


Location Report

 **T00W00MBA**
Regional Queensland
Jagera, Giabal & Jarowair Country

August to November 2023



IMPORTANT CHANGES TO PROPERTY TAX DEPRECIATION!

What you need to know about the investment property legislation changes and how they affect a property investor's ability to make depreciation claims.

Most investors are now aware that in the 2017 Federal Budget Address, the government announced dramatic changes to the way depreciation is claimed on residential properties. In short, the government has limited Plant and Equipment (Division 40) deductions by denying income tax deductions for the decline in value of "previously used" assets.

Essentially, if the item was not brand new when you purchased the property, you can no longer claim depreciation deductions on that item.

The Good News

The new rules don't affect brand new property, commercial property or properties purchased through a corporate tax entity (Note SMSF do not apply here). The existing laws have also been grandfathered.

The Great News

Approximately 85% of depreciation claims are still available to investors. These deductions are on the structure of the property - and can even include renovations by previous owners!

To find out exactly how the laws have affected you, visit the link to the right (in red) for a free Preliminary Depreciation Assessment - or call 1300 990 612

WRITTEN BY TYRON HYDE
CEO, WASHINGTON BROWN



CAN YOU STILL CLAIM?

Find out how / if your investment property is affected!

The total depreciation amount that your property is eligible for can still equate to hundreds of thousands of dollars in deductions. Knowing how much you can claim and/or if you are able to claim has become more complex since the May 2017 legislation change.

As a member of Ryder Property Research, I want to ensure you're claiming every deduction that you're entitled to. That's why we're offering subscribers a free Preliminary Depreciation Assessment. Whether your property is new or old, residential or commercial - we'll review your specific situation and assess your eligibility.

To claim your free Preliminary Depreciation Assessment, visit: washingtonbrown.com.au/prelim



Washington Brown
THE PROPERTY DEPRECIATION EXPERTS



TOOWOOMBA

Regional Queensland

Jagera, Giabal and Jarowair Country

Highlights

- \$12 billion economy
- \$1.6 billion Second Range Crossing
- \$31 billion Inland Rail Link
- \$1.3 billion new hospital
- Strong, diverse economy including manufacturing, agriculture, tourism, resources and government admin

Suburb - houses	Typical prices	Suburb - units	Typical prices
Harristown	\$445,000	East Toowoomba	\$520,000
South Toowoomba	\$440,000	South Toowoomba	\$350,000
North Toowoomba	\$440,000	Toowoomba City	\$345,000
Rangeville	\$580,000	Wilsonton	\$315,000

Already Australia's second largest inland city, Toowoomba's presence on the national stage is being enhanced by a massive program of infrastructure development. The economy of the Toowoomba region is the second largest in Queensland, outside of the State's metropolitan areas.

The privately-developed Wellcamp Airport and its adjacent and nearby business parks, as well as the city's inclusion in the Brisbane-hosted 2032 Olympics, adds to the strategic importance of the regional city.

The \$1.6 billion Toowoomba Second Range Crossing, or bypass, is helping to cement the city as a nationally-recognised intermodal transport hub. The \$31 billion Inland Rail Link, for which the city is a major focal point, will further boost this recognition.

Other growth catalysts include proximity to Surat Basin's mining and renewable energy resources, agricultural industries in the nearby Lockyer Valley, and tourism and manufacturing bases. The total output of agricultural production alone in FY2021 was \$1.09 million.

Adding to the city's appeal is its attractive parks and gardens, its extensive and fast-growing health and education facilities, and its proximity to Brisbane, with the capital city being just 130km to the east.

This combination of factors, along with the city's affordability, low vacancies and solid yields, is attracting a variety of property buyers to the region, including first-home buyers, tree-changers, baby boomers, retirees and investors.

Economy and Amenities

Toowoomba is Australia's second most populous inland city and one of Queensland's largest regional centres. It has a diverse economy covering education, manufacturing, retail, health & community services, agriculture and tourism - and like many regional areas, a swiftly-growing population.

The city's economy is rising, growing 18% in the five years to 2018 - the highest growth of any LGA in South-East Queensland.

The city's Gross Regional Product (GRP) was \$11.63 billion in FY2022, which represents 3% of Queensland's total economy and makes the region the State's second most significant commercial powerhouse.

The city's economy also remained stable during the worst of the pandemic with its FY2021 GRP a record 4.2% increase on the previous year. The financial professional & technical services sector strengthened in value and employee numbers in FY 2021, boosting the economy by \$1.2 billion.

According to Council economic development data in October 2022, Toowoomba is now Australia's third largest regional economy for employment, with the region's workforce growing 3.8% in FY2021.

From an unemployment rate of 5.8% in the June 2022 quarter, Toowoomba experienced a drop to 4.8% in the December 2022 period and a further drop to 4.6% in the March 2023 quarter.

Health care has taken over from manufacturing as the largest industry, with the sector generating 18,000 local jobs in FY2022 and comprising 20% of workers, according to *.id*.

Manufacturing still has the largest output by industry, generating \$2.925 million in this period, followed by construction (\$2.726 million) and mining (\$2.485 million). Based on business numbers, agriculture is the biggest industry (21%) followed by construction (16%) and property & business services (11%). In FY2021, livestock slaughtering accounted for 35.2% of Toowoomba's agricultural output.

Building approvals are strong, totalling \$711 million in FY2021 and \$615 million in FY2022.

