

HOME & LAND

\$659,900

FIXED PRICE

Lot 19 Corner Tatianna Street 'Prema Estate' Augustine Heights

DESIGN NAME: Carmel 206

TOTAL HOUSE AREA: 202sqm

TOTAL LAND SIZE: 426sqm

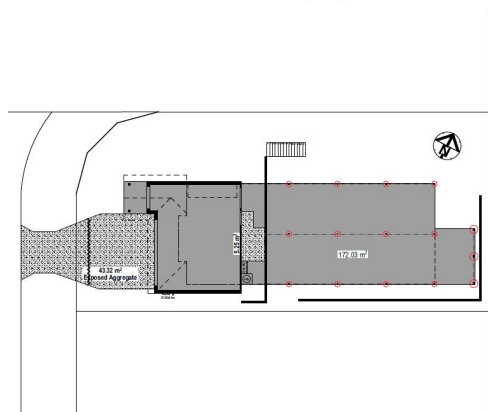
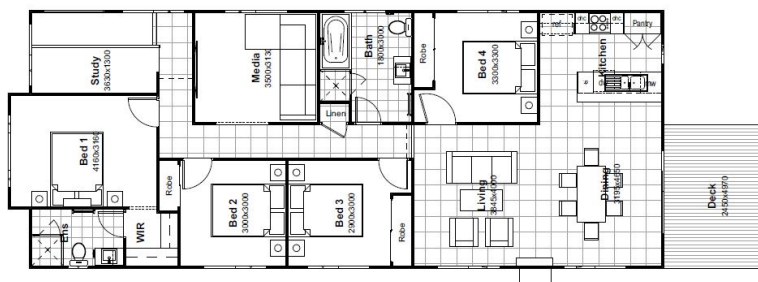
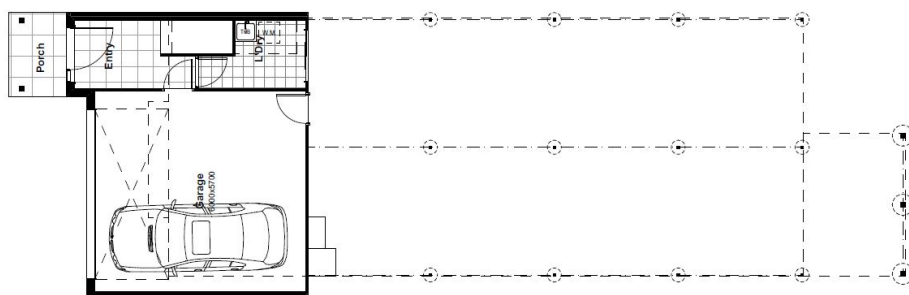
HOUSE PRICE: \$374,900

LAND PRICE: \$285,000

LAND REG: Registered

QUALITY INCLUSIONS:

- Fixed site costs, no surprises
- Carpet and tiles throughout
- 2440mm nominal ceiling height
- Split system air conditioner to living room and master bedroom
- Stone benchtop to kitchen, ensuite and bathroom
- Quality stainless steel appliances
- Superior plumbing and electrical fixtures
- Flyscreens throughout
- Blinds throughout
- Outdoor patio area
- Turfed and landscaped
- Driveways and path
- Fully fenced
- Clothesline and letter box
- Preselected external and internal colours



LIVING: 149.85 | **GARAGE:** 37.36 | **PORCH:** 3.94 | **OUTDOOR:** 11.75 | **TOTAL:** 202.90 | **LENGTH:** 26.06 | **WIDTH:** 8.61

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As at 7th April 2021

**AUSTRALASIAN
HOMES**

Additional Package Inclusions

Address:	Lot 19 Corner Tatianna Street, Augustine Heights QLD 4300	Job No:	27312
Design:	CARMEL 206 - BC - SLAB - F1 - HIP	Build Size:	202.90
Date:	07/04/2021 08:49	Block Size:	426.00

Home Upgrades & Covenant Requirements* \$19,150

Upgrade to 900mm Kitchen Appliances & 1 USB Power Point to Kitchen	\$1,450
Landscaped Stairs	\$3,100
REMOVE KITCHEN / Additional Ensuite from Lower Floor / Realistic Design Decrease. \$150 p/m ² , 2k decrease for CAT 1 for lower floor	
Provide Hybrid flooring in lieu of standard	\$950
Render to Garage Wall	\$1,400
25 Degree Roof Pitch	\$1,600
Upgrade to 2.57m High Ceilings	\$2,850
ROCK ALLOWANCE / 1200mm Entry Door / 2 x Up / Down Lights / 2 x LED Fans in lieu of Fan Lights to All Bedrooms 3 x Additional Fans	\$4,700
Facade Upgrades to Meet Covenant Requirements*	\$3,100

Site Specific Upgrades \$23,650

Additional Earthworks	\$15,100
Retaining Walls (if required)	\$1,850
Bushfire Requirements	
Acoustic Requirements	\$6,700
Zero Lot Boundary Wall	
Hydraulic Design Fees	
Qld Urban Utility or Unity Water Fees	
Council Infrastructure Fees	
Strata Title Fees	
Town Planning Fees	
Landscaping Operational Works	

