

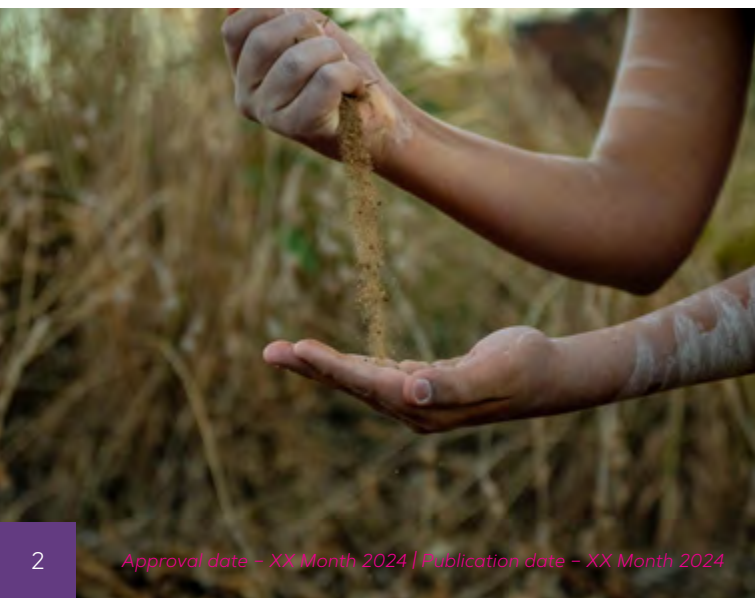
Strengthening Ipswich Communities Plan 2025

*Prioritising community hubs,
now and into the future*



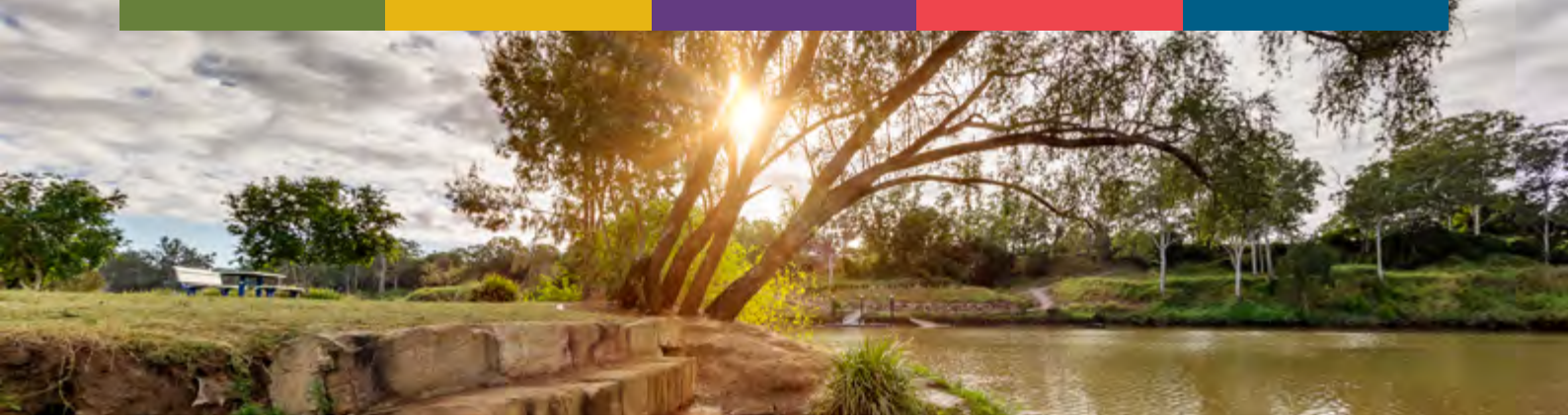
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Acknowledgement of Country

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land and waters we share. We pay our respects to their Elders past, present and emerging, as the keepers of the traditions, customs, cultures and stories of proud peoples.



EXECUTIVE SUMMARY

Ipswich, traditionally known as Tulumur in the universal Indigenous language, is a city rich in cultural history and diversity. With approximately 112 countries represented within its boundaries¹, Ipswich is a vibrant melting pot of different cultures and traditions. The city is characterised by a mix of old and emerging suburbs, blending the charm of its historical roots with the dynamic growth of new developments.

Looking ahead, Ipswich is projected to experience significant population growth, with an estimated increase to over 533,800 residents by 2046². This growth highlights the need for adequate infrastructure to accommodate the expanding population and ensure a high quality of life for both new and existing residents. As the city welcomes new individuals and families over the next 20 years, there will be an ongoing demand for community facilities that promote social connection and enhance the liveability of the city.

While trends indicate a reduced utilisation of community halls, Ipswich recognises the enduring importance of these facilities in building strong and connected communities. As new areas, like the western growth corridor (Rosewood to Walloon), Springfield and Ripley Valley continue to emerge and existing suburbs like Yamanto undergo growth and transformation, the need for community facilities becomes even more pronounced.

Yet, the city faces financial challenges in ensuring equitable investments in community facilities, especially as the availability of suitable land decreases with strong demand in the market for residential development. Balancing the needs of both new and established areas becomes crucial in this context. Ipswich City Council (council) has responded to these challenges by adopting a more holistic approach to planning for community facilities by looking towards a community hubs model³.

Through a community hubs model, council aims to better plan for accessible and affordable community facilities, ultimately shaping better neighbourhoods and places. Community hubs can be thought of as either clusters of individual community facilities located closely together or singular multipurpose facilities that cater to a wide range of activities and services. This model allows for more efficient use of land and enhances accessibility, particularly along public transport routes and other key infrastructure.

The concept of community hubs as a solution to Ipswich's needs was identified through council's 2021–2022 community consultation on community facility requirements. This inclusive and participatory process helped ensure that the voices and opinions of the community were considered when formulating the city's approach to community facilities.

To ensure its effectiveness, the Strengthening Ipswich Communities Plan (SICP) adopts a monitoring and prioritisation approach, a methodology for understanding the current and future demand for community facilities, in order to respond strategically and collaboratively to effectively plan and allocate resources to meet the evolving needs of the community.

By embracing the community hubs model, council aims to create a more cohesive and interconnected city, where residents have convenient access to a variety of community facilities that cater to their diverse needs. This forward-thinking strategy not only addresses the challenges posed by population growth but also promotes social cohesion, fosters community engagement and enhances the overall wellbeing of Ipswich's residents.

As a catalyst project for council under iFuture, the SICP is recognised as an invaluable strategy solidifying council's commitment to better, strategic planning and investment for community facilities and services.

¹ Based on ABS Census of Population and Housing 2021. Compiled and presented by .id (informed decisions).

² Based on the draft Local Government Infrastructure Plan 2024, Table 6.2.1.1.

³ The concepts and attributes of community hubs are discussed further in Part 5.



1. INTRODUCTION

1. INTRODUCTION

1.1 STRENGTHENING IPSWICH COMMUNITIES PLAN – A HOLISTIC APPROACH

The SICP is a strategic document that outlines the necessary locations and timelines to deliver community hubs over a period of 20 years. It has been generated by utilising robust monitoring and prioritisation processes, considering the long-term planning needs up to 2046 and aligning with council's other strategic infrastructure planning efforts.

As suggested by its title, the Strengthening Ipswich Communities Plan or SICP emphasises the vital role that community facilities play in fostering strong and socially connected communities, both now and in Ipswich's future. It places a significant emphasis on the importance of places, as community facilities have the potential to contribute to the development or revitalisation of liveable suburbs.

The SICP considers three key focus areas, as illustrated in Figure 1, which are derived from the definition of social infrastructure⁴. These interconnected elements are crucial in shaping liveable cities and places.

1. Understanding social participation: This element recognises that the availability of community activities promotes social connection and participation, enhancing the social fabric of the community.
2. Understanding service needs across life stages: This element acknowledges the need for services that cater to different stages of life, such as early childhood, ageing and various socioeconomic circumstances, ensuring the wellbeing of the community as a whole.
3. Understanding community hub composition: This element underscores the importance of having appropriate community facilities to accommodate various activities and services, meeting the diverse needs of the community. This step acknowledges that different communities will have different facility needs.

By considering these three interconnected elements, the SICP aims to create a cohesive framework for the development and provision of community hubs that address the social, service and facility requirements of Ipswich. This comprehensive approach will contribute to the creation of vibrant and liveable neighbourhoods, promoting community engagement and enhancing the overall wellbeing of Ipswich's residents.

Figure 1: Focus areas of the Strengthening Ipswich Communities Plan



1.2 WHAT THE SICP WILL INFORM

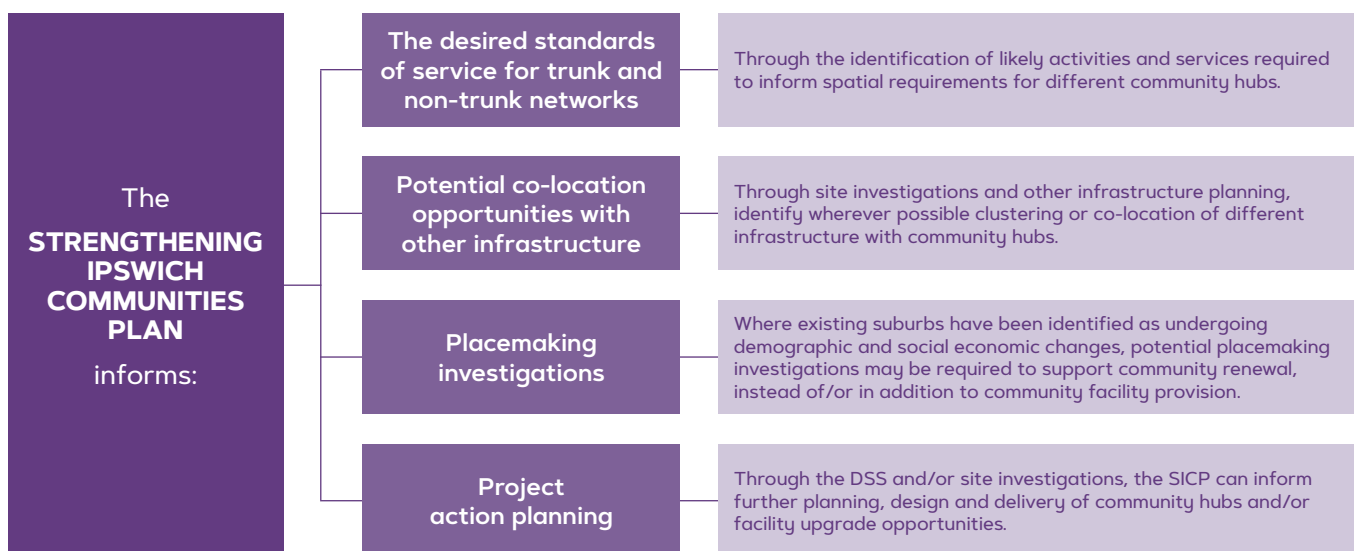
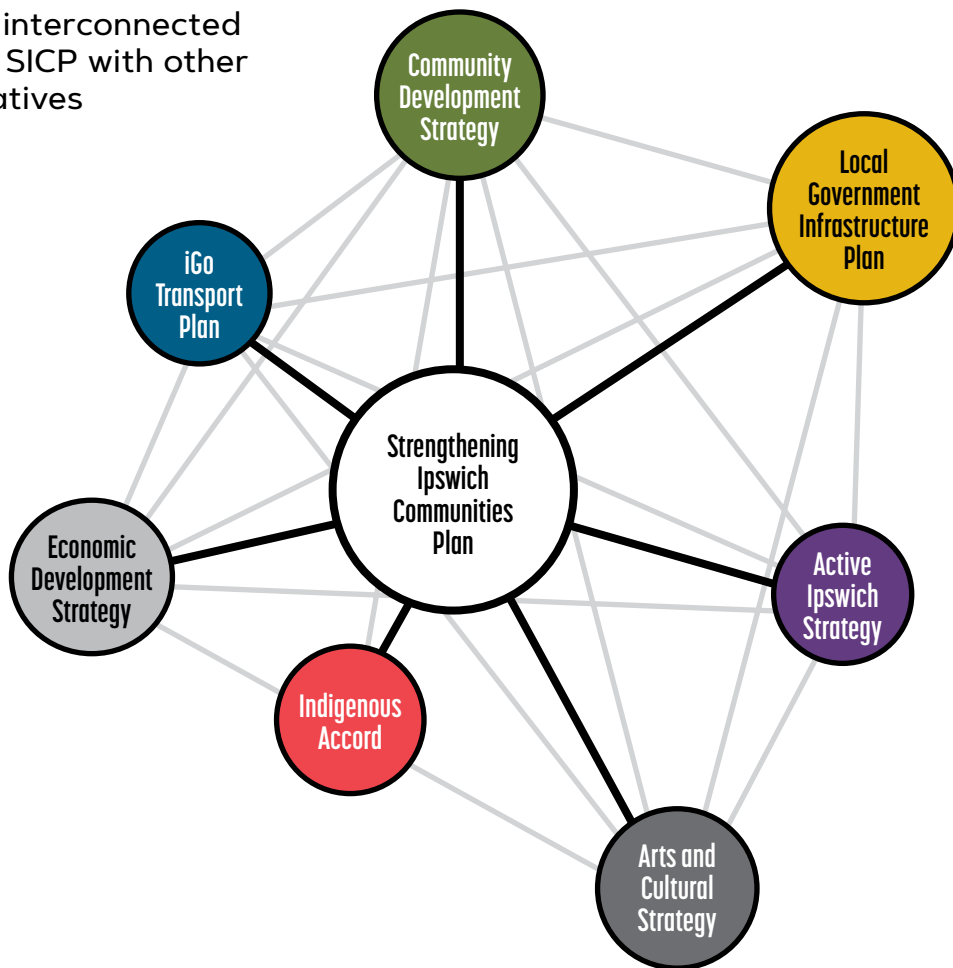
The SICP is a strategic level document that outlines a community facilities network vision for the City of Ipswich over the next 20 years. Its primary focus is to identify the necessary community hubs and their optimal locations, while considering the evolving social infrastructure needs of both the city as a whole and its various local areas. By taking a holistic approach, the SICP recognises the integral role that community facilities play in fostering vibrant neighbourhoods and enhancing overall quality of life.

