

INVEST
MO
RE
MORETON BAY, QUEENSLAND

MORETON BAY

Queensland's \$40 Billion Engine Room

investmoretonbay.com.au


Moreton Bay
Regional Council

THERE'S MORE TO MORETON BAY

Moreton Bay is the undeniable engine room of South East Queensland, with a population and employment boom empowering its economy to reach \$40 billion by 2041.

Its strategic location is within a 30 minute drive of Brisbane's port and airport, and a talent pool of over 1 million people. Already home to a labour force of 241,000 people (2021), more skilled workers are continually being drawn to the enormous opportunities offered by the region.

Moreton Bay is the right place for businesses to thrive, with a plethora of prime business hubs and industrial precincts ready for investment, now and into the future.

The region is an economic goldmine ready for a rush of multi-billion dollar region-building projects, supporting incredible job opportunities for local and future residents.



BIGGER.
Economy doubled to \$40B and population from 480,000 to 700,000 people by 2041.

BOLDER.
Build a highly-skilled workforce to fill 100,000 new jobs and 16,000 new businesses.

BRIGHTER.
Become one of Australia's top 10 regional knowledge and innovation hubs.

A BRIGHTER FUTURE.

Powered by unrivalled growth and unlimited potential.

Investors seeking to grow their business have an unrivalled opportunity to take advantage of one of the fastest growing business ecosystems in Australia, and a Council dedicated to supporting business and industry flourish.

Moreton Bay's economic reinvention continues to power forward with a record budget of \$743 million, including \$245 million in capital expenditure in 2021-2022 and an unequalled spend on economic development programs and initiatives.

We're proudly home to 29,000 businesses and are committed to supporting their growth, resilience and innovation. Council's commitment to supporting local businesses as #TeamMoretonBay is demonstrated in the adoption of our Regional Economic Development Strategy (REDS), the Small Business Friendly Council initiative and establishment of two private sector boards to give direction to The Mill at Moreton Bay and the REDS.

Our unique combination of affordable living, employment opportunities, natural environment, and access and investment in essential infrastructure makes our region the perfect place to invest, live, work and play. **Come see why there is MORE to the Moreton Bay Region.**

PETER FLANNERY
Mayor, Moreton Bay Regional Council

- DIRECT ACCESS TO GLOBAL MARKETS
- 5TH** FASTEST GROWING REGION
- 3RD** LARGEST LOCAL GOVERNMENT AREA
- UNDENIABLE BUSINESS COST SAVINGS

Moreton Bay Regional Council respectfully acknowledges the Jinibara, Kabi Kabi and Turrbal Traditional Custodians of the lands and waterways across the region. We extend our respect to all the Elders past, present and emerging for they hold the histories, the traditions, the cultures and the hopes of Australia's First Peoples.

PRIORITY INDUSTRIES

- 1 ADVANCED MANUFACTURING**
- 2 FOOD AND AGRIBUSINESS**
- 3 TOURISM, SPORT AND MAJOR EVENTS**
- 4 KNOWLEDGE, INNOVATION AND ENTREPRENEURSHIP**



Moreton Bay Region Councillors 2020-2024

THE EMERGENCE OF SOUTH EAST QUEENSLAND'S LANDMARK DESTINATION

THE MILL AT MORETON BAY

Exemplifying the region's vision of a brighter future, The Mill at Moreton Bay is a landmark destination emerging just 30 minutes from Brisbane's CBD and airport, and 35 minutes to the spectacular D'Aguilar mountain range and stunning Moreton Bay ocean shores.

Positioned on a 460ha greenfield site, Council's The Mill at Moreton Bay priority development area will deliver 65ha of sustainable, mixed-use developable land. The project is fuelled by a vision to deliver an inclusive community in a sustainable inner-city setting.

An epitome of Moreton Bay's enviable lifestyle, The Mill will offer residents employment opportunities and services within short commutes from home, creating more leisure opportunities to relax amongst natural surroundings. These lifestyle benefits will be complemented by a bustling hub of lakeside festivals and markets, and laneways lined with restaurants, shops and gyms.

