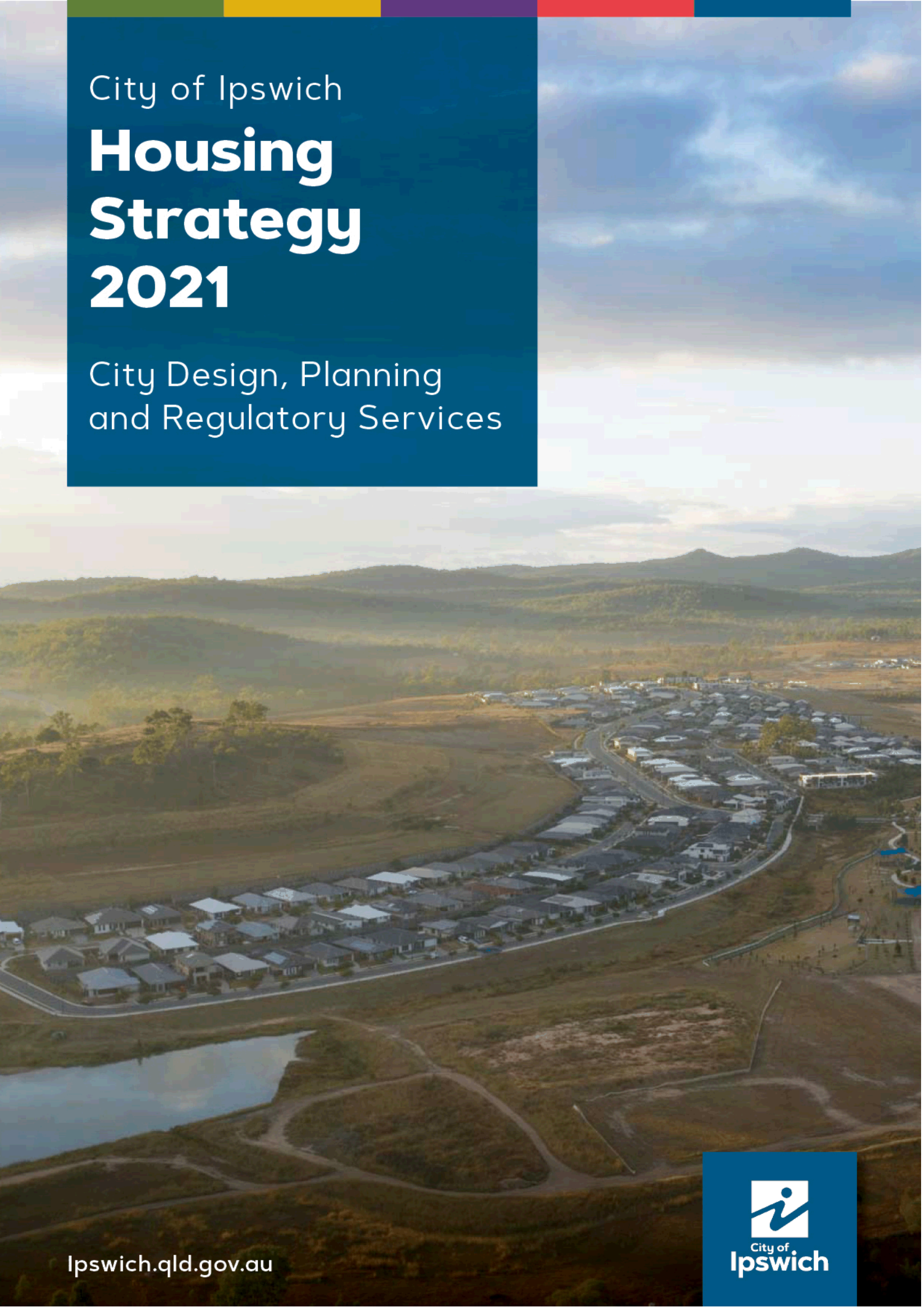
City of Ipswich

Housing Strategy 2021

City Design, Planning and Regulatory Services



Ipswich.qld.gov.au

City of Ipswich

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SECTION 1: OVERVIEW

1.1 EXECUTIVE SUMMARY

Traditionally known as Tulmur in the universal Indigenous language, Ipswich is a city with rich Indigenous, European, and multicultural histories, with a blend of old and new areas, emerging and changing, over the last decade or so.

Through infill development in consolidated areas and growth in expansion areas such as Ripley, Ipswich will continue to experience socio-economic changes over the next 20 years. Diversity and affordable housing will be required to accommodate Ipswich's changing needs as people grow up, get older and live across different cultural, socio-economic circumstances.

Key external influences, however, will shape whether the city achieves liveability outcomes. Economic resilience to industry shifts (e.g., loss of 2,540 Manufacturing jobs over 10 years) including the future availability of secure jobs, remain a significant factor to achieving housing affordability and choice.

KEY FINDINGS:

Council's recent survey on liveability sentiments and future aspirations by 2041 indicate that affordable housing and living is an important value for Ipswich, where 29% of 1,049 respondents in Ipswich's Living in Ipswich survey noted affordable living as a concern.

This community aspiration coupled with key trends over the last 10-15 years in the Strategy's Needs Assessment broadly show that:

Housing Choice: On balance, Ipswich continues to offer 3-to-4-bedroom homes that afforded small and large households with the choice to live in detached dwellings. Ipswich had 88.5% of separate homes (or detached dwellings) compared to 70.5% for SE Qld as of the 2016 Census.

Housing Diversity: However, as Ipswich is expected to double in population by 2041, the city will require different housing forms to meet current and future households' lifestyles, cultural consideration, price points and life transitions.

Rental Stress: Socio-economic progress has been unevenly occurring across Ipswich's local areas with affordable living, experienced differently among residents. Over the last 15 years, the city has seen a 6.8% increase in private rentals (26.5% in 2006 and 33.3% in 2016) and a slight decline, 3.2% in new home ownership (37.2% in 2006, compared to 34% in 2016), indicative of the increase in investment opportunities in the city. Rental stress has been occurring among low to low-middle income households and a trend toward low vacancy rates, over the last 4 years, due to demand exceeding supply for affordable rentals.

KEY RECOMMENDATIONS:

The Housing Strategy identifies current and future housing needs and makes the following recommendations for the Planning Scheme and council for consideration:

- Provide planning policy which provides opportunities for a range of dwelling sizes, including provision for homes with a reduced footprint;
- Provide planning policy for a range dwelling styles including dwelling product which provides for infill, and a range of product with increased densities in appropriate locations;
- Consider appropriate policy responses to the provision of secondary dwellings, including as a potential form of infill development and a contributor to providing housing for a range of lifestyles, circumstances and ages;

- Consider appropriate policy to avoid concentration of specific dwelling and allotment styles, and the lack of variety in some areas.
- Consider and become a platform for the consideration of policy mechanism that incentivises universal housing options to provide accessible and adaptable housing for residents' transitions through their life stages.
- Consider and become a platform for the consideration of other policy mechanisms to incentivise the development of attached housing forms which are not prevalent in the current Ipswich housing portfolio.
- Council advocate for government investment in affordable housing from crisis and emergency housing, social and community housing including continued supplementary support through rental subsidy.

1.2 PURPOSE

The Housing Strategy aims to inform the development of Council's Planning Scheme and other associated Council policy mechanisms that will meet current and likely future housing gaps through:

- assessing *how* Ipswich is changing (trends), and *what* and *where* different housing forms is likely required, underpinned by the concept of 'missing middle', as noted in Shaping SEQ and the State Planning Policy (Housing Supply and Diversity)
- identify opportunities for new housing in consolidation (existing) and emerging (growth) areas with convenient access to facilities and services appropriate to the type of housing being developed in an area;
- and review to ensure that there is sufficient supply of land (minimum 15 years) zoned and allocated for residential development within Ipswich LGA.

1.3 COUNCIL'S ROLE AND POLICY DRIVERS

The new Ipswich Planning Scheme is a citywide policy document. The preparation of this scheme is the first time many policy areas that are intended to be addressed by a planning scheme that have been revisited by Council for more than 20 years. This strategy document is intended to inform the whole city needs to identify and respond to the current and future housing needs of the city and inform the planning scheme in doing so. The Strategy responds to requirements set by the Shaping SEQ, State Planning Policy including Council's Strategic Framework relevant for the Ipswich Planning Scheme (*in development*). Both the State and Council have a common interest in Ipswich facilitating diverse housing under the 'missing middle' concept[1].

For areas relating to the delivery of social and affordable housing, Council sees its role as a local advocate as council understands the city's housing needs.

The key policy documents that have shaped this Strategy include the following:

[1] Shaping SEQ defines the missing middle as: a form of housing that offers greater density and diversity in a manner compatible with surrounding lower density residential environments. It covers housing types between detached houses and high-rise and may include 'Fonzie' flats (a small, self-contained apartment on the same land as a house), 'plexes' (duplexes, triplexes, quadplexes etc.), row/terrace housing and medium-rise apartments.

State Policy Drivers	How this Strategy meets State requirements
Shaping SEQ 2017	The Strategy responds to the Shaping SEQ's growth targets through Council's review of land and dwelling supply and the demand for new housing across Ipswich emerging and consolidation areas.
Local Housing Choice for Everyone- role of the missing middle	The Strategy's approach to the housing needs assessment has been to determine and identify the changing patterns of Ipswich's demographics and housing needs across different household life stages and by local areas, to provide a place-based perspective on housing needs.
State Planning Policy- Housing Supply and Diversity	The SPP guidelines have provided key steps in reviewing the housing needs and supply analysis including considerations for considering housing in well-serviced locations. The 4 elements in developing a housing needs assessment have been embedded as part of this Strategy's Housing Indicators to determine current & future housing needs. In addition, the Strategy's proposed Housing Network considers the housing needs considering well-serviced and appropriate locations.
SPP Planning for Economic Growth (Development and Construction)	The Housing Strategy reviews the city's economic performance by industry including trends in workforce profile to determine the likely housing needs of current and future employees working in Ipswich's different employment sector, specifically in casual and low-skilled jobs.
Queensland: An Age Friendly Community Action Plan	The Strategy considers the housing diversity required across the city to enable residents to downsize as they grow older. For example, the Housing Strategy recommends the inclusion of Multiple Residential Code to promote housing choice for people throughout all stages of life, specifically older residents.
State Infrastructure Plan 2016 (relating to social and affordable housing)	The Strategy provides recommendations to the State of where housing stress has been occurring and the likely areas where social and affordable housing are likely required in areas that are advantage with amenities and services.
Queensland Housing strategy 2017-2027	As noted above, the Housing Strategy provides recommendations to the State of where housing stress has been occurring and the likely areas where social and affordable housing are likely required in areas that are advantage with amenities and services.
Ipswich's *iFuture* 5-year Corporate Plan (*with recent 2020-2021 community consultations*)	The Housing Strategy takes its line of sight from Ipswich's 5-year corporate plan with residents' vision and aspirations for the city embedded in this Strategy.
Ipswich Planning Scheme's draft Strategic Framework (including the Scheme's Local Area Frameworks).	The Housing Strategy aligns with Council's city-wide goals as set out in the Scheme's Strategic Framework, and development of its local area frameworks, which identify the place-based vision of local areas.
Ipswich City Council's Local Government Infrastructure Plan (in development)	Council is currently developing an LGIP where the network reviews for community facilities & parks will be considered in conjunction with the proposed housing needs and growth anticipated in changing areas.
Ipswich City Council's Strengthening Ipswich Communities Plan: 20-year social infrastructure planning framework (in development)	Council is currently developing a social infrastructure planning framework with a 20-year prioritisation of community facilities required in established and emerging areas will be considered in conjunction with the proposed housing needs across the city.

In considering this strategy, it is important to note that the plan making powers of the Council do no extend top the Ripely Priority Development Area (PDA). Nevertheless, Ripley's housing demand and mix has been noted in this Strategy's housing network (see Appendix 4.2). In addition, as a growth area, Springfield's supply of land for majority of detached dwellings will be exhausted within the first 5 years of the new Scheme. Attached and other forms of diverse product is to be delivered in Springfield over the life of the New Ipswich Planning Scheme. This too has been noted in this Strategy.

1.4 KEY PRINCIPLES

The key principles that underpin the Strategy's development are based on the key issues as noted in Section 1.3. These principles include:

HOUSING FOR CHANGING LIFESPAN: appropriate housing i.e., housing product that meet Ipswich's current and likely future household size and types;

AFFORDABLE HOUSING: affordable housing i.e., housing products are likely to meet the requirements of different socio-economic circumstances;

ACCESSIBLE HOUSING: consideration for versatile housing i.e., housing products can be adapted across a household's changing, life stages and personal circumstances (e.g., living with a disability, meeting aging in place outcomes).

PLANNING FOR HOUSING IN WELL SERVICED AREAS: considering the social infrastructure and other infrastructure network available against the housing needs required in local areas, and the opportunity to maximise housing in proximity to well serviced areas.

1.5 STRATEGY APPROACH

The community's current and future aspirations for the city, including liveability sentiments have been taken into consideration in developing the Housing Strategy. Council also sought early feedback from the Department of Communities, Housing and Digital Economy, including Department of Infrastructure, Local Government and Planning to discuss the Strategy's scope and purpose to ensure the Strategy aligns with the State Interest for housing supply and diversity and the expectations of the Queensland Government for such a critical informing document to the Planning Scheme.

The key approach to developing this Strategy (*see diagram below*), was to review demand analysis which involved understanding current trends (e.g., housing mis-matches, housing affordability and diversity issues), community's aspirations, alongside a land supply analysis to determine the likely future housing required over the short, medium, and long-term. While City-wide socio-economic and housing trends are central to this analysis, changes across each local areas' socio- economic and tenure performance will inform a nuanced approach to a policy response to achieve local-level housing choice and diversity. This is in alignment with the State's State Planning Policy- Housing Supply and Diversity and Local Housing Choice for Everyone policy and guidelines.

The Strategy considered broad both demand and land supply analysis such as:

A] Drivers of housing & area change: through housing indicators [*see Section 4*] that highlight a range of socio-economic and housing trends which influence housing outcomes and are likely to shape current and future housing needs;

B] Likely future households: based on [A] Drivers of housing & area change, anticipate future household composition as residents grow older, new residents move in, as local areas changing and/or continue to emerge;

C] Community liveability sentiments & future aspirations: residents' and other members of the community's perspective on affordable housing sentiments as a liveable attribute, including future aspirations for the city over the next 20 years;

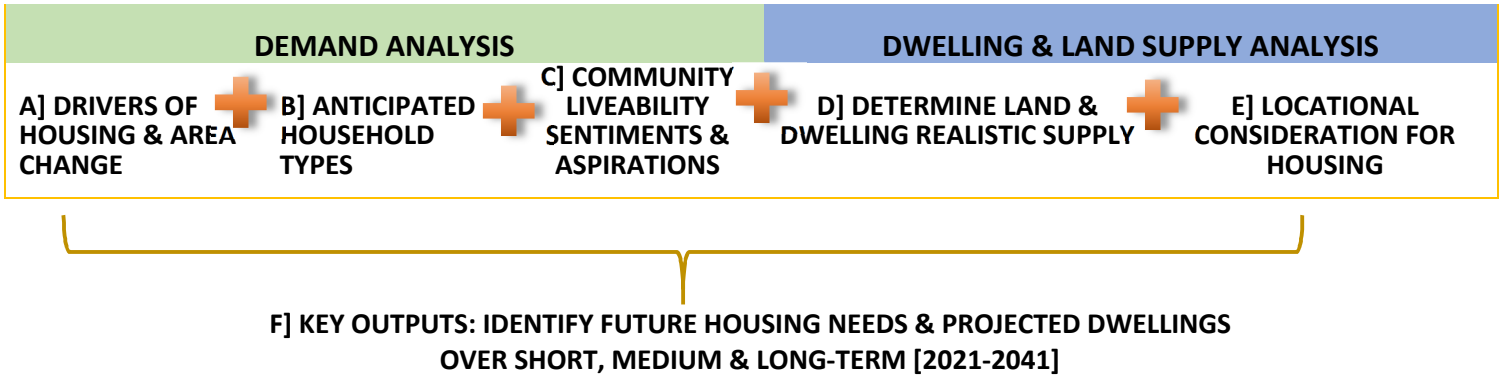
D] Dwelling & land realistic supply analysis: the projected dwelling and realistic supply of land available for residential development determined through Council's revision of population projections and review of Local Area Framework analysis and the 2021 Land Supply and Development Monitoring (LSDM) report;

E] Locational consideration for housing: the ideal location of housing that foster accessibility and liveability outcomes for different household life stages, including key lowest income workers, have been considered based on the Ipswich Place Model's urban structure analysis, including Council's current review of social infrastructure network;

F] Key outputs: Identify and recommend future housing needs through development of a proposed Housing Network where the likely different housing needs are anticipated across short, medium and long term (*see Appendix 5.1*) and the projected dwelling type (*see Section 5.2*).

This process is summarised in Figure 1 below:

FIGURE 1 STRATEGY'S KEY INPUTS & OUTPUTS



SECTION 2: ABOUT IPSWICH

2.1 WHO LIVES HERE?

As a City, Ipswich:

- continues to be home to younger families with the average age of 33.4 compared to 30.4 for Southeast Queensland at the 2016 Census. A 15-year trend review also verifying the proportion of age groups as predominantly in parents and homebuilders' life stage (35 to 49 years) making up 20.1% in 2016 and 22% in 2001 of the population (*see Appendix- 3: About Ipswich*).
- has also had an increase in empty nester and retirees (60 to 69 years) from 6.5% in 2001 to 8.2% in 2016 (*see Appendix- 3: About Ipswich),* indicating a need to consider housing that fosters aging in place outcomes and neighbourhoods that provide a range of housing needs. Domain 4- Level of lifespan & community change (*see Appendix 4*) highlights some local areas are either predominant mix of young families, or large share of empty nesters and seniors expected to get older overtime.
- attracted new residents primarily from Queensland (6,316 persons), followed by New South Wales (1,677 persons) since 2011, highlighting Ipswich's bulk of migration comes from within Queensland.
- is home to multicultural (with 5.6% of residents from New Zealand background) and Aboriginal and Torres Strait Island residents (4.4%) living predominantly in family households as noted in 2016 Census. This suggests that cultural consideration to housing needs will need to be considered to ensure Ipswich's housing needs factors the different household requirements of Ipswich's diverse residents (*see Domain 3: Socio-economic diversity*).
- has a higher number of family households (34,379 families) with non-dependent children (15 to 24 years), compared to households with dependent children (26,589 families), likely to indicate young people's late transitions in home ownership, lack of housing affordability, and a likely increase in blended families with stepchildren living at home (*see Appendix- 2. About Ipswich*).
- has 88.3% of homes across the city that are detached or separate homes, compared to 70.5% in SE Queensland in 2016.

At 2016 Census, Ipswich residents were likely to be, have or live:

	Ipswich City	SE Qld
Average age	33.4	30.4
Average household size	2.79	2.59
Family households	48.1%	41.3%
Lone person households	19.0%	21.0%
Separate house	88.3%	70.5%
Renting	33.3%	28.9%
Median household income (wkly)	$1,408	$1,481
Live with a disability	5.7%	5.0%

Data source: Profile ID, Census of Population and Housing 2016. * based on Place of Enumeration.

TABLE 1 CITY'S SNAPSHOT AT 2016

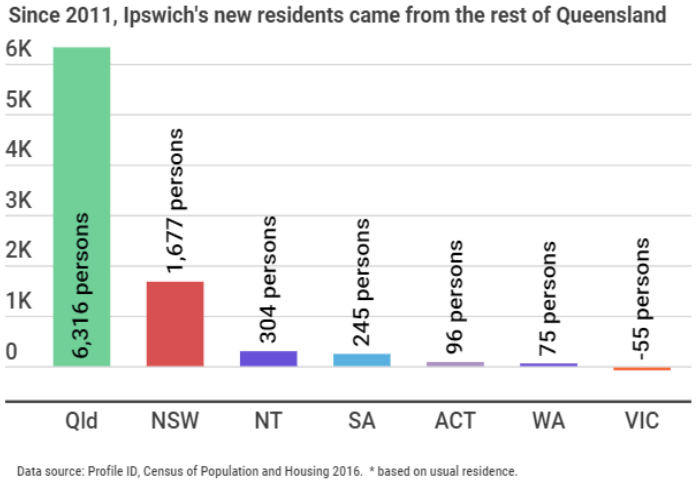


FIGURE 2 INTERNAL MIGRATION TRENDS

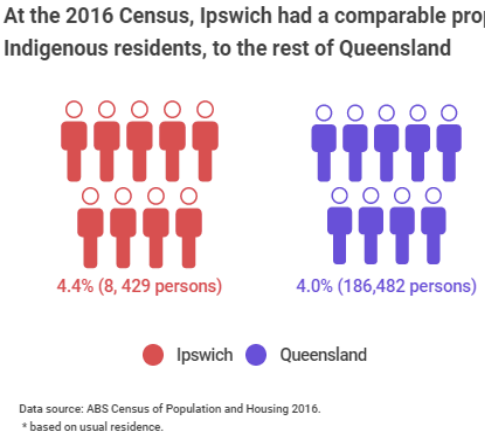


FIGURE 3 INDIGENOUS STATUS



FIGURE 4 TOP 3 COUNTRIES OF BIRTH

2.2 CITY'S CURRENT AND FUTURE ASPIRATIONS

Future aspirations for the city:
By 2041, Ipswich residents stated aspiration[2] for their city reflect attributes of a liveable City and contribute to affordable living outcomes. These aspirations include the following:

- Strong modern economy
- Sense of community
- Clean natural environment and open spaces
- Accessible community services
- Active places and space

In addition, the availability of affordable housing in the future was also set as Outcome 7 [3] in Council's *iFuture* (5-year corporate plan) based on the Ipswich community's aspiration for the next coming years.

Council's annual liveability survey (*Living in Ipswich*) includes affordable housing as a liveable attribute; and both as a concern as well as to currently maintain for the city. As of April 2021, Council's annual liveability survey highlighted that the cost of living and housing ranked part of the top 3 liveability concerns of 1,049 Ipswich residents surveyed, indicating basic needs were a priority. The top 3 concerns were as follows:

1. Safety (43% of views)
2. cost of living (30% of views)
3. affordable housing (29% of views)

Current housing aspirations:
Concerns for affordable housing were noted as slightly lower in comparison to Queensland overall (34%). This is likely indicative of the representation of Ipswich survey respondents where 63% were employed compared to 28% retirees, and 9% unemployed respondents looking for work (*see Appendix 1: Liveability Survey*).

[2] Based on Council's development of its 5-year corporate plan (iFuture) and community visioning consultation in 2021-22.
[3] iFuture's Theme Vibrant and Growing where Outcome 7 is' Ipswich continues to be an affordable city to live in'.

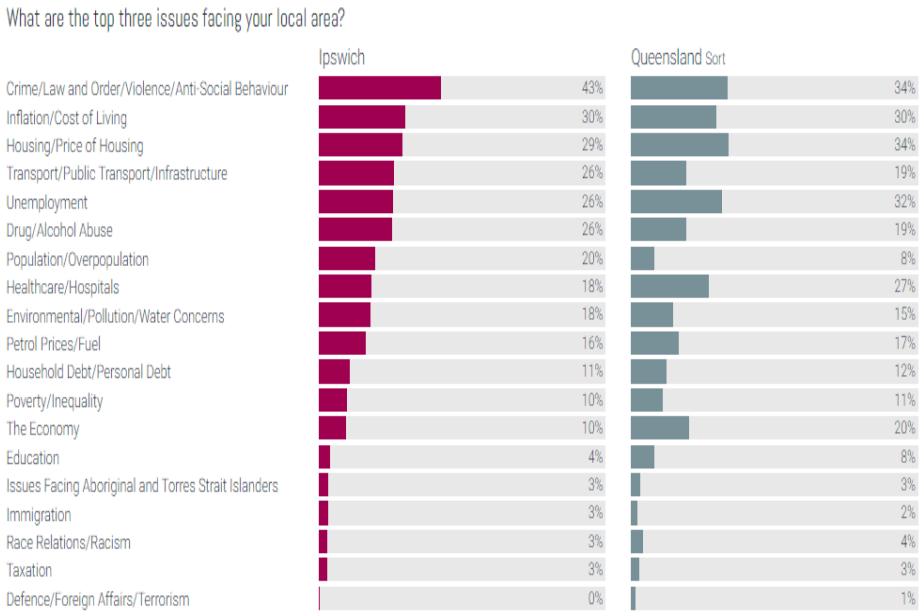


FIGURE 5 TOP LIVEABILITY ISSUES

Data Source: Living in Ipswich Survey, 2021 .id consulting.

Not for profit sector perspective:

Affordable housing was also identified as a concern among the lowest income levels and disadvantaged/ unemployed individuals and households accessing Ipswich's community service sector. Approximately 243 participants [4]from a wide range community service agencies were engaged between June to Oct 2021, and identified affordable housing remains an issue for the lowest income households.

The identified demand for affordable housing for Ipswich's current disadvantaged residents includes:

• the need for additional supply of crisis and emergency housing;	• including other levels of supported housing i.e, transitional, community and social housing;	• the lack of long-term affordable housing options as rental stress identified among disadvantaged community services clients;
access to housing for young people with no rental history;	• including wrap around services e.g. more mental health and other services to support secure housing tenure and wellbeing outcomes;	• providing a range of housing forms and sizes within neighbourhoods.

[4] Consultation through Council's Strengthening Services project aimed to identify how Council could support the capacity of the not-for-profit sector to better respond to existing and emerging needs because of, and or compounded due to Covid-19. The range of community services include housing and homelessness interagency, health sector, multicultural services, disability sector, early childhood and youth services etc.

SECTION 3: IPSWICH'S KEY LOCATIONS AND LAND SUPPLY

3.1 IPSWICH'S KEY LOCATIONS

The Housing Strategy considers the settlement pattern and key infrastructure and activity centres that will influence the well-serviced areas to meet housing demand. Through Shaping SEQ and Council's Strategic Framework, the following Regional Activity Centres are identified as 'great places' and key locations (with surrounding suburbs) that can locate current and future housing required.

Ipswich has a network of connected urban centres and areas, rural townships and villages within a wider rural hinterland, each with their own identity, form and function, and with the Ipswich City Centre being the civic and cultural heart of the city, Springfield's master-planned community, and the western growth corridor of Southeast Queensland. Ipswich's activity centres include designated in Shaping SEQ include:

(a) Ipswich City Centre as a Principal Regional Activity Centre - the cultural and administrative heart of one of the oldest cities in Queensland servicing the Ipswich Local Government Area and the western corridor of SEQ. The Ipswich City Centre operates as a significant transport interchange focussed on rail, bus and active transport connections and which is being revitalised into a modern mixed-use city centre including high density housing, cultural, administrative, health and education uses while retaining its rich history and character;

(b) Springfield Town Centre as a Principal Regional Activity Centre - a mixed-use centre including high density housing developed as part of the Springfield master-planned community. The development focusses on a main street and education and health precincts, with major community assets such as the railway station, parklands and lagoon and which services the wider eastern suburbs in the Ipswich Local Government Area and adjacent Local Government Areas;

(c) Goodna Centre as a Major Activity Centre - a renewed, compact mixed-use town centre that services the north-eastern suburbs of the Ipswich Local Government Area with access to major rail and highway connections and open space network; and

(d) Ripley Valley Town Centre as a Major Regional Activity Centre - a vibrant new town centre servicing the Ripley Valley master-planned community, focussed on a public transport hub, a main street and town centre parklands.

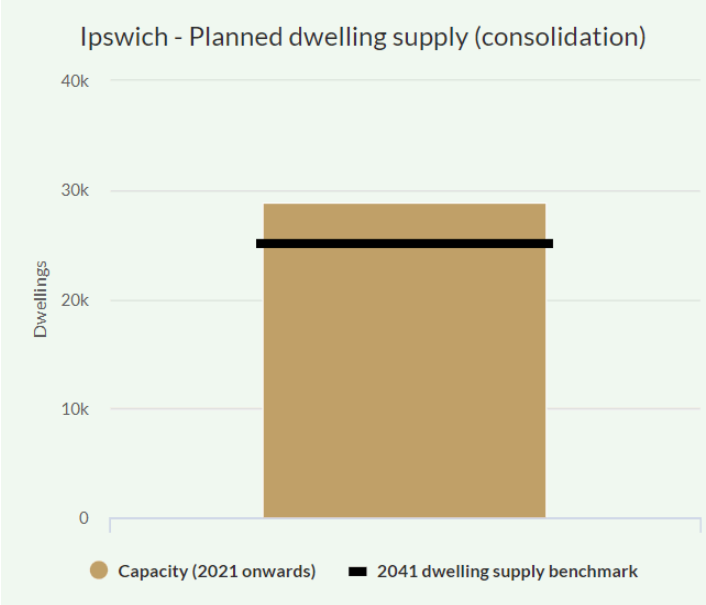
Based on these key activity centres, this Strategy draws links between these centres as desirable locations to inform where identified housing requires to be in well-serviced areas to ensure accessibility and liveable outcomes. These links have been placed in *Appendix 5.1*. where future household types and housing needs have been identified against locational requirements (i.e., accessibility and meeting liveable outcomes).

3.2. DWELLING & LAND SUPPLY ANALYSIS

The latest State's Land Supply and Development Monitoring (LSDM) 2021 report highlights Ipswich's projected dwelling supply is likely to exceed the minimal of 15 years of dwelling capacity required to meet additional growth by 2041. Based on ShapingSEQ, the split between consolidation and emerging areas that require additional dwellings include 25,100 new dwellings for consolidation areas, and 112,400 new dwellings for expansion areas (dwelling figures reviewed from the 2021 LSDM report).

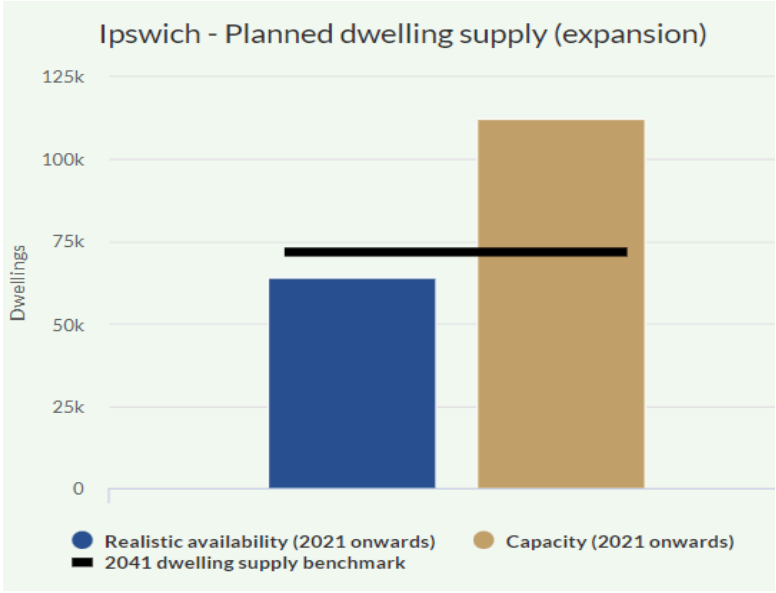
- Ipswich exceeds the adequate land required to accommodate the Shaping SEQ's dwelling benchmark of 25,100 dwellings for consolidation areas.
- The LSDM report suggests that Ipswich's future capacity of planning dwelling supply is approximately 28,900 dwellings (from 2021 onwards) which exceeds the Shape SEQ benchmark figures as noted in the graph below.

FIGURE 6 DWELLING SUPPLY- CONSOLIDATION



- Ipswich also exceeds the adequate land required to accommodate the Shaping SEQ's dwelling benchmark of 71,800 dwellings for expansion areas.
- The LSDM report suggests that Ipswich's future capacity of planning dwelling supply is approximately 112,400 dwellings (from 2021) which exceeds the Shaping SEQ dwelling benchmark. The report also suggests that the realistic availability of this supply (from 2021 onwards) is about 63,900 dwellings, which equates to about 21 years of supply and is above ShapingSEQ's 15 years of supply benchmark.

FIGURE 7 DWELLING SUPPLY- EXPANSION



Data source: Land Supply and Development Monitoring Report 2021

While Council's strategic framework, and its communities of interest (i.e. local area frameworks), provide a refinement of the high-level strategic outcomes noted in ShapingSEQ, the new Planning provides for growth potential to meet or exceed the growth targets of ShapingSEQ. The strategic framework considers the valuable features to be conserved, development constraints, to achieve sustainable growth management and the infrastructure to support the growth and development of the community. This suggests that Ipswich has adequate supply of land required to accommodate Ipswich's future need for dwellings to meet its overall housing demand.

SECTION 4: ASSESSING HOUSING NEEDS

As noted in *Section 1.5. Strategy's Approach*, the Housing Needs Assessment is underpinned by housing indicators that point to changes that have occurred both at the LGA-level and local[5] areas across socio-economic, cultural, and housing outcomes. Coupled with the community's current and future aspirations for housing affordability (*see Section 2.2 above*), the Strategy reviews and anticipates the likely housing needs across short, medium and long-term.

The diagram below describes the development of key domains and associated housing indicators (*see table below*) that describe previous patterns of community change, and the underlying factors that shape housing outcomes. These indicators also align to the State Planning Policy-Housing Supply & Diversity's key elements required to demonstrate a housing needs assessment. The Housing Indicators and key data analysis have been included in *Appendix 4- Housing Needs Assessment*. The key summary trends and the current and future housing implications have been noted in *Section 4.1*.

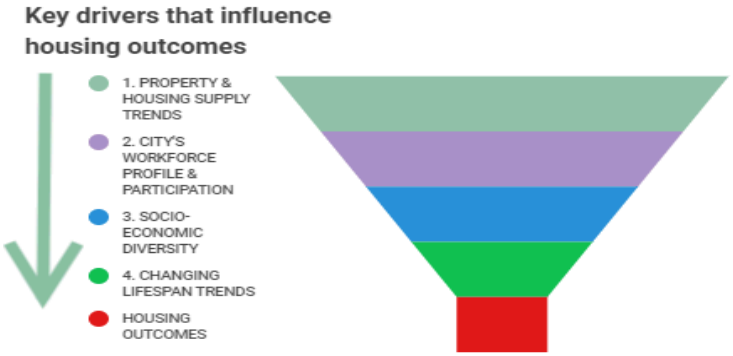


TABLE 2 OVERVIEW OF HOUSING INDICATORS

HOUSING INDICATORS	KEY DESCRIPTION	HOW IT MEETS THE STATE PLANNING POLICY- HOUSING SUPPLY & DIVERSITY
Domain 1: Property market performance	The review of the rental market performance, including house price, to determine housing demand trends and likely implications to housing choice/affordability.	Element 2- Housing market characteristics Element 3- Housing needs & demand characteristics
Domain 2: Workforce profile & participation	The availability of secure jobs is an important driver of housing affordability & housing choice as an outcome. This indicator reviews also who make up low-income workers to determine diverse and affordable housing options required including locating housing closer to jobs.	Element 1- Community profile Element 3- Housing needs & demand characteristics
Domain 3: Level of lifespan & community change	This domain looks to identify community lifecycle patterns i.e., whether areas have a concentration of households that are aging or continue to get younger can inform diverse housing needs as residents move through different life stages.	Element 1- Community profile Element 3- Housing needs & demand characteristics
Domain 4: Socio-economic diversity	This domain looks at the changing socio-economic make up overtime such as local areas' level of cultural diversity, concentration of disadvantage, including most vulnerable groups. This assists in understanding the housing needs for specific groups and implications to shaping liveable places.	Element 1- Community profile Element 3- Housing needs & demand characteristics
Indicator 5: Level of adequate & affordable housing [Housing outcomes]	Through housing indicators, this domain examines what are Ipswich's housing gaps in terms of suitability/choice and housing affordability to understand the current & future housing needs.	Element 1- Community profile Element 3- Housing needs & demand characteristics

[5] ABS Statistical Area 2 (SA2) has been used as areas to examine local area trends. SA2s closely align with the Planning Scheme's local area framework boundaries.

4.1 KEY SUMMARY OF FINDINGS

The following key data trends from the 5 Housing Indicators have been summarised in the following key points below including a matrix to provide an overview of lifespan, socio-economic and housing outcomes for local areas.

The past trends (over the last 10 to 15 years) and housing implications for the city include:

1. Housing & employment:
    - Ipswich's workforce has been primarily blue-collar with manufacturing as predominant sector. However, Ipswich has experienced an increase in health care sector jobs with an increase in 4,112 jobs over the last 10 years. Compared to SE Queensland, however, Ipswich predominantly has a large share of blue-collar jobs with 10% of Ipswich residents employed in manufacturing, compared to 6.1% in 2016 (*see Appendix 4- Indicator 2.1: Level of employment*).

    - Ipswich has varied levels of employment self-containment rates across different industries, that reflect the different availability of local jobs and level of employment outside of the LGA. For example, in 2016, more local workers worked locally in low-income, blue collar, part-time roles such as 69% of residents working locally in accommodation and food services (e.g., hospitality workers), and 62.4% in education and training sector jobs (where some include community & personal service workers) (see Appendix 4- Indicator 2.2: Level of economic self-containment).

