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AREA PROFILES

Brisbane North

South East Queensland

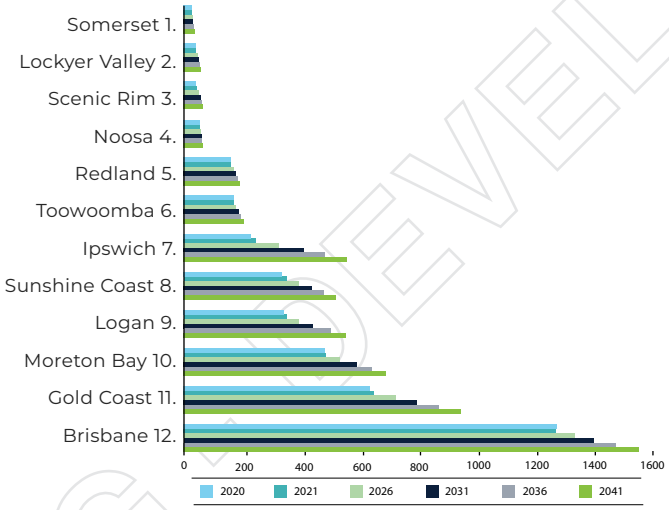


SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



SEQ Population 3,642,257
2021 Estimated Population

SEQ Population Forecast in 2041 5.44 Million an
increase of 1.65M, 43.4% from 2020

2.62 Million Projected Employment in 2041

SEQ New Dwellings 794,000
added between 2016 and 2041

SEQ Gross Domestic Product $170 Billion

SEQ $1.8 Billion 20 Year City Deal 730,00 New Jobs

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Brisbane Olympic Bid 2032

The Games are set to deliver $8.1B in benefits to Queensland including a $4.6B economic boost to tourism and $3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a $20B uplift from 2021-2036.



SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than $1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.

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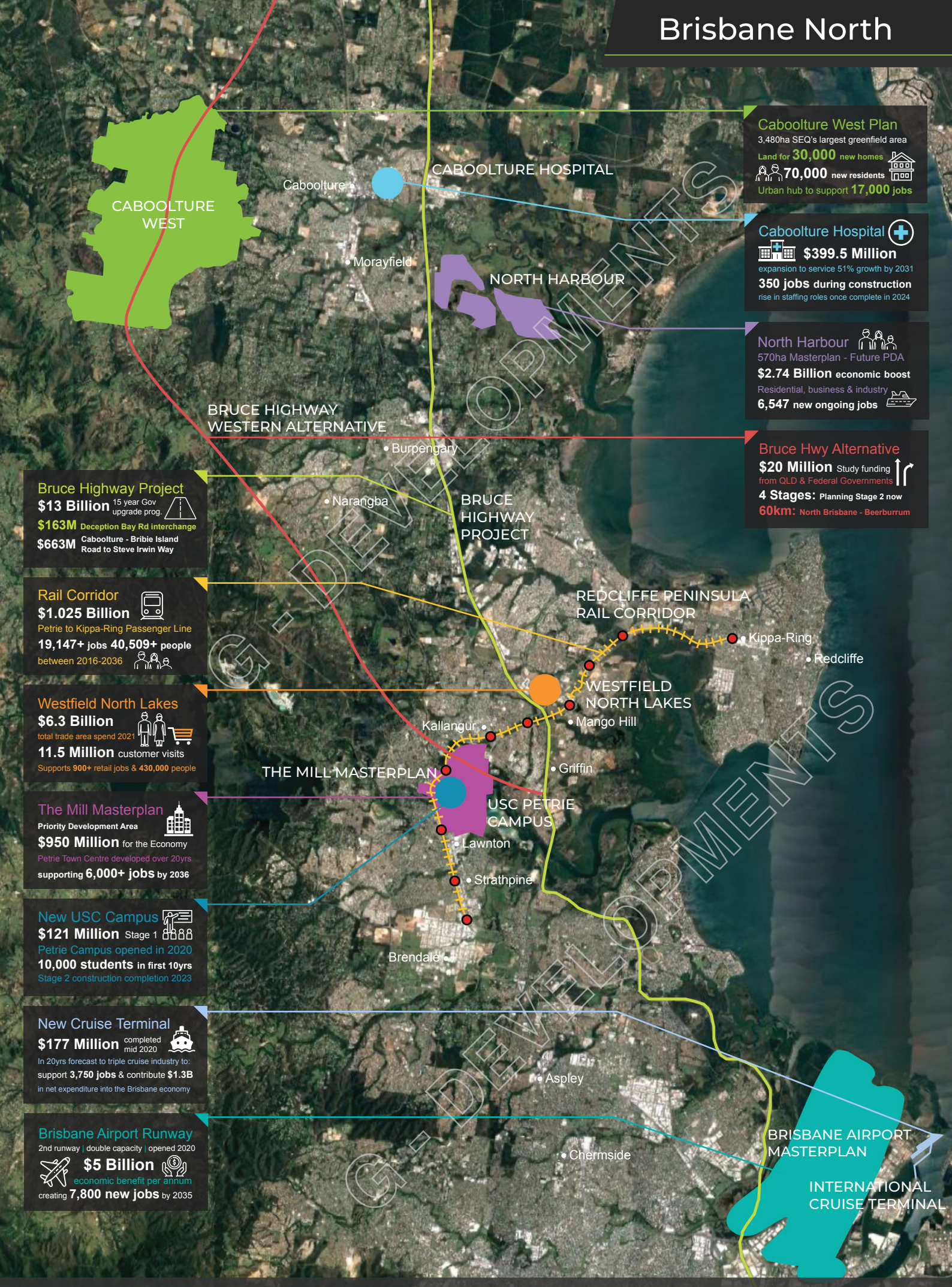

