

**NEW-GEN**  
BUSINESS PARK  
IPSWICH, QUEENSLAND

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**Purpose  
built for your  
business.**

DEVELOPING  
RELATIONSHIPS  
BUILDING  
SUCCESS

**CIP**

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Be part of an  
established  
industrial  
precinct.

# ESTATE LOCATION.

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The site is approximately 45 kilometres South-West of the Brisbane CBD, 6 kilometres South-East of the Ipswich CBD and is strategically positioned between Brisbane South-Western and Ipswich Industrial Precincts.

The Estate covers an area of approximately 80ha and has excellent access to Brisbane's arterial network including the Logan Motorway, Gateway Motorway, Ipswich Motorway, which can be accessed via the Cunningham Highway and Centenary Highway.

New-Gen Business Park provides the ability to accommodate a range of users. The surrounding area is home to a number of major companies including Boral, Humes, Veolia, Remondis, as well as the RAAF Amberley Base.

**2KMS**

TO CUNNINGHAM HIGHWAY

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**6KMS**

TO IPSWICH MOTORWAY

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**45KMS**

TO BRISBANE CBD

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**57KMS**

TO BRISBANE AIRPORT

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**60KMS**

TO PORT OF BRISBANE

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**New-Gen Business  
Park gives you the  
opportunity to operate  
in an emerging  
precinct nearby to  
leading national  
businesses.**

# ESTATE INFORMATION.

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**Local Authority:**  
Ipswich City Council

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## FULLY SERVICED

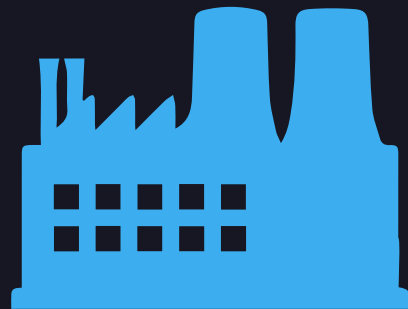
- Sewerage
- Electricity
- Water
- Natural Gas
- Broadband
- Telecommunications



**24/7**

operations (subject  
to local authority  
approvals)

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## GENERAL INDUSTRIAL

The estate is above the  
Q500 flood level

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**Easy access** to nearby  
amenities - Redbank  
Plains, Ipswich and  
Springfield

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Accessible by  
B-Double/Super-B's  
approved routes

# ACCESS MAP.

- Existing Passenger Rail
- Existing Logistics Rail
- Proposed Passenger Rail
- Existing Logistics Rail

30KM

20KM

10KM





BRISBANE  
AIRPORT



PORT OF  
BRISBANE

BRISBANE CBD



WESTERN FREEWAY

INNER CITY BYPASS

PORT MOTORWAY

BRISBANE  
MARKETS

IPSWICH MOTORWAY

SOUTHEAST FREEWAY

GATEWAY MOTORWAY



ACACIA RIDGE  
INTERMODAL  
TERMINAL

SOUTHERN BRISBANE BYPASS

PACIFIC MOTORWAY (M1)