    - The city would gain to continue to increase jobs self-containment in the future to shape affordable and liveable outcomes for the city. In addition, affordable, and diverse housing options for workers close to retail, manufacturing including public and health sector (specifically for personal carer jobs) will be required to meet current and future housing needs of casual, part-time, and low-income workers as noted in Appendix 4 (*Indicator 2.3: Key lowest income workers)*.

2. Renting & affordability:
    - Increase in private rental (6.8% increase between 2006 to 2016) and slight decline in new mortgage owners. With low rental vacancies across the city over the last 4 years, there is more demand than supply for affordable rentals. In addition, higher percentage of rentals stress among low-income households, concentrated in high rental areas.

    Aging in place:
    - The city's median age in 2016 was lower than SE Qld (33.4 years compared to 30.4 years) and Ipswich will continue to attract young family households as growth continues. However, some established areas have been getting older and will require housing options that allow empty nesters and future retires (*see Appendix- Indicator 4-level of community change)* to remain within their neighbourhood or local community.

3. Vulnerable groups & housing needs:
    - The most disadvantaged include single parent households with children, specifically female headed homes tend to be unemployed and will continue to require affordable housing options.

- The incidence of severe disability (where residents require assistance with personal care) tend to be prevalent in older Ipswich residents e.g., 50.7% were 85 years and over at the 2016 Census, and higher across all age groups compared to the rest of Southeast Queensland. Universal housing may be required to support accessible and adaptable housing that not only meets the needs of people living with a disability but caters to residents as they transition through different life stages.

4. Place-based housing needs:

- Compared to the rest of Southeast Queensland, Ipswich has households that generally earn between the lowest to medium highest equivalised income ranges, and higher unemployment rates (e.g. 8.6% for Ipswich compared to 6.4% for Queensland in 2020).

- However, Ipswich's local areas differ socio-economically, with some areas highlighting locational disadvantage and will require place-based housing responses that meet the needs of current and future residents across their lifespan, cultural and socio-economic circumstances.

The past trends (over the last 10 to 15 years) for local areas (see local area matrix below) include:

- While growth in some established areas have changed the age mix of the community, some established areas are getting older and empty nesters, and future retirees will require diverse housing options that allow them to age in place.
- Some areas have a concentration of culturally diverse groups with large households that will continue to require large, detached dwellings to support multigenerational living.

- Where concentration of low-income households has been identified, rental stress, and local areas are likely to experience a demographic change, there is a likelihood for displacement of those at risk of homelessness.

Particular areas to monitor in the local area matrix- Bundamba and Brassall:

While the 2020 waitlist for social housing tenancies show a preference to live in Brassall (*see page 88*) like Bundamba, both areas may not have significant disadvantage at present but are anticipated to grow in low-income households given several factors to consider, either distance from CBD and might be an outer suburb, poor transport options, or infrastructure and relatively lower dwelling/rental price.

The Table 3- Local area matrix (*see below*) has helped shaped the Strategy's proposed housing network which considers the short, medium and long-term housing needs against local areas and considers the locational criteria to better locate residential housing. Please note that while each local area (*as noted in Table 3)* has a diverse share of residents across socio-economic, cultural, and other demographic characteristics, the areas below were highlighted for their greatest share of residents across the different data characteristics noted below. Based on demographic and housing trends, future anticipated household combinations have been proposed, along with a proposed housing network in *Appendix 5.2*.

Table 3 LOCAL AREA MATRIX- KEY FINDINGS

4.2 ANTICIPATED HOUSEHOLD TYPES AND NEEDS

	LIKELY CONCENTRATION OF DISADVANTAGE	CONCENTRATION OF RESIDENTS AT RISK OF DISPLACEMENT	LOW INCOME/KEY WORKERS [6]	DIVERSITY	AREAS TO MONITOR [7]	LIFESPAN CHANGES		
						Older- some or significant change	Continue younger	Mixed
Rosewood								✓
Brassall	✓				✓			✓
Bundamba	✓				✓			✓
Churchill - Yamanto								✓
Ipswich - Central	✓	✓	✓	✓		✓		
Ipswich - East	✓	✓	✓					✓
Ipswich - North						✓		
Karalee - Barellan Point								✓
Leichhardt - One Mile	✓			✓				✓
North Ipswich - Tivoli	✓		✓	✓		✓		
Raceview	✓				✓			✓
Ripley					✓		✓	
Riverview	✓			✓				✓
Bellbird Park - Brookwater							✓	
Camira - Gailes				✓		✓		
Collingwood Park - Redbank								✓
Goodna	✓	✓		✓				✓
Redbank Plains	✓		✓	✓			✓	
Springfield								✓
Springfield Lakes			✓	✓			✓	

Based on the needs identified in the Housing Needs Assessment, the Housing Strategy utilises the Regional Plan and associated guidelines from the Housing Choice for Everyone, key outcomes to address include the challenges surrounding the missing middle, and to desire to provide housing choice outcomes that reflect different household local areas. Council's analysis of its urban

[6] Determining locations near retail, manufacturing and health & social assistance sectors to factor housing close to employment centres.

[7] These areas may not have significant disadvantage at present but are anticipated to grow in low-income households given a number of factors to consider, either distance from CBD and might be an outer suburb, poor transport options, or infrastructure and relatively lower dwelling/rental price. In anticipation of this occurrence, these areas will require monitoring to better plan for affordable housing options early.

structure, urban form, and land supply provides the locational criteria to indicate what and where future housing needs are.

Based on the trend analysis highlighted in *Section 4.1* and in *Appendix 4- Housing Needs Assessment* it is anticipated that Ipswich's future households and likely housing needs will follow these specific trends:

- ***Pipeline of young households****:* due to the city's anticipated growth, Ipswich will continue to have a dominant cohort of young families that are small and large, including culturally diverse households that require a range of dwellings that fit their lifestyle from starting or expanding their family, multigenerational living, including single parent households with children etc. Housing options for large households include 3+ single dwellings (terraces, townhouses), detached large dwellings etc.

- ***Retirees and aging households****:* As some residents age or transition to different life phases (i.e., empty nesters, or retirees), different housing options will be required to downsize from current detached dwellings (many of which are large, 2 storey homes). It will be necessary to offer a range of housing options such as smaller row terrace, units and attached housing or smaller lot detached dwellings to support aging in place outcomes in suburbs that they live. It may also be necessary for Ipswich to provide a greater number of facilities and services to provide for aging in place, as well as a larger proportion of managed residential facilities catering for a spectrum of care options from independent living through to high care and respite.

These different household types have been applied in Proposed Housing Network as noted in *Appendix 5.2.* In addition, a future Housing Needs Scenario has been provided in *Appendix 5.1* to link the anticipated household combinations *identified in Table 4, below* with the likely housing typology to highlight some of the future assumptions underpinning the Housing Strategy.

The Strategy's anticipated future household types as noted in *Table 4* also align with the State's 2016-2041 projections of the likely type of families and households expected to live in Ipswich as noted in *Figure 8* below.

Of specific note, the Housing Needs Scenario also suggests early land acquisition need for social, community and affordable housing in Ripley Valley in anticipation of a proportion of Ripley residents who will be unable to access affordable housing in this area.

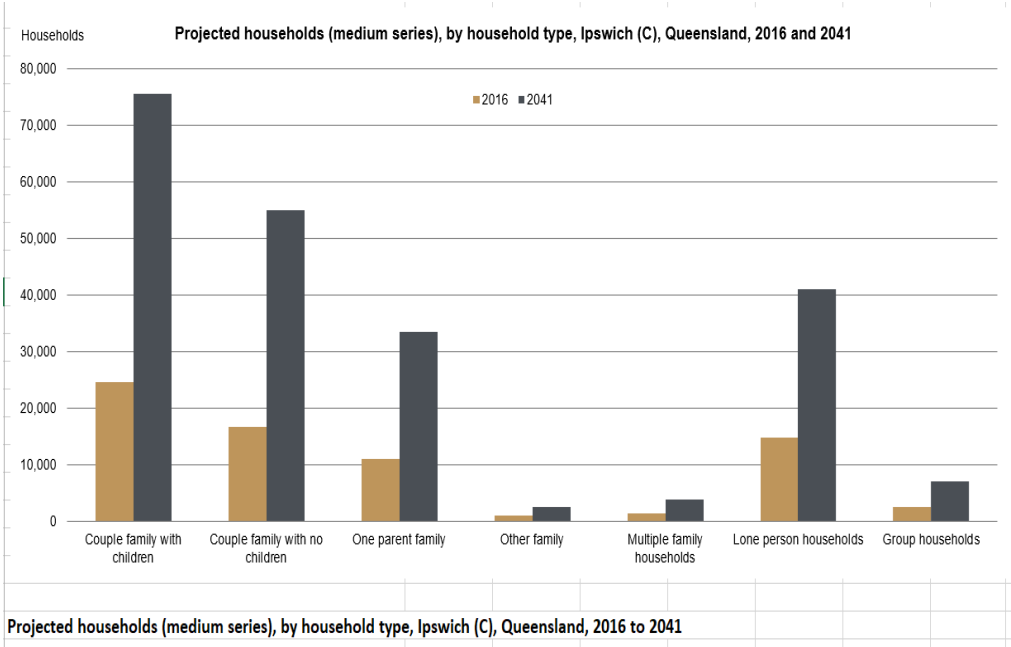
TABLE 4 ANTICIPATED TYPE OF HOUSEHOLDS

Household type[8]	Different household combination types	Some examples include
☐ **Small households** ***Assumed to require a dwelling with 0 to 2 bedrooms.***	• Lone/single persons	• Likely seniors living alone as widowers • Single professionals
	• Family with no children or 1 child	• Empty nesters

[8] Definition of 'small' and 'large' households adopted from Noosa Housing Needs Assessment and SPP-Housing supply and diversity 2016.

		• Seniors • Small family • Single parent with 1 child • Couples seeking to start a family
Large households ***Assumed to require a dwelling with at least 3 bedrooms.***	• Couple with children	• With housing affordability issues ongoing, young people/young adults tend to/ and may like to continue staying home longer. • Couple with children could include blended/multifamily • Multicultural & Indigenous families may include multi-family housing.
	• Young professionals/key workers	May make up group households e.g., renters seeking to live near their place of employment, particularly occupations on lowest income levels.

FIGURE 8 PROJECTED IPSWICH HOUSEHOLDS



Data source: QGSO, Queensland Government household projections, 2018 edition.

SECTION 5: REVIEWING POPULATION & DWELLING PROJECTIONS

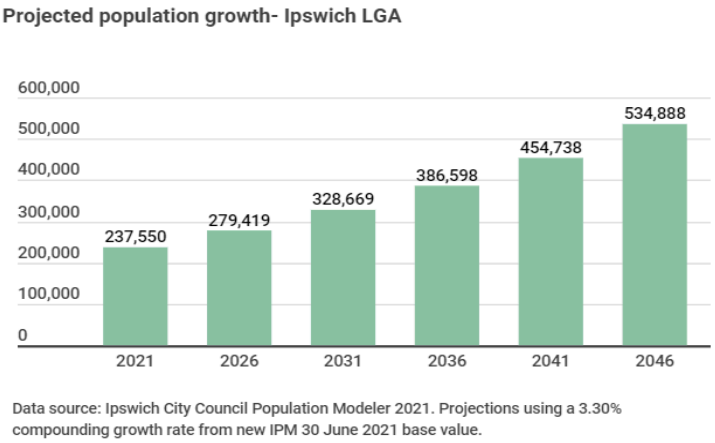
5.1 POPULATIONS PROJECTIONS

In preparing this strategy as well the new Local Government Infrastructure Plan, the population projections of Queensland Government Statisticians Office (QGSO) have been reviewed. These were the basis of the current LGIP and population projections for the current Planning scheme. Upon further investigation, it was found that these projections are aggressive and represent an unrealistic growth forecast over the life of the LGIP. For the purposes of this document, it is recommended that

a more conservative growth estimate be used to examine the future population and projected number of dwellings required to meet Ipswich's future housing needs. Council's Population Modeller considers 3.3% average growth rate to occur across every projected year. The 3.3% average growth rate is assumed based on the annual average growth that has occurred across the 2001 to 2016 census periods including 30 June 2020 estimate resident population (or ERP). The Population modeller's 3.3% average growth rate differs from the QGSO's higher average growth rate of 4.3% and 3.9% for the SEQ Regional Plan, projected from the 2020 ERP to 2041. This growth rate is therefore acceptable for the purposes of this Strategy.

The graph below shows adjustments made based on Council's latest Population modeller projections. It is anticipated that Ipswich will ultimately require a wide range of housing that provides for existing and new residents as the city is expected to double to approximately 454,738 [9]by 2041 and 534,888 persons by 2046. While the Population Modeller's growth adjustments are lower than both the SE Regional Plan and QGSO's projections, Ipswich's realistic land and dwelling supply and capacity is still able to exceed beyond the minimum 15 years land supply required in SEQ Regional Plan.

FIGURE 9 PROJECTED POPULATION GROWTH



Data source: Ipswich City Council Population Modeler 2021. Projections using a 3.30% compounding growth rate from new IPM 30 June 2021 base value.

Adjustments to Ipswich's projected growth have also been made at the Local Area Framework (LAF) level (*see Appendix 6*). LAF's inform current and future settlement patterns based on Ipswich's character and unique urban form (*as noted in Section 3.1*). While the Strategy's housing needs assessment primarily draws on the ABS Statistical Area 2 (or SA2s) to examine Ipswich's demographic changes, the LAF geographical boundaries closely correspond to Ipswich's SA2s boundaries, noting that the LAFs have smaller areas in some instances.

The projected share of growth is notable in expansion (or emerging) including some consolidation areas, where specific areas include:

- Ripley (+85,935 persons from 2021 to 2041)
- Springfield (+35,345 persons from 2021 to 2041)
- Walloon, Thagoona, Haigslea (part) (+31,856 persons from 2021 to 2041)
- Bellbird Park, Redbank Plains, Augustine Heights (+19,195 persons from 2021 to 2041)
- Rosewood (+4,960 persons from 2021 to 2041)

[9] Figures based on Ipswich Population Modeller where actual population by June 30, 2022, was 237,550 persons with adjustments to projections to include for example a projected 454,738 persons by 2041.

- Bundamba, Blackstone, Ebbw Vale, Dinmore (+4,933 persons from 2021 to 2041)

TABLE 5 PROJECTED POPULATION GROWTH (DESCENDING BY PROJECTED INCREASE)

Community of interest (LAF)	Residential (2041)	Existing Residential (2021)	Projected increase from 2021
18 - Ripley Valley (within Ripley Valley PDA)	**94,493**	**8,558**	**85,935**
4 - Springfield Estate	**72,499**	**37,154**	**35,345**
24 - Walloon, Thagoona, Haigslea (part)	**35,454**	**3,598**	**31,856**
5 - Bellbird Park, Redbank Plains, Augustine Heights	**59,408**	**40,213**	**19,195**
26 - Rosewood	**8,536**	**3,576**	**4,960**
9 - Bundamba, Blackstone, Ebbw Vale, Dinmore	**14,720**	**9,787**	**4,933**
15 - Raceview, Flinders View	20,703	16,197	4,506
6 - Redbank, Collingwood Park	15,959	11,633	4,326
14 - Booval, East Ipswich, North Booval	22,893	18,776	4,117
12 - Brassall	**15,329**	**12,268**	**3,061**
13 - Ipswich Central	**8,762**	**6,104**	**2,658**
10 - Karalee, Barellan Point, Chuwar	12,214	9,713	2,501
1 - Goodna, Gailes, Camira (part)	15,912	13,920	1,992
18 - Ripley Valley (outside Ripley Valley PDA)	7,319	5,577	1,742
11 - North Ipswich	8,036	6,446	1,590
17 - Yamanto	7,269	5,829	1,440
21 - One Mile, Leichhardt, Wulkuraka	9,303	8,171	1,132
23 - Pine Mountain, Muirlea, Blacksoil (part)	3,514	2,661	853
25 - Marburg	1,675	996	679
8 - Riverview	3,794	3,178	616
3 - Camira (part)	7,567	6,993	574
29 - Ashfield, Lanefield, Calvert, Grandchester	1,458	1,063	395
30 - Mount Mort, Lower Mount Walker, Mount Walker West	578	300	278
19 - Purga (part), Goolman, Peak Crossing	955	720	235
28 - Tallegalla, Woolshed, The Bluff	669	481	188
27 - Ebenezer, Willowbank, Jeebropilly, Mount Forbes	2,123	1,969	154
16 - Churchill	1,273	1,218	55
22 - Karrabin, Blacksoil (part)	427	397	30
20 - Amberley	25	38	-13

5.2 PROJECTED DWELLINGS

As noted in Section 3.2, Ipswich has significant supply capacity. This capacity can be equated to a population, and that population identified based on the LAF boundaries, which are functional planning units for the planning scheme and Local Government Infrastructure Plan.

The IPM utilises the following occupancy rates for ultimate development (2041) to calculate the projected dwellings by dwelling types (attached and detached):

- Detached: 2.74

- Attached: 1.58

The application of occupancy rates to project the number of future dwellings required has been split between projected detached and attached dwellings from 2021 to 2041. Cross-checking against the realistic land capacity and the likely changes to current and future life stages across each local area framework or communities of interest has also been completed and is projected to an LAF Level. In summary, the outcome of this analysis indicates the following rates of provision:

	2021-2026	**2026-2031**	**2031-2036**	**2036-2041**
Detached	160,133	183,274	210,157	239,574
Attached	26,386	33,572	44,137	59,913
Totals	**186,499**	**221846**	**254294**	**299,487**

In order to provide guidance on the types of housing to be provided to make up the above referenced projections, a *projected housing types* and need has been included in Appendix 5.2 (Proposed Housing Network). This provides targets for the range of dwelling types to be provided in achieving the growth targets expected to be by the Planning Scheme.

Importantly, these targets are utilised for both land use planning purposes (to ensure adequate zoned land is provided to accommodate these numbers. In addition, these figures are the basis of the Ipswich Population Modeller, which is used for Council's Local Government Infrastructure Plan, and is also anticipated to be the basis for other infrastructure planning and service delivery functions for the Council.

The projected *quantity* of dwellings has been included in *Appendix 6*, whereas the *projected housing types* and *need* have been included in Appendix 5.2 (Proposed Housing Network).

SECTION 6: FUTURE HOUSING IMPLICATIONS & RECOMMENDATIONS

Key future housing implications:

Based on Ipswich's previous trends, implications to Ipswich's housing needs have been considered as Ipswich's socio-economic and demographic changes are anticipated to continue:

Employment as a key driver to affordable living:

☐ In the coming years, the city will need to continue to generate a range of employment options, including job security to increase affordable living and housing outcomes. This is as previous

trends show a downturn in manufacturing (loss of 2,540 jobs) over the last 10 years and low-income occupations in other sectors (e.g., retail, health & public sector).

- With large share and increase in Health and Social Assistance jobs of + 4,112 jobs over the last 10 years, the health sector is likely to become the main job generator, Ipswich will need to have a future workforce ready to work in high skilled future health professional jobs. The last 10 years has seen a 14.6% increase in the percentage of certificate-level qualification among Ipswich's working age (15- to 64-years), compared to only 6.4% increase in bachelor's degree.

Self-Containment & local jobs:

- Ipswich has varied self-containment across different industries, and a continued increase in the self-containment of employment opportunities available locally is needed to improve liveability and the affordability of housing products.

- In addition, the provision of diverse and affordable housing for low-income workers in casual, part-time, and low-income sectors will support affordable living outcomes for those with insecure and low-income employment.

Home Ownership Changes:

- ☐ It is anticipated that Ipswich may attract new homeowners moving from Queensland and interstate as has been previous trend since 2011 has shown predominant intra-state migration with 6,316 persons having moved from Queensland and 1,677 persons from NSW.

- ☐ However, the current increase in renters (+6.8%) over the last 10 years may see a continued trend with a large share of renters staying in the rental market, and the next cohort of low-income older residents likely to remain in rentals and insecure housing. A range of housing forms to rent and buy in Ipswich will be required to cater to different households, lifestyles and socio-economic circumstances.

Rental Stress and Future Demands:

Current low rental vacancy rates over the last 4 years, and rental stress experienced among lowest household income levels suggests the demand for affordable rentals will continue.

- As the city continues to remain young, for example, affordable housing will be a key concern among young people, who are likely to continue renting or continue to live at home, due to housing affordability issues. The 2016 Census showed that those young people (15 to 24 years) tend to work in part-time, low-income jobs such as Retail, Accommodation and Food Service sectors, suggesting that affordable rentals will be required to ensure young people continue to have securing housing and stay in Ipswich.

Distribution:

- A geographical clustering of disadvantage has been occurring in newer areas such as Redbank Plains and older but changing areas such as Ipswich Central SA2 (which is likely to gentrify). This suggests that social and affordable housing provisions will be required to mitigate against potential displacement of residents on very low incomes, as the demand for housing continues.

- It is observed that some of this clustering has been the result of State and Commonwealth Government housing affordability support schemes, and that future development should focus

on providing a mix of housing styles and forms to support a distributed approach as opposed to the concentrated approach noted above.

Housing Choice & Changing Life Transitions:

- Ipswich continues to offer predominantly detached dwellings, reflective of families making up a large share of Ipswich households. A cohort of Ipswich population has been getting older and has continued to occupy 3- or 4-bedroom homes, indicative of previous homeownership rates and likely desire to continue independent living.

- In some locations, however, a range of housing forms and styles is not available which means downsizing may not be possible, and a relocation out of suburb and away from established social networks may be necessary. It is critical that a range of housing styles be provided within discreet communities to avoid displacement and promote ageing in place.

Housing Suitability:

- The range of housing form that meet the missing middle [10] will be vital in Ipswich to meet current and future households across different lifestyles, life stages, including cultural diversity. While the city predominantly offers detached dwellings, the size of lots registered have been decreasing, with the median size decreasing from 448m2 to 404m2 from 2019 to 2022.

- The housing needs of Indigenous and multicultural background where some residents are likely to live in larger and extended family households. For example, in 2016, the household size of residents considered as 'recent arrivals' were predominantly 6 or more persons (28%) compared to 15% across Southeast Queensland.

Future Housing Supply:

Ipswich has the required dwelling and land supply that support a range of built forms to both meet and exceed Shaping SEQ's dwelling targets. However, there are some economic barriers to the delivery of these forms of development. Further investigation into these barriers is likely to be required to develop identify and mitigation strategies.

Key Recommendations for a Proposed Housing Network:

The development of the Strategy's Proposed Housing Network (*see Appendix 5.2*) has been based on the Strategy's approach described in *Section 1.5*. which broadly:

- ☐ include comprehensive housing needs assessment provided both in Section 4 and Appendix 4;

- ☐ considers projected dwelling types required for Ipswich's current and future housing requirements as noted in *Section 5.2*;

[10] Shaping SEQ defines the missing middle as: a form of housing that offers greater density and diversity in a manner compatible with surrounding lower density residential environments. It covers housing types between detached houses and high-rise and may include 'Fonzie' flats (a small, self-contained apartment on the same land as a house), 'plexes' (duplexes, triplexes, quadplexes etc.), row/terrace housing and medium-rise apartments.

- ☐ has apportioned the key households expected to live in Ipswich based on residents' various life stages (see Section 4.2) and as result, includes the likely housing needs across the 2021- 2031 and 2031- 2041;

- ☐ considers the locational criteria appropriate to proximity near and across Ipswich's activity centres that make housing accessible to Ipswich's different households (e.g., seniors) and achieve liveability outcomes (*see Appendix 5.1*).

Key Recommendations for Council's Planning Scheme and policy mechanisms:

Based on the identified current and future housing needs for Ipswich, across residents' lifespan, and other socio-economic considerations that require diverse housing options, the following recommendations are proposed to inform the Planning Scheme development including council policy development:

1. The identification of areas suitable for a range of housing forms, styles and typologies within distinct communities or local areas.

2. The development of a modernised Reconfiguring a Lot Code to promote good subdivision design including lot design and distribution.

3. The development of a flexible and modern Multiple Residential code and Dwelling and Dual Occupancy Code to promote housing choice for people throughout all stages of life through the facilitation of a range of housing styles including, but not limited to: multiple dwellings, retirement communities and residential care facilities.

   It is anticipated that dwellings should be appropriately located and designed a to respond to local character, environment and amenity considerations and minimise whole of life costs and maximise access to appropriate community and social services.

4. Following the adoption of the Planning Scheme, consideration should be given to the opportunity for policy mechanisms and incentives either within or outside of the Planning Scheme that:

4.1. foster the private market to deliver on universal housing options that add to Ipswich's need for diverse housing options, specifically accessible housing or housing that assists residents to transition through their life stages;

4.2. promote the provision of attached and densified housing product in appropriate locations; and

4.3. consider the policy levers that may influence both jobs growth and jobs self-containment, to promote housing affordability and reduce reliance on private transport infrastructure.

Note: There are significant modelled opportunities for infill development and opportunities for densification of built form in accessible areas, many of which have been identified in previous and current planning schemes.

SECTION 7: RECOMMENDATIONS FOR AFFORDABLE HOUSING NEEDS

As noted in the Strategy, the current and likely future housing requirements have been identified to inform the Planning Scheme's long-term plan to manage growth and facilitate appropriate urban settlement. The Strategy also identified social and affordable housing needs based on review of evidence such as:

- housing stress;
- rates of homelessness;
- higher social housing waiting lists;
- and likely anticipated gentrification due to likely new residents from higher socio-economic background, as house price increases in local areas identified to grow and change;
- not for profit consultations with community housing providers.

Based on the evidence, the cohort of Ipswich's population requiring affordable housing include:

- specifically female headed homes tend to be unemployed and will continue to require affordable housing options;
- lowest equivalised household income;
- or those experiencing or at risk of homelessness;
- unemployed residents.

The Strategy recommends the following for the city:

- increase the number of crisis and emergency housing to support those experiencing, or at risk of homelessness;
- increase the number of community and social housing to complement other supported rentals in the city to ensure the most disadvantaged have secure housing;
- increase in rental subsidy (e.g. commonwealth rental assistance etc) to support those in rental stress in private market among disadvantaged individuals and households;
- include wrap around services e.g., more mental health and other services to support secure housing tenure and wellbeing outcomes.
  It is noted that the above are no all within the purview of Local Government.

Based on the housing needs assessment, the likely locations where affordable housing will be required include the following (*see Table 6 below*):

TABLE 5 CURRENT & FUTURE NEEDS FOR AFFORDABLE HOUSING AREAS

FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**LOCATIONAL REQUIREMENTS**	
		Distance to existing Activity centres/	****Council consideration for future social infrastructure +***

		schools/services/community infrastructure	***discussions with State agencies for community hub models.***
People on low income at risk of displacement + emerging needs **(with changing demography + likelihood of new social mix)** ***social housing considerations required to mitigate displacement.**	**Ipswich East SA2** ▪ Due to gentrification ▪ Existing disadvantage & current housing stress	▪ Train lines exist-Booval, East Ipswich etc. ▪ review existing community infrastructure incl. services	*investigate community service hub options-Booval for community services.
	Ipswich Central SA2 ▪ Due to gentrification ▪ Higher incidence of homelessness.	Train line exist Ipswich CBD etc. including	*investigate service hub option to complement supportive housing such as Brisbane Common Ground model
FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**LOCATIONAL REQUIREMENTS**	
		Distance to existing Activity centres/ schools/services/community infrastructure	*Council consideration for future social infrastructure + likely consideration for State partnership for community hub models.
People on low income at risk of displacement + emerging needs **(with changing demography + likelihood of new social mix)** ***social housing considerations required to mitigate displacement.**	**Redbank Plains SA2** ▪ if the Ipswich to Springfield train line happens, will increase rent prices for current low-income renters. ▪ Current housing stress, and high proportion of residents on welfare, ▪ High unemployment rates ▪ including large share of unemployed one parent families.	• Distance to existing Activity centres/ schools/services/ community infrastructure	*Council consideration for future social infrastructure + likely consideration for State partnership for community hub models.
	North Ipswich-Tivoli SA2 -Some gentrification with growth anticipated, with proximity to Ipswich inner areas. Higher proportion of unemployment and low-income residents.	• Riverlink shopping centre in North Ipswich • Current PT links	*investigate community infrastructure catchment + audit for social infrastructure planning.
	Goodna SA2 ▪ Demographic shifts occurring, currently experiencing housing stress & some density anticipated.	• Hub of community services • Range of community centres • Some PT transport links	Investigate/recommend Common Ground community housing model in Goodna due to higher density proposed.

	Future consideration-Ripley ▪ Anticipate service and social housing needs early as an emerging area**.** ▪ Currently approx. 50/50 split between owner occupied & non-owner-occupied dwellings. ▪ Likely to become dormitory suburb if local economic development plan not successful in generating higher income and secure jobs.	• Deebing Heights primary school • Ripley Valley State School P-12 with range of spaces for hire • 2 temporary community centres • Town centre	*investigate community service and facility hub options.

REFERENCES

Department of State Development, Infrastructure, Local Government and Planning- Integrating State Interest in a Planning Scheme.

Land Supply and Development Monitoring Report 2021.

Living in Ipswich Survey, 2021 .id consulting.

Local Housing Choice for Everyone- the role of the missing middle

Ipswich City Council, 2020. Strengthening Community Engagement Findings- informing Council's Covid-19 Social Recovery & building a case for Service advocacy.

APPENDIX-SUPPORTING DATA

1. DWELLING DEFINITIONS

The terminology and definitions used to define the type of housing including geographical areas may vary and reference tables (*see Tables 6 & 7 below*) have been prepared to facilitate a common understanding on key concepts underpinned in this Strategy.

Table 6 HOUSING TYPOLOGY CORRESPONDENCE

HOUSING TYPOLOGIES BASED ON IPSWICH CITY COUNCIL'S PLACE MODEL	**ABS DEFINITION OF DWELLINGS**
1. Single dwelling [1 to 2 storey]: ☐ Detached house	☐ Separate house
2. Two dwellings [1 to 2 storey]: ☐ Dwellings and secondary dwellings (ancillary) ☐ Dual occupancy	☐ Semi-detached, row or terrace house, townhouse etc with one storey
3. 3+ single dwellings [2 to 3 storey] : ☐ Terraces ☐ Townhouses	☐ Semi-detached, row or terrace house, townhouse etc, with two or more storeys
4. Multiple dwellings [2-3 storey]: ☐ Terraces ☐ Townhouses ☐ Low rise apartments	☐ Flat or apartment in one or two storey block ☐ Flat or apartment in a three storey block
5. Multiple dwellings [3 to 5 storey]: ☐ Mid-rise apartments (may include retail/commercial at ground-level)	☐ Flat or apartment in a four or more storey block
6. Multiple dwellings [over 5 storeys]: ☐ High rise apartments (may include retail/commercial in podium level)	☐ House or flat attached to a shop, office

2. LOCAL AREA CORRSPONDENCE TABLE

Please note SA2 is defined as ABS Statistical Area 2 with: generally, have a population range of 3,000 to 25,000 persons, and have an average population of about 10,000 persons.

Consolidation areas are existing suburbs that are anticipated to have some growth and infill development. Expansion areas are greenfield developments.

TABLE 7 CORRESPONDENCE TABLE FOR AREAS

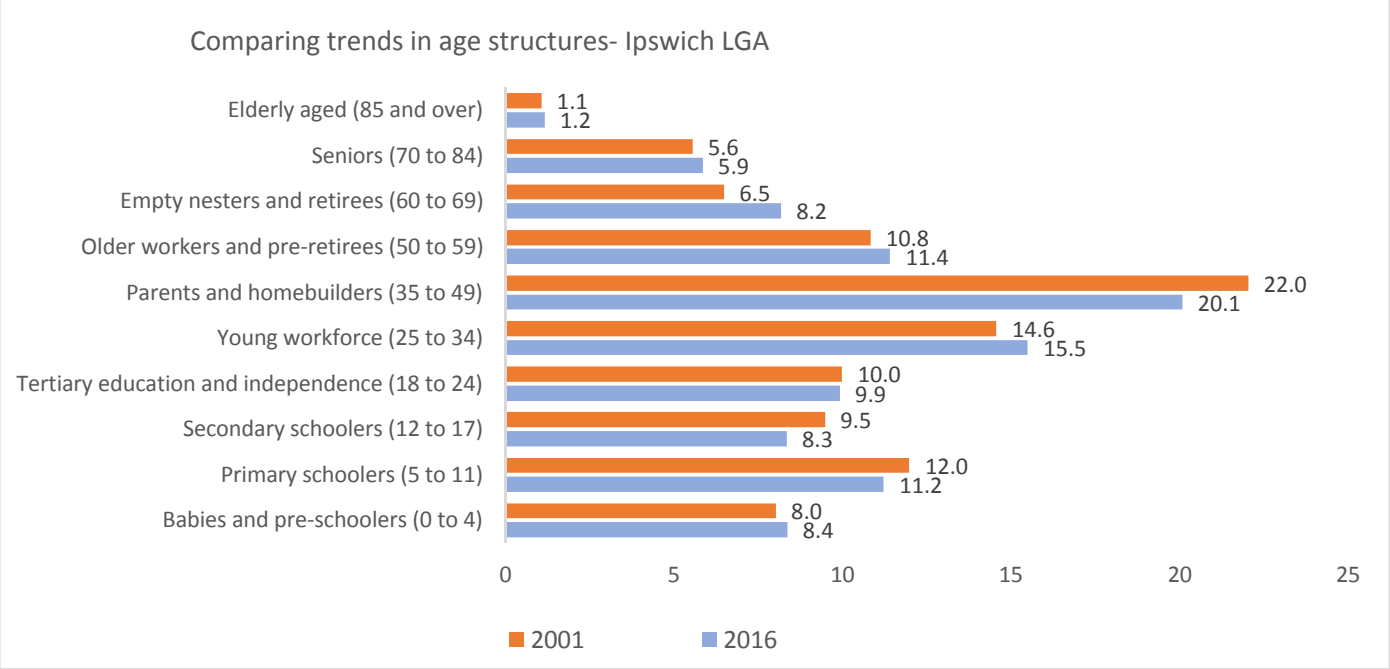
IPSWICH INNER SA3	CORRESPONDING SA2s	CORRESPONDING SUBURBS ROUGHLY CONTAINED IN SA2s	EXPANSION/ EMERGING AREA	CONSOLIDATION AREA
Ipswich Hinterland	Rosewood SA2 *Please note Ipswich Hinterland SA3 also includes Boonah SA2	Rosewood, Walloon, Thagoona, Grandchester, Landfield, Calvert, Tallegalla, Marburg, Haigslea, Mount Marrow, Lower Mount Walker, Mount Walker West, Mount Mort, Goolman, Jeebropilly, Ironbark, Mutdapilly, Ashwell, The Bluff, Mount Forbes, Woolshed	✓	
	Brassall	Brassall		✓
	Bundamba	Bundamba		✓
	Churchill - Yamanto	Churchill and Yamanto		✓
	Ipswich - Central	West Ipswich, Woodend, Ipswich, Sadliers Crossing, Coalfalls		✓
	Ipswich - East	Basin Pocket, East Ipswich, Newtown, Eastern Heights, Silkstone, Booval, North Booval		✓
	Ipswich - North	Pine Mountain, Muirlea, Chuwar	✓	
	Karalee - Barellan Point	Karalee and Barellan Point		✓
	Leichhardt - One Mile	Leichhardt, Karrabin, One Mile		✓
	North Ipswich - Tivoli	North Ipswich, Moores Pocket, North Tivoli		✓
	Raceview	Raceview and Flinders View		✓
	Ripley	Ripley, South Ripley and Deebing Heights, Swanbank (industrial)	✓	
	Riverview	Riverview		✓
	Bellbird Park - Brookwater	Augustine Heights, Bellbird Park, Brookwater	✓	
SPRINGFIELD-REDBANK SA3	Camira - Gailes	Camira and Gailes	✓	
	Carole Park (industrial)		✓	
	Collingwood Park - Redbank	Collingwood and Redbank		✓
	Goodna	Goodna	✓	
	New Chum (industrial)			✓
	Redbank Plains	Redbank Plains	✓	
	Springfield	Springfield	✓	
	Springfield Lakes	Springfield Central, Springfield Lakes, Spring Mountain	✓	

3. ABOUT IPSWICH

1. AGE TRENDS

The 15-year trends (*see graph below*) consistently confirm the city is home to young families, with a slight increase in older adults and those in pre-retirement, empty nester and retirement age (50 to 69 yrs).

