

BRASSALL

FAST FACTS



Highlights

- One of the largest cities in Australia
- 70 suburbs divided into 12 divisions
- The fifth fastest growing and rapidly developing city in Australia
- 89,000 new dwellings needed by 2041



Location

- 7km to Ipswich City
- 35km to Springfield CBD
- 46km to Brisbane CBD
- 58km to Brisbane Airport
- 67.4km to the Port of Brisbane



Population

- The estimated population is 10,904 (March 2020)
- 47.9% Male and 52.1% Female
- Median age is 32



Employment

- Employment rate 90.9% (March 2020)
- Strong areas of employment consist of: Healthcare, Construction, Education and Training, Retail and Trade



Economy

- GRP exceeds \$11.77 billion
- 21,126 local businesses
- 115,575 local jobs



Housing

- Median house price \$375,500
- Median rent \$320pw
- Median yield 4.4%
- 41.1% population are renters
- Vacancy rate 1.8%



Transport

- TransLink rail and bus services
- Ipswich bus services
- Warrego Highway
- Cunningham Highway
- Ipswich Motorway



Education

- 17 State Primary Schools within 15km
- 6 State High Schools within 15km
- 17 Early Learning Centres
- University of Southern Queensland - Ipswich Campus
- TAFE Queensland - Ipswich Campus



Retail

- Brassall Shopping Centre
- Riverlink Shopping Centre
- Ipswich City Square
- Booval Fair
- Silkstone Village
- Orion Shopping Centre
- Ripley Town Centre



Medical

- Ipswich Public Hospital
- Mater Private Hospital - Springfield
- St. Andrew's Private Hospital
- Over 20 medical centres

WESTERN CORRIDOR

FAST FACTS



Highlights

- 60 minutes to Brisbane Airport
- Rail access to Brisbane CBD
- Rail access to Gold Coast CBD
- RAAF Amberly Air Base
- Robelle Domain Water Park
- Ripley Splash & Play Water Park



Population

- Estimated population of the Western Corridor is 213,638 residents
- Population is estimated to increase to 520,000 residents by the year 2041
- 49.4% Male and 50.6% Female
- Median age 34



Economy

- GRP exceeds \$9.42 billion
- 9,356 local businesses
- 76,917 local jobs



Employment

- Employment rate 91% (March 2019)
- Strong areas of employment consist of: Healthcare, Manufacturing, Retail and Trade



Housing

- Median rent \$300pw
- 44% population are renters



Government Spending

- \$1.5 billion on RAAF expansion
- \$124 million on Ipswich Hospital extension
- \$13.5 million on parks, recreational & environmental upgrades
- \$21.6 million on road upgrades
- \$25.3 million on road & bridge maintenance



Transport

- TransLink Rail and Bus services
- Centenary Highway
- Legacy Way Tunnel



Education

- Over 20 State Primary and State High Schools
- University of Southern Queensland - Springfield Campus
- University of Southern Queensland - Ipswich Campus



Retail

- Orion Shopping Centre
- Ripley Town Centre
- Springfield Fair Shopping Centre



Medical

- Ipswich Hospital
- St. Andrews Private Hospital
- Mater Private Hospital
- Over 20 Medical Centres



WESTERN CORRIDOR

- Located only 35 minutes west of Brisbane and 1 hour to Gold Coast
- One of the fastest growing populations in Aus
- 40% Population increase by 2041
- Needing approx 143,000 new homes by 2041
- High quality educational institutions
- More than 500 parks