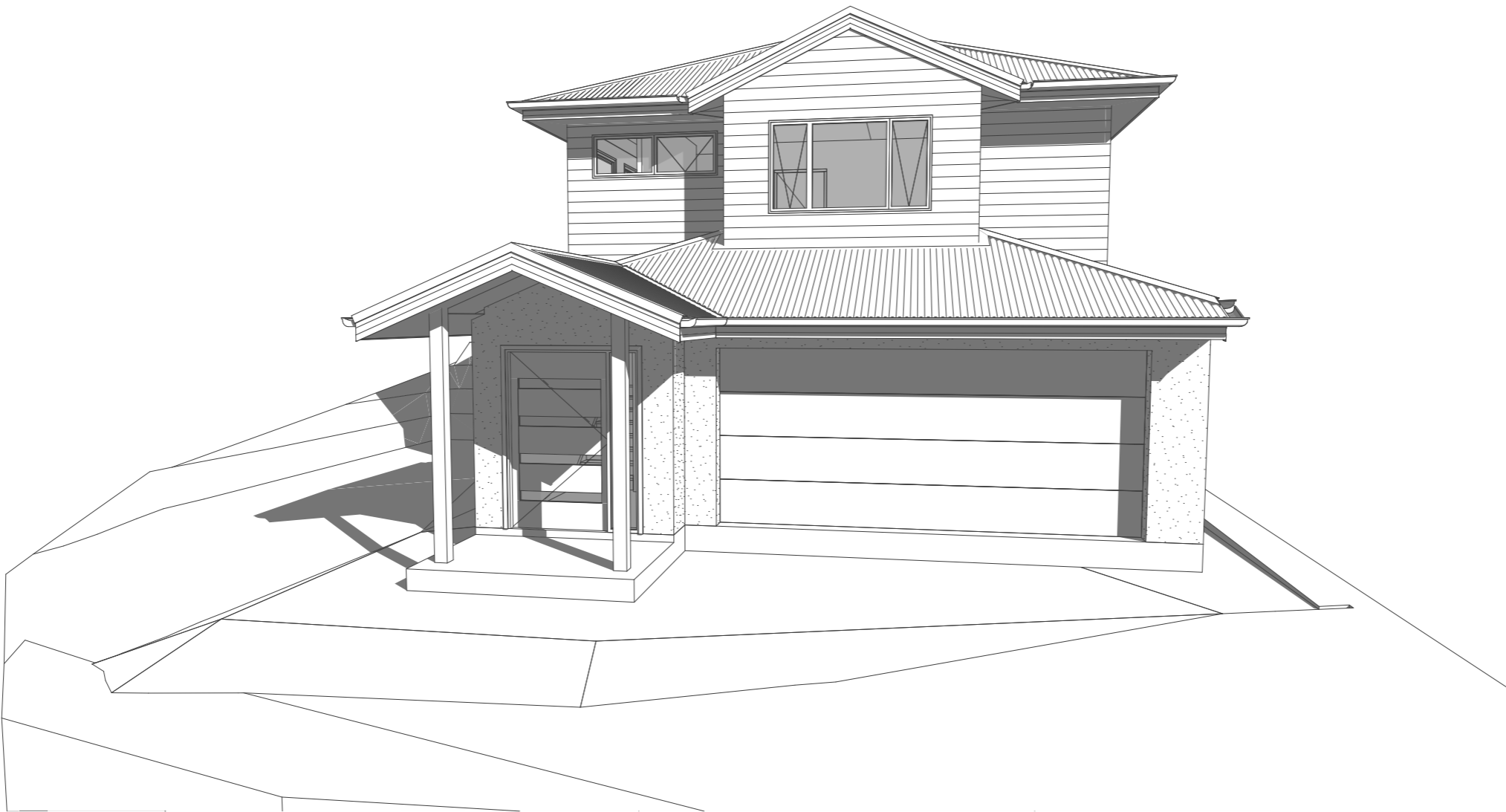
Sales Upgrade Pack \$0

0.00

Total Additional Requirements: \$42,800

PageNo:	Name
01	PERSPECTIVES
02	PROPOSED SITE
03	FLOOR PLAN
04	UPPER FLOOR PLAN
05	ELEVATIONS
06	ELEVATIONS
07	LANDSCAPING

BDM UPGRADES
- 2570mm CEILING HEIGHTS
- 1200mm FRONT DOOR



COVENANT UPGRADES
- 25 DEG. ROOF PITCH
- GOOD NEIGHBOUR FENCE
- GARAGE AT LEAST 1.2m BEHIND THE MAIN BUILDING LINE
- DRIVEWAY MUST INCLUDE A 100mm PVC CONDUIT
INSTALLED UNDERNEATH FOR IRRIGATION

ACOUSTICS: CAT 1
(UPPER FLOOR ONLY)

Prelim
Not For Construction

★
★
★
★
★

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Site Address:

Lot 19 Corner
Tatianna Street,
Prema Estate,
Augustine Heights
QLD 4300

No.	Description.
A	06.04.2021 - Prelim by JA
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House Type:
CARMEL 206 - BC - SLAB - F1
- HIP

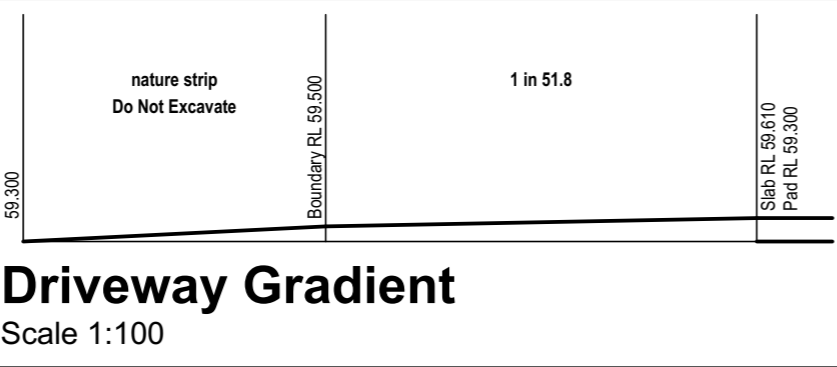
Issue: Prelim Issue Date: 06.04.2021
Drawn By: JA Checked By: KA
Scale: As Shown on A3 Page
Job No. Page No.
27312 01
Rev. - Plot Date 6/04/2021

PERSPECTIVES

CHECKLIST

BAL RATING	
ACOUSTIC (GENERAL)	
ACOUSTIC (AIRPORT)	
FLOOD	
HERITAGE OVERLAY	
COVENANT REVIEW	
EASEMENTS	
DBYD	

No Flooding / BAL as Per SPP Mapping
No Acoustic to Ground Floor as Per Report
Acoustics CAT 1 to Upper Floor as Per Report