FIGURE 9 AGE STRUCTURE- IPSWICH LGA



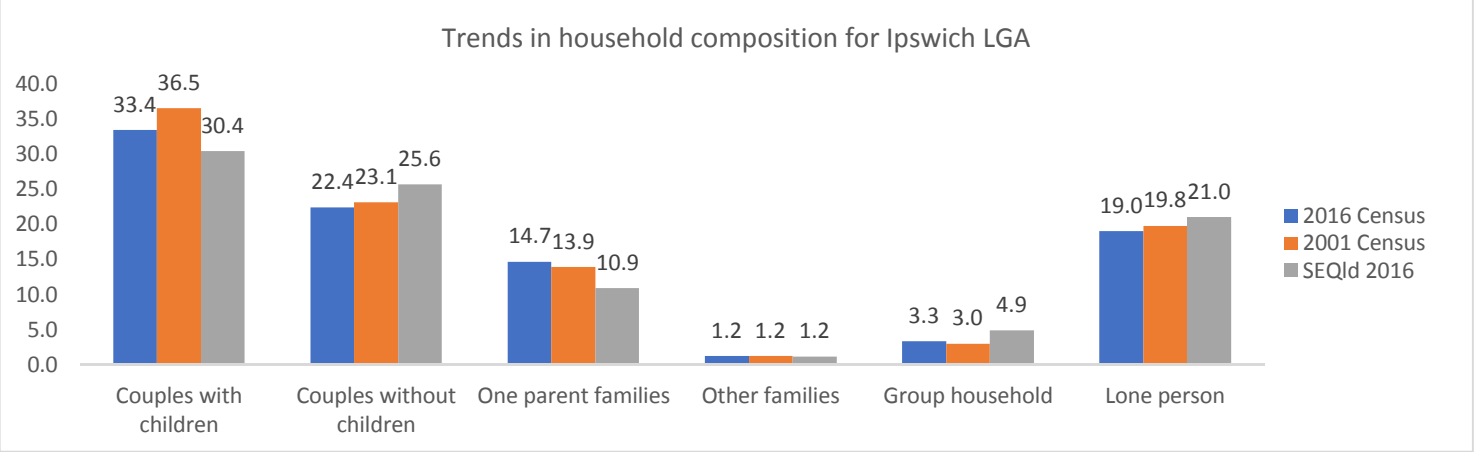
Data Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016. Compiled and presented by .id.

2. HOUSEHOLD COMPOSITION TRENDS

The graph below shows that compared to SE Queensland figures, Ipswich's predominant household type is couples with children, mirroring the trends with the age structures.

- Compared to SE Queensland, Ipswich has a higher percentage of one parent households, and a lower (but steady) a share of lone persons household (more likely older).
- The share of group households was consistently lower for the LGA and SE Queensland, likely indicative of both designated as share of growth, and with continued pipeline of family households.

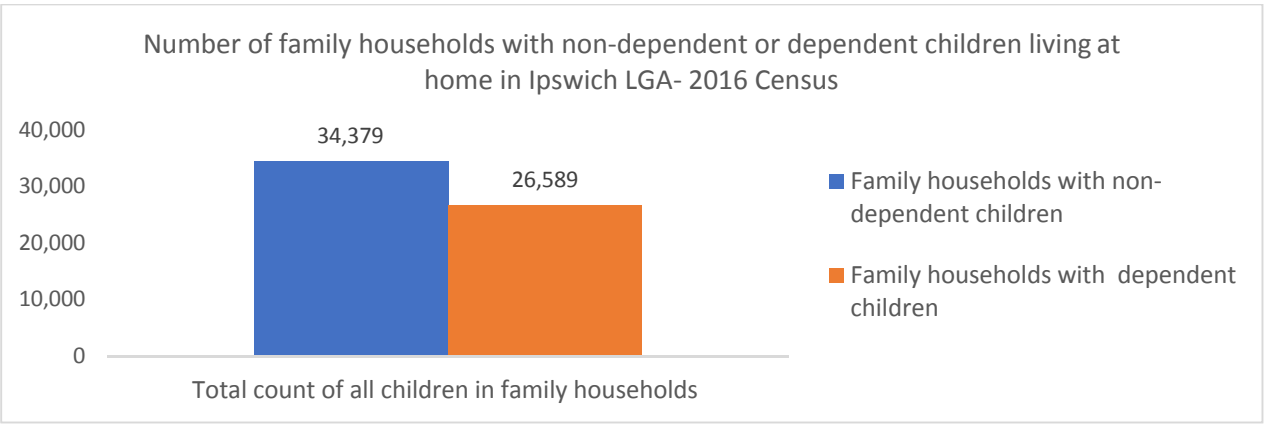
FIGURE 10 HOUSEHOLD COMPOSITION- IPSWICH LGA



The graph below highlights that:

- The number of Ipswich family households that either include blended families (step-children) or independent young people and young adults is higher than family households with dependent children.
- This is likely reflective of wider societal trends with changing make up of traditional families, including young people staying home longer due to later life transitions entering a mortgage etc.
- The percentage of family households with dependent children is higher (79.8%) due to the lower base of total family households as indicated in the table below.

FIGURE 11 DEPENDENT & NON-DEPENDENT



% of family households with non-dependent children	**28.5%**
Total families (with or without) non-dependent children (excl. not applicable)	120,440
% of family households with dependent children	**79.8%**
Total families (with or without) dependent children (excl. not applicable)	33,340

Data source: 2011 and 2016 Census of Population and Housing, TableBuilder.

*Please note ABS defines:

- Dependent child- as under 15 years or dependent student aged 15 to 24 yrs.
- A non-dependent child refers to a natural, adopted, step or foster child of a couple or lone parent usually resident in the household, who is aged 15 years and over and is not a full-time student aged 15-24 years, and who has no identified partner or child of his/her own usually resident in the household.

3.1 CITY'S FUTURE ASPIRATIONS



VIBRANT AND GROWING

OUR OUTCOMES FOR 2026

1. Our city's design and development promote quality place making and liveability. Positive environmental, sustainable, inclusive, and cultural outcomes are sought. Our city is also well connected with active and public transport options.

2. Our city is active and healthy with a variety of activities, facilities and services on offer for all to take part.

3. Our strategic planning enables us to prepare and respond to the city's rapid growth and expansion of infrastructure networks, and will be underpinned by an evidence based approach to determine community needs in meeting our growth.

4. Businesses and industry are supported with excellent customer service to start up, operate, grow and increase their resilience.

5. Ipswich is known as a sought after location for business, industry and visitors.

6. There is increased employment, and a variety of educational opportunities across the city, especially for young people.

7. Ipswich continues to be an affordable city to live in.

8. Our city centres are alive with dining and entertainment for people to engage in that's open seven days a week and late at night.



OUR EXISTING STRATEGIES

- City of Ipswich Transport Plan (iGO) and related action plans
- Destination Management Plan 2019–2023
- Ipswich Planning Scheme 2006
- Defence Ipswich Action Plan 2018–2023
- Sport and Recreation Strategy 2015–2020
- Open Space and Recreation Strategy 2014

HOW WE WILL MEASURE OUR PROGRESS

- Community Perception Survey
- Living in Ipswich (liveability indicator)
- Employment numbers by industry (defence, health, construction, advanced manufacturing and education jobs)
- Population Growth
- Development Activity

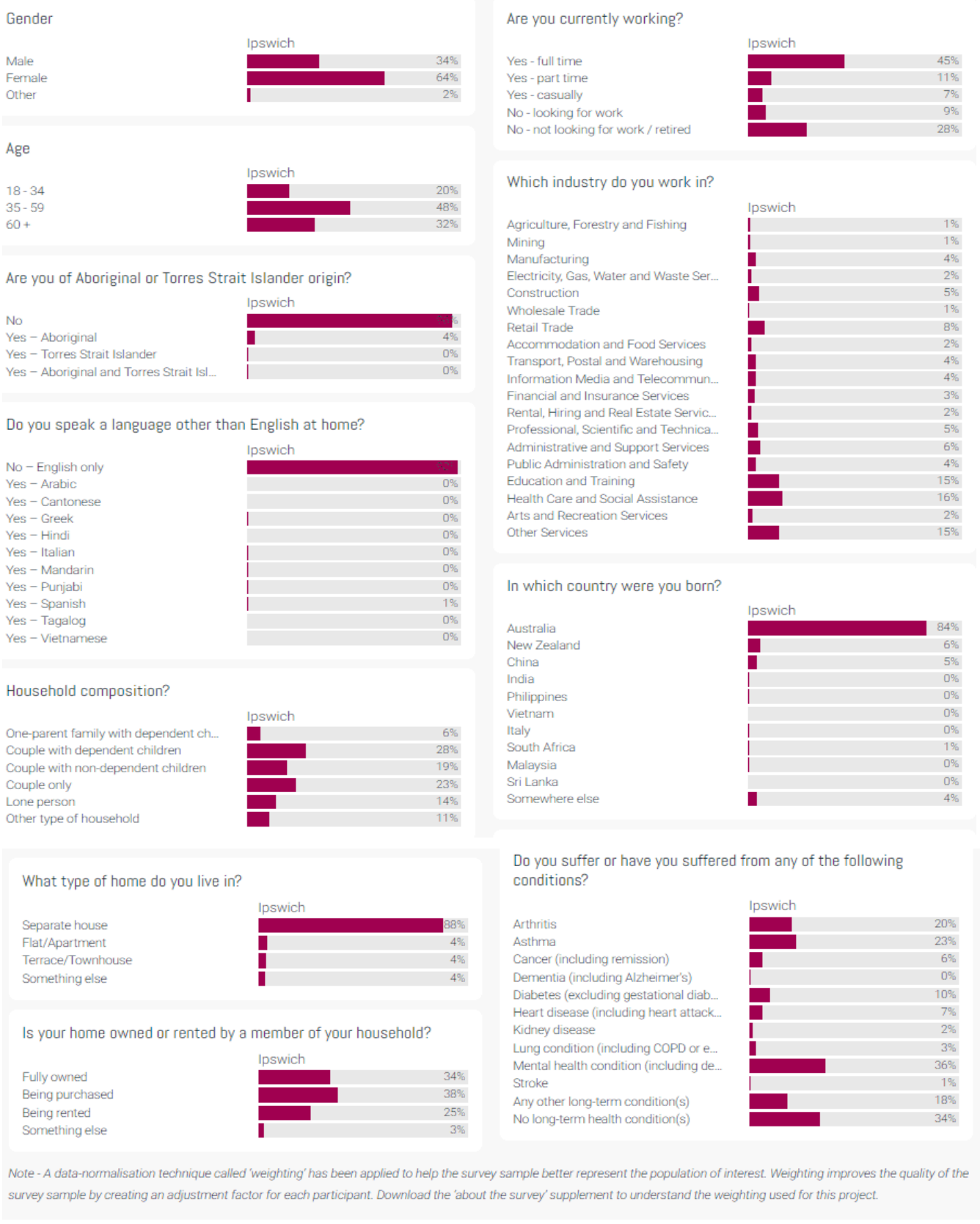
HOW THE COMMUNITY CAN CONTRIBUTE

- Support Ipswich businesses by buying locally, dining and attending local entertainment events and activities.
- Choose active or public transport over private vehicle usage where possible.
- Where possible work from home or in a local hub to reduce your impact on the transport network.
- Choose sustainable building designs that suit the local character of your neighbourhood.
- Get to know the range of facilities and services available in your local neighbourhood including what sports and recreation are being offered.
- Plan a staycation to discover the hidden treasures and great adventures available in the Ipswich area.
- Invite your friends and family from outside of Ipswich to come and experience all that Ipswich has to offer.
- Businesses can invest locally, create local supply chains and employ local residents.

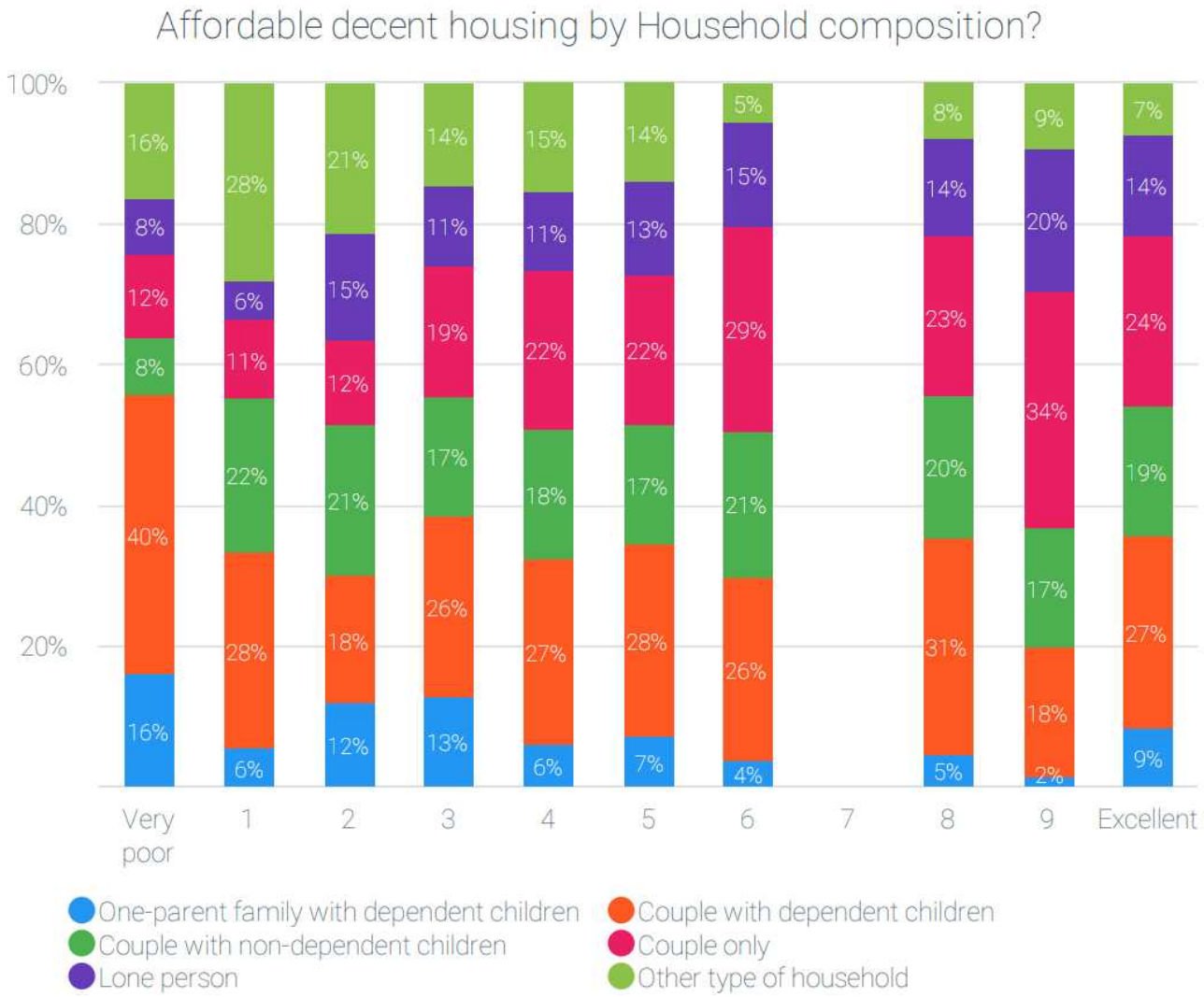
26

3.2. LIVEABILITY SURVEY

FIGURE 12 PROFILE OF LIVING IN IPSWICH



N=1,049 respondents. Source: Living in Ipswich Survey, 2021 .id consulting.



N=1,049 respondents. Source: Living in Ipswich Survey, 2021 .id consulting.

4. HOUSING NEEDS ASSESSMENT

DOMAIN 1: PROPERTY MARKET PERFORMANCE

KEY DESCRIPTION:	This domain reviews the rental market performance, including house price to determine housing demand trends and likely implications to housing choice/affordability. *HOUSING INDICATORS INCLUDE:* 1.1: LEVEL OF HOMEOWNERSHIP VERSUS RENTALS 1.2: LEVEL OF SALES AND PRICE POINTS 1.3: LEVEL OF RENTAL VACANCIES
KEY SUMMARY AND HOUSING IMPLICATIONS:	Based on the indicators and key analysis below, the data shows: • Ipswich continues to offer detached dwellings as predominant dwelling type, notwithstanding a reduction in the number of approved dwellings from 3,455 in 2017-18FY to 2,429 in 2020-2021FY as noted *in Indicator 1.2*. • an increase in private rentals (+6.8%) and decline in the delivery of new social housing (-1.3%) between the 2006 to 2016 as noted in *Indicator 1.1*. • low rental vacancy rates in the private rental market across the city from 2016 to 2021, suggesting the demand for affordable rentals outweighs the supply of affordable rent as noted in *Indicator 1.3*. • the size of lots registered have been decreasing, with the median size decreasing from 448m2 to 404m2 from 2019 to 2022. • however, Ipswich offers lower median sale price for both vacant land and house and land package, with the median price per m2 for vacant land (140m2 to 2,500m2) as $507, compared to $607 for Southeast Queensland in 2021 (*see Indicator 1.2*). • Ipswich's competitive advantage in terms of land costs has had an approximate even split between owner and non-owner-occupied (investor) properties in some local areas. • for example, among new areas (e.g., Ripley, Springfield Lakes) and changing areas (e.g., Brassall, Collingwood Park-Redbank), the split between homeowner and investor properties is approximately even (*see Indicator 1.1*). • Ipswich's local areas offer varying price points for the purchase of dwellings, with some areas (e.g., Redbank Plains, Goodna, Riverview SA2s) offering lower median price that have attracted a larger share of investment properties compared to homeownership over 8-year period (*see Indicators 1.1 & 1.2*).

DOMAIN 2: WORKFORCE PROFILE AND PARTICIPATION

KEY DESCRIPTION: The availability of secure jobs is an important driver of housing affordability & housing choice as an outcome. This indicator also reviews who make up low-income workers to determine diverse and affordable housing options required including locating housing closer to jobs.

HOUSING INDICATORS INCLUDE:

2.1. LEVEL OF EMPLOYMENT

2.2. LEVEL OF ECONOMIC SELF-CONTAINMENT

2.3. LEVEL OF QUALIFICATIONS:

2.4. KEY LOWEST INCOME WORKERS

KEY SUMMARY AND HOUSING IMPLICATIONS:

KEY HOUSING IMPLICATIONS FOR IPSWICH'S CURRENT & FUTURE WORKFORCE:

- Over the last 10 years, the city had achieved gains in the number of jobs created across Health and Social Assistance and Public Administration industries with additional 4,112 employees working in the sector;

- Ipswich has varying level of employment self-containment by industries with a large share of local residents working in part-time, low-income jobs within the LGA across accommodation & food services, education & training, retail & health care & social assistance sectors.

- The slight increase in higher qualifications (e.g., bachelor's degree), 6.4% highlights that Ipswich is likely to see an increase in a higher skilled, white-collar workforce as Ipswich grows and with the anticipated increase in the number of Health sector jobs;

- Equally over the last 10 years the city:
  - has had a decline in manufacturing with a loss of 2,540 jobs;
  - predominant share of certificate-level qualifications with 14.6% increase from 2006 to 2016;
  - consistently has had higher unemployment with 8.6% compared to 6.4% (Queensland) in 2020;

  This has meant that Ipswich still has a pool of low-skilled workers, likely vulnerable to changes to industry shifts in the future, requiring education and training to increase employability and diverse and affordable housing options, close to place of work to minimise the cost of living.

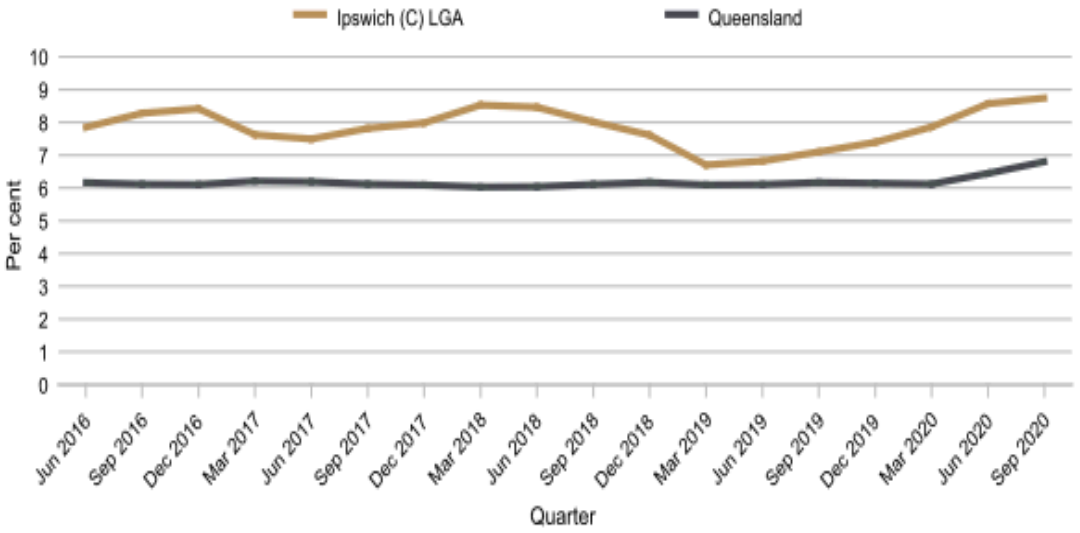
- Diverse and affordable housing options in locations close to public transport and near the place of employment clusters to accommodate for:
  Current (and likely future) key low-income workers in Retail, Manufacturing, Accommodation & Food Services, including in Health & Social Assistance and Education & Training (such as carers & aides) as noted in *Indicator 2.4: Key lowest income workers*).
- Key lowest income workers, specifically young people, who participate in part-time and low-income jobs in retail, accommodation and food services sectors. Given the city is likely to remain young over the next several years, young people's participation in gainful employment and the availability of diverse and affordable housing options will be crucial. Surrounding suburbs near key places of employment will need to be considered for housing that meet Ipswich's current & future workforce such as:
  - near the Retail jobs in Ipswich Central, Springfield, Yamanto etc
  - near the Health jobs (or Health & Social Assistance industry) in Ipswich Central, Springfield, likely Ripley as the health service sector expands from Springfield etc
  - near employment & training jobs such as Springfield, Goodna, Ipswich inner, including Ripley as more schools come online;
  - including near construction jobs such as Carole Park, Redbank Plains, Ripley Valley etc. to cater for likely housing needs for non-resident and future local workforce.

INDICATOR 2.1: LEVEL OF EMPLOYMENT

Key indicator description:

The level of employment across the City is a key determinant to affordable housing and living outcomes for the City. The more people are gainfully employed, the more likely people are able to afford owning or renting a home.

FIGURE 20 UNEMPLOYMENT COMPARISON



(a) Based on a 4-quarter smoothed series.

Data source: Queensland Regional Profile (QGSO 2021), Ipswich LGA profile compared with Queensland [taken from Australian Government, National Skills Commission, Small Area Labour Markets Australia, various editions). Based on June quarter 2020

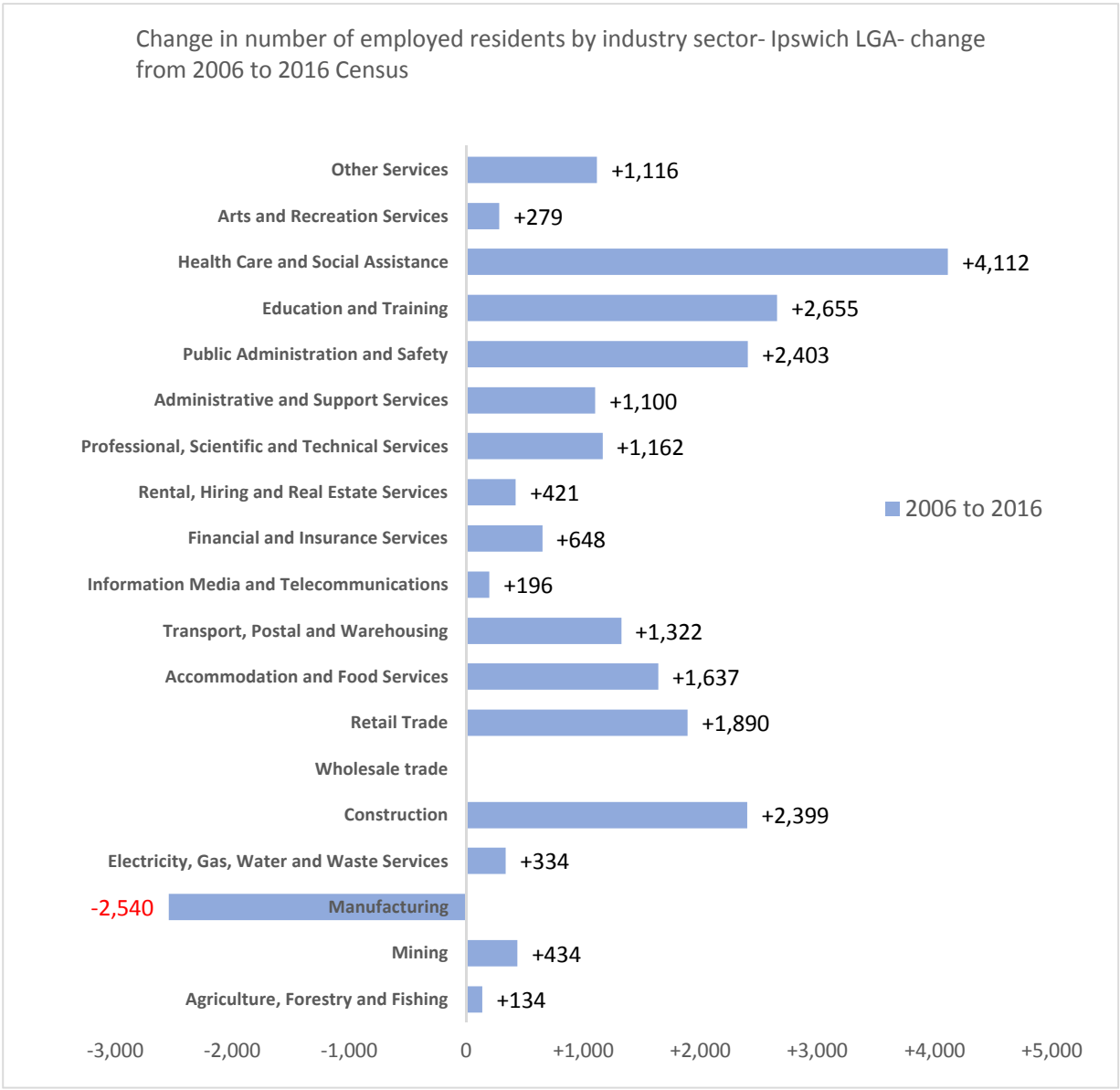
Key Analysis:

- Over a 4-year period, the line graph above shows that Ipswich consistently had higher unemployment figures compared to Queensland.
- Impacts due to 2020 Covid-19 lockdown also likely contributed to June 2020 unemployment
- spike of 8.6% (Ipswich) and 6.4% (Queensland) as noted in graph above.

SUPPORTING DATA FOR INDICATOR 2.1: LEVEL OF EMPLOYMENT

1. INDUSTRY PERFORMANCE

FIGURE 21 INDUSTRY PERFORMANCE



Data source: Profile ID. Census of Population and Housing 2006 and 2016 *based on usual residence.

Key Analysis:

Over the last 10 years, Ipswich:

- has seen a decline in the number of manufacturing jobs (loss of 2,540 jobs).
- had an increase in the number of residents working in:

- Health Care & Social Assistance Sector (+4,112 persons),
- government and non-government related jobs such as Education & Training (+2,655 persons),
- including construction (+2,399 persons)
- and Public Administration (+2,403 persons).

SUPPORTING DATA FOR INDICATOR 2.1: LEVEL OF EMPLOYMENT

2. COMPARING SE QLD & IPSWICH JOBS PARTICIPATION

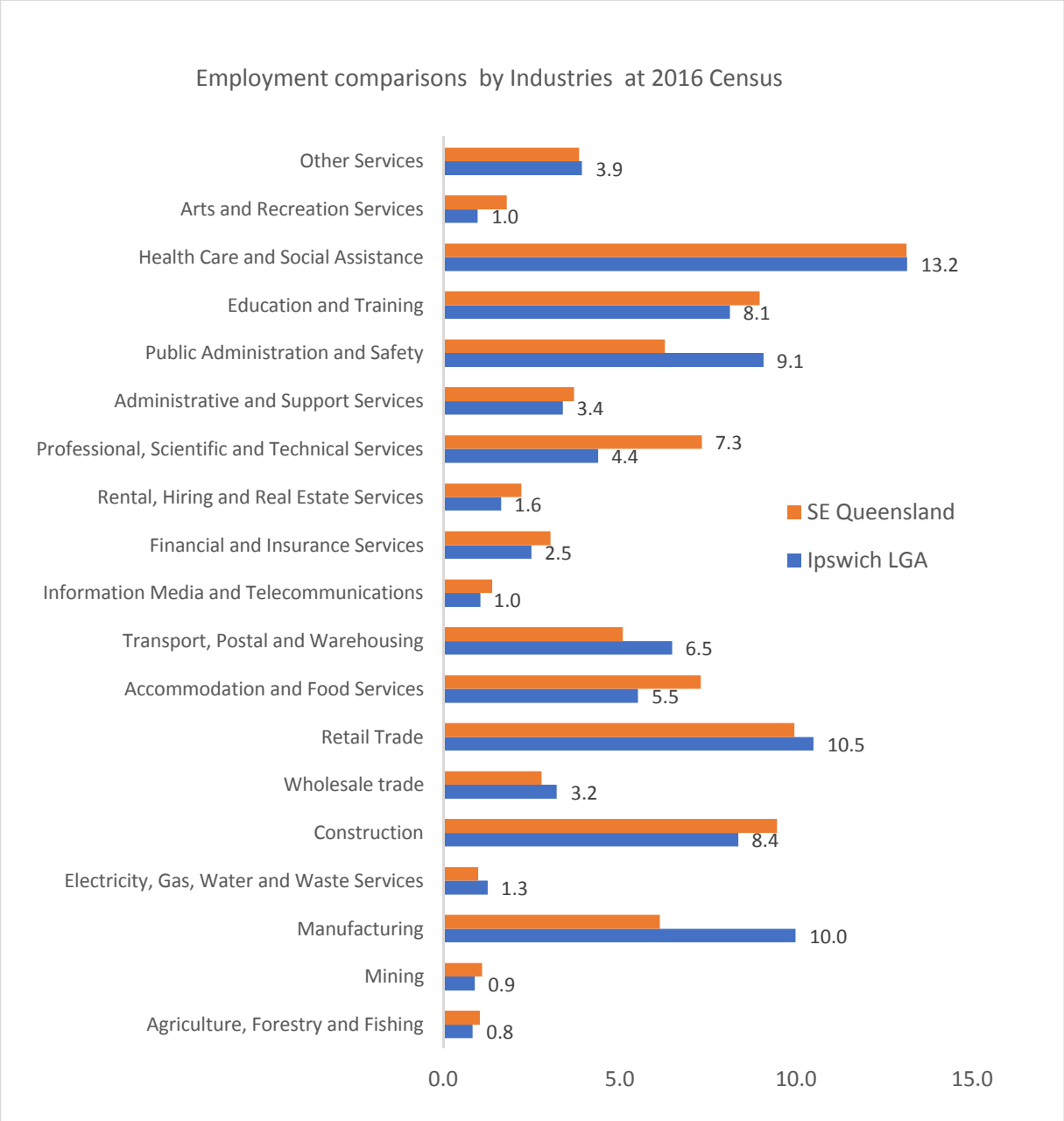


FIGURE 22 EMPLOYMENT BY INDUSTRY SECTOR

Data source: Profile ID, Census of Population and Housing 2001 and 2016. Data count based on Usual Residence.

Key Analysis:

Compared to SE Queensland, Ipswich:

- continues to carry a larger share of blue-collar jobs such as: Manufacturing (10%), Retail (10.5%), Transport, Postal and Warehousing (i.e., logistics) (6.5%).
- has a comparable percentage of the Health Care (13.2%) and higher percentage of Public Administration sector jobs (9.1%).
- This is compared to SE Qld region's higher percentage of residents hired in white collar jobs (e.g., Professional, Scientific and Technical Services, 7.3%).

INDICATOR 2.2:LEVEL OF ECONOMIC SELF-CONTAINMENT

Key indicator description:

Where most employees work is an important consideration to determine whether the City has adequate jobs within the LGA.

In addition, when compared with other supporting data, the housing needs of key lowest income workers is considered near their place of work.

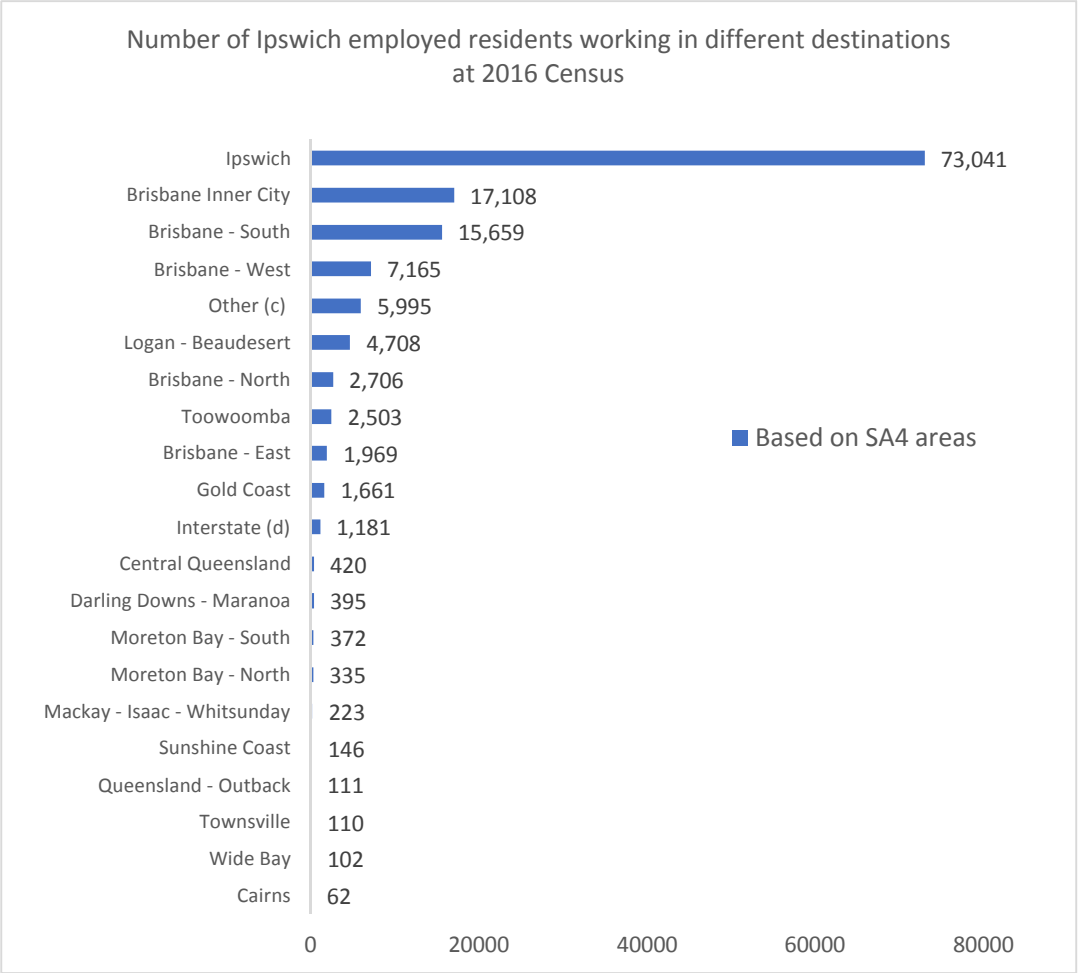


FIGURE 23 LEVEL OF SELF-CONTAINMENT

Data source: Journey to work by origin and destination, statistical area level 4 (SA4), Queensland, 2016 * based on place of work.

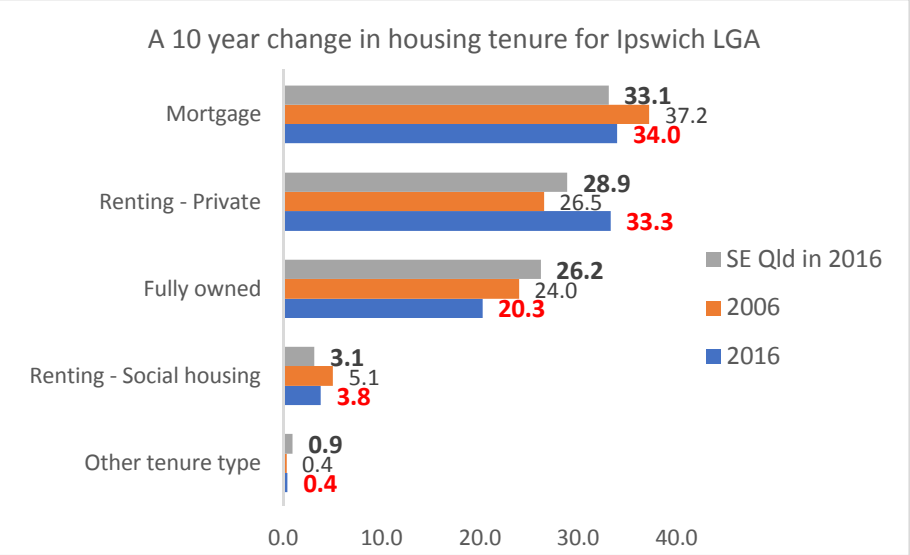
Key analysis:

INDICATOR 1.1: LEVEL OF HOMEOWNERSHIP VERSUS RENTALS

Key indicator description:

The share of homeownership and rental tenure provides a picture of the type of housing arrangements currently occurring in the city. Coupled with other data, this data can provide an understanding on the level of housing affordability and housing choice available to Ipswich residents.

