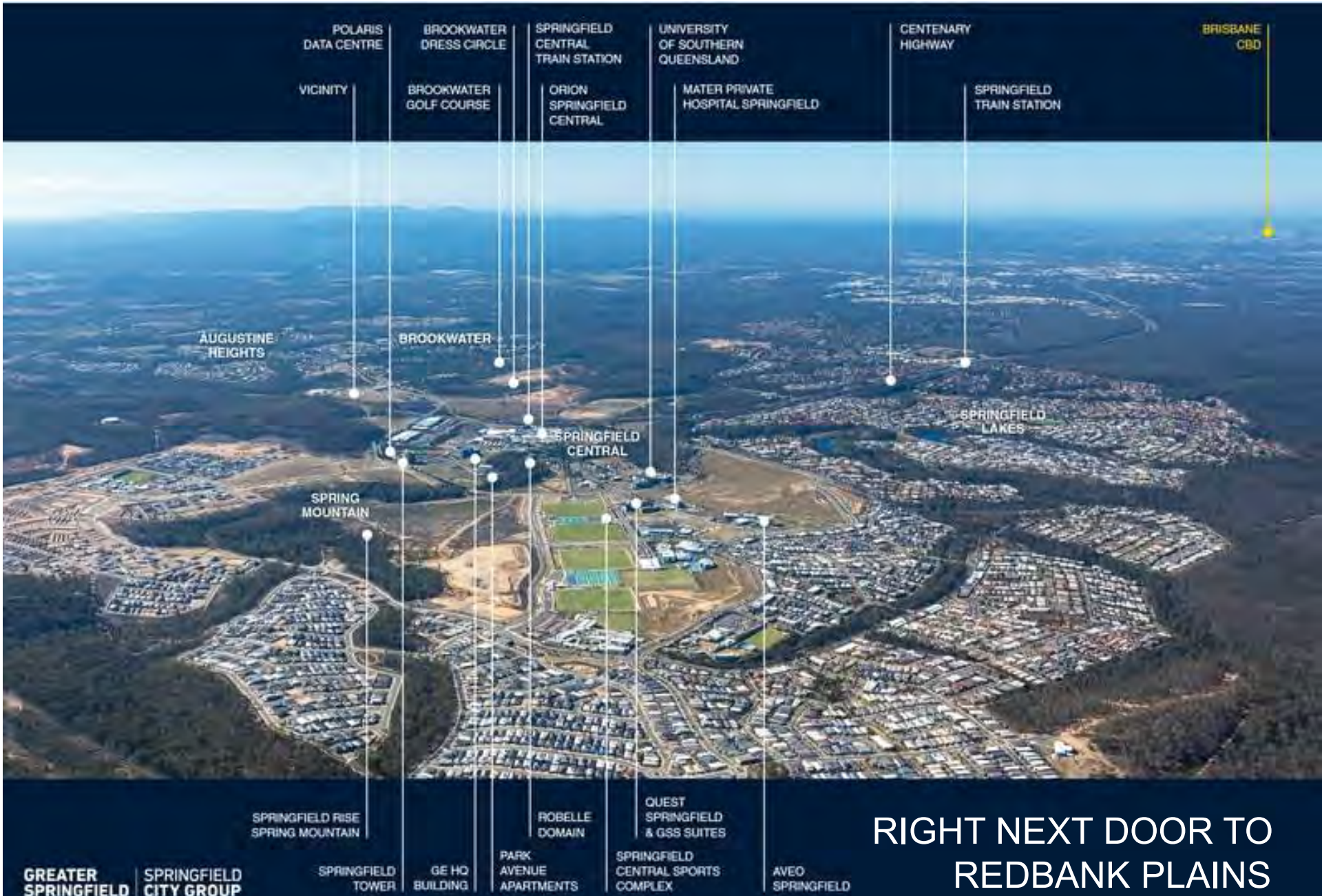


Queensland Rail

# REDBANK PLAINS PROXIMITY TO EMPLOYMENT HUBS



# SPRINGFIELD AUSTRALIA'S LARGEST MASTERPLANNED CITY



# MARKET SUMMARY

## REDBANK PLAINS

Ipswich has become the focus of considerable growth and investment in South East Queensland.

