



Attachment 2



IPSWICH FUTURE – MASTER PLAN FOR A CITY OF CENTRES AND JOB GENERATORS

The story of Ipswich's future is one of sustainable development and is intrinsically interwoven with the story of South East Queensland's future. The master plan for Ipswich as a City of centres and job generators is designed to achieve Ipswich's vision to be recognised universally as a great place to live, work and visit. The master plan for this City of 1 207 sq kms clearly lays out the ultimate sustainable development scenario for Ipswich's lifestyle vision.

The Ipswich Future master plan identifies ultimate population of 676 000 in various well serviced, quality residential sectors of the City, focussed on a network of central business districts and major centres, in reasonable proximity, and connected by an efficient transport network, to large business and enterprise parks and general business areas with total job carrying capacity of 313 000 jobs, framed by attractive, diverse and protected greenspace comprising 20% of the total area of the City. Implementation of the master plan will facilitate efficiencies in transport, water, energy, communications and general service delivery. It will deliver sustainable community well being, substantially reduce per capita vehicular commuting and facilitate community capacity building, leading to enhanced social, economic and environmental outcomes for the community.

The current population of 137 000 is supported by 49 000 jobs in Ipswich, which is a jobs/population ratio of 36%. Currently there is a significant daily vehicular commute in and out of the City via the Ipswich Motorway. The Ipswich Future ultimate sustainable development scenario of 676 000 population supported by 313 000 jobs is a jobs/population ratio of 46%.

The SEQ2021 regional plan projects South East Queensland's population will grow by 1 million to 3.4 million by 2021. Ipswich City Council's expectation is that its current population of 137 000 will grow to between 240 000 and 280 000 in that time. This represents annual growth of between 3.2% and 4%, supported by a jobs/population ratio improving from the current 36% to 38% by 2021.

This approximates double the Ipswich average annual population growth rate of the previous twenty years. 970 lots were approved in the calendar year 2002. For the year ended March 2003 Ipswich was the fourth highest in Queensland after Brisbane, Gold Coast and Maroochy. Growth escalated further during the calendar year 2003 with total lot approvals for the year reaching 2 742.

Key infrastructure and major job and economic development catalysts central to the Ipswich Future master plan, either underway, or under consideration, include:

Ipswich Gold Coast Water Pipeline – this regional water supply is a visionary investment in the future of South East Queensland – it is planned to secure the future sustainable development scenario for Ipswich and SEQ – it will secure the development of Ripley Valley (110 000 population), Swanbank Enterprise Park (14 000 job carrying capacity) and Ebenezer Industrial Park (94 000 job carrying capacity) – it will have the long term future capacity to carry desalinated water back into this region from the coast

Recycled water – planning is underway for the recycling of water through industrial uses that do not require a potable water standard – this will maximise the economic benefits of potable water consumed by residential areas and commercial and industrial uses which do require potable water standard, with subsequent distribution for agricultural, recreational and public and private landscaping purposes - Ipswich already consumes recycled water for recreational purposes - the intention of this recycled water strategy is to ensure maximum economic return from as much of the City's potable water consumption as possible before final consumption for uses where the waste water cannot be harnessed for further use

Improved rail commute times and vehicle/bus/rail interchanges to encourage substantially increased use of the rail service and lighten the load on the Ipswich Motorway

The Ipswich Motorway currently carries up to 80 000 vehicles per day, is part of the national highway system and requires a massive upgrade at an estimated capital cost of \$600m

Extension of the Centenary Highway to the Cunningham Highway (indicative capital cost \$100m) linking people to jobs – 281 000 ultimate development population in the emerging Springfield, Redbank Plains and Ripley Valley areas linked with job capacity areas totalling 126 500 jobs at final development in Carole Park/Synergy Park, Swanbank Enterprise Park, RAAF Base Amberley, Ipswich Aerospace Precinct and Ebenezer Industrial Park

Warrego, Cunningham, Centenary Highway connection

Ipswich River Heart – integrating and revitalising Ipswich Central with a focus on the Bremer River as the centre and playground of the CBD – involving \$59.5m public investment projected to attract \$470m private investment - \$160m of the projected private investment is the subject of the Riverlink development applications currently before Council – Ipswich Central has an ultimate development job carrying capacity of 49 000 jobs

Development of the Springfield Gateway CBD – Springfield is Australia's largest master planned community at such an advanced stage and will eventually be home to 50 000 people – Springfield Gateway CBD has a job carrying capacity of 20 000 jobs – construction of the first stage comprising 59 000m² gross floor area will commence before Christmas 2003 and employ 1 500 people when completed in October 2005

Capral Aluminium – Australia's largest aluminium extrusion plant (\$130m capital cost) is under construction as a major anchor industry in the Bremer Business Park (job carrying capacity of 8 000 jobs) – down stream economic flow on benefits are enormous

Swanbank Paper Plant – development application currently under consideration for a \$1b paper plant, with a \$600m annual operating budget, to produce 350 000 tonnes of high quality gloss magazine paper per annum by 2006, replacing \$400m of imported product per annum – this will kick start the development of the Swanbank Enterprise Park with a job carry capacity of 14 000 jobs

Expansion of the Ipswich aerospace industry – centred on Australia's largest operational RAAF air base at Amberley which is expected to double in size by 2012 - currently employing 3 500 with upside jobs capacity of 8 500 involving Boeing Australia Ltd (580 existing employees) and various other smaller operations including Aerostructures Australia, Rosebank Engineering, Tasman Aviation, VMS International, Honeywell and QANTAS Defence Services



Ipswich Future Map

* 6 April 2004 version - information also available on the Ipswich City Council web site at www.ipswich.qld.gov.au under 'Ipswich Future'