



# Brisbane North Area Report

# PEET

# 125 YEARS

## 125 YEARS OF OPPORTUNITY

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The Peet Group offers an impressive breadth of experience in residential, medium density and commercial developments, as well as land syndication and fund management. The core of our success, and our confidence in the future, extends from the commitment, spirit and passion of founder, James Thomas Peet, who established Peet in 1895. James Peet created the opportunity for every person of every kind to create a bright future for themselves and their families. He created Peet communities - a range of exceptional places across Australia.

This vision and dedication has grown to over 50 communities nationally. Our commitment to excellence drives our innovation and market-leading practices, backed by 125 years of experience and expertise.

That's the Peet difference.

Current communities in South East Queensland include:

- Riverbank, Caboolture South
- Eden's Crossing, Redbank Plains
- Village Green, Palmview
- Spring Mountain, Greenbank
- Flagstone

### SALES INFORMATION:

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#### Disclaimer:

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# PEET

# South East Queensland



## SEQ Overview

SEQ is a diverse region that will continue to grow and experience change over the next 25 years. It is important that the region is well-positioned to respond positively to this growth, and change in a manner that meets the expectations of the community.

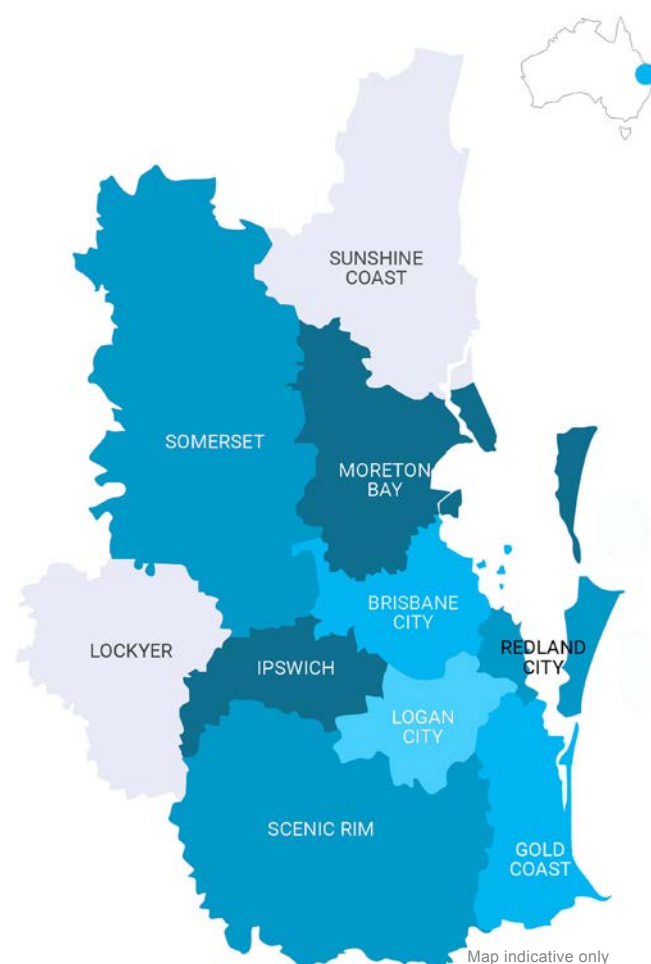
Over the next 25 years, SEQ is expected to grow from about 3.5 million to 5.3 million people. This will require almost 800,000 new dwellings and around 950,000 new jobs.



## SEQ Growth

Nearly 90 per cent of Queensland's population growth occurred in the south east corner of the state, with the fastest annual growth recorded for Ipswich, at 3.5 per cent.

By 2030 SEQ expected to grow from 3.5 million to 5.3 million people<sup>^</sup>



## South East Queensland International & Interstate Migration 2017-18\*

LGA	Natural	Overseas	Interstate	Net +/-
Logan	+3,390	+1,640	+1,100	+ 6,130
Brisbane	+8,200	+11,920	+2,820	+22,940
Ipswich	+2,440	+750	+3,960	+7,140
Lockyer Valley	+260	+250	+290	+790
Somerset	+110	+60	+200	+360
Moreton Bay	+2,620	+1,700	+6,050	+10,370
Redland	+560	+490	+ 1,220	+2,270
Gold Coast	+3,300	+4,890	+ 7,440	+15,630
Scenic Rim	+100	+100	+640	+830
Sunshine Coast	+960	+1,450	+6,370	+8,780
<b>SEQ</b>	-	-	-	<b>+75,240</b>

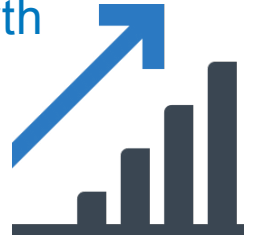
\* Source: ABS 2017-2018. ^ Queensland Government South East Queensland Regional Plan 2017.



