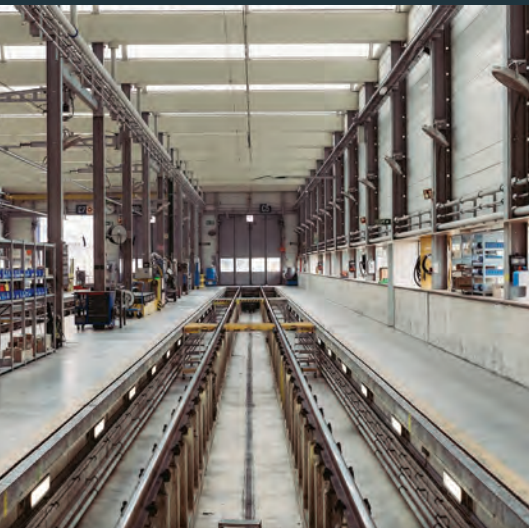




MORETON BAY REGIONAL COUNCIL ECONOMIC DASHBOARD

JULY 2019



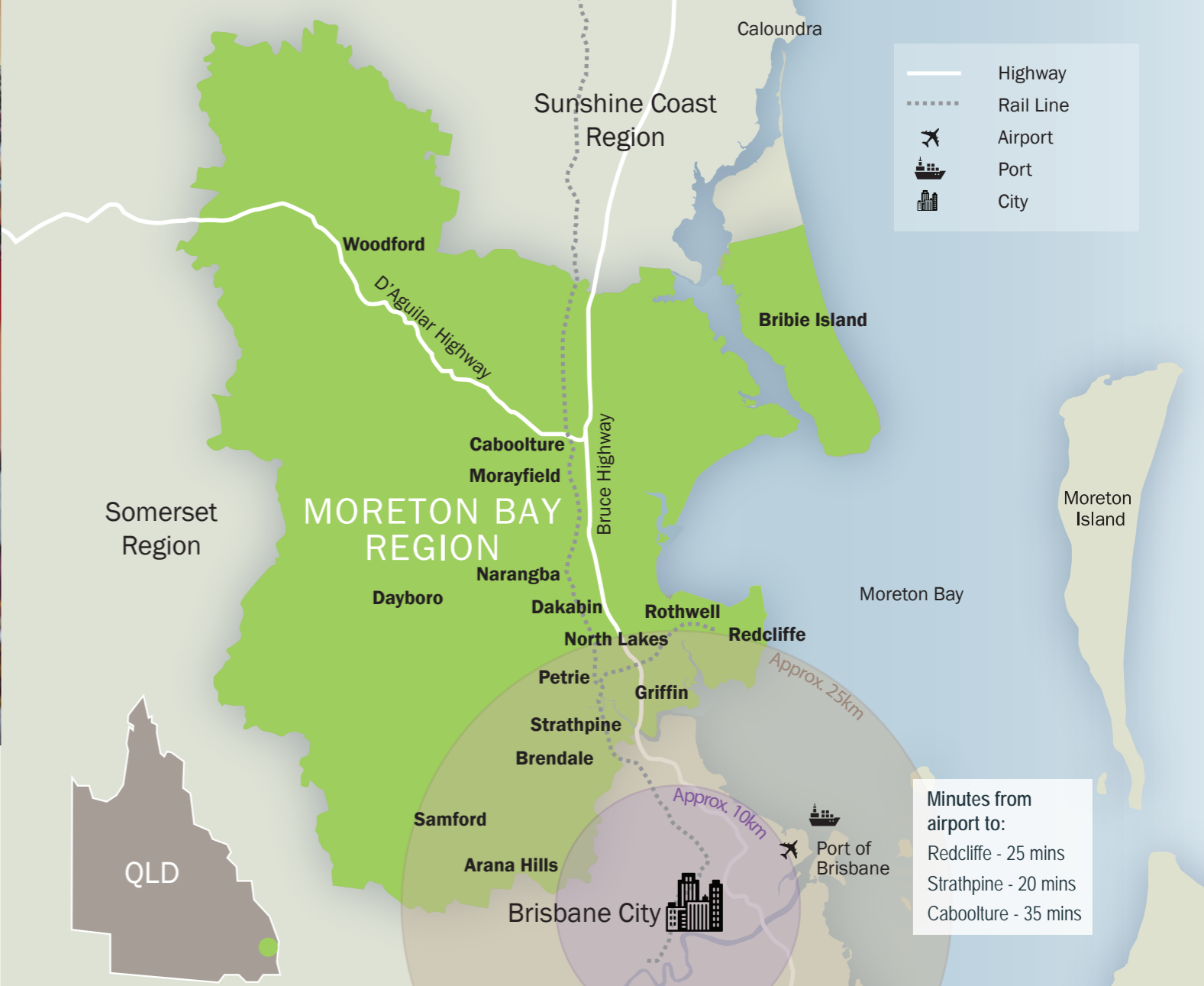
There's never been a more exciting time to invest in the Moreton Bay Region.

