



**FUTURE
COMMUNITIES**



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A BETTER FUTURE**

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FLINDERS POCKET

Flinders Pocket is a 137 lot master planned community set in over eight hectares of land strategically located just four kilometres from the Ipswich CBD. Its location on the Northern side of the Ripley Valley Priority Development Area, close to established amenity including schools and shops, will make Flinders Pocket a highly sought after investment opportunity.





MORE ABOUT FLINDERS POCKET

LOTS NUMBER

137 lot master
planned development

LOT MIX

350sqm to 659sqm

ADDRESS

125 Boyland Way,
Flinders View

LAND AREA

8.313 hectares

LOCAL GOVERNMENT AREA

Ipswich City Council

LOCATION

Approximately 4km east
of the Ipswich CBD

AMBITIOUS FUTURE

The cranes dominating Brisbane's skyline is a sure sign of a city on the move.

Greater Brisbane, and more broadly, South East Queensland, is forging ahead with an ambitious vision for the future

SEQ continues to be a pacesetter for population growth in Australia. Predictions show that the population of the area is expected to grow to 5 million by 2036. Currently underway is a suite of major projects that are changing the physical and economic landscape of the entire region.



GREATER BRISBANE PROFILE



TOP 10 MAJOR PROJECT LIST

2018 - 2025

1  **CROSS RIVER RAIL**
2,123 PROFESSIONS
ESTIMATED COMPLETION 2021

2  **QUEEN'S WHARF**
10,000 PROFESSIONS
ESTIMATED COMPLETION 2022

3  **BRISBANE LIVE**
10,000 PROFESSIONS
ESTIMATED COMPLETION 2024

4  **BRISBANE METRO**
7,700 PROFESSIONS
ESTIMATED COMPLETION 2023

5  **BRISBANE AIRPORT NEW RUNWAY**
7,800 PROFESSIONS
ESTIMATED COMPLETION 2022

6  **MILLENNIUM SQUARE**
UP TO 10,000 PROFESSIONS
ESTIMATED COMPLETION ~2025

7  **BRISBANE QUARTER**
UP TO 5,000 PROFESSIONS
ESTIMATED COMPLETION ~2018

8  **HOWARD SMITH WHARVES**
UP TO 1,000 PROFESSIONS
ESTIMATED COMPLETION ~2019

9  **BRISBANE SHOWGROUNDS**
UP TO 3,000 PROFESSIONS
ESTIMATED COMPLETION ~2018

10  **NORTHSHORE HAMILTON**
15,000+ PROFESSIONS
ESTIMATED COMPLETION ~2018



**\$1.35 BILLION NEW RUNWAY
AT BRISBANE AIRPORT**

One of Australia's fastest-growing passenger and freight airports, Brisbane Airport Corporation are undertaking a \$1.35 billion project to deliver a second runway due for completion in 2020.

\$3 BILLION QUEENS WARF (EST OPEN 2022)

Destination Brisbane Consortium is delivering the \$3 billion Queens Warf development that will deliver 2,000 jobs during construction and over 8,000 once operational.

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\$5.4 BILLION CROSS RIVER RAIL

A 10km link from Dutton Park to Bowen Hills that includes tunnels under the Brisbane River.

\$158 MILLION NEW CRUISE SHIP TERMINAL

Brisbane will have a new cruise ship terminal at the mouth of the Brisbane River capable of taking the largest cruise ships in the world by late 2019. Construction has begun on the \$158 million project, which will welcome 275,000 visitors each year and create 245 jobs during construction.

**\$2 BILLION ROMA STREET ENTERTAINMENT
AND EDUCATION PRECINCT**

Incorporating a 17,000 seat indoor arena, three commercial towers, residential developments, restaurants, bars and cinemas, the \$2 billion Roma Street Entertainment and Education precinct enjoys bipartisan support.

**\$600 MILLION PORT OF BRISBANE
CAPITAL INVESTMENT**

Over the next five years, the Queensland government will invest \$500 million into the Port of Brisbane.

POPULATION

Ipswich City has an estimated population of 200,000, and it is anticipated that the Ipswich area will be the fastest growing city in Queensland over the next 20 years. More especially by 2036 the region's population is projected to more than double to 484,716 people. This reflects an annual growth rate of 2.97%, which is significantly above Queensland's projected growth of 1.4% pa.