# Population

Population growth in Queensland continues to be largely concentrated in the South East with 87.7% of Queensland's growth in 2017-18 occurring in the local government areas of Brisbane, Gold Coast, Moreton Bay, Sunshine Coast, Ipswich, Logan and Redland.

87.7% of QLD 2017-18  
Population growth  
continues to be  
concentrated  
in SEQ<sup>^</sup>



## Population Growth in SEQ over the last three census

LGA	2011	2012	2016
Brisbane	1,089,879	1,110,473	1,131,155
Gold Coast	515,202	526,173	555,721
Sunshine Coast	318,279	324,266	346,522
Redland	143,711	145,507	147,010
Moreton Bay	390,051	400,036	425,302
Logan	287,474	293,485	303,386
Ipswich	172,200	177,485	193,733
Lockyer Valley	35,880	36,512	38,609
Somerset	22,200	22,584	24,597
Scenic Rim	37,437	37,826	40,072
<b>SEQ TOTAL</b>	<b>3,012,313</b>	<b>3,074,347</b>	<b>3,206,107</b>

## Tourism

Tourism is a major cornerstone of Queensland's economy, generating \$27 billion, or 7.8 per cent of Gross State Product. The tourism industry supports 236,000 jobs directly and indirectly and 54,000 businesses. Forecasts indicate Queensland's tourism and events industry has the potential to generate more than \$33 billion in Overnight Visitor Expenditure by 2025, supporting more than 85,000 additional jobs for the state's economy.

**7.8% GSP\***

**1 in 10 jobs\***



**1 in 8 businesses\***



# Economy

South East Queensland is in a ideal position. It has a unique set of natural assets, established transport infrastructure networks, quality educational institutions, and access to some of the world's fastest growing domestic and international markets. As the state's capital region, it also offers scale, covering 12 local government areas which are home to 3.4 million people, one in seven Australians.

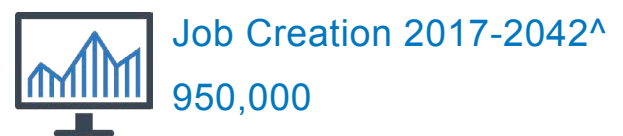
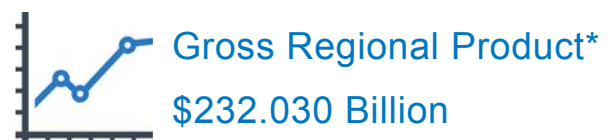


## Capital Work Program

The 2019–20 Queensland Budget includes a \$12.941 billion capital works program which will directly support 40,500 jobs across Queensland, with 25,500 of these jobs in regions outside Greater Brisbane. The State's capital program includes funding for hospitals, schools, social housing and cultural facilities.

SEQ's major industries that will be a source of future export & job growth:

-  Advanced manufacturing
-  Agribusiness
-  Traded health and education
-  Transport and communications
-  Tourism and creative

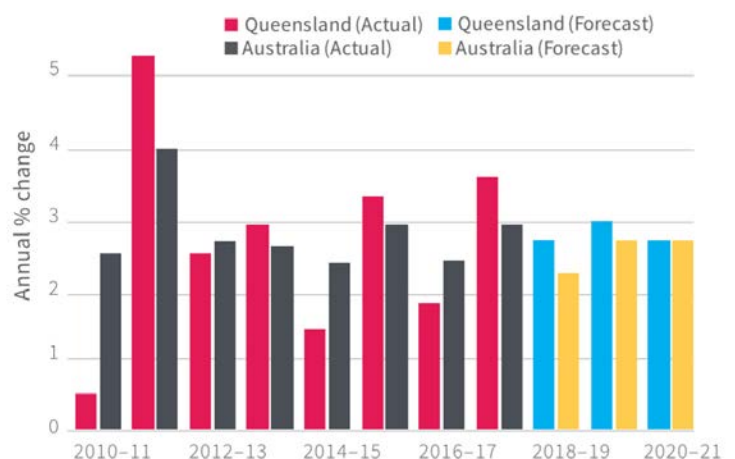


## QLD Budget 2019-2020

The Government expects a surplus of \$189 million in 2019-20, averaging \$443 million over each of the four years to 2022-23. It expects Queensland's economy to grow by 3.0% in 2019-20 but then slow to 2.75% p.a. in each of the three years to 2022-23.

In this year's budget, the Government has announced \$49.5 billion worth of capital works, with close to 60% of projects in 2019-20 to be delivered in regions outside Greater Brisbane.

## Queensland Economic Growth



# Major Projects

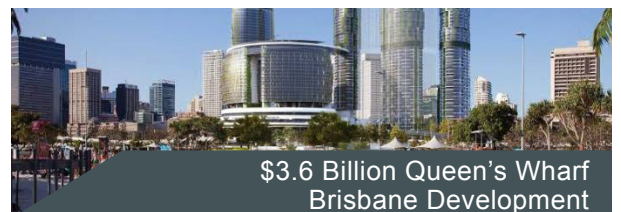
## Council of Mayors SEQ

Established September 2005, the membership of the Council of Mayors SEQ consists of the 10 South East Queensland councils: Brisbane, Ipswich, Lockyer Valley, Logan, Moreton Bay, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba councils.