LOWER PAD LEVEL

GL: 59.300 RL
CUT: 200mm
FILL: 200mm
FFL: 59.610 RL

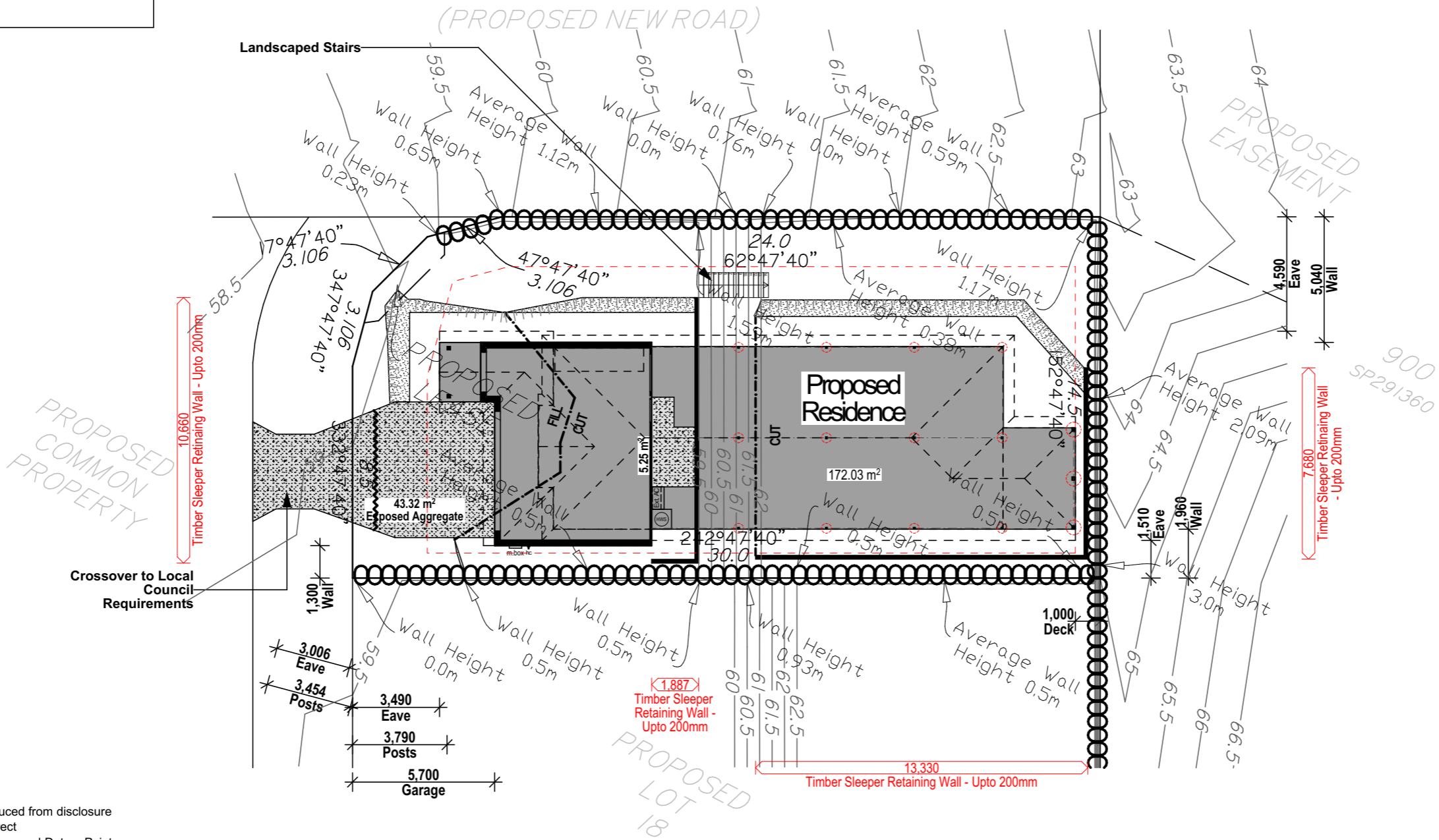
UPPER PAD LEVEL

GL: 61.800 RL
CUT: 200mm
FILL: 0mm
FFL: 62.520 RL
(Export of Fill Required)

PROPERTY DESCRIPTION

Lot - 19
SP - Disclosure
Parish - .
County - .
Authority - Ipswich C.C
Area - 426m²
Foot Print - 172.03m²

Site Coverage
Allowed - 50%
Achieved - 40.38%



Site Notes

- 1.) Contours and levels shown are produced from disclosure plans and are not guaranteed to be correct
- 2.) Topography shown is based on an assumed Datum Point.
- 3.) All survey pegs are to be located prior to earthworks earthworks.
- 4.) Surface water to be drained away from dwelling (provide a 1:20 minimum fall).
- 5.) Unless noted otherwise, removal of existing trees and construction of retaining walls and on site drainage requirements, where required, shall be provided by owner.
- 6.) Maximum batters shall be provided as follows:
(i) CUT-1:1 (ii) FILL-1:2 (iii) VEHICULAR ACCESS-1:4
- 7.) The working PAD RL noted on the site plan shall have a tolerance of up to 100mm
- 8.) The Builder takes no responsibility for retaining or drainage requirements caused by conditions on adjoining properties. Such works are to be carried out by the owner.

Proposed Site
Scale 1:200

ACOUSTICS: CAT 1
(UPPER FLOOR ONLY)

Prelim
Not For Construction

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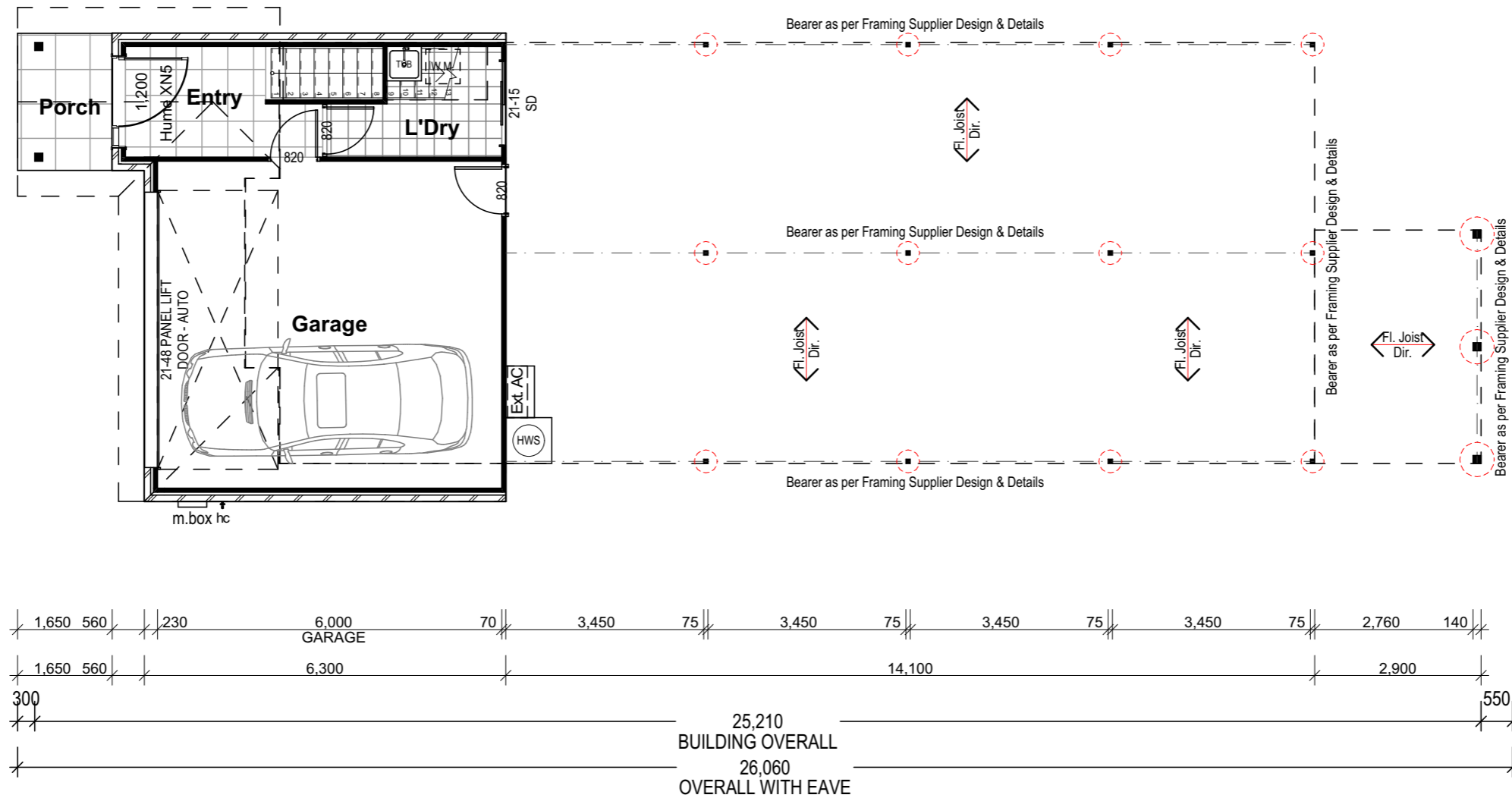
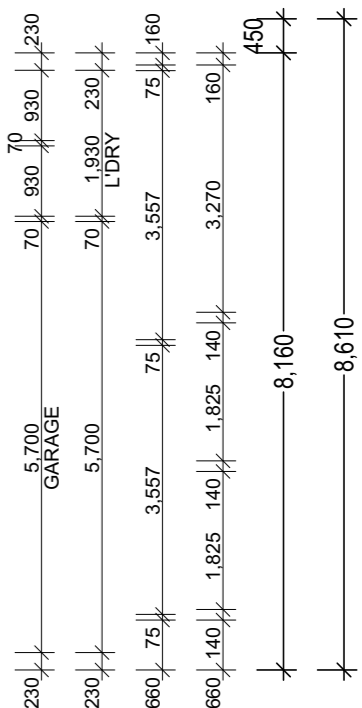
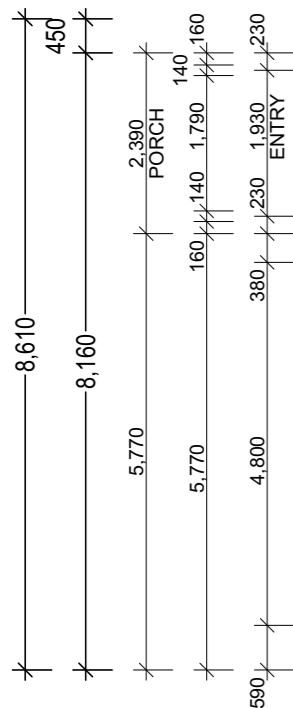
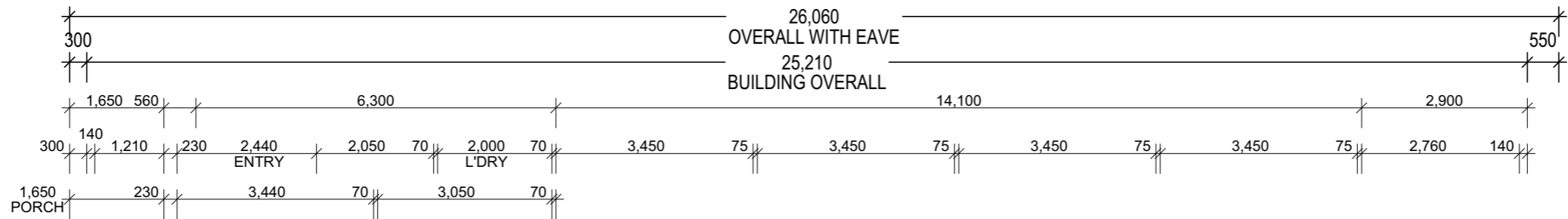
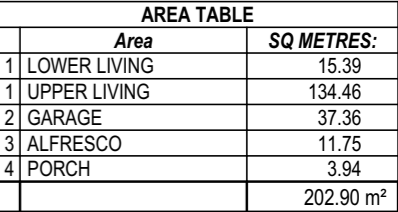
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CARMEL 206 - BC - SLAB - F1
- HIP