FIGURE 13 CHANGE IN HOUSING TENURE-LGA

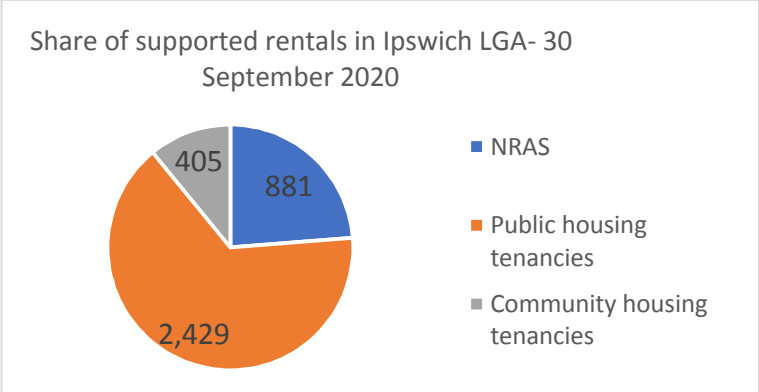


Data source: Profile ID, Census of Population and Housing 2006 and 2016.

Key Analysis:

- A 10-year decline in the share of residents who fully own their homes, and a slight decline on mortgage owners from 37.2% in 2006 to 34% in 2016. In comparison to SE Queensland, Ipswich had higher proportion of rentals in 2016 with 33.3% rentals, compared to 28.9% for SE Queensland.
- The decline in Ipswich's social housing rentals over 10 years from 5.1% to 3.8% is likely to have added more people in private rentals, with a 6.8% increase in private renters between 2006 and 2016.
- The share of supported rentals such as 881 NRAS [11] tenancies contribute to more residents in the private rental market as of 30 September 2020. However, existing public housing tenancies (2,429 tenancies) contribute to the predominant supported rentals in Ipswich.

FIGURE 14 SHARE OF SUPPORTED RENTALS



Data source: Department of Housing and Public Works and Queensland Treasury 2020

- [1] NRAS is the Queensland government's National Rental Affordability Scheme which aims to:
- reduce rental costs for low to medium income households
- increase the number of more affordable rental houses.

	Key Analysis: • A 10-year decline in the share of residents who fully own their homes, and a slight decline on mortgage owners from 37.2% in 2006 to 34% in 2016. In comparison to SE Queensland, Ipswich had higher proportion of rentals in 2016 with 33.3% rentals, compared to 28.9% for SE Queensland. • The decline in Ipswich's social housing rentals over 10 years from 5.1% to 3.8% is likely to have added more people in private rentals, with a 6.8% increase in private renters between 2006 and 2016. • The share of supported rentals such as 881 NRAS [12] tenancies contribute to more residents in the private rental market as of 30 September 2020. However, existing public housing tenancies (2,429 tenancies) contribute to the predominant supported rentals in Ipswich. housing tenancies (2,429 tenancies) contribute to the predominant supported rentals in Ipswich.

- The 2016 place of work graph highlights that Ipswich residents tend to work within the city (73,041 persons for Ipswich SA4 [13]or Statistical Area 4), compared to 39,932 Ipswich residents working in Brisbane (includes Brisbane inner, south & west).

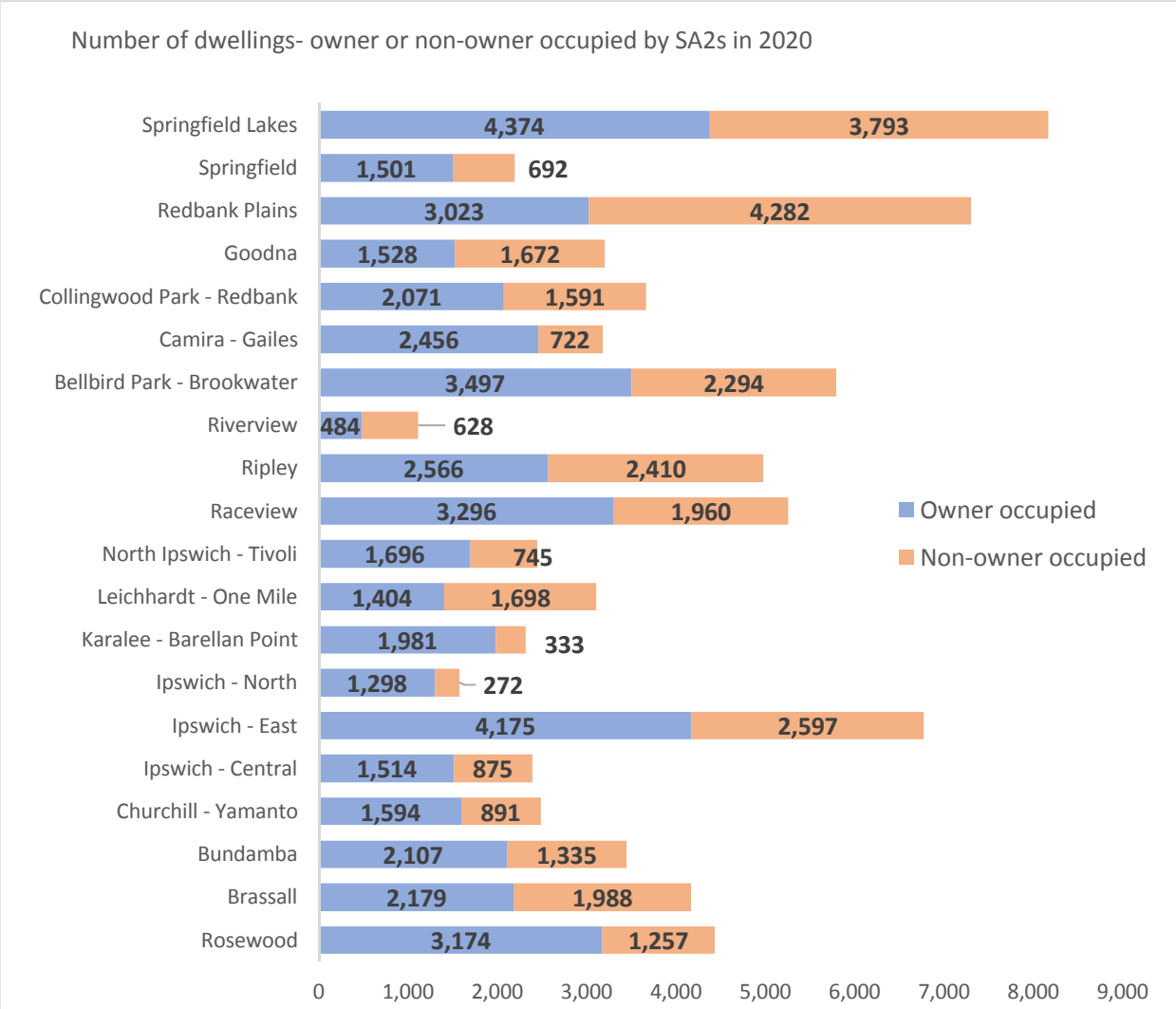
- While the Place of Work figures are based on Ipswich SA4 (Statistical Area 4) and draw on other areas outside the LGA, varied self-containment rates by industries reflect the different availability of local jobs compared to the level of employment outside the LGA *(see Indicator 2.2: level of economic self-containment- supporting data below).*

[13]Please note Ipswich SA4 includes Ipswich City and surrounding townships of Esk, Lowood, Laidley, Harrisville and Boonah. The Ipswich City local government area includes Forest Lake-Oxley, Springfield-Redbank, Ipswich City, Rosewood and Marburg.

SUPPORTING DATA FOR INDICATOR

1.1: LEVEL OF HOMEOWNERSHIP VERSUS RENTALS BY LOCAL AREAS

FIGURE 15 OWNER & NON-OWNER



Total dwellings in 2020 by SA2 include:

Rosewood	Brassall	Bundamba	Churchill - Yamanto	Ipswich - Central	Ipswich - East
4,431	4,167	3,442	2,485	2,389	6,772
Raceview	Ripley	Riverview	Bellbird Park - Brookwater	Camira - Gailes	Collingwood Park - Redbank
5,256	4,976	1,112	5,791	3,178	3,662
Ipswich - North	Karalee - Barellan Point	Leichhardt - One Mile	North Ipswich - Tivoli		
1,570	2,314	3,102	2,441		
Goodna	Redbank Plains	Springfield	Springfield Lakes		
3,200	7,305	2,193	8,167		

Data source: Ipswich City Council 2020 rate payer data

***Please note the owner-occupied data is likely to include those who have recently purchased and are in a mortgage as well as dwellings that are fully owned.**

Key Analysis:

- While the decision to purchase a home or rent can be considered a personal choice, lower homeownership rates strongly point to issues with housing affordability.

- The latest 2020 figures on the share between owner occupied and non-occupied dwellings (i.e. investor properties) show that:

i. Some areas with an approx.even split include:	☐ Ripley SA2 (51.6% owner occupied versus 48.4% non-owner occupied)	☐ Springfield Lakes SA2 (53.6% owner occupied versus 46.4% non-owner occupied)	☐ Brassall SA2 (52.3% owner occupied versus 47.7% non-owner occupied)	☐ Collingwood Park-Redbank (56.6% owner occupied versus 43.4% non-owner occupied)
ii. Some areas with lower homeownership & *high rentals.* *These include:*	☐ Redbank Plains SA2 (41.4% owner occupied versus 58.6 % non-owner occupied)	☐ Goodna SA2 (47.8% owner occupied versus 52.3% non-owner occupied)	☐ Leichhardt-One Mile SA2 (45.3% owner occupied versus 54.7 % non-owner occupied)	☐ Riverview SA2 (43.5% owner occupied versus 56.5% non-owner occupied)
iii. Areas with higher share of homeownership include:	☐ Karalee-Barellan Point (85.6% owner occupied versus 14.4% non-owner occupied)	☐ Camira-Gailes (77.3% owner occupied versus 22.7% non-owner occupied)	☐ North Ipswich-Tivoli (69.5% owner occupied versus 30.5% non-owner occupied)	☐ Ipswich North (82.7% owner occupied versus 17.3% non-owner occupied)

- Ipswich Council's 2020 rate payer data (*see figure above*) verify an increase in non-owner occupied or investment properties increasing a share of renters across the city. For example, a large share of rentals is in disadvantaged local areas (e.g., Redbank Plains, Goodna, Leichhardt-One Mile etc).

- The 2020 rate payer data also show an approximate even split between homeownership and renting among new areas (e.g., Ripley, Springfield Lakes) and changing areas (e.g., Brassall, Collingwood Park-Redbank).

INDICATOR 1.2: LEVEL OF SALES AND PRICE POINTS

Key indicator description:
This indicator examines the median sale price points that attract purchase of dwelling types and housing demand across Ipswich's emerging and consolidation areas.

TABLE 8 LOT SALES & MEDIAN PRICE

Lot sales by type, comparing Ipswich City and SE Queensland, year ending September 2021

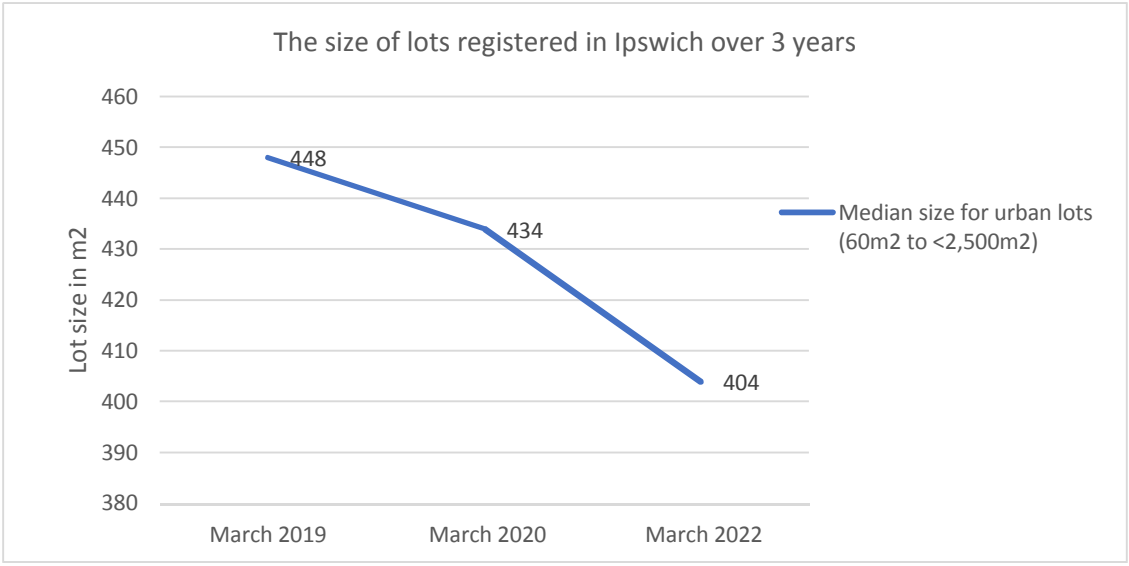
LGA / RPA	Lot sales[a] (140m² to 2,500m²)			Median sale price[b] (140m² to 2,500m²)		Median price per m²
	Vacant land[c]p	House & land package[d]	Total lot sales p	Vacant land[c]p	House & land package[d]	Vacant land[b][c] (140m² to 2,500m²)p
	— number —			— $ —		$
Ipswich (C)	1,407	374	1,781	205,000	425,000	507
South East Queensland	13,073	2,626	15,699	259,600	555,000	607
Ipswich (C) as % of South East Queensland	**11**	**14**	**11**	..	..	..

(a) Normal sales and multi-sale transactions. Excludes part-sales and sales made under other special circumstances.
(b) Normal sale transactions. Excludes multi-sales, part-sales and sales made under other special circumstances.
(c) May include resales of vacant land. Excludes intermediate vacant land transactions relating to developer house and land package sales.
(d) Includes lots as a component of a developer house and land package, in addition to subdivided lots containing an existing dwelling.

Source: Department of Resources, Office of the Valuer-General, Property Sales.

Data source: QGSO, 2021. Residential land development activity profile: Ipswich (C) LGA (ASGS 2016)

FIGURE 16 LOT SALES & MEDIAN PRICE



Data source: QGSO, 2022. Residential land development activity profile: Ipswich (C) LGA (ASGS 2016)

Key Analysis:

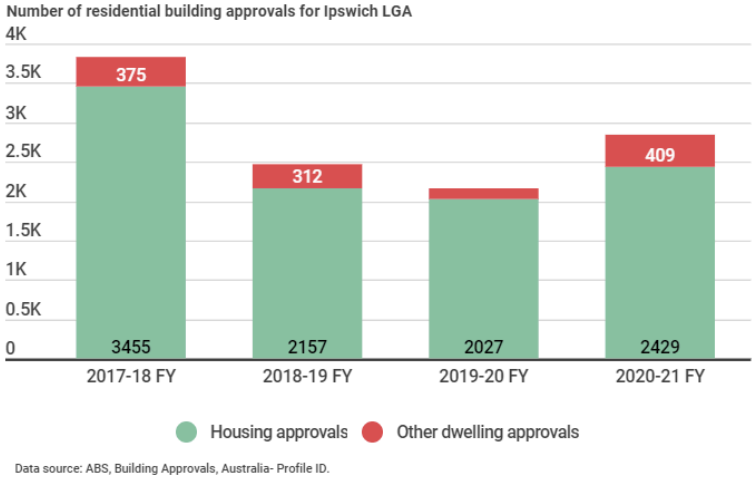
- Over a 3-year period (2019- 2022), the size of lots registered have been decreasing, with the median size decreasing from 448m2 to 404m2.

- However, in comparison to lot sales in Southeast Queensland, Ipswich offers lower median sale price for both vacant land as well as house and land package. This suggests that Ipswich has a competitive advantage for the purchase of new lots and/or dwellings compared to the rest of Southeast Queensland.

- For example, the table above (based on 2021 Residential Land Development Activity profile data) shows that the median sale price for vacant land (with size range between 140m2 to 2,500m2) was $205,000 compared to $259,000 for Southeast Queensland, with vacant land being the predominant purchase in Ipswich. The median sale price for home and land package was $425,000 compared to $555,000 for Southeast Queensland in September 2021.

- This is also verified in reviewing the 2021 Land Supply and Development Monitoring (LSDM) report, Ipswich's median sales prices across different dwelling products (e.g., land and house packages, vacant lots, attached dwellings) were lower compared to Southeast Queensland sale price, indicating Ipswich's level of affordability.

FIGURE 17 RESIDENTIAL APPROVALS



Key Analysis:

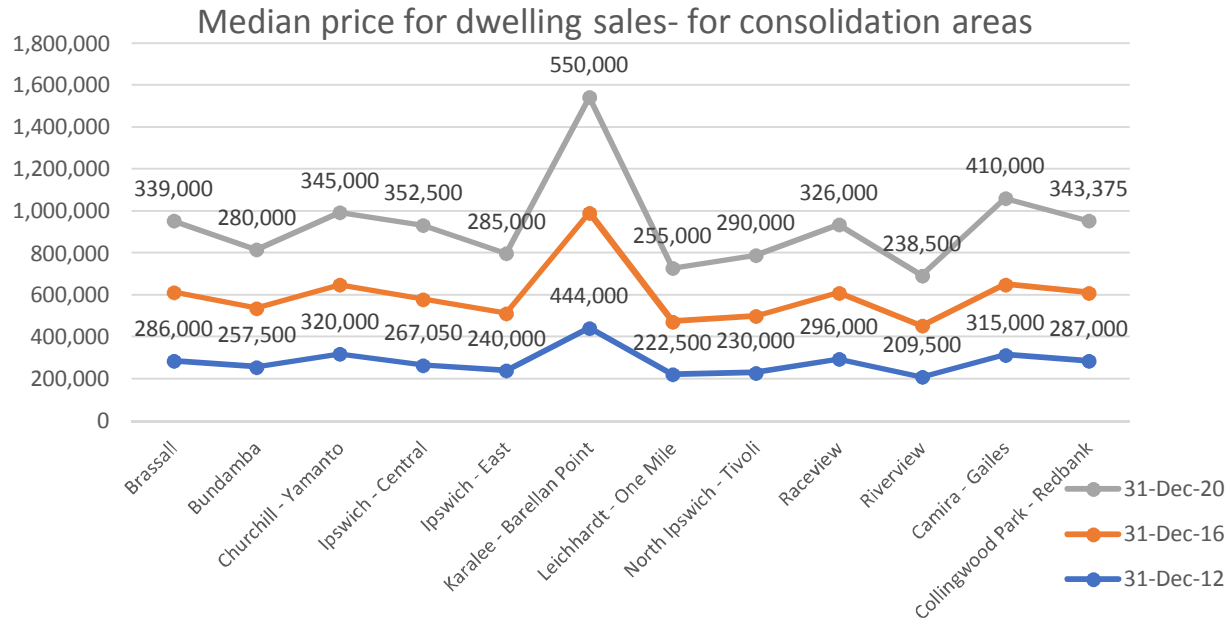
- In terms of the type of dwelling approved, Ipswich has had some increase in other dwelling approvals an increase from 375 dwellings approved in 2017-2018 financial year to an additional 409 dwellings in 2020-21 financial year.

- However, the predominant dwelling approvals remain detached dwellings, noting a slight decrease to 2,429 new homes approved in 2020-21 financial year, compared to 3,455 homes in 2017-2018 financial year.

- The graphs in the *Indicator 1.3* for local areas (consolidation and emerging) highlight a strong co-relationship between the median price for dwelling sales, the level of homeownership and household income distribution. For example, local areas with:
  - high homeownership, and a higher proportion of mid- to- high equivalised household income levels such as Karalee-Barellan Point SA2, Ipswich North SA2, etc. were likely to have a higher median price for dwelling sales (as noted in Indicator 1.2- supporting data below) and likely to point to housing affordability.
  - with relatively lower median price for dwelling sales, a large distribution of lowest to medium-lowest equivalised household income such as Redbank Plains, Goodna SA2 etc. and existing large share of rentals, were likely to attract property investments, due to demand for rental properties.

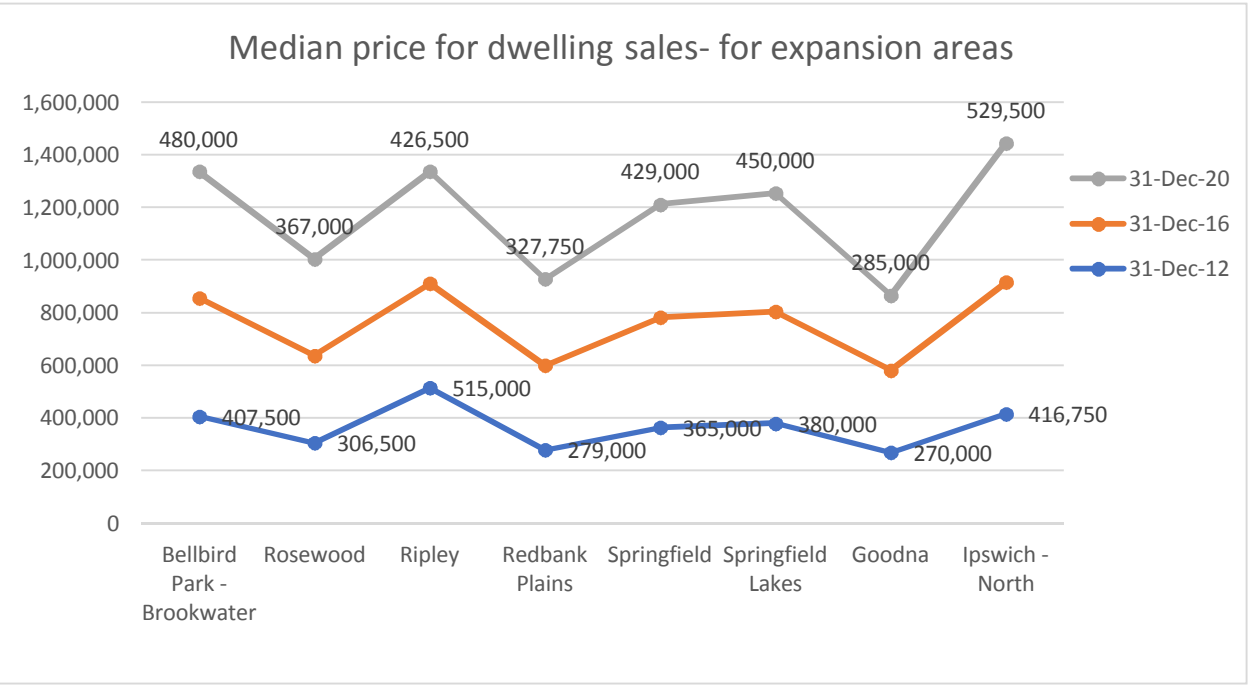
SUPPORTING DATA FOR INDICATOR 1.2: LEVEL OF SALES AND PRICE POINTS

FIGURE 18 MEDIAN SALES FOR CONSOLIDATION



Data source: QGSO, Queensland Regional Profiles by Ipswich SA2s, October 2020. Taken from Department of Natural Resources and Mines, Office of the Valuer-General, Property Sales.

FIGURE 19 MEDIAN SALES FOR EXPANSION



Data source: QGSO, Queensland Regional Profiles by Ipswich SA2s, October 2020. Taken from Department of Natural Resources and Mines, Office of the Valuer-General, Property Sales.

Key Analysis:

- A comparison of median sale price for dwellings over an 8-year period (Dec 2012 – Dec 2020), shows that there are varying price points to purchase dwellings across both consolidation and emerging areas with:

- Karalee-Barellan Point SA2 and Ipswich North SA2 had a noticeable increase in the median sale price of +$106,000 for Karalee-Barellan Point and +$112,750 for Ipswich North SA2, reflecting a higher demand to purchase into these areas.

- Both Karalee-Barellan SA2 and Ipswich North had significantly a higher share of home ownership and low non-owner-occupied dwellings as indicated on *page 40*.

- Other increases in the median price for dwelling sales include:

- Camira-Gailes SA2 (+$95,000)

- Bellbird Park-Brookwater SA2 (+ $72,000)

- Springfield SA2 (+$64,000)

- It is interesting to note a decrease in Ripley SA2's median sale price by -$88,500 between December 2012 and December 2020 and Redbank Plains SA2 has a relatively lower median sale price of $327,750 in December 2020.

- However, Ripley, Bellbird Park-Brookwater, Springfield Lakes SA2s, also have a roughly comparable split between investor and homeownership as noted on page 40, pointing to Ipswich's broader trends of an increase in renters (+6.8%) and slight decline in those who owned a mortgage (-3.2%) over the last 10 years as noted in *Indicator 1.1: Level of Homeownership versus Rentals).*

- The relatively lower median price for dwelling sales in Redbank Plains ($327,750), and other established suburbs such as Goodna ($285,000), Riverview SA2s ($238,500) as of December 2020 also show a higher share of non-owner occupied or investor properties, verifying Ipswich's competitive advantage in the purchase of both vacant land as well as home and land packages (*see Indicator 1.2: Level of sales & price points*).

INDICATOR 1.3: LEVEL OF RENTAL VACANCIES

TABLE 9 RENTAL VACANCIES

Post codes	Suburbs included	Rental vacancy rate			Description	Weekly rents for 3 bed houses			
		Oct 2018	Oct 2020	Feb 2021		Nov 2016	April 2020	Nov 2020	Mar 2021
4300	Augustine Heights; Bellbird Park; Brookwater; Camira; Gailes; Goodna; Springfield Lakes; Springfield, Spring Mountain	2.8% Healthy	1.2% Tight	1.0% Tight	Previous datasets show high rental numbers in Goodna, Springfield Lakes, and Bellbird Park-Brookwater SA2.	$351	$341	$370	$420
4301	Collingwood Park; Redbank; Redbank Plains	4.4% Weak	1.2% Tight	1.2% Tight	Other datasets indicate Redbank Plains has highest number of dwellings rented. Current low vacancy rates suggest a higher demand than current supply for affordable rentals.	$327	$325	$340	$338
4303	Dinmore, Riverview, New Chum	2.3% Tight	0.6% Tight	0.1% Tight	Traditionally public housing areas, the low rental vacancies since Oct 2018 indicates a higher demand for affordable rentals.	$280	$285	$283	$304
4305	Basin Pocket; Brassall; Churchill, East Ipswich, Eastern Heights, Flinders View, Ipswich, New Town; Raceview, One Mile, Tivoli, Sadlier Crossing, Woodend, Yamanto, West Ipswich	2.5% Tight	0.6% Tight	0.7% Tight	While the post code covers a broad range of areas, some of the key areas covered as Ipswich East SA2 is considered a disadvantaged area with a large proportion in housing stress.	$294	$308	$310	$319
4306	Karalee, Barellan Point; Ripley; South Ripley; Pine Mountain; Walloon	2.6% Healthy	1.1% Tight	1.5% Tight	While the post code covers a broad range of areas, this is likely to reflect high homeownership and low rentals in areas e.g. Pine Mountain, Karalee etc. Notwithstanding an approx. even split in homeownership/rentals in Ripley.	$344	$354	$355	$370
4340	Rosewood; and other localities	1.3% Tight	0.6% Tight	0.2% Tight	This is likely indicative of high homeownership and lower rentals.	$281	$331	$308	$295

Data source: SQM Research

*** According to REIQ, vacancy rates below indicate rental market performance as:**

☐ 0 to 2.5%= tight ☐ 2.5% to 3.5%= healthy ☐ 3.5% and above= weak

Key Analysis:

- The table above indicates a review of the rental vacancy rates over different points in time, including the weekly rentals for 3-bedroom properties.

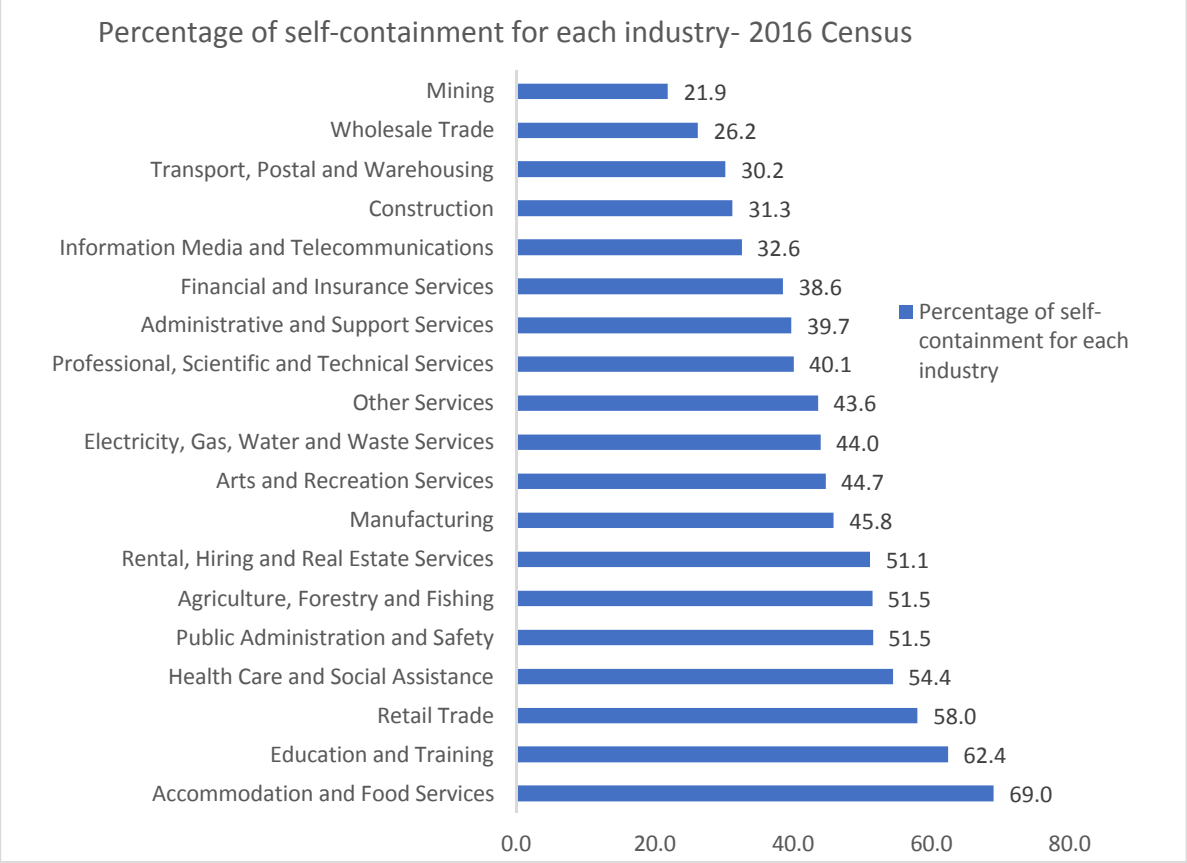
- This suggests that the demand for affordable rentals have increased, compared to the supply of rental properties. While the availability of vacancy rates is just at the post code-level, other data relating to rental stress verifies which areas are undergoing housing stress *(see Indicator 5.2: Level of affordable housing).*

- The jump in weekly rental price from $370 in November 2020 to $420 in March 2021 for post code 4300, is an indicative of rental demand, notwithstanding predominant areas in this postcode considered as growth areas (e.g. Springfield Lakes, Spring Mountain etc).

SUPPORTING DATA FOR INDICATOR 2.2: LEVEL OF ECONOMIC SELF-CONTAINMENT

1. *Level of economic self-containment by industry*

FIGURE 24 LEVEL OF SELF-CONTAINMENT BY INDUSTRY



Data source: Profile ID, Census of Population and Housing 2016. Data count based on Place of work.

Key Analysis:

- While the previous graph (*on page 54*) indicates a large share of local residents working in Ipswich, at the 2016 Census, the percentage of Ipswich residents who work in specific industries include:
  - 69% of local workers in Accommodation and food services, primarily as hospitality workers, labourers etc.) considered low-income workers (see Indicator 2.4- key lowest income workers).

- 62.4% of local workers in Education & training with a large share of carers and aides (40%), considered as low-income and part-time roles (*see pages 58-60*).
- 58% of local workers in Retail trade, with predominant share of roles in sales work (46%), as low income and part-time (*see pages 58-60*).
- 54.4% of local workers in Health care & social assistance with 29% of roles in carers and aides (*see pages 58-60*).

- Whereas fewer Ipswich residents (31.3%) work locally in construction jobs, notwithstanding an increase in the number of constructions jobs (+2,399 employees) over the last 10 years (*see graph on page 49*), likely to indicate a non-resident workforce in Ipswich.

- This also includes fewer Ipswich residents working in the mining sector tend to work locally (21.9%), indicative of the low share of mining jobs available in Ipswich.
- For example, 69% for Ipswich residents work in Accommodation and Food Services as food trades workers, food prep assistance etc, compared to 54.4% of residents working in Health care & social assistance as carers

This highlights the need to consider local workers, particularly those in low-skilled occupations who may require affordable and diverse housing options close to their place of employment.

INDICATOR 2.3: LEVEL OF QUALIFICATIONS:

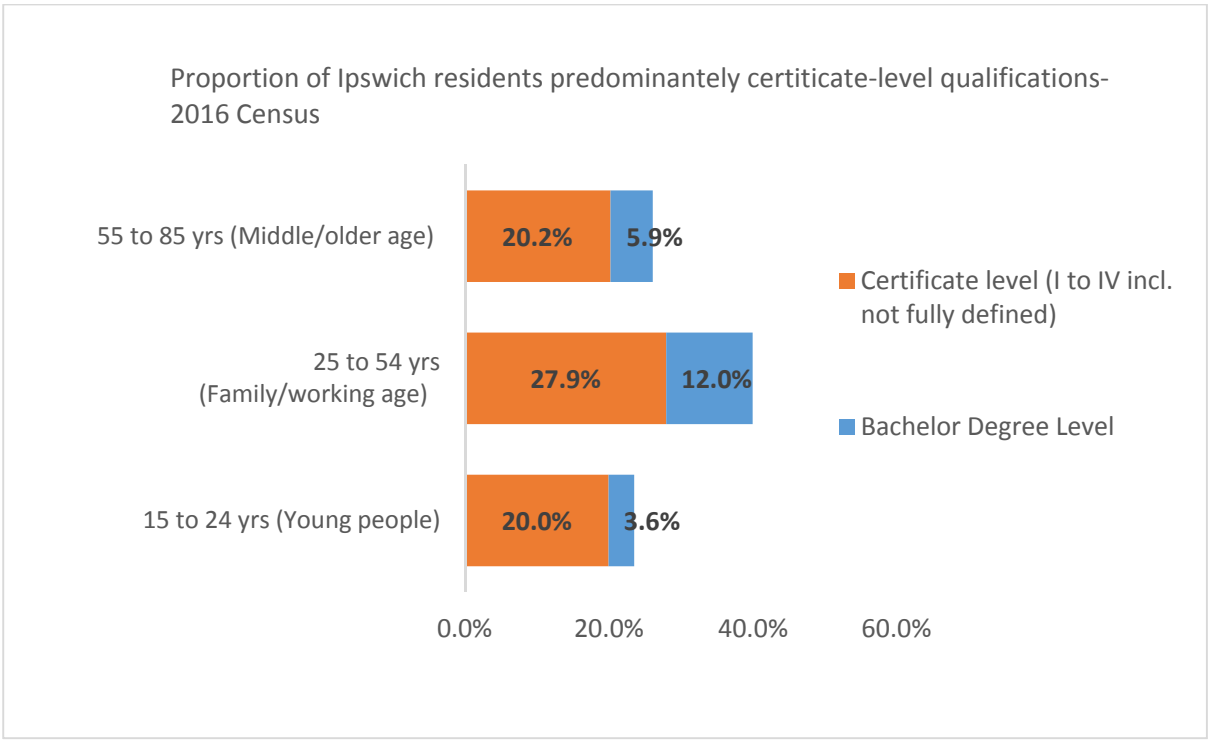


FIGURE 25 CERTIFICATE-LEVEL QUALIFICATIONS

Data source: 2016 Census of Population and Housing: Time Series Profile. Data count based on place of usual residence and the data presented excludes level of education not stated and inadequately described. * based on place of usual residence.

Key analysis

- Across all age groups within 15 to 4 years the predominant qualifications of Ipswich residents remain Certificate-level, compared to Bachelor education and higher, over a 10-year period.

- Likely indicative of Ipswich's previous legacy of employment in blue collar jobs.

- However, the total proportion of bachelor's degree qualifications increased slightly from 15% in 2006 to 21.4% in 2016, likely due to increase number of Health and Public sector jobs as noted above.