## Brisbane City Queen's Wharf

An Integrated Resort Development that will put Brisbane on the map as a global tourism, leisure and entertainment destination. Set to attract new visitors and investment as it reconnects the activity of Brisbane's defining parts of the city such as the Botanical Gardens and South Bank.



## Cross River Rail

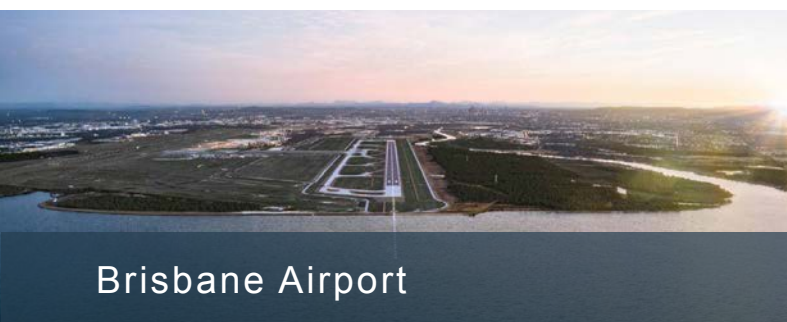
**\$5.4B | 1,500 New Jobs | Due 2024**

The Cross River Rail project currently underway is a 10.2km rail line from Dutton Park to Bowen Hills, which includes 5.9km of twin tunnels under the Brisbane River and Brisbane CBD. The project delivers four new underground stations and upgrades to eight existing stations.

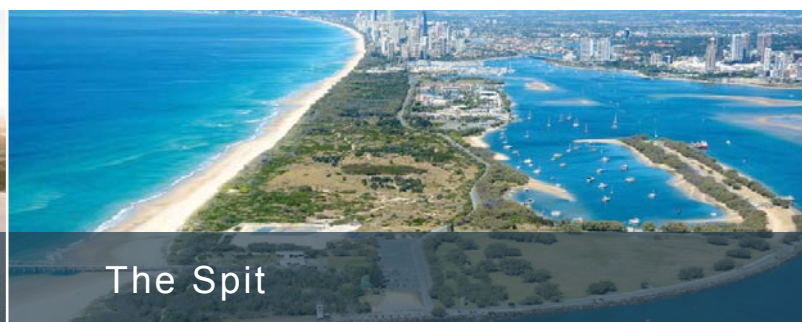
## Bruce Hwy Upgrade Project

**\$12.6B | Over 15 Years | 1677km**

The Bruce Highway Upgrade Program is the largest road infrastructure program QLD has ever seen. It is aimed at improving safety, flood resilience, and capacity along the length and breadth of the highway between Brisbane and Cairns in a staged approach over of 15 years.



Brisbane Airport Corporation is investing a further \$1.7 billion building a New Runway, redeveloping the Domestic Terminal, building a new multi-storey car park, investing in the latest passenger friendly technology and developing a new Industrial Park and Auto Mall project.



Australia's newest, biggest and best Ocean Park is to be built on the Gold Coast. The plan secures the future of 138 hectares of green space, unlocks the potential for 1,800 new jobs and creates vibrant community places and outstanding natural areas.



# Brisbane North



## Overview

The Moreton Bay Region is a diverse area, spanning more than 2,037 square kilometres and boasting everything from rural townships and urban centres to coastal villages and thriving business precincts.

## Moreton Bay Region

The region offers some of South East Queensland's premier waterfront locations, pristine environmental areas, vibrant entertainment options and thriving cultural and community hubs. It is bounded by the Sunshine Coast Council area in the north, Moreton Bay in the east, Brisbane City in the south, and the Somerset Regional Council area in the west.

The Moreton Bay region is the key growth corridor north of Brisbane. Its major centres are a short distance from Brisbane's city centre, Strathpine 22km, North Lakes 30km, Redcliffe 35kms and Caboolture 50km.

## Population

The estimated resident population in the Moreton Bay area in 2018 was 459,585 people, the third largest local government population in Queensland and Australia, following Brisbane and the Gold Coast. The region is also one of the fastest growing areas in Queensland. Between 30 June 2006 and 30 June 2016, the average annual growth rate was 2.8 per cent, compared with 1.9 per cent in Queensland as a whole. Between 30 June 2017 and 30 June 2018 the population has grown by 10,372 people.



