https://content.id.com.au/forecast-review/ipswich/april-2022?utm_campaign=Newsletter&utm_medium=email&_hsmi=209392115&_hsenc=p2ANqtz-8dw2pbYJYy8iZtnd6hiD_es0p963P_Cj5wuCPUoCB8m5cLGmjfOzMeDcLRhzQfBanSzfpgKoeOqBxxoTmLXp81XFhSTQ&utm_content=209392115&utm_source=hs_email

.id insight | April 2022 edition

Ipswich Region, Queensland

A favourable economic outlook, protection from the population impacts of pandemic and an abundance of greenfield and higher-density housing supply combines to make Ipswich the fastest-growing region in Queensland over the next 20 years, according to our latest forecasts.

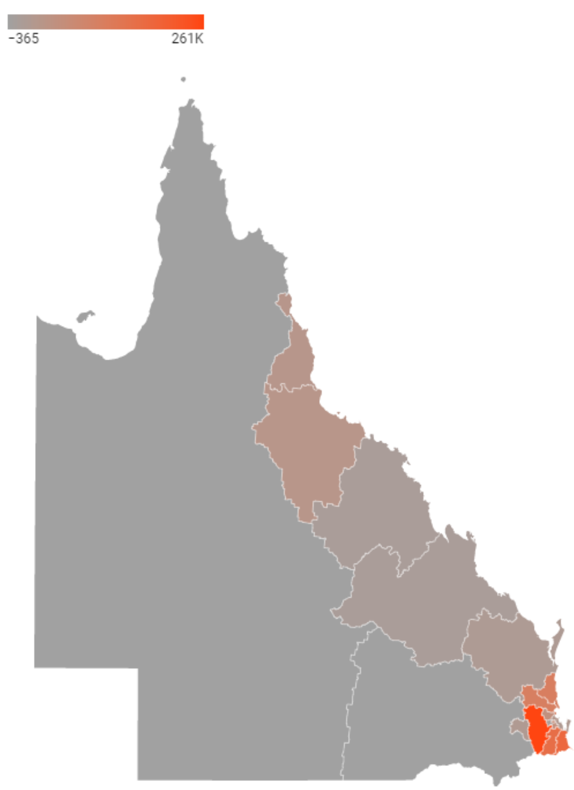
Five key findings

Here are the five key findings of our forecasts for the Ipswich region.

- Ipswich will add more people than any other region in Queensland in the next 20 years
- The major growth areas are Ripley and Springfield
- An increasing share of the population will start to live in higher-density dwellings in the next ten years
- Ipswich will continue to grow to accommodate the outward expansion of Brisbane
- Ipswich will not be as heavily impacted as regions like Brisbane City and the Gold Coast by the population impacts of the pandemic.

