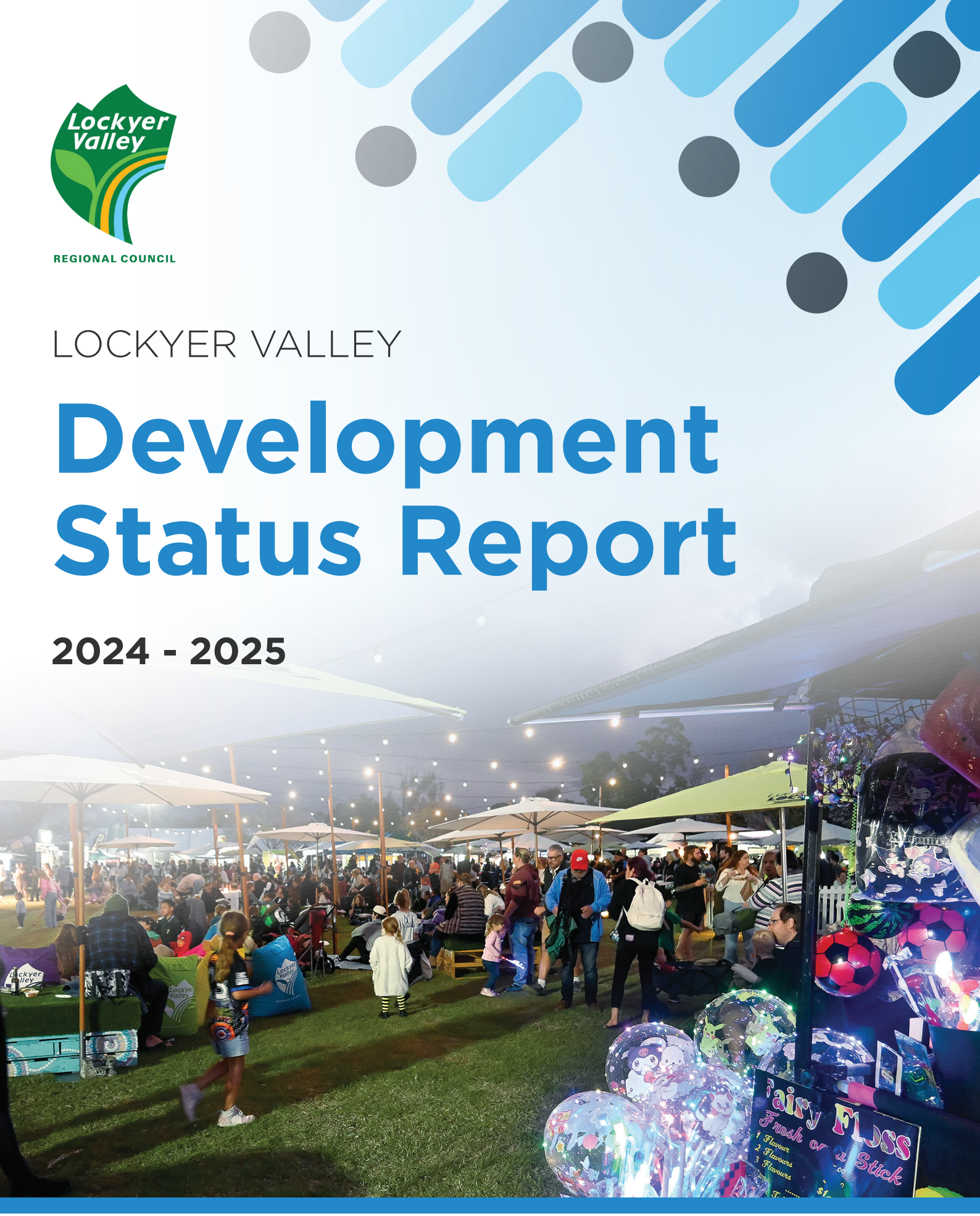
REGIONAL COUNCIL

LOCKYER VALLEY

Development Status Report

2024 - 2025



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

Mayor's Message

I am pleased to present the Development Status Report for 2024-25.