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PROPOSED SITE



Scale 1:100

NOTE: Furniture, Vehicles, Landscaping indicated are for illustration only and not included in contract

**ACOUSTICS: CAT 1
(UPPER FLOOR ONLY)**

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FLOOR PLAN

Site Address:

Lot 19 Corner Tatianna
Street, Prema Estate,
Augustine Heights QLD
4300

AMENDMENTS		No.	Description.
	A	06.04.2021	- Prelim by JA
	B	.	
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**CARMEL 206 - BC - SLAB - F1
- HIP**

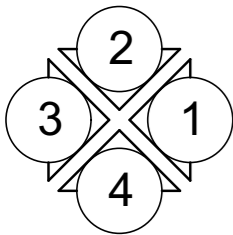
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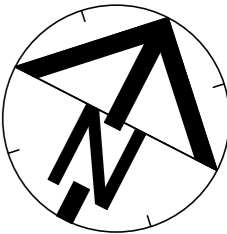
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Rev. - Plot Date 6/04/2021



AREA TABLE		
	Area	SQ METRES:
1	LOWER LIVING	15.39
1	UPPER LIVING	134.46
2	GARAGE	37.36
3	ALFRESCO	11.75
4	PORCH	3.94
		202.90 m²



First Floor Plan
Scale 1:100

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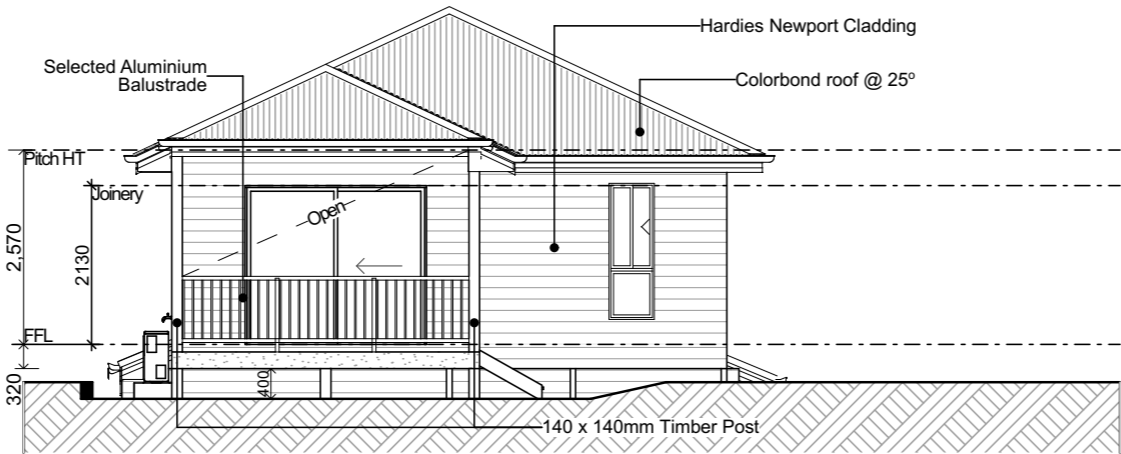
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Job No. 27312

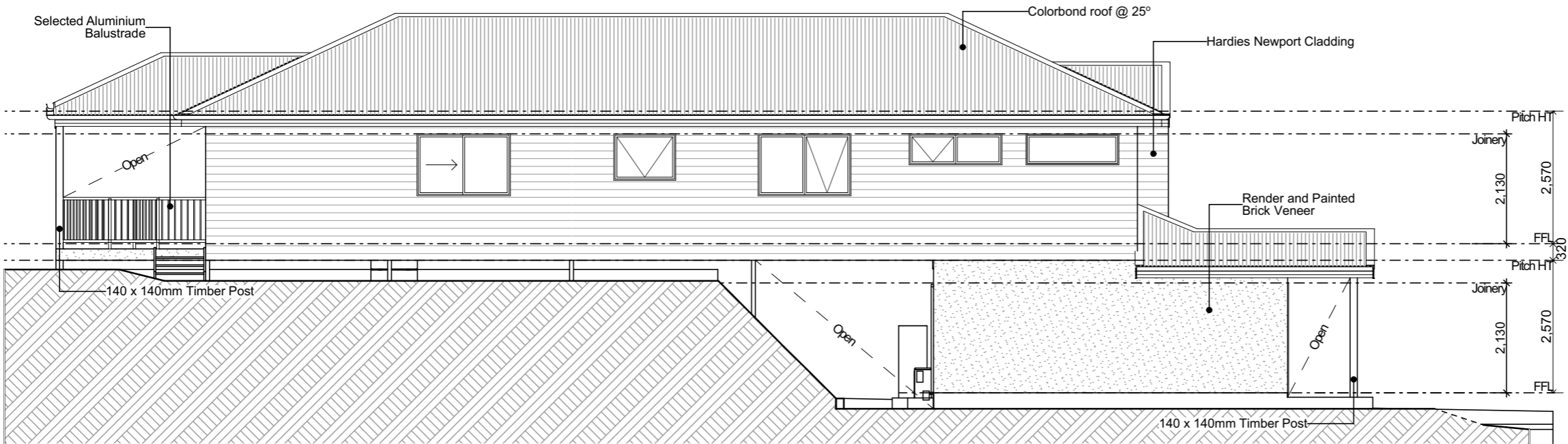
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Elevation 1
Scale 1:100