LOGAN MOTORWAY

GOLD  
COAST  
46KMS



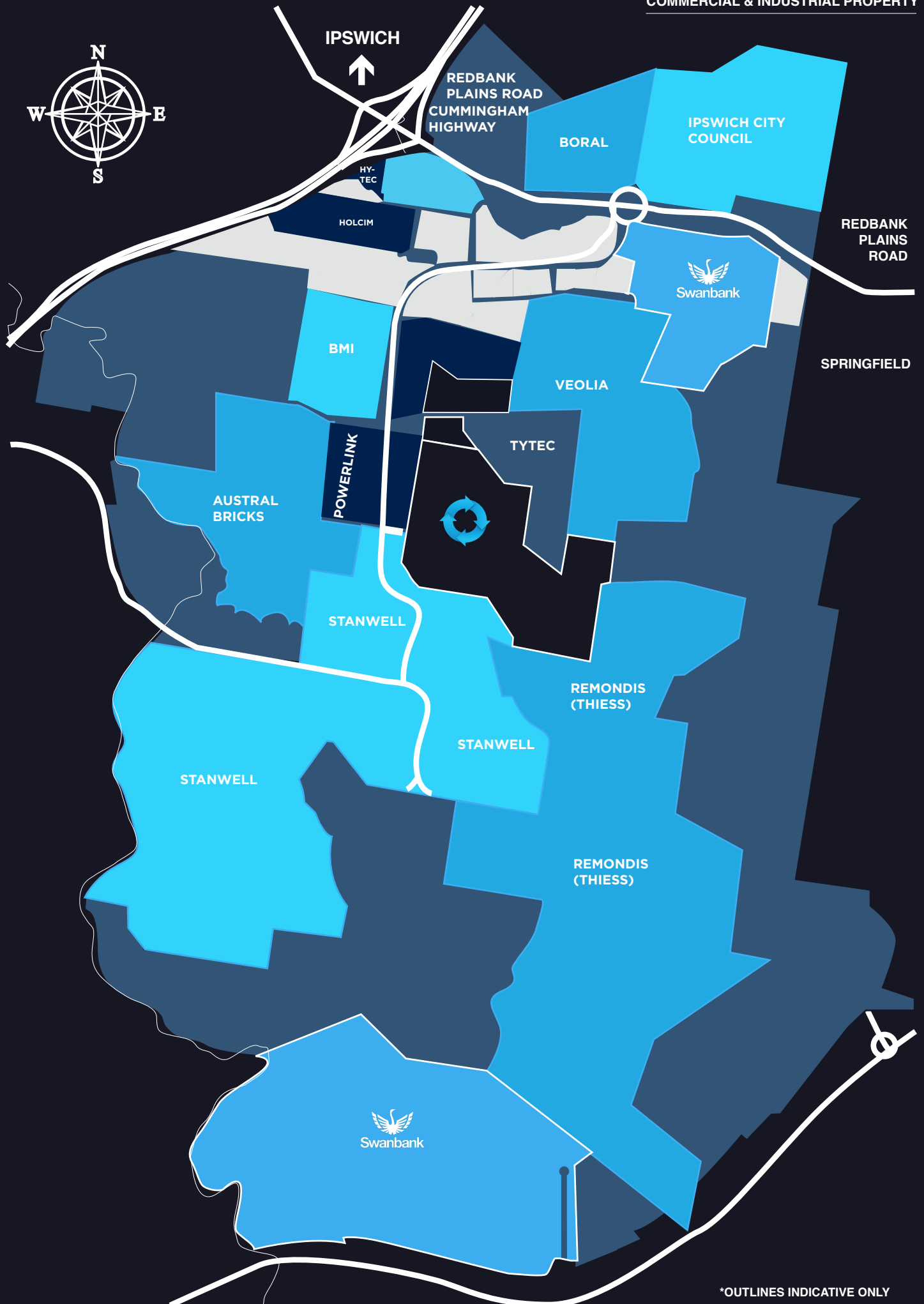
# PRECINCT PLAN.

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New-Gen Business Park has been master planned from the ground up with extraordinary attention to detail. Major road works to improve site accessibility are complete and a master plan, along with major infrastructure agreements, in place.

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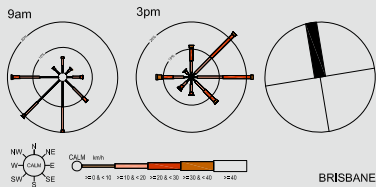
**A rare opportunity  
for a key location  
within proximity to  
all major arterials.**



\*OUTLINES INDICATIVE ONLY

# MASTER PLAN.

DEVELOPMENT SUMMARY	
TOTAL GROSS SITE AREA	794,168 sqm
MAIN ESTATE ROAD	21,290 sqm
ESTATE ROAD 2	7,693 sqm
TOTAL ROAD RESERVE	28,983 sqm
PROPOSED DRAINAGE BUFFER 1	
-STAGE 1	31,109 sqm
PROPOSED DRAINAGE BUFFER 2	
-STAGE 3	4,683 sqm
TOTAL DRAINAGE BUFFER AREA	35,792 sqm
DRAINAGE EASEMENT	1,078 sqm
ELECTRICAL EASEMENT	11,953 sqm
NATURAL GAS EASEMENT	12,892 sqm
DEDICATED ROAD- LOT 13	3,270 sqm
TOTAL EASEMENT DEDICATION	29,193 sqm
NET LOT AREA	700,200 sqm
TOTAL BIO DETENTION (5%)	25,000 sqm
SITE DETENTION (INC. STRUCTURE)	29,508 sqm
NET SITE AREA	670,692 sqm



DEVELOPING  
RELATIONSHIPS  
BUILDING  
SUCCESS

PROJECT

**NEW-GEN  
BUSINESS PARK**

191 SWANBANK COAL ROAD,  
SWANBANK, QLD 4306

DRAWING TITLE

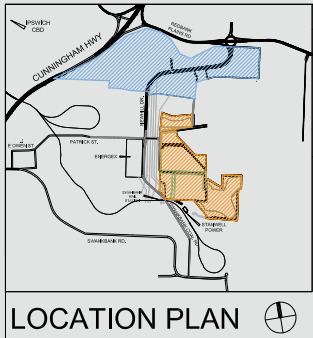
**CONCEPT MASTERPLAN  
ESTATE PRECINCT LOTS**

SCALE: 1:10,000 @ A3

CREATE DATE : 23.03.2018 PLOT DATE : 25.06.2018

LAST SAVED BY: nbaldwin

430602-MP03 -003 **E**



LOCATION PLAN

## PRECINCTS

- RENEWABLE INDUSTRIAL & AMENITY
- POWER GENERATION
- A.A.H.D TECH INDUSTRY
  - AERO TECH
  - AERO SPACE
  - HIGH TECH
  - DEFENCE
- E-COMMERCE WAREHOUSE DISTRIBUTION
- HEAVY INDUSTRY MANUFACTURING
- CO-GEN
- BUFFER
- ELECTRICAL & NATURAL GAS EASEMENTS