4 South East Queensland Regional Plan 2005–2026, Implementation Guideline No.5: Social infrastructure planning, 2007.

One of the key aspects emphasised by the SICP is the significance of community facilities in contributing to the development and regeneration of suburbs. By strategically locating these facilities and ensuring they align with the city's growth and planning initiatives, the SICP aims to create opportunities for cohesive and thriving communities. It recognises that community hubs not only provide essential services but also act as catalysts for social engagement, cultural activities and economic development.

The SICP seeks to inform and align with other internal infrastructure planning efforts within council, highlighting the interconnected nature of social infrastructure (see Figure 2). The SICP acknowledges that decisions relating to built form, social wellbeing and economic outcomes are interconnected and influence each other. By integrating the SICP with these broader planning frameworks, council can ensure that its infrastructure investments and development decisions are well coordinated, maximising their impact and delivering sustainable long-term benefits for the City of Ipswich, and will assist in informing the future design and implementation phase for such infrastructure.

Figure 2: The interconnected nature of the SICP with other planning initiatives



1.3 FACILITATING COMMUNITY OUTCOMES

The SICP highlights some of the anticipated community benefits or outcomes it expects to facilitate, through delivering community hubs.

These outcomes are also underpinned by considering the current and changing needs⁵ for the city.

These outcomes include:

- **building social connections**, particularly in new communities
- **revitalising ageing suburbs** through place-making activities that incorporate different social infrastructure elements
- **promoting health and wellbeing** through availability of recreation spaces and activities
- **learning and training** through the availability of spaces such as libraries and spaces that allow for lifelong learning, training and skills development that complement what is offered by education institutions
- **early childhood outcomes** through spaces that promote playgroup and other early childhood activities that support early childhood development and wellbeing
- **youth engagement** through spaces designed to include young people's participation and inclusion in their community
- **ageing in place** through the availability of spaces that foster seniors to continue to connect with members of their community, purpose lifelong learning and other social and wellbeing activities
- **arts and culture** with the availability of spaces that promote generation of art, creativity and other group activities that support Ipswich's heritage, culture and socioeconomic and wellbeing outcomes
- **supporting post emergency response** through community hubs that support disaster management in hazard vulnerable communities. For example, community hubs could function either as local level temporary shelters⁶ or offer space for support services to assist with community recovery.



⁵ Based on Ipswich trends in section 3 and identified and future needs in section 6.

⁶ The identification and location of local level temporary shelters can be considered as a vital resources part of Council's emergency management response. Temporary shelters are different from evacuation centres which can be considered as large facilities and accommodate people for more than one day during a crisis.



2. COUNCIL'S ROLE

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2.1 iFUTURE

Council's 2021–2026 Corporate Plan, iFuture, including the community's long-term aspirations, has been taken into consideration to ensure corporate and community views were considered in preparing the new Local Government Infrastructure Plan (LGIP).

Ipswich's community visioning process⁷, noted in iFuture, highlights key themes relevant to informing LGIP's future land for community facilities network.

A combination of themes that underscore residents' aspirations relating to the social and physical fabric of the city by 2041, include but are not limited to the following:

- continued sense of community – welcoming, diverse, safe, strong
- convenient, relaxed lifestyle
- improved services and facilities (health, education, community centres)
- vibrant, thriving, renewed city centre.

While noted as a future community aspiration, social cohesion ranked 11th as a liveability concern⁸ in a current snapshot of community sentiments, compared to 15 other liveability attributes. This is notwithstanding varying experiences on a strong sense of community across the city. This suggests that the availability of community facilities are key enablers in fostering social connections and participation, including the delivery of services and broadly achieve good built form outcomes as noted in the above themes.

Based on sentiments expressed in iFuture community visioning and findings from the annual Living in Ipswich survey, the community has consistently indicated a desire for a continued sense of community and improved services and facilities as key aspirations for a liveable Ipswich.

2.2 SOCIAL INFRASTRUCTURE POSITION STATEMENTS

While council's corporate priorities are outlined in iFuture, the SICIP is complemented by a set of key position statements that specifically emphasise council's role in delivering social infrastructure. These positions are developed based on the traditional responsibilities of local governments in investing in community facilities, taking into account the aspirations of the Ipswich community and aligning with council's strategic approach to effectively plan for the future of Ipswich.

These positions include:

Investment in community hubs that reflect council's role	Council is focused on implementing a community hub strategy that prioritises efficient land utilisation and the creation of multipurpose spaces capable of accommodating a diverse range of activities and services. While the design and utilisation of council hubs are intended to retain their multipurpose nature, these spaces also retain the traditional role that councils play in providing public facilities, including libraries, meeting areas, indoor recreation as well as spaces for art and creativity, among other intended uses.
Accessible hubs	Council is committed to the objective of ensuring that its community spaces are easily accessible, inclusive and affordable for public use. This commitment extends to a focus on eliminating barriers to entry, cultivating an environment of diversity and equal participation and providing cost-effective solutions that result in these spaces being attainable to all community members. Through the observance of these principles, council aims to establish vibrant and inviting spaces that cater to the needs of diverse individuals and groups within the community.
Link investments to strategic priorities	Council's investments in community facilities will be underpinned by community consultation and council's long-term planning to ensure council's investments in community facilities link back to identified community benefits and corporate priorities.

⁷ Community visioning process was undertaken between 2020 and 2021 as part of council's development of its Corporate Plan, iFuture.

⁸ Ipswich's Living In Ipswich is an annual survey that aims to understand community sentiments on the level of liveability in the city and across Ipswich's local areas.

These positions include:

Delivery in strategic sequence	Council is committed to ensuring that community facilities are implemented in a thoughtfully sequenced manner and are delivered in a planned timeframe that have been included in council's capital works program and fit within council's financial strategy. This is to ensure that there is a clear alignment between what has been planned as an infrastructure project and with a budget allocation.
Complement not duplicate	Council seeks to complement, not duplicate investments in community facilities, where community spaces are available and accessible to the wider community across Ipswich. This is to also ensure that council can balance the equitable needs of parts of the city where social infrastructure is limited, or does not exist, compared to other areas that have a good spread of community facilities.
Staged approach in greenfield areas	Council supports a staged approach to the delivery of multipurpose local spaces that scale-up to large community facilities planned for council land. This is to ensure that council remains responsive to fostering the development of social connections early, in emerging areas that may not warrant the full delivery of the large community facility envisaged as residential development reaches maturity.
Partnership and funding opportunities	Council is dedicated to actively exploring opportunities for external funding to jointly invest in establishing community hubs. This could potentially involve adopting a collaborative approach with various partners, such as schools, to effectively pool resources. For instance, council may seek to engage in agreements with schools that facilitate the reciprocal sharing of resources – for instance, allowing public access to school halls in exchange for the use of council sports fields. These cooperative strategies not only optimise the allocation of resources but also exemplify a community-focused synergy among different stakeholders.

2.3 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

Similar to other councils, Ipswich City Council plans and delivers essential infrastructure for future growth, also referred to as trunk infrastructure, through the LGIP. The LGIP identifies the anticipated timing and location of trunk infrastructure for transport, public parks and land specifically designated for community facilities that will be required by 2046. These trunk infrastructure elements are intended to serve a broader catchment of the population.

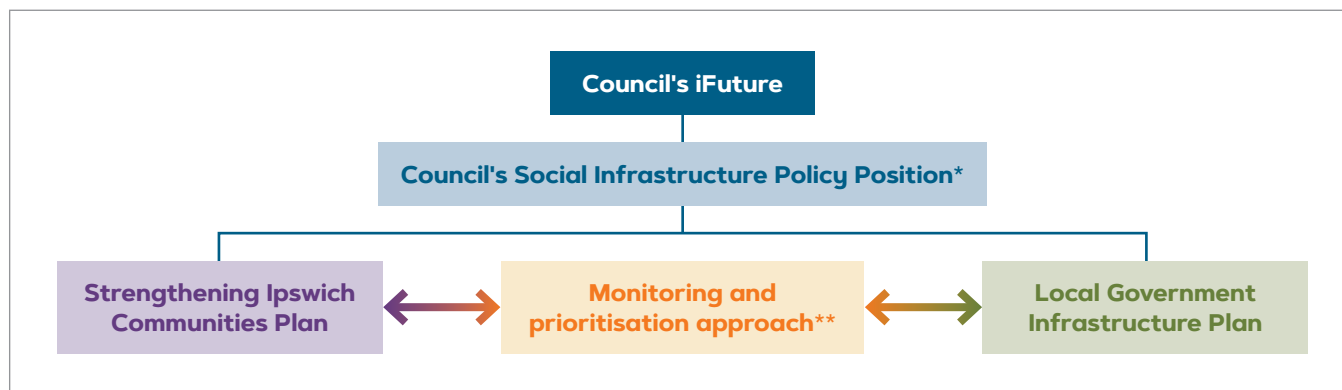
Regarding community facilities, the LGIP identifies land solely for district-level and citywide catchment facilities to meet the demands of the growing population. This can be seen in Appendix 2.4, which provides details on district hub catchments. A hybrid approach has been undertaken in Springfield to reflect existing infrastructure agreements.

In this context, the SICIP complements the LGIP trunk network by:

1. Prioritising and recommending the investigation and creation of a non-trunk infrastructure plan. This pertains to built infrastructure that services a local area catchment that does not meet the desired standards of service (DSS) for trunk infrastructure. As the focus of this plan is on moving to a hubs model, this plan does not fully detail the non-trunk level infrastructure requirements, or who is best placed to provide these facilities and services. This will need to be considered as part of the transition planning as identified in the key recommendations (section 7).
2. Identifying current and future activities and services that require a range of community hubs. The SICIP utilises a monitoring and prioritisation approach to anticipate and accommodate the needs of both trunk and non-trunk infrastructure. This approach ensures that the SICIP considers the demand for community facilities, taking into account current and future requirements, considering demographics, locational restrictions and accessibility.
3. Aligning the recommended delivery of built infrastructure in accordance with the desired standards of service and identified land requirements in the LGIP.

Figure 3 illustrates how these two documents inform each other. The monitoring and prioritisation approach, outlined in section 5.1, serves as the foundation for understanding the current and future demand for both trunk and non-trunk community facilities. This integrated approach ensures that council can effectively plan and allocate resources to meet the evolving needs of the community in a coordinated and strategic manner.

Figure 3: Links between council's iFuture, SICP and the LGIP



*Council's Social Infrastructure Policy Position provide council's role in the delivery of community facilities.

**Monitoring and prioritisation approach – review of growth, Census and consultation every 5 years.

2.4 OTHER PLANNING FOR COMMUNITY FACILITIES

All levels of government, business and community organisations contribute to the delivery of community services and facilities, from grass roots service delivery at the local level through to the delivery of major city level facilities and activities.

The SICP has considered the broader availability of existing community services and facilities across Ipswich to inform demand and to assist in setting council's strategic delivery requirements, standards of service and priorities, particularly regarding the identification of future land requirements for delivery through the LGIP.

2.5 BENCHMARKING

This section considers how some other local governments in South East Queensland accommodate community hubs, including activity groups within these hubs and indicative floor areas.

Brisbane: Brisbane City Council has strategically integrated community facility hubs into various neighbourhoods to enhance local engagement. These hubs often consist of facilities such as libraries, indoor sports centres, meeting rooms and outdoor recreational spaces. Indicative floor areas for these hubs might range from approximately 1,500m² to 14,000m². The activities within these hubs are diverse, ranging from children's programs, adult education classes and fitness sessions to cultural performances, public lectures and community support services. These hubs serve as focal points for social interaction, learning and cultural enrichment.

Gold Coast: Gold Coast City Council has placed a strong emphasis on creating community facility hubs that act as social and recreational epicentres for residents. These hubs often encompass a variety of essential amenities, including libraries, multipurpose rooms, sports facilities and cultural spaces. Indicative floor areas for these hubs can range from around 2,000m² to 15,000m² or more, depending on the specific site and community needs. Activities within these hubs cover a wide spectrum, from fitness classes, workshops and educational programs to cultural events, art exhibitions and community meetings. These spaces are designed to cater to people of all ages and backgrounds, fostering a sense of community cohesion and participation.