Source: Queensland Statisticians office

LABOUR FORCE

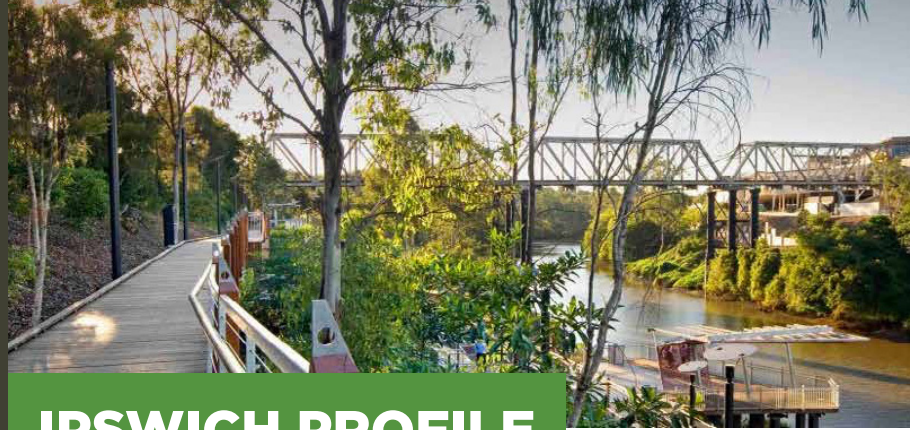
Ipswich is a diverse and dynamic city with its population enjoying a wide variety of employment opportunities. The largest employment industries comprise Manufacturing (14.4%), Retail Trade (10.7%) and Health Care and Social Assistance (12.1%). In addition, the most popular occupations for Ipswich residents comprise Technicians & Trade Workers (16.2%), Clerical & Administrative Workers (15.6%) and Professionals (13.6%).

Source: Queensland Statisticians office

ECONOMY

Over the last 10 years, Ipswich's economy has increased by 31.84% or 3.18% pa, with the city's Gross Regional Product reaching \$7.89 Billion as at June 2015. In addition, the city's economy provides its residents with 66,663 jobs and 7,946 local businesses.

Source: Queensland Statisticians office



IPSWICH PROFILE

Over the next two decades it is anticipated

Ipswich city will be:

- One of Australia's major job creation zones
- The highest population growth City in Australia
- And one of the most exciting urban economic growth zones in the country

Ipswich City is a City of Centres with 20 employment and population growth centres it is projected that growth to 2031 will bring an additional 292,000 people to the city, requiring an additional 120,000 jobs. The City has the ultimate capacity to provide 335,000 jobs. Manufacturing is the lead driver in the City's economy and it is projected that this sector will grow significantly in the future.

Key manufacturing sectors in the city include:

- Aerospace and Defence base support
- Rail
- Food processing

- Advanced and high technology manufacturing
- Automotive and support businesses (motorsports)
- Building products
- A diverse range of light industry and specialist manufacturing capabilities

The city will also focus on employment and investment in:

- Knowledge industries, information and communication technology (ICT), business services, clean technologies, and technical and engineering services (supporting the Surat basin)
- Sustainable industries
- Education
- Health and human services
- Rural industries
- Retail and hospitality

Source: City of Ipswich / Economic Development Plan 2009 - 2031

VISION

The Ripley Valley offers the opportunity to establish a series of distinctive neighbourhoods and smaller villages, with the vibrant \$1.5 billion Ripley Town Centre at its heart, which will be complemented by intimate local village centres located strategically throughout the Valley. When fully developed Ripley Valley will provide approximately 50,000 dwellings and will have a population of approximately 120,000 people, with residents enjoying the valley's enviable lifestyle and easy access to a wide array of employment opportunities both locally and across the greater Ipswich area.