Moreton Bay is the third largest local government area in Australia by population, and has been recognised as a region with one of the fastest-growing populations, and the strongest-growing economies in the country.

The region provides the perfect balance between business and lifestyle, and is located in South East Queensland's northern growth corridor, just north of the Brisbane CBD.

Moreton Bay has easy access to the Brisbane CBD and major transport and export infrastructure, including the Brisbane and Sunshine Coast international airports, Port of Brisbane, Bruce Highway, and Redcliffe Peninsula and Sunshine Coast rail lines.

Major regional infrastructure projects such as The Mill at Moreton Bay and the \$1 billion Redcliffe Peninsula Rail Line are underpinning new, exciting opportunities for continued economic development, employment growth and business confidence into the future.



MORETON BAY REGION

ECONOMY

Our region is a diverse economy and a hive of opportunity. The local areas are hubs of innovation and industry, and home to an existing skilled labour force.



459,600

Population (2018 est)

357,499 (2008)
29% increase



37.6 years

Median age (2017)



118,800

Local jobs (2018)

103,280 (2011)
15% increase



\$18,570 million

Gross regional product

\$8,928 million (2008)
108% increase



14%

Education

(of residents have a degree or higher - 2016)

RESIDENT WORKFORCE

The region is home to leading manufacturers in construction, machinery, agribusiness and beyond. Moreton Bay currently provides access to local jobs for 66% of working residents.



7.3%

Unemployment (March qtr 2019)

6.1% (Qld)



\$650

Weekly personal income (2016)



237,000

People in the Labour force (March qtr 2019)



32,300

Businesses in Moreton Bay (30 June 2019)

33% increase since June 2016



2,700

New business registrations (FY 2018-19)

PROPERTY

Significant property development and land release will continue to create demand for businesses wanting to establish a base to service local, state, national and international markets.



4,130

Residential buildings approved (*30 April 2019)



\$1,077 million

Value of residential building approvals (*30 April 2019)

\$806 million (2008)



390

Number of non-residential building approvals (*30 April 2019)



\$584 million

Value of non-residential building approvals (*30 April 2019)

\$247 million (2008)



\$445,000

House sales median price (<2400m²) (*March 2019)

+0% (Qtrly change)

MAJOR REGIONAL PROJECTS

- Council's \$655 million 2019/20 budget will provide more than \$227 million for capital works with a focus on community infrastructure and healthy and active lifestyle opportunities. It includes:
 - \$112 million on road and transport networks to improve connectivity, travel time and transport options.
 - \$54 million to rehabilitate, protect and enhance the natural environment, plus an additional \$24.2 million towards management of waterways and coastal areas.
 - \$34 million on sport and recreation including \$5 million towards construction of the new Griffin Sports Complex, \$3.2 million for the next phase of the Nathan Road Sporting Precinct, Rothwell.
- The Mill Priority Development Area covers around 460ha of land across Petrie, Kallangur and Lawnton providing opportunity to fast-track development in conjunction with a brand new university precinct.
- The Mill at Moreton Bay will feature the USC Moreton Bay Campus, innovation hub, vibrant urban centre and a designated koala conservation area.
- USC Moreton Bay Campus at Petrie will open in early 2020 and is Australia's first greenfield university in 20 years.
- \$925.5 million is being spent on Bruce Highway upgrades between Pine River and Caloundra Road interchange.
- The \$1 billion Redcliffe Peninsula Rail Line will service 618,000 residents by 2036 and 39 new residential developments.
- Other important regional projects include: Caboolture Hospital expansion, New Special School Caboolture, Redcliffe Hospital upgrade, Dakabin Train Station upgrade and Griffin State School expansion.

ECONOMIC DEVELOPMENT IN ACTION

MORETON BAY: OUR GROWING REGION

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



The 2016 Census recorded North Lakes as the fastest-growing area in Queensland.



Our region has the ninth highest number of registered businesses of any other local government area in Australia.



Home to over 32,300 registered businesses, supporting more than 118,800 jobs.



Substantial growth in suburbs along the Redcliffe Peninsula rail corridor, with over 50,000 jobs forecast by 2036.



One of Queensland's strongest economies with our Gross Regional Product exceeding \$18 billion.



Since 2010 the number of visitors to the region has increased to 3.6 million, generating \$1 billion for the local community.



For more information about Moreton Bay Regional Council's Economic Development Action Plan visit mbrc.qld.gov.au/economic-development/action-plan



Concept images of University of the Sunshine Coast Moreton Bay Campus.



Aerial view of works at The Mill at Moreton Bay site in May 2019.



Suburbs along the Redcliffe Peninsula Rail Line will be home to over 50,000 jobs by 2036.

THE MILL AT MORETON BAY: A BRIGHT FUTURE

With a University of the Sunshine Coast campus at its core, The Mill at Moreton Bay will be a thriving major precinct generating higher education and employment opportunities.