Moreton Bay: City of Moreton Bay Council has taken a comprehensive approach to community facility hubs, combining various services and spaces to address a range of community needs. These hubs often include elements like libraries, art studios, multipurpose halls and outdoor play areas. Indicative floor areas might vary from approximately 1,000m² to 12,000m². Activities conducted in these hubs encompass everything from story times for children, skill-building workshops for adults and fitness classes to local art exhibitions, community group meetings and wellness programs. The goal is to create spaces that cater to a diverse cross-section of residents, promoting inclusivity and shared experiences.

Across all these regions, community facility hubs are designed with the intention of serving as dynamic spaces that facilitate learning, social interaction and community engagement. The floor areas and activity groups are tailored to meet the specific needs of each locality, ensuring that residents have access to a wide array of programs and services that contribute to their overall wellbeing and quality of life.



3. IPSWICH TRENDS

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3.1 IPSWICH AT A GLANCE

Positioned as a rapidly growing urban centre, Ipswich presents itself as a city with a diverse demographic composition, undergoing expansion and transformation. Particularly notable is its reputation as a favoured destination among those seeking a more economically viable alternative to the higher living costs of Brisbane. Within its precincts, Ipswich strategically offers a comprehensive spectrum of essential amenities, including an array of educational institutions, advanced healthcare facilities, a diverse retail landscape and expansive parklands that enhance its residents' quality of life.

Ipswich houses a variety of educational institutions that cater to different levels of learning. These establishments contribute significantly to the city's educational foundation, ensuring the intellectual growth of its inhabitants. In the realm of healthcare, Ipswich is distinguished by its well-equipped central and satellite hospital hubs and large range of general and specialist medical providers, ensuring the health and wellbeing of its growing population.

The city's commercial landscape thrives, with a range of shops and markets that cater to the diverse preferences of its residents. This economic vibrancy not only reflects the city's contemporary dynamics but also provides convenience and variety to its inhabitants. Furthermore, Ipswich takes pride in its meticulously designed parklands, serving as recreational spaces for relaxation, exercise and community engagement.

However, one of Ipswich's most notable facets lies in its embrace of its historical and cultural heritage. Through historical landmarks, museums and cultural attractions, the city offers its residents and visitors a glimpse into its rich past and diverse cultural expressions.

3.2 IPSWICH POPULATION FORECAST

Population: The quarterly report at the time of drafting identified that the population for the Ipswich Local Government Area (LGA) was 259,062 persons at September 2024⁹. This represents an increase of 21,437 persons from the 2021 Census (233,302 persons) and an increase of 82,539 persons from the 2011 Census (172,200 persons).

As one of the fastest growing cities in Queensland, Ipswich is projected to more than double over the next two decades and by 2046 it is projected that more than 533,000 people will call the city home.

For greater context, this means:

- Ipswich will accommodate an additional **280,000 people in 100,000 additional dwellings by 2046**
- This roughly equates to **4,000 new dwellings per year**
- This is equivalent to delivering approximately **80 new dwellings every week.**

3.3 CHALLENGES AND OPPORTUNITIES

By providing suitable physical spaces that promote community activities, Ipswich enhances individuals' sense of belonging and connection to their community. This, in turn, contributes to the community's resilience in the face of incredible growth and possible future external impacts. The COVID-19 pandemic served as a powerful demonstration of how global influences can significantly affect local communities.

Through council's community consultations in 2020, the impacts of COVID-19 underscored both Ipswich's existing resilience and its socioeconomic vulnerability when confronted with external changes. The engagement findings showed that:

- vulnerability existed pre-COVID-19, with mental health concerns and social isolation due to lockdowns, compounded wellbeing issues as one of the key vulnerabilities in Ipswich
- low-income families struggling with affordable living (e.g. having sufficient money to afford rent, other expenses), which is now exacerbated with the current price of living increasing
- Ipswich's changing industry performance (e.g. manufacturing sector) means that there is a pool of low income workers with potential risk of low transition to changing industry changes and potential long term unemployment.

The comprehensive post-COVID-19 conversations with the community sector in 2021¹⁰ highlights the challenge faced by

⁹ Quarterly report – <https://ipswich.cld.bz/Planning-and-Regulatory-Services-Quarterly-Report-Card-1-JUL-to-30-SEP-24>

¹⁰ Approximately 243 community services sector leaders and practitioners were engaged in the Strengthening Services Engagement in 2021 to seek updated information post pandemic and understand the needs and capacity of service sector to respond.

IF IPSWICH WAS 100 PEOPLE...



36 earn more than \$1,000 per week¹



49 are male and **51** are female



42 are married



50 have weekly household income over \$1,666



64 completed secondary school (Year 12)¹



64 participate in the Labour work force²



12 provide unpaid assistance to a person with a disability



11 volunteer



16 speak a language other than English at home



41 have at least one parent who was born overseas



23 are less than 15 years of age



94 live in a household with at least one car³



73 were born in Australia



58 live in a home that is owned⁴



47 have a qualification⁵



5 are Aboriginal and/or Torres Strait Islander



51 have a religious affiliation



11 are aged 65 and over

Australian Bureau of Statistics (2021), Ipswich 2021 Census All persons QuickStats, ABS Website, accessed 5 May 2024.

- 1 Percentage based on total population aged 15 years and over.
- 2 Labour force participation rate is the percentage of the population that is either working or actively seeking work from the age 15 years and over.
- 3 Percentage is based on total occupied dwellings, not total population.
- 4 Home ownership – includes either fully owned or being mortgaged.
- 5 Qualifications include Certificates, Diplomas, Bachelor degrees and post-graduate qualifications (based on population 15 years and over).

the sector to respond to Ipswich’s vulnerabilities included responding to:

- mental health and wellbeing issues
- affordable living including housing and homelessness issues
- the ability to ensure the community has information on where to receive support when help is required
- a variety of barriers to transport access e.g. public transport availability, fare costs, etc.

With COVID-19 highlighting Ipswich’s pre-existing vulnerabilities to responding to change, a look at global megatrends and the influences on Australia¹¹ provide a clue to likely changes and challenges that may impact Ipswich and the critical role that community facilities could play to foster a resilient community.

These likely changes based on the CSIRO 2022 megatrends report and likely implications for Ipswich include:

Table 1: Likely trends and implications for Ipswich

LIKELY FUTURE TRENDS	IMPLICATIONS FOR IPSWICH	OPPORTUNITIES WITH IPSWICH COMMUNITY HUBS
<p>Food security issues</p>	<p>The future implication for Australia, like the rest of the world, include the growing demand for alternative food sources to meet global demand for food.</p> <p>For a portion of Ipswich’s community, food security would mean the inability to afford and access healthy foods given existing vulnerabilities with affordable living.</p>	<p>The ability for Ipswich’s future community hubs to support improvements to food security issues include spaces for:</p> <ul style="list-style-type: none"> ▪ community gardens ▪ food banks to support outreach.
<p>Growing chronic health burden</p>	<p>As a developed country, Australia is not atypical with burden of chronic disease. Ipswich’s ability to facilitate better built form that fosters health and wellbeing behaviours will be important.</p>	<p>The ability for Ipswich’s future community hubs to co-locate with open space and locations that promote active transport could help facilitate health and wellbeing benefits to the community.</p> <p>In addition, the possibility for these hubs to be utilised for indoor recreation and other sporting pursuits would help promote healthy choices.</p>
<p>Burden of mental health</p>	<p>Pre-COVID-19 and post-COVID-19 reported levels of psychological distress impacting the way we live over coming decades indicate that mental health concerns remain a salient issue.</p> <p>With the identification of mental health concerns by the Ipswich community sector, the availability of support services to respond to issues will be needed.</p>	<p>Ipswich’s future community hubs can facilitate improvements to mental health concerns through:</p> <ul style="list-style-type: none"> ▪ providing spaces for mental health service outreach ▪ spaces for delivery of health promotion activities.
<p>Cost of natural disasters</p>	<p>Natural disasters are expected to increase due to the consequence of climate change.</p> <p>Ipswich, like many parts of Australia, is and will continue to be vulnerable to flooding and bushfire, with the cost to disaster recovery extending to a local economy, people’s wellbeing and livelihoods. Emergency preparedness across Ipswich will be key to remain resilient to natural disasters.</p>	<p>The ability for Ipswich’s future community hubs to facilitate better emergency management response among its vulnerable hazard areas include:</p> <ul style="list-style-type: none"> ▪ providing spaces for social support service outreach to assist with community recovery ▪ community hubs as central points of information provision to increase awareness, preparedness and community recovery.

11 Australia’s National Science Agency, CSIRO 2022: Our Future World: Global megatrends impacting the way we live over coming decades.



4. THE COMMUNITY VOICE

4. THE COMMUNITY VOICE

The support for community hubs was highlighted in council's recent community consultations¹². Through use of different consultation activities, council wanted to determine:

- the city's aspirations for community facilities to better understand what was missing
- what and how the community were currently accessing, to determine what facilities were currently popular and accessible
- the type of activities different people based on age groups and interests were participating in, to help inform the type of spaces required.

Key consultation findings highlight that:

- people are willing to travel between 1–10 km to go to a great community facility¹³. This suggests people value quality facilities and are willing to travel some distance to access these spaces
- activities that are currently popular and that could potentially operate in a community hub model include (but are not limited to): playgroups, special interest groups, volunteering, community building, training and education, dance, indoor sports, theatre, performance and the arts
- the city has a supply of community facilities and spaces that provide varying levels of access to the public
- the Ipswich community currently use and value open green spaces where they can gather and socialise with family and friends. This presents an opportunity to locate wherever possible, community hubs with open space in flood-free, appropriate locations
- there are common activities that residents are likely to participate in based on their age group and life stage, and this could help inform future space requirements to accommodate Ipswich's community hub (see Appendix 4.3).



¹² Council delivered community and stakeholder consultations across various times between September 2021 and August 2022.

¹³ Over 50% of survey poll respondents on Shape Your Ipswich.



5. KEY APPROACH - MONITORING AND PRIORITISING

5. KEY APPROACH – MONITORING AND PRIORITISING

5.1 HOW WE MONITOR CHANGE AND PRIORITISE WHAT'S IMPORTANT

A core objective of the SICP is to provide an overview of the process for identification and selection, and recommended locations for community facility hubs. The SICP takes a holistic view to planning for community hubs by having regard for people of all ages and abilities, the places they live and the spaces required to foster strong communities. This holistic approach is in line with the SICP's focus areas in section 1.1.

The long-term planning horizon set out in the SICP means that it requires the ability to monitor how Ipswich is changing and adapt how investments are prioritised in the coming years. The legislation pertaining to the LGIP (the instrument for facilitating the land required for community facilities) requires it to be reviewed every five years, meaning the monitoring and prioritisation approach will inform future iterations of the SICP on the same lifecycle.

The monitoring and prioritisation approach (see Figure 5 below) serves to monitor demand as Ipswich continues to change by:

- considering demographic changes to understand who is likely to live in Ipswich as the city changes. Changes to Ipswich's demographic profile has implications for the type of activities that people are likely to participate in to feel connected to their community – **considering people**
- ranking which local areas are likely to require either community facility provision or exploring through possible place-making efforts to revitalise established areas that are ageing, undergoing rapid social changes due to growth or locationally disadvantaged – **considering places**
- recommending when and where community hubs are required in the short, medium and long-term – **considering spaces**.

The monitoring and prioritisation approach serves to inform future iterations of the SICP, which are anticipated every five years in line with the LGIP review.

Figure 5: Framework for monitoring and prioritisation approach



5.2 GUIDING PRINCIPLES FOR COMMUNITY HUBS

The consultation findings show that people are willing to travel to access facilities that cater to a variety of activities and services that suit their circumstances. Through a community hubs approach, having sufficient land and facility size makes it possible to accommodate a broader range of community uses. Community hubs are either community facilities located closely together or multipurpose facilities that allow for a range of activities and services, ensuring the efficient use of land, and better access along public transport routes or other key infrastructure. This is to ensure better access to activities in one location and is more beneficial than investing in single purpose use buildings spread across the city that are costly or not accessible to the wider public. The key guiding principles below¹⁴ will inform the planning, design and delivery of community hubs including council's planning metric to determine the type of facility and their locational consideration.

14 The review of best practice guidelines on community hubs, including community and stakeholder consultation findings shaped these key guiding principles.