The Lockyer Valley continues to demonstrate its strength as a region of opportunity, with ongoing investment and sustainable economic growth shaping a positive outlook for the future.

Despite the broader economic challenges, the local economy remains resilient. New jobs are being created, and growth opportunities are being realised.

I look forward to sharing with new residents and businesses, the unique beauty and economic potential that make our region such a special place to live, work and invest.

Cr Tanya Milligan

Lockyer Valley Regional Council Mayor

2024-25 Highlights

VALUE OF BUILDING APPROVALS IN 2024-25

$22.9M Domestic

$21.7M Commercial

Region's Population

1180
NEW RESIDENTS

RESIDENT POPULATION

45,054

In 2023-24, the population was 43,847

POPULATION GROWTH RATE

2.75%

267 NEW LOTS APPROVED
In 2023-24, there were 61 lots

363 NEW LOTS SEALED
In 2023-24, there were 244 lots

1128 RATE SEARCHES
In 2023-24, there were 1188 searches

76 PRE-LODGEMENT MEETINGS HELD
In 2023-24, there were 77 meetings

478 PLUMBING APPROVALS ISSUED
In 2023-24, there were 467 approvals

1994 BUILDING APPROVALS ISSUED
In 2023-24, there were 1501 approvals

38 SUPERSEDED PLANNING SCHEME APPLICATIONS

Development Status

Completed | Underway | Planned | Proposed

Industry and Agriculture

Project Title	Description	Value	Date	Status
Agricultural Buildings	Investment by local producers in additional on-farm buildings for storage, packaging and processing	$4.02M	2024	
Lindsay Transport	Upgrades and expansion to the warehouse facility	TBC	2025	
Mechanical Workshop	New mechanical business facility in the Major Centre zone at Plainland	TBC	2025	
Gehrke Grains & Transport	Construction of additional site offices due to business expansion	TBC	2025	
Stanbroke Beef	New processing facility at existing site to allow for production of ready to eat meat and value-add products	TBC	2024	
Gatton Smart Farm	State Government investment in this facility continues with $5M allocated for operating funds and a further $2M in capital funding	$14M	2025	
Gatton Storage	Construction underway for storage facilities at Jubilee Street, Gatton	TBC	2025	
Lockyer Valley Correctional Centre – Stage 2	Scheduled to be commissioned during 2025. Once operational this new facility will house 1500 people and create 800 new permanent local jobs	$861M	2025	
Withcott Industrial Subdivision	Operational works approvals have been issued for the construction of 7 new industrial lots on Roaches Road, Withcott	TBC	2027	
Laidley Industrial Estate	Development approval issued for 13 new lots in the Laidley Industrial Estate on Laidley Rosewood Road	TBC	2026	
Lockyer Valley Foods - Stage 1	Fruit and vegetable processing facility in Withcott with Stage 1 creating 124 new jobs	$97.8M	2027	

Education

Project Title	Description	Value	Date	Status
Sophia College, Plainland	New buildings bringing the school's masterplan to fruition	$16.8M	Ongoing	
St Mary's Primary School, Laidley	Refurbishment of administration building	$1.3M	2025	
Gatton Shire Hall, Lockyer Sports & Aquatic Centre and Laidley Cultural Centre	Multiple key community centres have recently required repairs to be undertaken to rectify damage from severe storms	$3.04M	2025	
Forest Hill State School	Classroom building updates	$300K	2025	
Withcott Child Care Centre	Development approval has been issued for a long day care facility in Withcott to cater for the growing population	TBC	2026	