Elevation 2
Scale 1:100

ACOUSTICS: CAT 1
(UPPER FLOOR ONLY)

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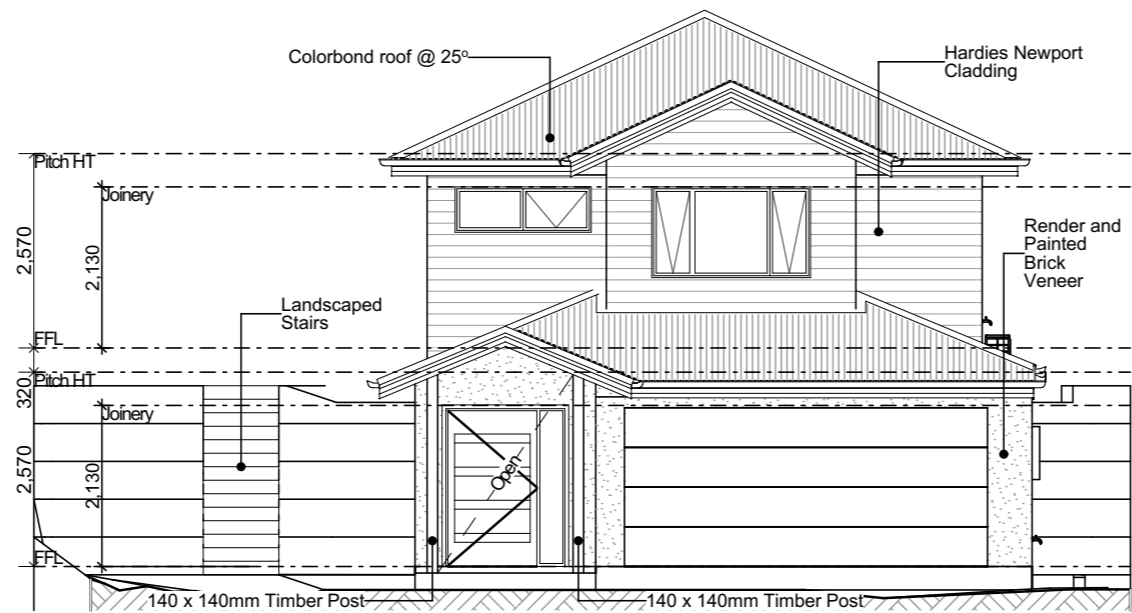
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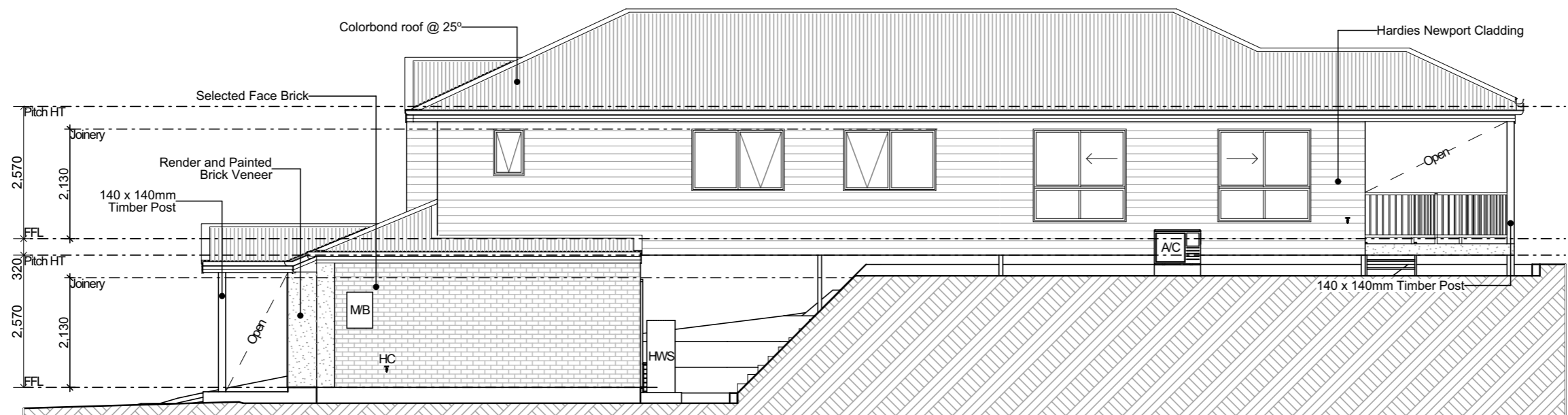
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**CARMEL 206 - BC - SLAB - F1
- HIP**

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ELEVATIONS



Elevation 3
Scale 1:100



Elevation 4
Scale 1:100

ACOUSTICS: CAT 1
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ELEVATIONS

Exposed Aggregate Concrete

Selected Pebbles With Weed Mat Under

Proposed Edged Garden Bed

Proposed Turfed Area

Selected Mulch

Proposed 1800mm Good Neighbour Fence

Existing Fencing

Landscaping Area Totals	
Material Type	Area
Proposed Edged Garden Bed	10.58
Proposed Turf	199.78
Select Pebbles With Weed Mat Under	36.18
Selected Mulch	29.01

LANDSCAPING SUBJECT TO CHANGED BASED ON SITE CONDITIONS.