To enquire visit www.millatmoretonbay.com.au

Establishing the foundations for future growth, investment and economic drivers already delivered include the University of Sunshine Coast (USC) Moreton Bay campus, parkland, streetscape and recreational facilities, and road and rail infrastructure.

The Mill at Moreton Bay is set to stimulate \$813 million and generate 8,600 jobs, with region-building infrastructure and development opportunities in health, education, tourism, entertainment and sport, high-tech advanced manufacturing, smart city infrastructure, arts and culture, commerce, retail, and medium to high density accommodation, being offered to investors, businesses and entrepreneurs.

DID YOU KNOW ?

MODERN DATA INFRASTRUCTURE DRIVES DIGITAL TRANSFORMATION

Business investors in Moreton Bay will reap the market-opening benefits of high-speed, reliable data connectivity without the associated capital investment and high operating costs.

The \$10 million Helios Project by Titan Fibre Networks, will see neutral cable operator Torus Networks create a 140km backbone of dark fibre cable running through the Moreton Bay Region. The cable links to Queensland's fastest international data and telecommunications point, connecting economic hot spots such as The Mill, Caboolture and North Lakes, directly to global markets.

The region is also primed to secure multiple data centres, promoting new industry development and business growth through artificial intelligence, cloud computing and web-based services. By 2026, Deloitte Access Economics forecasts Australia will have over 1.1 million technology workers, with Moreton Bay providing the technological infrastructure to bolster South East Queensland businesses as they grow and connect to the world.

WORLD-CLASS CAMPUS DELIVERS PRIME OPPORTUNITIES

USC MORETON BAY

USC Moreton Bay opened stage one of its campus as the anchor tenant of The Mill's innovation hub, bringing new and exciting business, partnership, and education opportunities to the region.

The award-winning, three-level foundation building has been fitted out with state-of-the-art technology to support teaching, learning and research in key growth areas such as health, engineering, robotics and the sciences.

As one of Australia's best performing universities for student experience, USC Moreton Bay has consistently enjoyed strong enrolment numbers from across the region, tapping into the latent demand for a quality local tertiary education provider.

USC Moreton Bay is growing every year, expanding industry partnerships, research opportunities, program offerings and student enrolments. By 2030, USC Moreton Bay is expected to cater for up to 10,000 students across a thriving, lively campus that is a proud community asset.



AUSTRALIA'S NEXT SMART CITY

Moreton Bay will fulfil its vision of becoming a pioneer amongst Australia's public space leaders through the integration of cutting-edge, smart city technology.

Every aspect of The Mill has been thoughtfully designed to embrace change and evolve with the region's residents. It will feature more than 120 sleekly designed service nodes, including 52 SMART.NODES™, 71 LITE.NODES™ and 4 TOWER.NODES™, to revolutionise over-congested streetscapes and collect essential information about usage and movement. This allows Council to proactively understand how to serve its community better.

This smart city initiative will be delivered by leading Australian smart city innovator ENE.HUB, who worked closely with Council to create healthier, happier city living through smart technology. The collaboration will transform the region, placing Moreton Bay Regional Council alongside national smart city leaders.



DID YOU KNOW ?

MORETON BAY INVESTORS TO GO FOR GOLD

Moreton Bay businesses and tourism operators are rejoicing after a successful 2032 Olympic Games bid which is set to catapult South East Queensland regions onto the world stage.

While Moreton Bay's sporting facilities and pedigree is already strong, investment now extends to the development of a purpose-built Moreton Bay Indoor Sports Centre located at The Mill. Set to host Olympic boxing matches, the proposed world-class international sporting arena will have legacy benefits for the entire region.

Investors are ready to capitalise on rapid growth opportunities, with the Games fast-tracking the delivery of vital infrastructure to reinforce the region's reputation as the state's engine room.