Located at Petrie, it is on track to welcome students in 2020 and will be supported by additional work, study and community facilities.



\$35 million grant
from the Federal Government



connecting communities
through a transport network



10,000 students
in the first 10 years



110 hectares
of environmental corridors



6,000
ongoing jobs



\$950 million*
annual industry output in the
greater Moreton Bay Region
* Estimated by KPMG 2015



The Mill at Moreton Bay is a strategic land holding purposed to supply education, employment and lifestyle services to cater for Moreton Bay's growing population. We look forward to discussing opportunities for investment.

For more information about this project, or to learn how you can be involved, visit moretonbay.qld.gov.au/themill

Caboolture 31,447 Ha

Bellmere, Caboolture, Caboolture South, Elimbah, Moodlu, Wamuran and part of Morayfield



Image: Caboolture (2013)

Redcliffe 3,825 Ha

Clontarf, Kippa-Ring, Margate, Newport, Redcliffe, Rothwell, Scarborough, Woody Point

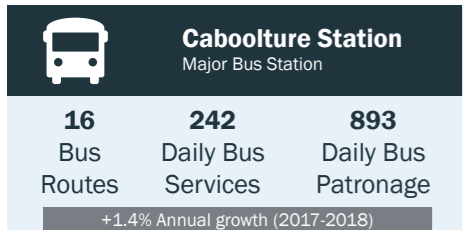
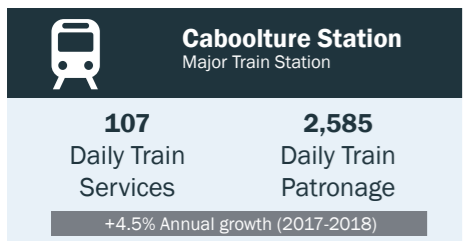
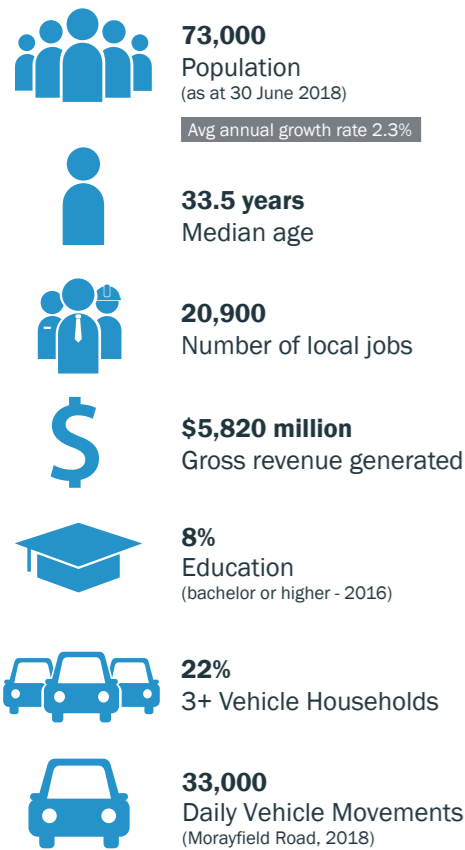


Image: Redcliffe (2013)

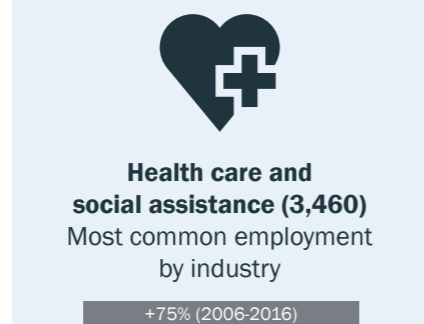
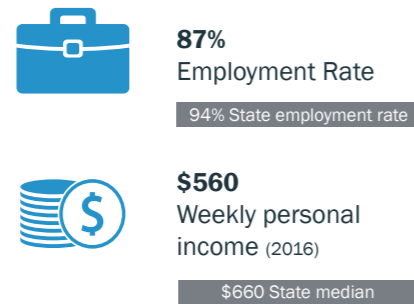
Identified as the principal regional activity centre of Moreton Bay Region, Caboolture is home to a number of major public infrastructure facilities including hospitals, schools and emergency services. Investment opportunities include a broad range of health and community assistance industry activities.

Historically one of the oldest settlements in the area, Redcliffe is identified as a major centre, with a strong focus on tourism opportunities. The new Redcliffe Peninsula Rail Line has been a game changer, increasing connectivity from the seaside to the rest of the region and to Brisbane City*.

