

Area Profile



Morayfield, Qld

LOCAL AREA PROFILE





Economy & Employment

Morayfield is located within the Moreton Bay Region of South East Queensland, just 44 kilometres north of Brisbane City. Situated within one of Australia's fastest growing Local Government Areas, the region is currently experiencing significant economic growth and prosperity.

Moreton Bay's regional economy is diverse and balanced with strengths in a variety of sectors. Key industry sectors include construction, retail trade, health care and social assistance, manufacturing and education. The region's Gross Regional Product (GRP) was \$12.39 billion in 2015, an increase of 5.2% since 2013.

Construction is currently the largest industry, accounting for 15.6% of regional economic activity. This is followed by retail trade and health care and social assistance at 10.8% and 10.7% respectively.

Several major projects currently underway in the region are having a significant impact on the local economy; namely the The Mill. The major precinct will be based around a brand new Town Centre and University campus. The project is estimated to support 6,000 jobs by 2036.

The Northeast Business Park development will also have a significant impact on the regional economy. The project which has been valued at \$628 million, has received preliminary approval from the Moreton Bay Regional Council enabling construction to commence on a 170 hectare

business park and residential area. The project will create thousands of jobs boosting the regional economy.

Moreton Bay is strategically located in South East Queensland to the north of the Brisbane CBD. The region has direct access to nationally and internationally recognised export infrastructure, including the Port of Brisbane, the Australian Trade Coast and Brisbane Domestic and International Airports, enabling businesses to access both domestic and international markets with ease.

More than 375,000 people call the region home, making it the third largest local government area in Australia. It is one of the fastest growing areas in the country with the population set to exceed 500,000 by 2031.

According to the Australian Bureau of Statistics, the most common industry for employment in Morayfield is within food services, with 4.7% of the local population employed within the industry. Other major industries for employment include school education, supermarket and grocery stores, road freight transport and hospitals.

Major Projects & Developments

The following are a sample of the major projects and developments currently underway or in planning in Morayfield and the surrounding Moreton Bay region:-

- > **THE MILL** - Moreton Bay Regional Council is creating a thriving new precinct that will generate thousands of local higher education and employment opportunities for the region. With the University of the Sunshine Coast (USC) campus and the Petrie Town Centre at the core of the project, the precinct will offer world class study opportunities to residents in the region. The University campus is on track for completion in 2020. The project will generate \$950 million for the Queensland economy and will support more than 6,000 jobs by 2036.
- > **CABOOLTURE WEST** - identified as a major growth area in the Moreton Bay region, the area will incorporate a range of activities through residential and employment growth. A dedicated busway, town centre, hospital and up to 12 schools are key features for the new urban area which is has been developed by the Moreton Bay Regional Council. With a 40 year time frame for the development, experts anticipate a population of 70,000 people for the new area.
- > **NORTH HARBOUR** - valued at \$628 million and located in Morayfield. Preliminary approval has been received from the Moreton Bay Regional Council enabling construction to commence on a 170 hectare business park and residential area. The proposed project is an all-encompassing business, marina and residential community on the banks of the Caboolture River.
- > **NORTH EAST BUSINESS PARK** - Approval has been granted for the development of the business and industry precinct which will be located within the North Harbour development. Planning for construction of stage one of the business park is underway. The project is expected to provide 9,000 jobs for the Moreton Bay region.
- > **LAGUNA NORTH LAKES** – valued at \$250 million and located in North Lakes. The project involves the construction of boutique shopping and dining laneways, a 140 room hotel, commercial office tower, tavern and function space.
- > **IKEA NORTH LAKES** – the brand new store was recently completed late 2016. The store has had a major impact on the local economy, providing vast local employment opportunities.
- > **BRUCE HIGHWAY UPGRADE** - valued at \$150 million. The upgrade of the highway from Pine Rivers to Caloundra Road (Sunshine Coast) is currently being constructed over a six year period commencing in 2012.

Population

The Moreton Bay Regional Council area has the third largest population of any local government in Australia. With the regional population estimated at 434,751 residents as at June 2016, this is forecast to increase to 515,928 by 2031.

The local population of Morayfield was estimated to stand at 29,971 in 2016, with experts predicting this to increase to 43,300 by 2031.

Housing & Investment

The forecast population growth in the Moreton Bay region will require the supply of additional dwellings well into the future. The Moreton Bay Regional Council predicts that a further 74,774 dwellings or a 52% increase in the number of dwellings in the region will be required over the next 20 years.

A high demand for rental housing is evident in Morayfield, with approximately 39.3% of all private dwellings in the suburb being rented. The market is tight with the residential vacancy rate sitting at 1.6% (as at February 2017).