Employment  
237,000\*



Local Jobs  
118,800\*



459,585  
Population  
2018^



690,000  
Population  
2041\*



50.1%  
Population  
Growth\*

*"Moreton Bay is one of Queensland's fastest growing regions, with a huge amount of residential and industrial development occurring in the corridor between Strathpine and Caboolture."*

- Minister for Small Business, Leeanne Enoch (2017)

# Population

## Population Growth

Moreton Bay Region is expected to increase by 240,000 residents by 2041 to a total resident population of approximately 690,000. This represents more than a 50% increase over the next 25 years. By comparison it is projected that by 2031 Moreton Bay Region will have a larger population than the State of Tasmania.



2,620  
Natural  
Increase



6,050  
Net Internal  
Migration



1,700  
Net Overseas  
Migration



**Total Migration Growth for  
Moreton Bay in 2018 was 10,370<sup>^</sup>**



**Dwellings 2016**  
164,700\*



**Homes Required 2041**  
109,900\*



**Residential Approvals**  
4,130\*\*

## Forecast for New Homes

The SEQ Regional Plan 2017, states Moreton Bay is required to accommodate an additional 88,300 dwellings by 2041. The largest and fastest growth in households across Moreton Bay will be families with children, growing at an average annual rate of 1.9% or 1,750 households per annum from 2016 to 2036.

## Growth in Moreton Bay Region

The northern corridor is expected to accommodate 24% of the projected population growth in SEQ by 2031.

- SEQ Regional Plan 2017



## Land Supply for Future Demand

Moreton Bay region is on track to have more than 950ha of excess land supply to meet future industry demand, and also surpass the minimum supply for major residential land proposed.<sup>^^</sup>

\* Queensland Government Dwelling Projections 2018. \*\* Moreton Bay Regional Council 30 April 2019

<sup>^</sup> Migration Statistics Source: ABS March 2019. <sup>^^</sup> Moreton Bay Regional Council: Economic Dashboard, 2019.



# Infrastructure & Economy



## Moreton Bay Region Economy

The economy has grown by an average 7.8% per annum between 2013 and 2017, including growth as high as 13.8% in 2016. The economy has been driven by strong population growth, dwelling construction, manufacturing from key industrial areas and investments in transport, health and education infrastructure.



**Region's GRP 2018**  
**\$18.57 Billion**



**GRP Growth 2008-18**  
**108%**



## Moreton Bay Budget 2019-2020

Moreton Bay Regional Council's record \$655 million budget for 2019-20 delivers for the region and invests in the future. This budget delivers an operational surplus for the ninth straight year and Council's debt is more than \$20 million lower than at the beginning of this term three years ago.



**Budget 2019-2020**  
**\$655 Million**



**Budget Capital Works**  
**\$227 Million**

## Budget Spending

**\$5 million** - towards the Griffin Sports Complex

**\$3.7 million** - towards upgrade Paradise Road from Morayfield Road to Moreton Bay Central Sports Complex

**\$3.3 million** - Redcliffe Administration Centre Art Gallery and Community Space Development

**\$3.25 million** - for construction of the new Samford Community Hub Project

**\$3.2 million** - for the next phase of the Nathan Road Sporting Precinct in Rothwell



**\$111.8 Million**  
Roads & Transport



**\$58.6 Million**  
Waste Management



**\$54.3 Million**  
Parks & Environment



**\$34.1 Million**  
Sport & Recreation

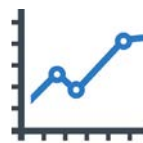
# Major Sectors

## Key Economic Drivers

Manufacturing is the most prominent exporting industry, worth \$1.73 billion, accounting for almost one third of all regional exports, 31.2%. Construction exports are worth \$1.21 billion while Agriculture, Forestry & Fishing exports from the region are worth \$450.8 million.



**Total Industries Output**  
**\$33.69 Billion**



**Total Exports**  
**\$5.5 Billion**

## Transport and Logistics

Moreton Bay Region offers a skilled workforce, proximity to major infrastructure and availability of affordable and quality industrial land and commercial sites. Valued at approximately \$215.6 million, the regional export market of Moreton Bay's transport, postal and warehousing industry will continue to grow.

## Strategically Positioned

Located just north of Brisbane, the Moreton Bay Region features easy access to major transport and export infrastructure, including the Brisbane and Sunshine Coast Airports, Port of Brisbane, Bruce Highway, Redcliffe Peninsula Line and the Brisbane CBD.

The region's major centres include Strathpine, Redcliffe and Caboolture, which are situated approximately 22km, 35km, and 50km respectively from the Brisbane CBD. The central location of Moreton Bay Region and extensive links to transport provides opportunities for businesses to trade and grow.



### Construction Industry

Construction industry sector makes the greatest contribution to economic output in the region, at \$6.6 billion



### Food & Agriculture

The region has a thriving \$846 million agricultural industry, with agricultural exports valued at around \$420 million



### Manufacturing & Factory

Manufacturing is the largest export industry for Moreton Bay Region, valued at approx \$923.8 million



### Healthcare & Assistance

With 17,988 jobs, Healthcare & Social Assistance industry sector is the regions largest employer

# Economic Drivers



## Connection to Sunshine Coast

Caboolture is located halfway between Brisbane CBD and the Sunshine Coast CBD. Therefore, it benefits from investment in both regions being the most northern regional node of Moreton Bay Region. Caboolture provides critical services to the surrounding area helping to bring Sunshine Coast and Brisbane residents together.