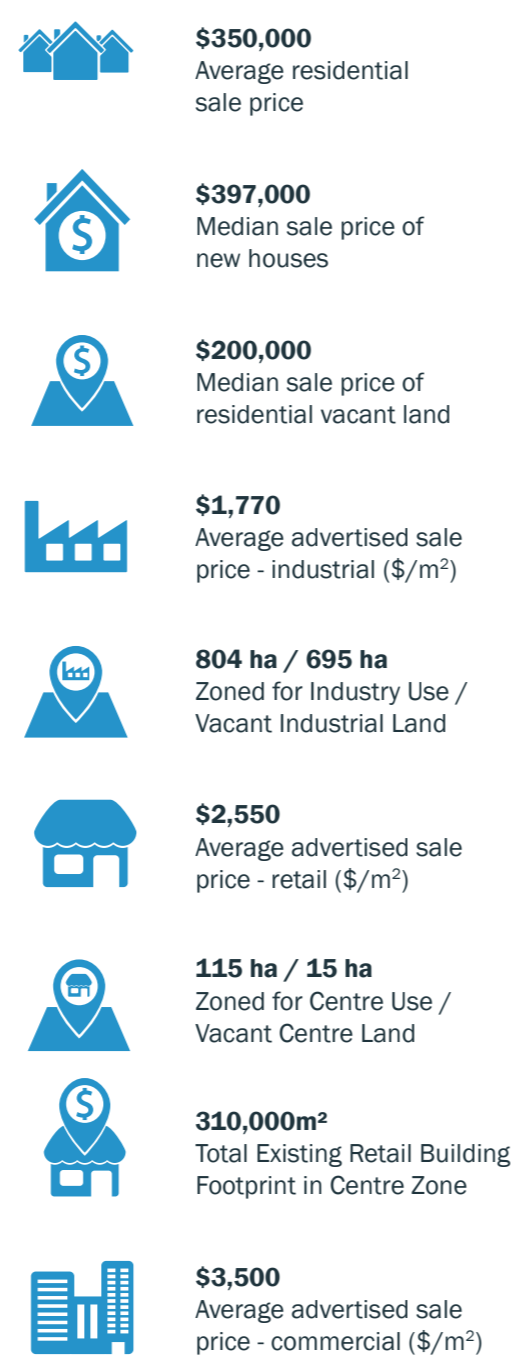
ECONOMY



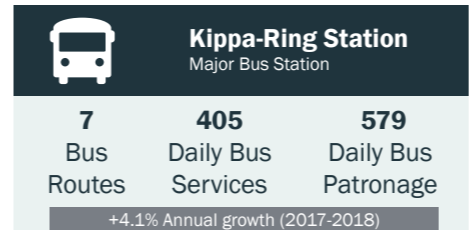
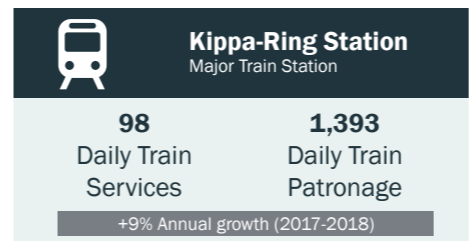
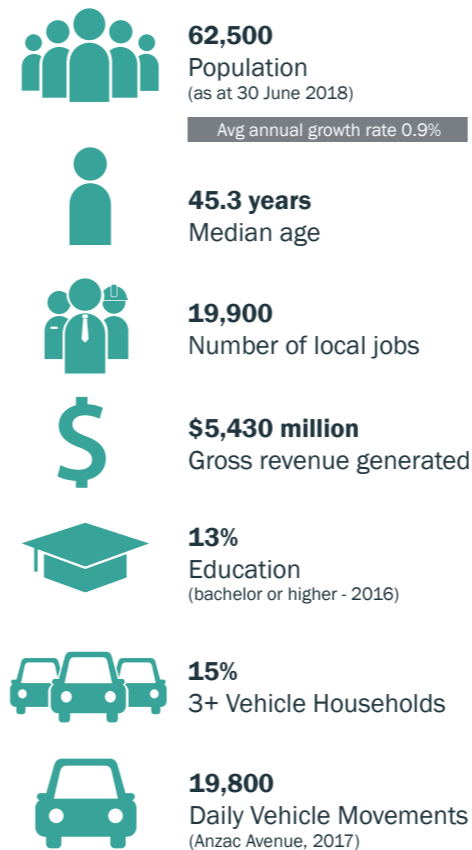
RESIDENT WORKFORCE



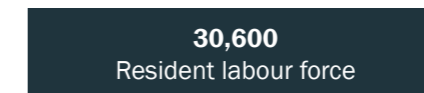
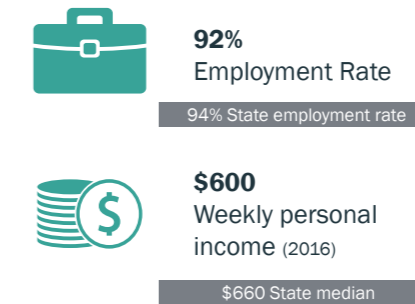
PROPERTY



