

# MARKET RESEARCH *Report*

Ripley Road

Ripley  
Town Centre

Centenary Highway

Proposed  
Shopping Centre

**MONTEREA**  
*Ripley*

← 40 minutes  
to Brisbane

↓ 10 minutes  
to Ipswich

**MONTEREA**  
*Ripley*

PROJECT MARKETING BY:

**Ray White.**

## PROJECT: Montereia Ripley

### LOCATION

204 Montereia Road, Ripley QLD

### HOMESITES

900 new residential dwellings

### EDUCATION

- 13 primary schools & 5 secondary schools are proposed for Ripley
- 68 Schools within the Ipswich LGA comprising 46 state run schools & 22 private schools including; Ipswich Boys Grammar & Ipswich Girls Grammar
- Ipswich has two universities (USQ Ipswich & Springfield), and a major Tafe College (Bremer Tafe)

### MEDICAL

- \$85 million Mater Private Hospital Springfield, which is an 80 bed 10,000m<sup>2</sup> facility, that forms part of the 52ha "Health City" of Greater Springfield
- \$64 million St Andrews Ipswich Private Hospital expansion
- Ipswich Hospital, with 351 beds

### SHOPPING & RETAIL

- Proposed Montereia Village Shopping Centre with major supermarket & retail precinct
- \$1.5 billion Ripley Town Centre
- \$40 million Stage 1 under construction with Coles supermarket – the largest in Qld
- Orion Springfield Central Shopping Centre (developed by Mirvac) – 12 minute drive

### EMPLOYMENT

- One third of SEQ's business & industry land is located in Ipswich
- \$1.5 billion Ripley Town Centre is expected to create 20,000 new jobs when fully completed
- \$1 billion Ipswich CBD revitalisation program
- \$570.7m Swanbank Enterprise Park spanning 49ha of prime industrial land
- \$1 billion Amberley RAAF Base expansion
- \$150m Aerospace & Defence Support Centre at Amberley

### POPULATION & DEMOGRAPHICS

- Ripley Valley projected population of 120,000
- Ipswich expected to accommodate 28% of SEQ's population increase over next 20 years
- Ipswich is Queensland's fastest growing city
- With the population of Ipswich projected to grow; 118,000 new dwellings are required
- 67% of people that work in Ipswich live in Ipswich

### LIFESTYLE & ENVIRONMENT

- Montereia Ripley Residential Estate will be developed on a 146 acre site.
- The Green Space masterplan for Montereia Ripley will contain over 22 acres of parklands, recreational amenities and open turf areas
- Montereia Ripley will feature 900 homesites to be delivered in multiple stages
- The integrated Montereia neighbourhood village will include proposed sporting fields and neighbourhood shopping centre with major supermarket

### RESIDENTIAL HOUSING INSIGHT

- Ripley Valley Residential Development to provide approximately 50,000 homes
- Ripley Median Rentals:
  - 3 bedroom house: \$350
  - 4 bedroom house \$390

### MAJOR INFRASTRUCTURE PROJECTS

- \$4 billion Ipswich Motorway duplication
- \$366 million Centenary Highway extension
- Proposed Regional Transit Zone within Ripley Town Centre will integrate bus, rail, pedestrian and cycle transport
- 2km to Centenary Highway and 1km to Cunningham Highway

### MAJOR INFRASTRUCTURE PROJECTS

- 9km to Ipswich Train Station
- 16km to Springfield Train Station