

OUTLOOK - WALLOON

Located within 12km of the Ipswich CBD, Walloon offers residents local access to education, employment, recreation and retail amenity.

Source: Urbis Market Outlook Walloon, September 2015 and August 2016



GROWTH OUTLOOK

The combination of affordable land, substantial infrastructure investment and a diversified and growing local economy has ensured that the Ipswich LGA is one of the fastest growing regions in South East Queensland (SEQ).

Waterlea Walloon is close to established infrastructure such as the Walloon train station and major road networks. A primary school, IGA supermarket and other convenience retail is located within the suburb, while the Amberley RAAF Airbase, a major employment node is a short 10 minute drive away.

With limited greenfield land available in SEQ and demand for affordable detached housing continuing, Walloon is expected to grow at a greater rate than current government projections have allowed.

EMPLOYMENT OUTLOOK

In close proximity to Walloon is the RAAF Amberley Airbase, currently employing around 5,500 personnel with continuing employment growth planned over the next few years. Other major employment nodes within proximity to Walloon include the Citiswiv and Swanbank Enterprise Parks (20 km).

Strong employment growth is forecast for the Ipswich LGA at an annual rate of approximately 3.9 per cent per annum over the 20 years 2011 to 2031. This rate of growth will add 76,000 new jobs to the Ipswich LGA by 2031. The Ipswich LGA is characterised by a younger demographic than the Brisbane LGA, with a higher proportion of the population under 19 years of age. The Ipswich LGA also has a lower proportion of people aged over 55 than the Brisbane LGA.

POPULATION OUTLOOK

Population projections for the Walloon Catchment indicate substantial continued population growth for the catchment, increasing by an average of 6,000 new residents per year to a total of 141,120 residents by 2031. Population will grow at an annual rate of 8.2 per cent over the 20 years 2011 to 2031, much higher than the projected population growth rate for the Ipswich LGA at 4.8 per cent per annum over the same time frame.

INFRASTRUCTURE

Walloon is an area in close proximity to all the good things happening in the local region:

Ipswich Motorway Upgrades

More than \$3.6 billion completed to date.

Citiswiv Business Park

Queensland's largest masterplanned industrial estate to be developed over seven stages in the next 5-10 years.

Ipswich CBD Redevelopment

One of Australia's largest urban renewal projects, valued at \$150 million, creating a more vibrant Ipswich with new commercial and retail.

Ipswich Hospital Extension

\$128 million upgrade recently completed, providing 90 additional inpatient beds, paediatric and clinical facilities.

Swanbank Enterprise Park

Projected to bring up to 14,000 jobs to the Ipswich region.

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Waterlea