



# Lockyer Valley Development Status Report

July 2023

*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 2022-23. The report highlights economic growth and ongoing investment in the region.

Council continues to engage with proponents and investors to achieve positive outcomes, while also shaping our towns and regions to continue to be attractive places to live, work and play.

I warmly welcome our new businesses and residents to the region and community and look forward to sharing the beauty of the Lockyer Valley with you.



Cr Tanya Milligan  
MAYOR

## REASONS TO INVEST IN THE LOCKYER VALLEY

The region continues to demonstrate sustainable growth. Gross Regional Product increased by \$326m, which was a 16.9 per cent increase on the previous year. A total of 837 additional local jobs were created, and the region welcomed 901 new residents. Investment by existing businesses and industry continues, with local industry output increasing 25 per cent (\$952.2m) and 180 additional businesses establishing or relocating to the Lockyer Valley.

A growing community also requires investment in supporting infrastructure. This year has seen investment in new school buildings, while Urban Utilities has undertaken sewerage network upgrades and the University of Queensland Gatton invested \$1.7m on upgrades to university facilities.

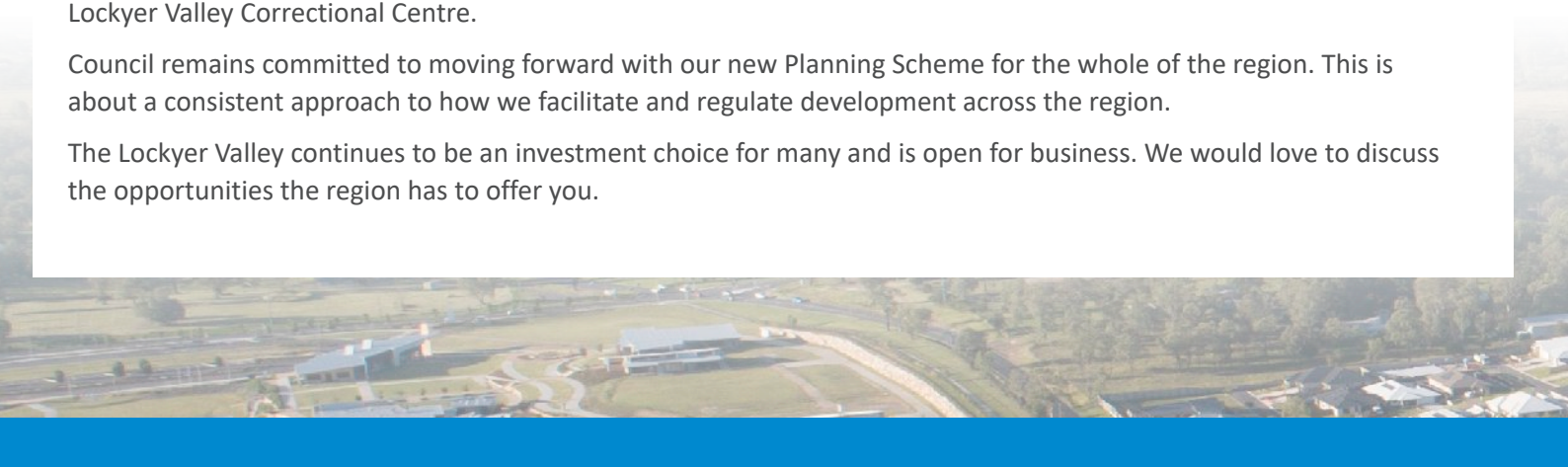
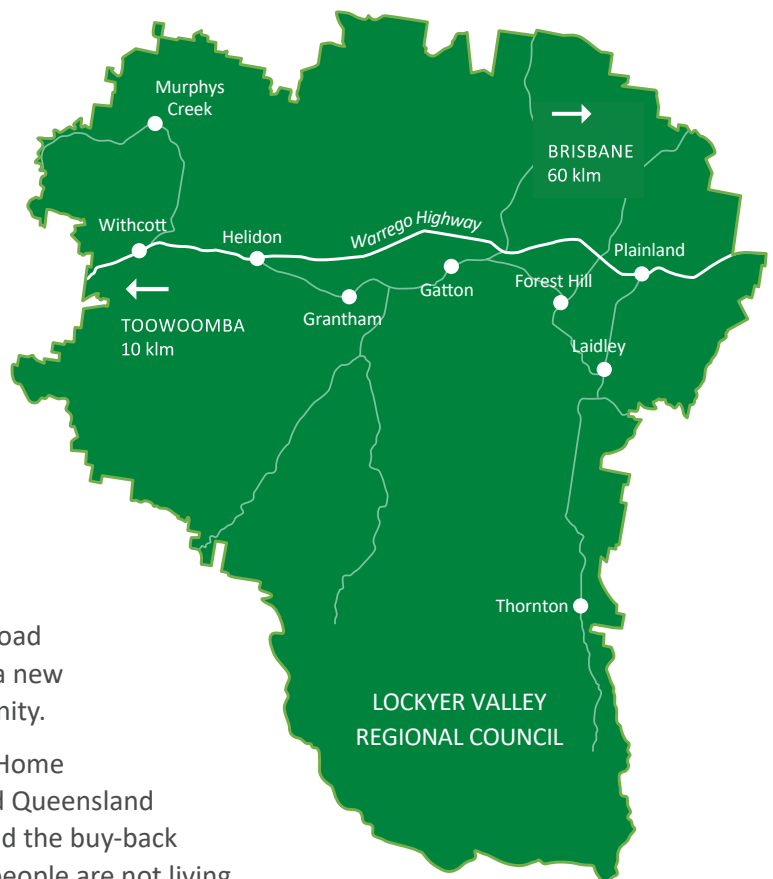
Council spent \$22.23m on the delivery of infrastructure projects, with \$17.85m of this expenditure spent on the road network. Council also sought tenders for construction of a new Community Centre to service the Lockyer Waters community.