### Redbank Plains



The fastest growing suburb in Ipswich <sup>(1)</sup>



29.4% increase in house prices since January 2013, annual growth rate of 5.3% <sup>(2)</sup>



The median rental yield in Redbank Plains is 5.4% <sup>(2)</sup>

### Population

Redbank Plains

20,027

2016



30,948

2036

**2.8%**

Projected population increase per year over 25 years, from 2011 <sup>(3)</sup>

Ipswich LGA

196,179

2016



484,716

2036

**4.2%**

Projected population increase per year over 25 years, from 2011 <sup>(4)</sup>

Queensland

4,848,877

2016



6,763,153

2036

**1.7%**

Projected population increase per year over 25 years, from 2011 <sup>(4)</sup>



Redbank Plains Town Square Shopping Centre Opened 2017



# REDBANK PLAINS PROPERTY MARKET

“Ipswich is a high demand market that is now home to a growing community of residents who either work locally or make the (now easier) commute to Brisbane.”

- Realestate.com.au

## SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$580,000	\$457,000	\$339,000
Median Price Change – Last Quarter	5.45%	14.66%	20.00%
Median Price Change – 1 Year	11.53%	23.64%	30.88%
Median Price Change – 2 Years	38.09%	50.00%	47.39%

## SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$500	\$430	\$380
Median Yield %	4.48%	4.88%	5.82%
Median Rent Change – 1 Year	13.63%	13.15%	18.75%

1.97%

Current Vacancy Rate



198

Rental Stock Available



19,303

Population



48.83%

Rental Population



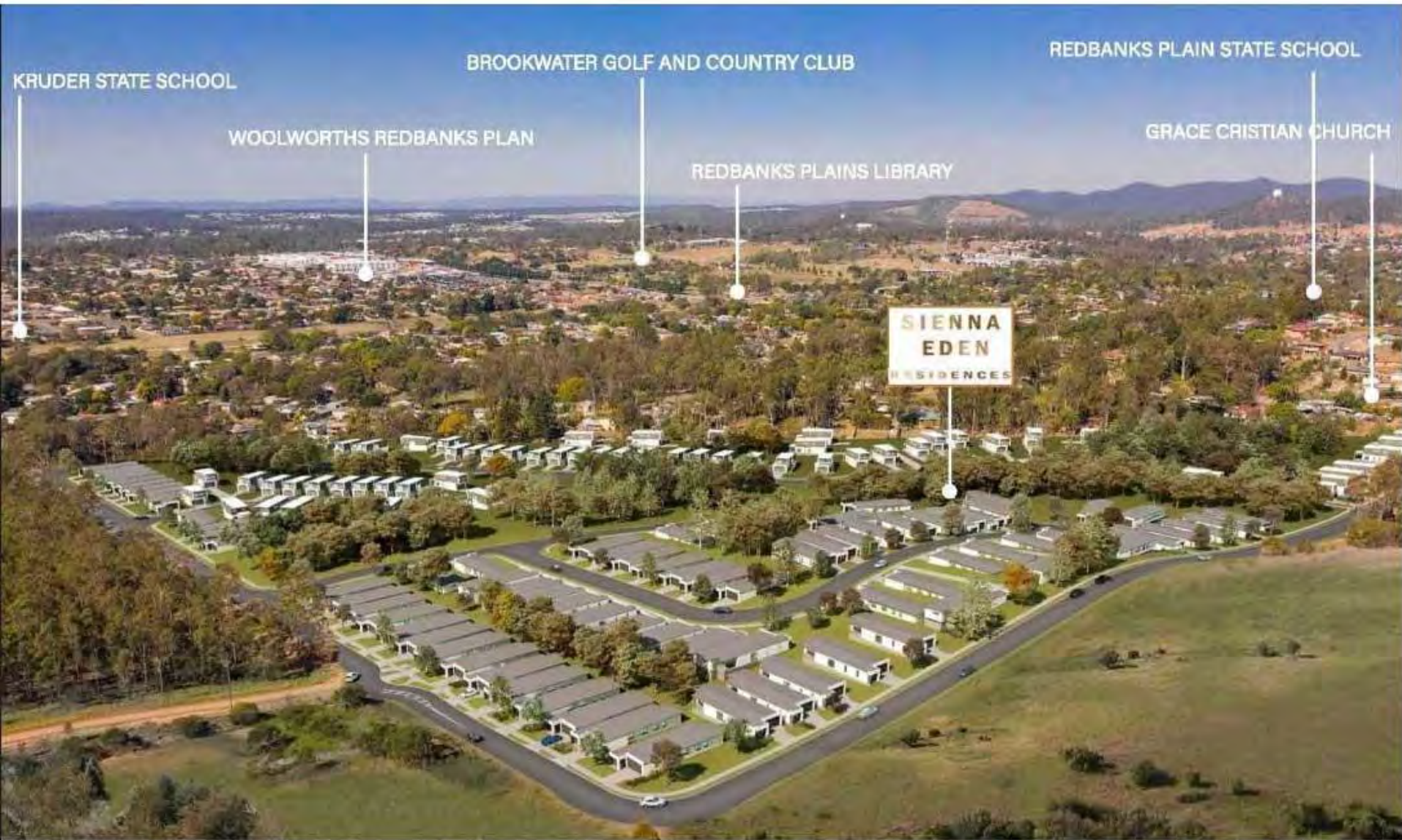
A family of four—a mother, a father, and a young girl—are walking a beagle dog on a wooden boardwalk. The mother is on the left, wearing a light pink short-sleeved dress with a matching belt. The father is on the right, wearing a white long-sleeved shirt and light-colored shorts. The young girl is in the middle, wearing a floral dress. They are all smiling and holding hands. The dog is on a leash. The background features a lush green lawn, a wooden railing, and a dense forest of tall trees under bright, warm sunlight.