### Maroochydore CBD PDA

**\$430M CBD | 20 years | 2M People**

The City Centre is expected to service a wider catchment of over 2 million people by 2030. The 53ha site planned for development over 20 years will offer business and investors 50,000sqm commercial floor area, 65,000sqm retail and 2,000 residential apartments.



**CBD Project Investment**  
**\$12.5 Billion**



**CBD will Generate up to**  
**15,000 Jobs by 2040**

## Sunshine Plaza Redevelopment

- \$440 million redevelopment, 2,300 jobs
- Total retail stores 345, over 107,000sqm
- Started work 2016, reopened March 2019

## Broadband Submarine Cable

- Generate \$927 million in new investment
- Will generate up to 864 new jobs
- \$7.2 million cable landing station

## University Hospital Project

- \$1.8 billion construction, 4,800 Jobs
- Opened in April 2017 with 450 beds
- 738 beds by 2021, 900 beds beyond 2021

## Olympic Games 2032 Bid

Queensland's bid involves a state-wide approach which would likely include regional cities like Cairns, Townsville and the Gold Coast, with 80% of the venues already built.

Preliminary investigations by a council of south-east Queensland mayors found ticket sales would be around six times greater than those for the 2018 Gold Coast Commonwealth Games. Additional revenue would come from the sales of media rights and international sponsorships.



**\$8 Billion**  
New Trade



**\$5.3 Billion**  
Operating Cost



**130,000**  
Jobs Created

*"Hosting the 2032 Olympics & Paralympics could be a game-changer & deliver 20yrs of accelerated opportunity for our state."*

- Premier Anastacia Palaszczuk (2019)



# Major Projects

## The Mill at Moreton Bay PDA

The Priority Development Area (PDA) is around 460 hectares and is located within the suburbs of Petrie, Kallangur and Lawnton. The PDA takes in the Mill at Moreton Bay Redevelopment Project area and is bordered by Lawnton Pocket Road to the south and the Redcliffe Peninsula Rail Line in the north and north-west.



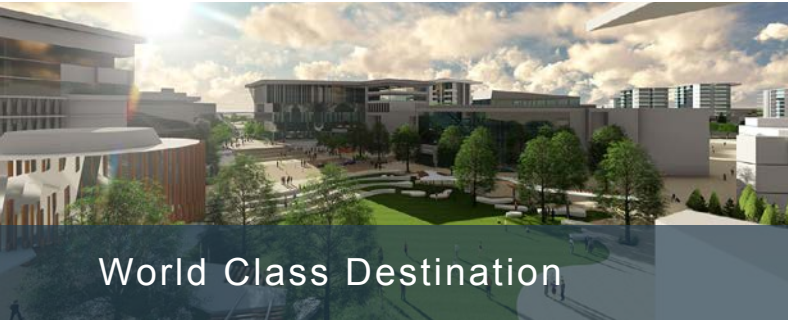
**460 hectares**  
Total Area



**76,543 sqm**  
Commercial



**61,334 sqm**  
Industry



### World Class Destination

The Mill PDA, provides the opportunity to create a world class destination in the heart of the Moreton Bay Region. This opportunity will revitalise the local area, act as a catalyst for the broader transition of the Moreton Bay Region's economy, and support positive local and regional economic, social and environmental outcomes.

## Economic Engine Room

The redevelopment of the former paper mill site includes the new University of the Sunshine Coast Moreton Bay campus, new health, retail, commercial and residential developments and community infrastructure.

***"The Mill will be an engine room of economic activity, generating \$950 million for the QLD economy and supporting more than 6,000 jobs by 2036 in fields such as education, technology, health and research"***

- Deputy QLD Premier Jackie Trad (2016)



### Redcliffe Peninsula Corridor

The billion dollar Redcliffe Peninsula Rail Line has created vital connectivity for the Moreton Bay Region and opportunity for significant business investment along the thriving corridor with over 5,000 registered businesses in the suburbs adjoining the rail line.



### Newport Masterplan

At the heart of the 143 hectare, \$590 million Newport masterplan on the Redcliffe Peninsula, there are future plans to see a new town centre and marina adjacent to the new \$70 million Newport Retirement Living Village that recently opened in 2019.

# Commercial Development



## MBRC Activity Centres

To keep up with the demand from a growing population, the QLD Government and Moreton Bay Regional Council (MBRC) have identified Activity Centres as a key focus for land and infrastructure development. Activity Centres in the MBRC include Caboolture, Morayfield, Strathpine, Redcliffe and North Lakes.



