

SPRINGFIELD KNOWLEDGE PRECINCT

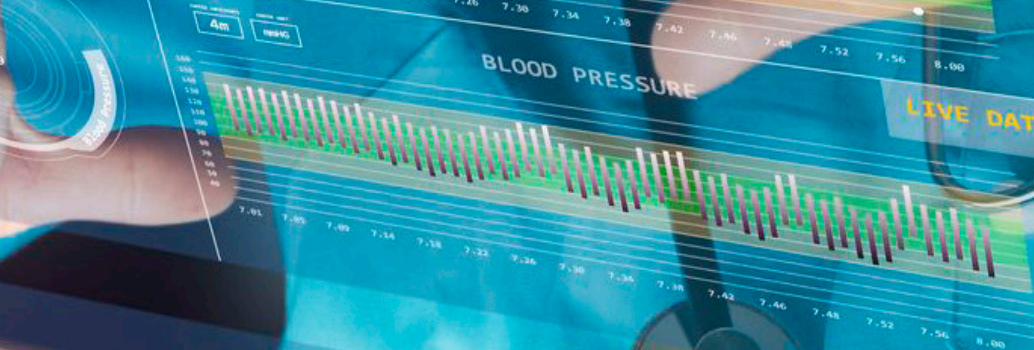
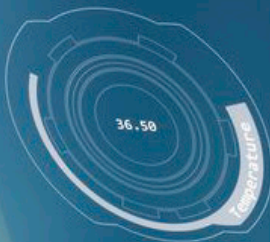
IDEA CITY
EDUCATION CITY
HEALTH CITY



**GREATER
SPRINGFIELD** | **SPRINGFIELD
CITY GROUP**



Georgene
29 Y 6 M 9 D
Female
Caucasian
States American
atholic Christian
Married
Arthur Georgene



RECORDING
25h34m10s



TESTS	RESULT	PLAG	UNITS	REFERENCE INTERVAL	LAB
BUN/Creatinine Ratio	12		mmol/L	8-27	
Sodium, Serum	140		mmol/L	135-145	
Potassium, Serum	4.3		mmol/L	3.5-5.0	
Chloride, Serum	102		mmol/L		
Carbon Dioxide, Total	26		mmol/L		
Calcium, Serum	9.5		mmol/L		
Protein Total, Serum	7.1		mmol/L		
Albumin, Serum	4.7		mmol/L		
Globulin, Total	2.5		mmol/L		
A/G Ratio	1.8		mg/dL		
Bilirubin, Total					
Alkaline Phosphatase					
AST (SGOT)					

OPPORTUNITY STATEMENT

30 YEARS IN THE MAKING

KNOWLEDGE, INNOVATION AND ENTREPRENEURSHIP

Knowledge is an increasingly important driver of the Queensland economy. Advances in enabling technologies, combined with existing research capabilities and local, national and international market shifts, present opportunities to seed new industries and increase the knowledge-intensification of existing industries or previously dormant industries.

The links between innovation, productivity and increased standards of living have been long established.

Knowledge-intensive industries require a highly skilled workforce, demanding a range of different skills. Queensland, and the nation, will need a pipeline of knowledge workers to meet the demands of a diverse economy. The number of knowledge workers in Queensland has more than doubled in the last 2 decades (1998 to 2018), reportedly almost 40% of the state's total workforce in 2021.

Over the last 30 years, Queensland researchers have forged a global reputation for excellence in delivering cutting-edge science and innovation. Queensland universities are at the heart of this reputation and have contributed to many of the technologies used in our everyday lives.

Consecutive Queensland Government investment, including the Smart State Strategy and Advance Queensland initiatives, has spurred capabilities to strengthen and build upon our State's capabilities in technologies; in particular, to drive high value job creation, scaled-up advanced manufacturing, investment in promising home-grown start-up companies and take-up of transformative solutions across our emerging and traditional industries. This is essential if our State and businesses are to remain competitive.

