



Lockyer Valley Development Status Report

July 2022

The Lockyer Valley is a leading agricultural region, offering residents a rural lifestyle and local job opportunities.



REGIONAL COUNCIL

MAYOR'S MESSAGE

I am pleased to present the Development Status Report for 2021-22. This report demonstrates a high degree of confidence from both the public and private sectors to invest in significant projects in the Lockyer Valley and continues to highlight the attractiveness of the region as a growth area.

The type and scale of development projects shown in this report are exciting, providing opportunity for local businesses and in the local job market.

I'm delighted to welcome new families to the region who, through the spike in new residential development and construction of homes, discover the Lockyer Valley to be a great place to live, work and play.

Council continues to work with proponents and investors to achieve development outcomes that benefit the whole community.



Cr Tanya Milligan
MAYOR

REASONS TO INVEST IN THE LOCKYER VALLEY

The Lockyer Valley region is strategically located less than an hour's drive from Brisbane in the east and nestled against the Great Dividing Range and the city of Toowoomba in the west.

The region is rated as one of the top ten most fertile farming areas in the world and is known as the 'salad bowl' of Australia, producing 18 per cent of Queensland's total vegetable production and averaging 30 per cent of the state's winter vegetable crop.

The region's scenic amenity, wide open spaces, and proximity to major centres has seen an enviable boost in growth driven by interstate migration, as a result of the COVID-19 Pandemic and affordable lifestyle choice. The region is bountiful with natural assets, providing residents and visitors opportunities to explore the great outdoors. The entrepreneurial spirit of the Lockyer Valley is strong and supports more than 3000 successful small and medium enterprises.

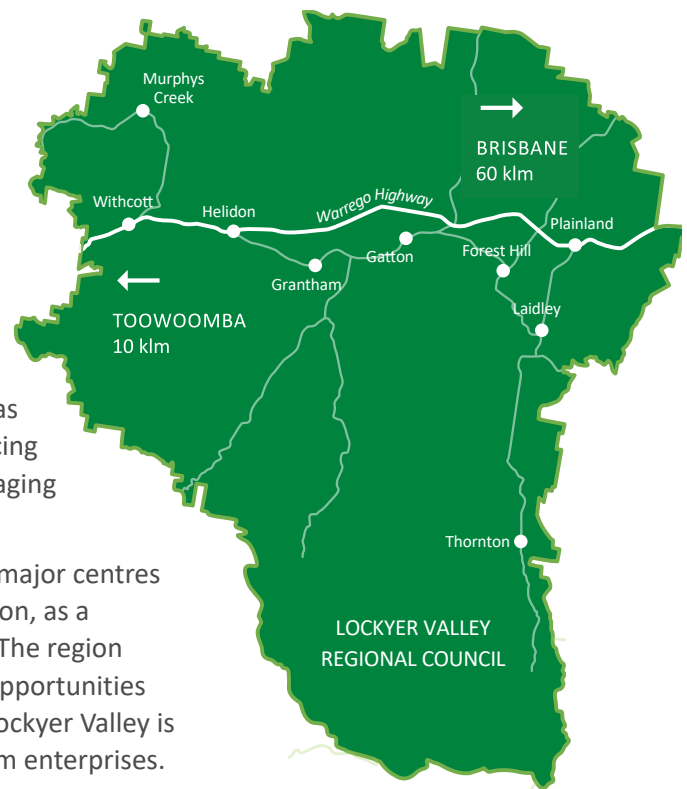
Commercial confidence is high, as evidenced by the arrival of major 'big box' retailers such as Bunnings and Aldi. Current construction projects in the commercial sector are valued at \$890M buoyed in part by local businesses investing capital to expand.

An influx of new housing and lot approvals is a catalyst for regional growth, with a 42 per cent increase in new lot approvals in the preceding 12-months coupled with \$82.3M in domestic building approvals for the same period. This development injection has seen the region appreciate a 1.3 per cent growth in population.

New and innovative industries and employment opportunities continue to emerge, including in the 'space race' with Australia's first commercial rocket testing facility taking off and continued investment in energy production facilities, the extension of the Southern Queensland Correctional Precinct and the planned Lockyer Valley Foods processing plant.

The growing community and social economy have been boosted with the creation of new parks, school extensions, community facility upgrades, road transport facilities and community events that support vibrant rural living.

From the region's fertile floodplain, through the growing townships and abundant commercial opportunities, the vibrant rural community of the Lockyer Valley continues to be an economic and emotional investment choice for many and is open for business! We welcome the opportunity to discuss our great region and the opportunities that it can afford to you.



DEVELOPMENT STATUS 2021-2022

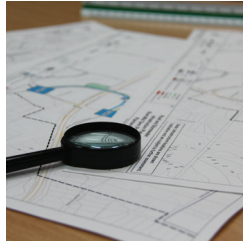
Disclaimer: Significant care has been taken to confirm the currency and accuracy of all material provided in this report. Lockyer Valley Regional Council (LVRC) holds no responsibility for errors or omissions and will ensure any changes in projects are included in subsequent editions.