Stage 1 of the \$235 million Queensland Regional Accommodation Centre was completed in December 2021. In February 2023, it was announced that the State Government would not renew its lease of the facility when it expired in March. Its future use will be determined by Wagner Corporation, which owns privately-owned land near Toowoomba's Wellcamp Airport, as well as the airport itself.



Location

- 130km west of Brisbane, on the Great Dividing Range
 - At the junction of the Warrego, New England and Gore highways
 - Gateway to the Darling Downs agriculture region & the Surat Basin mining precinct
 - LGA: Toowoomba Regional Council
- We acknowledge the Jagera, Giabal and Jarowair Peoples as the traditional owners of lands within the Toowoomba Region



Population

- Toowoomba LGA 2016: 150,500
- Toowoomba LGA 2021: 173,200
- Projected population 2036: 205,000
- Median age: 39

Source: ABS Census and Qld Govt Statistician's Office



Employment

- Healthcare & social assistance: 20%
- Education & training: 11%
- Retail: 9%
- Construction: 8%
- Manufacturing: 8%
- Public administration: 6%

Source: *.id*

- Tourism

Toowoomba's tourism sector adds plenty of value to the city's economic and employment numbers, with total tourism sales amounting to \$670 million in FY2022 while the industry supported 4,700 workers.

The city attracted around three million domestic and international visitors and 1.7 million day-trippers in FY2022, according to Tourism Research Australia. Tourists spend \$1,000 during an average stay of 3-4 nights, says Southern Queensland Country Tourism.

Toowoomba is referred to as the Garden City due to its many parks and gardens. The State Heritage-listed Queens Park covers 25ha while the city's annual Carnival of Flowers is Australia's longest-running floral event and contributes \$20 million to the economy. It has government funding until 2025.

A \$15.4 million upgrade of Queens Park was completed in September 2022, nearly 10 years after the council master plan was first unveiled in 2013.

The Cobb & Co Museum is also located in Toowoomba.

- Wellcamp Airport & Business Parks

The city's privately-owned Wellcamp Airport opened at Charlton in 2014 and is now the gateway for the Darling Downs and Western Downs regions, providing both domestic and international passenger services.

The facility also hosts Queensland's only dedicated 747-8F international freighter service.

The airport is a major hub for investment with export opportunities well supported by Wellcamp's international air freight services.

In September 2022, Richard Branson's Virgin Orbit announced plans to build a satellite launch site at the airport; however, the company filed for bankruptcy in April 2023, making the plan's future uncertain.

Adjacent to the airport, the 500ha **Wellcamp Business Park** is becoming a centre for aviation, logistics, transport, corporate and mining services.

The **Aerospace and Defence Precinct** was approved for

HOME OWNERSHIP

- 32% own their homes outright
- 32% own with mortgages
- 32% rent their homes

Source: ABS 2021 Census - Toowoomba LGA

the business park in July 2022. The hub will include a 12,000m² **Boeing Australia** facility which will produce the world's first combat aircraft drone. The drone will also be the first military combat aircraft designed and manufactured in Australia in 50 years.

Near the airport is Toowoomba Technology Park (TTP) - Australia's first high-performance, large-scale data centre outside a capital city. TTP is located at **Witmack Industry Park** which is a major stakeholder in the **Toowoomba Enterprise Hub (TEH)**, along with Wellcamp Airport and **Wellcamp Business Park; Charlton Logistics Park** and **InterLinkSQ**.

- Education & Medical Infrastructure

Toowoomba's University of Southern Queensland (UniSQ) campus supports 450 students with the city also having a TAFE Queensland site.

Meanwhile, construction is underway on several major medical projects in Toowoomba.

A public hospital and two private hospitals currently service the city, along with a public, heritage-listed facility, known as Baillie Henderson.

The 188ha site is largely utilised for rehabilitation, mental health and support services, but is now marked for major change.

The State Government announced in June 2022 that it would fund the construction of a new, and larger, \$1.3 billion hospital on the site with Baillie Henderson to be transformed into a major medical precinct (see *Future Prospects*).

Toowoomba has a \$12 billion economy with stable, uninterrupted growth for over 15 years.

It is the second most significant commercial powerhouse in the state of Queensland.

Property Profile

Regional Queensland has been a stand-out performer in the Australian property market in recent years and Toowoomba, boosted by the construction of a bypass, new airport and the Inland Rail Link, has been one of its best achievers.

The city continues to thrive with prices on the rise and properties selling well above pre-Covid averages.

Also boosting Toowoomba's market is the growing number of investors keen to purchase dwellings in distant locations.

MCG Quantity Surveyors data published in June 2023 shows the average distance between where landlords live and invest is 857km - up from 559km in 2021 and 294km in the pre-pandemic period to 2020.

Toowoomba suburbs Kearneys Spring and Harristown were listed in the inaugural *Fast 50* report for 2024, published by Smart Property Investor and Momentum Media in May 2023.

Kearneys Spring on Toowoomba's southside recorded annual house price growth of 20.1% and gross rental yields of 4.6%. Inner city Harristown experienced annual price growth of 21.5%, with gross rental yields around 5%.

Toowoomba featured in CoreLogic's May 2023 *Regional Market Update* - the city's unit price growth of 13% was the third highest in the country.

In its *Home Value Index (HIV)* report in June 2023, CoreLogic also rated the city as the seventh best SA3 regional performer in the State for 12-month value growth and the 10th highest in the August 2023 *HIV* report. The city's dwellings now have a median value of \$549,000.