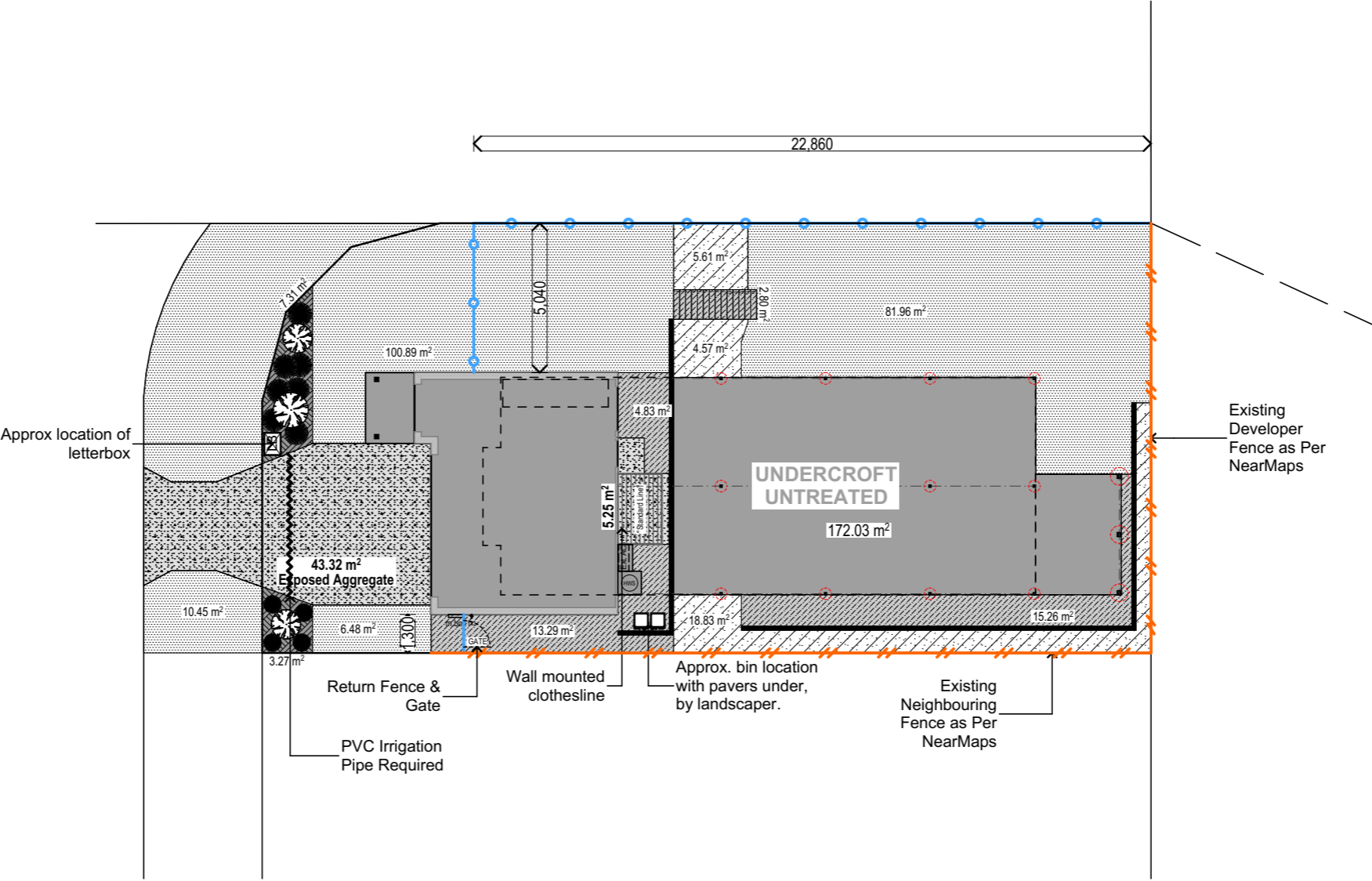
TURF MAY BE SUBSTITUTED WITH LANDSCAPING GRAVEL TO AREAS OF LOW LIGHT.

PROPOSED RETAINING WALLS AND FENCING IS SUBJECT TO CHANGE.

PLANTS ARE INDICATIVE ONLY.

PROPERTY DESCRIPTION

Lot - 19
SP - Disclosure
Parish - .
County - .
Authority - Ipswich C.C
Area - 426m²
Foot Print - 172.03m²




Landscaping
Scale 1:200

FRONTAGE LANDSCAPE LAYOUT

- TOTAL GARDEN BED AREA: APPROX 10M²
- 1 X TREE SPECIES
- 7 X SHRUBS
- 13 X GROUND COVERS

ACOUSTICS: CAT 1
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LANDSCAPING

UPGRADES

- ✓ Provide Hybrid Flooring in lieu of standard
- ✓ 2570mm nominal ceiling height throughout in lieu of standard 2440mm ceiling height
- ✓ Provide a 1200mm front door in lieu of standard
- ✓ Provide two (2) up down lights to the front facade
- ✓ Provide two LED downlights and a fan to all bedrooms in lieu of standard
- ✓ Provide three additional fans
- ✓ Provide 900mm electric cooktop/oven in lieu of standard
- ✓ Provide 900mm rangehood in lieu of standard
- ✓ Provide double GPO with USB charger in lieu of standard double GPO to kitchen

GENERAL INCLUSIONS

- ✓ Construction Insurance, Public Liability and QBCC Home Warranty Insurance
- ✓ Certification, Covenant and Council Application Fees
- ✓ Soil Test, Engineering Report and Full Working Drawings
- ✓ Engineering Plans
- ✓ Engineer Designed Pine Frames and Roof Trusses
- ✓ N2 - N3 Wind Load Construction as Per Engineer's Specifications
- ✓ 2440h Walls and 70mm Timber Frame
- ✓ 6 Star Energy Rating
- ✓ 170L Energy Efficient Hot Water System
- ✓ Insulation (As required to meet Energy Efficiency requirements)
- ✓ Wall Wrap (Reflective Foil Insulation Paper) to External Walls
- ✓ Physical Termite Barrier
- ✓ All Site Costs Included

WARRANTIES

- ✓ Six Year Six Month Structural Warranty
- ✓ Twelve Month Maintenance Warranty

EXTERNAL INCLUSIONS

- ✓ Brick veneer masonry or rendered foam or light weight cladding (finish as per plans)
- ✓ Colorbond Roof or Concrete Roof Tile as indicated on plans

- ✓ Facia, gutter and painted PVC down pipes
- ✓ Panel lift garage door with remote control
- ✓ Two external garden taps
- ✓ Two external lights
- ✓ Sewer connection to Council services
- ✓ Underground Electrical Mains
- ✓ Water connection to Council Services
- ✓ Aluminium sliding windows and doors with keyed alike window locks
- ✓ Fly screens to all windows and sliding doors

INTERNAL INCLUSIONS

- ✓ All painting in standard three coat system
- ✓ Skirting to be 68x12mm
- ✓ Architrave to be 42x12mm
- ✓ Redicote internal doors
- ✓ Feature front door with glazing
- ✓ Cushion stops to doors
- ✓ Built-in robes to all bedrooms include shelf and rail
- ✓ Linen press with four shelves
- ✓ Cornice – Standard plaster cove corners
- ✓ 10mm plasterboard to all walls and ceiling
- ✓ 6mm Villaboard lining to wet areas
- ✓ Carpet grade internal stairs if applicable

ELECTRICAL

- ✓ Ceiling fan/light to each bedroom
- ✓ Ceiling fans to alfresco (if required for energy efficiency)
- ✓ Split System Air Conditioner (reverse cycle) to Master Bedroom & Living
- ✓ TV outlets in Living, Media (if applicable) and Master Bedroom
- ✓ TV antenna
- ✓ Power points to all bedrooms and appropriate areas
- ✓ One phone point
- ✓ Earth leakage safety switch

- ✓ Smoke detectors as per BCA requirements – hard wired with battery backup

KITCHEN

- ✓ 20mm stone bench tops
- ✓ Fully laminated cupboards and drawers
- ✓ All doors and drawers to be 2mm PVC edged
- ✓ Stainless Steel 60cm oven
- ✓ 4 zone cook-top
- ✓ Stainless steel Rangehood
- ✓ Stainless steel dishwasher
- ✓ Overhead laminated cupboards
- ✓ Chrome mixer tap to kitchen sink
- ✓ 1 $\frac{3}{4}$ bowl stainless steel drop in sink
- ✓ Pantry as per plans
- ✓ Tiling to kitchen splash back
- ✓ Water tap for fridge

LAUNDRY

- ✓ Laundry tub to be 45L with suds bypass and metal cabinet
- ✓ Tiling to floor and skirting
- ✓ Tiled splashback to tub
- ✓ 20mm stone benchtop and laminate joinery as per preliminary plans

FLOOR & WINDOW COVERINGS

- ✓ Tiles to kitchen, living/dining and hallways, 400x400 ceramic tiles
- ✓ Balance of house to have quality carpet with underlay
- ✓ Garage floor to be steel trowel concrete finish
- ✓ Window coverings to be roller blinds with chain drive (excluding bathrooms)