INDICATOR 2.4: KEY LOWEST INCOME WORKERS

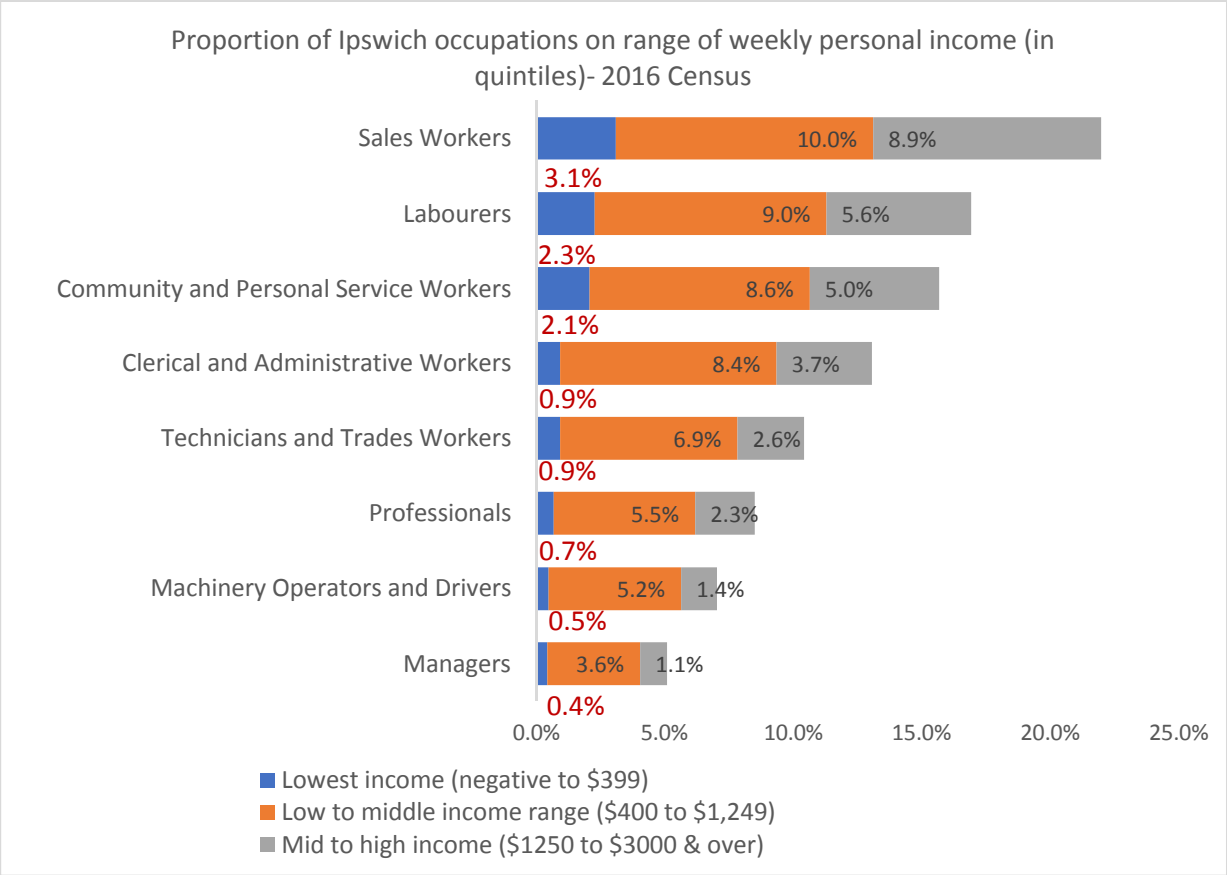


FIGURE 26 PERSONAL INCOME BY OCCUPATION

Data Source: Census of Population and Housing, 2016, TableBuilder
Data count based on Place on Work and based on working age 15 to 64 years.

Key Analysis:
The top three occupations more likely to earn the lowest weekly personal income range include:

- 3.1% of sales workers (e.g. sales assistants and salespersons) who predominantly work in both the Retail and Accommodation & Food Services industries (*see Indicator 2:3*).

- 2.3% of labourers such as food process workers in Manufacturing industry and construction & mining labourers in the Construction industry.

- 2.1% of community & personal service workers (such as carers and aides) predominantly working in the Health Care & Social Assistance, Education & Training, and Public Administration & Safety industries.

- The graph showing the type of occupations on part-time hours (*see supporting data on page 60*) highlights that the same top 3 occupations on lowest income rages e.g. community & personal workers (4,258 persons or 7%), sales workers (3,935 persons or 6.4%) and labourers (3,534 persons or 5.8%) tend to work part-time hours (under 35 hours) as noted at the 2016 Census. This suggests that occupations in these sectors are likely in insecure employment (low wage, few hours worked).

- The share of employed young people (15 to 24 yrs) by industries (*see supporting data on page 59*) also highlight that young people tend to predominantly work in low skilled jobs in retail (2,493 persons) and accommodation & food services sector (2,473 persons) than other sectors across their age group.

SUPPORTING DATA FOR INDICATOR 2.4: KEY LOWEST INCOME WORKERS

1. *Top 3 occupations by top 6 Ipswich industries*

Ipswich Industries	No. employed	Top 3 occupations	Top Occupations in each sub-category	Numbers employed for each sub-category	Percentages of sub-categories against each industry
Health Care and Social Assistance	8,856	**Community and Personal Service Workers**	**Carers and Aides**	**2,569**	**29%**
		Community and Personal Service Workers	Health and Welfare Support Workers	822	9.28%
		Professionals	**Health Professionals**	**2,606**	**29.4%**
Manufacturing	7,206	**Labourers**	**Factory Process Workers**	**2,205**	**30.6%**
		Technicians and Trades Workers	Automotive and Engineering Trades Workers	789	11%
		Machinery Operators and Drivers	Machine and Stationary Plant Operators	605	8.4%
Retail Trade	6,972	**Sales Workers**	**Sales Assistants and Salespersons**	3,201	46%
		Sales Workers	Sales Support Workers	750	11%
		Managers	Hospitality, Retail and Service Managers	792	11.3%
Education and Training	6,775	**Professionals**	**Education Professionals**	**3,358**	**49.5%**
		Community and Personal Service Workers	**Carers and Aides**	**2,569**	**40%**
		Clerical and Administrative Workers	General Clerical workers	179	5.1%
			Numerical Clerks	86	
			Office Managers and Program Administrators	85	
Public Administration and Safety	5,935	**Community and Personal Service Workers**	**Protective Service Workers**	**1,226**	**21%**
			Health and Welfare Support Workers	159	9.4%
		Professionals	Health Professionals	204	6.7%
			Legal, Social and Welfare Professionals	193	
		Technicians and Trades Workers	Automotive and Engineering Trades Workers	637	10.7%

Accommodation and Food Services	4,047	**Community and Personal Service Workers**	**Hospitality Workers**	**1,032**	**25.5%**
		Labourers	**Food Trades Workers**	**340**	**30%**
			Food Preparation Assistants	**832**	
		Sales workers	Sales Assistants and Salespersons	729	18%

TABLE 12 TOP 10 INDUSTRIES & TOP 3 OCCUPATIONS

Data Source: Census of Population and Housing, 2016, TableBuilder. Based on Place of Work.

Key Analysis

At the 2016 Census,

the top 3 employers in Ipswich included:

1. Health Care & Social Assistance	2. Manufacturing	3. Retail

Employed workers in the Health Care & Social Assistance tend to work either as carers & aides (29% of total employed) or health professionals (29.4%).

Those working in the manufacturing sector tend to predominantly work as factory process workers (30.6% of total employed in manufacturing jobs). In terms of retail sector, 46% (of total retail workers) tend to be sale assistants & salespersons.

SUPPORTING DATA FOR INDICATOR 2.4. KEY LOWEST INCOME WORKERS

1. *Occupations on part-time hours*

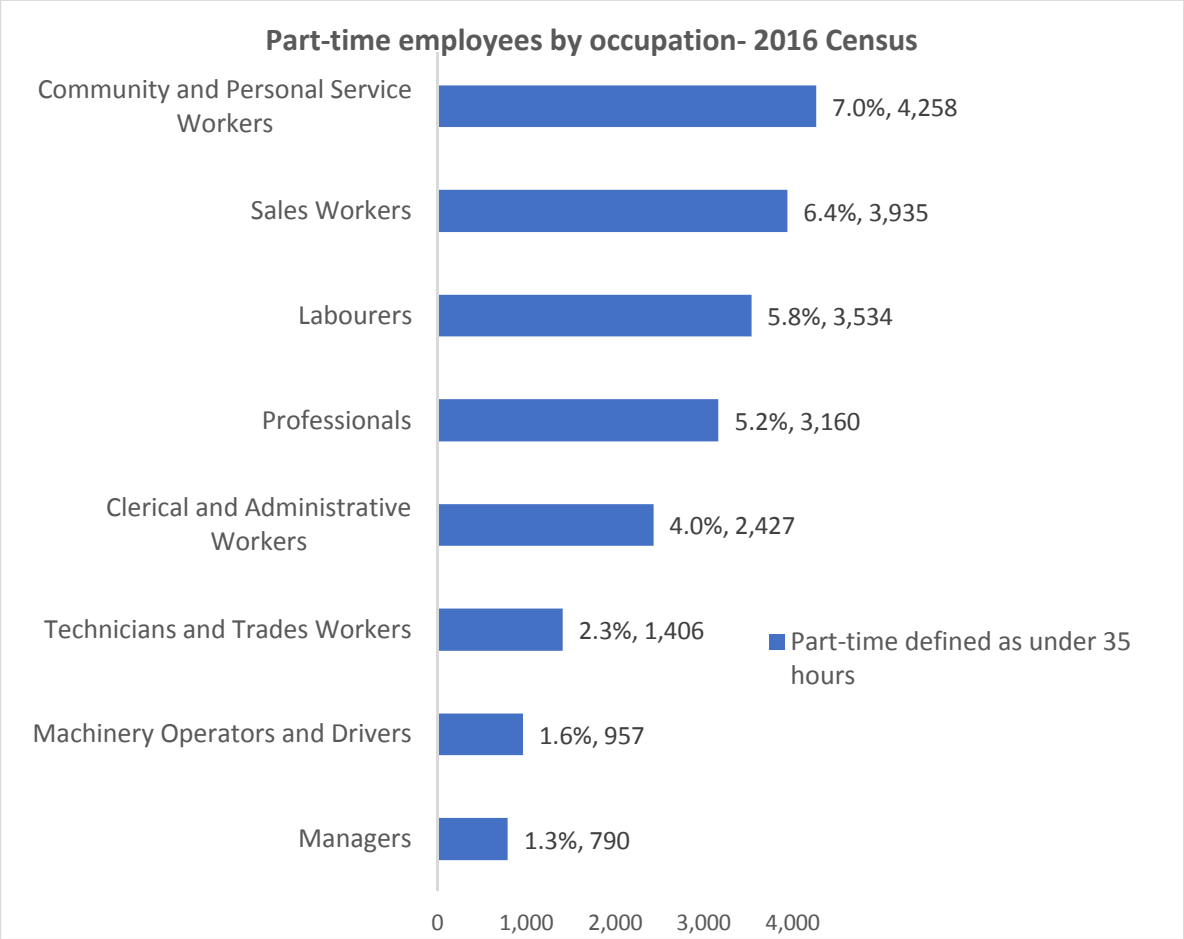


FIGURE 27 PART-TIME EMPLOYED BY OCCUPATION

Data Source: Census of Population and Housing, 2016, TableBuilder

Data count based on Place on Work and based on working age 15 to 64 years.

Key Analysis:

- The top 3 occupations noted in the lowest personal income (*see Indicator 2.4: Key Lowest Income Workers*) also indicate these occupations have higher number of employees working part-time.

The proportion of occupations on the low to middle personal income ranges as noted in Indicator 2.4 as noted below:

- Sales workers (10%)
- Labourers (9%)
- Community and Personal Service workers 8.6%)

The top 3 occupations that tend to reflect the same occupations that have part-time roles, employed part-time as noted in the graph above.

This low income paid occupations are also anecdotally casual jobs, likely to increase job insecurity issues and needs for affordable housing and living.

SUPPORTING DATA FOR INDICATOR 2.4.:KEY LOWEST INCOME WORKERS

2. *Youth employment by industry*

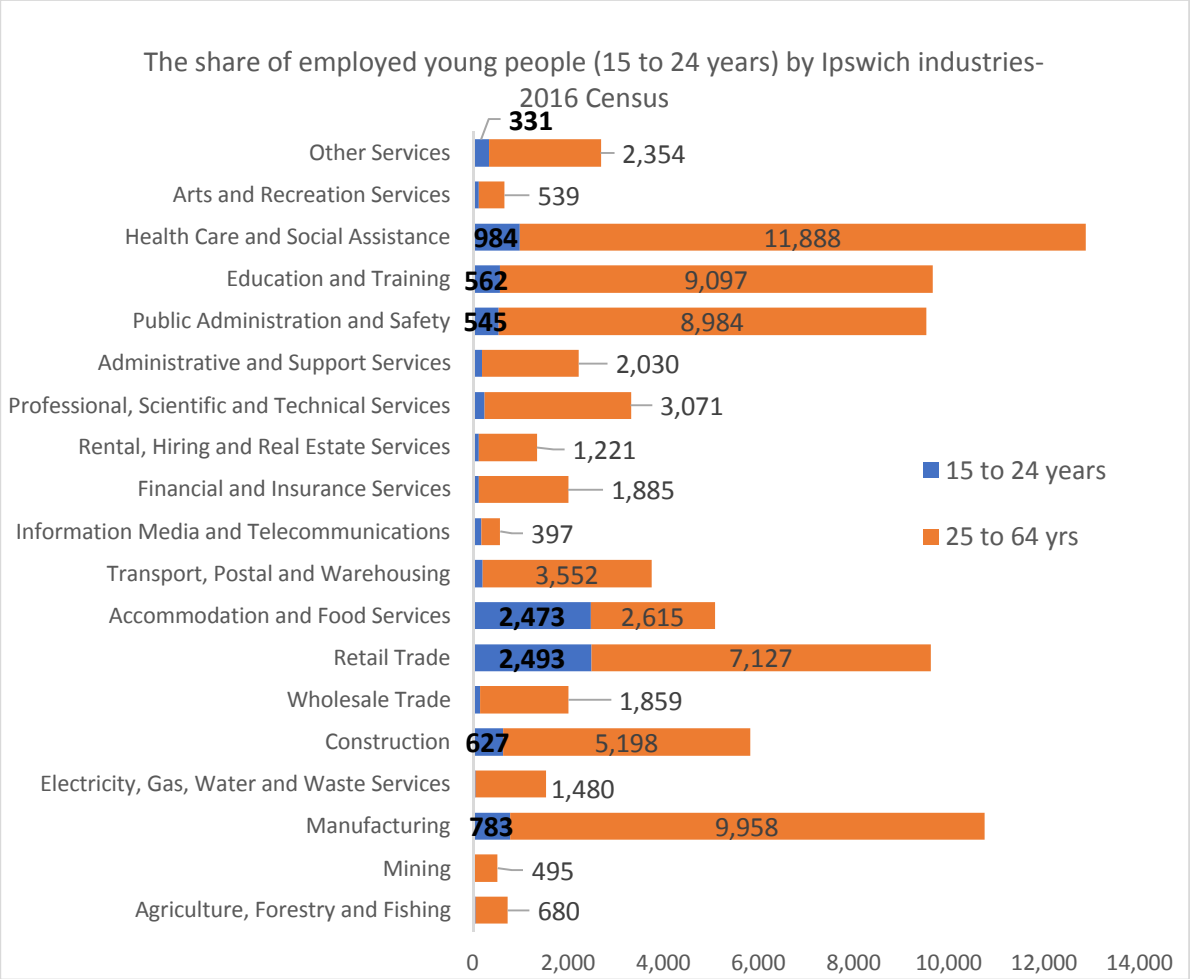


FIGURE 28 SHARE OF YOUNG PEOPLE'S PARTICIPATION BY INDUSTRY

Data source: Census of Population and Housing 2016, Tablebuilder.

Please note: ABS definition for Accommodation & Food Services include: jobs in cafes, restaurants, pubs etc. Retail Trade jobs include supermarkets, household goods, clothing, footwear retailing, department stores etc. Data count based on Place on Work and based on working age 15 to 64 years.

Key Analysis:

Young people's participation in employment is important to consider, given young people remain Ipswich's larger cohort of the population as indicated in the City's Age Trends (*Appendix 2. About Ipswich*).

The graph below indicates that at the 2016 Census:

- Young people (15 to 24 years) worked in Retail Trade (2,493 persons), including Accommodation and Food Services (2,473 persons), which as the previous graph indicates includes occupations in the lowest income levels.

- Employed young people in the lowest income bracket may also contribute to Ipswich's high share of non-dependent children still living at home, likely due to later transitions in home ownership, and potentially due to lack of affordable living, as indicated in graph (family household by dependent & non-dependent) on page 34.

DOMAIN 3: LEVEL OF LIFESPAN AND COMMUNITY CHANGE

KEY DESCRIPTION:	This domain looks to identify community lifecycle patterns i.e., whether areas have a concentration of households that are aging or continue to get younger can inform diverse housing needs as residents move through different life stages. *HOUSING INDICATORS INCLUDE:* *3.1. LIFESPAN TRENDS* *3.3. MIGRATION PATTERN* *3.2. LEVEL OF PREVIOUS GROWTH*
KEY SUMMARY AND HOUSING IMPLICATIONS:	The City-wide trends highlight a City that is predominantly younger, with some increase in the empty nester and senior age brackets (*see Section 2*). The picture however, varied across Ipswich's local areas with some local areas have a predominant share of households that are aging, getting younger or have a mixed age group (*see Appendix 2)*. The following factors have been considered to anticipate likely medium to long-term trends that shape demographic change at local-level such as:

- changes occurring across both the median age and average household size (*Indicators 3.1 & 3.2*)
- the trend in the different household types (*as noted in Appendix 3).*
- 15-year previous growth patterns including a review of projected growth (*as noted on page 61*)
- migration patterns whether changes in demographic (and age increases) are likely to occur *(Indicator 3.3)*

Understanding each local area's lifespan trajectory was critical to understand the likely household compositions and housing needs required over the short, medium and likely long-term (*see Appendix 5.2*).

The review of the data trends highlight local areas are:

GETTING OLDER	• Due to an increase in the median age, decline in the average household size and relatively low growth trends over the last 10 years, some areas have been, or will continue to get older; • some areas anticipating an increase in a younger demographic, depending on the level of growth projected. • Areas with large share of older households and/or likely to have an increase in young demographic include:	• North Ipswich-Tivoli SA2 • Ipswich North SA2 • Camira-Gailes SA2 • Ipswich Central SA2	
LIKELY TO STAY YOUNG	Some areas are likely to continue to get younger based on: • growth trends occurring or expected to continue: • lower average household size and higher median age.	• Redbank Plains SA2 • Springfield Lakes SA2 • Bellbird Park-Brookwater SA2 • Ripley SA2	
LIKELY TO CONTINUE WITH BALANCE OF YOUNG & OLDER	Some areas having a balanced share of younger and older residents, particularly with established areas undergoing a current level of growth. These areas include:	• Rosewood SA2 • Brassall SA2 • Goodna SA2 • Leichhardt-One Mile SA2 • Raceview SA2 • Karalee-Barellan Point SA2	• Riverview SA2 • Churchill-Yamanto SA2 • Collingwood Park-Redbank SA2 • Bundamba SA2 • Springfield SA2
LIKELY TO GENTRIFY	Gentrification expected to occur in older areas where areas have a concentration of low-income residents, and with projected growth, is likely to displace renters as the value of land and/or property increases. These areas include:	• Ipswich Central SA2 • Goodna SA2 • Ipswich East SA2 • North Ipswich-Tivoli SA2	

INDICATOR 3.1: LIFESPAN TRENDS

1. Trends in median age

MEDIAN AGE BY LOCAL AREAS

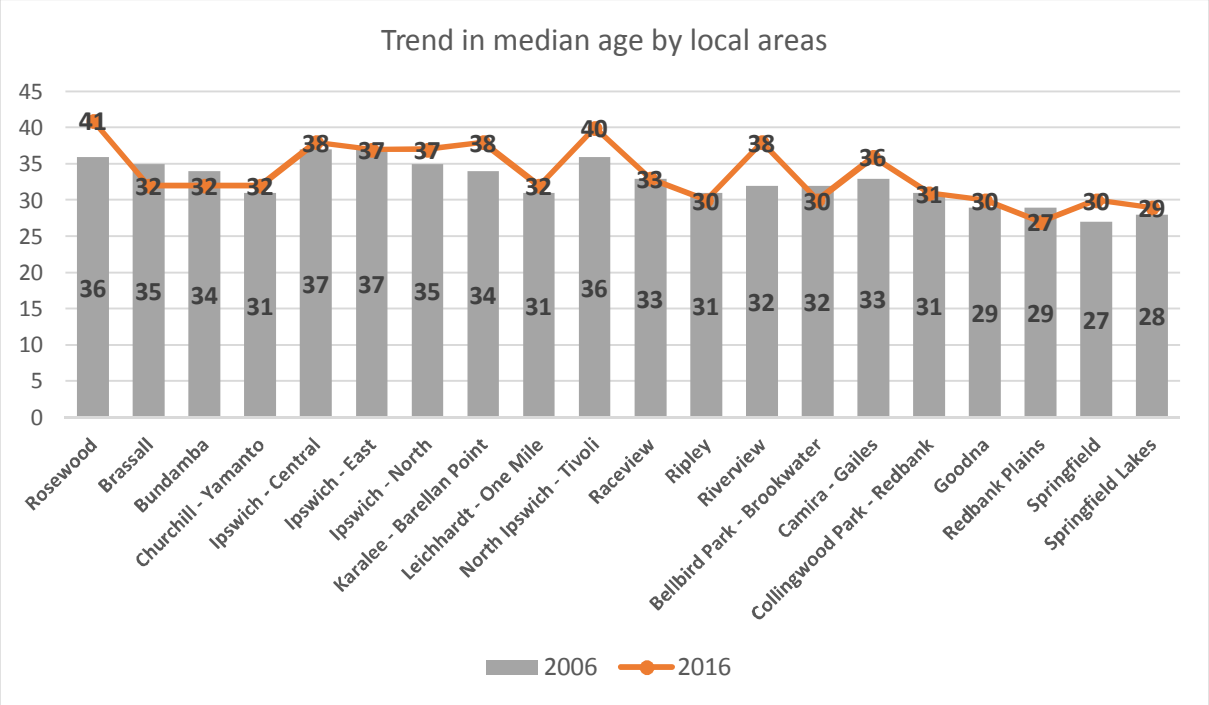


FIGURE 29 MEDIAN AGE BY LOCAL AREAS

Data source: ABS Census of Population and Housing, Timeseries 2001-2016

Average Household size (persons per dwelling) by SA2

Statistical Area 2 (SA2)	2016	2001	Change
Ipswich - Central	2.34	2.44	-0.1
North Ipswich - Tivoli	2.35	2.56	-0.21
Ipswich - East	2.4	2.44	-0.04
Bundamba	2.54	2.7	-0.16
Brassall	2.63	2.71	-0.08
Leichhardt - One Mile	2.65	2.65	0
Rosewood	2.67	2.89	-0.22
Riverview	2.72	2.94	-0.22
Raceview	2.75	2.82	-0.07
Churchill - Yamanto	2.79	2.93	-0.14
Camira - Gailes	2.81	2.93	-0.12
Ripley	2.88	3.06	-0.18
Ipswich - North	2.99	3.15	-0.16
Collingwood Park - Redbank	2.95	2.94	0.01

TABLE 13 AVG HOUSEHOLD SIZE BY AREAS

Data source: Profile Id, Census of Population & Housing 2001 and 2016. Based on Place of Enumeration.

Key Analysis:
Over the last 10 to 15 years the following areas remained relatively the same in their median age, and average household size, indicative of a level of growth that have occurred (see Indicator 3.2: Level of Community Growth). In other words, these areas show a balance of both younger and older demographic mix:

- Springfield SA2,
- Goodna SA2
- Collingwood Park-Redbank SA2
- Raceview
- Bundamba
- Brassall SA2

- Trends for emerging areas show lower median age and an increase in average household size in areas such as Springfield Lakes, Redbank Plains, indicative of young families moving to brand new communities.

- Where limited growth has occurred and history of rental community, established areas such as Leichardt-One Mile and Riverview SA2s have maintained (and anticipated) to maintain a balance between older and young residents due to turn over in renters.

- The share of age and disability pension recipients (*see page 65-66 below)* in local areas also reflects similar age trends noted above.

DOMAIN 4: SOCIO-ECONOMIC DIVERSITY

KEY DESCRIPTION: This domain looks at the changing socio-economic make up overtime such as local areas' level of cultural diversity, concentration of disadvantage, including most vulnerable groups. This assists in understanding the housing needs for specific groups and implications to shaping liveable places.

HOUSING INDICATORS INCLUDE:

4.1. LEVEL OF DIVERSITY

4.2. LEVEL OF DISABILITY

4.3. LEVEL OF VUNERABILITY

KEY SUMMARY AND HOUSING IMPLICATIONS:

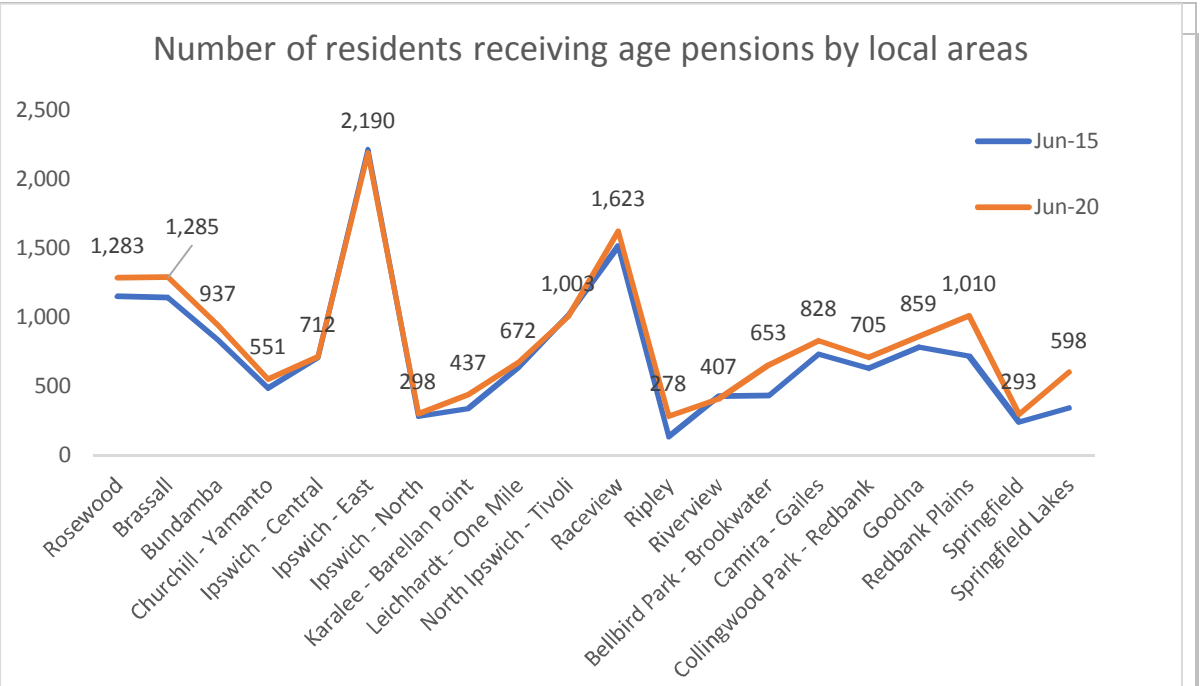
A review of socio-economic performance of Ipswich's local areas suggests that:

✓ employment trends vary across Ipswich's local areas, with a socio-economic concentration of disadvantage continuing to occur in specific poorer areas. The implication to having areas with

SUPPORTING DATA FOR INDICATOR 3.1: LIFESPAN TRENDS

INDICATOR 3.2: LEVEL OF COMMUNITY GROWTH

1. Pension recipients by local areas



T

F VING PENSION

Da es (DSS) June 2015-2020. Indicative of the potentially same residents receiving age pensions ov ars 2013 Age criteria has changed in 2017 from 67 years, upto 2023. DSS stated duration of in ars and over, this means figures above might reflect the same residents counted as still receiving pe

Bellbird Park - Brookwater	13,763	4,042	9,721	240.5%
Camira - Gailes	9,242	8,844	398	4.5%
Collingwood Park - Redbank	8,517	5,300	3,217	60.7%
Goodna	10,884	6,647	4,237	63.7%
Redbank Plains	19,299	8,889	10,410	117.1%
Springfield	6,772	3,421	3,351	98.0%
Springfield Lakes	15,429	10,255	5,174	50.5%

Based on Place of Usual Residence

K Areas that either have a high number of age pension recipients over a 5-year period include:

- Ipswich East SA2 (2,190 persons)
- Raceview SA2 (1,623 persons)
- Rosewood SA2 (1,283 persons)
- Brassall SA2 (1,285 persons)
- North Ipswich-Tivoli SA2 (1,003 persons)

Key Analysis:

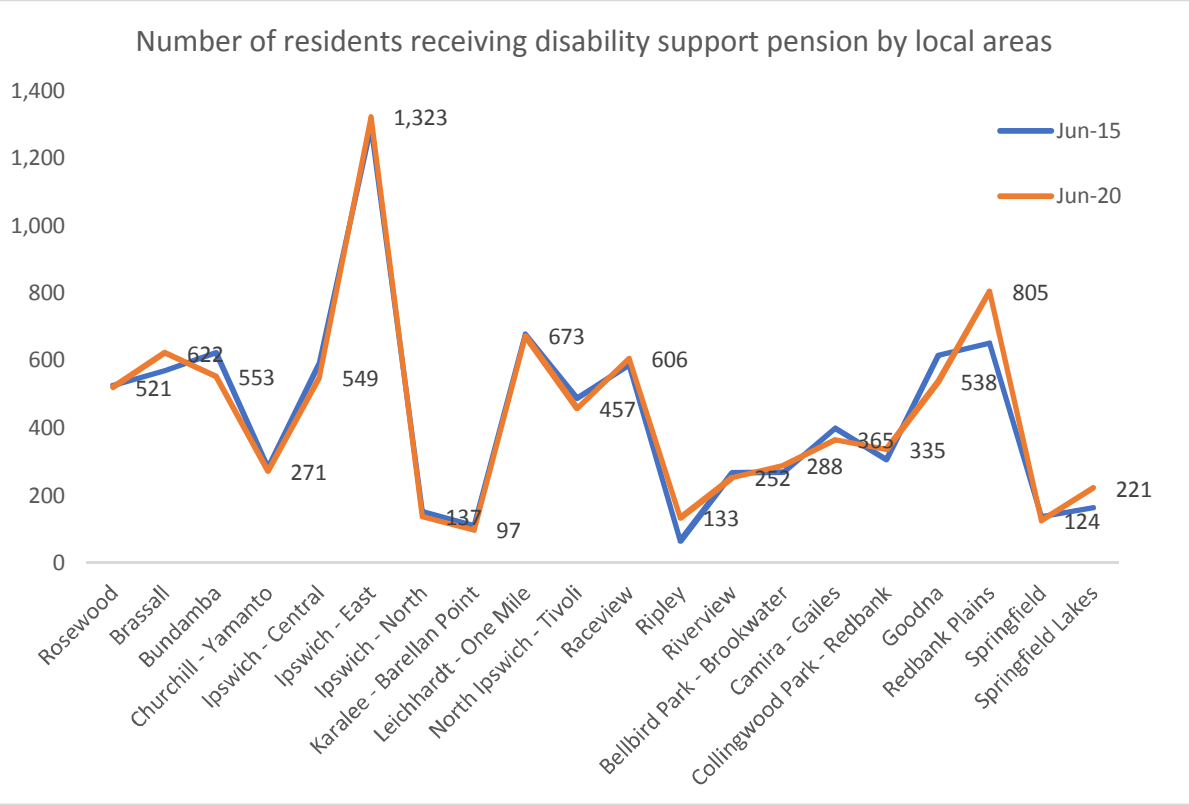
- An increase in the median age and lower average household size indicate that an area has an aging demographic, these trends further continue where an area has had little growth.
- There are specific areas however, that are anticipated to carry a share of growth, and which may impact the housing security of existing residents, currently on low income. These areas include Goodna SA2, Ipswich Central SA2 and Ipswich East SA2.
- Ipswich Central SA2 for example, has had virtually negligible population change over the last 15 years.
- However, Ipswich Central SA2, is likely to gentrify and change demographically as the area is expected to increase density.
- Similar to the trends for Ipswich East and Goodna SA2, it is anticipated that Ipswich Central SA2 may see a displacement of low-income and disadvantaged residents, due to current concentration of unemployment, welfare dependency and rates of homelessness (*as noted in Indicator 4.3: Level of Vulnerability).*
- While North Ipswich- Tivoli SA2 has also had a small population change, the decline in median age over the 10 years, suggests aging and the social mix of the area is likely to change with anticipated growth.

The large share of residents on age pension mirrored similar local areas that receive disability support pension as noted in the graph below (see page 64), indicative of a close relationship between aging and disability.

SUPPORTING DATA FOR INDICATOR 3.1: AGE TRENDS

2. Disability pension recipients by local areas

FIGURE 31 RESIDENTS RECEIVING DISABILITY SUPPORT PENSION



Data source: Department of Social Services (DSS) June 2015-2020.

Key Analysis:

- Over a 5-year period, some local areas continued to have a higher number of residents receiving disability support pensions.
- The large spike for Ipswich East SA2, Leichhardt-One Mile and Raceview SA2 were indicative of a portion of older residents living in established areas as noted in the median age trends (*see Indicator 3.1: Lifespan trends)*.
- The younger cohort of Redbank Plain SA2 and larger share of disability support pension in this area is due to eligibility for people 16 years and over.
- Eligibility for a disability pension is due to a permanent physical, intellectual or psychiatric condition and which impedes job participation.
- Those areas with high DSP recipients are also areas with a large share of unemployed residents on job seeker or youth allowance benefits.

higher rates of unemployment is that residents and households are likely to experience housing affordability issues, particularly rental stress.

✓ Areas with a larger share of residents living with a disability are likely to be older and in existing suburbs, due to residents getting older. This means that the right housing form that is adaptive to allow residents to stay home longer and allow access to amenities and services is likely to facilitate aging in place outcomes.

- ✓ The city has a share of diversity with Indigenous and multicultural residents, with the newer areas such as Springfield Lakes, Redbank Plains, Bellbird Park-Brookwater having had a larger share of overseas migration over a 5-year period.

- ✓ A large make up of Indigenous residents in areas noted for high disadvantaged such as in Riverview, Leichhardt-One Mile, which suggests continued socio-economic inequities that reflect access issues to affordable housing.

- ✓ The likely cluster of local areas identified with a mis-match between large household size and likely inadequate number of bedrooms (likely overcrowding), appears to conflate with the same cluster of areas where households from diverse background tend to live in large households e.g. Redbank Plains, Goodna SA2s etc. This suggests that housing affordability and cultural consideration for large households are likely linked.

SUPPORTING DATA FOR INDICATOR 4.1: LEVEL OF DIVERSITY

1. MULTICULTURAL BREAKDOWN

INDICATOR 4.1: LEVEL OF DIVERSITY

1. INDIGENOUS HOUSEHOLDS & SIZE

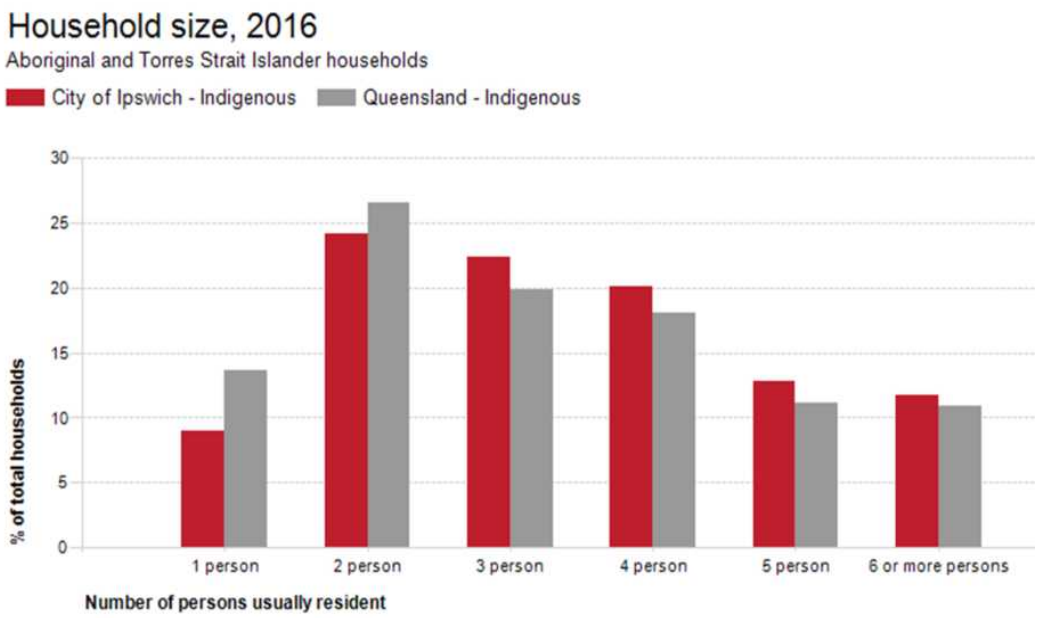


FIGURE 32 INDIGENOUS HOUSEHOLD SIZE

Data source: Profile ID: Census of Population and Housing, 2001 and 2016.