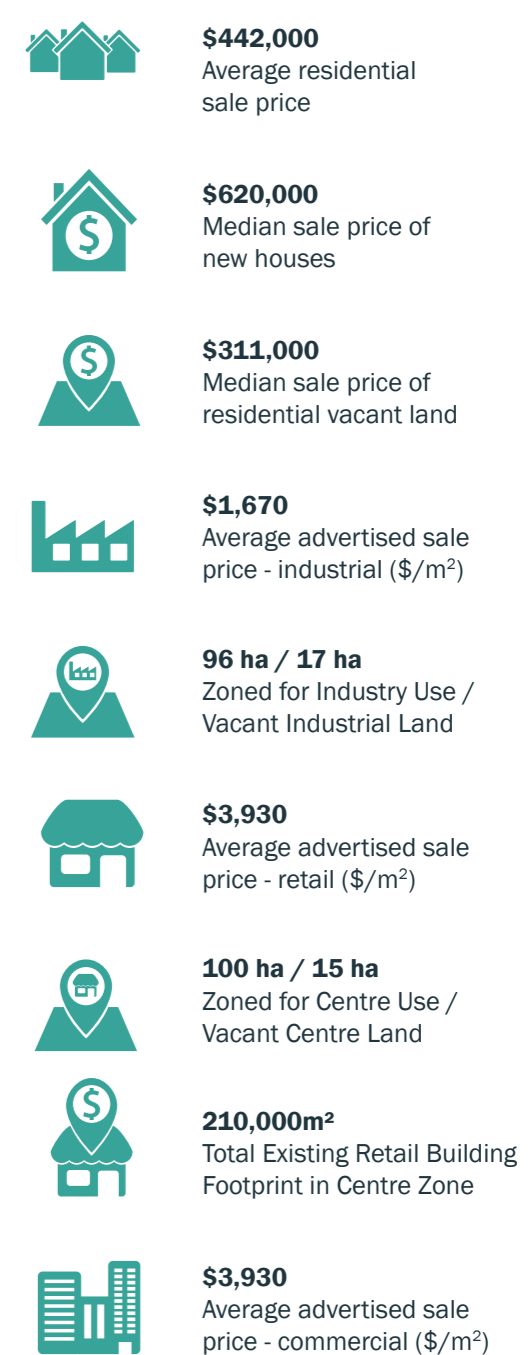
ECONOMY



RESIDENT WORKFORCE



PROPERTY



North Lakes 6,626 Ha

Dakabin, Griffin, Kallangur, Mango Hill, Murrumba Downs, North Lakes

Image: North Lakes (2013)

Strathpine 3,827 Ha

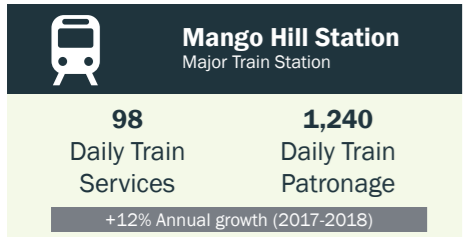
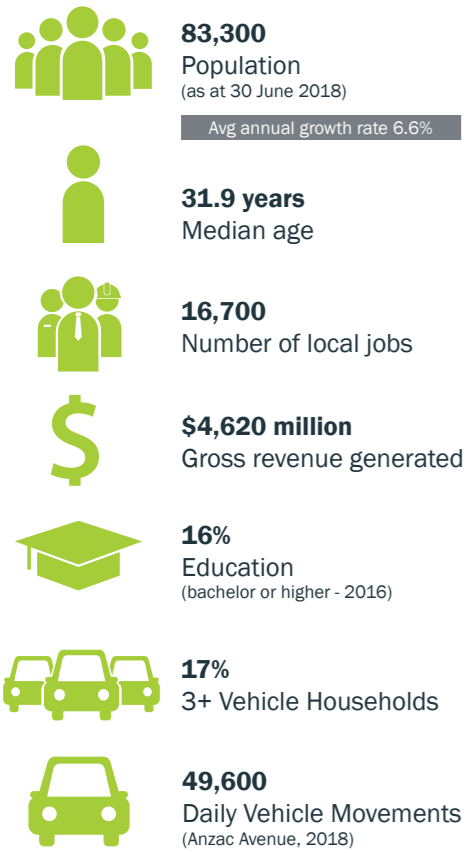
Bray Park, Brendale, Lawnton, Petrie, Strathpine, part of Joyner

Image: Strathpine (2013)

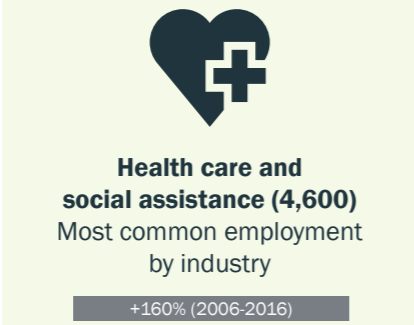
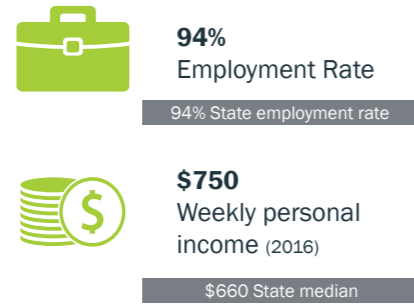
As one of the region's fastest growing centres, and home to one of Queensland's largest shopping centres, North Lakes offers superior retail and lifestyle opportunities, with easy access to public transport.