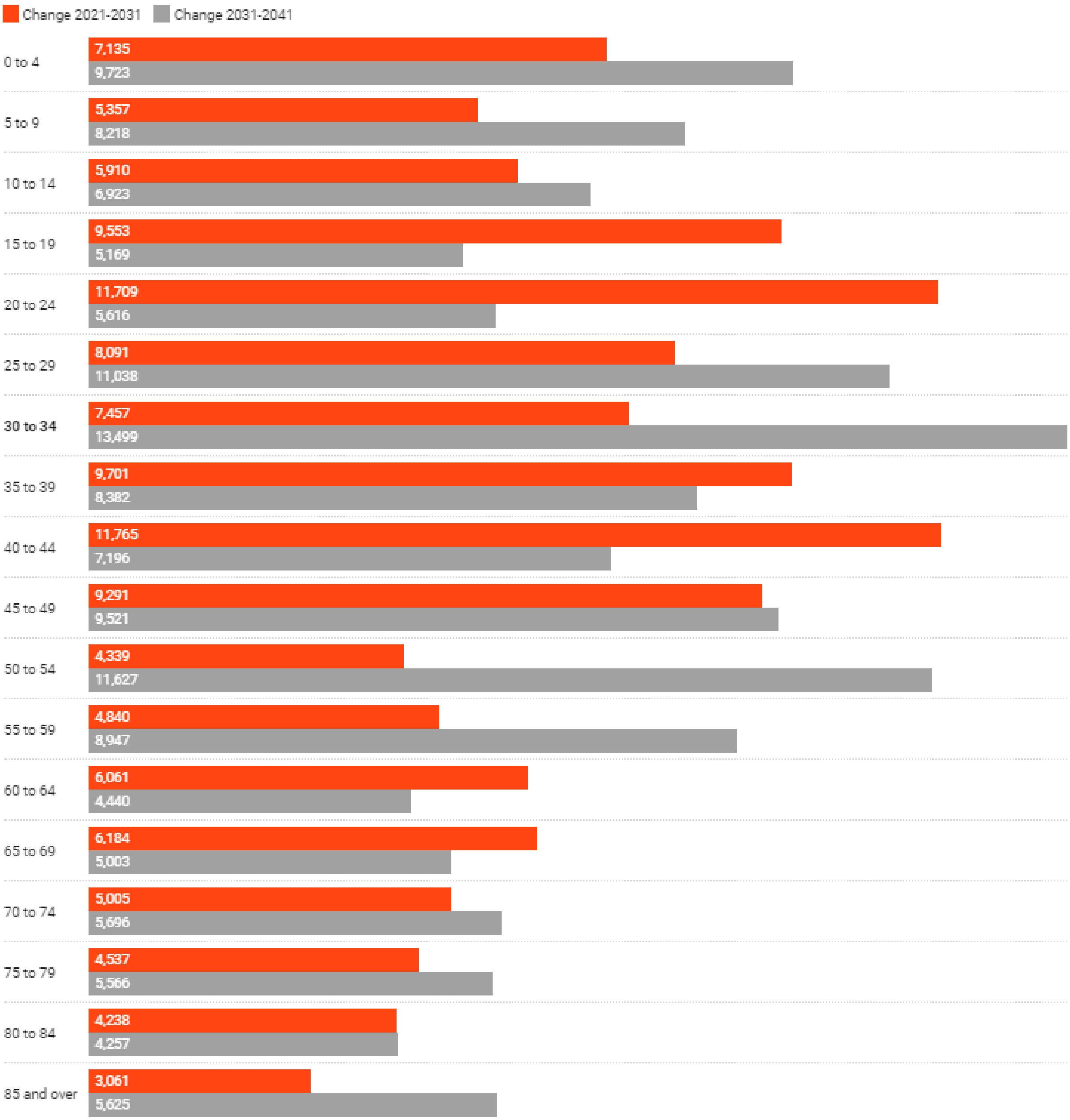
Most of Queensland's forecast population growth will be in Greater Brisbane.

The Ipswich region, forecast to add over 260,000 people by 2041, edges out the Gold Coast and Logan-Beaudesert with the most growth. In the next 20 years, over 260,000 people are forecast to join the population of the Ipswich region of Greater Brisbane.



Growth in Ipswich is dominated by young and established families and their children.

In a pattern typical of growth areas we see a high proportion of family-forming age groups and their children.



Why we've forecast Ipswich to be the fastest-growing region in Queensland

Our forecasts show Ipswich adding 260,679 people over the 20 years 2021 to 2041. This is a 69% increase in its 2021 population, making it the fastest-growing region of Queensland and representing 20% of the total growth in that state over the forecast period.

Our decision to forecast this growth in the Southern and South-Western growth corridors of Greater Brisbane is based on a few factors.

Region	Share of QLD growth, 2021-2041	Region growth, 2021-2041
Ipswich	20%	69%
Gold Coast	14%	29%
Logan - Beaudesert	13%	48%
Sunshine Coast	9%	31%
Moreton Bay - North	9%	46%
Brisbane Inner City	6%	27%
Moreton Bay - South	5%	29%
Brisbane - South	5%	16%
Townsville	3%	19%
Cairns	3%	16%
Brisbane - North	3%	14%
Brisbane - East	2%	12%
Toowoomba	2%	18%
Wide Bay	2%	8%
Central Queensland	1%	7%
Mackay - Isaac - Whitsunday	1%	9%
Brisbane - West	1%	6%
Queensland - Outback	0%	0%
Darling Downs - Maranoa	0%	0%

Get the data • Created with Datawrapper

Identified priority growth areas

The Ripley Valley, along with Yarrabilba and Greater Flagstone in the neighbouring Logan region, has been identified as a Priority Development Area by the Queensland Department of State Development, Infrastructure Local Government and Planning. Furthermore, the Springfield Structure Plan provides planning controls for that growth front.

Slow down of dwelling supply in the northern regions

As growth areas in the Moreton Bay North region start to reach capacity, we've given a greater share of forecast growth to Ipswich, Logan, and the Gold Coast.

Available land supply

The Ipswich and Logan regions, in particular, have significant capacity for additional development, compared with Brisbane City, which has limited land available for development (and is therefore where most of Ipswich's growth is forecast to come from).