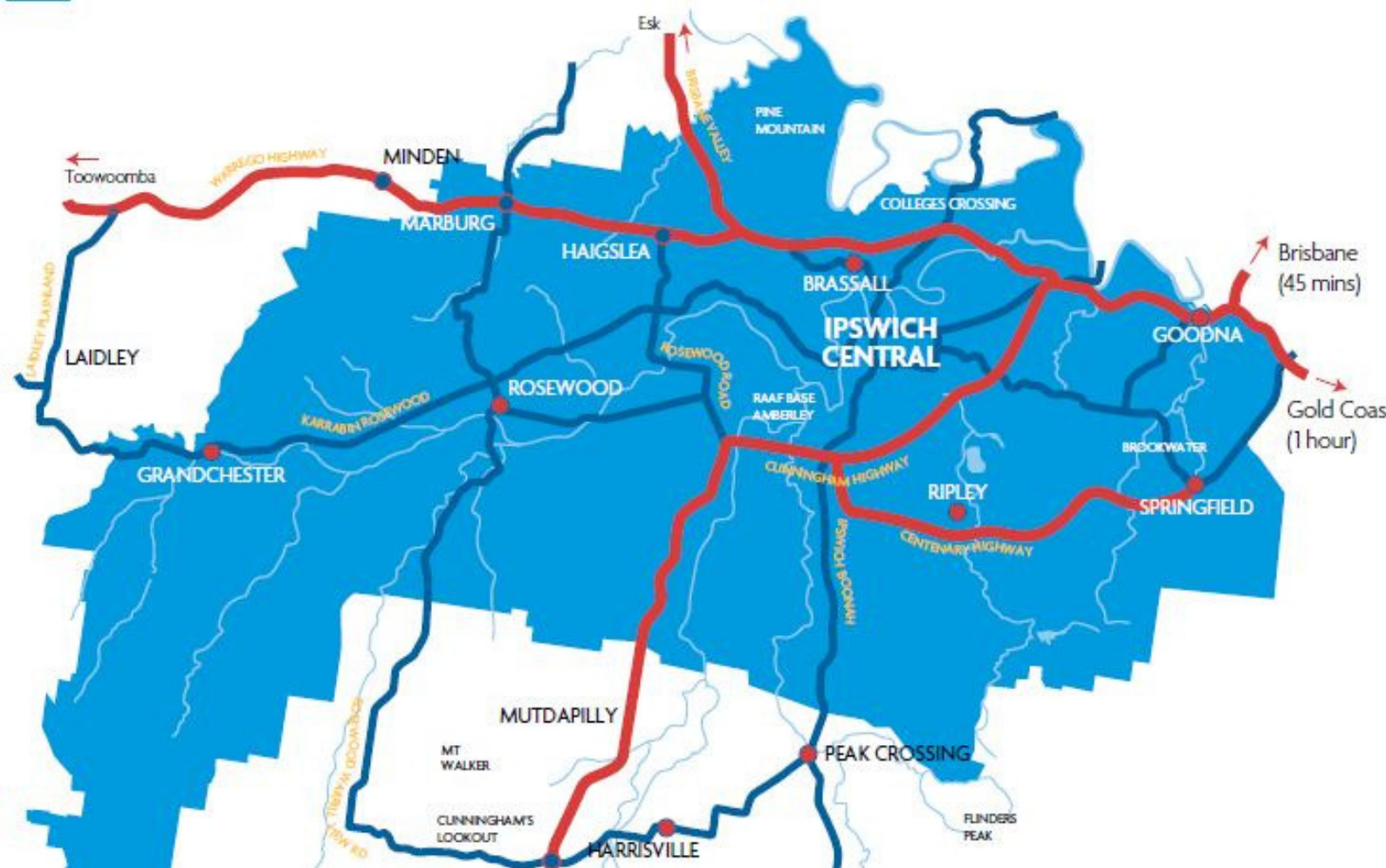
- Increasing at twice the rate of the rest of Queensland
- Annual population growth rate of 5.38% pa
- Well connected by 2 rail services and 7 highways



Silkwood Homes Pty Ltd QBCC: 12 18048

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Area Highlights



- 60 minutes to domestic & international air and sea ports
- Mater Private Hospital Springfield
- Ipswich Hospital, St Andrews Private
- University Of Southern QLD (USQ) Springfield & Ipswich campus
- Rail to Brisbane & Gold Coast
- RAAF Amberley Air Base
- Robelle Domain Water Park
- Ripley Splash & Play adventure Playground
- Abundance of schools & early learning centres



Springfield Central Station will receive \$44.5 million of the state budget to increase its park & ride spaces by adding 650 spaces.

\$1.5 billion Ripley Town Centre First Stage Now Open



- The first stage of the \$1.5 billion precinct opened mid 2018
- The \$40m first installment is anchored by a Coles supermarket.
- 28% projected growth each year over the next 8 years for Ripley
- The fastest growing suburb in Queensland until 2026.



\$124 million extension of the Ipswich Base Hospital.
The redevelopment project is scheduled to begin in 2018 with completion by 2022.



\$64 million expansion St Andrew's Private Hospital

- New 231 bay car park
- New intensive care unit
- 2 new operating theaters
- 81 new patient rooms
- New 26-bed maternity ward with three labour delivery suites
- New rehabilitation unit & gym
- New pharmacy

Mater Private Hospital, Springfield

- \$85 million, 80-bed facility
- State-of-the-art facilities
- recognised as a finalist in the 2017 Property Council of Australia Innovation and Excellence Awards.





Employment




- \$1.5 billion expansion of Australia's largest air force base at Amberley near Ipswich
- The RAAF Base is a major economic asset
- By 2020, almost 2800 jobs will be created at the base
- The base's activity will add \$1.2 billion to the Queensland economy over the next 3 years
- By 2020, 7000 people will be employed at the base.

Ipswich wins massive \$5 billion Defence contract

- The \$170m headquarters at Redbank will build 211 combat reconnaissance vehicles
- Creating more than 350 permanent jobs
- Significant opportunities for local businesses long term.
- The next stage will see Australia supplying the vehicles to overseas Defence forces.



- The facility is expected to be operational in late 2020.
- \$1 billion is predicted to be pumped into the state's economy in the first 10 years alone.



Over \$120 million of new projects under construction at the Citiswich business park south west of Brisbane at Bundamba, providing hundreds of new jobs.



Citiswich Industrial Hub

- The 350ha estate is Queensland's largest industrial development
- Catering for a wide range of industries including logistics, manufacturing, warehousing, distribution, construction and wholesale retail companies.

Costco

- Home to the \$50 million Costco
- Created 90 jobs during construction
- 280 full-time & casual positions to follow
- 825 car parks