LIGHTING FIXTURES

- ✓ Energy saving down lights to Living, Kitchen and Hallways
- ✓ Fan/lights to Bedrooms
- ✓ Two downlights in Garage

BATHROOM & ENSUITE

- ✓ 20mm stone vanity tops

- ✓ Brushed nickel steel handles to drawers & cupboards
- ✓ All doors and drawers to 2mm PVC edged
- ✓ Toilet suites with white vitreous pan – closed coupled
- ✓ Mirror 900mm high by length of vanity
- ✓ Full china vanity basin
- ✓ Chrome basin mixers
- ✓ Chrome towel rail and toilet roll holder
- ✓ 1525mm white acrylic bath
- ✓ Shower rose with flexible hose
- ✓ Framed clear glass shower screen with pivot door
- ✓ Skirting tile to all walls in bathroom and toilets, 2000mm high in shower
- ✓ Waterproofing to wet areas as per Australian Standards

LANDSCAPING

- ✓ Driveway and pathway from drive to porch to be decorative concrete finish as per covenant requirements or builder's selection
- ✓ Patio to be tiled as per builder's selection
- ✓ Estate covenant approved and numbered letterbox
- ✓ Fold down clothesline with concrete pad and path
- ✓ Fencing to covenant requirements and to include boundary and side gate
- ✓ Turf and landscaped gardens to front and rear
- ✓ Garden bed/s planted to suit aesthetics of home
- ✓ Edging to all gardens

PROFESSIONALLY COORDINATED COLOURS

Australasian Homes' design & planning professionals take great care of your homes' appearance.

Experienced decorators carefully select your new homes colours using popular neutral tones to avoid extraordinary colour schemes that may date quickly and detract from the value of your home. This service is standard for all home purchasers to obtain the right look with minimal fuss.

Property investment purchasers acknowledge that they provide irrevocable authority to the Builders' trained decorators to determine the new home's internal and external colour scheme on their behalf at no additional cost.

LANDSCAPING

Australasian Homes will lay turf prior to Practical Completion and will be responsible for watering turf up to one week after Practical Completion. After that, watering will be the sole responsibility of the purchaser.

Turf has a tendency to temporarily 'die off' in places before striking permanent root, this is not due to faulty product.

The turf should be thoroughly soaked for the first couple of weeks. During hot weather frequent, light watering is suggested until the turf has rooted down.

ADDITIONAL TERMS

Unless otherwise specified, the work shall be constructed in accordance with the Building Act 1975 (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code.

The builder reserves the right to replace any item unavailable at the time of construction with an equivalent product.

Plans may vary slightly subject to council, covenant and engineering requirements.

South East Queensland

Population of SEQ

Queensland population growth continues to be largely concentrated in South East Queensland (SEQ). More than 7 in 10 Queenslanders, 72.5% or 3.7 million persons live in SEQ. Over the 10 years to June 2019, SEQ grew at more than double the rate 2.0% of the rest of Queensland 0.7%.

SEQ's fastest growing LGAs in the year to 30 June 2019: Ipswich 4.1%, Sunshine Coast 2.7%, Logan 2.4%, Gold Coast 2.3% and Moreton Bay 2.2%.

South East Queensland City Deal

On 12 February 2019, the Australian Government committed to develop a City Deal for South East Queensland in partnership with Queensland Government and the Council of Mayors for SEQ.

The SEQ City Deal allows the Federal Government to understand Local Council needs, having already invested \$7.2B into major transport infrastructure projects, such as \$1.1B to construct the Toowoomba Second Range Crossing and \$200M for additional lanes on the Ipswich Motorway between Rocklea and Oxley.

Growth of SEQ

Over the next 25 years, SEQ is expected to grow from about 3.5 million to 5.3 million people. This will require almost 800,000 new dwellings and around 950,000 new jobs.

The QLD Government in partnership with Local Government, have developed a SEQ Regional Plan to guide future infrastructure planning and investment, to ensure regional growth is well-supported and contributes to a prosperous and livable region.

Australian International & Interstate Migration 2018-19

State	International	Interstate	Net +/-
Queensland	+32,400	+22,800	+55,200
New South Wales	+86,200	-22,100	+64,100
Victoria	+84,500	+12,200	+96,700
South Australia	+14,100	-4,000	+10,100
Western Australia	+15,700	-6,500	+9,200
ACT	+3,100	-190	+2,910
Northern Territory	+700	-4,400	-3,700
Tasmania	+3,000	+2,000	+5,000
Australia	-	-	+239,510

Source: ABS, Migration Summary 2018-19

South East Queensland Population Growth

LGA	2012	2016	2019
Brisbane	1,110,473	1,131,155	1,253,982
Gold Coast	526,173	555,721	620,518
Sunshine Coast	274,828	302,841	328,428
Redland	145,507	147,010	158,815
Moreton Bay	400,036	425,302	469,465
Logan	293,485	303,386	334,358
Ipswich	177,485	193,733	222,307
Lockyer Valley	36,512	38,609	41,731
Somerset	22,584	24,597	26,219
Scenic Rim	37,826	40,072	43,123
SEQ TOTAL	3,024,909	3,162,426	3,498,946

Source: Aggregated ABS Population Statistics 2012-19

West Brisbane

The City of Ipswich is centrally positioned as a key Regional Economic Corridor in the booming South East Queensland region of Australia. To the east is the capital city Brisbane, and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The city is serviced by a heavy rail network and ideally positioned on the national road network 40 minutes drive from Brisbane, an hours drive from the Gold Coast and 60 minutes drive from domestic and international air and sea ports.

Population

Ipswich is one of the fastest growing regions in Queensland, with an annual population growth rate of 4.1%, that's approx 3% above the state and national averages. Based on ABS medium series projections, the population of Ipswich will grow by more than 160% from 2016 (200,100) to 2041 (520,000). That is by far the largest population growth of any region in South East Queensland, particularly compared to the traditional growth areas of Brisbane (35%), Gold Coast (67%), Logan (90%), and Moreton Bay (54%).

The associated dwelling supply and employment planning benchmarks are as equally high. An additional 111,700 dwellings and 61,000 new jobs will be created in Ipswich to supply the population demands.

South East Queensland International & Interstate Migration 2018-19

LGA	Natural	Overseas	Interstate	Net +/-
Logan	+3,470	+1,850	+2,550	+7,870
Brisbane	+8,240	+13,450	+1,350	+23,040
Ipswich	+2,570	+850	+5,320	+8,740
Lockyer Valley	+240	+280	+220	+740
Somerset	+110	+60	+170	+340
Moreton Bay	+2,900	+1,930	+5,190	+10,020
Redland	+440	+560	+990	+1,990
Gold Coast	+3,120	+5,540	+5,330	+13,990
Scenic Rim	+90	+110	+350	+550
Sunshine Coast	+910	+1,640	+6,050	+8,600
SEQ	-	-	-	+75,880

Source: ABS Queensland Population Growth Highlights 2020

Population 2019

222,307

(ABS ERP 2019)

Population 2041

520,000

(South East Queensland Regional Plan)

Population Growth

133.9%

(2019-2041 ABS ERP & SEQ Regional Plan)

Gross Regional Product

\$9.77B

(NIEIR 2019)

Local Jobs

77,949

(NIEIR 2019)

Employed Residents

101,979

(NIEIR 2019)

Growth Drivers

Economy

Defence and Aerospace

The City of Ipswich is recognised as one of Australia's primary defence regions with significant Australian Defence Force representation, an extensive industry network and established skilled workforce. Ipswich is also home to Australia's largest military airbase RAAF Amberley, contributing over 7,400 local jobs and over \$565M in direct regional expenditure each year.