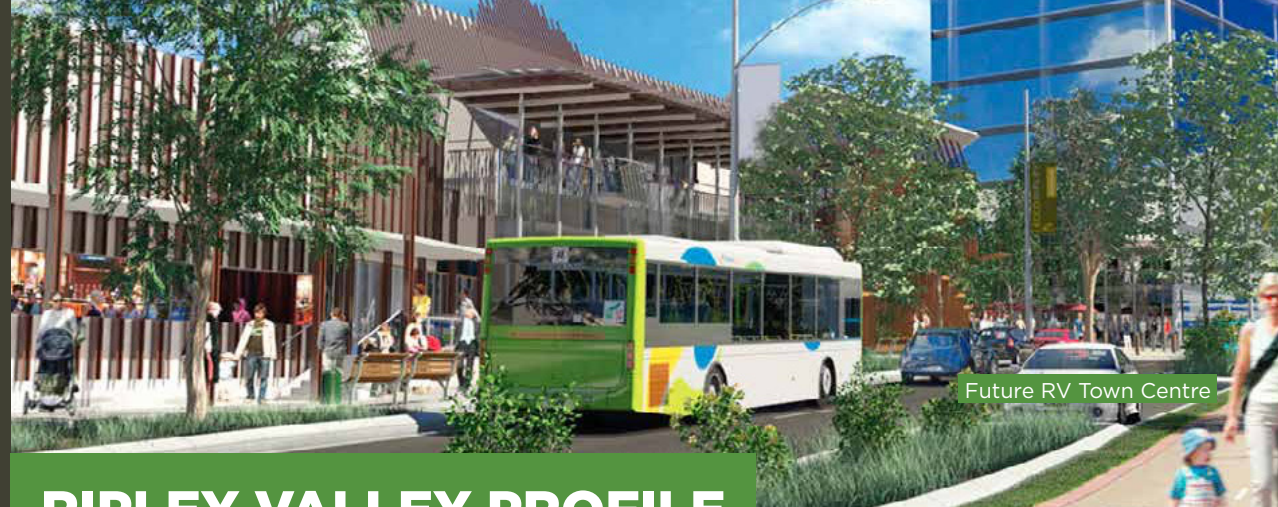
Source: Department of Infrastructure, Local Government and Planning

INFRASTRUCTURE

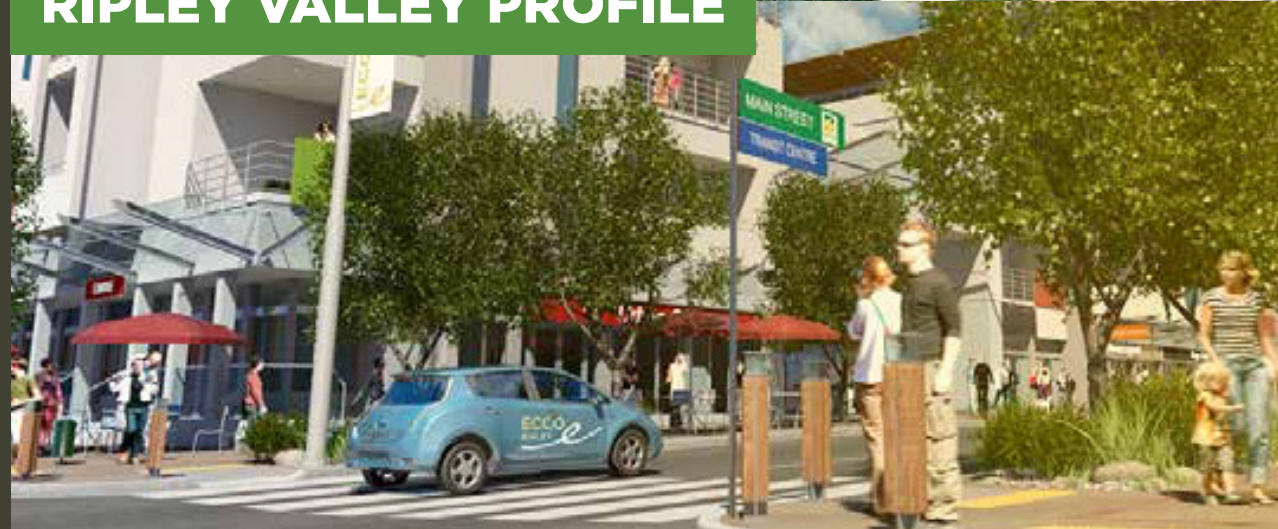
The Ripley Valley is in the heart of one of the Queensland's employment and economic growth regions and as such has, currently and will continue to experience an unprecedented level of large scale infrastructure and investment projects as shown below.

Local infrastructure completed, underway or committed:

- \$1.5 billion Ripley Town Centre with the \$40M Stage 1 proposed to open in late 2017
- \$4 billion duplication of Ipswich Motorway
- \$366 million Centenary Highway Extension
- \$837 million commuter rail extension to Springfield with proposed future extension to the Ripley Valley
- \$6 billion in additional transport projects



RIPLEY VALLEY PROFILE



Ripley Valley covers a total area of 4,680 hectares and is located in South East Queensland's western growth corridor, which is one of the largest employment and industry growth areas in Australia. More specifically the subject is situated approximately 6 kilometres south-east of the Ipswich CBD, and 40 kilometres west of the Brisbane CBD.

Furthermore, the Ripley Valley is strategically located to benefit from access to existing and planned major employment generators Ipswich CBD, Springfield, Swanbank Enterprise Park, Citiswitch and the RAAF Base and Aerospace and Defence Support Centre.