PropTrack analysis shows both sales activity and prices in Toowoomba are better than they were in the pre-pandemic period. In May 2023, PropTrack data revealed houses in Meringandan West, Darling Heights and Rockville typically sold in 15 days or less.

Sales prices of \$2 million and more were also becoming more common, with PropTrack figures in April 2023 showing the city experienced five high-priced sales between 2020 and 2023 averaging \$9.6 million.

Notwithstanding these high-level sales, the Toowoomba LGA is one of the three most popular first-home-buyer areas in the state, according

to NAB data released in January 2023. NAB home ownership executive Andy Kerr says Toowoomba has gone "from strength-to-strength, attracting families with its quick commute to Brisbane, schools, laid-back lifestyle and spacious land sizes".

The city also offers good healthcare facilities while properties priced below \$500,000 appeal to baby boomers, Propertyology's Simon Pressley says.

- Sales Up, Prices Rising

Toowoomba was included in the National Top 10 Municipalities list in the Summer 2022-23 edition of *The Price Predictor Index* published by *Hotspotting*: 14 of the 25 Toowoomba suburbs analysed in the report were classified as rising markets, with six others rated as consistency markets. The city's out-performance continued in the Autumn and Winter 2023 editions of the report.

The Winter 2023 edition reported that Toowoomba continued to be one of the strongest regional markets in Queensland, with a high number of consistency suburbs and no declining locations.

Mount Lofty was included among the nation's National Top 75 Supercharged Suburbs, while Darling Heights and Middle Range made the Top 50 Most Consistent suburbs list.

Based on CoreLogic data for the 12 months to May 2023, Newtown, East Toowoomba, Harristown, Highfields, South Toowoomba, Wilsonton and Wilsonton Heights recorded the city's highest annual increases in median house prices (up 15-17%),.

Newtown experienced the highest number of annual sales (226), yet it still has one of the area's lowest median house prices (\$445,000).

East Toowoomba (\$815,000) and Highfields (\$760,000) recorded the highest median house prices in the LGA.

Only Withcott (up 1%) and Meringandan West (up 8%) experienced single-digit price growth, with all other suburbs growing 10% or more.

Yet the Toowoomba LGA remains highly affordable with most suburbs offering a median house price in the \$400,000-\$600,000 range - including the Toowoomba CBD, which has median prices of \$520,000 for houses and \$350,000 for unit.

Long-term capital growth rates (annual median growth in the past decade) are in the 8-9% range for most suburbs, but East Toowoomba has averaged 11% per year.

The Toowoomba **unit market** is small, but there are opportunities to buy in several suburbs. Newtown

again scored a top ranking for its annual growth figure of 8%, and median price of \$325,000. Newtown also beats its neighbours when it comes to annual unit sales activity (83).

East Toowoomba experienced an extraordinary 36% annual lift to reach \$540,000 while South Toowoomba saw a 10% lift to reach a still very affordable \$370,000.

Toowoomba is a good example of the chronic shortages across Queensland. Vacancy rates began a steady descent in December 2016, falling below

3% by August 2017, and staying below 3% ever since. Vacancy rates reached 1% in April 2023, for the first time since December 2020, according to SQM Research data.

The typical weekly house rent in Toowoomba rose 7% to \$482 in the year to August 2023, according to SQM Research.

East Toowoomba and Mount Lofty's median house rent is now \$500 per week and Highfields and Middle Ridge have the city's highest rents of \$600 per week.

The Toowoomba house market can be summarised as:

Suburb	Sales Houses	Median Houses	1-year Growth	Growth Average	Median Yield
Centenary Heights	133	\$525,000	12%	7%	4.8%
East Toowoomba	103	\$815,000	17%	11%	3.9%
Glenvale	161	\$500,000	10%	6%	4.9%
Harristown	179	\$450,000	16%	8%	5.3%
Highfields	135	\$760,000	15%	8%	4.1%
Meringandan West	52	\$580,000	8%	6%	5.0%
Mount Lofty	109	\$700,000	14%	7%	3.7%
Newtown	226	\$445,000	17%	8%	5.3%
North Toowoomba	94	\$440,000	10%	8%	5.1%
Rangeville	168	\$610,000	10%	6%	4.5%
South Toowoomba	125	\$500,000	15%	9%	4.9%
Wilsonton	135	\$435,000	16%	7%	5.4%
Wilsonton Heights	69	\$405,000	16%	9%	5.5%
Withcott	36	\$605,000	1%	8%	4.9%

The Toowoomba unit market can be summarised as:

Suburb	Sales - Units	Median Units	1-year Growth	Growth Average	Median Yield
East Toowoomba	47	\$540,000	36%	12%	4.7%
Harristown	54	\$285,000	-4%	-1%	5.6%
Newtown	83	\$325,000	8%	8%	5.7%
South Toowoomba	46	\$370,000	10%	4%	5.5%
Wilsonton	29	\$315,000	2%	6%	5.6%

Future Prospects

Toowoomba is a regional powerhouse with major projects driving the economy forward and drawing workers to the region, including:

- **Wellcamp Airport and nearby business parks;**
- **Inland Rail Link;**
- **City centre rebuild;**
- **Grand Central Shopping Centre expansion;**
- **New hospital, health hub and day surgery**
- **Second Range Crossing; and**
- **Several solar and wind farms**

The Darling Downs is already one of Australia's largest manufacturing regions of broad-acre farm equipment, is the regional centre for a major resources province, and also has the second-highest number of trademark applications in the nation - underscoring a commitment to local innovation.