Shopping

With retail trade being a major industry for the Moreton Bay region, it comes as no surprise that Morayfield is well serviced by an array of shopping facilities. The suburb is home to several shopping centres housing major supermarkets and an array of speciality stores.

Located in the heart of the suburb, Morayfield Shopping Centre has over 150 speciality stores in addition to seven major retailers and movie cinemas. A major shopping hub in North Lakes is only 20 minutes' drive south of Morayfield. The precinct houses numerous major shopping destinations including Westfield North Lakes shopping centre, Bunnings, Costco, Masters and IKEA.

Transport

Morayfield is located alongside the Bruce Highway approximately 40 minutes' drive north of Brisbane City. The six-lane Bruce Highway M1 motorway, which is part of the east coast national highway network, provides the major transport spine through the region.

Both the Brisbane Domestic and International Airports are located 40 minutes' drive south of Morayfield.

Queensland Rail operates a full timetable of passenger services throughout South East Queensland with the Morayfield train station located in the heart of the suburb. With the recent completion of the Moreton Bay Rail Link project (valued at \$1.15 billion), the region now has 12 kilometres of new dual rail track, a dedicated cycle track and pathway along the entire length of the corridor and six new stations.

Health

Residents of Morayfield have access to a range of outstanding health services. The suburb is home to several medical centres, dental surgeries, physical therapy, acupuncture and chiropractic practices.

The Caboolture Hospital which is located ten minutes' drive from Morayfield, provides a range of services including mental health, paediatrics, emergency medicine, general surgery and critical care as well as a range of allied health services such as physiotherapy and speech pathology.

The Caboolture Community Health Centre is located at the Caboolture Hospital campus and provides a range of services to residents and is a key employer in the area employing over 90 health and administrative staff.

Education

Excellent education facilities can be found in Morayfield. Nine education facilities are located within the suburb, comprised of a mix of public schools and private colleges. In addition, there are four special schools spread across the Moreton Bay region providing a specialised learning environment.

Tertiary education providers in the region include Queensland University of Technology Caboolture campus, Brisbane North Institute of TAFE (Bracken Ridge, Caboolture and Redcliffe campuses) and the Australian Trade College.

The University of the Sunshine Coast (USC) is also opening a new campus in Petrie (20 minutes' drive south of Morayfield), which is expected to be complete 2020.

Attractions & Lifestyle

The Moreton Bay region is full of stunning parklands perfect for barbeques and picnics, pristine beaches and waterways for water sport

The Moreton Bay region is one of Queensland's fastest growing communities due to rapid growth in population and business developments

lovers, scenic driving routes, bushwalking tracks, rainforest trails, thriving shopping precincts and vibrant entertainment.

The Sunshine Coast is a major destination for residents of Morayfield with the stunning beachside towns and beautiful hinterland on 45 minutes' drive north. The Sunshine Coast is packed with beautiful sandy beaches, mountain scenery and charming country villages.

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\$1.6 Mil Upgrade for Patricks Road/Dawson Parade

08 May 2017

Moreton Bay Regional Council has awarded a \$1.6 million tender for the Patricks Road and Dawson Parade intersection upgrade at Arana Hills following extensive community consultation and feedback.

Division 10 Councillor Matt Constance said following an 18 month community consultation period with local residents, motorists and business owners, council had finalised designs on the upgrade and would now construct two new right turn lanes into Patricks Road from Dawson Parade, relocate the existing Arana Hills Plaza bus stop and create a new right turn and u-turn lane at the Patricks Road and Bringelly Street intersection.

“The Patricks Road and Dawson Parade intersection project is a major upgrade for our community that will deliver improved traffic flow for the local area and for motorists, pedestrians and cyclists who access Arana Hills Plaza and other local businesses day in, day out,” Cr Constance said.

“Since initial public information sessions in November and December 2015, this project has continued to be refined and developed.

“Much of the community’s feedback has been incorporated as part of this upgrade, and I’m pleased to announce that there will be no change to the existing right turn and left turn lanes from Patricks Road into Dawson Parade. I can also advise that the two through lanes heading south along Dawson Parade will also be retained.

“The existing Arana Hills Plaza bus stop will be relocated further west of the shop’s Patricks Road entrance, to avoid any traffic backing onto motorists while buses stop to pick up passengers.

“In addition to improved traffic flow, this is a project that will increase safety for road users including cyclists, and that’s why as part of the project, new cyclist bays will also be installed at all legs of both the Dawson Parade and Bringelly Street intersections.

Works are expected to commence in coming weeks and be completed by October, weather permitting.

Cr Constance said to minimise disruptions, contractors would implement a traffic management plan throughout the duration of works, and where possible, works would be carried out at night.

“As construction progresses and changes to traffic are made, local businesses will be notified, and variable message signs installed at all approaches advising motorists of any changes.