Table 2: Community hubs – key guiding principles

KEY GUIDING PRINCIPLES	KEY DESCRIPTION
PRINCIPLE 1: Safe and accessible	<ul style="list-style-type: none"> The design and delivery of facilities enables the physical access and social inclusion of a wide range of user groups across different interests, ages, abilities and cultural and socioeconomic backgrounds (e.g. immigrants, Indigenous people and people with disabilities etc.).
PRINCIPLE 2: Agile, multifunctional and adaptable	Community hubs are designed to be: <ul style="list-style-type: none"> agile infrastructure, offering flexible configurations that are adaptable to meet changing community needs multifunctional, allowing for a wide range of community uses digital technology friendly, to future proof facilities and ensure they continue to be agile, flexible and multifunctional over time adaptable, to reflect new design requirements e.g. social distancing during COVID-19, specifically internal fit-out and design principles that meet these considerations.
PRINCIPLE 3: Vary in scale, cost effective and meet sustainable outcomes	Council has an adequate repository of facility dimensions such as land size, facility and car park (gross floor area) requirements across large, medium and small-scale community hubs that: <ul style="list-style-type: none"> meet the needs of current and future needs are cost effective and sustainable to deliver and meet sustainability and environmental outcomes.
PRINCIPLE 4: Meet and enhance the attributes of a location	Social infrastructure provision can take different forms that: <ul style="list-style-type: none"> become the focal point of the community that draws residents to access their community facility by virtue of its appropriate location, enhances specific attributes of Ipswich's areas such as: <ul style="list-style-type: none"> rural e.g. Rosewood inner city e.g. co-location in/or around commercial centres e.g. shopping centres established suburban areas new areas e.g. Ripley Valley and Redbank Plains. connects the community to their outdoor spaces as this has been noted as an important value for the city meet accessibility outcomes as noted in Principle 1.

5.2.1 Facility attributes

Community hubs represent an innovative typology, a new concept for Ipswich City Council but one that has gained widespread adoption among other surrounding local government areas (LGA). These hubs serve as consolidated, co-located facilities that offer a wide range of existing services and have the potential to incorporate new services and service levels, all within a single location. Additional research and analysis are planned in the following areas:

- Evaluation of our current individual service areas within various community facility categories such as libraries, community centres, performing arts venues, community use facilities, art galleries and more
- Comparative analysis with LGAs in South East Queensland (SEQ) to benchmark our practices (initial groundwork has been initiated)
- Exploration of best practice models.

Community hubs are primarily conceived as central hubs for delivering pre-established service levels. While these new facilities create possibilities for additional services, the foundation remains rooted in the desired service levels.

Decisions regarding the placement of a community hub consider contextual factors, including proximity to other government services, accessibility to goods and services, availability of open spaces and transportation nodes.

It's crucial to note that counting physical facilities doesn't provide a comprehensive understanding of their utilisation. Additionally, assessing a facility's capacity offers only partial insights into its limitations or maximum potential, as these aspects are influenced by the facility's size.

Table 3 below outlines the desirable attributes of facilities and the methods used to determine these characteristics in our Capacity Analysis. These facility attributes, gathered through telephone surveys and publicly available data, can assist in identifying attributes that are important to the community.

Table 3: Desirable attributes of facilities and determination

FACILITY ATTRIBUTES	RATIONALE	HOW CAN THIS BE DETERMINED?
Multipurpose in nature	<p>Community facilities that allow for flexible and a wide range of community activities and services are considered desirable spaces and are cost effective.</p> <p>By virtue of either their size, design or amenities, these facilities allow for a wide range of activities at any given time.</p>	The large capacity and/or variety of uses will help determine whether facilities can potentially be considered multipurpose.
Physically accessible by several travel options	Community facilities that can be accessed by multiple modes of transport, i.e. walking, car, public transport and other, are considered physically accessible facilities.	The geographic information system (GIS) mapping of facilities will also include a walkability feature, which can further validate the walkability and physical accessibility of a hub.
Meets disability access standards	Community facilities are considered inclusive spaces when they are accessible for all people including people with disabilities and parents with prams etc.	Through telephone surveys – a question in the survey specifically asks whether facilities have wheelchair access outside the facility, including amenities e.g. toilets that allow for disability access.
Co-located or near other facilities	Facilities that are in proximity or are co-located with other facilities are most likely able to increase people’s uses of spaces because they are visible and potentially close to transport nodes.	This can be determined through GIS mapping, when an overlay of various amenities and facilities potentially indicate proximity or co-location.
Local emergency shelters	<p>Natural disasters are an inevitable occurrence in Queensland, particularly Ipswich, with its two flood events in recent times.</p> <p>The identification and location of local level temporary shelters can be considered vital information for council’s emergency management response.</p> <p>Temporary shelters are short-term refuges that accommodate people for less than 24 hours.</p> <p>This is different to evacuation centres which are large facilities and accommodate people for more than one day during a crisis.</p>	<p>For a community facility to be considered as an emergency shelter it must include:</p> <ul style="list-style-type: none"> ▪ toilets with shower amenities ▪ commercial grade kitchen ▪ disability access ▪ car parking. <p>Council’s emergency management staff have identified these amenities to better earmark facilities as potential local shelters.</p>

5.2.2 Facility desired standards of service

The following tables identify the range of social infrastructure needs across the city. This considers the land and facility spatial requirements for:

- Trunk infrastructure: considered as significant infrastructure that supports growth and benefits several development sites or essential infrastructure required to serve a wider catchment of a population. Trunk infrastructure in relation to community facilities include:
 - **Table 4:** the LGIP trunk infrastructure network which plan for land for citywide and district-level community hubs in identified growth areas. It is important to note that this trunk network is the land component only and does not include the facilities themselves.
 - **Table 5:** Ripley Valley PDA trunk infrastructure network with the DSS specified in the State’s Economic Development Queensland’s (EDQ) Facility Guideline for priority development areas.

- Non-trunk infrastructure: considered as infrastructure internal to a development. In other words, in the case for community facilities, non-trunk infrastructure would be facilities that support the use in a local area only. Table 6 includes an example breakdown of facility planning within each of the key facility hierarchy groups. It is noted that the floor area requirements for the facilities are an example only and will be subject to further asset planning in future phasing of the facilities planning process.

Guidelines that consider the ideal location for council community hubs are equally important to ensure council facilities are easily accessible. The SICP adopts the LGIP Land for Community Facilities Network's Desired Standards of Service¹⁵, which considers potential co-location options, accessibility standards and other site characteristics including:

1. Community hubs will not be located on flood prone land
2. Community hubs will be accessible via public transport e.g. train station
3. Wherever possible, community hubs will be near activity centres or infrastructure that is a main attractor for the area and surrounding.

Table 4: LGIP trunk desired standards of service – community hubs (land)

FACILITY HIERARCHY	EXAMPLE	SERVICE POPULATION	LAND AREA	WHO IS SERVICED?
Citywide	Community hub with performing arts, library and civic centre.	1:250,000	2ha	All residents in that wider area. Facilities that service the city, located in two Principal Activity Centres – Ipswich Central and Springfield Central.
District	Multifunctional community hub with library and hybrid community and recreation centre.	1:50,000	1.5ha	Likely service a cluster of surrounding Statistical Area 2 (SA2) communities.

Table 5: EDQ desired standards of service for Ripley Valley Priority Development Area

FACILITY HIERARCHY	COMMUNITY FACILITY SITES	POPULATION TRIGGERS	LAND AREA	WHO IS SERVICED?
Major centre	Major community centre/hub	1:30,000	1.5ha	Likely service a cluster of surrounding SA2 communities, as Ripley reaches full maturity
	Sporting facilities	1:30,000	1.8ha	
District centre	District community centre/hub	1:20,000	1ha	Likely service a cluster of surrounding SA2 communities, as Ripley reaches full maturity
	District sporting facilities	1:30,000	1.8ha	

Table 6: Desired standards of service – community hubs (facilities) example (including local level, non-trunk facility)

LEVEL	FACILITY	SERVICE POPULATION	LAND AREA REQUIREMENT
Citywide (Regional)	Library	1:250,000	3,000m ² GFA, plus 3,825m ² associated parking area = 6,825m ²
	Art gallery and performing arts	1:250,000	3,000m ² GFA (Auditorium overall – 1,900m ² with 950m ² useable function space plus 250m ² integrated flexible meeting space, and 850m ² for general display/front of house), plus 9,900m ² associated parking area = 12,900m ²
	Integrated outdoor space	-	400m ²
	Total land area requirement		20,125m² (2.0ha)
	Note: Additional land may be required to accommodate facilities if provided on separated, individual sites. In these circumstances, the land value will be based on the minimum areas in Table 6.4.31 – Land for community facilities network – desired standard of service.		
District	Multipurpose Centre (performing arts/ community/youth)	1:50,000	1,900m ² GFA (Auditorium overall – 500m ² with 250m ² useable function space), plus 9,585m ² associated parking area = 11,485m ²
	Branch library	1:50,000	2,250m ² GFA, plus 1,080m ² associated parking area = 3,330m ² 2,250m ² GFA, plus 1,080m ² associated parking area = 3,330m ²
	Integrated outdoor space	-	100m ²
	Total land area requirement		14,915m² (1.5ha)
	Local (non-trunk)	Multipurpose space	1:10,000– 15,000
Integrated outdoor space		-	100m ²
Total land area requirement			1,620m² (0.2ha)

5.3 CRITERIA FOR POTENTIAL PLACE-MAKING INVESTIGATIONS

The core essence of the SICP revolves around fostering robust, vibrant communities that offer a high quality of life. The monitoring and prioritisation approach plays a pivotal role in identifying specific areas that could benefit from heightened attention. These often relate to well-established precincts that might require strategic intervention or targeted investment, not necessarily identified in the trunk network of community facilities.

In this context, the approach suggests exploring place-making investigations that can complement the trajectory of community facility planning, thereby bolstering the overarching goals of the SICP. It is noted that there are separate considerations for non-trunk infrastructure.

Within this framework, three distinct criteria guide the selection of areas for targeted place-making efforts:

1. Demographic shifts and urban expansion

The first criterion acknowledges the transformations associated with demographic changes and urban expansion. In areas experiencing swift transformation, it becomes imperative to preserve the unique character that defines the community. Place-making efforts here aim to strike a balance between progress and heritage, ensuring that the essence of the locale is conserved amid the evolving urban landscape.

2. Socioeconomic challenges

Communities grappling with persistent socioeconomic challenges constitute the second criterion. In such scenarios, place-making strategies emerge as a valuable tool for enhancing resilience, fostering unity and instilling a sense of security. By addressing these challenges through thoughtful place-making, the SICP seeks to empower communities to overcome obstacles and strengthen their social fabric.

3. Limited land availability

The third criterion recognises the constraints posed by limited land availability for new community facilities. In these situations, place-making becomes a promising avenue to maximise the use of existing spaces, nurturing and strengthening social bonds within the community. It's a strategic approach to creating meaningful and functional community spaces that contribute to the overall wellbeing of residents.

The overarching vision of the SICP is encapsulated in these considerations, reflecting a commitment to propelling communities towards greater vibrancy, unity and prosperity. As the SICP looks towards the future, these guiding criteria will be instrumental in shaping strategic plans for community facilities, ensuring that they align with the broader objectives of the plan and contribute positively to the wellbeing of the communities they serve.





6. KEY FINDINGS

6. KEY FINDINGS

6.1 TRENDS OF CHANGING DEMAND

By looking at past trends, we can further understand Ipswich's future needs by better anticipating the type of residents likely to live in Ipswich and, as a result, understand the type of activities and services they will require to feel connected in their community and the physical spaces required to accommodate the range of activities.

The key summary findings from the monitoring and prioritisation approach are:

INPUT 1: LEVEL OF COMMUNITY CHANGE	<p>The type of households and the life stages residents currently represent and are likely to transition to, with previous patterns verifying that some areas¹⁶:</p> <ul style="list-style-type: none">▪ are predominantly young due to additional growth anticipated in the pipeline with residents moving in e.g. Ripley, Springfield Estate, Redbank Plains▪ will continue to have a balance of young and older residents in established suburbs due to the relative stability and familiarity with long inhabited areas▪ are anticipated to gentrify due to local areas having the proximity to amenities, making land values attractive for a different social mix of residents moving in and potential displacement of existing low income occupiers▪ will continue to rank lower socioeconomically and place-based support services may be required.
INPUT 2: SOCIAL PARTICIPATION TRENDS	<p>There are common activities that residents tend to participate in across their different age groups, these include:</p> <ul style="list-style-type: none">▪ family households with children under 12 years: playgroups, playground with shade and fences, children's libraries, water play with shade▪ young people: indoor activities (gym etc.), team sports, arts and creative pursuits, learning opportunities▪ senior/retirees: arts and culture, group social activities, lifelong learning, low impact sporting pursuits, libraries.
INPUT 3: LOCATIONAL CONSIDERATION	<p>A comprehensive assessment¹⁷ was conducted to determine the priority of different locations for the equitable allocation of community facilities, while also specifying the recommended timeline for their implementation. The criteria used for prioritisation include:</p> <ul style="list-style-type: none">▪ rate of growth: evaluating the pace at which these areas are expanding to ensure that emerging needs are met promptly▪ availability of facilities: assessing the current infrastructure to identify areas with limited access to essential community services▪ level of disadvantage¹⁸: considering socioeconomic factors to address disparities▪ accessibility of future facilities: analysing the potential locations of community facilities to ensure they are conveniently situated for residents. <p>By examining these criteria, we aim to make informed decisions about the allocation of community resources and ensure that facilities are provided where they are most needed.</p>

¹⁶ Reviewing demographic changes to Ipswich's local areas from the City of Ipswich Housing Strategy 2021 and the 2021 Census.

¹⁷ Based on the weighted matrix assessment and LGIP extrinsic material.