Building Approvals  
\$584 Million



Local Businesses  
32,300

## Laguna North Lakes

A new mixed-use development located within North Lakes town centre has received formal development application approval from the Moreton Bay Regional Council. Developed by The George Group in partnership with Pointcorp, will see the 1.7ha, \$250 million precinct, set a benchmark for a mixed-use development in a traditionally suburban region, 26km north of the Brisbane CBD.

Laguna will deliver a 138-room hotel, 10,500sqm of A-grade commercial office space, 2,000sqm of health and wellness facilities, a 3,000sqm 'resort-style' restaurant and bar and a publicly accessible aquatic centre.



## Caboolture West Masterplan

Council has unveiled a plan to transform Caboolture West into a vibrant region, housing 20 per cent more people than the entire population of Redcliffe Peninsula. Over the next 40 years it is envisaged the area will become a community of 68,700 residents, with an urban area that will cover 1787ha (51%) of that area. The Town Centre, Local Centres, and Neighbourhood Hubs will provide a full range of retail, commercial and employment opportunities.



3480 ha  
Local Plan Area



\$9.5 Billion  
Economic Value



17,000  
Job Forecast

*"Work on Caboolture West has been ongoing for nearly a decade and we are now finally seeing this concept turn to implementation."*

- MBRC Mayor Allan Sutherland (2016)



# Industry

## Brisbane's Northern Corridor

The Northern Growth Corridor is close to Brisbane Airport, the Port of Brisbane and a six-lane highway. Freight and passenger rail also traverses the area. The availability and affordability of commercial and industrial land in the corridor will continue to create opportunities for businesses wanting to invest in a base to service markets in SEQ and beyond.

**With an established and growing economy supported by transport infrastructure, wholesale trade and suppliers to support the growth of industries in manufacturing, construction and related sectors.**

## North East Business Park

The Northeast Business Park is planned to become a world class master planned mixed industry and business park, featuring an associated proposed marina, marine industry precinct and complementary residential, commercial and community uses.

- 169ha mixed industry/business area
- Proposed 911 berth marina
- 300-500 dry boat stacker
- Marina village
- Community facilities
- Approximately 420ha of open space

## Corporate Park East

This is the first major industrial estate built in Caboolture in over 10 years. The \$90 million, 76ha integrated estate is expected to help satisfy the increasing logistics requirements of companies looking to service the northern growth corridor. Land sizes start at 1,000sqm and accommodate up to 10ha requirements.

## Brendale Industrial Estate

This \$152 million industrial estate was built in 2016 and is home to companies such as Super Retail Group, Aldi and Visy. The 85ha site has approx 107 lots ranging from 2,400sqm to 5ha.

## Narangba Innovation Precinct

Supported by Regional Development Australia, Narangba Innovation Precinct is a collective comprised of approx 30 local businesses located in the Narangba industrial and commercial areas.



# Retail & Shops

## Westfield North Lakes

Westfield North Lakes caters to a trade area population of nearly 408,000 people. In 2019, the total retail spend by the Westfield North Lakes Total Trade Area was estimated at \$5.4 billion while the total retail spend by the Main Trade Area was estimated at \$2.9 billion.



Annual Customer Visits  
12.4 Million\*\*



Spend Per Person  
\$12,871\*\*

## Expanded Shopping Centres

### Narangba Heights Retail\*

- \$10 Million Development
- Gross floor area of 6,700sqm
- Located on Sovereign Drive, Narangba
- It will house a supermarket with numerous specialty retail shops, food and drink outlet and service station

### Strathpine Centre\*

- Development Application Approved
- Construction due to commence early 2020
- Due to be completed by late 2020
- Approx 50 new jobs for the community
- New Entertainment Precinct
- New Indoor Entertainment Space



## Morayfield Shopping Centre

Morayfield has a 59,329sqm regional Shopping Centre meeting the needs of the local area and Caboolture. Major tenants are Woolworths, Coles, Target, Kmart, JB Hi-Fi and Birch Carroll & Coyle.



\$8.8 Million  
New Pumicestone  
Shopping Centre^



\$80 Million  
The Big Fish  
Travel Centre\*



\$45 Million  
Corso North Lakes^



\$10 Million  
Narangba Heights\*

\*\* Westfield North Lakes 2019. ^ Completed development. \* Current at February 2020. Developments subject to change without notice, subject to approvals, outside of Peet's control and may not proceed as described or at all.

# Communities

## North Harbour Masterplan\*

The masterplan will provide employment through the establishment of businesses and tourism opportunities at North Harbour marina once approved. It will play a key role in meeting the strong demand for marine-related industry development, seeing the precinct drive economic growth and workforce development in the region.



**15 Year**  
Rollout Plan\*



**350 Berth**  
Proposed Marina\*



**Future Jobs**  
For The Region\*



## Caboolture & Morayfield

The State Government identifies Caboolture-Morayfield as a Principal Activity Centre in the South East Queensland Regional Plan 2009-2031. Caboolture is a regional transport hub with its easy access and connections to the Bruce Highway, Caboolture Railway Station and Caboolture Airfield.