“We’ve listened to what our community wants and needs as part of this project, from the upgrade itself to the management of construction works, and I want to thank the community their input and for their patience as works are underway to deliver this vital upgrade.”

Final plans are available at Patricks Road and Dawson Parade - road and intersection upgrades.



QSEC Galloping Ahead With \$3.8 Million Upgrade

05 April 2017

Moreton Bay Regional Council has unveiled a new \$3.8 million warm-up arena at the Queensland State Equestrian Centre (QSEC), in a bid to further cement the complex as the state's premier venue for equestrian sport.

Division 3 Councillor Adam Hain said council had invested in the world-class facility to further establish QSEC as Queensland's number one venue for equestrian sport, and to ensure it continued to attract major events to the region year-round.

"We want to ensure QSEC continues to grow and attract world-class events to our region. Major events are great economic boosters for our community, bringing with them thousands of spectators and competitors willing to support our local hospitality, accommodation and tourism operators," Cr Hain said.

"This new warm-up arena will help take QSEC to the next level in equestrian sport, bringing a whole new functionality and adaptability to the complex, no matter what the weather brings.

"Crews worked around the clock to see the new warm-up arena finished in time for QSEC to host a packed-full calendar of events in 2017, erecting more than 170 tonnes of structural steel, spanning more than 4,700m² and 12 metres high, in just five months.

"The new warm-up arena follows a similar design to the main arena, featuring translucent weather-proof sheeting on its western and southern sides and specialised competition surface and lighting.

"What's great is this project has supported around 40 construction jobs over the past four months, which was a nice boost for our local construction industry.

"We expect the facility will continue to prove a great investment in our local economy now that it's open, helping to attract plenty of major equestrian and non-equestrian events to our region.

"I want to thank the Queensland Government for contributing \$544,500 to this project through its 2016–17 Local Government Grants and Subsidies Program, which demonstrates on a state-wide level the importance of this fantastic venue."



Historic MOU Signing Recognises Moreton Bay As 'Smart Region'

14 March 2017

Moreton Bay Regional Council has today signed an exciting new Memorandum of Understanding (MOU) with the Dutch-based Global Smart City and Community Coalition - known as 'GSC3'.

Mayor Allan Sutherland welcomed growing international interest in the Moreton Bay Region, which is already as one of Australia's fastest growing regions and strongest local economies.

"Today's historic MOU signing formally recognises our region as 'smart region' and an ideal location to continue to develop and showcase smart technology for the benefit of local residents and businesses," Mayor Sutherland said.

"Already we have seen smart technology rolled out across our region with public facilities like The Corso at North Lakes, which has been recognised as Queensland's first public building to achieve a 5 Star Green Star rating.

"The Corso is a future-proofed building that has utilised innovative technology and design and boasts 550 solar panels that generate much of the building's daily power needs and rain water storage that can be utilised within the building."

Representatives of GSC3 today toured the Moreton Bay Region, visiting a number of locations including Lake Samsonvale, Dayboro town centre, Mt Mee lookout, Scarborough, Redcliffe jetty, North Lakes, and The Mill at Moreton Bay site at Petrie. They also held discussions with council staff and the Mayor and Councillors regarding opportunities for collaboration.

These locations were filmed in 360-degree virtual reality and will be showcased on the GSC3 city website, to further promote the Moreton Bay Region.

Mayor Sutherland said this kind of global exposure and international collaboration with the Moreton Bay Region was invaluable for the region.

"There is some really exciting, innovative technology already being investigated globally by the GSC3 coalition for the benefit of local councils and their communities," the Mayor said.

"It includes motion censored street lights to improve community safety, better utilisation of wi-fi technology at public waste bins that can send a message to council staff when a bin needs emptying, and moisture sensors that sense when soil dries out and turns on sprinklers at sporting fields.

"The Mill at Moreton Bay will also be a fitting location to showcase smart technology, as it is likely to be the first new university campus built in Queensland in the past 20 years.

"This gives our region the opportunity to deploy the latest technology and innovations to attract market-leading research, globally competitive companies and world-class jobs to our region.

"To think that our region now has the backing of some of the biggest regions in the world to collaborate, develop and showcase innovation for our region is absolutely mind blowing."

Global Smart City and Community Coalition Chair Mr Bram Reinders said the MOU showcased Moreton Bay Region as a vibrant, innovative and sustainable global region.

“The MOU places Moreton Bay Region alongside cities like Chicago, Austin and Charlotte in the United States, Genoa in Italy, and Rotterdam, Eindhoven, Amsterdam and The Hague in the Netherlands,” Mr Reinders said.

Global Smart City and Community Coalition (GSC3) is a non-for-profit global organisation supported by governments, universities and businesses around the world.