For example, advancements in quantum science and advanced fabrication are bringing to reality new applications and transformative technologies previously not thought possible. Global investment in quantum science and computing is also growing in anticipation of the value that will be generated by this next wave of technology and Australia is currently the third highest developer of quantum patents in the world.

Entrepreneurship is an essential part of business birth, growth, impact and decline in market economies. Queensland has a relatively high proportion of startups, and the highest proportion of startups in knowledge-intensive industries in Australia.

Digital technology underpins all aspects of the economy and society. It creates opportunities for Queensland businesses and enables productivity. It is vital that Queensland has adequate human capability and infrastructure to support high growth.

All levels of government, industry and education institutions and businesses have a critical role in ensuring Queensland has the medium and long-term capability to build on its strengths.

Over the last 30 years, Springfield has established the synergies and relationships between people, organisations and place, facilitating idea generation and accelerating commercialisation. More than \$30 billion has been invested in Springfield. It has been recognised by every Prime Minister in the last decade as "nationally significant" and a "nation-building" project.

Springfield is well placed to capture new technology and science benefits for Queensland through careful and timely investment and support. Springfield is well aligned with the Queensland Government innovation and advanced technologies strategies.

WHY SPRINGFIELD?

Springfield is one of the nation's fastest urban growth corridors, with a planned second CBD to that of Brisbane. Springfield's current population is 55,000, projected to grow to 140,000 over the next two decades.

Springfield is a Principal Activity Centre under the State Government's Shaping South-East Queensland Regional Plan – the highest order of activity centre after the Brisbane CBD – and has been recognised by the Queensland Government as an Innovative Place.

The Springfield Knowledge Precinct is 120Ha of dedicated space in the heart of Springfield Central, to attract and develop innovation industries and become the economic centre of the Springfield CBD.

Knowledge Precincts represent globally significant clusters of innovation, research and development and technology.

The presence of a Knowledge Precinct within a local economy can catalyse **a diverse range of economic benefits** including a more dynamic and resilient economic growth, higher income employment, more prosperous businesses and greater urban liveability and infrastructure capacity.

The Springfield Knowledge Precinct presents a critical mass of public and commercial clustering of a significant mix of tertiary institutions, government agency/funded activities and technology focused commercial enterprises.

The Precinct offers approximately 2 million sqm of approved development of commercial, research and development, laboratories, institutions, and some supporting residential capacity. A regional hospital and university are already anchor tenants.

This convergence of multiple megatrends presents a once-in-a-century opportunity for a global cluster of researchers, businesses and technologists to collaborate in a purpose-built, high amenity and dynamic urban environment.

Space to attract and develop innovation industries and become the economic centre of the Springfield CBD.



NURTURING AND ATTRACTING TALENT



INVESTING IN SCIENCE & TECHNOLOGY EXCHANGE



ADVANCING EDUCATION

Early learning, primary, secondary, TAFE & tertiary



CREATING KNOWLEDGE-BASED INDUSTRIES



ZERO NET ENERGY VISION & ROADMAP



ADVANCING HEALTH

Creating health infrastructure for the future



20,000 JOBS CREATED

Set to double in the next 10-15 years

CONNECTIVITY MADE EASY





The new Brighton Homes Arena - home of the Brisbane Lions AFL club



Mater Springfield Hospital

SPRINGFIELD CAN...

- Absorb rapid growth without detrimental impacts on transport and liveability
- Support a resilient, self-sustaining economic eco-system
- Provide integrated spaces, creating a platform for economic stimulus and knowledge-based jobs growth
- Interconnect the pillars of health, education and technology
- Integrate with energy, defence, biotech and sport
- Nurture and attract talent - with inbuilt designs to exploit science and technology exchange in a digital world.

One of the greatest challenges to reaching our potential as a State and a nation is ensuring we have access to the skills needed for the future.

Springfield is already [a Learning City](#). The labour force of Springfield grew by almost 45 per cent in the six years to June 2022, and is home to over 1,200 engineering, scientific and ICT professionals. Springfield's amenity and facilities help to attract and retain skilled workers needed to support the region's nationally significant cluster of professional services, defence and health-related businesses.