IPSWICH CBD

The Ipswich CBD is a major business and commercial centre for the greater Ipswich district, and is currently undergoing a significant \$1 billion revitalisation program. Stage 1 of the program known as Icon commenced in 2011, and has now been completed with future stages of the project to deliver additional commercial towers, residential towers, a 60,000m2 regional shopping centre, community amenities

Source: City of Ipswich

SPRINGFIELD

Greater Springfield is one of Australia's fastest growing regions with the population expected to grow from the current level of 32,000 to over 100,000 by 2030. Greater Springfield boasts two railway stations; a designated health precinct with the hospital; a broad range of education facilities from primary through to tertiary; a growing commercial and business park presence and an expansive choice of retail and leisure options. Furthermore, Springfield's CBD is already home to General Electric's state of the art headquarters, and on completion, the CBD will span a total area of 390ha and will provide an employment base of 52,000 workers.

Source: Springfield Land Corporation



LOCAL AMENITIES

Flinders Pocket is located in the heart of the booming Ripley Valley growth corridor that is forecast to be one of the largest growth areas in South East Queensland. Ripley Valley is predicted to enjoy some of the highest employment growth in Australia.

Its connectivity to major employment nodes, community amenity and lifestyle facilities make Flinders Pocket a very smart investment choice.

- 4 minutes to the new Ripley Town Centre, with Coles Supermarket scheduled to open late 2017
- 6 minutes to Orion Springfield Town Centre
- 10 minutes to Springfield Central Train Station 'park and ride'
- 10 minutes to downtown Ipswich
- 40 mins to the heart of the Brisbane CBD
- 40 minutes to Brisbane Airport via the new Legacy Way Tunnel
- 40 minutes to the Gold Coast

SWANBANK ENTERPRISE PARK

The Swanbank Enterprise Park occupies over 492 hectares of prime industrial land in Brisbane's western corridor and has received high levels of support from both state and federal governments. The Park has a total value of \$570.7 million and accommodates heavy, general and light industry as well as mixed industry and business area users. A key tenant of the park is the \$75 million Holcim manufacturing plant which opened in 2013.

Source: Avid Property Group

CITISWICH

Citiswich is a premium industrial estate located in the logistics hub of Brisbane's south-western corridor. The 350ha estate is one of Queensland's largest industrial developments and provides affordable, well connected industrial land which caters for a wide range of industries including logistics, manufacturing, warehousing and distribution, construction and wholesale retail companies.

Source: Walker Corporation



EMPLOYMENT GENERATORS

AMBERLEY RAAF BASE

The Amberley RAAF Base is located approximately 40 kilometres south west of Brisbane on the outskirts of Brisbane and is the Royal Australian Air Force's largest military base. The Amberley air base employs over 5,000 people, and is currently undergoing a \$1 billion expansion, which will be completed over the next 4 years. Furthermore by the end of 2016 a workforce of 1,500 contract staff will be working on projects to accommodate and provide services for the rapid expansion of air power capability at the base.

Source: QT News - Royal Australian Airforce

AEROSPACE AND DEFENCE SUPPORT CENTRE AT AMBERLEY

The Aerospace and Defence Support Centre at Amberley will be a modern technology hub designed to support RAAF Base Amberley and meet the demands of the Australian Defence Organisation regional operations for the next 20 years. The \$150 million project meets the Queensland Government's strategic objective to position Queensland as a global leader in the aerospace and defence industries.

Source: Kobold Group



SITE MAP

- Ipswich Railway Station < 20 mins
- 3 x Schools < 10 mins
- Hospital < 20 mins
- Parks and Recreation < 5 mins
- Winston Shopping Centre < 5 mins



- 200m to Neighbourhood Centre including Caltex, McDonalds and other fast food
- 400m to public transport
- 800m to Future State Primary and Secondary School
- 2.5km to Winston Glades Shopping Centre
- 3.7km to Raceview State School
- 4.8km to Ripley Town Centre
- 4mins to Ipswich CBD
- 7mins to Springfield Central
- 12 mins to Amberley RAAF Base
- 35 mins to Brisbane CBD
- 50 mins to Brisbane Airport

NOTE: All dimension and areas on this plan are subject to survey and requirements for lodgement of survey plans in the Department of Natural Resources and Mines. Illustration is indicative only.

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* Conditions Apply



**FUTURE
COMMUNITIES**

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Scott: 0412 766 163

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*Terms and conditions apply. See website for details and eligible applicant criteria