Moreton Bay Regional Council is a participating council in the Global Smart City and Community Coalition. While the MOU signals the desire of both agencies to work collaboratively together it is not a legally binding document and does not represent a commitment on behalf of either party to pursue specific projects, funding or partnerships.

Future projects may require subsequent agreements between the parties and may be subject to further council approval.



Caboolture Roads Part of Region's \$91 Million Upgrade Program

March 2, 2017

Alan Quinney

A \$1.3 million project to upgrade Rowley Rd in Burpengary tops a Moreton Bay Regional Council list of road works under way in the Caboolture area.

Cr Peter Flannery, spokesman for asset construction and maintenance, said a number of road works were under way or recently finished, as part of council's \$91.3 million road infrastructure program in 2016/17.

Cr Flannery said council recently completed road rehabilitation works on Lear Jet Dr and Norfolk Esp, Caboolture; Neurum Rd, Neurum; Hausmann Lane, Upper Caboolture; Green Rd, Wamuran; Pioneer Dr, Narangba; and Trafalgar Dr, Morayfield.

"This adds to council's ongoing annual road resurfacing program, for which all major 2016- 17 works in the Caboolture area were completed just prior to Christmas."

Cr Flannery said the Rowley Rd project would involve rehabilitating more than 685m of Rowley Rd from the intersection with Belford Dr to Kilkenny Dr in Burpengary, including pavement renewal, underground stormwater drainage improvements, bicycle lanes, and pedestrian pathway improvements.

"Weather permitting, this work should be completed in April this year," he said. Other upgrade projects include:

- Burpengary Road and Pitt Road, Burpengary: Traffic signal intersection improvement and road rehabilitation - Underway, due for completion end February
- Smith's Road, Narangba: Road rehabilitation - Underway, due for completion late March
- Newlands Road, Wamuran: Road and intersection upgrade at Pates Road - Starting March
- English and Lynch Streets, Elimbah: Rehabilitation and upgrade - Underway, due for completion in April
- Boyd Street, Woorim: Traffic calming - Underway, due for completion in April
- Main Terrace, Deception Bay: Active transport and traffic calming improvements and road rehabilitation - Due to start in April
- Facer Road, Burpengary: Kerb and channel reconstruction - Due to start by April
- Benabrow Avenue, Bongaree: Shared pathway and safe road crossing improvements between the esplanade and Goodwin Drive - Due to start April
- Theodore Road, Kurwongbah: Road upgrade from gravel to asphalt - Underway, due for completion in June
- Cottrill Road, Caboolture: Road extension and improved community access at new school - First stage now complete.



Moreton Bay's New Five-Year Blueprint Open for Feedback

01 March 2017

Moreton Bay Regional Council is seeking community feedback on its draft five-year blueprint to guide jobs creation, economic growth and lifestyle opportunities across the Moreton Bay Region.

Mayor Allan Sutherland said the 2017-22 Draft Corporate Plan would be available for feedback from today (1 March) until Tuesday 21 March 2017 and all residents were encouraged to have their say.

"It's an exciting time to live, work and play in the Moreton Bay Region, as one of Australia's fastest growing urban areas, with Queensland's strongest economy," Mayor Sutherland said.

"The recent completion of our region's largest ever infrastructure project, the Redcliffe Peninsula Line, also means our residents are now better connected than ever before to employment, education and lifestyle opportunities.

"But with more than 25,000 registered businesses and a population expected to grow by 40 per cent by 2036, we know we need strong, strategic direction to ensure we manage this growth well and maintain the enviable lifestyle residents know and love.

"Council's Draft Corporate Plan sets out our priorities over the next five years, with clear targets to ensure we continue to foster a thriving region, with strong communities and plenty of local opportunities for residents in both employment and lifestyle.

"The main themes of the 2017-22 Draft Corporate Plan are around managing growth across the region, creating jobs closer to home for residents, and facilitating new economic opportunities, while ensuring we maintain lifestyle opportunities and a healthy natural environment.

"The Mill at Moreton Bay priority development area, including a major new university campus at its heart is a key example of how council is bringing plans to life and ensuring residents, business and industry have the opportunity to contribute to a strong, growing and diverse economy.

"We've got it all in the Moreton Bay Region and council is determined to see it continues to be a great place to live, work and play."

Council's corporate plan provides an overall vision for council's operations and decision making, covering areas of future planning including social and community wellbeing, the environment, regional and economic growth and governance.

Key priorities of the Draft Corporate Plan 2017-22 include:

- Creating local jobs for residents
- Digital literacy and commerce
- Well-planned growth
- Safe neighbourhoods
- Strong local governance
- Healthy natural environment
- Diverse transport options
- Quality recreation and cultural opportunities.

Mayor Sutherland said before finalising the new Corporate Plan, council wanted to ensure residents had the chance to review and have their say.