Recreation and Open Space

Project Title	Description	Value	Date	Status
Lockyer Waters Community Centre	New community facility to serve the community needs of Lockyer Waters and surrounding areas	$883K	2024	
Greer Park Raceway	New go-kart amenity facilities and updates to canteen facility	$300K	2025	
Forest Hill Silos Project	Silo Art installation including parking, viewing platform and RV Park	$2.25M	2025	
Lockyer Valley Equine Precinct	The Queensland Government have allocated $150,000 towards design and planning for redevelopment of the Lockyer Turf Club facilities	TBC	2028	

Commercial

Project Title	Description	Value	Date	Status
BCF Store	New specialty retail store in Plainland	TBC	2024	
Golden Lor	Dine in or take away Chinese Restaurant at Plainland	TBC	2024	
Porters Plainland Hotel	Significant alterations and improvements to the hotel facility	TBC	2025	
Bulk Retail, 3 Burdekin Street, Plainland	2 bulk retail showrooms with a total GFA of 1376.m^2	TBC	2025	
Commercial Centre, 2 Burdekin Street, Plainland	Development approval issued for a mixed-use commercial centre, with medical centre and shop	TBC	2026	
United Service Station	Development approval issued for new fuel retail facility in Gatton	TBC	2026	
Laidley Service Station	New service station to be constructed on Laidley Rosewood Road, Laidley	TBC	2026	
Coles and specialty shops at Plainland	An application has been made for a new shopping centre in Plainland that includes a Coles supermarket and several specialty shops	TBC	2026	