¹⁸ Using data from ABS Socioeconomic Indexes for Area (SEIFA) by 2021 SA2.



7. KEY RECOMMENDATIONS

7. KEY RECOMMENDATIONS

The Plan sets out the strategic framework to prioritise community hubs in various locations and activity categories, encompassing short-term, medium-term and long-term goals. These are set out in section 7.1 below. This framework serves as a guide for establishing these hubs while the LGIP and Ripley Valley PDA Development Charges and Offset Plan (DCOP) identify the trunk land requirements to facilitate the provision of community hubs, with land to be acquired through development or as part of an acquisition program.

However, it's crucial to acknowledge that bringing community hubs to life demands a detailed approach that considers the unique needs and characteristics of each community.

Based on key findings from the monitoring and prioritisation approach, the following are recommended for consideration:

7.1 SOCIAL INFRASTRUCTURE RECOMMENDATIONS

Suburb / Locality	Site Identification	Infrastructure Plan Reference	Priority ¹⁹	Recommended Social Infrastructure		
				Suggested Functional Uses of Community Hub ²⁰	Facility Hierarchy	Recommended Timeframe for Delivery
RIPLEY VALLEY DISTRICT						
Ripley Valley (part of PDA)	Secondary town centre	DCOP Ref. No. CF013 (15,000m ²)	High	<ul style="list-style-type: none"> ▪ Library ▪ Skills and training ▪ Youth recreation space ▪ Maker space 	District	Short-term: Required as a condition of development approvals.
Ripley Valley (part of PDA)	Primary town centre	DCOP Ref. No. CF001 (30,000m ²) and DCOP Ref. No. CF002 (15,000m ²)	Medium	<ul style="list-style-type: none"> ▪ Library ▪ Indoor recreation/sports ▪ Aquatic ▪ Art ▪ Performing arts 	Citywide and District	2041 (Ensure the site location and land area is secured through the development approval process and consider early land acquisition based on development of surrounding land – note that there are no approvals directly associated with the land at this stage).
Ripley Valley (Part of PDA)	Secondary core west	DCOP Ref. No. CF003 (15,000m ²)	Low	<ul style="list-style-type: none"> ▪ Creative arts ▪ Library ▪ Wellbeing/health hub 	District	2041 (Ensure the site location and land area is secured through the development approval process and consider early land acquisition based on development of surrounding land – note there is currently no development activity in the immediate vicinity).
EASTERN DISTRICT						
Redbank Plains	Redbank Plains Library in Redbank Plains Recreation Reserve	LGIP Ref. No.21B (5,000m ²)	Medium	<p>Redbank Plains Recreation Reserve provides an excellent opportunity to be expanded to provide a multifaceted hub including outdoor recreation, possible indoor sports, and significant community hub space offering a large range of services.</p> <ul style="list-style-type: none"> ▪ Recreation ▪ Lifelong learning ▪ Training and education ▪ Social activities ▪ Community service hub (immigration/language/ job assistance) 	District	Land acquired and embellished

19 Based on the weighted matrix assessment.

20 Refer to key assumptions table in Appendix 4.

Suburb / Locality	Site Identification	Infrastructure Plan Reference	Priority ¹⁹	Recommended Social Infrastructure		
				Suggested Functional Uses of Community Hub ²⁰	Facility Hierarchy	Recommended Timeframe for Delivery
Redbank Plains	180 School Road Community Centre	Ref. No. 21A (2,264m ²)	N/A	Open hall, small gross floor area and 2,300m ² land area. This local facility does not form part of the recommendations for a community hub and will provide a transitional role until the ultimate site is delivered. Grouped with LGIP Ref. No. 21B. Retain as non-trunk.	Local	Land acquired and embellished
Spring Mountain / Springfield Central	Springfield Town Centre – Development Areas 9/10/14 (Russell Luhrs Way and Sinnathamby Boulevard intersection – southern side)	LGIP Ref. No. 30 (5,000m ²)	Medium	<ul style="list-style-type: none"> ▪ Recreation ▪ Social activities hub ▪ Youth and family hub 	Hybrid (district)	2029 (Land obligation secured through Springfield Infrastructure Agreements)
Springfield Central (Brookwater South)	Springfield Town Centre Development Area 5 (Eden Station Drive and Augusta Parkway – southern side)	LGIP Ref. No. 29 (5,000m ²)	Medium	<ul style="list-style-type: none"> ▪ Youth and family hub ▪ Learning and training 	Hybrid (district)	LGIP Ref. No. 29: 2026 (Land obligation secured through Springfield Infrastructure Agreements)
	Springfield Town Centre Development Area 20 (East of Greg Norman Circuit)	LGIP Ref. No. 33 (5,000m ²)				LGIP Ref. No. 33: 2029 (Land obligation secured through Springfield Infrastructure Agreements)
Springfield Central	Springfield Town Centre Development Area 1 (adjacent to Orion Shopping Centre)	LGIP Ref. No. 2 (5,000m ²)	Low	Springfield Central Library. Ultimate facility to be a multi-storey community hub. <ul style="list-style-type: none"> ▪ Creative arts ▪ Library ▪ Wellbeing hub 	Citywide (grouped with hybrid district)	LGIP Ref. No. 2: Land acquired
	Springfield Town Centre Development Area 19 (Intersection of Sportstar Drive and Parkland Drive)	LGIP Ref. No. 32 (5,000m ²)				LGIP Ref. No. 32: 2039 for the (Land obligation secured through Springfield Infrastructure Agreements)
WESTERN DISTRICT						
Walloon	Adjacent to Henry Lawson Park	LGIP Ref. No. 23B (2,326m ² – remainder of land for community facilities) and LGIP Ref. No. 23A	Medium	<ul style="list-style-type: none"> ▪ Recreation ▪ Social activities hub ▪ Youth and family hub 	District	LGIP Ref. No. 23A: Land Acquired LGIP Ref. No. 23B: 2034 (Currently owned by the Distributor Retailer, meaning future development will be contingent on asset disposal and acquisition by council. Commence early negotiation with Urban Utilities to secure land. The site fronts two state-controlled roads. Any improvements will need to be in coordination with Department of Transport and Main Roads.)

Suburb / Locality	Site Identification	Infrastructure Plan Reference	Priority ¹⁹	Recommended Social Infrastructure		
				Suggested Functional Uses of Community Hub ²⁰	Facility Hierarchy	Recommended Timeframe for Delivery
Rosewood	Rosewood Showgrounds	LGIP Ref. No. 5B (15,000m ² for community facilities in addition to Showgrounds activities)	Low ²¹	Ongoing use of existing facilities to be protected, particularly the main arena. <ul style="list-style-type: none"> Social activities hub Health promotion Wellbeing hub 	District	Land acquired
CENTRAL DISTRICT						
Yamanto	Leonard Street. There is also potential to instead co-locate with the future Neighbourhood Recreation Park (LGIP ID 926) in Pisasale Drive	LGIP Ref. No. 6 (17,252m ²)	High	Located down a minor road in proximity to local businesses and industry uses. Ideally located should the immediate area respond to the planned intent for the local area. <ul style="list-style-type: none"> Recreation Youth and family Social activities hub 	District	2026 (commence acquisition process/consideration of co-location opportunity).
Bundamba ²²	South of Bundamba TAFE and in an area impacted by natural hazard. Potential Co-location with future neighbourhood recreation park (LGIP Ref No. 979).	LGIP Ref. No. 7 (15,000m ²).	High	<ul style="list-style-type: none"> Group activities for seniors Child, youth and family activities Community service hub Local disaster management 	District	2026 (commence early negotiation with state and consider co-location opportunity).
Ipswich Central	Ipswich Central Library and Ipswich Children's Library, and community spaces (including square) fulfil the hub functionality, with the Ipswich Civic Centre and Ipswich Art Gallery being located in close proximity.	LGIP Ref. No. 35A – 35D	N/A	<ul style="list-style-type: none"> Civic centre Art gallery Performing arts centre Library hub Maker space Community service hub 	Citywide	Land acquired and embellished.

21 The priority matrix initially identified Rosewood as high priority, however this did not account for the recent early delivery of the Rosewood Library, which includes multifunctional facilities.

22 Alternative site consideration at Booval (specifically Cameron Park) for locating district level community facility. The functional uses would be comparable, as would the land size availability. This provides a potential co-location opportunity using existing land, though overlays with a potential future neighbourhood recreation park equivalent embellishment (LGIP Ref. No. 7000).

7.2 PROJECT ACTION PLANS

Project Action Plans will act as the bridge between the strategic vision and practical execution. A Project Action Plan is to be tailored for each site and community, recognising that needs can vary significantly. By customising the process for each context, this will ensure that resulting community hubs are functional and culturally relevant, contributing to their success and sustainability. More specifically a Project Action Plan encompasses:

- detailed site investigations to assess and confirm site locations to inform acquisition
- facilities planning for delivering services, especially at a local level (local service provision is not covered in this Plan)
- transition plan to manage the current dispersed assets and service delivery program into a hub model
- land acquisition program, including planning, budgeting and prioritisation
- detailed facility design and planning to create building and lot layout aligned with community needs for the area
- customisation to adapt the hub's offerings to each community's specific requirements and to provide for change overtime
- refinement of activities and services provided based on community input
- development of sustainable financial models
- addressing legal and administrative considerations, such as external funding partnerships, approval processes and leasing arrangements.

These Project Action Plans do not form part of this plan and will be required to coordinate the detailed planning, acquisition, financing, delivery, operation and activation of council-lead community facilities, transitioning overtime to a hubs model.

7.3 SPECIAL PROJECTS FOR CONSIDERATION

In 2010, council introduced its Social Infrastructure Plan, which proposed the establishment of an Aboriginal and Torres Strait Islander Cultural Centre (Cultural Centre). This suggestion was informed by the insights gathered from community consultation conducted in 2006, which significantly influenced the formulation of the Social Infrastructure Plan. This commitment is maintained more recently through the Indigenous Accord 2020 which includes actions to explore funding and partnership opportunities for its establishment.

Importantly, the concept of creating this Cultural Centre remains an outstanding recommendation that consistently emerges as a community need. It is worth noting that as progress is made towards this long-term objective, council is actively collaborating with essential stakeholders to develop local cultural spaces in strategically positioned areas, like Bell Street in Ipswich.

Moving forward, any deliberation concerning the potential Cultural Centre must be conducted in collaboration with the Native Title and Cultural Heritage Officer, ensuring their input is considered. Furthermore, it is crucial to engage extensively with internal stakeholders to ensure a comprehensive and inclusive approach to the realisation of this community asset.

7.4 POTENTIAL PARTNERSHIPS

Council possesses an extensive inventory of open spaces and as part of its commitment to community engagement, it actively collaborates with nearby schools to maximise the utility of these expansive fields. The primary goal is to ensure that council's sports fields are not only available for public use but also create mutually beneficial arrangements with educational institutions in the vicinity.

While council-owned sports fields are designed with public accessibility in mind, there is possible opportunity for enhancing community access to school halls through constructive negotiations with schools, wherein an equitable exchange of resources and facilities takes place. Specifically, this might involve allowing public access to school halls in exchange for the school's utilisation of public open spaces and provision of parking facilities.

By pursuing such partnerships, council can unlock several advantages. Firstly, it promotes a sense of shared responsibility for community resources, fostering a spirit of collaboration between schools and the broader community. Secondly, it optimises the use of space, making it more efficient and accessible for both educational and recreational purposes. Finally, it contributes to the creation of vibrant and multifunctional community hubs, where residents can access a wide range of facilities and activities, thereby enriching the overall quality of life in the area. In essence, these negotiations represent an exciting avenue for enhancing the synergy between council-owned open spaces and school facilities to benefit the entire community.

7.5 SICP IMPLEMENTATION PROGRAM

The SICP will be supported by an implementation program that sets out how the key recommendations will be put into action via a list of projects actions that set the key delivery milestones and responsibilities. These will be developed, actioned and reviewed on an annual basis for consideration as part of council's operational planning and budget processes.



8. KEY REFERENCES

8. KEY REFERENCES

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9. APPENDICES

APPENDIX 1: HOW WE CONSULTED THE COMMUNITY



SurveyMonkey®

1. Survey Monkey

Our Community Resources Survey:

Using Survey Monkey (online survey), council ran two surveys in 2018 and in 2021 to understand how council could fill in the gaps where there is an under provision of community facilities across the city.

The survey asked schools, churches and other facility owners, including lessees of council facilities the following questions:

- Does the public use the space?
- What is the cost of the space?
- Is the facility at capacity or does it have capacity to be hired to the public?

Approximately 82 responded to the survey in 2018 and approximately 72 in 2021 with more specialised facility owners and users responding in 2021.

The type of facilities that participated in the survey included school halls, church halls, community and neighbourhood centres, arts and function centres, and sports and recreation facilities.

2. Shape Your Ipswich

Figure 6: Summary of consultation findings from Shape Your Ipswich page



Community Hubs that are:

- Safe and inclusive
- Shared resources
- Local
- Accessible
- Equitable
- Able to respond to a variety of needs.



Arts and cultural facilities and experiences that are:

- Interactive
- Experiential
- Engaging
- Collaborative
- Accessible
- Affordable
- Activities, that are currently population and that could potentially operate in a community hub model.