“An online survey, which provides residents the opportunity to provide feedback on the strategies and strategic actions outlined in the draft plan will be available on council’s website until 5.00pm, Tuesday 21 March 2017,” Mayor Sutherland said.

“Council will consider all feedback received, to help inform a final version of the document.

“I encourage everyone to jump online and get involved in shaping the direction of our region over the next five years.



Moreton Bay Scores \$11.45 Mil Tender for Soccer Precinct

01 March 2017

Moreton Bay Regional Council has announced a major \$11.45 million tender for the first stage of its new regional soccer precinct at the Moreton Bay Central Sports Complex, Burpengary.

Moreton Bay Regional Council Mayor Allan Sutherland made the announcement at council's coordination committee meeting on Tuesday, February 21, and said stage one would feature the region's first ever synthetic, FIFA-rated soccer field together with two new grass pitches, field lighting, internal roads and car parking.

"This is a major victory for all levels of football in the Moreton Bay Region and reflects the popularity of soccer as the most played outdoor team sport in the country," Mayor Sutherland said.

"With the FFA predicting that roughly four million Aussies will be playing some form of soccer by 2035, this project is about council investing in infrastructure that can cater for all levels of football as the game continues to skyrocket in popularity in our region - from the grassroots level to the national stage.

"Football Queensland has already indicated that once complete, the Burpengary soccer precinct will have the ability to attract national exhibition games, carnivals and state-level fixtures.

The new regional soccer precinct will sit alongside the complex's \$14 million AFL Precinct, which has successfully hosted AFL exhibition games and NAB Cup challenges since opening in 2014.

"We've seen the countless benefits and successes our region has had with Aussie Rules since we opened the \$14 million AFL Precinct, and this facility aims to replicate that success with the round-ball game."

Division 2 Councillor Peter Flannery said the new regional soccer precinct would add to the number of sport and recreation opportunities available for local residents.

"This is the first step in a major project that will deliver high quality soccer facilities, including our region's very first synthetic soccer surface, to give our aspiring athletes even more opportunities to play the world's game," Cr Flannery said.

"Council has worked closely with Football Queensland and Football Brisbane to ensure that this becomes a world-class facility for our local players."

Mayor Sutherland thanked the State Government for its \$1.5 million contribution towards the project and towards council's ongoing investment in sport and recreation opportunities in the Moreton Bay Region.

"Outside of the benefits for our athletes and future soccer stars, the new Burpengary soccer precinct will also generate additional economic development opportunities with construction jobs for our local tradespeople and new experiences for visitors to our region," Mayor Sutherland said.

"The average sports tourist spends up \$262 each day on local businesses like cafes, shops and accommodation providers, and its projects like these that will help to boost sports tourism in our communities and provide an economic injection for local workers and employers."

State Member for Morayfield Mark Ryan MP said that the project would be a major boon for the community, both in terms of local jobs during construction and in the ongoing use of a first class sporting facility.

“This is a great day for local football and I know that many local clubs are really looking forward to this precinct becoming a reality,” Mr Ryan said.

“Investing in top notch facilities like the regional soccer precinct is important not just because it attracts visitors, but also for all the benefits that increased participation in local sport brings to the community.”



New Research Has Marked Southeast Queensland As One of Australia's Top Spots for Property Investment

08 Jan 2017

Michelle Hele

Three southeast Queensland regions have been identified as the pick of the crop for property investment.

Moreton Bay, the Gold Coast and Sunshine Coast were selected within the top 10 Australian locations to invest in property in 2017. Queensland had more regions in the top 10 than any other state, according to the latest Hot spotting National Top 10 Best Buys 2017 report.

Author Terry Ryder said one of the most important factors he looked at was infrastructure spending, and all three Queensland regions had that in droves.

Moreton Bay region, which included suburbs such as Caboolture, Morayfield and Burpengary, had good potential for investors in 2017, according to Mr Ryder.

He said it was rated second in Australia for family livability and had affordable housing. According to the latest CoreLogic figures, the region has a median house price of \$435,000 and a median unit price of \$339,900.

Mr Ryder said sales volumes in Moreton Bay showed how important affordability was. Four of the region's core suburbs chalked up more than 340 house sales each in the past 12 months.

"The Moreton Bay region, which covers the Brisbane metropolitan area's urban sprawl in the northern growth corridor heading to the Sunshine Coast, offers affordable housing as well as good rail and road links to Brisbane to the south and the Sunshine Coast (and beyond) to the north," he said.

Mr Ryder said with a new university and a new town plan the Caboolture-Morayfield area was destined to continue absorbing urban growth.

Just a little further north, the Sunshine Coast was identified as an investment hotspot for its massive infrastructure spending and population growth. Big projects including the \$2 billion University Hospital project and a \$2 billion light rail proposal helped cement its inclusion on the list.