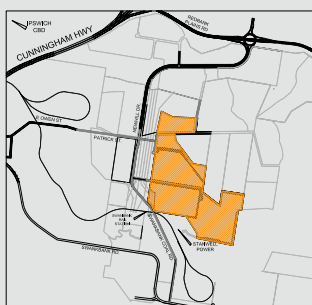
TO SWANBANK ENTER  
REDBANK PLAINS RD  
FREEWAY, BRI

TO RIPLEY, CUNNINGHAM HWY,  
WARREGO HWY



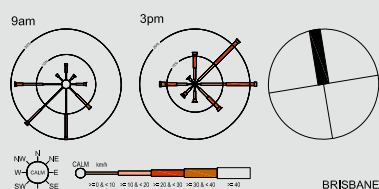
SCALE: 1:10,000

# MASTER PLAN.



## LOCATION PLAN

ELECTRICAL EASEMENT	11,933 sqm
NATURAL GAS EASEMENT	12,892 sqm
DEDICATED ROAD- LOT 5	3,270 sqm
TOTAL EASEMENT DEDICATION	29,193 sqm
NET LOT AREA	707,207 sqm
TOTAL BIO DETENTION (3%)	21,217 sqm
NET SITE AREA	685,990 sqm



DEVELOPING  
RELATIONSHIPS  
BUILDING  
SUCCESS

PROJECT

## NEW-GEN BUSINESS PARK

191 SWANBANK COAL ROAD,  
SWANBANK, QLD 4306

DRAWING TITLE

ESTATE LOT PLAN

SCALE: 1:10,000 @ A3

CREATE DATE : 29.05.2018

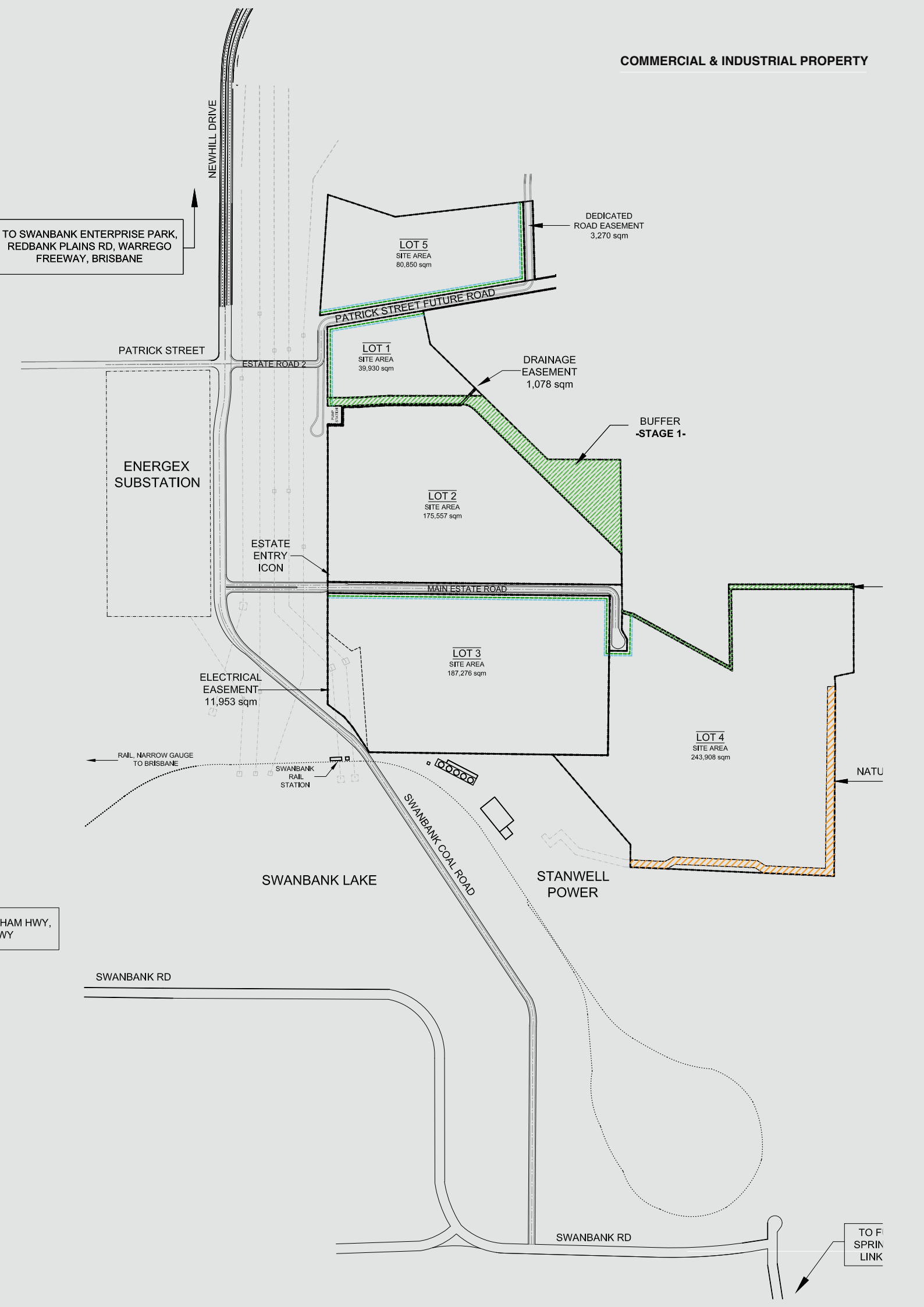
PLOT DATE : 14.06.2018

LAST SAVED BY: nbaldwin

430602-MP05 -003

A

TO RIPLEY, CUNNINGHAM HWY  
WARREGO HWY



# IPSWICH AMENITIES.

## PEOPLE



200,000\*

CURRENT POPULATION  
AND BY 2036

535,000\*

## AMENITIES



New-Gen Business Park is nearby to the Ipswich CBD with amenities including retail shopping, schools, universities, medical, banking, passenger rail, bus and freeway. The road/rail infrastructure

allows connectivity to the Brisbane CBD, Springfield and the Gold Coast.

The emerging areas of Redbank Plains, Springfield and the Ripley Valley provides the ideal workforce for New-Gen Business Park.



**MULTIPLE  
PRIVATE  
AND PUBLIC  
SCHOOLS**

The Ipswich Region has 2 University of Southern Queensland campuses (Springfield and Ipswich), as well as TAFE Queensland South West.

## REGION



500+

**PARKS AND  
RESERVES IN  
IPSWICH REGION**

New-Gen Business Park is nearby to the White Rock Conservation Area, incorporating some 2,500ha of regionally significant bushland

4

**ANOTHER  
FOUR  
SCHOOLS  
TO BE  
BUILT  
IN THE  
REGION**

## TRANSPORTATION



New-Gen Business Park enjoys direct links to multiple transport hubs, including passenger rail from either nearby Springfield or Ipswich Central, connecting to the Brisbane CBD. Bus services are throughout the region, enabling passengers

ease of access to nearby surrounding areas. The extension of the passenger rail from Springfield is a high priority for State Government providing service to Redbank/Ripley Valley ultimately connecting to Ipswich CBD.



Heavy vehicles including B-Doubles/Super B's, have direct access to the New-Gen Business Park precinct via multiple freeway points, allowing 24/7 operation.

The Southern Freight Rail Corridor has been identified as a future route connecting the Western Rail line near Rosewood to the interstate railway north of Beaudesert.

The Southern Freight

Rail Corridor will serve as a major freight link connecting a future Melbourne to Brisbane Inland Rail line with the existing South-East Queensland rail freight network.

New-Gen Business Park is ideally located adjacent to an existing rail line, which has the potential for end-users to have either direct "spur" or "loop" access, subject to volumes and final design.