Queensland aspires to be at the forefront of technologies to deliver well remunerated and secure jobs for Queenslanders. Queensland already hosts two of the Australian Research Council Centres of Excellence in quantum technologies. It was recently announced Queensland would host the next Centre of Excellence in Quantum Biotechnology.

It's not futuristic, it's happening right now.

BioPark Australia is situated in Springfield. Companies and universities are already at work in this field. Our vision for BioPark Australia is to create a place where multiple biologic industries (Therapeutics, Vaccines, Med Tech, Diagnostics and Wellbeing) will co-locate and keep growing. Central to the BioPark will be its provision of the complete suite of necessary components and reagents for these industries.

The future of quantum is in Queensland. Springfield is well placed and has been preparing to assist for the last three decades.



SPECIFIC STRENGTHS

Springfield Knowledge Precinct is a national and global destination of choice for research, technology development, design and innovative business and infrastructure investment.

Over the past decade to the 2021 Census, **the population of Springfield grew by 6.8 per cent per annum** – more than four times State and national averages.

Household incomes range from 30-70 per cent above national averages, due to high levels of labour force participation and structurally low unemployment.

This population is supporting considerable investment in residential dwellings within the wider corridor, **sustaining between 2,000 and 2,500 new dwelling approvals each year, with an estimated value of up to \$900m.**

The primary catchment of Springfield extends south west past Ripley, north east to the South West Industrial Gateway and Brisbane suburbs and to the south east through Greenbank towards the growth area of Flagstone. **This catchment is currently home to over 145,000 people and is projected to reach over 435,000 people by 2041.**

Over the five years to 2021, **employment in Springfield grew by 35 per cent to exceed 11,000 local jobs.** This is matched by a 36 per cent growth in local business registrations – almost three times the national growth rate.

Springfield has a **Net Zero by 2038** aspiration for energy transition for the City with strong environmental designs at its core. For example 30 per cent of total land area allocated for green open space.

This business community is highly diverse and leverages a wide range of regional economic drivers including:

- Major public and private investment in **tertiary health services**, including the expansion of the Mater Springfield Hospital.
- A regionally significant **retail and entertainment precinct**, including a 77,000sqm shopping centre attracting over 8 million visits per year.
- **12 schools** (including above-average shares of private school enrolments) supported by the **University of Southern Queensland** and **TAFE Queensland** Springfield campuses.
- Proximity to the **RAAF Amberley Superbase** – one of the largest defence bases in Australia with over 5,000 employees and on-based global defence contractor representation and off-base home to a number of Defence Primes.
- Cluster of professional services and technology businesses, anchored by the **Polaris Data Centre**, a Tier 3+ carrier neutral 100 per cent Australian-owned data centre over 14,500sqm and with direct access to a 140km 720 core fibre ring into the Brisbane CBD via diverse paths. Longstanding clients include banks, governments, universities and enterprise.
- **Regionally significant sporting facilities** including the new Brighton Homes Arena: a 10,000-seat stadium; high performance centre; and home of the Brisbane Lions AFL club and potential future Olympics and Paralympics 2032 events.
- The announced \$352m biopharmaceutical manufacturing facility of Aegros at Springfield's BioPark Australia.
- **Southern RNA** is building a scaled manufacturing capability to provide Australian Sovereign mRNA capability in Springfield.

This includes **non-residential building approvals in the wider Springfield Growth Corridor of up to \$500 million per year**, making the region one of the nation's most significant destinations for commercial, industrial, infrastructure and institutional investment.

Springfield Knowledge Precinct represents a unique opportunity for global businesses and investors to **draw on the dynamism and security of one of Australia's leading and fastest growing master planned communities** to leverage emerging international trends in health, technology and innovation.