A \$400 million **fruit and vegetable processing plant and cannery** in Withcott, just outside Toowoomba, is expected to get underway in 2023. The three-stage project will have six buildings in which 70,000 tonnes of fruit and vegetables will be processed every year.

While it will be run by Lockyer Valley Fruit and Vegetable Processing Company, the 54ha facility will be a newly-registered co-operative, with 20,000 Queenslanders invited to submit \$1,000 each to become collective investors in the property.

A \$175 million **Wellcamp Entertainment Precinct** is proposed by Wagner Corporation and will incorporate motorsports, driver training, a racetrack and a 40,000-person performing arts venue.

The project received \$40 million of support from the State Government in October 2020. Wagner is seeking a further \$40 million grant from the Federal Government.

It was planned that Wellcamp Airport would soon become a **launch site for space satellites** with demonstration flights expected to begin in 2024. Richard Branson's Virgin Orbit signed a memorandum of understanding with the Wagner Corporation in September 2022, with the agreement to see LauncherOne rockets launching from modified Boeing 747-400s. However, Virgin Orbit filed for bankruptcy in April 2023.

But in better news for Toowoomba's space innovation prospects, UniSQ completed the first stage of a privately-owned, static rocket testing site in 2021 with stage 2 now underway. Constructed at Helidon and developed in partnership with Rocket

Technologies International, the site is the nation's first such facility - outside of the defence forces - and enables developers to test rockets secured to the ground in a controlled environment.

The **Helidon Rocket Test Site** joins the university's Mount Kent Observatory at Greenmount, 30km south of Toowoomba, in its space innovations. The observatory is the only facility in the Southern Hemisphere that supports NASA's Transiting Exoplanet Survey Satellite mission.

With Rocket Technologies as well as the Australian National University and University of South Australia, plus over 20 industry partners, the university received \$50 million in Federal funding in May 2022 for an **Innovative Launch, Automation, Novel Materials, Communications and Hypersonics (iLAUNCH) hub**.

The largest space research facility in Australia, the hub was officially launched in July 2023 at a total cost of \$180 million. It is expected to boost the local economy by \$3.65 billion and employ about 20,000 people by 2030.

Wellcamp Airport and its adjacent business park is also a catalyst for significant projects. Construction is underway on a six-stage \$400 million **medicinal cannabis cultivation, processing and research facility** near the airport.

Owned by Canadian Asterion Cannabis and Australian Natural Therapeutic Group, the site was granted Major Project Status in 2020 to streamline the approval process. The facility, the largest of its kind in the world, will feature 40ha of glasshouses and produce 500 tonnes of medicinal cannabis annually with the aim of eventually exporting up to \$2 billion worth of product every year and providing work for 350 people when fully completed.

Qantas opened a **pilot training academy** at the airport in 2020, with the capacity to train up to 250 pilots each year.

A major part of the 500ha **Wellcamp Business Park** will be the city's **Aerospace and Defence Precinct**, which Council approved in July 2022.

A 12,000m² **Boeing Australia facility** in the precinct will produce the world's first combat aircraft drone, designated as the MQ-28A Ghost Bat in March 2022. The drone will be the first military combat aircraft designed and manufactured in Australia in 50 years.

Construction was expected to start by the end of 2022 with the precinct to employ hundreds of people - including 300 employees at the Boeing facility alone. The drones are expected to start flying off the Wellcamp runway in 2025.

The \$10 million heritage-listed **Railway Goods Shed** refurbishment project completed in 2019 heralded a \$65 million Toowoomba Railway Parklands precinct and downtown makeover. This could see an urban village comprising parklands and a mixed-use development take the Garden City to new heights. The precinct received funding as part of the Southeast Queensland City Deal, brokered between local councils plus State and Federal Governments.

The Toowoomba CBD could also soon see a **\$30 million retail, showroom and fast food project**. The Harristown plan will replace the former site of Snap Fitness gym. It will also feature the equal largest Officeworks in Australia as its anchor tenant.

An even larger retail development in the city is currently in its second stage of a major revamp. Construction at **Wilson Shopping Centre** began in March 2022, and is worth \$25 million of a total \$40 million expansion. The shopping centre features a drive-through Starbucks, 7-Eleven service station and 24-hour car wash business and in May 2023, pet supplies company, Petbarn announced it would open its second local store at the shopping centre.

A new **commercial-retail precinct**, including a 2,000m² supermarket, is planned for Drayton with plans lodged with Council in March 2023.

A **South Western Regional Headquarters'** precinct in Charlton brings together the Queensland Fire and Emergency Services' \$18 million regional operational facility - which opened in 2021 - with a tactical training facility.

The region's **Mort and Co Grassdale feedlot**, near Dalby - 85km north-west of Toowoomba - received a \$35 million expansion in 2020, making it the largest in Australia.

And in 2021, Korean companies, Lotte International and CJ CheilJedang, announced commitments of \$52 million to developing Wagyu cattle farms and upgrading a 17,000-head feedlot at Dalby.

Toowoomba's **Agtech and Logistics Hub** opened in May 2021 and is expected to deliver a series of programs that will fast-track the development of agricultural technology.

- Population Growth

In November 2022, the Regional Australia Institute named Toowoomba as one of the 10 most popular migration hotspots in the nation for capital-city dwellers - and the only one not located on the coast.