The role and function of Ipswich

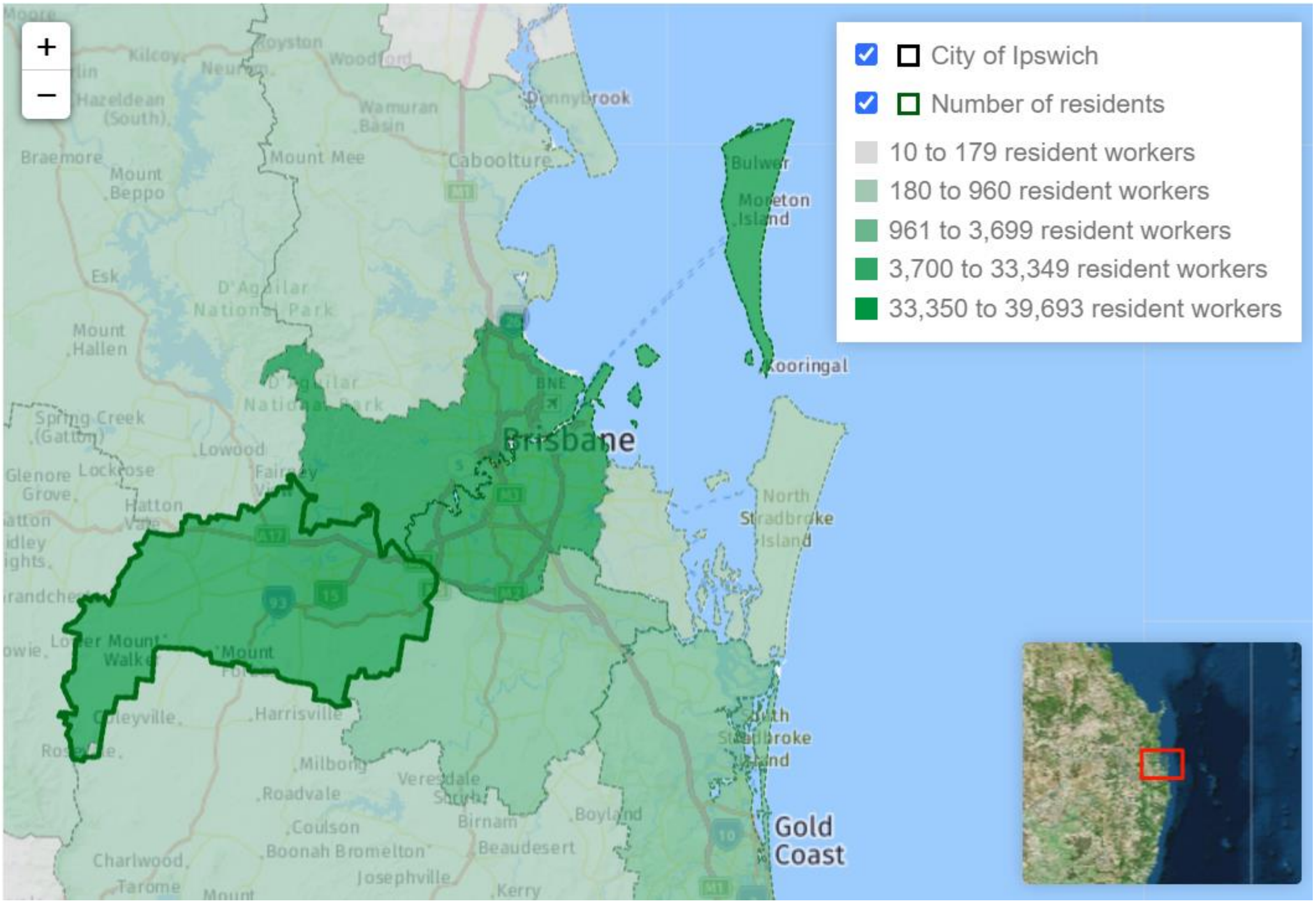
As a region of Greater Brisbane, Ipswich is enormous, spanning over 100 kilometres from Somerset Dam and Esk in the North to Mount Barney and the Scenic Rim in the South. The area encompasses a wide variety of housing markets and population densities. So while it's not useful to characterise the region as a whole, understanding the role and function of growth areas within Ipswich is a good way to explain how demographic forces will influence the population of Ipswich.