Strathpine is identified as a major activity centre with a strong, established retail precinct, ideally positioned on the rail line with great proximity to Brisbane City.

ECONOMY



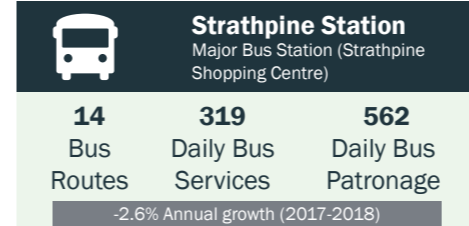
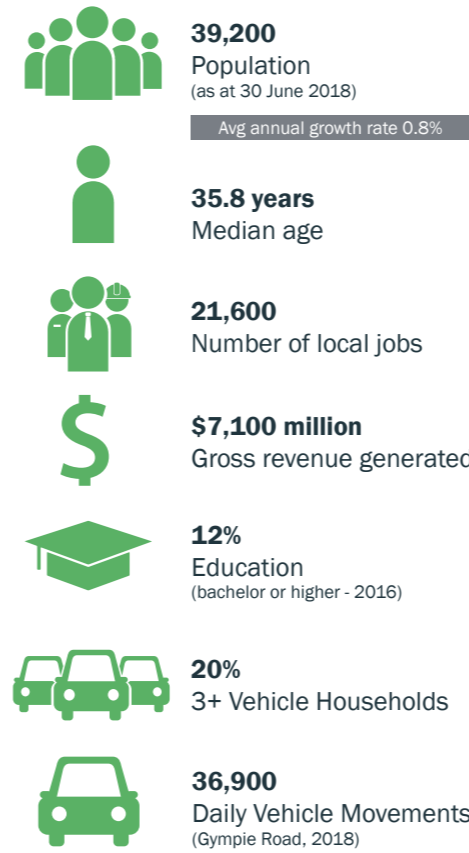
RESIDENT WORKFORCE



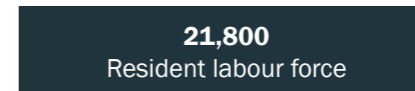
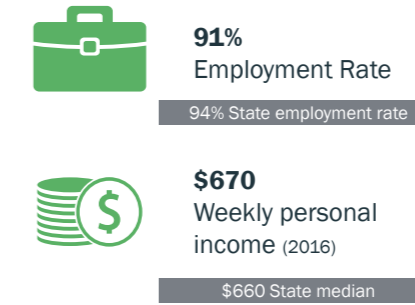
PROPERTY



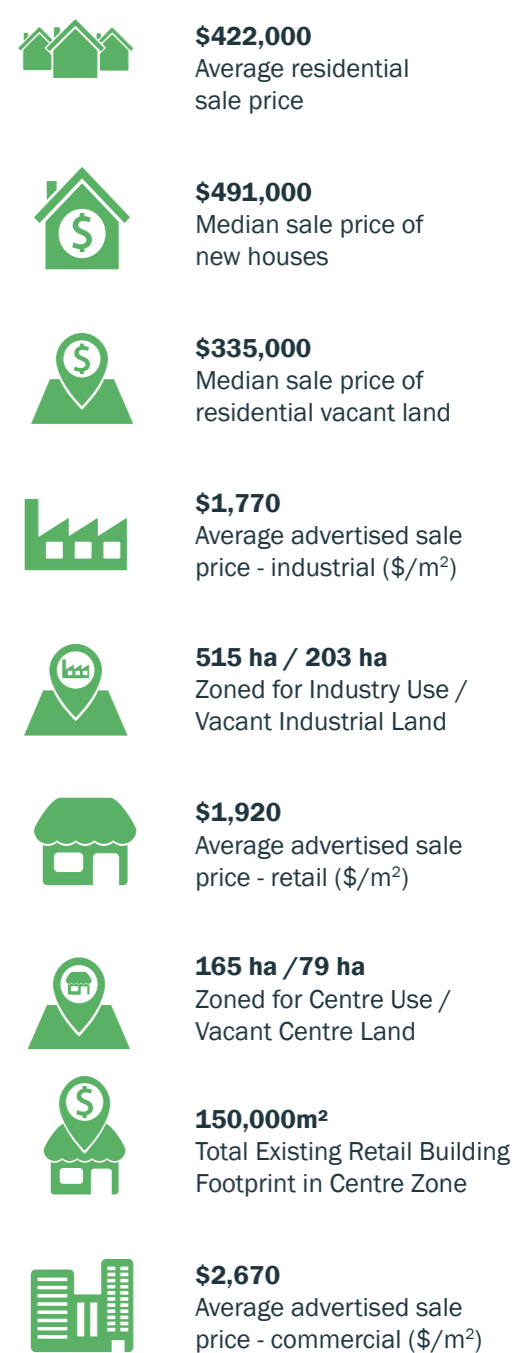
ECONOMY



RESIDENT WORKFORCE



PROPERTY



Brendale 1,786 Ha



Image: Brendale (2013)