GROWTH

140,000

Estimated residential population 2036*



PROXIMITY

585,385

Population within a 22 minute drive of the Springfield CBD**



EMPLOYMENT

52,000

Job target by 2030

EDUCATION

- » 25 hectare masterplanned educational hub includes University of Southern Queensland and TAFE Queensland
- » 12 private and public schools established, five of which offer programs from prep to year 12

HEALTH

- » 52 hectare master planned integrated health campus
- » \$85 million, 80 bed Mater Private Hospital Springfield, including Cancer Care Centre
- » Mater Public Hospital opening 2026

* SA2 defined as Springfield, Springfield Lakes, Bellbird Park, Brookwater. SA2s based on the ABS2017 Australian Statistical Geography Standard (ASGS) ** Urbis Report 2017

REGIONAL COMPETITIVE ADVANTAGES

Springfield is uniquely positioned to leverage **a diverse range of competitive advantages** in the attraction, growth and fostering of a globally significant health, education and innovation precinct. These advantages include:

- **Rapid Growth within a Stable and Secure Sovereign Environment** – Springfield is globally recognised as one of the world’s best master-planned communities and has a demonstrated record of diverse growth across both residential and commercial sectors. Its position in Australia also affords investors with the security of Australia’s stable sovereign environment, proven through its successful navigation of recent global crises.
- **Centrality to Regionally Significant Transport Infrastructure** – all roads lead to Springfield, with the City positioned to access critical population and economic centres north, south, east and west within the burgeoning south east Queensland corridor. This is supported by direct passenger rail connections to the heart of the Springfield CBD as well as a comprehensive local and regional bus network and dedicated cycle paths and lanes.
- **Availability of Skilled Workers** – Springfield’s skilled and economic engaged labour force, coupled with its rapid population growth, provides investors and businesses with a strong capacity to attract the skills needed for 21st century innovations. The clustering of Springfield Knowledge Precinct with existing university and TAFE capacity along with access to a comprehensive primary and secondary school offering further reinforces the ability of the Springfield Knowledge Precinct to retain and grow its own skill sets in the long-term.
- **Attractive, Aspirational Lifestyle** – Springfield is a residential destination of choice, home to new residents from around Queensland, Australia and the world. It is home to high-end, regionally significant retail and entertainment offerings, tertiary health and education as well as expansive integrated open space and sporting facilities. The depth of choice of homes, facilities and services, coupled with growing employment and business opportunities makes Springfield Australia’s ultimate “live, work, play” destination. Proximity to Brisbane makes easy access to the capital city.
- **Nationally Significant Industry Exposure** – Springfield is strategically positioned to leverage nationally significant investments and growth in sectors of health care (and supporting services and manufacturing) and Defence (including existing global defence contractor presence).
- **Availability of Infrastructure** – designed to support Science and Technology Innovation. Eg Polaris Data Centre, redundant fibre connectivity, unconstrained power and water that is geotechnically sound within a flood free location (present and future), away from Brisbane CBD, flight paths and other high-risk installations. It has ease of access to three airports, two rail stations and all other destinations in the SEQ Region, with multiple road access options.

All roads lead to Springfield, with the City positioned to access critical population and economic centres north, south, east and west within the burgeoning south east Queensland corridor.

VISION FOR SPRINGFIELD KNOWLEDGE PRECINCT

The Springfield Knowledge Precinct will be a multi-anchored, multi-disciplinary research, knowledge and technology precinct that aims to bring together business, researchers, universities and facilities into a purpose-built and tailored cluster of global innovation.

The Springfield Knowledge Precinct is comprised of three discrete but highly interconnected “cities”:



Health City

Anchored by the Mater Springfield Hospital and Aveo Retirement, Health City is set to become a world-renowned integrated health precinct underpinned by health promotion and wellness.



Education City

Home to major campuses of the UniSQ, TAFE Queensland South West, Union Institute of Language, Mastery Schools Australia Springfield and The Studio of Performing Arts, Education City is a place where all forms of education come together to show that learning comes first, and to offer students learning opportunities designed just for them.



IDEA City

Designed to engage and encourage innovation, design, entrepreneurship and the arts, IDEA City is a dynamic, evolving part of the Springfield Knowledge Precinct, maintaining a strong research focus to commercialise innovation in partnership with government and business.



GREATER SPRINGFIELD

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