### Facilities in Caboolture

-  Caboolture Indoor Sport Centre
-  Caboolture Pool and Fitness Centre
-  Centenary Lakes Sports Club
-  Caboolture Regional Art Gallery
-  Caboolture Library
-  Caboolture PCYC

### Facilities in Morayfield

-  Grant Rd Sports & Community Complex
-  Morayfield Sport & Events Centre
-  Morayfield Shopping Centre
-  Morayfield Community Hall
-  Bunnings Morayfield



## North Lakes Central Hub

North Lakes has evolved into a central retail and commercial hub. It has established growth in the northern corridor, paving the way for other regional hubs to follow, such as Caboolture.



## Caboolture-Wamuran Rail Trail

The \$7M trail will be a 10.5km shared pathway providing great benefits to the local communities by providing quality cycling and walking connections to schooling, employment and transport nodes.\*



# Medical & Healthcare



## Metro North Hospital

Metro North Hospital and Health Services (HHS) is the largest of 16 HHS that provide public health services in QLD. Focused on collaboration with healthcare partners and connecting people to deliver services to a population approaching 900,000 from north of the Brisbane River to north of Kilcoy.



**Health Budget**  
**\$4.9 Billion 2019-20**



**360 Extra Doctors up**  
**38.7% from 2015-19**

## Caboolture Hospital Upgrade

Caboolture Hospital is a regional hospital which provides a wide range of clinical services to Caboolture and surrounding communities. Employing more than 1,200 health professionals that together provide high-quality and tender care to more than 150,000 people each year.

The Queensland Government has committed \$352.9 million to deliver 130 new beds and significantly expand services at Caboolture Hospital. Over the next four years, Caboolture Hospital will undergo a significant expansion and redevelopment. A larger hospital requires more car parking so \$41.7 million has also been provided to deliver a new multi-story carpark.\*



## Redcliffe Hospital

Redcliffe Hospital is a 250-bed regional hospital spread across a campus which now includes the Moreton Bay Integrated Care Centre. In serving the community, the hospital provides healthcare services including medical, surgical, orthopaedic, paediatrics and emergency care.



**More than 63,000 presentations**  
**at the Emergency Department<sup>^</sup>**



**Moreton Day**  
**Hospital**

Opened in May 2018, Moreton Day Hospital is an independent private hospital that provides state-of-the-art facilities for surgeons and patients.



**Caboolture**  
**Private Hospital**

This hospital has 43 beds, 3 fully equipped operating theatres, a 12 chair Day Procedure Unit and a comfortable day oncology unit.

\* Current at February 2020. Proposals subject to change without notice, subject to approvals, outside of Peet's control and may not proceed as described or at all.

<sup>^</sup> Financial Year 2018-19.



# Transport

## Bruce Highway Upgrade

From 2013/14 to 2027/28, the Australian & QLD Governments will commit \$12.6 billion to the Bruce Highway Upgrade Program. Key upgrades in the Moreton Bay region include:

- Caboolture to Caloundra upgrade (\$195M)
- Pine River to Caloundra/Corridor Future Priorities (\$1.1B)
- Caboolture-Bribie Island Road to Steve Irwin Way (\$662.5M)

## Redcliffe Peninsula Line

Delivered and opened in 2016, the \$1.2 billion development is a 12.6km dual-track rail line that links Kippa-Ring to Petrie, providing an additional six new rail stations to the Moreton Bay Region.



**12.6km**  
Rail Track



**\$1.2 Billion**  
Investment



**650**  
Jobs\*

## Morayfield Transport Upgrades

The \$22.3M upgrade of the Morayfield Train Station was part of the 2018 Queensland Government State Infrastructure Plan. The Department of Transport and Main Roads has also completed detailed design for an upgrade to the Morayfield bus station at the Morayfield Shopping Centre with \$6.092M for the project.



## Brisbane North Transport Connectivity



### Train Lines

- Redcliffe Peninsula
- Sunshine Coast



### Airports

- Brisbane
- Sunshine Coast



### Major Roads

- Bruce Hwy
- D'Aguilar Hwy

## Sunshine Coast Airport

A new \$225 million runway and associated infrastructure is being built at the existing Sunshine Coast Airport. Construction of the new runway started in March 2019 and is scheduled for completion in late 2020.



**2450m**  
New Runway



**\$4.1 Million**  
Toward GRP



**2,230**  
New Jobs

## Safety Improvements

A \$28.8 million project to improve safety along sections of Burpengary Caboolture Road, locally known as Morayfield Road and Beerburum Road. On these roads there is a daily average of 32,000 vehicles using Morayfield Road and approximately 21,800 vehicles travelling Beerburum Road.