Brendale is the premier industrial precinct in the Moreton Bay region, strategically located just off the Bruce Highway, with easy access to the Brisbane City, Brisbane international and domestic airports, and the Port of Brisbane.

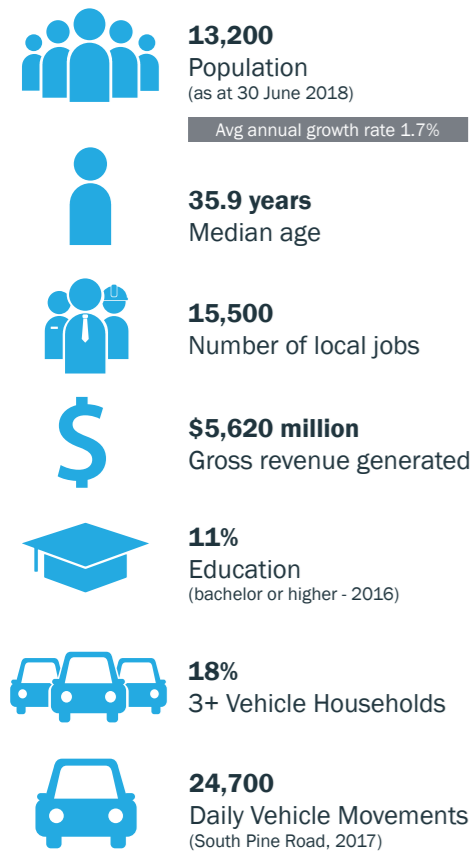
Petrie 673 Ha



Image: Petrie (2013)

Petrie is home to The Mill at Moreton Bay which is soon to become the newest full-service campus of the University of the Sunshine Coast, propelling Petrie towards becoming the major education hub of the region.

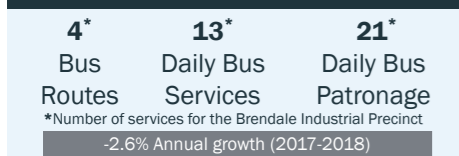
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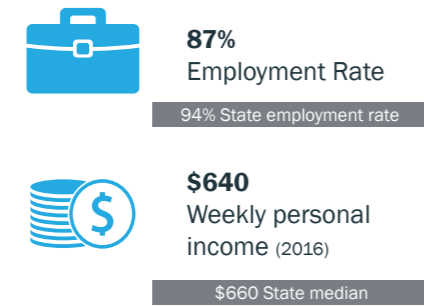
Strathpine Station
Nearest Major Train Station



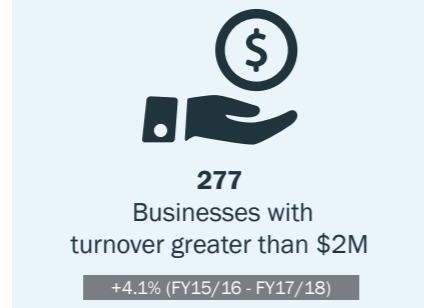
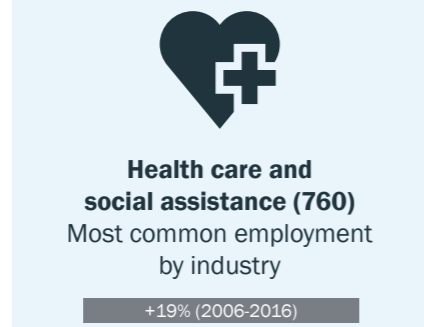
Strathpine Station
Nearest Major Bus Station