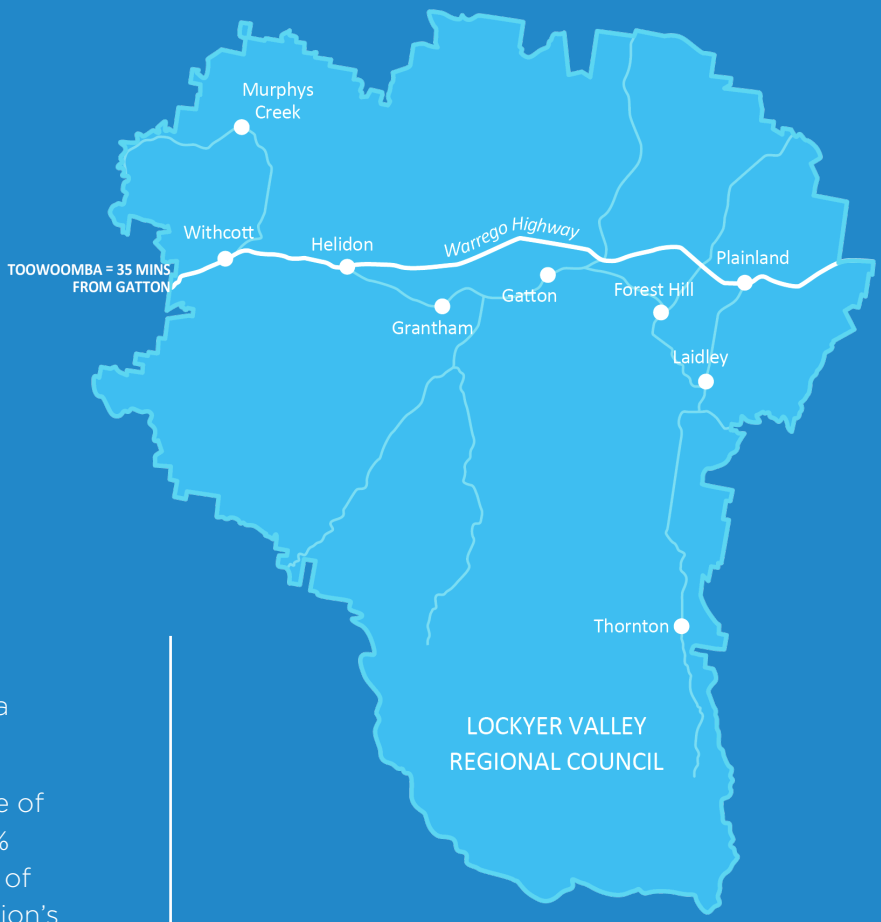
Transport and Utilities

Project Title	Description	Value	Date	Status
Energex Gatton	New administration and amenities building	$174K	2025	
Lockyer Energy	1000-megawatt natural gas fired power plant, adding value to the existing Roma to Brisbane gas pipeline	$100M	2027	
Gatton Solar Farm	A new 16-megawatt solar project. Approvals are in place and construction is planned to commence	$20M	2026	
Lockyer Valley and Somerset Water Security Scheme	279km pipeline network supplying 34,000ML of water for irrigation of 251 agricultural properties. The project is being reviewed and detailed design undertaken with support from SEQ City Deal Funding	$400M	TBC	

Residential and Accommodation

Project Title	Description	Value	Date	Status
Homes	210 new homes were approved for construction during 2024-25	$116.5M	2024	
New sheds and carports	315 approvals for new sheds were issued during the year	$17.8M	2024	
Plainland Crossing	In the heart of Plainland town centre offering new land releases in Stages 15-17 with construction of Stage 18 having commenced	TBC	2026	
Park Lake, Adare	Construction commenced for Stages 6 & 7 of this acreage lifestyle development to the north of Gatton	TBC	2026	
Woodchester Estate, Gatton	Stage 4 of this residential development is under construction with 52 residential allotments ranging in size from 800m^2 to 1200m^2	TBC	2026	
Plainland	2 separate residential development projects are currently under construction at Scheiwe Road creating 82 new housing lots	TBC	2026	
Coates Street, Laidley	Approval was issued in April 2025 for development of 65 residential lots, 1 commercial lot and 3 infrastructure lots to be delivered in 5 stages	TBC	2027	
Gatton Student Accommodation	123 self-contained student units with ancillary café and meeting rooms in Gatton's main street	$10-$15M	2028	
Rivergum Heights Estate - 168 Woodlands Road	Approval has been issued for 160 large residential allotments within the Gatton township	TBC	2026	
Helidon Spa Eco Escape	Council has received an application to establish a nature-based tourism facility including 48 cabins and communal building	TBC	2027	

Investment Highlights



The Lockyer Valley continues to demonstrate strong economic resilience and growth, underpinned by strategic investment and sectoral performance.

Over the past year, total employment in the region has increased by 942 jobs, reflecting a positive trend in workforce participation.

The agricultural sector remains a cornerstone of the local economy, with output rising by 5.7% from the previous year to reach a total value of $767.8 million. This growth highlights the region's continued strength in food production and horticulture, supported by favourable conditions and sustained demand for high-quality produce.

Complementing this, the manufacturing sector has experienced a significant uplift, with output increasing by 20% over the previous year. Now valued at $445.6 million, this surge reflects both the expansion of existing enterprises and increases in food processing and production.

While Gross Regional Product (GRP) recorded a modest decline of 0.6%, the overall economic outlook remains stable. This slight contraction is offset by the strong performance in key sectors and ongoing development activity.

Recent development across the Lockyer Valley has been characterised by a mix of new investment, particularly in the growing hub of Plainland and the expansion of established local businesses. This dual dynamic is enhancing the region's economic diversity and reinforcing its role as a strategic growth corridor within South East Queensland.

With a strong foundation in agriculture, a growing manufacturing base, and an initiative-taking approach to development, the Lockyer Valley is well-positioned to attract further investment and support sustainable economic growth into the future.

TOTAL EMPLOYMENT

942 New jobs, reflecting a positive trend

AGRICULTURE SECTOR

$767.8m
TOTAL VALUE OUTPUT

5.7%
INCREASE FROM 2024-25

MANUFACTURING SECTOR

$445.6m Total Value Output

20% Increase from 2024-25

OVERALL ECONOMIC OUTLOOK REMAINS
Stable

FOR MORE INFORMATION

mailbox@lvrc.qld.gov.au | 1300 005 872
www.lockyervalley.qld.gov.au

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