## SUPPLY



Powerlink owns the high voltage infrastructure in the area. The electrical supply demand connection is available to the site through Energex. Preliminary discussions are in progress to secure behind the meter power capacity for potential end-users.



New-Gen Business Park has an existing water supply adjacent to the site. Preliminary discussions with the adjoining owner of the Power Station indicate

that there is capacity to obtain additional water supply if required. The State Government's recycled water supply trunk is also located within close proximity to the subject site.

\*APPROX.

# PURPOSE BUILT.

New-Gen Business Park offers a range of solutions with the benefit of a large footprint, through a variety of solutions on site. Power and energy, form an integral part of the Estate. In addition to the main Estate, an adjoining power-station has been built.

## **DEFENCE**

Located nearby to the Amberley Air Base, and the recently announced \$2billion Rheinmetalls new manufacturing facility. New-Gen Business Park provides a dedicated precinct within the Estate with the flexibility to accommodate up to 15ha of Defence related industries. Secure high speed data connection will be available within the precinct.

## **HIGH TECH**

A dedicated precinct to accommodate the most advanced technology, servicing a variety of innovative businesses.

## **AERO TECH**

New-Gen Business Park has a dedicated precinct whereby the Aero Tech industry can congregate. Businesses have the ability to exchange innovative ideas, to enable users to move to the future in air related industries. Secure high speed fiber optic infrastructure will be provided within the Estate.

## **AERO SPACE**

A collaboration precinct within the Estate to enable technology and industry to combine, resulting in the development of both aviation and space flight.



## **RENEWABLE ENERGY**

Business Park provides occupants with the opportunity of minimizing their carbon footprint through green renewable energy power, water, steam, waste to energy, and a central platform of the Estate. Renewable energy within the Estate includes a Stanwell operated gasfired power plant with the ability to provide further renewable energy.



## **POWER GENERATION**

Power Generation is available through existing electrical infrastructure. Alternatively, a proposed renewable energy source "behind the meter" power option will be available for the site, subject to final design.

## **CO-GEN**

It is intended that synergy between users generating renewable power, such as steam, water, will facilitate efficiencies within the Estate.

## **ELECTRICITY & NATURAL GAS**

High voltage electrical infrastructure is available at site. "Behind the meter" electrical power connections is also being considered to provide efficient long term supply. Natural Gas is available through a high pressure pipeline connection to the site.