Open green spaces to gather and socialise that are:

- Safe
- Well maintained
- Accessible across the ages
- Where people can be active
- Retaining natural bushland for recreation.

Participation rates on Shape Your Ipswich and other engagement activities in Phase 1:

Data source	Engagement tools	Reach	Clicks/Visits	Contributors	
Online	Facebook	Open comments/reactions/likes	56,831	1,674	87
	Shape Your Ipswich	Survey Quick Poll Vision Board Social Map	7,200	4,917	146
Face to face	NAIDOC Event	ICC Stall – open conversation	n/a	n/a	25
	IYAC Meeting	Discussion	n/a	n/a	20
	Tulmur Place Christmas Event Pop-up stall x3	Kids art activities Dotmocracy All I want for Christmas Ipswich	n/a	n/a	180
Total unique contributors				458	

Reference Data: Existing ICC data from related projects: Flick the Switch, Strengthening Ipswich Services, Living in Ipswich Annual Survey, Ipswich Future (3,543 participants across all projects)

3. Co-design workshop – considering options for community hubs.

Through consultation with the community, the objective was to explore different options with community hub configurations so that council can consider these ideas as options through its planning process.

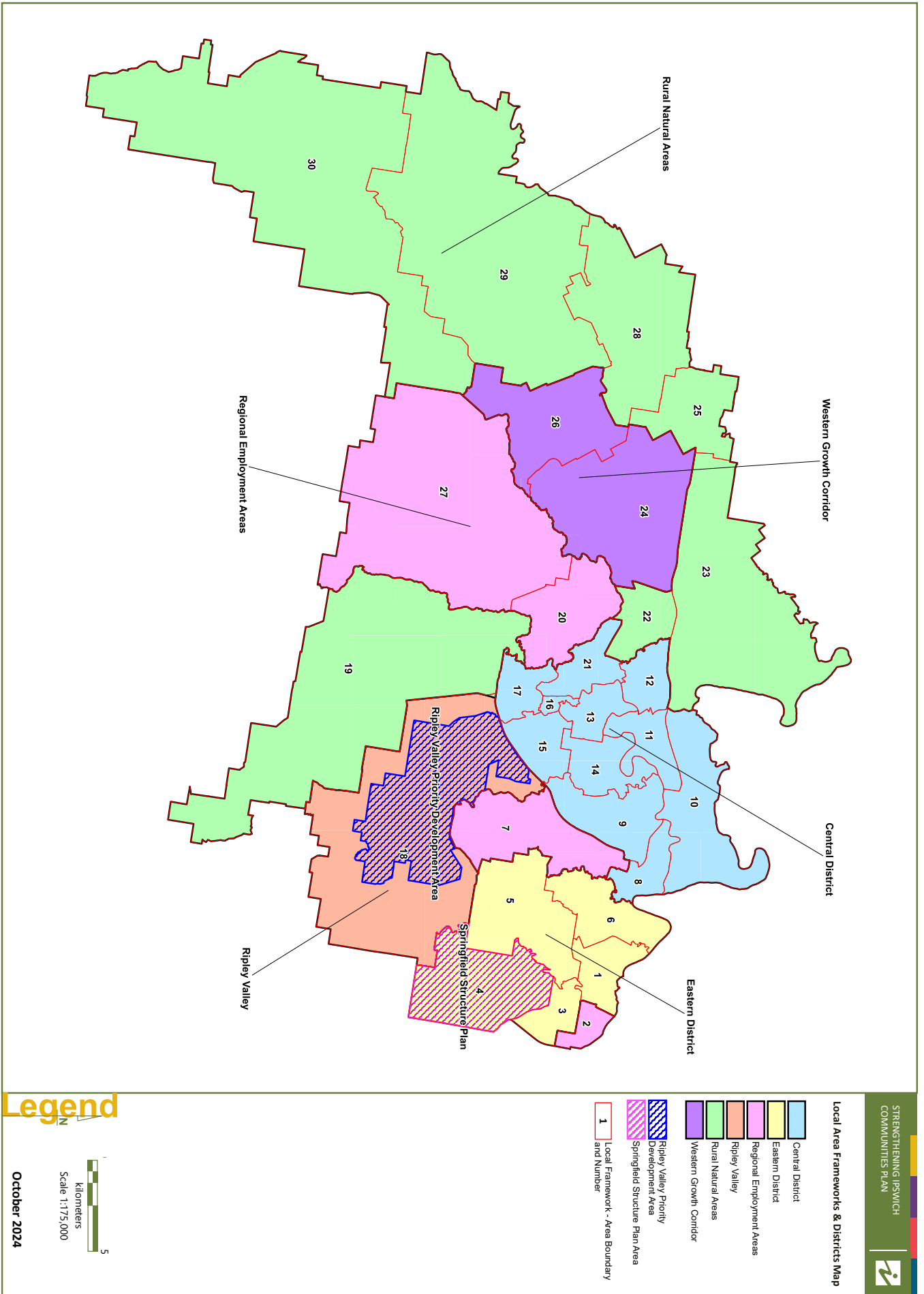
Approximately 40 stakeholders attended across two sessions representing community organisations, social groups and government agencies.

APPENDIX 2: KEY MAPS

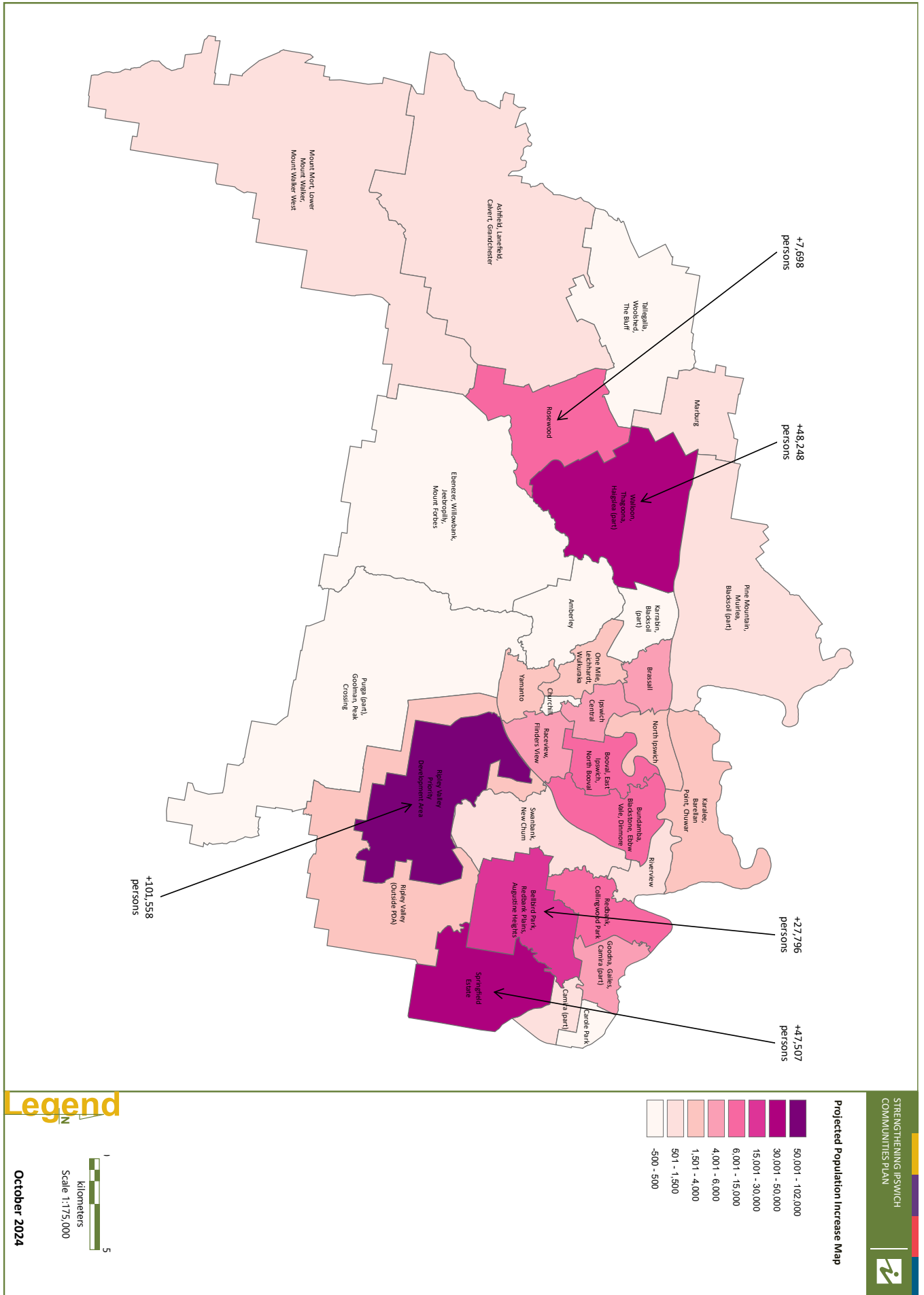
These key maps illustrate the geographical areas used to inform the monitoring and prioritisation approach and reflects the demand analysis at both citywide and local level, but also the close linkages with the LGIP’s Land for Communities trunk network (as noted in section 1.3) and use of key data sources such as the ABS Census. These areas include:

Map 2.1	ABS Statistical Area 2 boundaries
Map 2.2	Local Area Frameworks (LAFs) boundaries
Map 2.3	Projected population increases by LAF (to 2046)
Map 2.4	LGIP Land for Community Facilities network catchment map

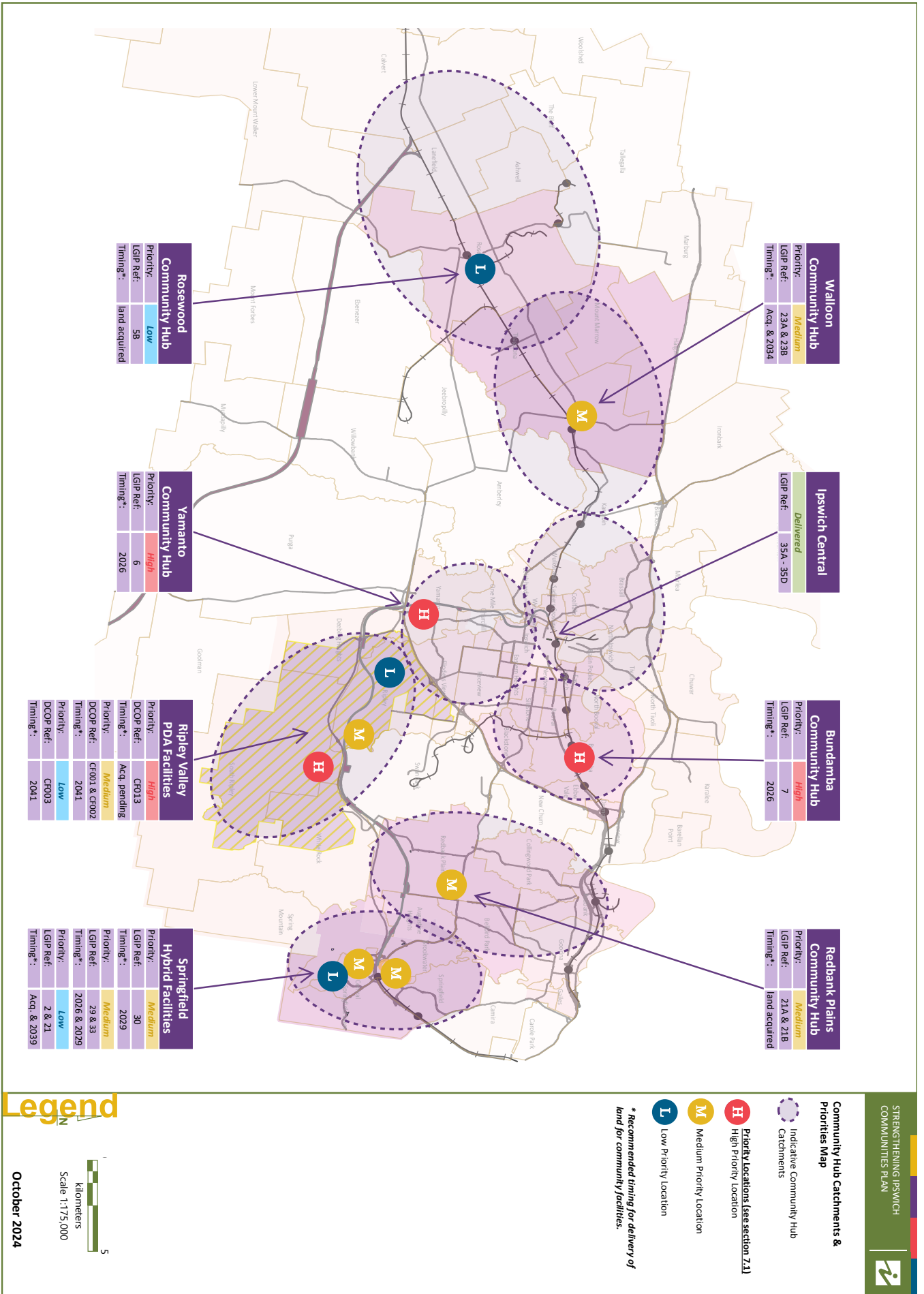
Map 2.2: Local Area Framework boundaries



Map 2.3: Projected population increases by LAF (to 2046)



Map 2.4: LGIP Land for Community Facilities network catchments map



APPENDIX 3: MONITORING AND PRIORITISATION APPROACH – KEY INPUTS

The table below describes the key inputs (and data sources) used to develop the monitoring and prioritisation approach, highlighting a well considered approach to prioritising what the city requires in the coming years, through ongoing monitoring during five year intervals.