# Education & Sport



## Caboolture TAFE Queensland

The Caboolture TAFE site is a full campus and a major regional campus for TAFE Queensland in SEQ. The campus has high enrolments in areas including health and community services especially due to significant increase in the health sector over the last three years.



**Education Budget**  
**\$218.3 Million<sup>^</sup>**



**Five New Schools**  
**\$270.4 Million\***



**USC Moreton Bay, first greenfield university built in Australia in 20yrs**



**Growth from March 2015 - 2019**  
**909 Extra Teachers, up 13.4%**



**Growth from March 2015 - 2019**  
**268 Extra Teacher Aides, up 19.7%**

## USC Moreton Bay

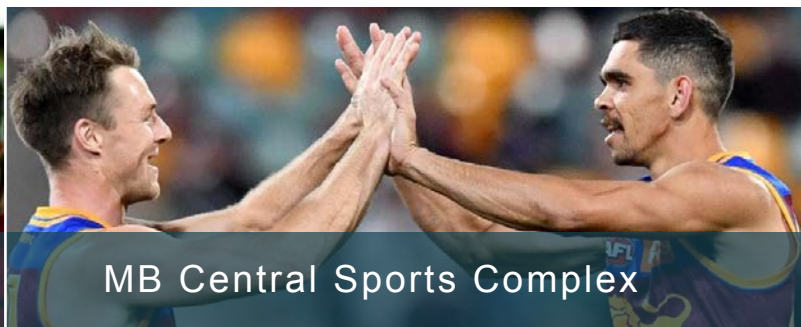
Stage one of the USC Moreton Bay campus is complete with the recently finished foundation building. The site, which will continue to be developed over time, is right next to the Petrie train station and part of the former Petrie Paper Mill. It will cater for up to 10,000 students in the first 10 years.

This will be the first full-service university ever built in the region, delivering more education opportunities for local students. USC Moreton Bay's 16,000sqm foundation facility will have everything students and teachers would expect from a world-class university, all conveniently located within three levels under one roof.



## Rothwell AFL Precinct

The Moreton Bay Regional Council is spending \$2.23M on the region's newest AFL precinct in Rothwell. These works are alongside the \$6.5M for the civil works currently under construction.



## MB Central Sports Complex

The \$11 million Football Precinct is the new home for the Caboolture Sports Football Club. It boasts two senior-grade grass fields and the region's first senior-grade synthetic football field.

<sup>^</sup> Queensland Budget for the Sunshine Coast and Moreton Bay 2019-2020.\* Source: Queensland Government 2019 Proposal for five new schools on the Sunshine Coast and Moreton Bay region. Subject to change without notice, may not proceed as described or at all, and is outside the control of Peet.



# Entertainment

## Tourism Destination

*"Moreton Bay can boast events like the **Woodford Folk Festival**, **Jetty 2 Jetty Fun Run** and **Redcliffe KiteFest**, and attractions like **Bee Gees Way**, **Pumicestone Passage** and **D'Aguilar National Park**."*

- MBRIT CEO Shane Newcombe (2018)



3.7 Million

Visitors 2018



4.1 Million

Total Nights



\$601 Million

Total Spend



In Moreton Bay Region, Tourism output for 2017/18 is estimated at \$986.7 Million.



4.2 Million per year  
Visitors by 2022



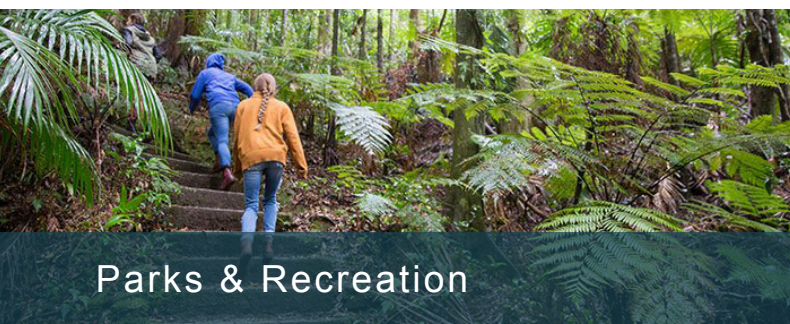
Over 230 Parks &  
Sporting Facilities



Over 60km of  
Recreation Trails



294km Coastline  
& Estuaries



## Parks & Recreation

Moreton Bay Region has unique historic sites and landmarks discovered through self-guided trails. The region is rich with picturesque natural areas where you can walk, hike or bike, with tracks suitable for any skill level. Parks include Spinnaker Park, North Harbour Heritage Park, Tingira Park, Bray Farm Park & Centrale Park.



## Morayfield Sports & Events

The facilities have a capacity for up to 3,350 people with two separate stadiums. The \$7.8M upgrade of the second stadium opened in July 2019 doubling the size of MSEC to 7,000sqm.



## Caboolture Hub

Caboolture Hub is a thriving community meeting place with modern, award winning facilities comprised of the Learning and Business Centre, Caboolture Library and Regional Art Gallery.