Census data in 2022 shows West Toowoomba - which includes Glenvale, Wellcamp, Westbrook

Toowoomba Fast Facts

Gross Regional Product:	\$11.7 billion
Economic growth:	2.7%
Exports:	\$7.7 billion
Key Industries:	
- Mining	\$2.42 billion
- Manufacturing	\$1.70 billion
- Agriculture	\$490 million

Sources: Queensland Government; ABS; Toowoomba Regional Council and .id: 2021

and Cotswold Hills - experienced a 21% population increase since 2016. Council forecasts this area will see 8,500 extra residents by 2031.

Highfields, to the north of the Toowoomba CBD, now has a population of 14,582 and is projected to grow to over 21,000 by 2031.

In 2022, Highfields and nearby Kleinton saw more residential construction (\$105 million) than any other suburb in the LGA. Five subdivisions and housing estates are in the pipeline or under construction in these two suburbs, as well as nearby Woolmer and Meringandan West.

Highfields is also expecting to see a new state primary school, a town centre, more public transport and a second road to the Toowoomba CBD.

- Medical Upgrades

In June 2022, the State Government announced it would fund the construction of a new **\$1.3 billion public hospital** on the site of the Baillie Henderson facility, with the current hospital to be transformed into a major medical precinct.

Early works worth \$20 million began on the new hospital in August 2022, with major works to begin in 2024 and completion expected in 2027.

The hospital will feature 118 more beds than the existing facility across surgical, maternity, coronary and intensive care units. It will also offer emergency department spaces, outpatient consultation rooms, diagnostic rooms, administration, education and training facilities.

The State Government has committed \$42 million for a new **two-theatre day surgery** at the Baillie Henderson hospital site, with works beginning in September 2022. Completion is due in 2024.

September 2022 also saw the announcement of an

\$180 million upgrade of **Warringal Private Hospital**, which will double the size of the facility. **St Vincent's Private Hospital** will receive an \$8 million upgrade with the extra 1,000m² of floor space added to its emergency department.

- 2032 Olympics

As part of the successful 2032 Queensland Olympics bid, capacity at **Clive Berghofer Stadium** will be increased to 15,000 seats to host football matches. A report by Toowoomba and Surat Basin Enterprise said the city could also potentially host equestrian, shooting and archery events if current facilities are upgraded.

A task force is investigating the city's potential to host lead-up training for hockey, BMX, mountain biking, road racing and boxing. Plus, Council plans to build a \$192 million sports precinct at Charlton.

- Industrial Development

After several delays, **Torrington Industrial Precinct** is now set for completion in September 2023. Forming part of Torrington Business Park, the 21-lot subdivision was approved in 2017 and it's believed a number of the tenancies have already been sold.

The precinct will assist what a Colliers 2021 *Industrial Regional Spotlight* report said was a positive outlook for local industry, particularly transport & logistics.

Further Colliers research in September 2022 revealed Toowoomba is one of several regional areas where the value of industrial property areas is rising faster than those in capital cities. Annual industrial property values in Toowoomba increased 24.2%, which made the LGA the third highest in the nation for such growth, after the Gold Coast and Newcastle.

- Transport

Toowoomba is a major gateway to south-east Queensland, being close to the Surat and Cooper basins and the Melbourne-Brisbane freight route, while providing access to the Inland Rail network.

The 41km-long **Second Range Crossing - or Toowoomba Bypass** - opened in 2019 and now provides drivers with an alternative crossing of the steep Toowoomba Range. The transport link runs from Helidon Spa on the Warrego Highway and bypasses the north side of Toowoomba to join the Gore Highway at Athol.

Two other major developments designed to streamline freight connections include:

1. **Inland Rail, connecting Brisbane to Melbourne**
2. **Toowoomba Enterprise Hub (TEH)**

Construction of the \$31 billion, 1,700km Inland Rail

Wellcamp Business Park Current projects at a glance:

- **Asterion & Australian Natural Therapeutic Group:**
40ha of greenhouses to produce medicinal cannabis
- **Green Distillation Technologies:**
Will recycle truck and car tyres into oil, carbon and steel
- **Toowoomba Premium Milk:**
Milk processing and powder production
- **QANTAS Group Pilot Academy:**
Will train 250 pilots each year

Project is now well under way with the work kicking off at Parkes, NSW in January 2019. Completion of the entire project is expected in 2030-31.

The 28km section of the Inland Rail near Toowoomba, between Gowrie and Helidon, includes building a 6.2km freight tunnel through the Great Dividing Range - the largest diameter diesel freight tunnel in the Southern Hemisphere.

The **TEH** encompasses three major stakeholders: **Wellcamp Airport** and **Wellcamp Business Park**; FKG Group's nearby **Charlton Logistics Park** and **Witmack Industry Park**; and, also Freight Terminals' **InterLinkSQ** intermodal terminal in Charlton.

TEH is located at the junction of three major highways - the Gore, Warrego and New England - with connectivity to the Second Range Crossing. Over the next two decades, the hub is expected to become a billion-dollar project, creating 1,500 jobs. The \$16 million InterLinkSQ includes an **Interlink Industrial Park** and an **InterLink Global Logistics Centre** (a rail-road terminal), which will become part of the Inland Rail project.

The **North South Transport Corridor** bypass may get underway in the next decade with plans released in July 2023. The corridor may eventually take residents from the New England Highway at Geham to rejoin the highway again in the Cambooya area.