## **COLD STORE**

The Estate is ideally suited to accommodate Cold Storage facilities through connectivity to potential Co-Gen. Efficiencies from renewable energy will ensure competitive outcomes.

## **HEAVY INDUSTRY**

Business Park provides heavy industry the opportunity to locate to a precinct with potential lot sizes up to 50ha. 24/7 operation, with direct access to Brisbane Port or Acacia Ridge Container Terminal via rail, or B-Double access nearby workforce is within close proximity to the Site, along with established infrastructure and amenity.

## **E-COMMERCE WAREHOUSE & DISTRIBUTION**

Direct access to major arterial road networks including Rail to Port connection, facilitates excellent logistical solutions for high bay warehousing.

## **MANUFACTURING**

With in excess of 50ha of industrial land, New-Gen Business Park has a dedicated manufacturing precinct for end-users wanting to enjoy the commercial efficiencies of competitive infrastructure and a nearby workforce.

# ABOUT CIP.

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Leading the way in industrial sustainability.

CIP recently accepted a UDIA (QLD) Mitchell Brandtman Award for Excellence in the Environmental Excellence category for the development of PrixCar Services in Willawong.

In addition to this, CIP received the first 5-Star Green Industrial As-Built v1 rating in Australian building history for the Sherwood Bus Depot.

This Brisbane environmentally state of the art friendly facility was unveiled in 2012 and is a precedent of CIP's established portfolio.

While the projects we undertake vary in complexity, size and location, our approach is consistent – we are straightforward, communicative and open to ensure an enjoyable process based on teamwork and mutual reward.



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**We are a property  
development, design  
and construction  
company with an  
industrial sector focus  
and a genuine national  
presence.**



green building council australia

**5** green star

Industrial As Built v1 2012



# ABOUT CIP.

We are a property development, design and construction company with an industrial sector focus and a genuine national presence. With more than 50 years history and experience, we have worked on some of the most challenging projects across Australia.

While the projects we undertake vary in complexity, size and location, our approach is consistent – we are straightforward, communicative and open to ensure an enjoyable process based on teamwork and mutual reward.

CIP has partnered with some of Australia's leading property groups to assist them achieve their investments objectives.

**1.3m sqm**  
**DEVELOPMENT PIPELINE**

**\$2.3 billion**  
**ESTIMATE COMPLETION VALUE PIPELINE**

**80 projects**  
**OVER THE PAST 10 YEARS**



# CIP IS A BUSINESS RELATIONSHIP.

The CIP Advantage;

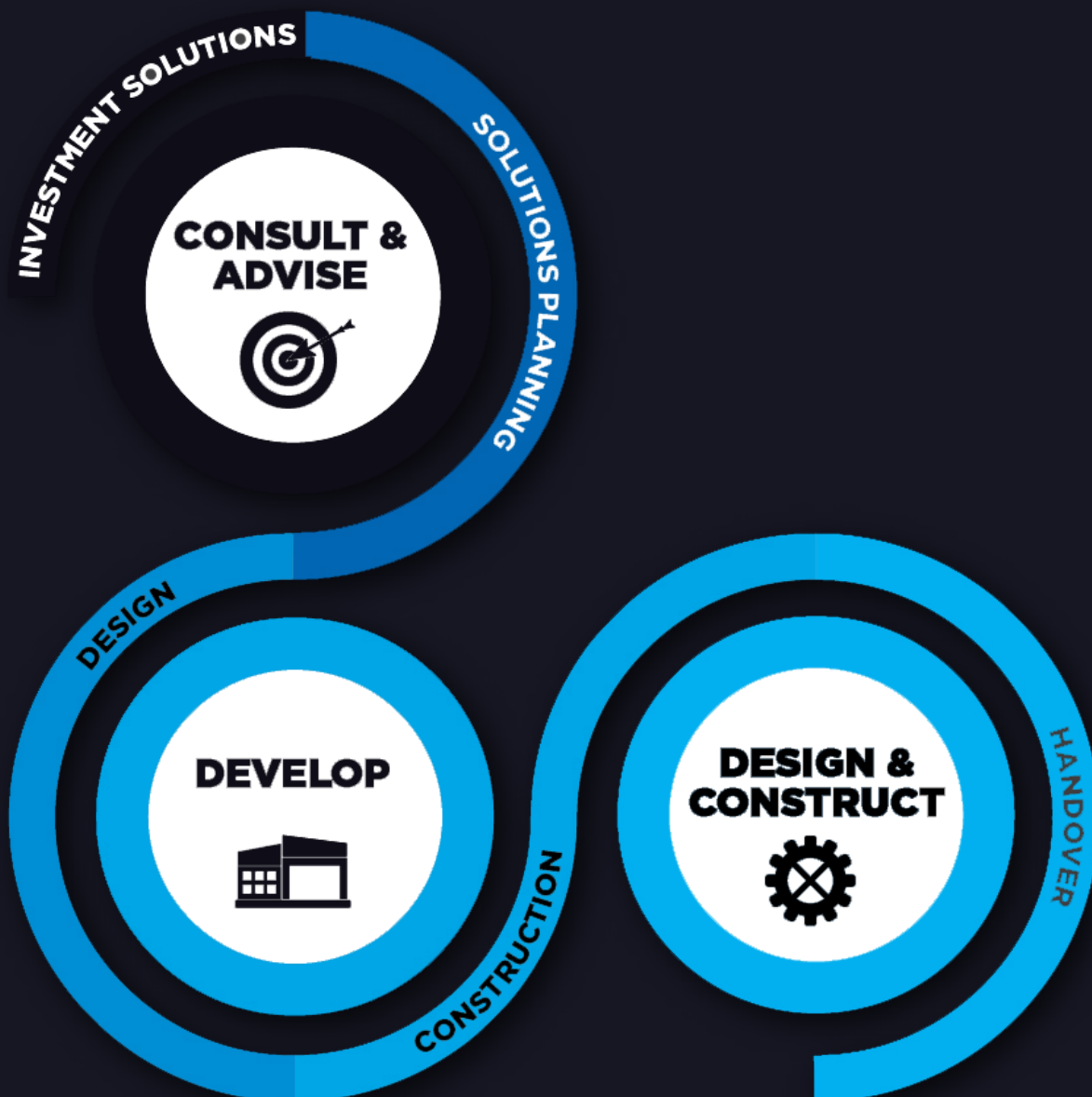
Excellent relationships with quality tenants