Rheinmetall's new Military Vehicle Centre of Excellence (MILVEHCOE) in Redbank, will deliver the \$5.2B LAND 400 Phase 2 project, expected to support 450 jobs and contribute more than \$1B to the QLD economy. Rheinmetall has been shortlisted for the LAND 400 Phase 3 project estimated to be worth up to \$27B.

Advanced Manufacturing

Manufacturing is the city's largest employer, with 14.6% of the workforce employed in the sector. The Ipswich manufacturing sector generates \$2,278M in exports for the city's economy and creates \$1,368M annually in local consumption.

Property and Construction

With almost double the state's growth rate, Ipswich will need to accommodate more than 300,000 more people over the next 25 years. Construction of housing and associated infrastructure presents tremendous opportunity in the region.



Swanbank Enterprise Park

Swanbank occupies over 492ha of prime industrial land in Brisbane's western corridor. It has direct B-Double access via major arterial roads and the versatility to accommodate Heavy, General and Light Industry as well as Mixed Industry Business. At full capacity the \$570M park is forecast to create 15,000 jobs.

It is home to the \$75M Holcim manufacturing facility and REMONDIS is seeking to deliver a new \$400M Clean Energy & Resource Recovery Precinct at Swanbank that will generate about 200 construction jobs and up to 70 local jobs once operational.

Commercial Development

Ipswich CBD Redevelopment

The \$250M redevelopment will see Nicholas St become a highly sought-after retail, dining and entertainment destination in the heart of Ipswich. It will include a new Council administration building, a new library, major entertainment plaza and 14,500sqm of public space.

Citiswiche Business Park

Citiswiche is a \$1B, 350ha premium industrial estate located in the logistics hub of Brisbane's south-western corridor. It provides affordable, well-connected industrial land that caters for a wide range of industries including logistics, manufacturing, warehousing, distribution, construction and wholesale retail companies.

Coles Distribution Centre

Coles will spend \$950M over the next six years fitting out huge two state-of-the-art automated warehouses. One of the warehouses will be located at Redbank in Ipswich. The 66,000sqm high bay warehouse will be the size of about nine soccer pitches. It is expected to be completed in 2022 and will also be leased by Coles for 20 years.

Ripley Town Centre Master Plan

The \$1.5B master plan will house a future population of 133,000 new residents by 2036. The 40 hectare master plan will feature a town centre complete with public transport infrastructure and is expected to generate approximately 20,000 direct jobs.



Greater Springfield Master Plan

Greater Springfield is already home to over 34,000 residents with a projected population of 115,000 by 2036. Springfield Central is planned to provide employment for 52,000 workers within a CBD containing more than 2.6 million square metres of commercial, retail, educational, health and technology facilities.

With \$1.2B in completed transport infrastructure and further construction already in place, there's so much more in store for Springfield development. \$17B has already been invested across the whole of Greater Springfield with an expected \$85B upon completion.



Local Business Growth

New Investment in Citiswich Business Park

In 2019, Citiswich experienced a record year of new developments totalling over \$100M. Costco invested over \$50M in its new store. Other new occupants include TAE Aerospace, a global aerospace company and Mylan, one of Australia's leading medicine suppliers.

Major Companies Invested in Ipswich

Capral Aluminium and transport giant DB Schenker have both established major local operations to gain from Ipswich's natural geographic advantage. Sunny Queen Eggs invested \$40M in expanding its Ipswich-based manufacturing plant and head office complex to gain better logistic access to national and international markets. JBS Dinmore, the largest meat processing plant in the southern hemisphere, is located around established road and rail infrastructure.

Technology, Innovation & Education

The proposed Smart City Digital services promise to bring \$470M to the Ipswich economy over the next decade. Ipswich was ranked in 2015, 2017 and 2018 by the Intelligent Communities Forum as a T7 21st century model community of economic and social transformation. Council's investment in the award-winning Fire Station 101 innovation hub is helping shape the industries of tomorrow. Ipswich boasts two university campuses, some of QLD's oldest and most prestigious schools and a tradition of vocational education unrivalled in the state.



Ipswich Health Precinct

In 15 years, there will be twice the number of residents in Ipswich so the State Government is making sure that the Ipswich Hospital can deliver the region's health care needs well into the future, with a \$146.3M redevelopment of the Ipswich Health Precinct. Stage 1 includes a new state-of-the-art MRI which opened in December 2019, a new 26 bed ward opening mid 2021 and a new 50 bed mental health facility, expected to open in 2022.

Following the announcement of \$2M funding from the state government, work has begun on the Ipswich Health Precinct Stage 2 preliminary business case.

Transport

Fast Rail & Ipswich to Springfield Rail Corridor

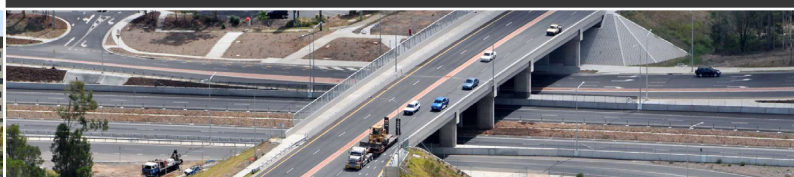
The proposed rail connection between Ipswich and Springfield will not only connect key growth areas in the region, but it will dovetail into the Council of Mayors' proposed fast rail network, cutting travel between Ipswich and Brisbane CBD down from 45 minutes to about 21 minutes. Both projects are prioritised in the SEQ People Mass Movement Study as key infrastructure projects to ensure continued access to jobs and vital services as the population grows.

Norman Street Bridge

This new crossing was identified as a 'catalytic project' in the Ipswich Regional Centre Strategy to relieve traffic congestion and promote revitalisation of the Ipswich city centre. Ipswich City Council has endorsed the strategic and preliminary business cases for the Norman Street Bridge and recommends the final detailed business case stage should proceed. Council has planned to deliver the project in partnership with the Australian and Queensland Governments, with an indicative cost of about \$372M.

Cunningham Highway Upgrade

The QLD Department of Transport are planning for the upgrade of the Cunningham Highway to improve safety and to cater to future increases in traffic along this corridor. The Federal and State Governments have jointly funded \$212.5M towards the upgrade, with \$20M for future planning on the corridor, including at Amberley.



Ipswich Motorway Upgrade

The eastern end of the Ipswich Motorway is undergoing an upgrade between Rocklea and Darra. Stage 1 is a \$400M upgrade of a 3km section between Granard Road, Rocklea and Oxley Road, Oxley, including a 1.5km missing link from the existing Boundary Road east of Oxley Creek. This is the next most critical section of the remaining 7km of the Motorway still to be upgraded.

The upgrade will help reduce congestion and improve safety for the 85,000 motorists, including more than 12,000 trucks who use the Ipswich Motorway daily. Construction is expected to be completed in early 2021.