

Dynamic Growth in Moreton Bay Region



Moreton Bay Region

FROM THE MAYOR

The Moreton Bay Region is one of the fastest growing urban areas in Australia with residential land sales outpacing the rest of South-East Queensland.

Latest figures from the Queensland Government's Statistician's Office show more new home lots are sold in the Moreton Bay Region than in Brisbane, Ipswich, the Sunshine Coast and Gold Coast, Logan, Cairns, Townsville, Mackay, or Gladstone.

With 3,800 hectares of new greenfield and infill land ideal for new residential and commercial projects, and significant other opportunities for redevelopment, our region is expected to grow by more than 40 per cent over the next 20 years. We also have an estimated 750 hectares of land identified for possible future enterprise and employment activities (industry and mixed business).

Unprecedented growth of this nature requires careful management and a long-term vision. Council's new regional planning scheme, to be released later this year, will play a key role in shaping our region's future and will be available at:
www.moretonbay.qld.gov.au/mbrclplanningscheme

Moreton Bay Regional Council has also delivered a record investment of more than \$980 million in community and transport infrastructure over the past six years including the Queensland State Equestrian Centre, the Caboolture Hub, rejuvenation of the Redcliffe Seaside Village, Francis Road overpass and a new AFL precinct at Burpengary.

A further \$320 million will be invested by council over the next two years to deliver a range of projects including the Moreton Bay Rail Link and The Corso at North Lakes.



Allan Sutherland
Mayor, Moreton Bay Regional Council



1

MORETON BAY RAIL LINK

The Moreton Bay Rail Link Project will see a 12.6km dual-track rail line constructed between Petrie and Kippa-Ring servicing six new train stations at Kallangur, Murrumba Downs, Mango Hill, Mango Hill East, Rothwell and Kippa-Ring. The \$1.15 billion dollar project will bring many employment opportunities to the region throughout the life of the project and following its completion. The first trains are scheduled to be running in 2016.

The project has been driven by strong population growth in the Moreton Bay Region. The Moreton Bay Rail Project will remove thousands of vehicles off the road network each day and make it significantly easier for people to access suburbs within the region that have previously relied on private cars as the primary means of transport. The new line will become a part of the Queensland Rail Citytrain network, branching from the Caboolture line at Petrie, providing thousands of residents with an economical and efficient transport alternative for the Moreton Bay Region.





2 MORETON BAY UNIVERSITY

Council has identified a growing need for tertiary education infrastructure in the Moreton Bay Region. Studies have indicated that the level of tertiary education participation in the Moreton Bay Region is lower than neighbouring areas and the Australian average. Part of the reason for this is the difficulty accessing existing University campuses, most of which are located south of the Brisbane River. With a rapidly growing population, there is a stronger than usual business case for investment in tertiary education infrastructure in the Moreton Bay Region.

Council is exploring a number of potential locations for a new university with access to major transport corridors a key requirement. Depending on the size of the site, a future university hub could include related developments such as private health care facilities. A significant site could also provide for related commercial developments and community infrastructure. The future university will become a key economic driver for the Moreton Bay Region.

Work is underway to secure a suitable site with an investment prospectus expected to be completed later this year.

3 STRATHPINE GATEWAY PROJECT

Moreton Bay Regional Council has begun planning The Strathpine Gateway Project, which will create a new and vibrant destination for residents and visitors and is expected to include a new library, community and cultural facilities. Options for commercial elements such as retail and offices are also under investigation. The project is also aimed at stimulating flow on development, investment and job creation in the Strathpine precinct.