A \$20 million business case assessing the viability of a 52km **underground rail link** from the Inland Rail route junction at Calvert to the Port of Brisbane is being considered. The project will cost around \$14.5 billion and would deliver \$820 million in economic, social and environmental benefits annually.

A \$15 million business case for a 45-minute **fast rail passenger service** from Brisbane to Toowoomba was completed in 2022. No details have been released.

- Resources and Energy

The Western Downs area is recognised as the energy capital of Australia, with coal, gas, solar and wind operations all featuring in the region, along with Australia's first grain-to-ethanol facility.

Postcode 4350 (Toowoomba) is now one of Australia's top solar postcodes, according to Clean Energy Regulator statistics.

The \$200 million Yarranlea Solar Farm, completed in 2019, now powers 36,000 homes with **Coopers Gap Wind Farm** in Boyneside, 200km north of Toowoomba, one of Australia's largest wind farms.

The \$1.96 billion **MacIntyre Wind Farm Precinct** - which comprises the 103MW Karara Wind Farm and the 923MW MacIntyre Wind Farm - is underway 110km south of Toowoomba.

In December 2022, developer Acciona Australia said the precinct would include a third wind farm, Herries Range. The 1,000MW wind farm will add 180 turbines to the precinct. Herries Range will also bring the precinct's value to \$4 billion and its renewable energy to 2,000MW - enough to power 1.4 million homes - and will support 600 jobs.

Construction on another major wind farm project - the \$385 million **Wambo facility**, near Jandowae - began in June 2023. The farm's first stage will comprise 42 turbines.

Acciona Australia signed a \$170 million grid connection agreement with Powerlink in March 2022, which will see the construction of a 65km transmission line with two switching stations.

And in December 2022, Council approved the construction of a 160-metre meteorological mast near Millmerran, 80km south-west of Toowoomba. The project from Millmerran Power Station's owners - Millmerran Power Partners - will be used to determine the suitability of the location for a wind farm, and will be removed after four years once its climatic monitoring has been completed.

The \$10 billion **Surat Gas project (SGP)** is under way, with 600 wells being drilled. Led by Arrow Energy, the project will use existing infrastructure to transport Liquid Natural Gas to Gladstone for processing. The project is expected to last for 35 years.

A proposed \$900 million extension of New Acland Coal Mine, near Oakey, has been in the pipeline since 2010, with environmentalist groups still protesting against the project.

In May 2023 - two weeks after the official re-opening of the project - these groups announced they would appeal the State Government's decision to grant the mine's water licence.

The project continues to move forward with infrastructure work, however, and New Hope expects local workers, contractors and businesses to benefit from up to \$1 billion in returns over the plan's lifetime. At the peak of construction, the mine will employ 600 local workers with 400 full-time permanent roles also expected.

- Residential Possibilities

Toowoomba is seeing plenty of residential projects, from large estates to retirement villages and high-rise, mixed-use projects in the CBD.

VentureCrowd Property's Glenvale Village community will feature 300 lots with the first two stages sold out as of April 2022.

One of the nation's largest horse studs and the former dairy estate, Gainsborough Lodge at Wellcamp, has been approved for its first stage of a 450-lot residential subdivision. The 56-lot first stage was approved in September 2022 and applications have been submitted for stages two to eight.

Country Club Living's Toowoomba Fairways Country Club in Cotswold Hills was approved in September 2021 with the first residents expected to move in to the \$100 million community from early 2023. The 183-dwelling site will feature a nine-hole golf course, bowling green and theatre.

A Living Gems Group over-50s retirement resort in Glenvale was completed in early 2023. It features 200 home sites, a country club and communal areas. The resort was sold to Stockland in July 2023 as part of a major sales deal worth \$210 million.

- Commercial Growth

Greenwattle Street in Glenvale has become a growing commercial precinct. More than \$200 million worth of developments - recently completed, underway or approved since 2019 - are on a 1.7km section of road.

Some of the more significant builds include:

- **Ozcare Aged Care Facility** - completed 2020 \$40 million, 150-bed facility
- **Coles Supermarket** - opened 2020
- **Seachange Toowoomba** - partly completed 2020 \$71 million, 7.8ha over-50s retirement resort
- **Living Gems** - almost completed Over-50s retirement resort
- **GP Clinic, chemist & childcare centre** - construction underway
- **Health & Wellbeing Precinct** - approved \$25 million site includes allied health services and specialist disability units

Major projects currently impacting the region are:

COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
Milk formula factory, Wellcamp Business Park, Toowoomba Toowoomba Premium Milk	\$230 million Stage 1 - \$50 million Stage 2 - \$180 million	Approved in 3 stages Extension to construction start granted in late 2020 Construction must now start by 2023	Jobs: 5,200 construction; 150 operational Queensland's first infant milk formula factory to include dairy farm on Darling Downs with up to 25,000 head of cattle
Fruit & vegetable processing plant and cannery, Withcott Lockyer Valley Foods	\$400 million Stage 1 - \$80 million	Approved Dec 2022 To be built in 3 stages Construction to start around August 2023	Jobs: 400 operational Facility across 6 buildings on 56ha to process 700,000 tonnes of fruit & vegetables annually
Medicinal cannabis facility, Wellcamp Business Park Canadian Asterion Cannabis & Australian Natural Therapeutic Group	\$400 million Granted Major Project Status in 2019	Under construction in 6 stages	Jobs: 1,000 Largest facility of its kind in the world 500 tonnes in annual production & 20,000 plants daily across 40ha of glasshouses
Wellcamp Entertainment Precinct Wagner Corporation	\$175 million (includes \$40m funding from State Govt with additional \$40m sought from Federal Govt)	Proposed	Jobs: 350-400 Will include performing arts venue with seating for 40,000 people & accommodation for 5,000 people
Wilsonton Shopping Centre - upgrade Consolidated Properties Group & CVS Lane Capital Partners	\$40 million in total Stage 2 - \$25 million	Stage 1 - completed Stage 2 - construction began 2022 Starbucks opened May 2023 Total completion expected 2023	Stage 2 to add 2,163m ² of space to shopping centre Will include 7-Eleven, Starbucks, 24-hour car wash & Petbarn
Concrete & steel manufacturing plant - Witmack Industry Park, Wellcamp Novus Precast	TBA	DA submitted to council in April 2021	Jobs: 350 operational New 10,000m ² plant to manufacture precast concrete components and steel cages

COMMERCIAL DEVELOPMENTS ... contd.

Project	Value	Status	Impact
Shopping centre, North Toowoomba Hervy B Trust & The Takura Trust	\$15 million	Plans submitted October 2022	4,300m ² centre to include Woolworths supermarket, service station & food outlet
Commercial centre, Drayton Capital Transactions	TBA	DA lodged March 2023	6,200m ² parcel with 2,000m ² supermarket as anchor tenant plus shops & dining area
Retail precinct, South Toowoomba Motif Properties	\$6.5 million	Under construction Completion expected latter half of 2023	Three-tenancy site to house national retailers
Retail, showroom & fast food outlet, Harristown Rob & Cathy Weymouth	\$30 million	Approved March 2023 Developers appealing Council's \$600,000 infrastructure charge	Equal largest Officeworks store in Australia on former Snap Fitness gym site
Childcare centre, Plainlands Crossing Ayse Genc	TBA	DA submitted May 2023	150-place, 1,350m ² building on 2,500m ² site to cater for babies to school-aged children

INFRASTRUCTURE – GENERAL

Project	Value	Status	Impact
Detention facility work camp, Charlton State Government	\$1.5 million	Construction was to begin late 2022 Completion expected mid-2023	Will house 12 low security prisoners
Highfields Library Toowoomba Regional Council	\$15 million	Opened Sept 2022	1300m ² building with library, customer service centre & meeting rooms
Toowoomba-Warwick water pipeline State Government	\$370 million	Construction began late 2022 Completion late 2026	Jobs: 420 Pipeline to carry water from Wivenhoe Dam to Toowoomba Regional Council area as well as Warwick and Toowoomba's satellite communities

INFRASTRUCTURE – HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
New public hospital, Toowoomba State Government	\$1.3 billion	\$20m early works package underway Major works to commence in 2024 Completion expected by 2027	Will be located on Baillie Henderson hospital site & feature 118 more beds than current hospital
Baillie Henderson Hospital, Toowoomba - upgrade State Government	\$18 million ED - \$11m Isolation ward - \$7m	Under construction Both areas expected for completion end of 2022	Expanded Emergency Department to feature 21 extra bays with hospital to also have new isolation ward for infectious patients
Baillie Henderson Hospital, Toowoomba - Day Surgery State Government	\$42 million	Construction began September 2022 Expected to open late 2023	2-theatre day surgery plus recovery & discharge spaces
Warringal Private Hospital - upgrade Ramsay Health Care	\$180 million	Construction began September 2022 Stage 1 expected to be completed mid-2024 Total completion expected early 2026	290-bed upgrade with 14 operating theatres, larger ICU & new ED
Glenvale Health Hub Weymouth Investments	\$25 million	Approved August 2022 in 3 stages Stage 1 completed by late 2023	15,000m ² site to include 1,185m ² medical centre with spaces for doctors, pharmacy, dentists, pathology and x-rays
GP Clinic, chemist & childcare centre, Glenvale Barry and Mitchell Bernoth	Upwards of \$4 million	Stage 1 work began mid-2022	Jobs: 200 during construction Major medical precinct and childcare centre

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Inland Rail Project - Toowoomba-Darling Downs section Federal Government	\$31 billion \$2.35b - Gowrie to Helidon & Helidon to Calvert sections	Under construction Gowrie-Helidon section in planning stage Total completion expected by 2027	Jobs: Toowoomba-Darling Downs: 2,000 1,700km rail link between Melbourne and Brisbane with 28km section near Toowoomba to have 6.2km freight tunnel
Interlink Global Logistics hub, InterLinkSQ, Charlton State Government	\$16 million (\$12.6 million in State Govt funding)	Under construction Completion was due end of 2022 Development to continue over 15 years	Jobs: 1,000 during construction 63ha terminal will feature rail infrastructure & 1.7ha hardstand

INFRASTRUCTURE – EDUCATION FACILITIES

Project	Value	Status	Impact
St Francis Catholic College, Westbrook Catholic Diocese of Toowoomba	TBA	Multi-stage development announced early 2022 Plans released March 2023 and work could start in 2024 with school to open in 2026	New K-12 College on 10ha site with capacity for 1,500 students
New Catholic school, Westbrook Catholic Diocese of Toowoomba	\$30 million	Preliminary approval granted early 2021 To be built in 3 stages School to open in 2024 Final stage completed by 2036	School will cater for 860 students & 80 staff
Pittsworth State High School - upgrade State Government	\$7 million	DA submitted May 2022	Multi-purpose hall to include kinesiology lab/gym, stage & kitchen
St Ursula's College - expansion, Newtown Catholic Diocese of Toowoomba	TBA	Stage 1 granted preliminary approval in early 2021	New green spaces, staff facilities, car parks & uniform shop