The table below provides the key description and inputs that have shaped the monitoring and prioritisation approach. For example, Input 1: Level of community change, draws on council’s Housing Strategy’s analysis of future housing and demographic demand to inform the different household combinations likely to live in Ipswich, as local areas change. Who is likely to live in Ipswich as the city changes has implications to the different activities and services people will require and in turn the availability of community facilities to foster participation. As noted in section 5.1, the prioritisation approach is also a demand monitoring tool, with a review of key data every four to five years, given the SICP is a long-term strategy and aligns with LGIP’s five-year reviews.

Input	Description	Review based on
INPUT 1: LEVEL OF COMMUNITY CHANGE	<p>This reviews how Ipswich is changing to determine what the city is likely to require in the future. Specifically, it reviews past trends to determine what Ipswich is likely to become and need in the next 20 years, combining demographic and community consultation trends.</p> <ol style="list-style-type: none"> 1. Demographic changes such as household trends 2. Median age trends 3. The level and share of growth experienced at local level. 	<ul style="list-style-type: none"> ▪ Citywide level ▪ Local level (Statistical Area 2/ Planning Scheme’s LAFs) ▪ Demographic life stages.
INPUT 2: SOCIAL PARTICIPATION TRENDS	<p>Based on future population projections and previous demographic trends by life stages, the following future trends are anticipated and have social infrastructure implications:</p> <ol style="list-style-type: none"> 1. Likely trends in community activity participation by demographic life stages 2. Likely future service needs. <p>The type of social participation trends attributed by life stages based on recent Strengthening Ipswich Communities consultation.</p>	<ul style="list-style-type: none"> ▪ Demographic trends ▪ Citywide level ▪ Local level (Statistical Area 2/ Planning Scheme’s LAFs).
INPUT 3: LOCATIONAL CONSIDERATION	<p>This reviews what Ipswich areas require attention, specifically areas that are likely to require community hubs based on:</p> <ol style="list-style-type: none"> 1. Projected growth by local areas 2. Level of disadvantage 3. Availability of alternative community facilities in an area 4. Service catchment analysis based on Neighbourlytics’ Urban Life Analysis of local areas. 	<ul style="list-style-type: none"> ▪ Local level (Statistical Area 2/ Planning Scheme’s LAFs).

APPENDIX 4: UNDERSTANDING CHANGING DEMAND AND KEY ASSUMPTIONS

Appendix 4.1: Summary of demographic changes and age forecasts

The tables below summarise the demographic changes and age forecasts past 2041 (see Level of community change – Appendix 4.1) with the assumption that the predominant age profiles by SA2 is likely to remain relatively the same between 2041 and 2046. The areas vulnerable to hazards has been included in the table below to determine opportunities of where areas are likely to warrant a facility, may potentially consider spaces that support emergency management response.

The key assumptions for the changes in predominant life stages in local areas include:

- emerging or greenfield areas are likely to remain a younger demographic e.g. family households and will include a middle age demographic in the later half of an area’s development
- established areas with infill development are likely to have a balance of older and family households due to long-term residents becoming older and additional growth/and or purchase of existing homes attracting a younger demographic
- established areas with low growth are likely to get older and undergo a change in social mix, as new or younger residents move in.

Legend (lifespan changes)

Younger – Predominantly younger	Balanced – Balance of older and family households	Older – Predominantly older, likely to change
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Table 4.1.1: Growing Areas

GROWING AREAS							
Local areas (by SA2)	Likely timeframe of lifespan change			Past trends with disadvantage	Past trend with diversity	Areas vulnerable to hazards	Community activities and service-demand implications
	2021–2031	2031–2041	2041+				
Ripley (within Ripley Valley PDA)	Younger	Balanced	Balanced	n/a	n/a	Bushfire	Predominately young demographic with residents likely to enter middle age/retirement life stage in the latter half of Ripley’s development. Key community activities and services will be required to support: <ul style="list-style-type: none"> ▪ early childhood development ▪ youth engagement ▪ lifelong learning and skills development ▪ group activities for retirees/seniors that support ageing in place ▪ service outreach for community recovery/point of contact with information provision as part of disaster management.

GROWING AREAS

Local areas (by SA2)	Likely timeframe of lifespan change			Past trends with disadvantage	Past trend with diversity	Areas vulnerable to hazards	Community activities and service-demand implications
	2021–2031	2031–2041	2041+				
Rosewood	Balanced	Balanced	Balanced	n/a	n/a	Bushfire ²³ Flooding ²⁴	<p>As part of Rosewood SA2, Walloon-Thagoona is likely to be predominantly younger. Overall Rosewood SA2 will continue to have balance of older and young, as Rosewood district is currently predominantly in middle age and those heading to retirement/senior stage in life.</p> <p>Rosewood SA2 will require spaces that foster:</p> <ul style="list-style-type: none"> ▪ intergenerational activities ▪ early childhood ▪ youth engagement ▪ lifelong learning and skills development ▪ recreation activities that support ageing in place ▪ social support services/mental health and wellbeing promoting activities that complement emergency services offered in Rosewood State High School for Rosewood and surrounding localities in the western corridor.
Bellbird Park – Brookwater	Younger	Balanced	Balanced	n/a	n/a		<p>Predominantly younger demographic with pipeline of children who will become young people, activities for young people, early childhood activities and group activities for residents as they get older.</p>
Springfield Lakes	Younger	Balanced	Balanced	n/a	Yes	Bushfire ²⁵	<p>As part of Springfield Lakes SA2, Spring Mountain and Springfield Central will continue to add to pipeline of young families, including children transitioning to young people.</p> <ul style="list-style-type: none"> ▪ Activities that support child development, youth engagement such as group scouts and other youth group activities ▪ Large performance and meeting spaces that accommodate uses by large multicultural groups ▪ Service outreach for community recovery/point of contact with information provision as part of disaster management.
Redbank Plains	Younger	Balanced	Balanced	Yes	Yes		<p>Predominately young demographic with residents likely to enter middle age/retirement life stage in the latter half of Redbank Plains' development. Key community activities and services will be required to support:</p> <ul style="list-style-type: none"> ▪ early childhood development ▪ youth engagement ▪ lifelong learning and skills development ▪ group activities for retirees/seniors that support ageing in place. <p>As a locationally disadvantaged area, activities for families and young people that provide soft entry to better access support services will be important.</p>

23 Hazard vulnerability noted in Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part) and Ironbark – LAF 23.

24 Hazard vulnerability noted in Marburg – LAF 25.

25 Hazard vulnerability noted in Springfield Estate and Augustine Heights (part) – LAF 5.

Table 4.1.2: Established areas with additional growth

ESTABLISHED AREAS WITH ADDITIONAL GROWTH							
Local areas (by SA2)	Likely timeframe of lifespan change			Past trends with disadvantage	Past trend with diversity	Areas vulnerable to hazards	Community activities and service-demand implications
	2021–2031	2031–2041	2041+				
Ipswich East	Balanced	Balanced	Balanced	Yes	n/a	Flooding ²⁶	<p>Currently has a balance of older and young demographic, and additional infill growth is anticipated to attract young demographic and professionals. The proximity to Ipswich Central and amenities is likely to see gentrification with a likely change in demographic profile. However, the concentration of disadvantage in Booval, North Booval and surrounding areas means that:</p> <ul style="list-style-type: none"> place-based support services are needed youth and adult training and learning skills development that complement the Bundamba TAFE, offering practical experience such as social enterprise <p>Place-making provisions likely required for investigation to support retaining place history and incorporating new identity as some gentrification is likely expected.</p>
Ipswich Central	Older	Balanced	Balanced	Yes	n/a		<p>Currently predominantly older demographic and anticipated to attract young demographic and professionals.</p> <p>Due to availability of amenities, the change in social mix across suburbs in Ipswich Central SA2 is likely to gentrify.</p> <p>Current concentration of services and spaces is indicative of Ipswich Central as a Principal Activity Centre. However, preserving Ipswich's heritage, activating the city centre, facilitating visitor attraction and ensuring young people feel included in public spaces will be important.</p>
Raceview	Balanced	Balanced	Balanced	Yes	n/a	Flooding ²⁷	<p>Established area with some additional infill further highlighting older and younger households living in Raceview. With a mix of homeowners and emerging rental community, Raceview SA2 has scored relatively low in terms of socioeconomic performance.</p>
Bundamba	Balanced	Balanced	Balanced	Yes	n/a	Flooding ²⁸	<p>Established area with low growth in the past 10 years, with a mix of older and family households. The type of activities and services required include:</p> <ul style="list-style-type: none"> group activities for seniors child, youth and family activities place-based support services including service outreach for community recovery/point of contact with information provision as part of disaster management.
Collingwood Park – Redbank	Balanced	Balanced	Balanced	n/a	n/a		<p>With some infill residential development that has been occurring in south Collingwood Park and some medium density around Redbank Plaza, the SA2 is predominantly to remain a mixed age suburb.</p>

26 Hazard vulnerability noted in Basin Pocket, North Booval, Booval, Silkstone and East Ipswich.

27 Hazard vulnerability noted in Raceview, Flinders View, Ipswich (part) – LAF 15.

28 Hazard vulnerability noted in Bundamba, Blackstone, Ebbw Value and Dinmore – LAF 9.

ESTABLISHED AREAS WITH ADDITIONAL GROWTH							
Local areas (by SA2)	Likely timeframe of lifespan change			Past trends with disadvantage	Past trend with diversity	Areas vulnerable to hazards	Community activities and service-demand implications
	2021–2031	2031–2041	2041+				
Brassall	Balanced	Balanced	Balanced	Yes	n/a		<p>With some infill residential development with medium density close to the retail centre, Brassall is expected to retain a mixture of older and young residents which is likely to suggest:</p> <ul style="list-style-type: none"> ▪ group activities for seniors ▪ child, youth and family activities will be required.
Springfield	Younger	Balanced	Balanced	n/a	n/a		<p>As an established suburb, Springfield's median age and average household size has reflected a younger community, suggesting older homes on larger lots are likely to be purchased by young families. A mix of younger demographic and middle age/retirees will grow in the latter half of Springfield's suburb maturation. Activities that support children, families and youth engagement, and ageing in place will be important.</p>

Table 4.1.3: Stable areas with low growth

STABLE AREAS WITH LOW GROWTH							
Local areas (by SA2)	Likely timeframe of lifespan change			Past trends with disadvantage	Past trend with diversity	Areas vulnerable to hazards	Community activities and service-demand implications
	2021–2031	2031–2041	2041+				
Churchill – Yamanto	Balanced	Balanced	Balanced	n/a	n/a	Flooding ²⁹	<p>Medium to high density planned around the Yamanto shopping centre. With a balance of younger and older households, activities that:</p> <ul style="list-style-type: none"> ▪ support children and families ▪ engage youth ▪ foster ageing in place will be important. <p>With a potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision as part of disaster management.</p>
Goodna	Balanced	Balanced	Balanced	Yes	Yes	Flooding ³⁰	<p>Some medium zone likely to occur around Goodna's shopping centre, with a current mix of older and young households likely to continue. With a balance of younger and older households, activities that:</p> <ul style="list-style-type: none"> ▪ support children and families ▪ engage youth ▪ foster ageing in place will be important. <p>Goodna has a healthy supply of services, ensuring the area has place-based support services.</p>

29 Hazard vulnerability noted in Churchill LAF 16 including Yamanto, Churchill (part) – LAF 17.

30 Goodna-Gailes LAF 1.

STABLE AREAS WITH LOW GROWTH

Local areas (by SA2)	Likely timeframe of lifespan change			Past trends with disadvantage	Past trend with diversity	Areas vulnerable to hazards	Community activities and service-demand implications
	2021–2031	2031–2041	2041+				
Ipswich – North	Older	Balanced	Balanced	n/a	n/a		Currently average household size has been decreasing, suggesting an ageing community. North Ipswich SA2 has land-use growth constraints due to conservation site. However, detached dwellings with big land blocks are likely to attract some young families or couples interested in acreage living. This is likely to create a balance of older and young family households over the next several years. Recreation and group activities for seniors, children, young people and families will be important.
Karalee –Barellan Point	Balanced	Balanced	Balanced	n/a	n/a	Flooding	<p>Karalee – Barellan Point SA2 has a balance of older and young family households which is likely to continue as some growth occurs. With a balance, activities that:</p> <ul style="list-style-type: none"> ▪ support children and families ▪ engage youth ▪ foster ageing in place will be important. <p>With the potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision as part of disaster management.</p>
Leichhardt – One Mile	Balanced	Balanced	Balanced	Yes	Yes	Flooding ³¹	<p>Established area with older and younger households living in Leichhardt – One Mile. Similar to Riverview SA2, the area has a mix of homeowners and rental community including social housing. Riverview's average household size trends were consistent, likely due to the transient nature of renters, likely of younger demographic moving in and out of the area.</p> <p>Some likely activities required include:</p> <ul style="list-style-type: none"> ▪ support children, families ▪ youth engagement ▪ activities that foster ageing in place will be important. <p>With a potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision as part of disaster management.</p>
North Ipswich – Tivoli	Older	Balanced	Balanced	Yes	Yes		Some densification is anticipated in North Ipswich, suggesting a change in demographic mix, also given the SA2 has been ageing as noted in the 10–15 year trends with decline in average household size and increase in median age.
Camira – Gailes	Balanced	Balanced	Balanced	n/a	n/a	Flooding ³² *Camira	Established area with older and younger households with previous low growth. With existing large lot homes in Camira – Gailes SA2 likely to be purchased by young families.