"The market is being helped by multiple factors," Mr Ryder said.

"The tourism industry is stronger; the market is more balanced in terms of supply and demand."

He said previous price drops had made property more affordable in the area.

Mr Ryder said investors shouldn't underestimate the benefit of new infrastructure, as it generated jobs. "The Sunshine Coast was one of the worst performers on capital growth in Queensland over the six years to 2014, but had now moved into a solid growth phase," he said.

While Mr Ryder had been reluctant to include the Gold Coast on his list in the past because of the "boom-bust" history, he said it could no longer be ignored.

Supporting Articles

The Gold Coast was also poised for massive infrastructure spending, including the \$345 million casino project and the \$300 million airport expansion.

Mr Ryder said it was Australia's No.1 local government area for sales growth.

<http://www.realestate.com.au/news/new-research-has-marked-southeast-queensland-as-one-of-australias-top-spots-for-property-investment/>



Shopping and Lifestyle Precinct at North Lakes Dubbed “Next James St”

December 2, 2016

The developers behind Fortitude Valley’s James Street and Southport’s Brickworks developments are planning their next trendy shopping, commercial and lifestyle precinct — in the heart of one of southeast Queensland’s fastest-growing regions.

Pointcorp and The George Group will take over a 1.72ha block of land in the North Lakes CBD, owned by Moreton Bay Regional Council, for an undisclosed sum, for their next project.

The land — opposite Westfield North Lakes and next to the council’s \$45 million state-of-the-art library — will soon be known as Laguna North Lakes and will include boutique shopping and dining laneways, a 140-room hotel, commercial office tower, tavern and function space.

Across the road, at Westfield North Lakes, is a tavern and dining precinct, while in other parts of the suburb Moreton Bay Regional Council recently approved two hotels — one near the North Lakes Business Park and the other at the popular Lake Eden.

The developers have listened to the community requests of a water play area in the suburb — opting to include an aquatic centre with lap and recreational pools as part of their \$250 million investment.

Patrick George, director of The George Group, said North Lakes was a sensible choice following the recent opening of the Redcliffe Peninsula train line, and last month’s opening of Ikea and Westfield North Lakes expansion.

“We are heartened by the success of our well-known precincts, James Street and Brickworks, and see North Lakes as a great opportunity to do something unique for this community,” Mr George said.

“Through Laguna, we want to create a fresh and exciting oasis in the heart of the North Lakes CBD where people can gather, relax, and enjoy a range of offerings including retail, hospitality, fitness and lifestyle all in one contemporary-designed precinct.

“With a major office tower, a 140-room hotel, and function and events centre, we’re also looking to create the perfect environment for businesses and conference organisers away from Brisbane’s CBD.”

Pointcorp director Chris Vitale said the Laguna development would show how southeast Queensland was “growing up.

“We already have a number of significant residential investments in the Moreton Bay region and are very excited about this investment in the heart of North Lakes,” he said.

Moreton Bay Regional Council mayor Allan Sutherland said North Lakes continued to attract significant local and international investment.

“Over the past few years, North Lakes has quickly established itself as one of southeast Queensland’s most sought-after shopping destinations, with Queensland’s only Costco, a brand-new Ikea store, and recent 60-store extension of Westfield North Lakes,” Cr Sutherland said.

“Now with the \$1 billion Redcliffe Peninsula Line open to the public, this area is more accessible to locals and visitors than ever before. Laguna will be a welcome addition to the North Lakes success story and will provide the already bustling CBD with a unique entertainment and lifestyle precinct sure to attract people from all over.”

Councillor Julie Greer (Div 4, which includes North Lakes) said council would lease the land over the next four years to the developers during the design and constructions stages.

“While we have no doubt Laguna will deliver fantastic benefits to North Lakes, this type of arrangement will provide council a level of control over the development outcome on this prime site,” Cr Greer said.

Laguna North Lakes will include:

- 5000m2 of retail and hospitality laneways
- New office tower offering six floors and 10,000m2 of commercial space
- Open green space
- Gym, health and wellness centre
- Aquatic centre with lap pool, recreational pool, learn-to-swim area and zero depth facility for toddlers
- Tavern and function space
- 140-room hotel overlooking internal gardens
- Basement car parking
- Childcare centre



Moreton Bay Region in Strong Position Following 2015-16

18 November 2016

Moreton Bay Regional Council has released its statistical snapshot for 2015-16, which shows the region is in a strong economic position, following record growth, investment and development last financial year.

Moreton Bay Regional Council Mayor Allan Sutherland said with the completion of the Redcliffe Peninsula Line and connecting road network, work underway on Petrie's transformational university precinct, and major investments like IKEA and Westfield North Lakes supporting thousands of local jobs, 2015-16 had been an extraordinary year for the region.