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Social housing development, Toowoomba CBD Salvation Army	TBA	State Govt approved August 2023	5-storey building on 1,200m ² site to feature 23 dwellings & community care centre
Gainsborough Lodge, Wellcamp Richards Group	TBA	Stage 1 (56 lots) approved DAs for 7 further stages submitted in September 2022	Former dairy farm & horse stud to be converted into 450-lot residential subdivision
Habitat, Mount Kynoch Precinct Urban Planning	\$200 million	Under construction Completion expected mid-2024	Master-planned community with 1,000 lots
Apartment block, Mylne Street, Toowoomba CBD Barry and Mitchell Bernoth	\$5 million	Completed March 2023	Jobs: 500 during construction 15m high, 12-unit residential block
High-rise, mixed-use tower, Toowoomba CBD Barry and Mitchell Bernoth	TBA	Approved late 2021 Developers submitted reconstruction plans in August 2022 Council still to approve	40m high tower will be tallest in city & include 24 residential units on top 3 floors & ground floor retail
“Skyhouses” project, Mylne Street, Toowoomba CBD Burke Enterprises	TBA	Approved October 2021	Two linked 6-storey buildings to each feature 4 “skyhouse” apartments & 4 double-storey townhouses
Glenvale Village, Glenvale VentureCrowd Property Australia	TBA	Construction was to begin in late 2022	Subdivision with more than 300 lots is biggest community master-planned estate in region
Essence Estate, Cotswold Hills Homecorp Constructions	TBA	Under construction Developers preparing DAs for another 170 lots as of mid-2022	39ha estate with around 400 lots

RESIDENTIAL DEVELOPMENTS ... contd.

Project	Value	Status	Impact
Darling Heights development Gerard & Ans Van Erp	TBA	Approved in 3 stages in 2021	Will include 4,000-8,700m ² blocks & 19 higher-density blocks
New subdivision, Middle Ridge Weymouth Investments	\$12 million	Under construction	41-lot project on 5,300m ² site
New subdivision, Middle Ridge Amigo Outliers	TBA	Approved Dec 2022	12-lot estate on 1.7ha
Retirement resort, Greenvale Stockland (purchased from Living Gems in July 2023)	TBA	Completed early 2023	Over-50s retirement resort with 210 dwellings, country club, sports & entertainment areas
Seachange Toowoomba, Greenvale Pradella Property Ventures	\$71 million	Under construction \$3m country club completed 2020	7.8ha retirement project with 162 lots, country club & sports areas
Highfields Retirement Resort - expansion GemLife	TBA	DA submitted late 2022	Retirement village with 230 lots & communal areas may include 39 dwellings on adjacent land
Toowoomba Fairways Country Club, Cotswold Hills Country Club Living	\$100 million	Approved 2021 First residents to move in from early 2023	Retirement village with 183 dwellings & communal facilities
Avenues of Highfields Stephen Bowers	\$115 million	Marketing for final lots paused in early 2023	City's first master-planned subdivision to include 550 dwellings

RESIDENTIAL DEVELOPMENTS ... contd.

Project	Value	Status	Impact
Carinity Brownesholme, Highfields - expansion Carinity	\$67 million \$32 million - The Residences	Under construction The Residences opened 2021	Seniors' precinct includes aged care centre known as The Residences
Wirraglen Estate, Highfields Hallmark Property	\$25 million	Under construction	17ha master-planned estate with 147 lots

RESOURCES AND ENERGY

Project	Value	Status	Impact
Surat Gas Project (SGP), Surat Basin Arrow Energy (Royal Dutch Shell & PetroChina)	\$10 billion	Under construction	Jobs: 1,000 600 wells with project life of 35 years Will produce 5,000PJ of coal seam gas
New Acland Coal Mine, Acland - Stage 3 expansion New Hope Group	\$556 million	Stage 3 final approvals granted October 2022 Project re-opened in May 2023	Jobs: 236 during construction Will improve coal handling, preparation plant & infrastructure
Bulli Creek Solar Farm Solar Choice	\$1 billion	Granted 5-year extension in 2020 Option to change battery storage submitted in 2022	2,000MW project over 3 sites capable of powering 700,000 homes annually
Karara Wind Farm, Cement Mills CleanCo Queensland	\$250 million Part of \$1.96b MacIntyre Wind Farm Precinct	Under construction Completion in 2024 Entire MacIntyre Precinct expected to be operational in 2025	Jobs: 400 Will power 70,000 homes annually (with MacIntyre & Herries Range wind farms)
"Big T" Pumped hydro storage project, Lake Cressbrook BE Power with GE Renewable Energy	\$980 million	Approved October 2021 with 5-stage tender process Construction due to start in 2024	400MW, 10-hour project to provide long-duration, high- capacity storage for wind & solar projects
Wambo Wind Farm, Jandowae State Govt (Stanwell Corp) & Cubico Sustainable Investments	\$385 million	Construction began June 2023 Power will be sent to Queensland SuperGrid when completed in 2025	Jobs: 450 jobs during construction First stage to feature 42 turbines & produce 252MW of energy

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