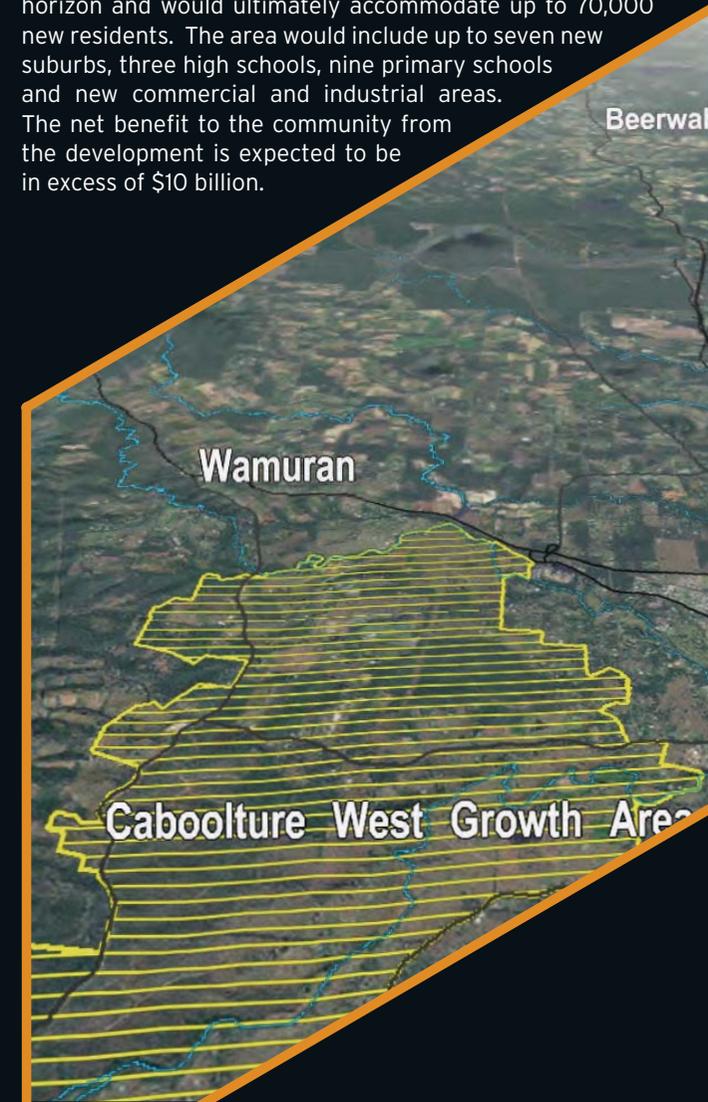
The building will be situated in the landscaped town square directly adjacent to the Strathpine Rail Station and beside the Council's main office and government precinct at Strathpine. A major pedestrian plaza, creating activated and safe spaces for people to gather, is planned as part of the project.



4 CABOOLTURE WEST MASTERPLAN

Caboolture West is the new proposed location for the region's next Master Planned residential community. The site has been declared as a Master Plan area by the State Government and work is underway on the planning framework. Council is presently in discussions with the State Government regarding the provision of infrastructure to service the development.

It is anticipated that the area would have a 40-year development horizon and would ultimately accommodate up to 70,000 new residents. The area would include up to seven new suburbs, three high schools, nine primary schools and new commercial and industrial areas. The net benefit to the community from the development is expected to be in excess of \$10 billion.



5 THE CORSO AT NORTH LAKES

November 2012 saw the beginning of construction for the Corso at North Lakes, a project valued at \$45 million dollars and one of Australia's first Five Star Green Star public buildings. The building, located on almost a hectare of council-owned land is situated right in the heart of this thriving area. The Corso brings with it 4,000m² of commercial office space across 3 levels, significantly promoting employment within the North Lakes centre.

The Corso comprises a new library, community centre and youth centre. Its design ensures the needs of this growing community are met by a modern, centralised precinct that offers versatility, flexibility and exciting, engaging spaces. It will also contain ample under cover car parking and landscaped outdoor spaces for residents. The central location allows safe pedestrian access to major retail outlets and the new North Lakes Bus Transit Centre.