"Last year, Council was awarded the strongest economy in Queensland and 14th nationally - an extraordinary achievement for a regional council," Mayor Sutherland said.

"In 2015-16, Moreton Bay Regional Council delivered its fifth consecutive budget in surplus with low borrowings and a strong capital works plan to deliver major new road upgrades, playground transformations and grassroots sport and recreation facilities.

"Council has worked extremely hard in 2015-16 to continue to drive economic development and jobs growth across our region, through record investment in region-building infrastructure including major upgrades to our local roads and new bridges and pathways to connect more than 34 per cent of our region to the Redcliffe Peninsula Line.

"Last financial year, Council took the first steps to securing more than 6,000 jobs for our future, by purchasing the former Petrie Paper Mill site and beginning its transformation into a new world-class university precinct, including the appointment of the University of the Sunshine Coast as our anchor education partner.

"In 2015-16, we also created opportunities for local businesses and entrepreneurs to trumpet their success and gain valuable exposure through our first Moreton Bay Innovation Awards, which received an impressive 67 nominations. Following the success of 2016's event, we're now gearing up to host our second awards in early 2017.

"With our availability of land and capital city convenience without the capital city price tag, we've also continued to attract unprecedented investment in our region from huge international brands like Westfield, Ikea and Prime West in North Lakes."

Mayor Sutherland said as one of Australia's fastest growing urban areas, council had continued its focus on delivering great planning and development outcomes for Moreton Bay residents in 2015-16.

"For the first time ever, three previous planning schemes from Caboolture, Pine Rivers and Redcliffe were brought together in an all new region-wide planning scheme launched on 1 February 2016, which is guiding the growth and development of our region," Mayor Sutherland said.

"Following additional public consultation, this was the first planning scheme to be approved by the new Queensland Government without any conditions - a significant result.

"In 2015-16, council processed 2,804 development applications and endorsed 4,771 lots of which 4,204 were residential. This delivered the third highest number of residential lots, new lot sales, and detached dwelling approvals in all of Queensland.

“In preparation for the Redcliffe Peninsula Line’s opening, Council also amended its planning scheme to encourage opportunities for transit-oriented development along the rail corridor, which will help transform station precincts into community hubs where people work and live around public transport.”

Mayor Sutherland said while the region’s major infrastructure projects and development opportunities were exciting, statistics showed the day-to-day operations and service to the region did not falter in 2015-16.

“We’ve worked hard as a council this past financial year to deliver great outcomes for our ratepayers and customers,” he said.

This includes:

- Around 8.2 million kerbside waste and recycling collections (159,000 each week)
- 2.73 million visits to council’s website - an increase of 7.4%
- More than one million text messages, 533,400 emails and 24,050 voice messages distributed via MoretonAlert
- 242,110 calls to Council’s call centre (660 per day), with 95% resolved at first point of contact
- 190,000 items of correspondence and emails (around 520 per day)
- Responded to an average of 1,900 requests a month from council’s online app and website
- Council’s caravan parks provided more than 46,800 nights of accommodation
- More than 82,000 visitors to council’s Visitor Information Centres
- More than 55,000 attendees to council’s signature events
- 2,804 development applications received (More than 7 per day)
- 2,400 pieces of graffiti removed (6 per day)
- 519 bridges and 3,300 kilometres of sealed road maintained
- Treated 21,000 hectares of known mosquito breeding areas
- Removed 630 tonnes of submerged aquatic weed to improve waterway health
- Conducted 23 planned burns across 389 hectares of bushland in preparation for fire season
- Micro-chipped 417 pets and registered 12,648 cats and 65,243 dogs
- Hosted 79 exhibitions, attracting more than 136,000 visitors to council’s art galleries and museums
- 1.48 million library visits and around three million items loaned.

“2015-16 has given us a great platform to continue to deliver a strong economic plan for the future, invest in region-building infrastructure and deliver essential services for our local residents and businesses,” Mayor Sutherland said.



North Lakes Welcomes IKEA And \$170 Million Westfield Extension

17 November 2016

Moreton Bay Regional Council today welcomed the completion of North Lakes' much-anticipated IKEA store and \$170 million Westfield expansion, which has delivered more than 900 new jobs for the region.

Mayor Allan Sutherland and Division 4 Councillor Julie Greer today attended the official openings of Westfield North Lakes' new 17,000m² retail mall and adjoining 29,000m² IKEA superstore, alongside thousands of eager shoppers.

