

An Infrastructure Update on Toowoomba and Surrounds



Toowoomba is the gateway to the significant Surat Basin Energy Province that has around 91 major projects valued at \$200 billion expected to be in operation over the next 20 to 50 years that will create approximately 16,000 jobs. Highlighted below are some of the significant projects currently underway.

Brisbane West Wellcamp Airport is set to be completed in October this year. The current Toowoomba airport has 13,000 passengers flying out per annum. The new airport, which forms an integral part of a larger industrial development, is predicting 400,000 passengers in its first year of operation, with over one million by year three. Total output of \$122.8 million to

- The airport itself will employ up to 50 staff and associated industries will create hundreds of job opportunities.



the Toowoomba region in year one, and an estimated income from wages for Toowoomba residents of \$31.3 million by year one. It will also open up major export opportunities for agriculture producers looking to find new markets in Asia.

- The runway will be 2.87km long and 45m wide
- Westbrook is located 8.36km south-west of the runway
- Wellcamp is situated 17km from Toowoomba's CBD
- 10 million tonnes of rock is used for the construction

Inland Rail Project could be a reality for the region, after an implementation group was set up, tasked to drive the project forward. The benefits of a Melbourne to Brisbane Rail link would include efficient market access for agricultural industries and removing almost 4000 trucks off South East Queensland's roads.

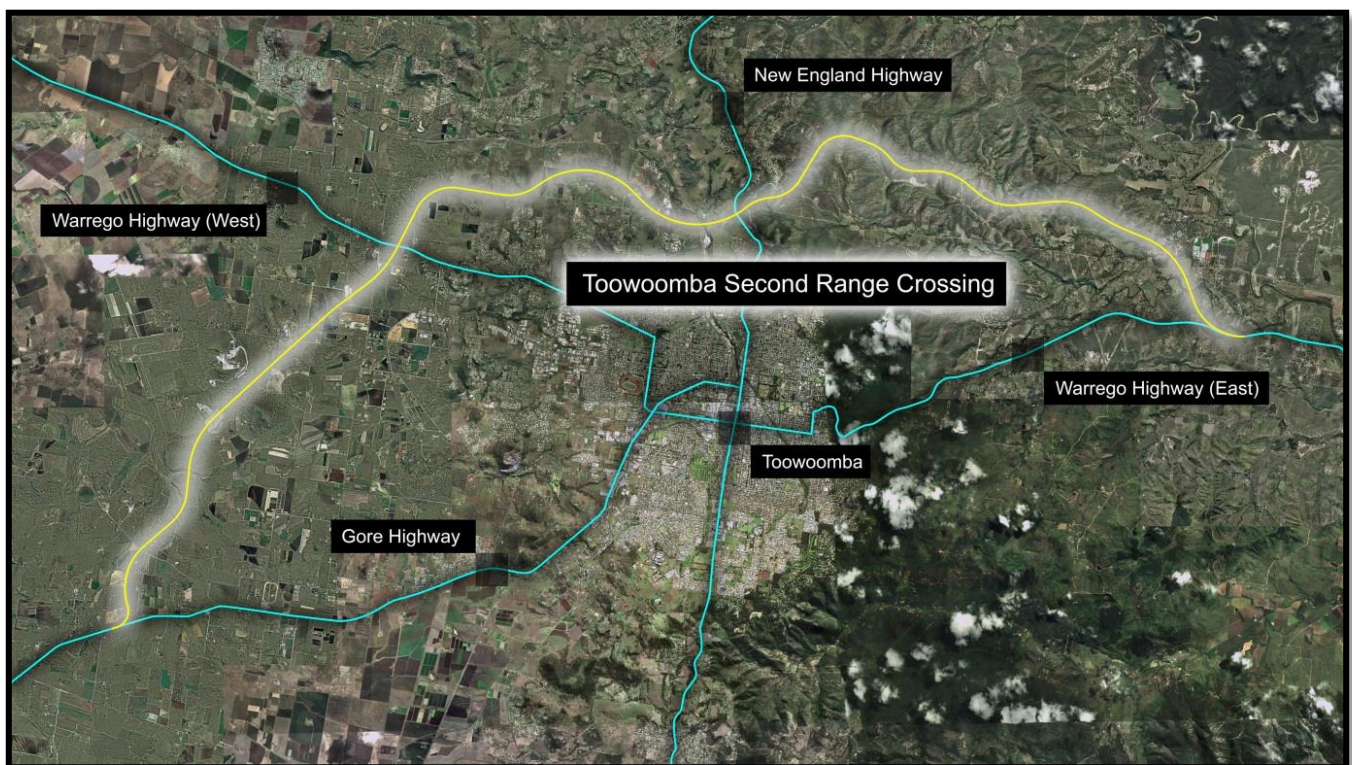
The city's central business district is set to get a major facelift with a \$350 million **QIC Development**. The much anticipated integration of Gardentown Shopping Centre and Grand Central Shopping Centre will increase the combined size of the two centres by approximately 30,000 square metres to create a master-planned and integrated retail, entertainment and leisure destination. Development is expected to create 1500 jobs during construction and about 1000 retail jobs once completed.

The significant coal mine in the Toowoomba region is the **New Acland Mine** run by the New Hope Group. This mine is currently awaiting approval for a proposed expansion of its operations on the easternmost edge of the Surat Basin within the Toowoomba Regional Council area. The mine is also leading the way with its rehabilitated mined land for cattle. Currently being trialled on grazing cattle, a combination of soil, pasture and cattle fattening tests form the basis of the long term trial to fully understand the impact of the mining operation on grazing land and to strive to return this land to the best possible state post mining.

The **Wellcamp Industrial Park** is currently under construction on the outskirts of Toowoomba. The 4000 acre complex is situated just 22 kilometres west of the city and will be an integrated facility with most transport modes, logistics and value-added services – including manufacturing and assembly-in one single business park. The Brisbane West Wellcamp Airport will be the centrepiece of the park, with specific industries targeted to link with the airport. The first part of the project will be 250 acres and include Wagners’ new corporate offices and the company’s state of the art composite fibre technology building.

The **Witmack Industry Park** is one of Toowoomba’s largest industrial land development, spanning across 230.5 acres. It will provide much needed industrial facilities for multinational, national and local companies looking to establish a base to service the Surat Basin energy province and Darling Downs. Toowoomba-based company FK Gardner and Sons Group is responsible for the \$80 million development, which will provide tenants and owners with large size blocks from two hectares (which are currently non-existent in the Toowoomba market).

The **Toowoomba Second Range Crossing** will be imperative to the growth of the region. Toowoomba Surat Basin Enterprise commissioned Lawrence Consulting to undertake a wider economic benefit study; showed direct economic benefits for the Toowoomba region of between \$15.3 and \$23.9 billion, with local businesses estimating an average increase of around 14 percent to their turnover, along with additional industry productivity savings. The bottom line of the research indicates total benefits (indirect) of between \$31.6 and \$50.5 billion for the Toowoomba region and between \$48.3 and \$76.7 billion for Australia. Importantly, during construction it is anticipated that 1700 direct employment opportunities will be created.



Population modelling based on current trends, project the Toowoomba region’s rate of population growth will double, even triple, over the next 18 years. It is conservatively predicted that Toowoomba Regional Council area will be home to nearly 245,000 people by 2031. More optimistic forecasts for the area suggest population growth of up to 70 per cent in the next 18 years.