Caboolture West Plan
3,480ha SEQ's largest greenfield area
Land for **30,000** new homes
70,000 new residents
Urban hub to support **17,000** jobs

Caboolture Hospital
$399.5 Million
expansion to service 51% growth by 2031
350 jobs during construction
rise in staffing roles once complete in 2024

North Harbour
570ha Masterplan - Future PDA
$2.74 Billion economic boost
Residential, business & industry
6,547 new ongoing jobs

Bruce Hwy Alternative
$20 Million Study funding from QLD & Federal Governments
4 Stages: Planning Stage 2 now
60km: North Brisbane - Beerburrum

Bruce Highway Project
$13 Billion 15 year Gov upgrade prog.
$163M Deception Bay Rd interchange
$663M Caboolture - Bribie Island Road to Steve Irwin Way

Rail Corridor
$1.025 Billion
Petrie to Kippa-Ring Passenger Line
19,147+ jobs 40,509+ people
between 2016-2036

Westfield North Lakes
$6.3 Billion
total trade area spend 2021
11.5 Million customer visits
Supports **900+** retail jobs & **430,000** people

The Mill Masterplan
Priority Development Area
$950 Million for the Economy
Petrie Town Centre developed over 20yrs
supporting **6,000+ jobs** by 2036

New USC Campus
$121 Million Stage 1
Petrie Campus opened in 2020
10,000 students in first 10yrs
Stage 2 construction completion 2023

New Cruise Terminal
$177 Million completed mid 2020
In 20yrs forecast to triple cruise industry to:
support **3,750 jobs** & contribute **$1.3B**
in net expenditure into the Brisbane economy

Brisbane Airport Runway
2nd runway | double capacity | opened 2020
$5 Billion
economic benefit per annum
creating **7,800 new jobs** by 2035

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Brisbane North



Moreton Bay Population

The Moreton Bay Region is one of Australia's fastest growing urban regions with its population forecast to grow by over 40% to more than 690,000 by 2041.