**SIENNA EDEN**  
**ESTATE**

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REDBANK PLAINS

# SIENNA EDEN MASTERPLANNED COMMUNITY



Site and surrounding areas

**SIENNA EDEN**  
**ESTATE**



# LOCATION & AMENITIES

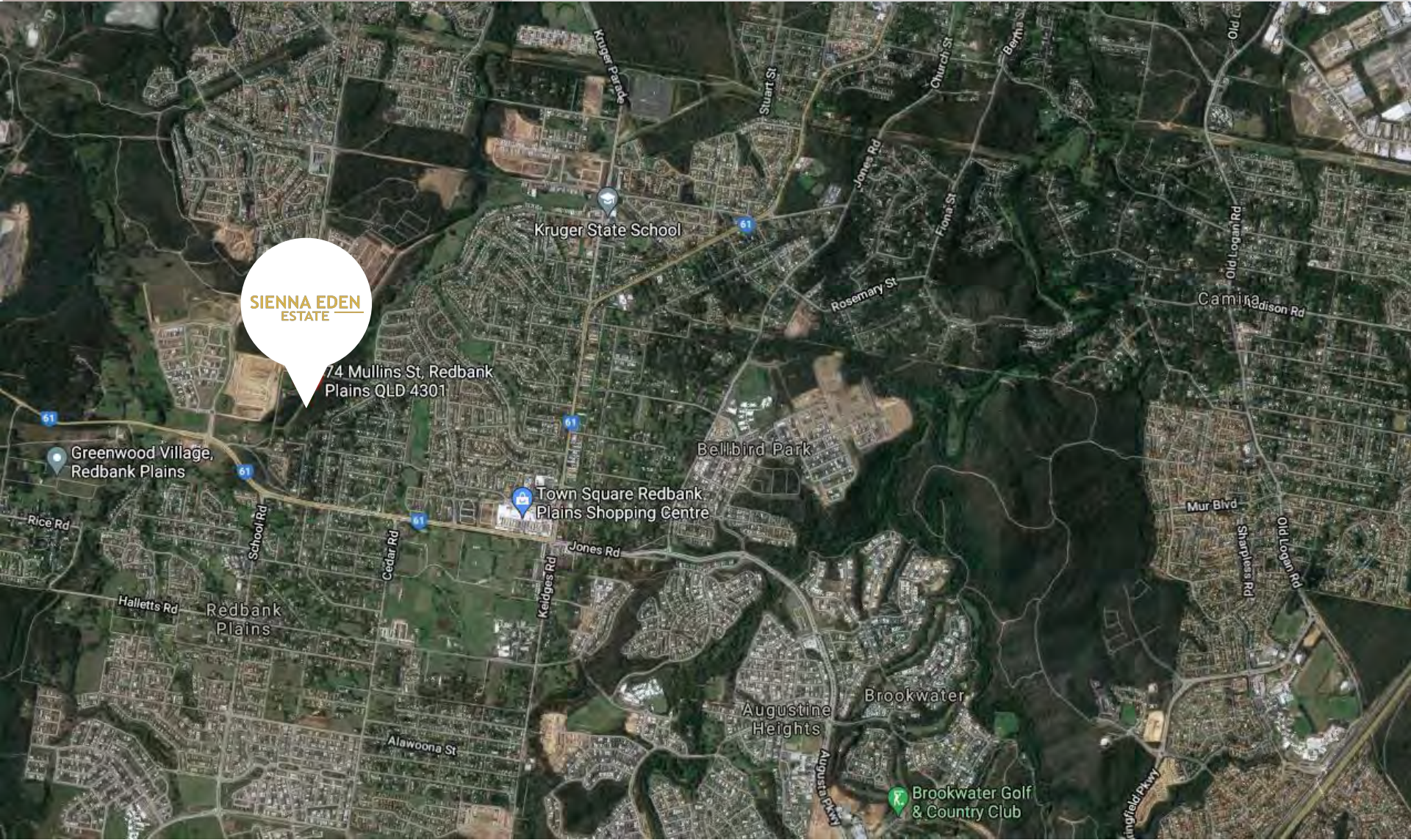
1. Redbank Plains State School
2. Woodlinks State School
3. Fernbrooke State School
4. Redbank Plains State High School
5. Augusta State School
6. Staines Memorial College
7. Collingwood Park State School
8. Kruger State School
9. University of Southern QLD, Springfield Campus
10. University of Southern QLD, Ipswich Campus
11. University of Queensland, Ipswich Clinical School
12. Staines Memorial College
13. TAFE South West, Springfield
14. TAFE Queensland, Ipswich
15. Town Square Redbank Plains
16. Redbank Plaza
17. St Ives Shopping Centre Goodna
18. Orion Springfield Central
19. Riverlink Shopping Centre
20. Booval Fair 7kms
21. Redbank Translink Bus Interchange and Train Station
22. Springfield Railway Station
23. Brookwater Golf and Country Club
24. Ipswich Public Hospital
25. Mater Private Hospital Springfield
26. White Rock Conservation Area

# SIENNA EDEN MASTERPLAN OF DEVELOPMENT



# SIENNA EDEN

## MINUTES AWAY FROM THE TOWN SQUARE



# WERE ALL THE BOXES TICKED?

1. **Location** (Commuting Distance to Employment Hubs)



6. **Capital Growth Prospects**



2. **Population Growth**



7. **Market Cycle**  
(Is this a rising market?)



3. **Infrastructure Projects**



8. **Rental Demand & Yield**



4. **Economic Drivers** (Ideally several different industries)



9. **Local Amenities**  
(Proximity to Schools, Shopping, Hospitals)



5. **New Job Creation**



10. **Public Transport**  
(Proximity to Bus, Train)



*...If so, then this property stacks up!*



# SIENNA EDEN ESTATE ---

This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by City of Ipswich Council, QLD Government SEQ Regional Plan, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ, and the ABS.

However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. The Developer and the Sales Agent will therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.