Key Analysis:

- Indigenous residents consistently tend to be in a couple family with children households including one parent families, likely to be disadvantaged and on low-income circumstances.
- The graph below verifies the previous graph as the Indigenous household size reflects the main household type as family households.

2. MULTICULTURAL HOUSEHOLDS & SIZE

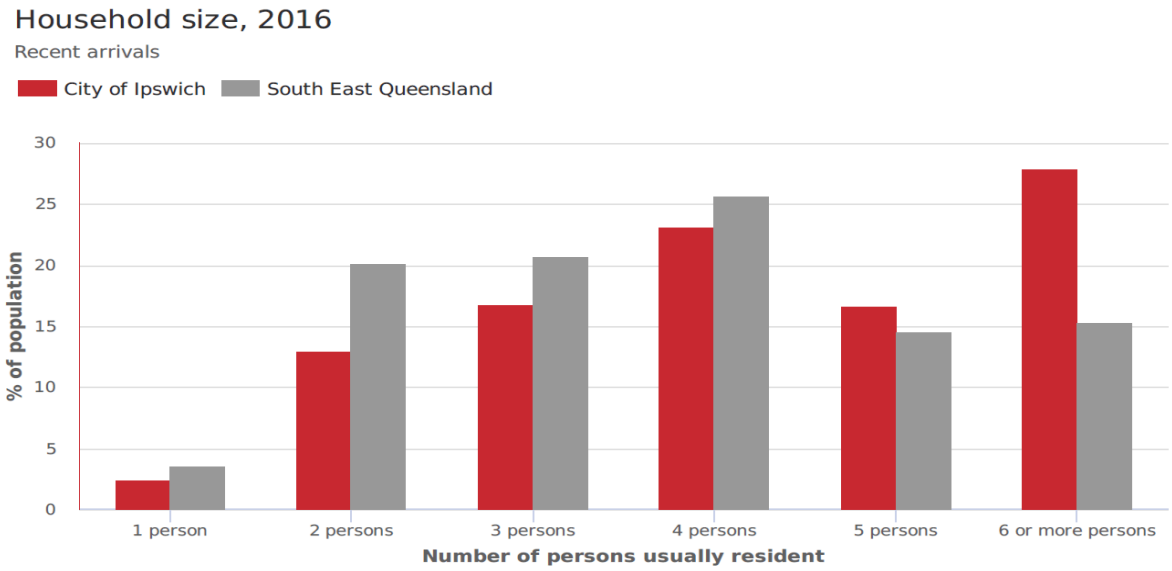


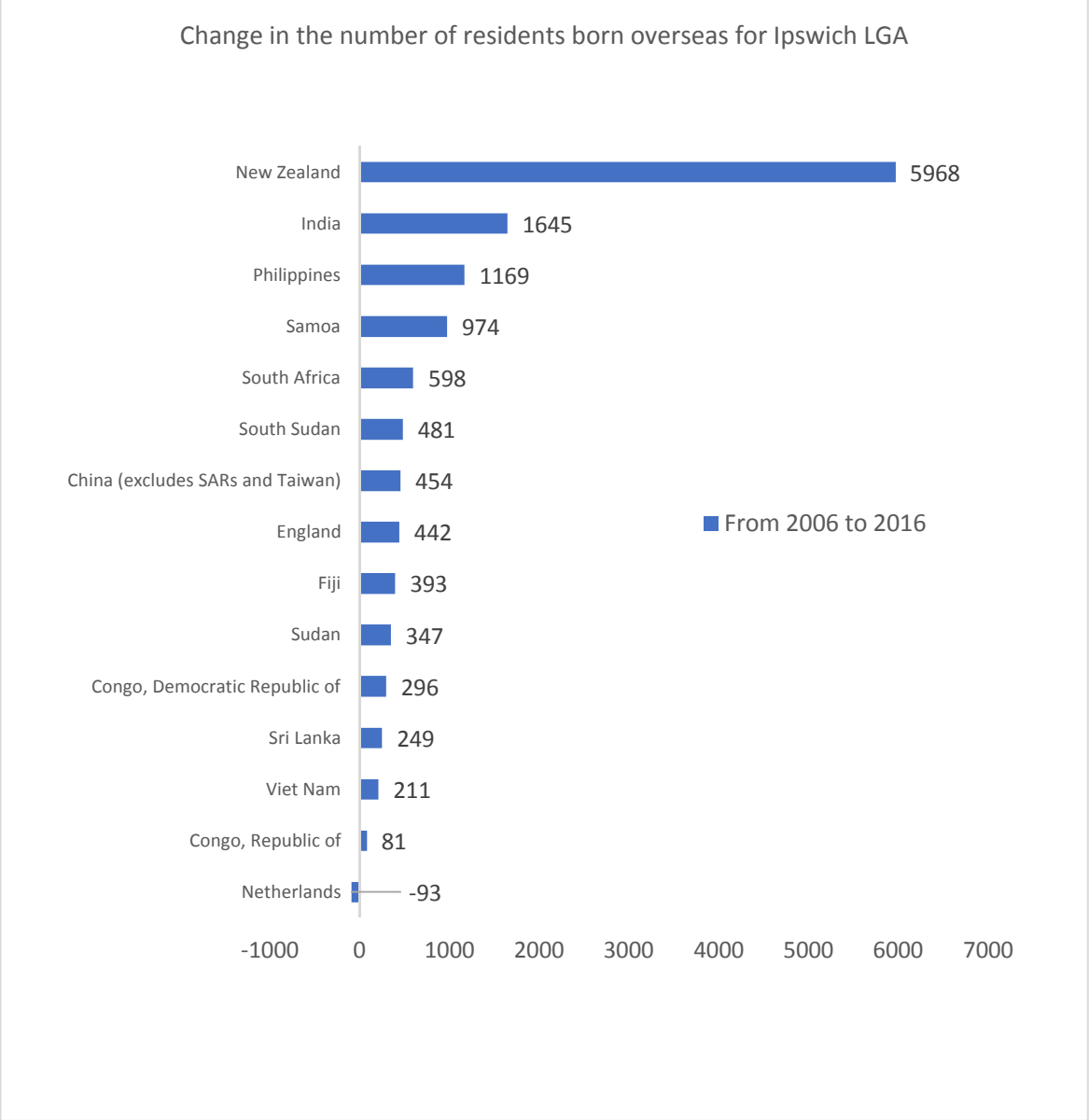
FIGURE 33 MULTICULTURAL HOUSEHOLD SIZE

Data source: Profile ID Census of Population and Housing, 2016.

Key Analysis:

- The graph highlights that Ipswich's multicultural residents tend to live in family households.
- live in large share of a household size of 6 or more persons highlighting that Ipswich's residents (born overseas) tend to live in bigger family households.
- This supports anecdotal evidence of overseas migration and refugee intake to Australia that has primarily included people of working or family age coming to Australia.

FIGURE 34: CHANGE IN DIVERSITY- IPSWICH



Data source: Profile ID, Census of Population and Housing 2016

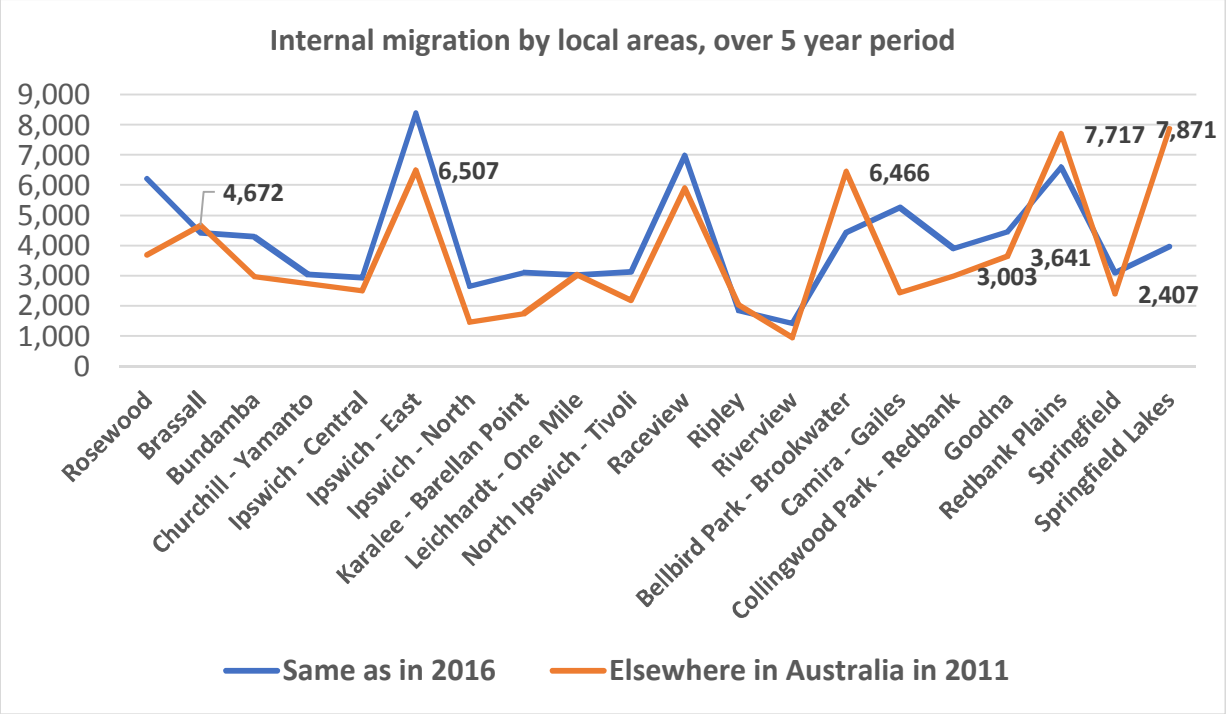
Key Analysis:

Apart from a decrease in the number of Ipswich residents born in Netherlands, the share of Ipswich residents who were born in New Zealand, India, the Philippines, and Samoa has increased over the last 10 years. New Zealand born residents increased by 5,968 persons between 2006 to 2016.

SUPPORTING DATA FOR INDICATOR 4.1: LEVEL OF DIVERSITY

Level of intra-state, inter-state & overseas migration by local areas

FIGURE 35 INTERNAL MIGRATION BY LOCAL AREAS



Data source: QGSO, Queensland Regional Profiles by Ipswich SA2s, October 2020

Key Analysis:

While Ipswich primarily had large share of migration from within Queensland (*see page 11*), the city also had a small share of interstate and overseas migration that vary across local areas. The level of internal migration in an area provides an indication on the level of increases or growth, or alternatively if little growth has occurred, a level of demographic changes in small growth areas.

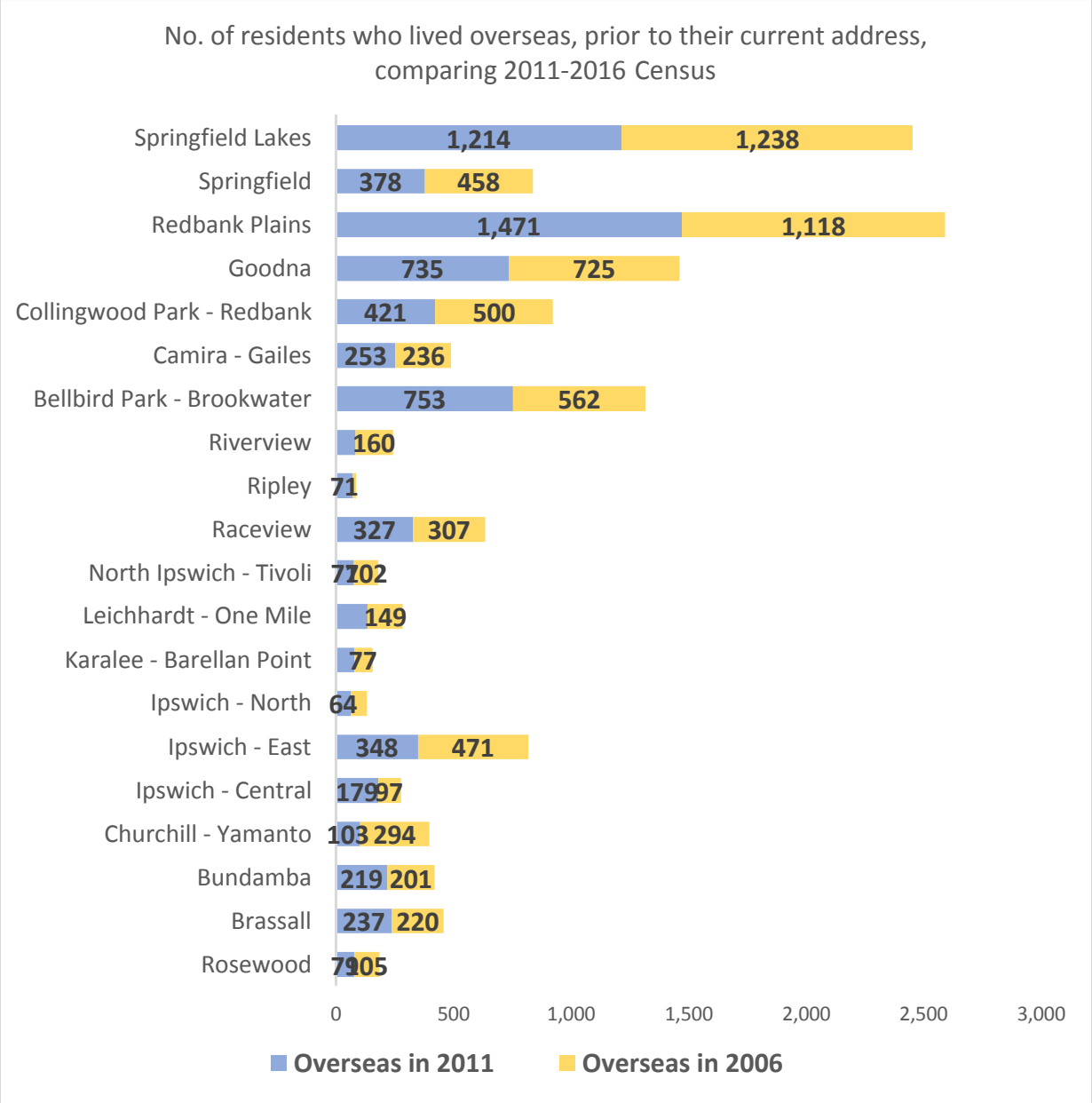
A high turnover of residents in existing areas due to internal migration is a key consideration to understand stability in a community and whether there are likely impacts on place attachment and creating a strong sense of community.

- The higher proportion of new residents having moved to Ipswich since 2011, in areas such as: Springfield Lakes, Redbank Plains, Bellbird Park-Brookwater, is indicative of growth areas.
- Given Ripley SA2 is still an emerging community, the spikes for internal migration will not be evident until the following Census periods.
- The relatively similar share of existing residents with incoming residents in areas such as Leichhardt-One Mile and Riverview SA2s show possible turnover of residents due to their rental history and traditionally a public housing area and has a higher share of non-owner-occupied dwellings (*see page 41*).

Brassall SA2 on the other hand is likely to show approximately equal parts of existing residents likely long-term, and newcomers due to sub-divisions that have occurred in the area, adding to some population growth.

SUPPORTING DATA FOR INDICATOR 4.1: LEVEL OF DIVERSITY

FIGURE 36 RESIDENTS FROM OVERSEAS BY LOCAL AREAS



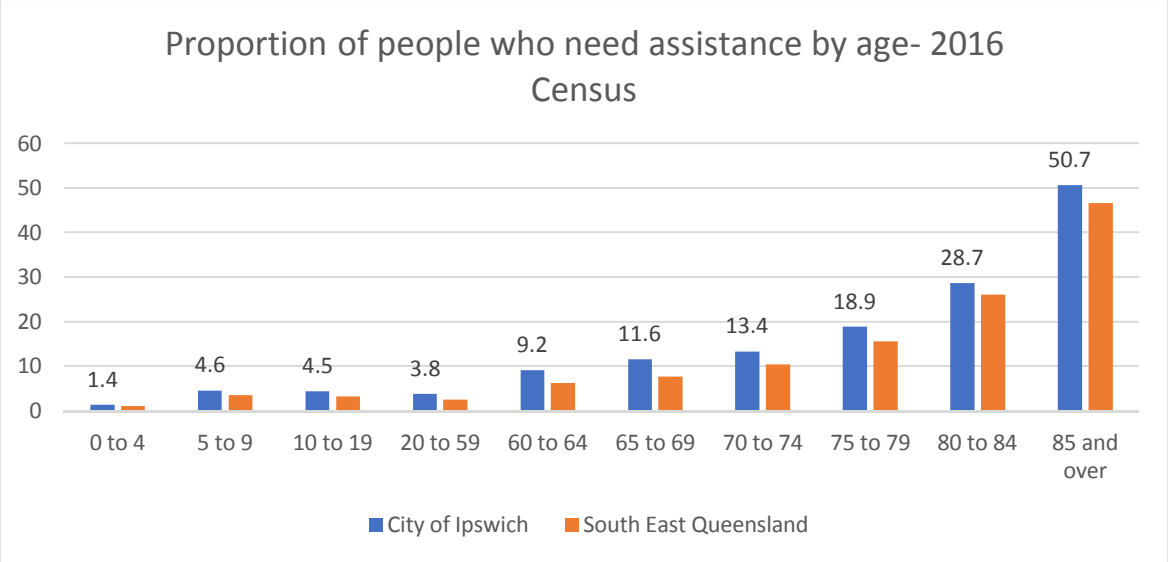
Data Source: Census of Population and Housing, 2016 & 2011, TableBuilder

Key Analysis:

The share of overseas migration into Ipswich's suburbs were higher in Redbank Plains SA2, Springfield Lakes SA2 and Bellbird Park-Brookwater SA2, adding to the cultural diversity of these local areas.

INDICATOR 4.2: LEVEL OF DISABILITY

FIGURE 37 REQUIRING CORE ASSISTANCE



Data source: Profile ID, Census of Population and Housing 2016

Key Analysis:

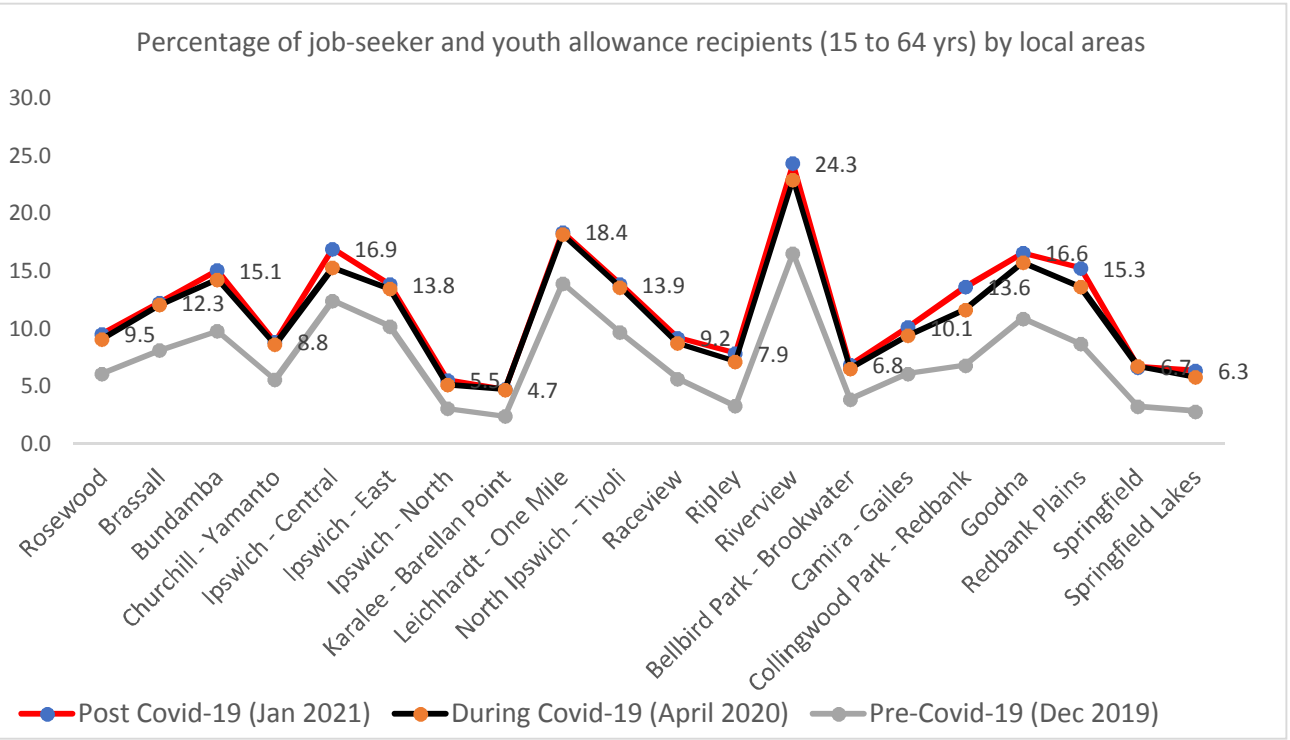
- The graph shows that Ipswich's proportion of disability across all age groups is higher than Southeast Queensland.

- However, like those living across Southeast Queensland, the proportion of Ipswich residents living with a severe disability at the 2016 Census, were predominantly older (e.g. 50.7% of 85 and over) compared to other age groups.

The proportion of older people living with a disability aligns with Ipswich residents living on disability support pension in established areas with a concentration of older residents (e.g. Ipswich East SA2 etc.) with the exception of some younger disability support pension among younger cohort of residents living (e.g. in Redbank Plains SA2) (*see Supporting data for Indicator 3.1: Age Trends on page 66*).

INDICATOR 4.3: LEVEL OF VUNERABILITY

FIGURE 38 JOB SEEKER & YOUTH ALLOWANCE



Data source: Department of Social Services - JobSeeker and Youth Allowance recipients - monthly profile via data.gov.au. Compiled and presented by .id - the population experts

Key Analysis:

- The proportion of residents on welfare data mirrors the clustering of unemployment rates as noted in *Indicator 3.3*.
- The job seeker data showed that the same local areas that were dependent on benefits were consistent to the pre-Covid (Dec 2019) period, indicating pre-existing disadvantage and unemployment rates (*see page 74*).

Areas with the most proportion of welfare recipients as of Jan 2021 include:

- ☐ Riverview SA2 (24.3%)
- ☐ Leichhardt-One Mile SA2 (18.4%)
- ☐ Ipswich Central SA2 (16.9%)
- ☐ Goodna SA2 (16.6%)
- ☐ Redbank Plains SA2 (15.3%)
- ☐ Ipswich East SA2 (13.8%)

Areas with least proportion of welfare recipients as of Jan 2021 include:

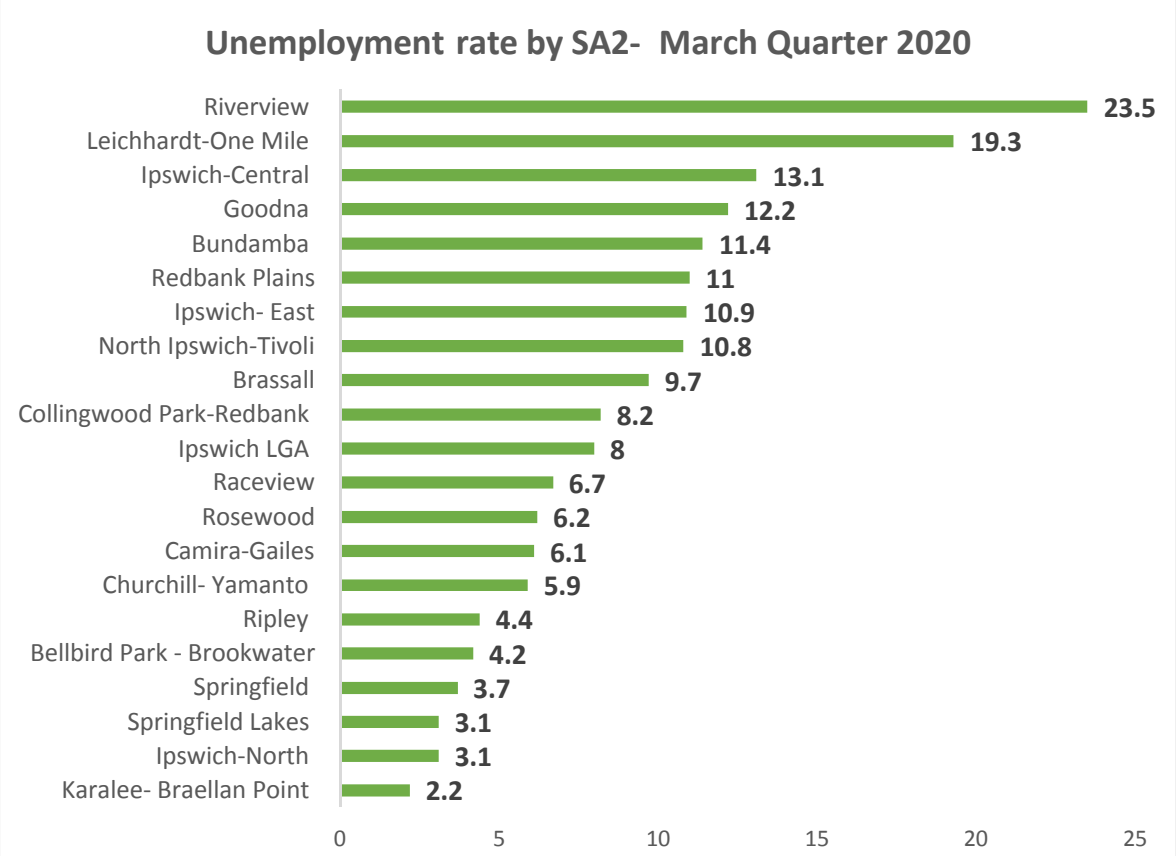
- ☐ Bellbird Park-Brookwater SA2 (6.8%)
- ☐ Springfield SA2 (6.7%)
- ☐ Springfield Lakes SA2 (6.3%)
- ☐ Karalee-Barellan Point SA2 (5.5%)
- ☐ Ipswich-North SA2 (3%)
- ☐ Ripley SA2 (7.2%- please note low base population)

SUPPORTING DATA FOR INDICATOR

4.3: LEVEL OF VUNERABILITY

1. Unemployment rates by local areas

FIGURE 39 UNEMPLOYMENT RATE BY AREAS



Source: Australian Government Department of Education, Skills and Employment, Small Area Labour Markets Australia, various editions, Queensland Regional Profile (QGSO 2021)

Key Analysis:

- Compared to the City-wide figures noted in Indicator 2.1, the employment picture varied at the local level, with some areas carrying larger share of an unemployed workforce as noted in March 2020.

- The unemployment rates also mirror the higher proportion of welfare recipients as noted in the previous graph.

The graph below shows areas with:

1) the least rates of unemployment rates include:		**2) higher rates of unemployment rates include:**		
• Karalee-Barellan SA2 (2.2%)	• Ipswich North SA2 (3.1%)	• Riverview SA2 (23.5%)	• Ipswich Central SA2 (13.1%)	• Redbank Plains SA2 (11%)
• Springfield Lakes SA2 (3.1%)	• Springfield SA2 (3.7%)	• Leichhardt-One Mile SA2 (19.3%)	• Goodna SA2 (12.2%)	• Ipswich East SA2(10.9%)
• Bellbird Park – Brookwater SA2 (4.2%)	• Ripley SA2 (4.4%)	• North Ipswich-Tivoli SA2		

SUPPORTING DATA FOR INDICATOR 4.3: LEVEL OF VUNERABILITY

Employment by gender

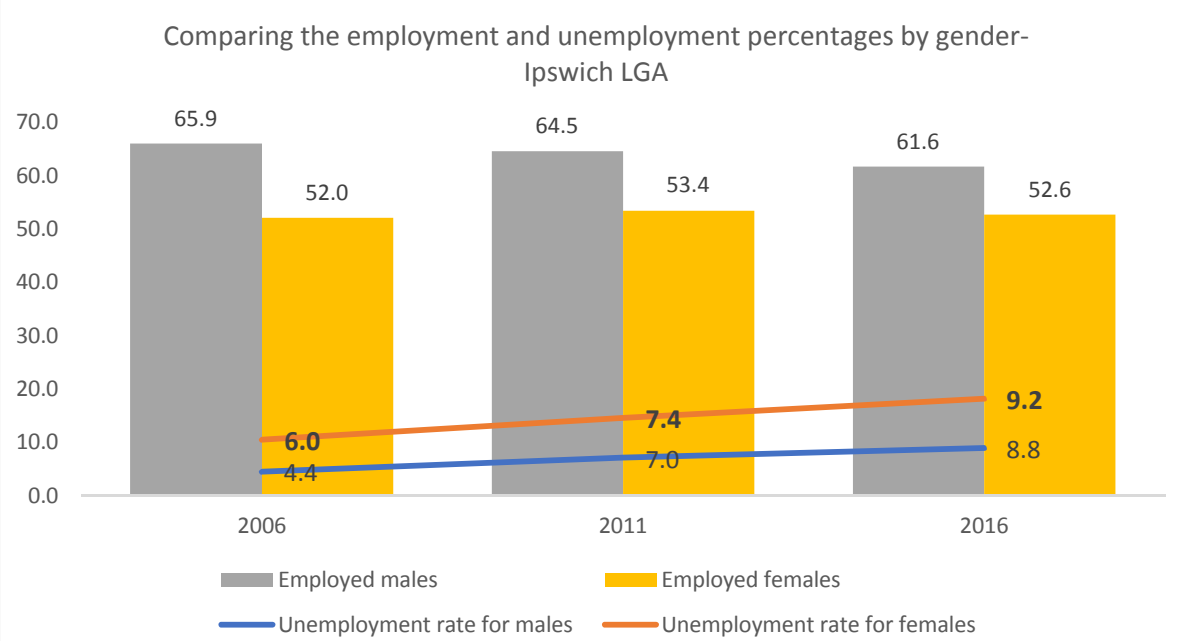


FIGURE 40: EMPLOYMENT BY GENDER

Data source: Census of Population and Housing 2016, Timeseries. *Based on place of usual residence and employment figures based on employment to population ratios.

Key Analysis:

- The last 10 years also showed gender differences in Ipswich's labour participation rates where the percentage of employed women (aged 15 to 64 years) remained lower, with 52.6% employed in 2016, compared to 65.9% men. Women's unemployment remained consistently higher compared to men with 9.2% women unemployed compared to 8.8% in 2016.
- This has housing implications for female headed household, as well as some older women living alone and who are likely disadvantaged. This verifies that the share of one parent families tend to be single parents unemployed compared to two parent households as noted in Figure 8 (share of unemployed parents).

SUPPORTING DATA FOR INDICATOR 4.3: LEVEL OF VUNERABILITY

2. Family unemployment.

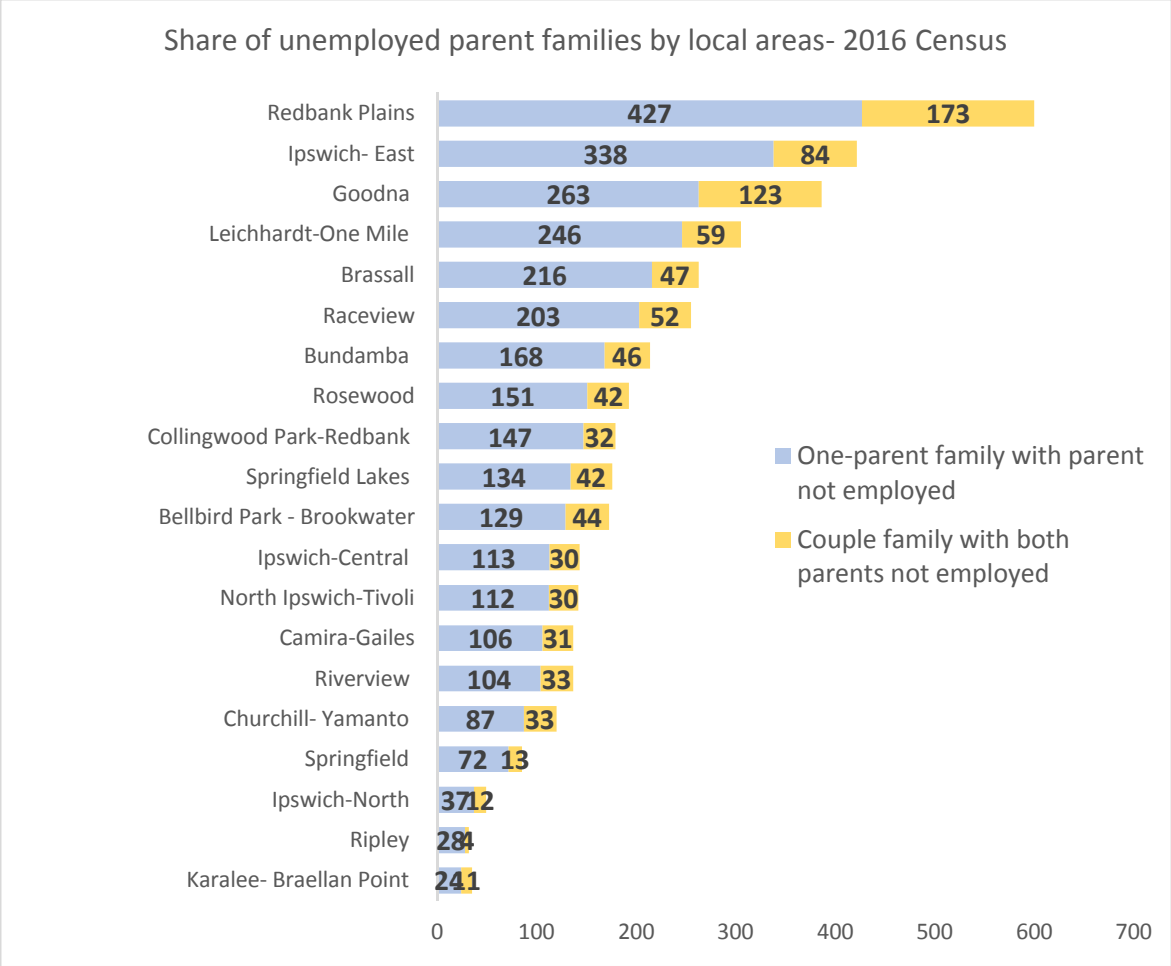


FIGURE 41 UNEMPLOYED PARENT FAMLIES

Total number of families			
Karalee- Barallen Point	Ripley	Springfield Lakes	Bellbird Park - Brookwater
655	556	2378	1951
Collingwood Park-Redbank	Rosewood	Brassall	North Ipswich-Tivoli
1033	1102	1273	636
Springfield	Ipswich-North	Camira-Gailes	Raceview
956	552	955	1813
Redbank Plains	Ipswich- East	Ipswich-Central	Bundamba
2648	1821	594	873
Churchill- Yamanto	Goodna	Leichhardt-One Mile	Riverview
823	1295	875	294

Data source: Families with children with no parent employed, Custom region and Ipswich (C) LGA, 2016. Queensland Regional Profile 2021

Key analysis:

- The breakdown of unemployed among family households in 2016 such as:
  - Redbank Plains (600 family households or 22.6% unemployed)
  - Ipswich East SA2 (400 family households or 23% unemployed)
  - Goodna SA2 (386 family households or 29.8%)

- Leichhardt One Mile (305 family households or 34.9%)

- The cluster of high unemployment and unemployed family households suggest a clustering of disadvantage by local areas such as:
  - Redbank Plains with 11% unemployment
  - Goodna with 12.2% unemployment

- More one parent households tend to be unemployed compared to couple family households across all local areas.

- The two graphs below on workforce participation indicate higher rates of unemployment among females aged 15 to 64 years (working age cohort), the implications for women in female headed households or single parents, is that a share of unemployed one parent households continued to be clustered in local areas with higher rates of unemployment, as noted in unemployment figures by local areas.

DOMAIN 5: LEVEL OF ADEQUATE & AFFORDABLE HOUSING

KEY DESCRIPTION:	Through housing indicators, this domain examines what are Ipswich's housing gaps in terms of suitability/choice and housing affordability to understand the current & future housing needs. *INDICATORS INCLUDE:* *5.1: LEVEL OF HOUSING CHOICE* *5.2.: LEVEL OF AFFORDABLE HOUSING* *5.3: LEVEL OF HOMELESSNESS* *5.4. DEMAND FOR SOCIAL HOUSING*
KEY SUMMARY AND IMPLICATIONS TO HOUSING NEEDS:	✓ Overall, the city has provided housing choice for both small and large households, through the availability of 3 bedrooms (40.6%) and 4 bedrooms (34.9%) and predominantly detached dwellings (88.3%) at the 2016 Census. ✓ However, some local areas (e.g., Redbank Plains, Goodna) show that there is an increase in average household size compared to the average number of bedrooms, suggesting both the concentration of large family households, and households from diverse cultural backgrounds, including overcrowding issues as noted in the 2016 Census.