31 Hazard vulnerability noted in One Mile, Leichardt, Wulkuraka (part).

32 Hazard vulnerability noted in Goodna/Gailes – LAF 1.

STABLE AREAS WITH LOW GROWTH							
Local areas (by SA2)	Likely timeframe of lifespan change			Past trends with disadvantage	Past trend with diversity	Areas vulnerable to hazards	Community activities and service-demand implications
	2021–2031	2031–2041	2041+				
Riverview	Balanced	Balanced	Balanced	Yes	Yes	Flooding	<p>Established area with some additional infill further highlighting older and younger households living in Riverview. With a mix of homeowners and renters including social housing. Riverview's average household size trends were consistent, likely due to the transient nature of renters, with the younger demographic moving in and out of the area.</p> <p>Some likely activities required include those that:</p> <ul style="list-style-type: none"> ▪ support children and families ▪ engage youth ▪ foster ageing in place will be important. <p>With a potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision as part of disaster management.</p>

Appendix 4.2: Input 1 – Level of community change

INPUT 1: LEVEL OF COMMUNITY CHANGE

Based on the City of Ipswich's Housing Strategy 2021 and review of the latest 2021 Census, Input 1: Level of Community Change considers:

1. Previous trends such as:

- Median age trends by (ABS Statistical Area 2 or SA2) – Table 4.2.1
- Average household size changes by local areas (ABS SA2s) – Table 4.2.2
- Trends in population growth by local areas (ABS SA2) – Table 4.2.3

2. Likely future projections:

- Age projections by SA2s – Tables 4.2.4
- Population projections by LAFs – Refer to Map 2.3 (Appendix 2)

Table 4.2.1: Median age trends from 2006 to 2016

ABS Statistical Area 2 (SA2)		*** 2021pre	2016	2011	2006	2001	Change from ** 2006 to 2016
Still younger	Redbank Plains	27.6	27	26	29	28	-2
	Ripley	29.1	30	33	31	31	-1
	Springfield Lakes	30.9	29	28	28	n/a	1
	Springfield	31.9	30	28	27	26	3
	Collingwood Park – Redbank	31.1	31	29	31	30	0
	*Augustine Heights – Brookwater	32.8	30.3	30.9	33.5	n/a	-3.2
	*Bellbird Park	31.3	30	31	32.5	31	-2.5
Mixed age	Ipswich – East	39.5	37	36	37	37	0
	Rosewood	38.1	41	38	36	33	5
	Karalee – Barellan Point	37.8	38	36	34	33	4
	Raceview	36.2	33	31	33	31	0
	Brassall	34.1	32	33	35	33	-3
	Bundamba	35.8	32	32	34	35	-2
	Churchill – Yamanto	34.9	32	31	31	31	1
	Goodna	32.7	30	29	29	26	1
Getting older	Leichhardt – One Mile	32.3	32	30	31	31	1
	Ipswich – Central	40.6	38	37	37	36	1
	North Ipswich – Tivoli	40.8	40	38	36	34	4
	Ipswich – North	39.6	37	37	35	33	2

Census of Population and Housing, Timeseries 2001–2016 with Queensland treasury Population (QGSO) population estimates for 2021.

***2021pre denotes preliminary population estimates considered between 2016 and 2021 Census periods.

*please note change in median age reviewed from 2006 because data collection for Springfield Lakes SA2 occurred from 2006 Census onwards.

*denotes SA2 area split from Bellbird Park – Brookwater SA2 to Augustine Heights SA2 and Bellbird Park SA2.

Table 4.2.2: Average household size (persons per dwelling) changes in local areas 2001–2021

SA2	2001	2016	2021	Change from 2001 to 2021
Ripley	3.06	2.88	2.82	-0.24
Redbank Plains	3.1	3.18	3.05	-0.05
Springfield	3.22	3.18	3.05	-0.17
Springfield Lakes	2.95	3.03	3.04	0.09
Bellbird Park – Brookwater	2.89	3.05	2.99	0.1
Collingwood Park – Redbank	2.94	2.95	2.92	-0.02
Karalee – Barellan Point	3.23	3.05	2.98	-0.25
Goodna	2.85	3.01	2.86	0.01
Rosewood	2.89	2.67	2.64	-0.25
Ipswich – North	3.15	2.99	2.84	-0.31
Camira – Gales	2.93	2.81	2.75	-0.18
Churchill – Yamanto	2.93	2.79	2.7	-0.23
Riverview	2.94	2.72	2.62	-0.32
Raceview	2.82	2.75	2.62	-0.2
Leichhardt – One Mile	2.65	2.65	2.56	-0.09
Brassall	2.71	2.63	2.52	-0.19
Bundamba	2.7	2.54	2.48	-0.22
North Ipswich – Tivoli	2.56	2.35	2.29	-0.27
Ipswich – Central	2.44	2.34	2.27	-0.17
Ipswich – East	2.44	2.4	2.32	-0.12

Census of Population and Housing, Timeseries 2001–2021. Prepared by .id.

Over the last 20 years, the average household size trends shown that some areas are:

Predominantly young	Still young and likely to continue to remain young over the next 5–10 years as growth continues in some of these emerging communities. These areas are likely to have residents transitioning to middle age / empty nester life stage over the next 10+ years.
Balance of older and family households	Either ageing, or have a mix of older and family age households as established suburbs. The balance of young and older residents is likely to continue due to some growth and young families buying existing homes.
	Likely to gentrify where areas have a concentration of low income residents and projected growth. This may lead to some displacement of renters with potential increase in land values and new demographic mix of residents moving in.

Table 4.2.3: Trends in population growth by local areas 2001–2021

ABS Statistical Area 2 (SA2)	2021	2016	2001	Population Change (from 2001 to 2021)	Growth rate (from 2016–2021)
GROWING AREAS					
Ripley	12,774	4,624	1,919	10,855	176%
Rosewood	14,217	11,806	10,556	3,661	20%
Springfield Lakes	23,526	15,429	10,255	13,271	52%
Redbank Plains	24,349	19,299	8,889	15,460	26%
Bellbird Park – Brookwater	18,180	13,763	4,042	14,138	32%
ESTABLISHED AREAS WITH ADDITIONAL GROWTH					
Karalee – Barellan Point	6,852	5,511	3,932	2,920	24%
Collingwood Park – Redbank	11,686	8,517	5,300	6,386	37%
Brassall	12,115	10,898	6,379	5,736	11%
STABLE AREAS WITH LOW GROWTH					
Bundamba	9,334	8,917	7,339	1,995	5%
Churchill – Yamanto	6,817	6,768	5,179	1,639	1%
Ipswich – Central	6,715	6,558	6,556	159	2%
Ipswich – East	17,975	17,894	16,050	1,925	0%
Ipswich – North	4,465	4,551	3,185	1,280	-2%
Riverview – New Chum	3,189	3,073	3,149	40	4%
Camira – Gailes	9,257	9,242	8,844	413	0%
Leichhardt – One Mile	8,268	7,654	5,404	2,864	8%
Springfield	7,322	6,772	3,421	3,901	8%
Goodna	10,885	10,884	6,647	4,238	0%
North Ipswich – Tivoli	6,416	6,394	5,933	483	0%
Raceview	15,154	15,176	9,708	5,446	0%

Census of population and housing, Timeseries 2001–2021. Prepared by .id.

Denotes low growth rate from 2016 to 2021

Tables 4.2.4: Age projections by SA2s

2046 Projected Age Proportions	Total Children and Young people (0–24yrs)	Total Family (25–44yrs)	Total Middle (45–64yrs)	Total Retirees and Seniors (65yrs and over)
Rosewood	26.9%	26.0%	25.9%	27.0%
Brassall	29.2%	26.9%	21.9%	23.8%
Bundamba	26.3%	29.0%	24.4%	25.8%
Churchill – Yamanto	28.7%	28.5%	23.1%	23.9%
Ipswich – Central	24.8%	25.2%	27.5%	30.4%
Ipswich – East	24.6%	25.8%	25.8%	28.8%
Ipswich – North	27.9%	23.4%	30.8%	31.6%
Karalee – Barellan Point	28.4%	25.4%	27.5%	28.2%
Leichhardt – One Mile	30.7%	27.4%	22.6%	23.6%
North Ipswich – Tivoli	22.6%	25.5%	24.9%	27.7%
Raceview	27.9%	26.6%	22.9%	25.1%
Ripley	30.1%	38.7%	16.1%	16.2%
Riverview	27.7%	24.1%	23.6%	26.7%
Bellbird Park – Brookwater	30.8%	33.1%	21.0%	21.2%
Camira – Gailes	26.5%	26.5%	27.4%	28.1%
Collingwood Park – Redbank	31.0%	31.2%	20.0%	20.8%
Goodna	31.2%	27.9%	21.9%	22.8%
Redbank Plains	34.6%	31.9%	17.0%	17.3%
Springfield	32.4%	30.2%	22.6%	23.1%
Springfield Lakes	30.9%	38.1%	16.8%	17.0%

*Base population is based on 2021 Census age breakdown and the age projections have been extrapolated using Ipswich Population Modelling figures for each projected year up to 2046.

Proportions based on 2021 Census	Total Children and Young people (0–24yrs)	Total Family (25–44yrs)	Total Middle (45–64yrs)	Total Retirees and Seniors (65yrs and over)
Rosewood	31.9%	26.0%	26.0%	16.3%
Brassall	35.8%	26.9%	26.9%	15.4%
Bundamba	32.2%	29.0%	29.0%	14.3%
Churchill – Yamanto	35.3%	28.5%	28.5%	13.1%
Ipswich – Central	29.7%	25.2%	25.2%	17.7%
Ipswich – East	30.1%	25.8%	25.8%	18.3%
Ipswich – North	33.4%	23.4%	23.4%	12.4%
Karalee – Barellan Point	35.0%	25.4%	25.4%	12.2%
Leichhardt – One Mile	38.1%	27.4%	27.4%	11.9%
North Ipswich – Tivoli	28.0%	25.5%	25.5%	21.5%
Raceview	34.3%	26.6%	26.6%	16.1%
Ripley	40.8%	38.7%	38.7%	4.4%
Riverview	33.5%	24.1%	24.1%	18.8%
Bellbird Park – Brookwater	39.5%	33.1%	33.1%	6.5%
Camira – Gailes	32.6%	26.5%	26.5%	13.5%
Collingwood Park – Redbank	39.6%	31.2%	31.2%	9.2%
Goodna	38.6%	27.9%	27.9%	11.6%
Redbank Plains	44.6%	31.9%	31.9%	6.6%
Springfield	40.2%	30.2%	30.2%	7.0%
Springfield Lakes	40.5%	38.1%	38.1%	4.7%

*Base population is based on 2021 Census age breakdown and the age projections have been extrapolated using Ipswich Population Modelling figures for each projected year up to 2046.

Appendix 4.3: Input 2 – Social Participation Trends

INPUT 2: SOCIAL PARTICIPATION TRENDS

Table 4.3.1: Key summary of expressed view of what the community likes to participate in across their lifestage

Type of community activities identified and facility examples based on community consultations	RESIDENTS' LIFESTAGE				Community Services
	Family households with dependent children (under 12 years)	Young people (12+ years)	Middle aged (50+ years)	Seniors/retirees (60+ years)	
Arts and cultural activities e.g. See a play, singing in a choir, going to the art gallery and library, live entertainment	✓		✓	✓	
Family outdoor activities e.g. Family picnics, going to parks and playgrounds, socialising with family and going to city events	✓				
Family friendly events	✓				
Kids science/innovation spaces e.g. ScienCentre, SparkLab at Queensland Museum Kurilpa	✓				
Indoor activities e.g. Martial arts, yoga, gym, dance, team sports, individual physical activities	✓	✓			
Online gaming e.g. e-sports		✓			
Socialise and share on other community interests e.g. creative, learning and teaching opportunities, crafts etc.		✓	✓	✓	
Swimming/water play with shade	✓				
Playgrounds with shade and fences	✓				
Local community hubs e.g. that enable place-based services, co-delivered with community-based activities, where spaces are culturally safe and safe for young people to engage in					✓

Source: Strengthening Ipswich Communities consultation 2021–2022.



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