Long standing relationships with leading property investment groups

Access to strategically located sites close to key infrastructure throughout Australia's capital cities

End-end service for our investment partners from the planning process through to design and construction

Tailored solutions to suit the needs of our clients as long terms occupiers of the facilities.



# CIP QLD PROJECTS.



BRISBANE CBD



BRISBANE AIRPORT



BRISBANE PORT



PAST PROJECTS





WILDBREADS, CONNECTWEST  
BUSINESS PARK, DARRA

PRIXCAR, WILLAWONG  
(UDIA AWARDS)

WOOLWORTHS DC, MOTORWAY  
BUSINESS PARK, LARAPINTA

GRACE, SHERBROOKE INDUSTRIAL  
PARK, WILLAWONG

MITRE 10, MOTORWAY INDUSTRIAL  
PARK, BERRINBA

COLES DC, HEATHWOOD

COLES SOUTHLINK, MT LINDSAY  
HWAY, BROWNS PLAINS

CATERPILLAR, YATALA

# NATIONAL PRESCENCE.

CIP has a distinct national presence, having provided design and construction service across the country.

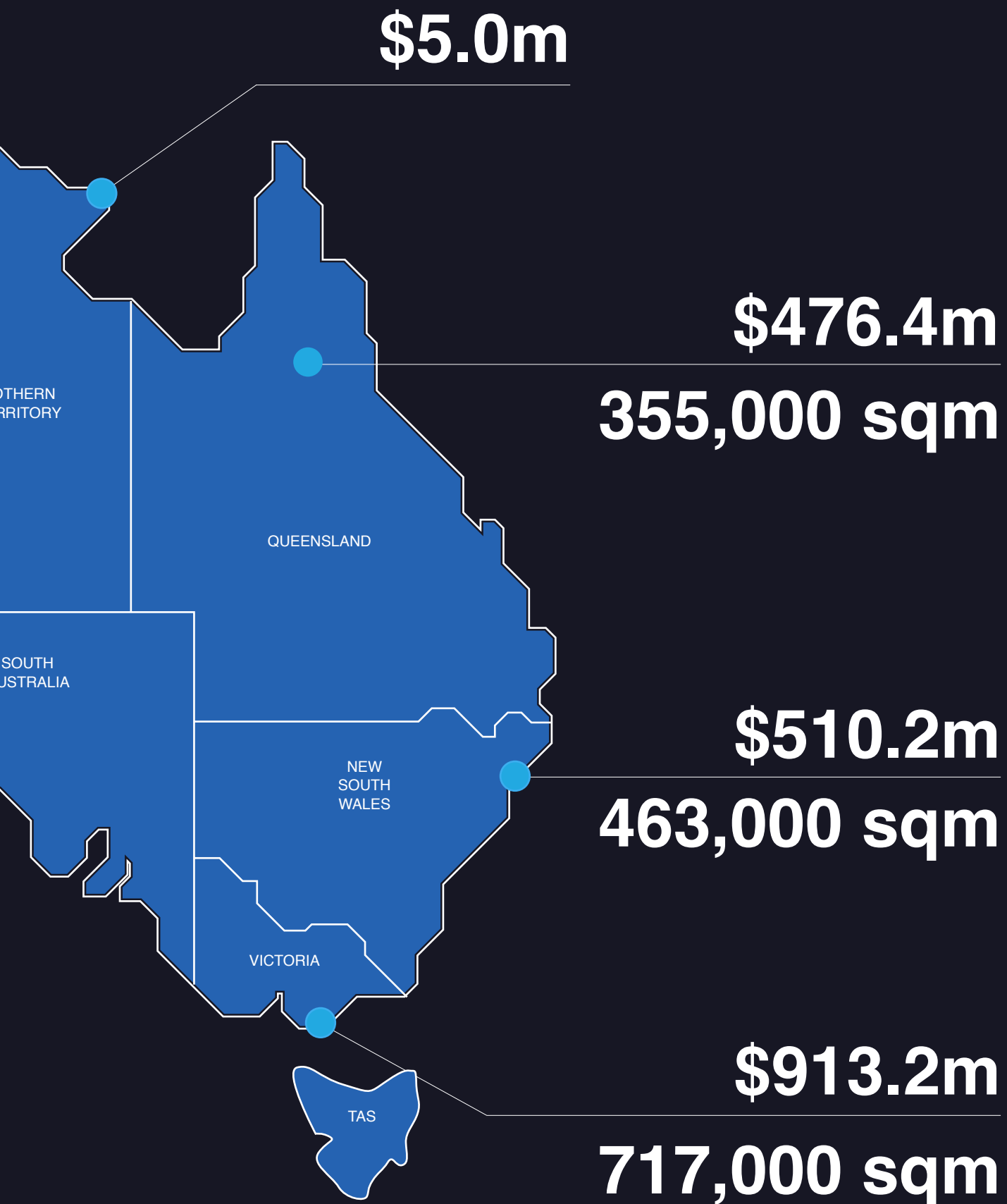
**\$291.1m**

**274,000 sqm**

**\$76.5m**

**99,000 sqm**





# OUR QUEENSLAND EXPERIENCE.



JANUARY 2014

CATERPILLAR  
**\$75M**

59,728 M<sup>2</sup>

JUNE 2016

CASCADE  
**\$9.8M**

5,600 M<sup>2</sup>

JANUARY 2017

SCHWEPPES  
**\$20.4M**

59,728 M<sup>2</sup>