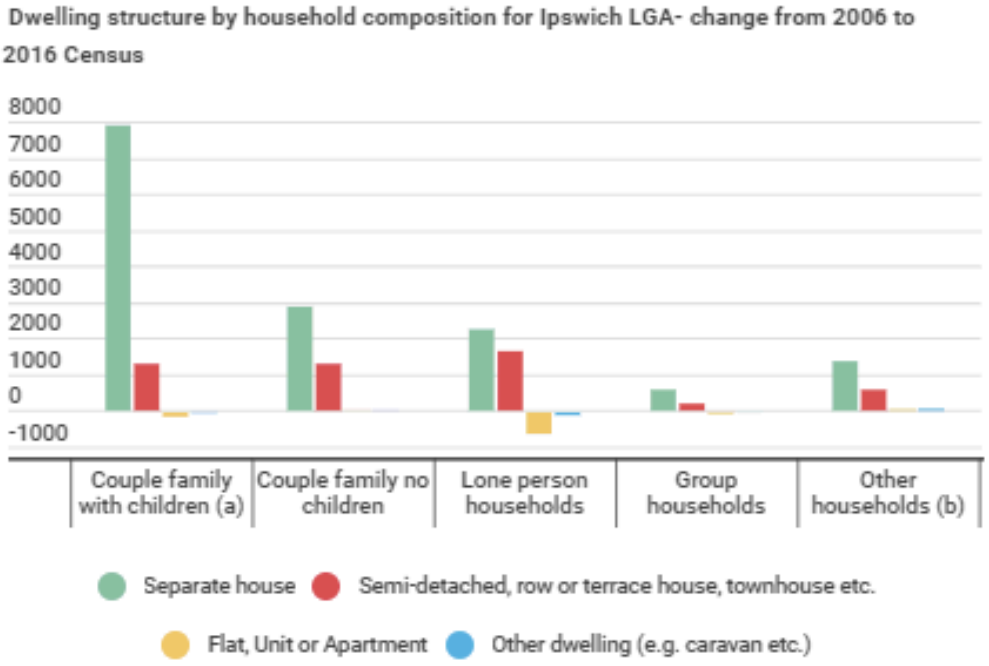
	✓ Ipswich's multicultural and Indigenous households tend to live in family households with the 2016 Census highlighting residents from newly arrived background had a household size of recent arrivals to be 6 persons. This suggests housing requirements that accommodate for multigenerational living. ✓ At the 2016 Census, the concentration of homelessness specifically overcrowding in Springfield-Redbank SA3[14] was 626 persons, suggesting an overlap between locational disadvantage, and issues with homelessness. ✓ While city had seen a decline in share of social housing over the last 10 years, the demand for social housing tenancies continues as 2020 waitlist applications were lodged across specific areas. This verifies recent consultations with not-for-profit sector (*see page 13*) identifying an increase in demand for short to long-term affordable housing required for disadvantaged households. ✓ The distribution of lowest equivalised household income by local areas tend to have a large share of rentals (see *Indicator 1.1. Level of homeownership versus rentals by local areas).* This suggests Ipswich has locational disadvantaged areas. ✓ A higher proportion of mid-to-high equivalised household income ranges tend to co-relate with areas that have a higher share of homeownership (e.g., Karalee-Barellan Point SA2, Ipswich North SA2, Camira-Gailes SA2 etc.) as noted in *Indicator 1.1: homeownership versus rentals by local areas.* ✓ Compared to those experiencing mortgage stress, more low-income households experience rental stress indicative of the increase in renters +6.8% over last 10 years and concentration of rental stress in areas that has lower homeownership rates, higher unemployment rates, and higher proportions of job seeker recipients (as noted *in Indicator 4.3: Level of Vulnerability)*.

[14]ABS Statistical Areas Level 3 (SA3) are geographical areas built from whole Statistical Areas Level 2 (SA2) with a population generally between 30,000 and 130,000 people. Springfield-Redbank SA3 covers the following SA2s: Springfield, Springfield Lakes, Springfield Central, Redbank-Collingwood, Redbank Plains, Augustine Heights, Brookwater, Camira, Collingwood Park, Goodna, Gailes.

INDICATOR 5.1: LEVEL OF HOUSING CHOICE

1. BY CITY-WIDE

FIGURE 42: HOUSEHOLD TYPE BY DWELLINGS

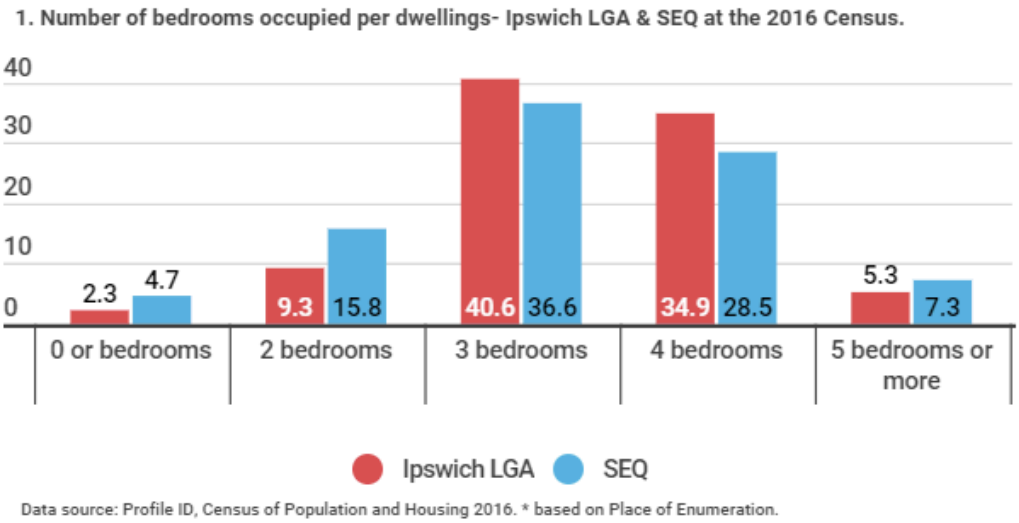


Data source: 2016 Census of Population and Housing: Time Series Profile.

Please note: i) Total family with children (a): includes couple family, one parent and other family households.

ii) Other households (b): ABS defines as comprising 'Visitors only' and 'Other non-classifiable' households.

FIGURE 43: NUMBER OF OCCUPIED BEDROOMS



Data source: Profile ID, Census of Population and Housing 2016. * based on Place of Enumeration.

Key Analysis:

When comparing Figures 1 & 2 for Indicator 5.1 (level of housing choice):

- Over the last 10 years, different households continued to live predominately in separate houses (or detached dwellings) with 3 and 4 bedrooms, 40.6% and 34.9% (respectively) occupied in 2016.

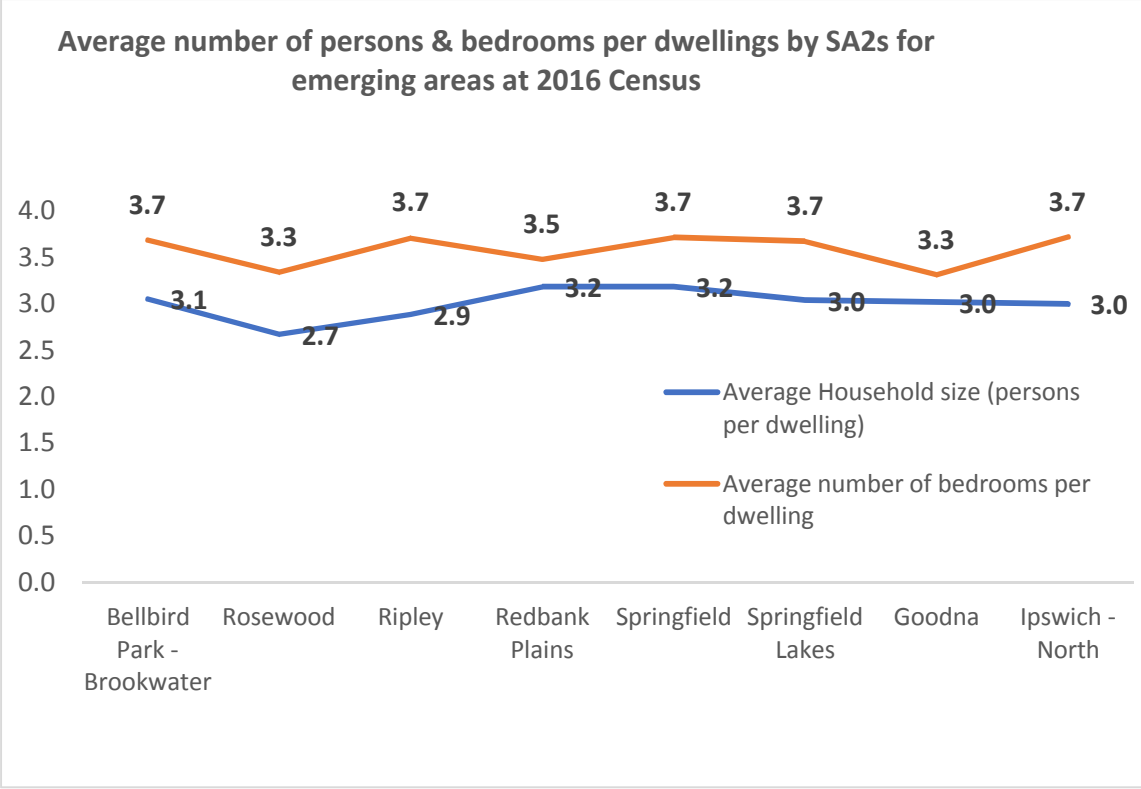
- This verifies the city's continued trend to offer separate homes with new residential buildings approved across 2017 to 2021 financial periods (*see Indicator 1.2: Level of Sales & Price Points on page 44).* This graph supports SPP's housing supply and diversity consideration of what determines housing choice, or suitability specifically the ability of appropriate number of bedrooms in a dwelling to match the needs of:

i. Small households that are either assumed to:
   - need to live in small dwellings (where small dwellings include 0 to 2 bedrooms)
   - need to live in large dwellings (where large dwellings include 3+bedrooms)

ii. large households that are assumed to:
   - need to live in large dwellings (where large dwellings include 3+bedrooms) [15]

2. BY LOCAL AREAS

FIGURE 44: OCCUPIED HOMES BY EMERGING

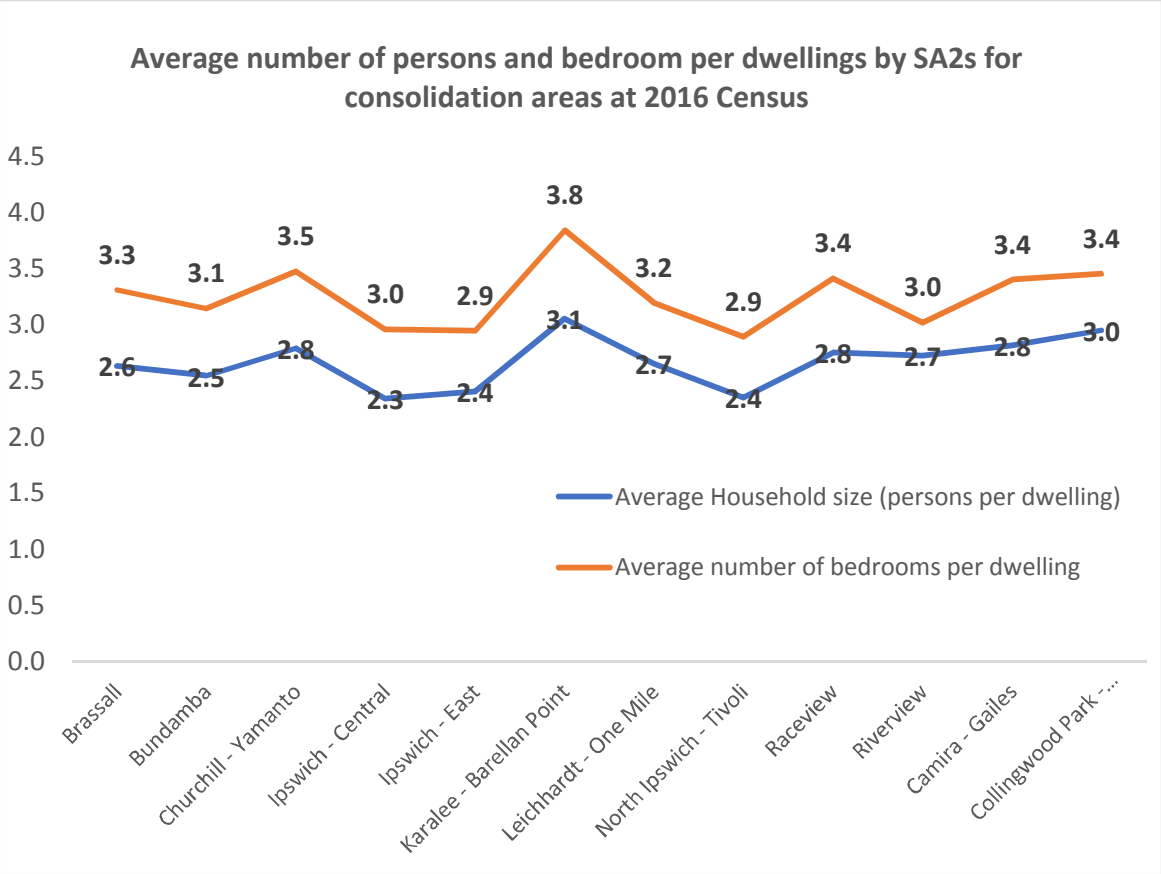


Data source: Census of Population and Housing, 2016 TableBuilder

Based on place of Enumeration

[15] Adopted from Noosa Housing Needs Assessment and SPP- housing supply and diversity

FIGURE 45 OCCUPIED HOMES- CONSOLIDATION



Data source: Census of Population and Housing, 2016 TableBuilder

Based on place of Enumeration

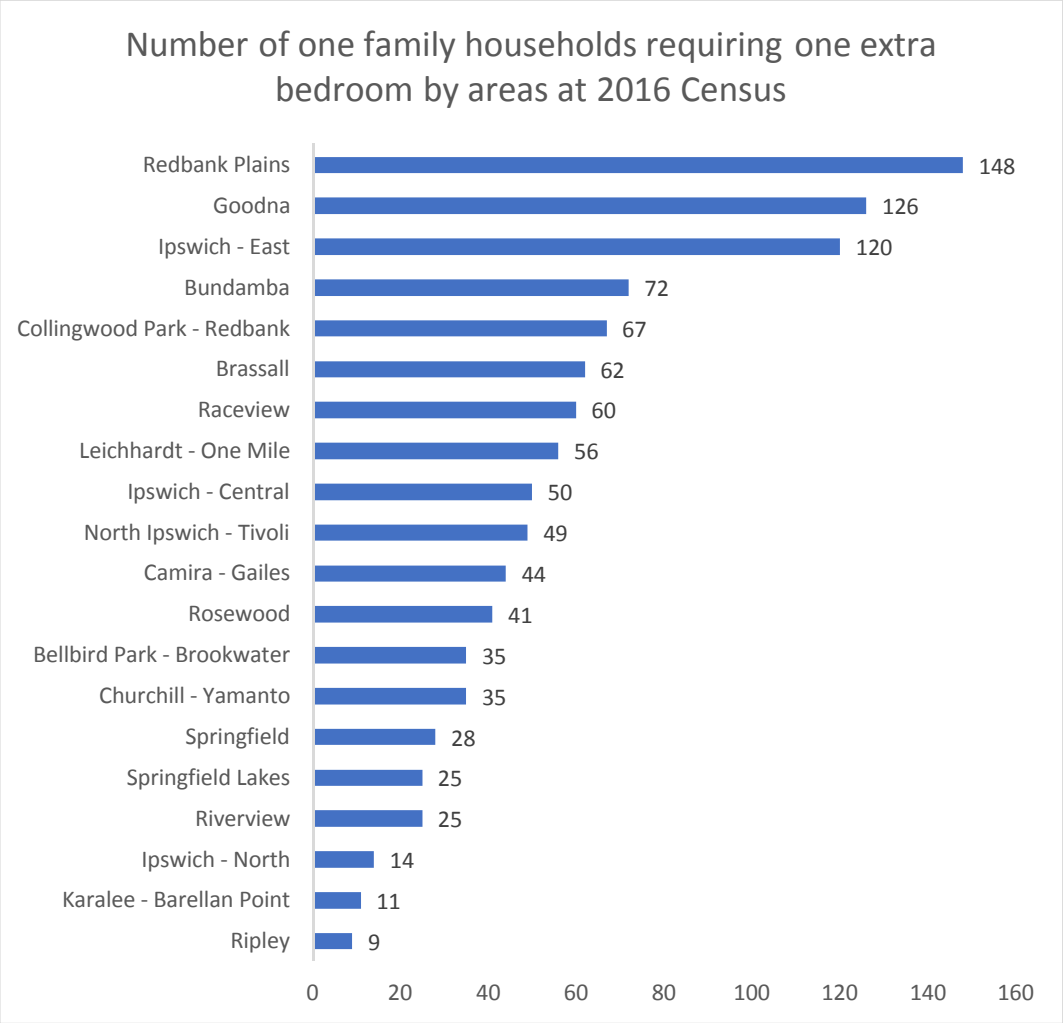
Key Analysis:

- At the 2016 Census, the average household size was compared against the average number of bedrooms per dwellings, to check whether there was a mismatch between housing size and the number of bedrooms available.

- The two graphs below show that the gap between household size and number of bedrooms narrowed in Goodna, Redbank Plains and Riverview SA2s suggesting an increase in household size and for a regard for large households.

SUPPORTING DATA FOR INDICATOR 5.1: LEVEL OF HOUSING CHOICE

FIGURE 46 HOUSING SUITABILITY BY AREAS



Data source: Census of Population and Housing, 2016, TableBuilder

Based on housing suitability (a measure of housing utilisation based on a comparison of the number of bedrooms against household composition & size). *Based on the Canadian Occupancy Standard definition of overcrowding, defined as requiring one or more to bedrooms to meet standard.

Key Analysis:

- While a small share of each local area, the indicator for housing suitability examines whether there are enough bedrooms to meet the basic living requirements of a household.
- The number of one family households who have stated requiring one extra bedroom to meet their basic living requirements provides an indication of possible overcrowding.
- The above graph mirrors the narrowed gap between the average household size and number of bedrooms occupied as noted on *Indicator 5.1: Level of Housing Choice page 77-78* with areas such as Redbank Plains, Goodna SA2.

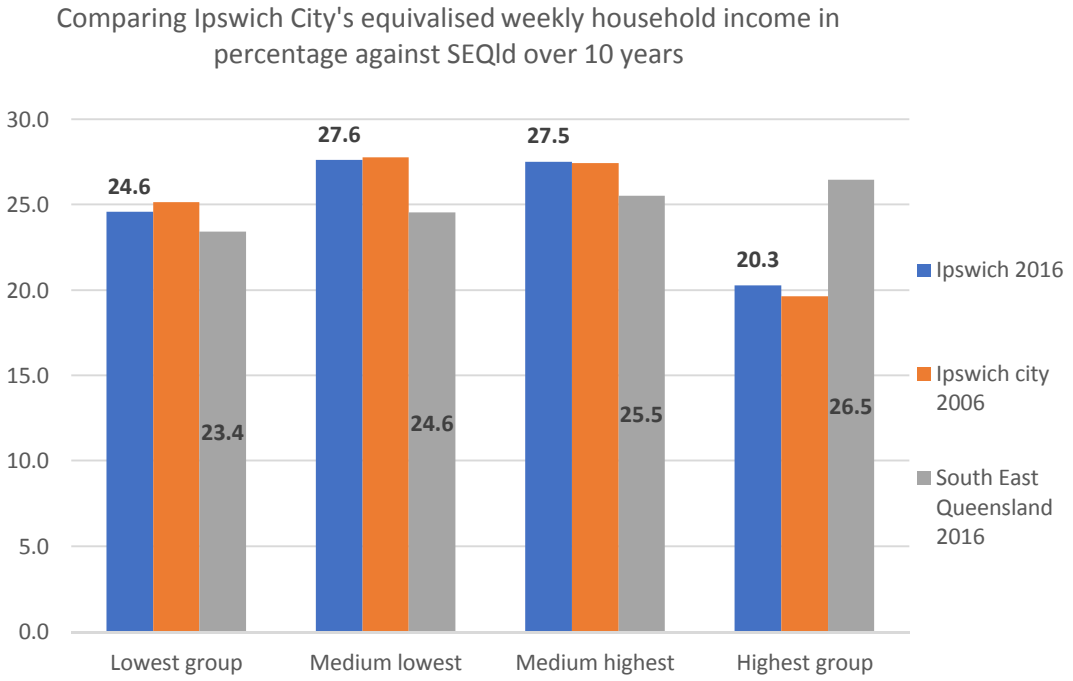
INDICATOR 5.2. LEVEL OF AFFORDABLE HOUSING

1.HOUSEHOLD INCOME DISTRIBUTION [CITY-WIDE]

Key indicator description:

Understanding the distribution of household income against household expense such as renting, or owning a mortgage provides a good indication of the level of affordable housing.

FIGURE 47 HOUSEHOLD INCOME DISTRIBUTION



Equivalised household income ranges	2016	2006
Lowest group	$0 to $501	$0 to $362
Medium lowest	$502 to $ 856	$363 to $606
Medium highest	$857 to $1,357	$607 to $957
Highest group	$1,358 & over	$952 & over

Data source: Profile ID, Census of Population and Housing 2006 and 2016.

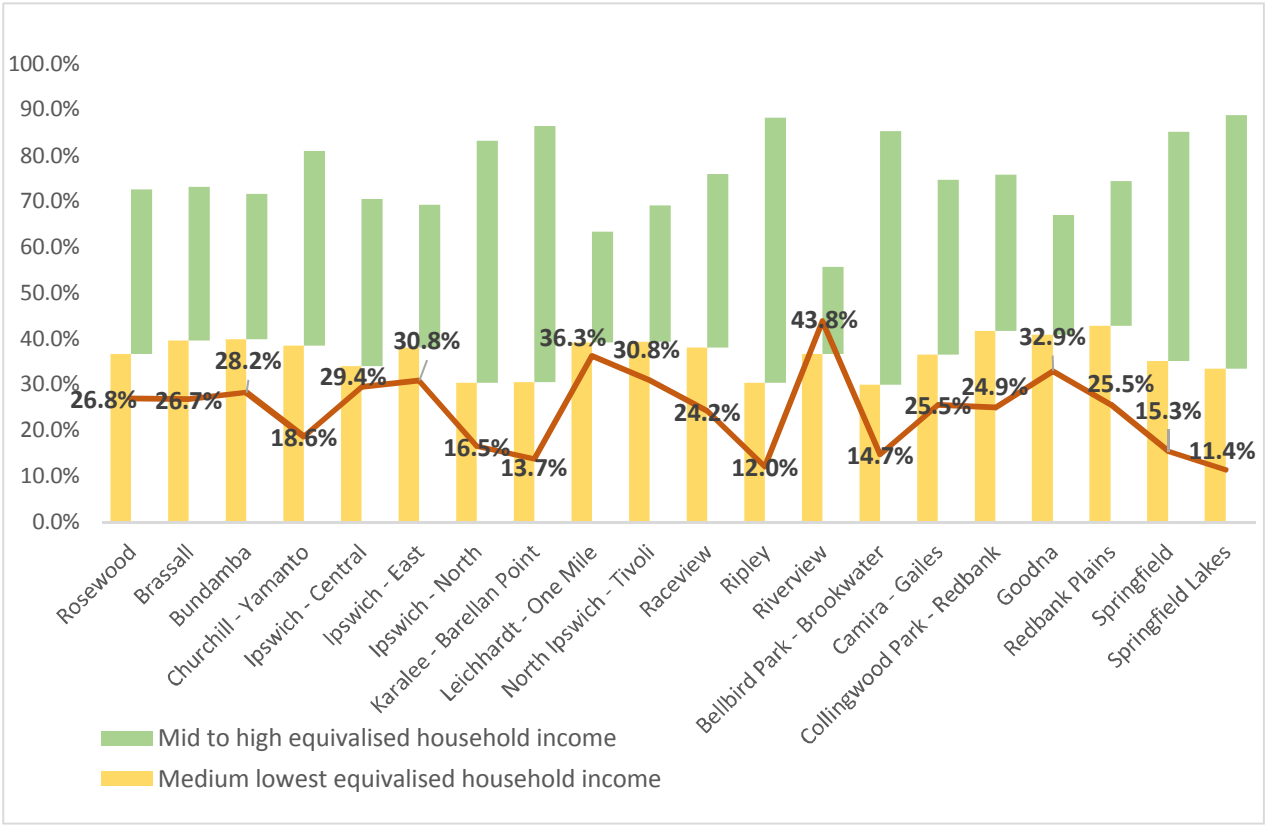
Key Analysis:

- Ipswich's households tend to earn between the lowest to medium highest equivalised household income over the last 10-year period. For example, approximately 27% of Ipswich's equivalised household income ranged between medium lowest to medium highest income in 2016, compared to households in Southeast Queensland.

- Only 20.3% of Ipswich's household income ranges (equivalised) tend to earn $1,358 and over per week, considered highest household income bracket, compared to 26.5% of SE Queensland households in 2016.

2.HOUSEHOLD INCOME DISTRIBUTION [LOCAL AREAS]

FIGURE 48 HOUSEHOLD INCOME SPREAD- AREAS



Data Source: Census of Population and Housing, 2016, TableBuilder

* Equivalised household income is total household income adjusted by the application of an equivalence scale to facilitate comparison of income levels between households of differing size and composition.

*Please note:

- lowest household income means: Nil to $499 per wk
- Medium lowest household income: $500 to $999 per wk
- Middle to high household income: $1,000 to $3,000 per wk

Key Analysis:

In 2016, the distribution of household income by local areas shows areas with a large percentage of lowest and medium lowest equivalised household income were in:

- Riverview (43.8% earning lowest household income)
- Leichhardt-One Mile (36.3% earning lowest household income)
- Goodna (32.9% earning lowest household income)
- Redbank Plains (25.5% earning lowest household income)

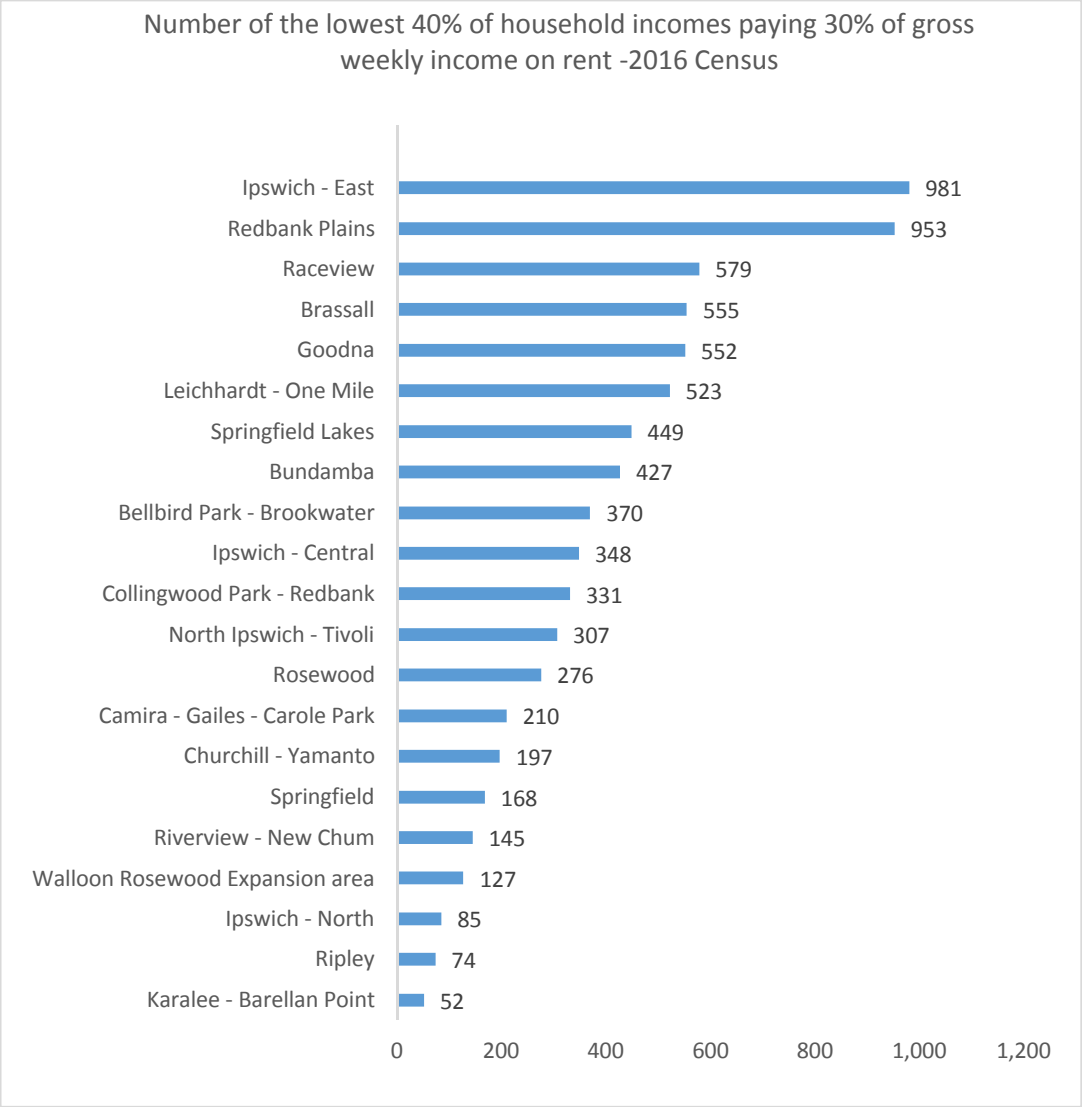
The following areas having a higher proportion of mid to high household income, compared to the other income ranges include:

- Karalee-Barellan Point SA2 (55.9%)
- Bellbird Park-Brookwater SA2 (55.3%)
- Ipswich-North SA2 (52.8%)
- Springfield SA2 (50%)

INDICATOR 5.2: LEVEL OF AFFORDABLE HOUSING

1. LEVEL OF RENTAL STRESS

FIGURE 49 RENTAL STRESS BY AREAS



Data source: Profile ID Census of Population and Housing, 2016.

Please note: NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of equivalised incomes (income adjusted using equivalence factors to remove the effect of household size and composition) across Australia, who are paying more than 30% of their usual gross weekly income on rent or mortgage repayments.

Key Analysis:

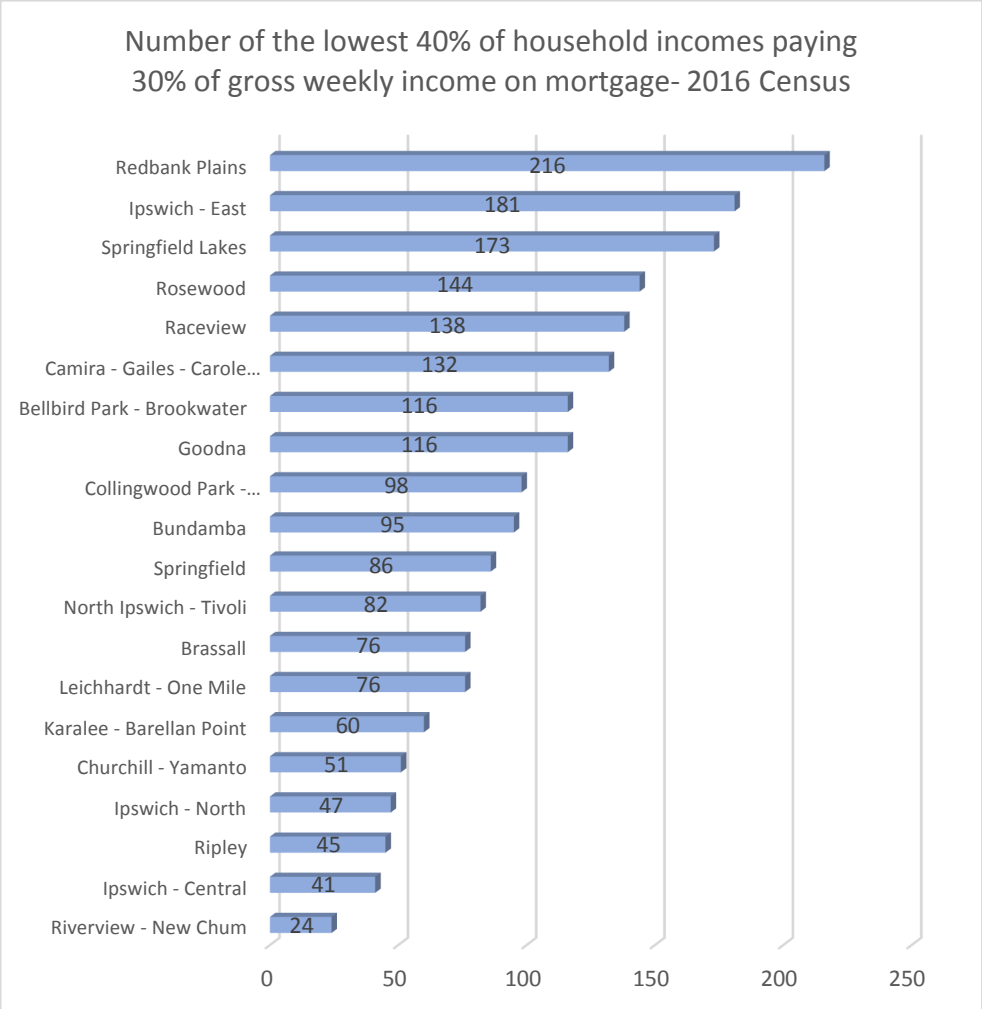
The large share of rental households on the lowest 40 % of household income paying 30% of rent are considered as experiencing rental stress.

- The two areas with a large share of households on rental stress include:
  - Ipswich East SA2 (981 households)
  - Redbank Plains SA2 (953 households)

- These areas had lower homeownership rates, higher unemployment rates and higher proportions of job seeker recipients as noted in *Indicator 4.3: Level of Vulnerability (pages 73-74*).

2. *LEVEL OF MORTGAGE STRESS*

FIGURE 50 MORTGAGE STRESS BY AREAS



Data source: Profile ID Census of Population and Housing, 2016.

Please note: NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of equivalised incomes (income adjusted using equivalence factors to remove the effect of household size and composition) across Australia, who are paying more than 30% of their usual gross weekly income on rent or mortgage repayments.

Key Analysis:

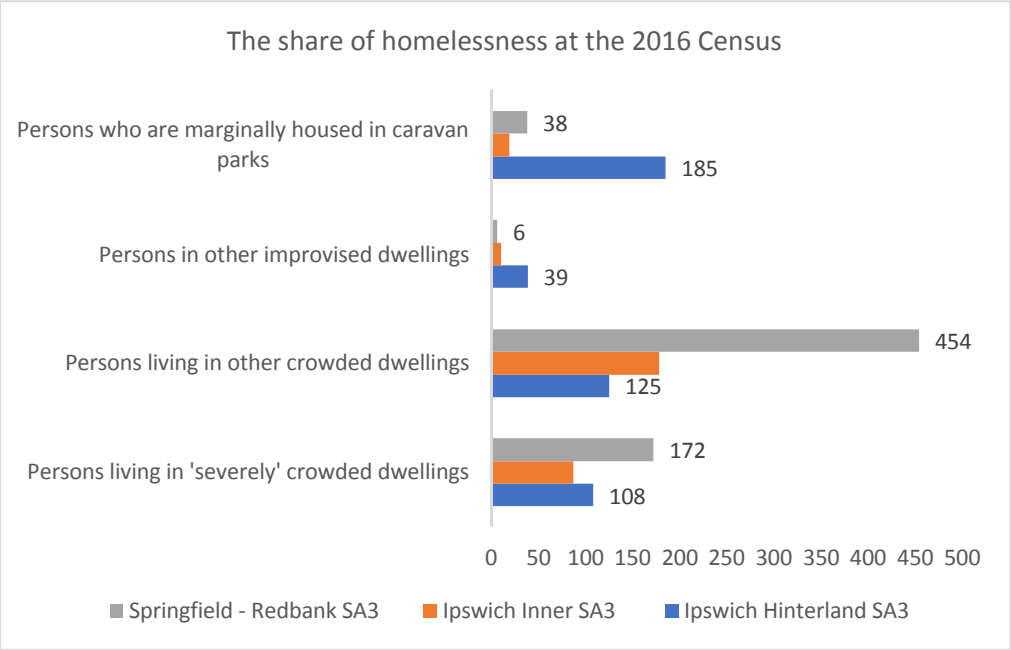
- The number of households in 2016 who experienced mortgage stress and on lowest equivalised household income was fewer compared to households undergoing rental stress (*see page 85*).

