

# South East Queensland

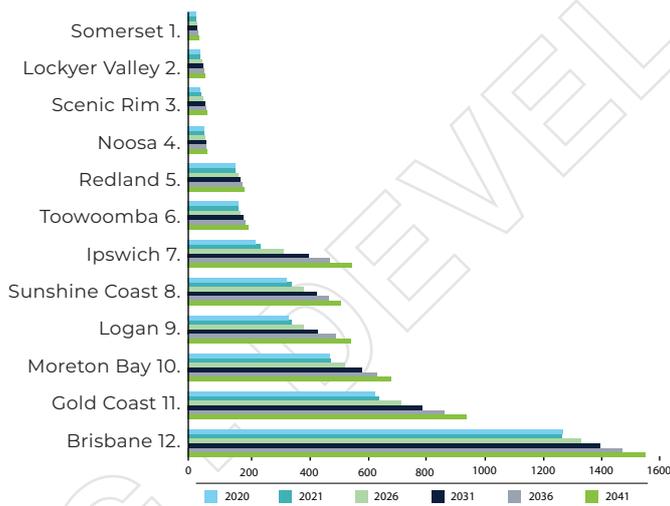


## SEQ Overview

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**



## 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.

# Brisbane North



CABOOLTURE WEST

**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

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

• Morayfield

NORTH HARBOUR

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

BRUCE HIGHWAY WESTERN ALTERNATIVE

• Burpengary

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

BRUCE HIGHWAY PROJECT

• Narangba

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

REDCLIFFE PENINSULA RAIL CORRIDOR

• Kippa-Ring

• Redcliffe

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

WESTFIELD NORTH LAKES

• Mango Hill

**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

USC PETRIE CAMPUS

• Kallangur

• Griffin

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

• Lawnton

• Strathpine

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

• Brendale

**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

• Aspley

• Chermside

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

BRISBANE AIRPORT MASTERPLAN

INTERNATIONAL CRUISE TERMINAL



## 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.

## 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



**Population 484,428**  
2021 Estimated Population



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

**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 forecasted.
- Brendale Industrial Precinct is 471ha. Moreton Bay manufacturing value is \$3.3B, supporting 9,389 jobs.

# 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.



## Milovate The Mill PDA

The Mill Priority Development Area (PDA) is 204,000m<sup>2</sup> 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.



## 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



## 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.