This year Council administered Round 1 of the Voluntary Home Buy-Back Scheme, an initiative of the Commonwealth and Queensland Governments' Resilient Homes Fund. Council has delivered the buy-back of 16 properties with a total value of \$4.905m; ensuring people are not living in vulnerable locations.

A significant increase in local jobs is on the horizon, with the commissioning in 2024 of the \$861m expansion of the Lockyer Valley Correctional Centre.

Council remains committed to moving forward with our new Planning Scheme for the whole of the region. This is about a consistent approach to how we facilitate and regulate development across the region.

The Lockyer Valley continues to be an investment choice for many and is open for business. We would love to discuss the opportunities the region has to offer you.



## DEVELOPMENT STATUS 2022-2023

*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
Mobil Gatton	Reactivation of existing site with a new Mobil service station.	TBC	2023	●
Woolworths Plainland	Expansion and refurbishment of existing store to meet growing demand.	TBC	2023	●
Bus Queensland	Relocation of bus depot due to expanding business outgrowing former premises.	TBC	2023	●
12 Burdekin Street Plainland	Newly constructed facility including retail stores, swimming pool and medical centre.	TBC	2024	●
Plainland Crossing	Plainland Commercial Precinct release of 10 new industrial lots on Endeavour Way, ranging from 2400m <sup>2</sup> to 5000m <sup>2</sup> .	TBC	2025	●
Car Repair & Bulk Retail	New commercial premises at Echidna Place, Plainland – includes retail and car repair.	TBC	2024	●
Swift Storage	116 Self Storage Units to be constructed at Plainland.	TBC	2024	●
Laidley Service Station	New Service Station on Laidley Rosewood Road, Laidley.	TBC	2024	●
Laidley Industrial Estate	Approval issued for 13 new Industrial lots in the Laidley Industrial Estate on Laidley Rosewood Road.	TBC	2024	●
2 Burdekin Street Plainland	Approval issued for mixed use commercial premises at Plainland.	TBC	2025	●