- For example, Redbank Plains SA2 had 216 households under mortgage stress compared to 981 households.

- While this is indicative of the growing rental households in Ipswich, higher unemployment figures (*as noted in Indicator 4.3- level of vulnerability*) and local areas with share of low-income households are more likely vulnerable to rental stress.

INDICATOR 5.3: LEVEL OF HOMELESSNESS

FIGURE 51 SHARE OF HOMELESSNESS



Data Source: Census of Population and Housing, 2016, TableBuilder

TABLE 15 RATES OF HOMELESSNESS

Custom region / SA2 / LGA	Homeless persons		Total persons
	number	rate[(a)]	number
Custom region	**671**	**35.0**	**191,912**
Bellbird Park - Brookwater	10	7.3	13,608
Brassall	37	34.4	10,741
Bundamba	37	42.4	8,720
Camira - Gailes	21	23.0	9,131
Churchill - Yamanto	7	10.5	6,670
Collingwood Park - Redbank	32	38.1	8,406
Goodna	88	81.0	10,862
Ipswich - Central	89	127.1	7,001
Ipswich - East	57	32.3	17,644
Ipswich - North	21	46.5	4,518
Karalee - Barellan Point	13	24.1	5,398
Leichhardt - One Mile	34	44.8	7,584
North Ipswich - Tivoli	50	78.6	6,364
Raceview	20	13.4	14,963
Redbank Plains	70	36.7	19,094
Ripley	10	22.0	4,551
Riverview	16	52.6	3,039
Rosewood	28	24.0	11,691
Springfield	9	13.4	6,705
Springfield Lakes	22	14.5	15,222
Ipswich (C) LGA	**679**	**35.4**	**191,816**

Data source: QGSO, Queensland Regional Profiles by Ipswich SA2, October 2020.

Please note: rates include rate per 10,000 persons. The ABS defines someone as homeless if their current living arrangement:

- is a dwelling that is inadequate,
- has no tenure, or if their initial tenure is short and not extendable or
- does not allow them to have control of, and access to, space for social relations. These counts are based on place of enumeration.

Key Analysis:

- Defined as rough sleeping, overcrowding or couch surfing, the rates of
- homelessness is often inadequately counted due to the transient nature of individuals and/or the lack of adequate shelter.

At the 2016 Census, the estimated count of homelessness was slightly higher in specific SA2s (*see Table 15 above*) such as:

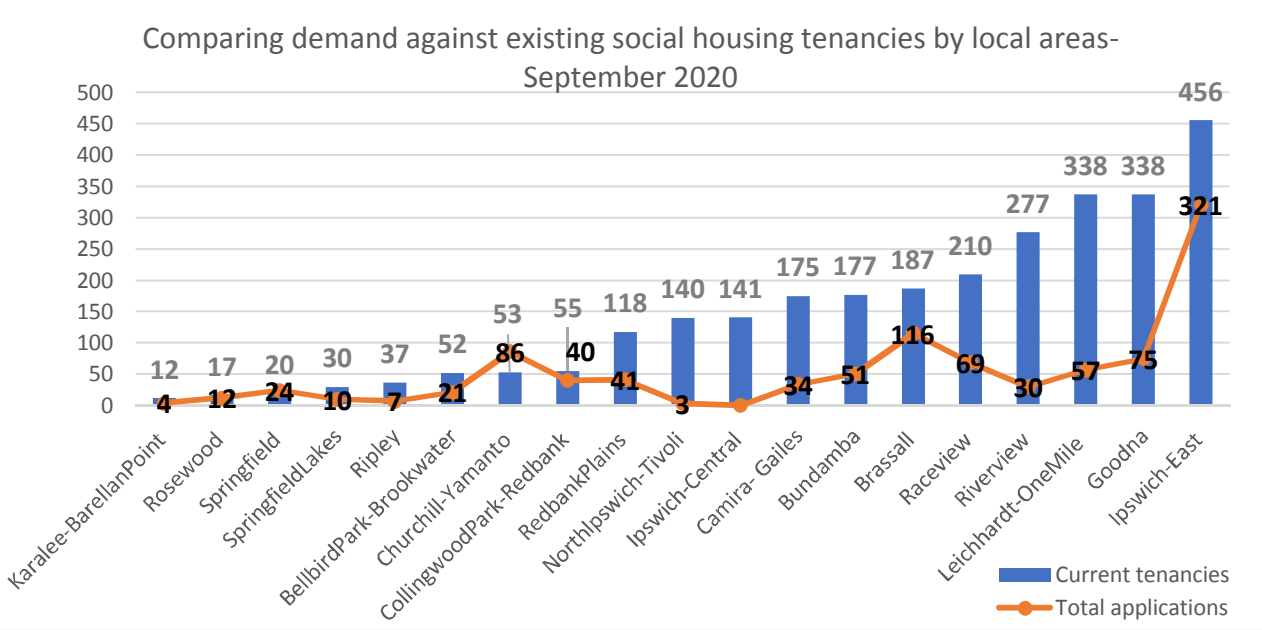
- Ipswich Central SA2 (127% or 89 persons)
- Goodna SA2 (81% or 88 persons)
- Redbank Plains SA2 (36.7% or 70 persons)
- Ipswich East SA2 (32.3% or 57 persons)
- Bundamba SA2 (42.4% or 37 persons)

- In terms of the incidence of overcrowding, estimates were only available at the Statistical Area 3 level, with Springfield-Redbank SA3 covering a wide area across the eastern district of Ipswich e.g., Goodna, Redbank Plains, Redbank-Collingwood Park etc. (*see Appendix 2- local area correspondence).*

- The share of people (626 persons) in overcrowded circumstances appears to be higher than individuals in inadequate accommodation in caravan parks (185 persons) suggesting that overcrowding is a predominant homelessness issue in Ipswich.

INDICATOR 5.4: DEMAND FOR SOCIAL HOUSING

FIGURE 52: SOCIAL HOUSING DEMAND BY AREA



Data source: Department of Housing & Public Works, 2021. 'Queensland Housing Profiles: Ipswich Housing Service'.

*Please note the State's catchment for Ipswich's Housing Service Centre includes a wider catchment as noted in the table above. *Ipswich North SA2- data listed as Not Available. *Please note the waitlist applications by SA2s as indicated in the graph does not

mean that applications for social housing have been made by residents living in those local areas but describe a preference by individuals or families requesting to be housed in those SA2s.

Key Analysis:

- The share of social housing stock in Ipswich has not been increasing as the city trends indicate a decline from 5.1% to 3.8% over a 10-year trend (*see Indicator 1.1: Level of Homeownership versus rentals on page 39).*

- The number of new social housing applications were compared against the existing number of social housing tenancies to determine whether the demand for social housing potentially outpaces the current supply across Ipswich. The graph above shows that the number of new social housing applications were based on preferences in areas such as:

    - Ipswich East SA2 with an existing large share of 456 social housing tenancies and large number of waitlist applications in Ipswich East SA2 suggests a growing demand for access to affordable housing.

    - Brassall SA2 also had an increased waitlist preference for social housing with 116 new applications made in 2020, compared to 187 public housing tenancies.

    - While a relatively small share of applications compared to Ipswich East SA2, the number of applications appear to have outpaced the number of social housing dwellings available in Churchill-Yamanto SA2. This suggests that those in need for social housing prefer to live in areas such as Brassall, Churchill-Yamanto and Ipswich East SA2 regardless of whether adequate social housing dwellings exist.

This is except for Ipswich East SA2 which currently has a large share of social housing and a share of low-income households, high unemployment and likely to experience gentrification *(see Indicator 4.3: Level of Vulnerability).*

5. ANTICIPATED FUTURE HOUSING NEEDS

5.1 LINKING ASSUMED HOUSING NEEDS WITH WELL-SERVICED AREAS

Future household combination types	Housing needs scenario	Housing Options	Locational criteria [Based on Section 3.1]
Lone/single persons/ people living with a disability/ seniors	• Single/lone persons household will require space if purchasing new home. • However, current older Ipswich residents (e.g. widower etc.) tend to stay in their family home longer and tend not to downsize. *Preference identified on speaking with ICC Home Assist Program. • Future housing needs for seniors- smaller lots (low set homes) will be required for future older people that may not have purchased a home and are still renting, due to affordable housing issues. • These homes allow for gardening, have some space that allow for family to visit and stay with them, to minimise social isolation etc.	Ancillary dwellings (secondary dwelling) • smaller row terrace housing • smaller lot detached dwelling	• Close to public transport • Access to health and other services Examples of suburbs include: • Springfield Lakes • Ipswich Central • North Ipswich
Young workers/key workers (retail/manufacturing sector etc.)	• Low-income workers will require housing that is closer to work to increasing housing + affordable living. • Data also shows, low-income workers tend to be between 15 to 25 years of age, including other working age in the service, retail or hospitality sector • Younger professions likely to struggle to buy into the market. • Household type likely is group households.	Multiple dwellings (mid-rise apartments etc.)	• Near centres with commercial activity i.e. – - Springfield Lakes - Ipswich Central - North Ipswich-Tivoli SA2 - Ipswich East SA2 • Apartments will require access to open space etc.
Couple with no children	• Either senior/empty nester couples or couple with no children. • Both will require homes that are adaptable to allow for: ✓ Expansion of family, esp. as couple decide to have a child/children ✓ Are low set homes for older households to allow for longer stay in their home and suburb, meeting aging in place criteria. Current older Ipswich residents prefer/ tend to stay in their family home longer, and if possible, as noted above.	• 3+ single dwellings (e.g. terraces, townhouses).	Overall, suburbs that are: • Close to public transport • Access to health and other services • Close to schools for couples remain in suburb when expanding their family.

Future household combination types	Housing needs scenario	Housing Options	• Locational criteria [Based on Section 3.1]
Couple with children	Couple with children could include: • blended/multifamily/mutigenerational. For multi-family housing needs this considers Indigenous and multicultural families living in Ipswich. With housing affordability issues ongoing, young people/young adults tend to/ and may like to continue staying home longer, especially with parents considered of empty nester age.	• 3+ single dwellings (terraces, townhouses) • Detached large dwellings	• Access to social and recreation spaces • Public transport
One parent family households [e.g. female headed households]	Data shows higher proportion are disadvantaged, with higher share of unemployment compared to other family households.	• Detached large dwellings • 3+ single dwellings (terraces, townhouses)	• Near public transport • Access to support services • Access to community facilities
At risk of homelessness [overcrowding/rough sleeping/couch-surfing etc.]	Areas with existing disadvantage, low-income residents and are either experiencing or anticipated to change. Areas with possible overcrowding or mismatch between household size and number of bedrooms. **It is assumed that if Ripley does not generate secure jobs and investor dwellings attract low-income renters like Redbank Plains, then early consideration for social & affordable housing investments will be required. Current even split between homeowner/non-owner occupied dwellings in Ripley.	• Supportive Housing models such as Common Ground for permanent tenancy • Crisis + emergency shelters for DV & vulnerable groups requiring immediate shelter • Social + community housing funded homes • Pathways to homeownership (initiative driven by State govt)	• Near public transport • Possible Commercial/mixed use in high density areas • Access to support services • Access to community facilities

5.2 PROPOSED HOUSING NETWORK (2021-2041)

TABLE 16 PROPOSED HOUSING NETWORK

FACTORS FOR HOUSING NEEDS	LOCAL AREAS	SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]	REALISTIC LAND USE [ZONING]	TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]		LOCATIONAL REQUIREMENTS	
						Distance to Activity centres/ schools/services/community infrastructure	*Consideration for Land for communities typology + catchment
Aging & gentrify	**1.North Ipswich-Tivoli SA2**	**2021- 2041** -Lone persons, seniors prefer to stay in their 3-bedroom family homes longer. -Couple with no children (empty nesters) -Couple with no children (potential expansion of family) -Young professionals/key workers	North Ipswich- high density anticipated & character housing which restricts growth (remain as low density) in North Ipswich Tivoli- remain as established suburb	**2021-2031** -Ancillary dwellings (secondary dwellings) -smaller row terrace housing -or smaller lot detached dwelling - Medium density-low rise for couple no children/empty nesters **-Multiple dwellings (high rise apartments etc.)**[16]	**2031-2041** **Young professionals/ young families:** 3+ single dwellings (terraces, townhouses) **For older:** smaller row terrace housing or smaller lot detached dwelling	-Shopping centre -bus service (unsure of efficiency). -review existing community infrastructure	-earmark investigating facilities appropriate for high density area. *High density – open space consideration

[16] Please note high rise apartments are proposed, subject to be refined for appropriate consideration.

	2.Ipswich East SA2	**2021-2031** Lone persons -Couple with no children (empty nesters) -Couple with no children -Couple with children / multi-family/blended Young professionals/key workers	**2031-2041** -Couple with children/ multi-family/blended - Older residents in rental market will require appropriate + secure housing. -Young professionals/key workers	East Ipswich- growth in high density (near shopping centre) + medium density bet. Booval Fair shopping centre & train station	**2021-2031** -Ancillary dwellings (secondary dwellings) -Multiple dwellings (mid-rise apartments etc.) -Medium density-low rise for couple no children/empty nesters	**2031-2041** -Medium density-low rise -Detached large dwellings -3+ single dwellings (terraces, townhouses)	Train lines- Booval, East Ipswich etc. review existing community infrastructure incl. services.	-earmark investigating facilities appropriate for high density area.

FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]**	**REALISTIC LAND USE [ZONING]**	**TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]**	**LOCATIONAL REQUIREMENTS**	
					Distance to Activity centres/ schools/services/ community infrastructure	*Consideration for Land for communities typology + catchment
Aging & gentrify	**3.Ipswich North SA2**	**2021-2041**	Constraints in growth due to	**2021-2041**	No public transport networks	Catchment

		Couple with no children (empty nesters) Couple with children		koala conservation	Ancillary dwellings (secondary dwellings) Detached dwellings			analysis required
	4.Ipswich Central SA2	**2021- 2031** -Lone persons -Couple with no children (empty nesters) -Couple with no children -Young professionals/ Key or low-income workers	**2031-2041** -Couple with no children (empty nesters) -Couple with no children -Couple with children -Young professionals/ key or low workers	Considered /zoned as future consolidation area, but with high density envisaged.	**2021-2031** **Couple no children/empty nesters:** Medium density-low rise **Young professionals/young families:** 3+ single dwellings (terraces, townhouses)	**2031-2041** **Young professionals/ young families:** 3+ single dwellings (terraces, townhouses) **Multiple dwellings (mid to high rise apartments etc.)**[17] **Older residents as they age:** smaller row terrace housing or smaller lot detached dwelling	-Train-line -Some public transport connection -Hub of community services for the City.	Earmark investigating facilities appropriate for high density area.
	5.Camira-Gailes SA2	**2021-2031** -Lone persons -Couple with no children (empty nesters)	**2031-2041** -Couple with no children -Couple with children	Considered /zoned as future consolidation area.	**2021-2031** -Ancillary dwellings (secondary dwellings) -Mid-low rise units	**2031-2041** -Ancillary dwellings (secondary dwellings) --Mid-low rise units -3+ single dwellings	-Local-level community centre -poor public transport network -Close to shopping	Catchment analysis required with Camira-Gailes + Springfield for community infrastru

[17] Please note medium to high rise apartments are proposed, subject to be refined for appropriate consideration.

		-Couple with no children -Couple with children	-Lone persons Couple with no children (empty nesters)		-Medium density- low rise for couple no children/empty nesters	(terraces, townhouses) –limited opportunity	village near Camira	cture review.

FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]**		**REALISTIC LAND USE [ZONING]**	**TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]**		**LOCATIONAL REQUIREMENTS**	
							Distance to Activity centres/ schools/services/ community infrastructure	*Consideration for Land for communities typology + catchment
Remaining younger	**6.Redbank Plains SA2**	**2021-2031** -Single parent families -Couple with children (large households) -young professionals/key workers	**2031-2041** -Lone persons/empty nesters -Couple no children + couple with children	Zoned/ considered as future expansion/ emerging area.	**2021-2031** -Detached large dwellings -3+ single dwellings (terraces, townhouses)	**2031-2041** -As empty nesters start to increase: smaller row terrace housing - smaller lot detached dwelling -3+ single dwellings (terraces, townhouses)	-Local-level community centre at South of Redbank Plains -local schools	Review library strategy for branch-level library.
	7.Springfield Lakes SA2	**2021-2031** -Couple with no children	**2031-2041** -Lone persons/empty nesters	Zoned/ considered as future	**2021-2031** **For families:**	**2031-2041** - As empty nesters start to increase:	-local level community facility/ Council library	District level + local-level facilities in Spring Mountain

		-Couple with children incl. parents with young adults living at home. -multi-	-Couple no children - couple with children	expansion / emerging area.	-Detached large dwellings 3+ single dwellings (terraces, townhouses) **Young professionals:** Multiple dwellings (2-3 story) **Couple no children:** medium density low rise	smaller row terrace housing - smaller lot detached dwelling **Families:** -3+ single dwellings (terraces, townhouses) -detached + medium density- low rise) **Young professionals/couple no children:** 3+ single dwellings (terraces, townhouses)	-Local schools (primary + secondary) -Commercial centre.	&surroundings.

FACTORS FOR HOUSING NEEDS	AREAS FOR CONSIDERATION	SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]		REALISTIC LAND USE [ZONING]	TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]		LOCATIONAL REQUIREMENTS	
							Distance to Activity centres/ schools/services/ community infrastructure	*Consideration for Land for communities typology + catchment
Remaining younger	**8.Bellbird Park-Brookwater SA2**	**2021-2031** Couple with no children Couple with children incl. parents with young adults living at home.	**2031-2041** Lone persons/empty nesters Couple no children + couple with children	Zoned as future expansion / emerging area.	**2021-2031** **For families:** -Detached large dwellings 3+ single dwellings (terraces, townhouses)	**2031-2041** - As empty nesters start to increase: smaller row terrace housing - smaller lot detached dwelling **Families:** -3+ single dwellings (terraces, townhouses) -detached + medium density- low rise)	Local schools	District-level community facilities in pipeline.
	9.Ripley SA2	**2021-2031** Couple with no children Couple with children incl. parents with young adults	**2031-2041** -Lone persons/empty nesters -Couple no children	Zoned as future expansion /emerging area.	**2021-2031** **For families:** -Detached large dwellings -3+ single dwellings (terraces, townhouses)	**2031-2041** -As empty nesters start to increase: smaller row terrace housing - smaller lot detached dwelling 3+ single dwellings (terraces, townhouses)	• 2 schools • 2 display centres	2 district-level facilities projected.

		living at home.	-couple with children			Families: 3+ single dwellings (terraces, townhouses)		

FACTORS FOR HOUSING NEEDS	LOCAL AREAS	SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]		REALISTIC LAND USE [ZONING]	TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]		LOCATIONAL REQUIREMENTS	
							Distance to Activity centres/ schools/services/community infrastructure	*Consideration for Land for communities typology + catchment
Balanced age **mix [both older & younger] with little expected growth**	**10. Karalee-Barallen Point SA2**	**2021-2031** Couples with no children Lone persons household Couples with children	**2031-2041** Couples with no children Lone persons household Couples with children	Considered as future consolidation area. Medium density around Karalee centre. Sewerage infrastructure limits sub-divisions.	**2021-2031** **For families:** -Detached large dwellings (dependent on capacity of sewerage infrastructure). -3+ single dwellings (terraces, townhouses) Semi-acreage **Seniors/ empty nesters:** -ancillary (secondary dwellings)	**2031-2041** As empty nesters start to increase: -smaller row terrace housing - smaller lot detached dwelling **For families:** -Detached large dwellings -3+ single dwellings (terraces, townhouses) Semi-acreage	Community centre for Karalee & surrounding -Local primary school -Poor public transport network.	Review catchment with surrounding suburbs.

	11.Churchill-Yamanto SA2	**2021-2031** Couples with no children Lone persons household Couples with children	**2031-2041** Couples with no children Lone persons household Couples with children	Considered as future consolidation area. Churchill looks to Yamanto for amenities. Flood affected northern part of Churchill. Medium to higher density- Yamanto	**2021-2031** **For older:** Likely ancillary (secondary dwellings) *limited capacity for smaller lots. **-For couple with no children:** Medium density- low rise **-For couples with children:** Detached (limited capacity for detached) **-Families/young professionals:** 3+ single dwellings (terraces, townhouses)	**2031-2041** **For older:** Smaller row terrace housing OR smaller lot detached dwelling -**For couple with no children:** Medium density- low rise 3+ single dwellings (terraces, townhouses) -**For couples with children:** Detached (limited capacity for detached) -**Families/young professionals:** 3+ single dwellings (terraces, townhouses)	-Yamanto shopping centre -Primary school	To review catchment

FACTORS FOR HOUSING NEEDS	LOCAL AREAS	SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]	REALISTIC LAND USE [ZONING]	TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]		LOCATIONAL REQUIREMENTS	
						Distance to Activity centres/ schools/services/community infrastructure	*Consideration for Land for communities typology + catchment
Balanced age mix [both older & younger] with little expected growth	**12.Goodna SA2**	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children -Young professionals/key workers	Zoned/considered as future expansion area. Goodna- mixed used & higher density. No adequate land for large detached dwellings.	**2021-2031** **For older:** Smaller row terrace housing OR smaller lot detached dwelling OR ancillary dwellings -**For couple with no children:** Medium density- low rise **-For couples with children:** 3+ single dwellings (terraces, townhouses) **-Families/young professionals:** 3+ single dwellings (terraces, townhouses) / Small	**2031-2041** For older: Smaller row terrace housing OR smaller lot detached dwelling OR ancillary dwellings -**For couple with no children:** Medium density- low to mid-rise development. -**For couples with children:** Small detached dwellings/3+ single dwellings (terraces, townhouses) -**Families/young professionals:** 3+ single dwellings (terraces, townhouses)	A service hub for neighbouring areas. Neighbourhood-level facility	To review catchment

				detached dwellings			
	13. Leichhardt-One Mile SA2	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children	Zoned as future consolidation area. Medium density noted in the Local area Framework in Wulkaraka.	**2021-2041** **For seniors/lone persons:** Ancillary dwellings(secondary dwellings) or smaller row terrace housing or smaller lot detached dwelling **For couple with no children:** Medium density- low rise (Leichhardt) **For families**: -3+ single dwellings (terraces, townhouses/single detached dwelling (Wulkaraka)		-1 local-level community centre -Primary school PT links to Uni transport. Open space-walkable	To review catchment against inner Ipswich.

FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]**	**REALISTIC LAND USE [ZONING]**	**TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]**		**LOCATIONAL REQUIREMENTS**	
						Distance to Activity centres/ schools/services /community infrastructure	*Considerati on for Land for communities typology + catchment
Balanced age **mix** **[both older & younger] with little expected growth**	**14. Brassall SA2**	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children	Considered /zoned as future consolidation area. Brassall- some parts flood affected, no available land for suburban semi-detached.	**2021-2031** **For seniors/lone persons:** Ancillary dwellings (secondary dwellings)/ duplexes. **Couple no children/empty nesters:** smaller lot infill.	**2031-2041** **For couple with no children**: smaller lot infill. **For families**: Limited capacity for -3+ single dwellings (terraces, townhouses	-Local-level church halls -primary school -public high school in surrounding Ipswich inner/central	To review catchment against inner Ipswich.

	15. Raceview SA2	**2021-2041** -Lone persons -Empty nesters -Couple without children and -Couple with children	Considered as future consolidation area. Medium density envisaged clustered toward centre of Raceview.	**2021-2031** -For older: Smaller row terrace housing OR smaller lot detached dwelling OR ancillary dwellings -**For couple no children** medium density- low rise -For couple with children incl. young adults: detached dwellings	**2031-2041** **For couple no children either empty nesters/couples seeking to expand their family:** -medium density- low rise -3+ single dwellings (terraces, townhouses) -**For couple with children incl. young adults**: detached dwellings	No community infrastructure. No public transport, car dependent	To review catchment-community infrastructure.

FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]**	**REALISTIC LAND USE [ZONING]**	**TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]**		**LOCATIONAL REQUIREMENTS**	
						Distance to Activity centres/ schools/services/community infrastructure	*Consideration for Land for communities typology + catchment
Balanced age mix [both older & younger] with little expected growth	**16. Springfield SA2**	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children	Zoned/considered as future expansion/ emerging area. Infill near shopping centre +low-	**2021-2031** **-For older:** Smaller row terrace housing OR smaller lot detached dwelling OR ancillary dwellings	**2031-2041** **For couple no children** medium density- low rise -3+ single dwellings (terraces, townhouses)	Local-level community centre -poor public transport network Close to shopping	Catchment analysis required with Collingwood Park-Redbank-Riverview for community infrastructure reviewed.

			medium density/townhouses in new land for development.	-**For couple no children** medium density- low rise/ detached dwellings/ -3+ single dwellings (terraces, townhouses) **-For couple with children incl. young adults:** detached dwellings	**-For couple with children incl. young adults:** -detached dwellings/ -3+ single dwellings (terraces, townhouses) **-For older:** Smaller row terrace housing OR smaller lot detached dwelling OR ancillary dwellings	village near Camira.	
	17. Riverview SA2	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children	Zoned as consolidation area. Local Area Framework suggests: medium density residential (50-100 dwellings per hectare) development that is two to five storeys consisting of terraces, townhouses and low to mid rise apartments	**2021-2031** **For seniors/lone persons:** Ancillary dwellings(secondary dwellings) or smaller row terrace housing or smaller lot detached dwelling **For couple with no children:** Medium density- low rise **For families**: -3+ single dwellings (terraces, townhouses	**2031-2041** **For seniors/lone persons:** Ancillary dwellings (secondary dwellings) - or smaller row terrace housing - or smaller lot detached dwelling **For couple with no children**: Medium density- low rise **For families**:	Community facility, schools and church hall exist.	Review community facility catchment analysis for Riverview and surrounding such as Redbank etc.

					-3+ single dwellings (terraces, townhouses		
	18. Bundamba SA2	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children	Considered /zoned as consolidation area.	**2021-2031** **For seniors/lone persons:** Smaller row terrace housing OR smaller lot detached dwelling -**For couple with no children:** Medium density- low rise -**For couples with children:** Detached dwellings	**2031-2041** **For seniors/lone persons:** Smaller row terrace housing OR smaller lot detached dwelling -**For couple with no children:** Medium density- low rise **-For couples with children:** Detached	-No community infrastructure -school serves as anchor -connection with industrial area/ employment perspective. TAFE Bundamba (infill development).	Review + catchment analysis required for community infrastructure.

FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE** **[2021-2041]**	**REALISTIC LAND USE [ZONING]**	**TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]**		**LOCATIONAL REQUIREMENTS**	
						Distance to Activity centres/ schools/services/ community infrastructure	*Consideration for Land for communities typology + catchment
Balanced age mix **[both older & younger] with little expected growth**	**19. Collingwood -Redbank SA2**	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children	Considered/ zoned as consolidation area.	**2021-2031** **For seniors/lone persons:** Smaller row terrace housing OR smaller lot	**2031-2041** **For older:** Smaller row terrace housing OR smaller lot detached dwelling	No buses, only train-line, car dependent. Likely to continue to have multiple	Catchment analysis required with Camira-Gailes + Springfield for

				detached dwelling **-For couple with no children:** Medium density- low rise **-For couples with children:** Detached	-**For couple with no children:** Medium density- low rise **-For couples with children:** Detached	cars per household. -no anchor community infrastructure	community infrastructure reviewed.

FACTORS FOR HOUSING NEEDS	**LOCAL AREAS**	**SEQUENCE FOR ASSUMED HOUSEHOLD TYPE + HOUSING CHANGE [2021-2041]**	**REALISTIC LAND USE [ZONING]**	**TYPOLOGY OF NEW HOUSING SEQUENCE [2021-2041]**		**LOCATIONAL REQUIREMENTS**	
						Distance to Activity centres/ schools/services /community infrastructure	*Consideration for Land for communities typology + catchment
Balanced age mix **[both older & younger]** **with little expected growth**	**20. Rosewood SA2**	**2021-2041** -Lone persons -Empty nesters -Couple without children -Couple with children	Zoned expansion area e.g Walloon etc.	**2021-2031** -Ancillary dwellings(secondary dwellings) Or smaller row terrace housing OR smaller lot detached dwelling -Medium density-low rise for couple no children/empty nesters	**2031-2041** -3+ single dwellings (e.g. terraces, townhouses). -Detached dwellings	- No buses, only train-line, car dependent. - Library - Basic shopping village	Review catchment in light of new library as well.

6. PROJECTED DWELLINGS

To develop the Planning Scheme and Local Government Infrastructure Plan (LGIP), Council's Ipswich Population Modeller (IPM) revised projected population and dwelling figures for the city and Planning Scheme's communities of interest (or local area frameworks). The IPM utilised ultimate as 2055 for LGIP planning. However, for the purpose of this Housing Strategy and alignment to the SEQ Regional Plan, 2041 was used as ultimate projected year. Based on the IPM's land capacity analysis, revised population projects and life stages envisaged by LAFS (or communities of interest), the following projected attached and detached dwellings have been apportioned across the 2 tables.

TABLE 17 PROJECTED DWELLING BY LAFS

1. **Projected dwellings by LAFs (Projected dwellings- attached)**

	Attached dwelling 5 yearly growth rates by LAF (or community of interest)							
LAF - Community of Interest	**2021-2026**	**%**	**2026-2031**	**%**	**2031-2036**	**%**	**2036-2041**	**%**
1 - Goodna, Gailes, Camira (part)	2,147	8.1%	2,205	6.6%	2,273	5.1%	2,349	3.9%
2 - Carole Park	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 - Camira (part)	262	1.0%	299	0.9%	329	0.7%	365	0.6%
4 - Springfield Estate	1,853	7.0%	2,994	8.9%	6,157	13.9%	12,354	20.6%
5 - Bellbird Park, Redbank Plains, Augustine Heights	4,450	16.9%	5,238	15.6%	6,175	14.0%	7,384	12.3%
6 - Redbank, Collingwood Park	1,527	5.8%	1,833	5.5%	2,180	4.9%	2,672	4.5%
7 - Swanbank, New Chum	5	0.0%	17	0.1%	30	0.1%	43	0.1%
8 - Riverview	248	0.9%	296	0.9%	377	0.9%	511	0.9%
9 - Bundamba, Blackstone, Ebbw Vale, Dinmore	1,540	5.8%	2,009	6.0%	2,712	6.1%	3,487	5.8%
10 - Karalee, Barellan Point, Chuwar	396	1.5%	563	1.7%	714	1.6%	806	1.3%
11 - North Ipswich	1,139	4.3%	1,263	3.8%	1,400	3.2%	1,658	2.8%
12 - Brassall	2,100	8.0%	2,324	6.9%	2,555	5.8%	2,863	4.8%
13 - Ipswich Central	1,335	5.1%	1,546	4.6%	2,090	4.7%	3,230	5.4%
14 - Booval, East Ipswich, North Booval	3,379	12.8%	3,864	11.5%	4,555	10.3%	5,338	8.9%
15 - Raceview, Flinders View	1,623	6.2%	1,911	5.7%	2,266	5.1%	2,608	4.4%
16 - Churchill	186	0.7%	212	0.6%	239	0.5%	269	0.4%
17 - Yamanto	328	1.2%	399	1.2%	599	1.4%	1,059	1.8%
18 - Ripley Valley	104	0.4%	153	0.5%	206	0.5%	264	0.4%
18 - Ripley Valley (within Ripley Valley PDA)	1,671	6.3%	3,912	11.7%	5,881	13.3%	7,658	12.8%
19 - Purga (part), Goolman, Peak Crossing	8	0.0%	8	0.0%	8	0.0%	8	0.0%
20 - Amberley	3	0.0%	2	0.0%	1	0.0%	1	0.0%
21 - One Mile, Leichhardt, Wulkuraka	918	3.5%	963	2.9%	1,011	2.3%	1,076	1.8%
22 - Karrabin, Blacksoil (part)	12	0.0%	12	0.0%	12	0.0%	12	0.0%
23 - Pine Mountain, Muirlea, Blacksoil (part)	38	0.1%	43	0.1%	50	0.1%	55	0.1%
24 - Walloon, Thagoona , Haigslea (part)	274	1.0%	674	2.0%	1,482	3.4%	2,974	5.0%
25 - Marburg	21	0.1%	43	0.1%	60	0.1%	64	0.1%
26 - Rosewood	330	1.3%	436	1.3%	530	1.2%	590	1.0%
27 - Ebenezer, Willowbank, Jeebropilly, Mount Forbes	472	1.8%	335	1.0%	231	0.5%	201	0.3%
28 - Tallegalla, Woolshed, The Bluff	8	0.0%	8	0.0%	8	0.0%	8	0.0%
29 - Ashfield, Lanefield, Calvert, Grandchester	8	0.0%	8	0.0%	8	0.0%	8	0.0%
30 - Mount Mort, Lower Mount Walker, Mount Walker West	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Totals	**26,386**	100.0%	33,572	100.0%	44,137	100.0%	59,913	100.0%

2. Projected dwellings by LAFs (Projected dwellings- detached)

	Detached dwelling 5 yearly growth rates by SA2							
LAF - Community Of Interest	**2021-2026**	**%**	**2026-2031**	**%**	**2031-2036**	**%**	**2036-2041**	**%**
1 - Goodna, Gailes, Camira (part)	7,639	5	7,775	4.2	7,969	3.8	8,195	3.4%
2 - Carole Park	0	0.0%	0	0.0	0	0.0	0	0.0%
3 - Camira (part)	4,694	2.9%	4,761	2.6	4,851	2.3	4,994	2.1%
4 - Springfield Estate	23,451	14.6%	25,417	13.9	27,860	13.3	30,697	12.8%
5 - Bellbird Park, Redbank Plains, Augustine Heights	22,968	14.3%	24,747	13.5	26,638	12.7	28,797	12.0%
6 - Redbank, Collingwood Park	7,458	4.7%	8,032	4.4	8,428	4.0	8,993	3.8%
7 - Swanbank, New Chum	9	0.0%	112	0.1	305	0.1	481	0.2%
8 - Riverview	2,173	1.4%	2,255	1.2	2,348	1.1	2,437	1.0%
9 - Bundamba, Blackstone, Ebbw Vale, Dinmore	6,695	4.2%	7,256	4.0	7,909	3.8	8,425	3.5%
10 - Karalee, Barellan Point, Chuwar	6,324	3.9%	6,720	3.7	7,141	3.4	7,512	3.1%
11 - North Ipswich	4,799	3.0%	4,931	2.7	5,083	2.4	5,255	2.2%
12 - Brassall	8,040	5.0%	8,483	4.6	8,908	4.2	9,334	3.9%
13 - Ipswich Central	4,297	2.7%	4,379	2.4	4,520	2.2	4,717	2.0%
14 - Booval, East Ipswich, North Booval	13,195	8.2%	13,441	7.3	13,701	6.5	14,003	5.8%
15 - Raceview, Flinders View	10,493	6.6%	10,734	5.9	11,197	5.3	11,768	4.9%
16 - Churchill	754	0.5%	752	0.4	750	0.4	747	0.3%
17 - Yamanto	4,074	2.5%	4,205	2.3	4,332	2.1	4,477	1.9%
18 - Ripley Valley	3,679	2.3%	3,947	2.2	4,159	2.0	4,382	1.8%
18 - Ripley Valley (within Ripley Valley PDA)	12,322	7.7%	26,175	14.3	39,355	18.7	51,249	21.4%
19 - Purga (part), Goolman, Peak Crossing	516	0.3%	523	0.3	546	0.3	586	0.2%
20 - Amberley	26	0.0%	26	0.0	23	0.0	18	0.0%
21 - One Mile, Leichhardt, Wulkuraka	5,684	3.5%	5,743	3.1	5,823	2.8	5,989	2.5%
22 - Karrabin, Blacksoil (part)	294	0.2%	295	0.2	296	0.1	298	0.1%
23 - Pine Mountain, Muirlea, Blacksoil (part)	1,813	1.1%	1,921	1.0	2,060	1.0	2,211	0.9%
24 - Walloon, Thagoona , Haigslea (part)	2,959	1.8%	4,554	2.5	9,001	4.3	15,812	6.6%
25 - Marburg	725	0.5%	733	0.4	808	0.4	948	0.4%
26 - Rosewood	2,549	1.6%	2,846	1.6	3,531	1.7	4,439	1.9%
27 - Ebenezer, Willowbank, Jeebropilly, Mount Forbes	1,155	0.7%	1,156	0.6	1,165	0.6	1,181	0.5%
28 - Tallegalla, Woolshed, The Bluff	349	0.2%	351	0.2	366	0.2	395	0.2%
29 - Ashfield, Lanefield, Calvert, Grandchester	777	0.5%	781	0.4	823	0.4	901	0.4%
30 - Mount Mort, Lower Mount Walker, Mount Walker West	220	0.1%	224	0.1	261	0.1	330	0.1%
Totals	**160,133**	100.0%	**183,274**	100.0	**210,157**	100.0	**239,574**	100.0%