"As one of Australia's fastest growing urban areas, with Queensland's strongest economy, I couldn't think of a better location for Queensland's second IKEA store," Mayor Sutherland said. "Matched with 60 new retailers in Westfield's new link mall - including Kmart, JB Hi-Fi, Rebel Sport and Cotton on Mega - this world-class shopping and dining hub will help cement North Lakes as one of South East Queensland's top shopping destinations

"But to the Moreton Bay community, this multi-million projects is more than flat packs, Allen keys and Swedish meatballs. It's a significant investment in our local workforce, which has supported 4,700 jobs during its two-staged construction and created 900 new ongoing retail jobs - many of which have been snapped up by local residents.

"It will also provide a huge economic boost for the North Lakes area, attracting shoppers from all over who are keen to explore Westfield's new range of stores and IKEA's world-famous furniture and homewares. "Moreton Bay Regional Council extends a big thank you to Westfield and IKEA for their vision and investment in our region."

Division 4 Councillor Julie Greer said the expansion of Westfield North Lakes and introduction of IKEA epitomised the development of one of Australia's fastest growing master planned communities.

"North Lakes continues to go from strength to strength and is set to rival Chermside as the shopping mecca on the north side, boasting Queensland's only Costco, a new IKEA store, more than 280 retailers in Westfield North Lakes and one of Queensland's largest Bunnings," Cr Greer said.

"What was once 1,000 hectares of farmland is now one of our region's busiest and most exciting commercial and residential hubs - home to more than 20,000 residents.

"Westfield has been a great contributor to the growth of this area and continues to play a significant role in the development of North Lakes and our region as a big generator of economic activity and provider of thousands of local jobs.

"It's great to see this multi-million project delivered just in time for the busy Christmas shopping period - I can't wait to see the economic benefits it brings to our community and local businesses."

Scentre Group Chief Operating Officer Greg Miles said: "The growing needs of this community have been matched by the development of Westfield North Lakes. Its consistent growth - from a 'greenfield' site in 2003 to a 113,000 square metre mall with 280 stores today - is in line with this area, which is one of the fastest growing in Queensland. We have delivered a centre that is tailored to meet the needs of this family- based community."

<https://www.moretonbay.qld.gov.au/general.aspx?id=157477>



\$327,000 In Grants to Bring Community Projects to Life

17 November 2016

More than 50 community projects, events and initiatives will be brought to life across the Moreton Bay Region, with the help of Moreton Bay Regional Council's latest round of community grants.

Mayor Allan Sutherland said from Men's Sheds to sporting clubs, artists and local charitable organisations, a total of 58 applicants would share in more than \$327,000 in the first round of council's Community Grants Program for 2016-17.

"Council's Community Grants Program is about empowering community organisations to take pride and ownership in making the Moreton Bay Region an even better place to live and visit," Mayor Sutherland said.

"From sporting facility upgrades to community clean up days, we have been extremely impressed by the projects and events which have been put forward for funding right across the region.

"I'm extremely excited to see these projects, events and initiatives brought to life and benefiting our local communities."

Under this round of grants, a wide variety of community projects and events have received funding, including:

- Bribie Island Soccer Football Club - \$15,000 for canteen upgrade
- Caboolture Historical Society - \$15,000 for period roof and awning over 1955 'Spirit of Outback' Queensland Rail carriage
- Pine Rivers Men's Shed - \$15,000 for shed dust extraction and collection system
- Young Men's Christian Association of Brisbane - \$15,000 for restoration of Henry Day Farmhouse in Old Petrie Town - one of the last remaining original Pine River settler buildings, dating back to the 1860s
- Mt Nebo Residents Association - \$14,000 for improved kitchen and toilet facilities with wheelchair accessibility
- Koala Action - \$5,000 for replanting project on Williamson Road Park, Morayfield including removing exotic weed and grasses and planting natives and koala food trees
- Ocean Crusaders Foundation - \$5,000 to host four clean up days along Bribie Island shores
- Multicultural Association of Caboolture and Surrounds - \$3,000 towards 2017 Moreton Bay Lunar New Year
- St Peter the Fisherman Anglican Church - \$2,650 towards inaugural 'Floral and Arts Festival'.

"We've also been able to assist two community groups with interest-free loans through the program including \$35,293 for Caboolture & District Lawn Tennis to undertake a lighting upgrade for their eight tennis courts, and \$28,855.90 to assist Arana Hills Church of Christ with their renovations including car park resurfacing, external door, outdoor blinds, and kitchen servery window. These loans will be paid back to council over 10 years, interest-free."

Mayor Sutherland congratulated all successful applicants and encouraged other community groups and individuals interested in applying for the next round of the Community Grants Program to visit council's website for more information.

"Applications for the second round of the 2016-17 program will open on 1 February 2017," Mayor Sutherland said.

"Council's grants webpage lists all the funding options available to community groups and individuals across the Moreton Bay Region and provides information on what you need to include in your application."

The Community Grants Program is offered in two rounds each year, across a range of categories including facility development, community events and organisational development.