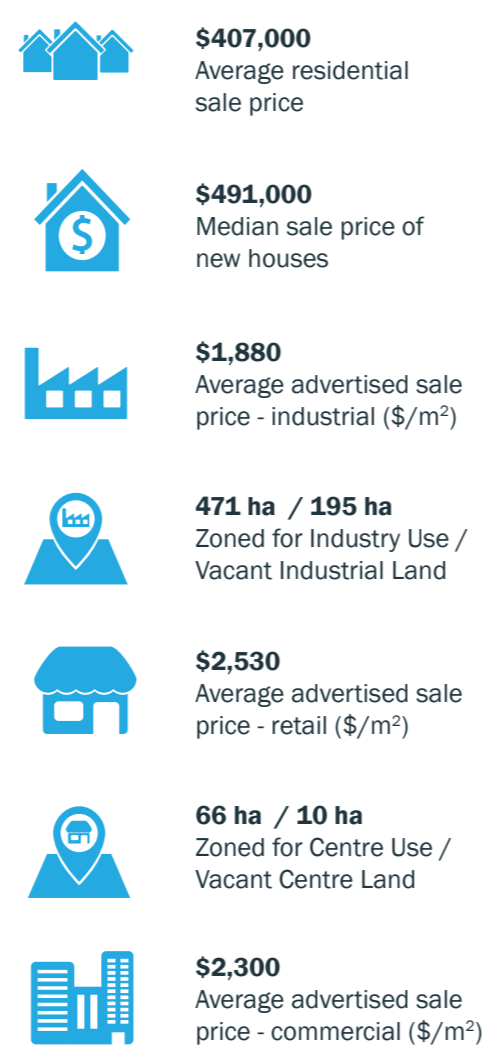
RESIDENT WORKFORCE



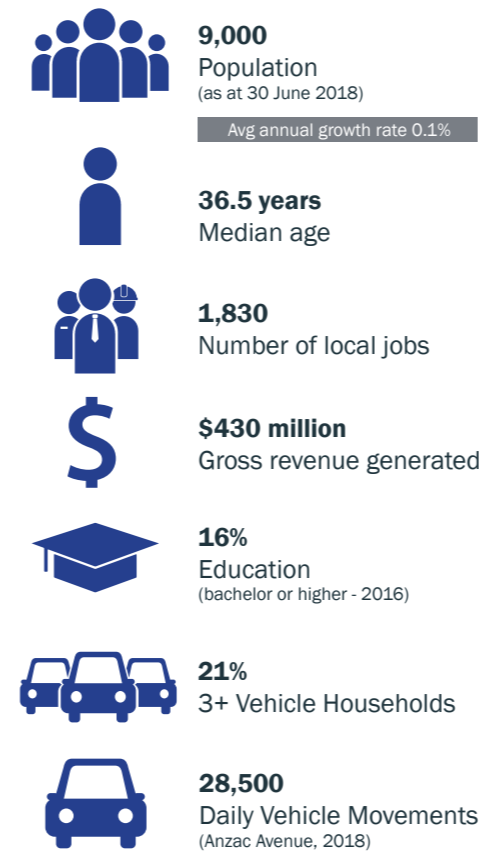
7,100
Resident labour force



PROPERTY



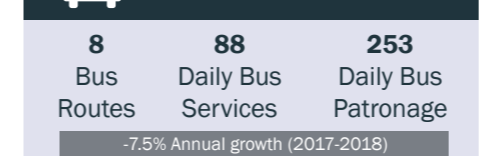
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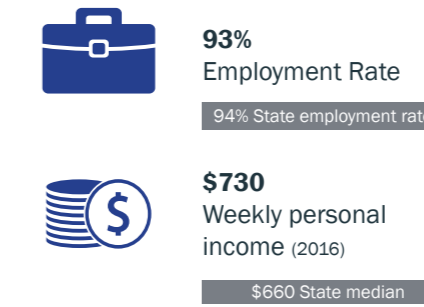
Petrie Station
Major Train Station



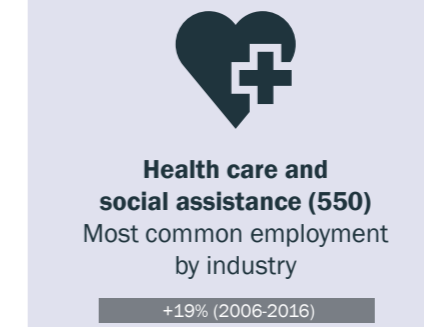
Petrie Station
Major Bus Station



RESIDENT WORKFORCE



5,300
Resident labour force



PROPERTY





Looking to invest in Moreton Bay?

There are a range of business and investment opportunities currently available from commercial to tourism and industrial to retail. For more information visit mbrc.qld.gov.au/invest or contact council's Economic Development team on 3205 0555 or email economic@moretonbay.qld.gov.au.



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SOURCES AND ACKNOWLEDGEMENTS

* Moreton Island is contained within the same statistical area as Redcliffe and therefore some stats reported include values from Moreton Island. For context, 0.6% of population is attributed to Moreton Island. Values contributed by Moreton Island for the purposes of the Economic Dashboard are considered negligible. Suburbs located on Moreton Island have not been listed.

Information from this document has been obtained from the following sources: ABS, Australian Government Budget 2019-2020, Commercial Property Guide, MBRC various documents, Queensland Government Budget 2019-2020 Regional Action Plan, Queensland Treasury, Queensland Rail Travel, Real Estate Institute of Queensland, REMPLAN, Savills Australia and The State of Queensland reports. For further details on document sources, contact economic@moretonbay.qld.gov.au.