Avoiding the brunt of the pandemic's population impacts

Ipswich, along with the neighbouring Logan-Beaudesert region, services the outward expansion of suburban Brisbane, which is limited in terms of its capacity for additional housing supply. The most significant driver of population growth in Ipswich is intra-state migration - mostly the outward expansion from the South and South-Western suburbs of Brisbane City. While Ipswich does get some growth from overseas migration, and our forecasts reflect this in the total forecast for the region (SA4) and the different areas within (SA2s), you can see in the chart below it doesn't rely on overseas migration anywhere near as much as the Gold Coast, which will be much more significantly impacted by the population effects of the pandemic.

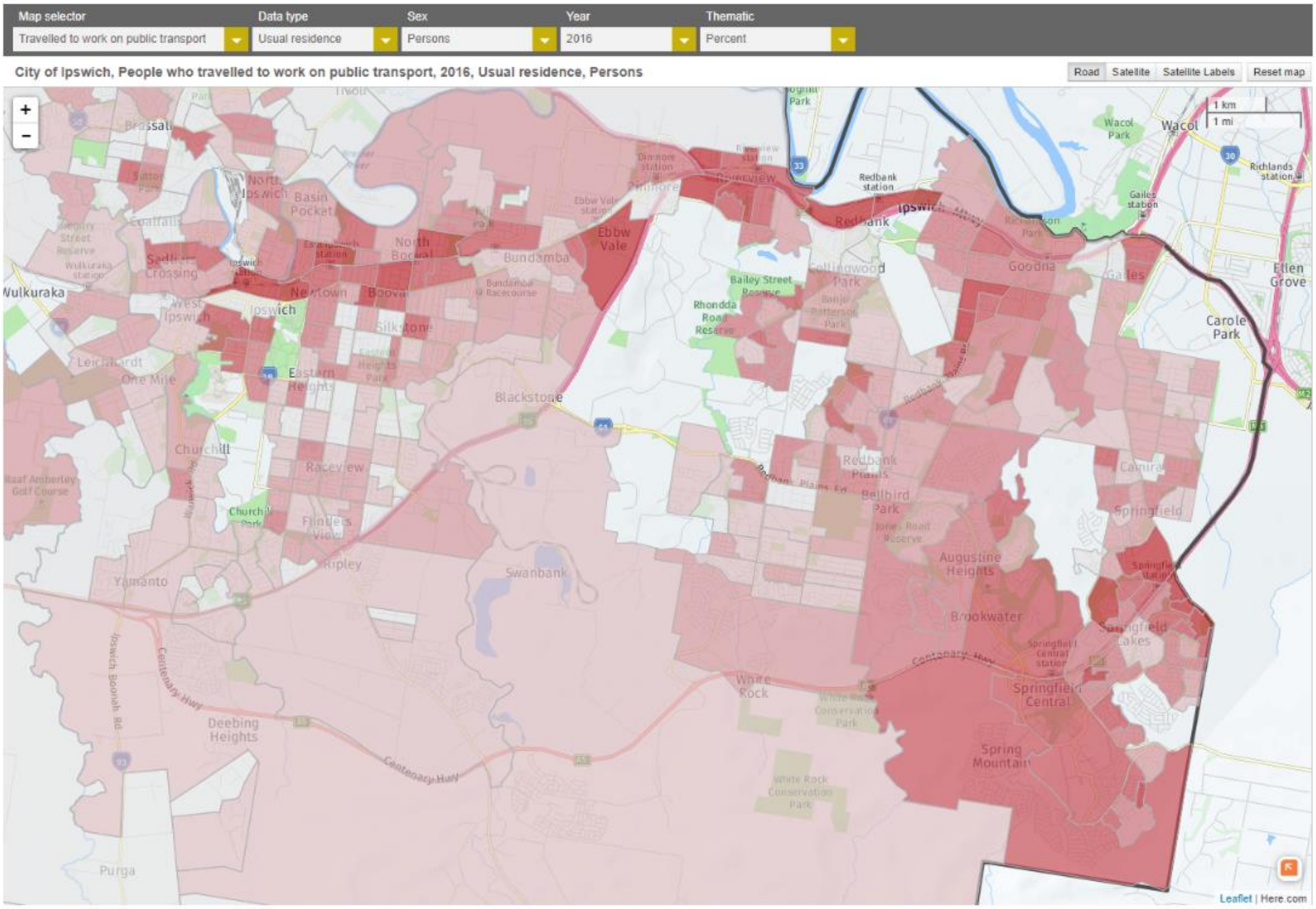
Economic self-containment and the link with Brisbane

While the City of Ipswich is only one of five LGAs in and around the Ipswich region, it includes the significant growth areas of Ripley and Springfield. As at the last Census, 47% of the City's resident workers were employed locally, making it more self-contained than neighbouring Logan City, where only 40% of residents work locally. 40% of the remaining employed residents commute to Brisbane, but only 6% of all the city's employed residents travel to work by train.