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.	\$2.9M	2023	●
Stanbroke Beef	New processing facility at existing site to allow for production of ready to eat meat and value-add products.	TBC	2025	●
Lockyer Valley Correctional Centre Stage 2	An additional 1500 beds. Once operational this new facility will create 800 new permanent local jobs.	\$861M	2025	●
Orica Helidon	Upgrades and expansion to manufacturing facility due to growth.	TBC	2023	●
Dyno Nobel	Upgrades and expansion to manufacturing facility due to growth.	TBC	2023	●
Gatton Smart Farm	Upgrades to infrastructure and equipment to support horticulture productivity and profitability through Ag-Tech development.	\$9.1M	2025	●
Lockyer Valley Foods	Fruit and Vegetable processing facility in Withcott with stage one creating 124 new jobs.	\$97.8M	2025	●
Inland Rail Gowrie to Helidon Helidon to Calvert	Regionerate Rail Consortium has been engaged as the proponent to design and construct the Inland Rail sections in the Lockyer Valley.	\$3.4B	2027	●
Helidon Rocket Testing Facility Stage 2	Expansion of Australia's first commercial rocket testing facility, placing the region in the emerging space economy.	TBC	2024	●
Water for Lockyer	279km pipeline network supplying 34,000ML of water for irrigation of 251 agricultural properties.	\$200M	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 16 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	253 new homes were approved for construction during 2022-2023.	\$98.42M	2023	●
New sheds and carports	430 approvals for new sheds were issued during the year.	\$16.58M	2023	●
Beavan Street Units	52 new accommodation units have been constructed and now available for residents, with a further 52 approved for construction.	TBC	2023	●
Mount Castle Valleys	Camping farm stays on a working 3000ha cattle property.	TBC	2022	●
Valhalla Glamping	Glamping tents and eco-tourism farm stay at West Haldon.	TBC	2023	●
Plainland Crossing	Stages 9D, 10 & 11 recently completed. With Stage 12 under construction. Residential lots ranging from 450m <sup>2</sup> .	TBC	2024	●
Fairways North	177 Rural Residential lots ranging from 3000m <sup>2</sup> . Stage 6 is nearing completion.	TBC	2025	●
Mariposa Pocket Withcott	Withcott land development comprising 42 residential allotments ranging in size from 3000m <sup>2</sup> to 1 hectare.	TBC	2023	●
Woodchester Estate Gatton	Stage 4 of this residential development with lots ranging from 800m <sup>2</sup> to 1200m <sup>2</sup> .	TBC	2024	●
Gatton Student Accommodation	123 self-contained student units with ancillary café and meeting rooms in Gatton's main street.	\$10 - \$15M	2025	●
Withcott Cabin Park	45 Cabins intended to initially accommodate construction workers from the Inland Rail project and visitors in the future.	TBC	2024	●
168 Woodlands Road Gatton	Approval has been issued for 160 large residential allotments within the Gatton township.	TBC	2025	●



Education and Community				
Project Title	Description	Value	Date	Status
Sophia College	New buildings and extensions bringing the facility masterplan to life.	\$9.9M	2023	●
Plainland Sewerage Pump Station	Public infrastructure to support the growing community of Plainland.	TBC	2024	●
UQ Gatton Campus	Refurbishment of Management Studies facilities at the Campus.	\$1.7M	2023	●
St Marys School Laidley	Upgrades to the existing classrooms.	\$500k	2023	●
Alex Geddes Hall rebuild	New community facilities to serve the community needs of Lockyer Waters and surrounding areas.	TBC	2025	●
Plainland Childcare Centres	Two new childcare centres have been approved to service a growing community.	TBC	2024	●
Toowoomba and Lockyer Valley Escarpment Mountain Bike Trails	Developed in partnership between Lockyer Valley Regional Council and Toowoomba Regional Council, for to development an additional 24 new trails together with access points.	TBC	2025	●



# 2022-23 Highlights

	This year 2022/23	Last year 2021/22		This year 2022/23	Last year 2021/22
	<b>42,663</b> Lockyer Valley's population	<b>41,762</b>		<b>285</b> Planning Applications received	<b>251</b>
	<b>122</b> New lots approved	<b>684</b>		<b>287</b> New lots sealed	<b>241</b>
	<b>96</b> Pre-lodgement meetings held	<b>106</b>		<b>1079</b> Building approvals issued	<b>1139</b>
	<b>502</b> Plumbing approvals issued	<b>498</b>		<b>1079</b> Rates searches	<b>1708</b>

## This year 2023

	<b>\$119.2M</b> Value of domestic building approvals		<b>\$55.8M</b> Value of commercial building approvals
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REGIONAL COUNCIL

**FOR MORE INFORMATION CONTACT**

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