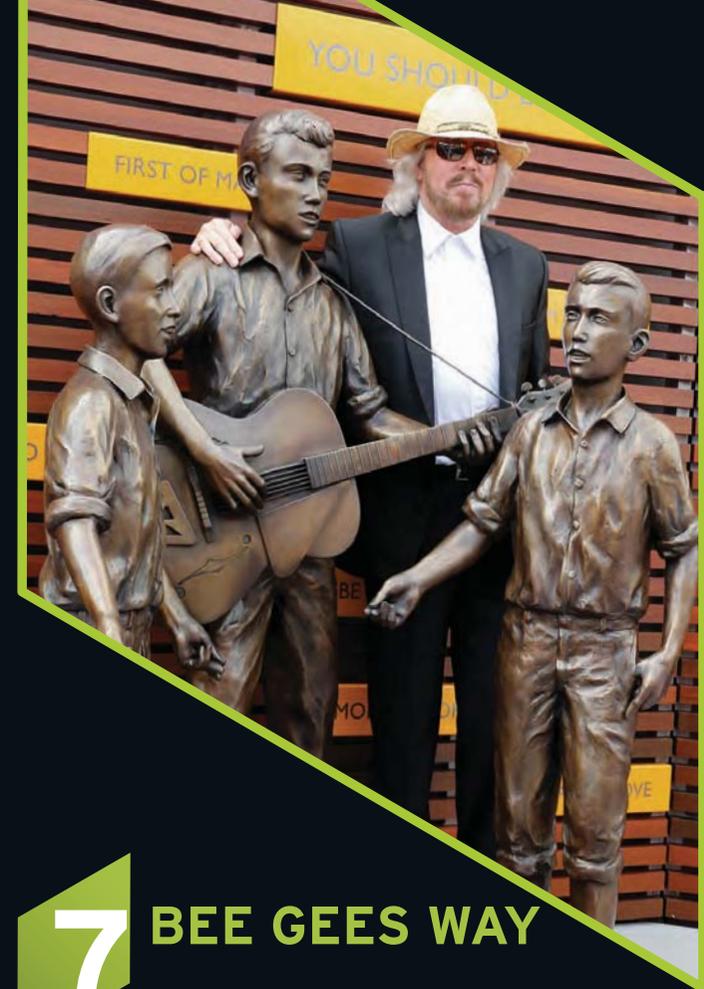


6 REDCLIFFE SEASIDE VILLAGE REJUVENATION

Redcliffe's iconic foreshore and village precinct recently experienced a significant make over. The Redcliffe Seaside Village Rejuvenation Project was completed by Moreton Bay Regional Council at a cost of \$25 million.

The result is a modern, vibrant pedestrian friendly seaside experience. Overlooking beautiful Moreton Bay and home to eateries and shops, this coastal playground is a popular destination for both local residents and visitors.

The Redcliffe Seaside Village project won the 2012 Planning Institute of Australia Excellence Award in the category of Great Places and also received the inaugural people's choice award run by the Courier Mail for the best recently planned place, street or neighbourhood in Queensland. The project also won the 2014 Parks and Leisure Australia Award for Open Space Planning.



7 BEE GEES WAY

The Moreton Bay Region is where it all started for the Bee Gees, with the group signing its first music contract on the kitchen table of their Scarborough home.

In February, 2013 Barry Gibb and Moreton Bay Regional Council unveiled a statue and walkway - called Bee Gees Way - honouring the world famous pop group. The opening of Bee Gees Way attracted national and international media publicity.

Bee Gees Way is located off Redcliffe Parade, Redcliffe and features a life-size statue, 60 photographs, 13 album covers, a mural of the band as well as songs and captions provided by Barry Gibb. It celebrates the Bee Gees' journey from Redcliffe to global success.



8

CABOOLTURE HUB

Caboolture Hub offers something for almost everyone, ranging from conference facilities, training and meeting room hire, business and educational workshops, gallery exhibitions and library activities.

The facility offers businesses and residents a modern, technology-friendly venue to hold business meetings of any size - from 2 people through to groups up to 200. The rooms and full catering options allow local businesses to conduct meetings, conferences and training at the one venue.

The Caboolture Hub won the F.D.G. Stanley Award for Public Architecture, at the 2012 Queensland Architecture Awards - this is the highest architecture award possible for Public Architecture in Queensland. Companies and business owners have recognised this thriving community meeting space as a great location to hold events and grow their enterprises.