These people are clustered, as you might expect, around the Ipswich and Springfield train lines. A proposal to build a 25-kilometre rail line from Springfield Central to Ipswich Central would complete the loop and service the Ripley growth area. Support for such infrastructure projects is one of the things we consider when we make the assumption that there will be an increase in the number of higher-density dwellings being constructed and the proportion of the population living in them.

City of Ipswich, People who travelled to work on public transport, 2016



Why we're forecasting growth in the number of people living in apartments in Ipswich

By 2026, we're expecting to see evidence of more people living in apartments, particularly around the Ripley and Springfield activity centres. This represents a paradigm shift in housing for which there isn't currently much evidence on the ground, and only a few precedents in other parts of the country, such as Western Sydney.

This is an important assumption in our forecasts for Ipswich, as it affects how the total forecast population is distributed within the region (if these apartments are built and people choose to live in them, more people will live around these activity centres rather than being spread across other places in the region.

Ripley

The SA2 of Ripley includes the localities of Ripley, Ripley South, Deebing Heights, Swanbank, White Rock and Spring Mountain. Together, our forecasts have these areas adding 97,000 people by 2041, accounting for one-third of all the forecast population growth for the entire Ipswich region over the next 20 years. Even so, we're still slightly more conservative in our growth forecasts than many developers.

The Ripley Valley is a Priority Development Area (PDA), with a number of developers including Stockland, Sekisui House, AV Jennings, Satterley, Monterea and Goldfields all advertising new developments in the area.

We have identified 40,000 potential dwellings in the Ripley SA2, each at various stages of development. We assess and sequence each of these sites to inform our view of the timing, location, and sequencing of housing supply. Our forecasters then match these dwellings to the forecast population.

What we're monitoring in Ripley

The rate of construction and occupancy of higher-density dwellings (apartments)
A proposed train line extension from Springfield to Ipswich that would service the Ripley Town Centre

Artist's impression of Ripley Town Centre (Sekisui House)

The Brisbane Lions' new administrative facility & AFLW home ground adjoins Springfield Central station at The Reserve, Springfield

Springfield

Established in 1992, Springfield is a master-planned community that has been a significant growth area for the past 30 years and is now an established area. 'Greater Springfield' covers the Springfield, Springfield Lakes, and the Bellbird Park-Brookwater SA2s - three of the top ten areas driving growth in the Ipswich region in our table above. Combined, these areas account for 28% of the forecast growth in Ipswich by 2041.

The Aveo Springfield retirement village and the Education City Residential Village that's part of the University of Southern Queensland campus both have interesting implications for the age structure of the population in these communities.

As in Ripley, we will be monitoring how many people choose to live in higher-density dwellings around Springfield Central. Our development site research has 10,000 apartments identified in the area to the North of the train station alone. Our top-down model demands that these higher-density sites be used to accommodate the population we have forecast for the region, but it's one we'll be watching closely, as these apartments haven't been built yet, and the next few years will reveal the extent to which the market supports this paradigm shift in housing, especially considering there will be a steady supply of more traditional detached housing in greenfield sites nearby for much of the forecast period.

Remnant supply in established areas (large site intensification)

In some of the older parts of Ipswich (within the Redbank Plains and Bellbird Park SA2s), there are many examples of large-lot residential land (many are 1-acre blocks) that are zoned for higher densities.

In recent years, a number of these large properties have been turned over and now have 10-15 dwellings on them. We have therefore included these large-lot sites as another source of dwellings that we expect to become available in the forecast period and therefore influence the distribution of the population within the region.

Residential in-fill

Similarly, we forecast a rate of infill that will occur in established parts of Ipswich where lower-density dwellings (standalone homes) are expected to be converted to dual occupancy and four-or-six apartments on a single site. Any sites that are forecast to add over 10 dwellings are captured within the development forecasts outlined above.

Growth in smaller localities

With two large development fronts dominating growth in Ipswich, how do we account for growth in other parts of the region?

The towns of Walloon, Thagoona and Rosewood are all suburbs along the suburban rail line from Brisbane and service a slightly different housing market (the median house price in Augustine Heights, a suburb of Springfield, is $625,000, compared with $445,000 for Walloon). With plenty of appropriately zoned land and development activity occurring in the past three years, we have assumed these areas will continue to grow at about the same rate they have been in recent years.