Annual Population Growth Rate
The population estimate for Moreton Bay Region as of the 30th June 2021 is 484,428. Since the previous year, the population has grown by 1.47%. Population growth in Greater Brisbane was 0.73%

Population Migration
For the 5 years 2016 to 30 June 2021, the Moreton Bay LGA had a net migration of +27,236.

Population 484,428
2021 Estimated Population

Population Growth 2021 to 2041 is 42.44%
2041 Population Forecast is 690,000

Economy

Moreton Bay Regional Council's plans to turn the region into a $40 billion economic powerhouse with more than 1,000 new local businesses.

"Consumer spending has grown to $7.3 billion in just one year. We will create 100,000 new jobs, a $40 billion economy and 16,000 new businesses in the next 20 years."
- Mayor Peter Flannery

2021 Economy
$18.703
(NIEIR 2021 Gross Regional Product)

2041 Economy
$40B
(REDS 2041 Economic GRP Forecast)

New Jobs Created
100,000
(REDS 2041 Jobs Forecast)



Business Precincts

- Moreton Bay's six dedicated business and industry precincts by Gross Revenue: Strathpine $6.82B, Caboolture $6.5B, Brendale $5.4B, Redcliffe $5.18B, North Lakes $4.42B and Petrie $420M.
- Corporate Park East 40ha, Caboolture's first major industrial estate, first 3 stages are sold out.



Major Industrial Precincts

- Narangba Innovation Precinct plays an important role in the region's economy, contributing $1.287B in output in 2021 with $740M manufacturing, $320M industry, $227M exports and 589 new jobs forcasted.
- Brendale Industrial Precinct is 471ha. Moreton Bay manufacturing value is $3.3B, supporting 9,389 jobs.

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Growth Drivers



University in Moreton Bay

In 2022, UniSC Moreton Bay is delivering over 60 degrees to more than 3,000 students. Enrolments are expected to grow to 10,000 students by 2030.

Moreton Bay Tourism

Moreton attracts 4.85M visitors to the region every year, a 25.5% increase since 2017. Visitors spend $1.137B, staying 4.5M nights, supporting 13,300 jobs.

Caboolture Hospital Upgrade

$399.5M | 5 Levels | Open 2023

$1.06 Billion 204 Bed Upgrade

Redcliffe Hospital expansion 2,573 jobs during construction

The Mill EOI Private Hospital

Expanding Healthcare infrastructure with an Integrated Health Village



Millovate The Mill PDA

The Mill Priority Development Area (PDA) is 204,000m2 with a 110ha Koala Habitat, 65ha of mixed use commercial area and 12ha planned for a sports precinct. The Mill will build 3,400 homes and aims to create 2,200 jobs, which will grow to 6,000 by 2036. It is forecast to contribute $950M in annual industry output and $1.5B p.a. towards the Gross Domestic Product of the Moreton Bay Region.

Transport Infrastructure

Kippa Ring Rail Line

Redcliffe Peninsula Line opened in 2016, 12.6km passenger rail between Petrie and Kippa Ring. The rail line created 10 major corridor precincts.

Bruce Highway Upgrade Program

The Bruce Highway Upgrade Program is the largest road infrastructure program QLD has ever seen with $13B upgrades over 15 years: 2013-2028.

Proposed Bruce Highway Western Alternative

Bruce Highway Western Alternative will support Caboolture West future development. Stage 1 planning is complete with stage 2 underway.



North Harbour Marina PDA

North Harbour 570 ha Marina Precinct is on track to become QLD's next Priority Development Area. North Harbour's $2.74B economic boost would contribute $882M p.a. to the QLD economy, with more than $760M or 90% in the Moreton Bay region, as well as create 6,547 new ongoing jobs.



Caboolture West Development

Legislation will be introduced to plan SEQ's largest greenfield area Caboolture West, where 30,000 homes could be built to attract 70,000 people and support 17,000 jobs. Up to 9 primary schools, 4 secondary schools as well as a major state transport corridor will be planned to support the area.

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