MAY 2015

PRIXCAR  
**\$43.4M**

4,558 M<sup>2</sup>

JUNE 2011

GRACE  
RECORDS  
**\$22M**

16,880 M<sup>2</sup>

JANUARY 2016

COPE  
SENSITIVE  
FREIGHT  
**\$42.9M**

70,800 M<sup>2</sup>

DECEMBER 2015

WILD BREADS  
**\$32.2M**

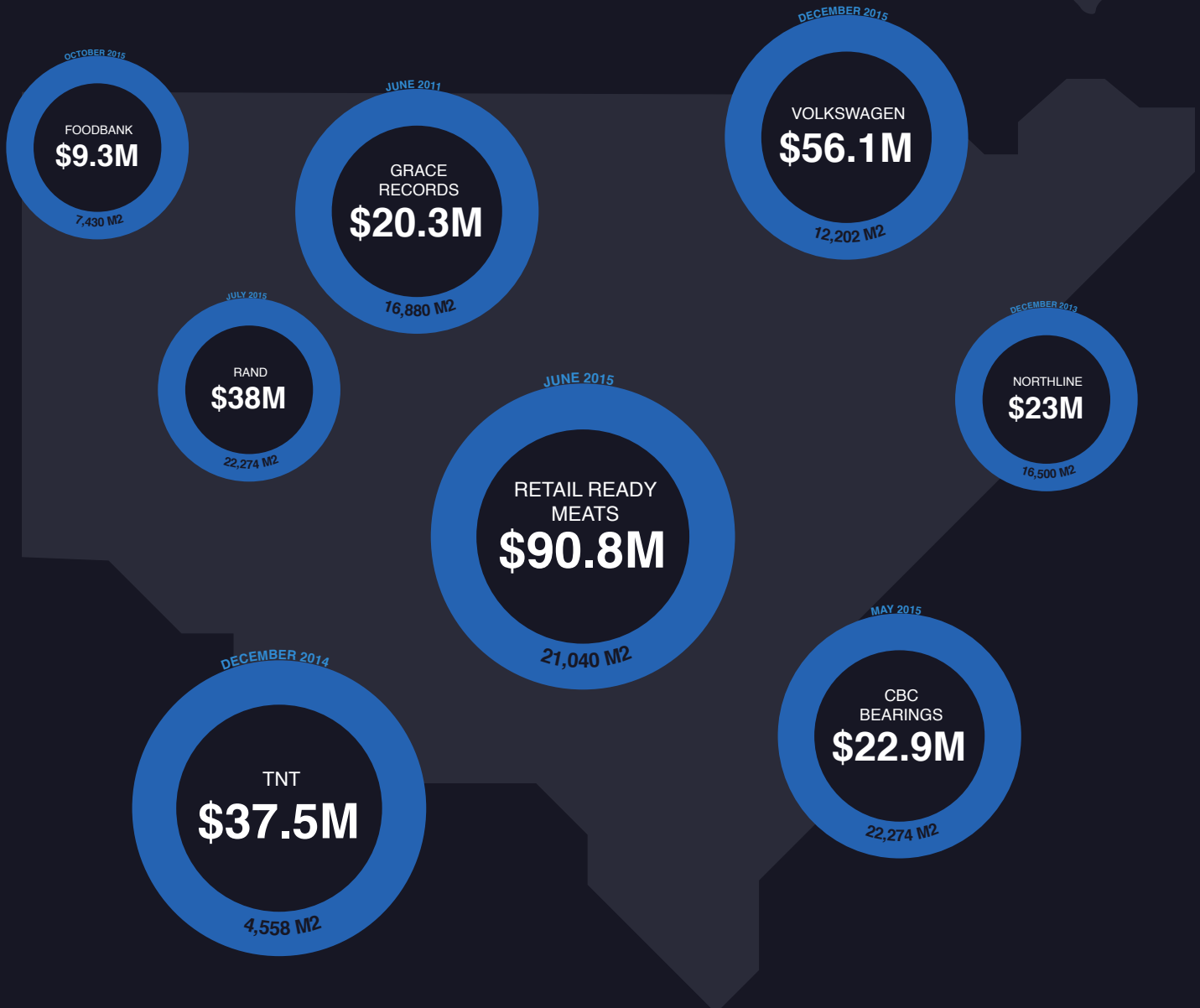
72,202 M<sup>2</sup>

JULY 2016

AIRR  
**\$7.1M**

4,795 M<sup>2</sup>

# NEW SOUTH WALES EXPERIENCE.



# OUR VICTORIA EXPERIENCE.



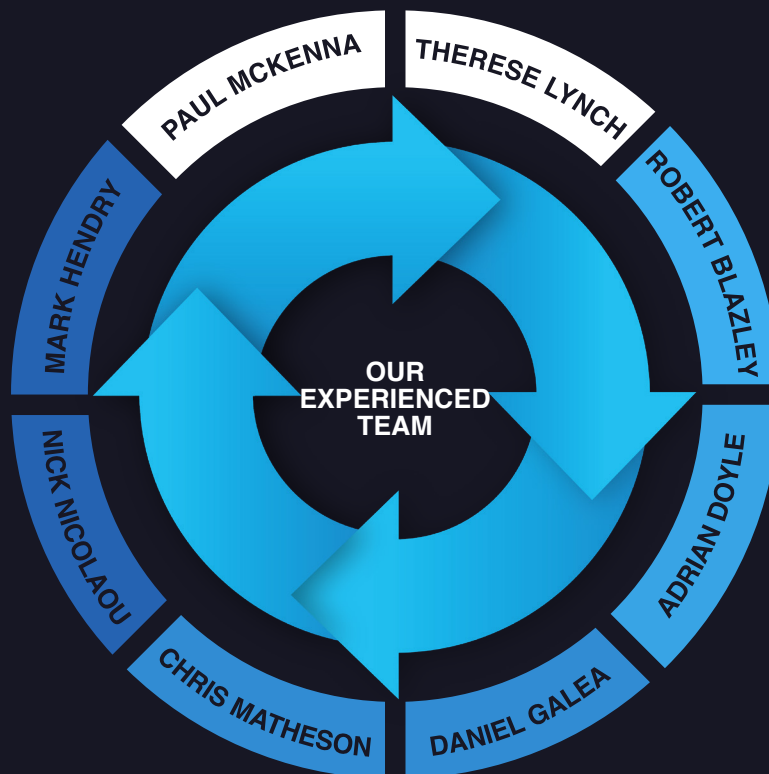
# EXPERIENCED & PROFESSIONAL TEAM.

Paul has utilised his extensive experience in the development and construction industry to oversee and manage the significant growth of the business to position CIP as a leading developer and builder of industrial and business park facilities in Australia.

Therese has over 25 years' experience within the property industry across various roles, with significant expertise in the structuring of property transactions. Therese has played an integral role in establishing CIP's specialist position in the commercial and industrial market.

Mark works with the executive team, adding experience and expertise that promotes the continued growth of CIP.

Nick is responsible for new developments at CIP and leads a team of development managers, estimators and in house architects. Nick has over 20 years' experience in the construction industry across the industrial, commercial and residential sectors.



Robert joined CIP in 2007 and is responsible for ensuring project delivery meets or exceeds the expectations of CIP and it's clients.

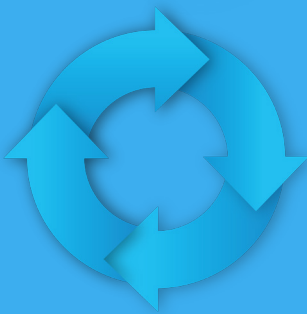
Adrian has over 20 years' experience in the property sector and has assisted CIP with its activities in the pre-lease, land development, construction and joint venture operations utilising a broad network of contacts throughout Australia.

Chris has been an integral part of Brisbane's industrial development for over 20 years and his extensive knowledge of the market is the key factor in the success of CIP's Queensland division.

Keeping up with the evolving demands of the industry, Chris minimises carbon footprints by incorporating sustainable designs to suit client requirements.

Daniel has responsibility for Construction at CIP extending across all areas of the department including design, cost reporting, project control, resource control and implementation of innovative construction methods.

**This lets us focus on you, while you focus on your business**



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