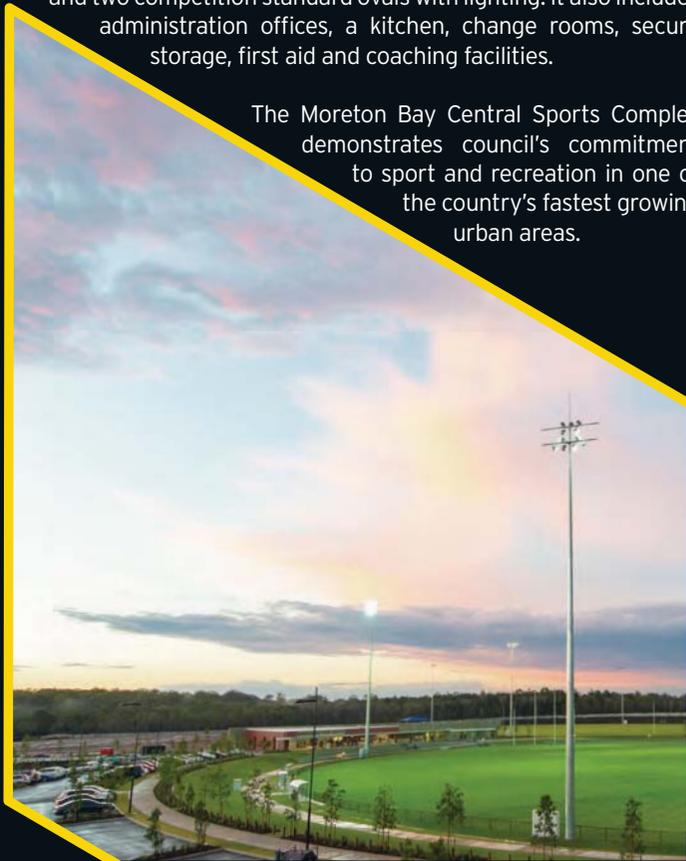
9 MORETON BAY CENTRAL SPORTS COMPLEX

The Moreton Bay Central Sports Complex officially opened in March 2014. The launch not only attracted thousands of visitors to the area, it also confirmed the complex as a fantastic location and facility with the AFL claiming it to be one of Australia's best regional football facilities. In 2014, the facility hosted a pre-season match between the Brisbane Lions and the Sydney Swans.

The complex is home to the Caboolture Lions Australian Sports Football Club and also the chosen venue for the AFL Queensland's Northern Brisbane Academy Programs. Located 10 minutes south of the Caboolture CBD, the Moreton Bay Central Sports Complex - AFL Precinct is the new centre of excellence for Australian Rules Football in the Moreton Bay Region.

The precinct occupies more than 11 hectares in South East Queensland's northern growth corridor and features a state-of-the-art club house and two competition standard ovals with lighting. It also includes administration offices, a kitchen, change rooms, secure storage, first aid and coaching facilities.

The Moreton Bay Central Sports Complex demonstrates council's commitment to sport and recreation in one of the country's fastest growing urban areas.

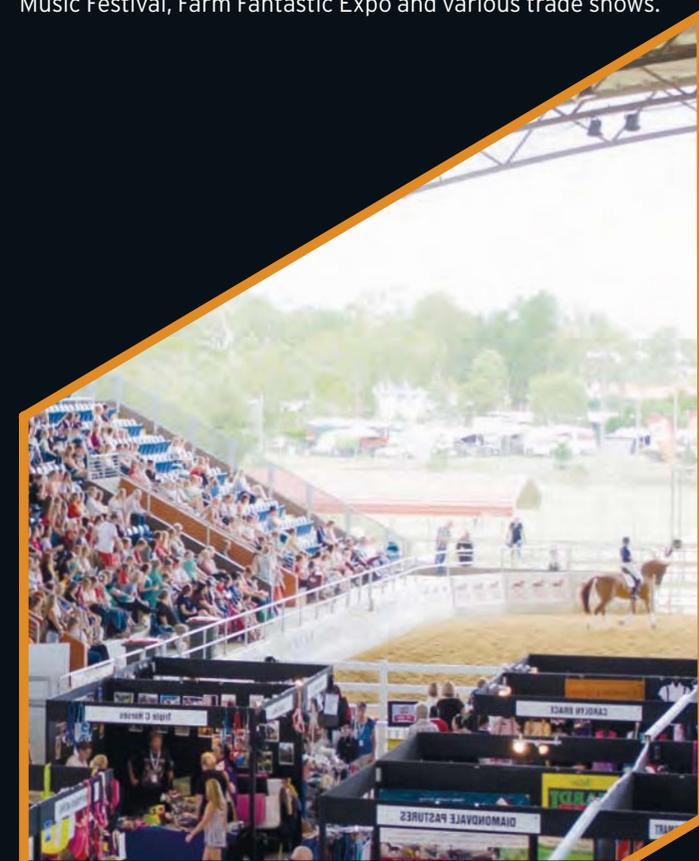


10 QLD STATE EQUESTRIAN CENTRE

Queensland State Equestrian Centre - QSEC - is Queensland's premier equestrian sport and multipurpose events venue and brings thousands of visitors to the Caboolture region. Spread over 30 hectares, QSEC is an idyllic and highly accessible venue with world class facilities including an 80m x 40m indoor sand arena with seating for up to 3,200 equestrian spectators or 5,200 concert spectators.

QSEC is a contemporary, fully equipped facility capable of accommodating a diverse range of equestrian and community events.

The venue has hosted international, national and state equestrian competitions, including the National Finals Rodeo and the prestigious CDI dressage competition. QSEC is also hosting major non-equestrian events such as the Urban Country Music Festival, Farm Fantastic Expo and various trade shows.





Moreton Bay Region



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