THE MILL AT MORETON BAY

MORE FUTURE, RIGHT NOW

REGION BUILDING PROJECTS

NEW MEGA CITY TO BE BUILT FROM SCRATCH AT CABOOLTURE WEST

A 40-year vision will see Caboolture West become an entirely new major regional urban centre with up to 30,000 new dwellings and 70,000 residents. The strategically planned community will feature a comprehensive town centre with six retail centres, a TAFE facility, three secondary schools, nine primary schools and a private hospital. The community will support an additional 17,000 jobs and be a shining example of future living in Australia.

DID YOU KNOW ?

Caboolture West will offer 30% - 40% more open space than inner city living, and 10 - 20 times the open space per capita.

MORE OPPORTUNITY

DID YOU KNOW ?

Queensland's 4.75% payroll tax is the lowest in Australia, while the threshold is the nation's highest. Investors pay up to \$16,975 less on transfer duty of land (\$1 million taxable value) and \$656 less on state tax revenue per capita, compared to other states.

Source: Brisbane EDA, 2021

FUTURE-PROOFED INDUSTRIAL HUBS BUILT FOR GLOBAL EXPANSION

Investment into existing and planned industrial precincts are driving more economic growth, local jobs, and business attraction. These high-growth industrial areas are mainly focused along the Bruce Highway including Brendale, North Lakes, Narangba, Burpengary and Elimbah East and in specific precincts in Clontarf, the Hills District and Caboolture. Offering a range of lot sizes for sale or lease to accommodate diversified businesses, including large, hard-to-locate industries.

OPERATIONAL COST-SAVINGS TO ACCELERATE BUSINESS GROWTH

The region provides incredible capital city infrastructure and lifestyle assets without the expense of a big-city location. Moreton Bay boasts some of the nation's lowest payroll, property and land taxes. These operational cost-savings afford investors an incredible opportunity to invest in innovation and growth.

MORE LIVEABLE

MORETON BAY IS A UNION OF EDUCATION, HEALTH, SPORT AND RECREATION, AND AFFORDABLE LIVING

2x

MORE VISITORS THAN TOURISM MECCA NOOSA

40+

MAJOR EVENTS EVERY YEAR



294KM OF COASTLINE WITH 16 BEACHES

TOP 10

BEST PROPERTY INVESTMENT DESTINATIONS



3 NEW SATELLITE HOSPITALS



230 PARKS & SPORTING FACILITIES



AUSTRALIA'S NEWEST UNIVERSITY CAMPUS



109 SCHOOLS & 2 TAFE FACILITIES



330KM² OF NATIONAL PARKS



300 DAYS OF SUNSHINE

CABOOLTURE WEST



SCARBOROUGH HARBOUR MASTER PLAN

Community engagement is underway to develop a master plan that will expand on Scarborough's marine facilities, creating the potential for Moreton Bay to become the epicentre of Australia's \$74 billion marine industry and dramatic opportunities for tourism and maritime industries. Local industry groups anticipate investigations for a hotel, museum, research centre, and community buildings to revitalise the bustling marine precinct.



WAMURAN IRRIGATION SCHEME

The water supply and sustainability project will create \$100 million in growth opportunities for food and agriculture businesses by delivering 2.9GL of water access.

SEQ NORTHERN FREIGHT TERMINAL

The addition of an intermodal facility north of Caboolture acknowledges the importance of the northern rail freight corridor.



NORTH HARBOUR TOURISM HUB

By 2035, North Harbour will be a world-class recreation and tourism destination that also offers local professionals modern and innovative community living. The 785ha, \$2.7 billion master planned development will add a 400-berth marina, mixed industry and business area, residential village of 4,700 home sites and 420ha of open community spaces. This growth hub offers an incredible opportunity for tourism, marine and property investors.

JOIN #TEAMMORETONBAY

Council support

- A single, convenient and dedicated contact
- Free pre-lodgement advice to assist in streamlining applications
- Free access to professional development resources and economic profiles
- A dedicated Economic Development Team to support your expansion or assist with your relocation needs

Contact our team of professionals

Team Moreton Bay is a collaboration across business, industry, community, and a hands-on Council that actively works to support your business investment in the region.

Phone: 1800 314 730

Email: invest@moretonbay.qld.gov.au

investmoretonbay.com.au



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A BRIGHTER FUTURE.