● Completed
 ● Underway
 ● Planned
 ● Proposed

Commercial				
Project Title	Description	Value	Date	Status
Bunnings Plainland	A 7000m ² Bunnings Warehouse to service the growing population in the region.	\$15M	2021	●
Aldi Plainland	A second Aldi store servicing the region's residents.	NA	2021	●
Gatton Meat Centre	Purpose-built retail facility to accommodate growth of existing business operation.	NA	2021	●
Adrenaline Sports	Withcott entertainment venue consisting of go kart track, bubble soccer and gel blast field.	TBC	2022	●
BP College View	Building and parking upgrades to meet the needs of locals and the travelling public.	\$7.6M	2022	●
Laidley Family Doctors	A new medical centre to meet increasing demand for health services in the region.	TBC	2023	●
United Petroleum	Expansion and rebuild of an existing Gatton service station.	TBC	2023	●

Industry and Agriculture				
Project Title	Description	Value	Date	Status
Agricultural Buildings	Investment by local growers in additional on-farm buildings for storage, packaging and processing.	\$1.8M	2022	●
Helidon Rocket Testing Facility Stage 1	Australia's first commercial rocket testing facility, placing the region in the emerging space economy.	NA	2021	●
Poultry Farm Extension	Rural industry expansion adding additional capacity to production.	NA	2022	●
Gatton Heavy Vehicle Decoupling Facility	Infrastructure which supports road freight transport, one of the region's key economic pillars.	\$12.5M	2021	●
Southern Queensland Correctional Precinct Stage 2	An additional 1500 beds, once operational this new facility will create 600 new permanent local jobs.	\$861M	2021-2023	●
Inland Rail Gowrie to Helidon Helidon to Calvert	Regionerate Rail Consortium announced as the proponents to design and construct the Lockyer Valley sections of Inland Rail.	\$2.35B	2022-2025	●
Stanbroke	Expansion to operations to increase production capacity and capability of the processing facility.	TBA	2022	●
Lockyer Valley Foods	Fruit and vegetable processing facility in Withcott.	TBA	2024	●
Water For Lockyer	279km pipeline network supplying 34,000 ML of water for irrigation of 251 agricultural properties.	\$186M	TBC	●

Energy				
Project Title	Description	Value	Date	Status
Lockyer Energy	1000 megawatt natural gas fired power plant, adding value to the existing Roma to Brisbane pipeline that traverses the region.	\$100M	2025	●
Gatton Solar Farm	A new 12 megawatt Solar project. Approvals are in place and construction is planned to commence in 2024.	\$20M	2024	●



Housing, Accommodation and Tourism				
Project Title	Description	Value	Date	Status
Domestic Homes	250 new homes were approved for construction during 2021-2022.	\$71.2M	June 2022	●
New Sheds and Carports	245 approvals for new sheds were issued during the year.	\$8.1M	2022	●
Woodchester Estate Gatton	Stage 4 of this residential development completed, with lots ranging in size from 800m ² to 1200m ² .	TBC	2022	●
Meadows Estate Plainland	QM properties acreage estate, with lots averaging 4000m ² .	TBC	2022	●
Gatton Homes Beavan Street Units	104 new accommodation units aimed at University of Queensland Gatton Campus students.	TBC	2022	●
Native Oz Bushfoods	Native Bushfood eco experiences – educational tours, Indigenous experiences and tastings.	NA	2022	●
Fairways Estate Hatton Vale	Land redevelopment comprising 90 lots of rural residential land. Stage 1 is complete.	TBC	2022	●
Plainland Crossing	Stages 4 and 5 including new residential allotments and a new park are currently under construction.	TBC	2022	●
The Ridge at Regency Downs	Stage 1 has been completed, and Stages 2 and 3 of this 69-allotment development being constructed.	TBC	2022	●
Fairways North	Approval for Stages 6-13 of Fairways North, comprising 177 rural residential allotments.	TBC	2022	●
Withcott Cabin Park	45 cabins intended to initially accommodate construction workers from the Inland Rail Project and visitors in the future.	TBC	2023	●
168 Woodlands Road Gatton	A new approval for 160 large residential allotments over 18.4Ha within the Gatton Township.	TBC	2024	●
Woodlands Rise	Approval has been issued for Stages 5 and 6, comprising 49 allotments.	TBC	2023	●
Gatton Student Accommodation	123 self-contained student units with ancillary café and meeting rooms in Gatton's main street.	\$10-\$15M	2023	●

Education and Community				
Project Title	Description	Value	Date	Status
Fairways Park Hatton Vale	A new community park with barbecues, shelters, play equipment, bike paths and nature play elements.	\$2.7M	2021	●
Gatton Shire Hall Refurbishment	Major upgrades to kitchen, foyer, roofing, courtyard and electrical systems in this highly utilised community facility.	\$2.08M	2021	●
Postmans Ridge Community Hall	Extensions to the hall to increase capacity and updates for future users.	\$0.16M	2022	●
Faith Lutheran College	Construction of new assembly building and sports hall.	\$7.5M	2021	●
Sophia College – Stage 2	New buildings and extensions bringing the facility masterplan to life.	\$9.9M	2022	●
Peace Lutheran School Gatton	Construction of a new building to expand the current primary school to cater for growth.	TBC	2022	●
Plainland Sewerage Pump Station	Public infrastructure to support the growing community of Plainland.	TBC	2022	●



2020-2022 Highlights

This year
2021-2022

Last year
2020-2021

This year
2021-2022

Last year
2020-2021



42,840

Lockyer Valley's population

42,267



257

Planning Applications received

257



684

New lots approved

289



241

New lots sealed

218



106

Pre-lodgement meetings held

65



686

Building Approvals issued

1160



538

Plumbing Approvals issued

532



1708

Rates Searches

1486

This year 2021-2022



\$ 82.3M

Value of domestic building approvals



\$ 30.2M

Value of commercial building approvals



\$890M

Value of construction projects





REGIONAL COUNCIL

FOR MORE INFORMATION CONTACT

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