

**SUBURB PROFILE**  
CABOOLTURE QLD 4510  
MORAYFIELD QLD 4506

# Introducing...

# Caboolture and Morayfield

*Situated in the fast-growing Moreton Bay region, also known as the economic heart of the Northern Growth Corridor of South East Queensland, Caboolture and Morayfield are set for massive population and employment growth. Over the next 5 and 10 years, Caboolture's population is expected to grow annually at rates that are double Queensland's 5-year and 10-year growth rates. From 23,000 people in 2011, Caboolture's population is forecasted to double and exceed 40,500 people by 2036. Morayfield's population over the next 25 years is projected to grow 5.2% a year, which is more than double Queensland's 25-year growth rate of 1.9% a year. By 2036, forecasts suggest Morayfield's population would have tripled, from 5,000 to 18,000 people.*

Between 2011 and 2036, the Moreton Bay region is considered one of the fastest growing local government areas (LGAs) in Queensland, as well as the fifth largest growing LGA in Queensland. **Forecasts suggest an additional 232,200 will be living in the region by 2036, bringing the total population to a massive 622,000 people.** To support this future population, **approximately 41,000 new, residential dwellings will be provided to residents of the Moreton Bay region from 2009 to 2031.** Up to **30,000 new jobs** will also be offered to Moreton Bay residents, as a result of the projected 40% to 120% employment growth from 2006 to 2026. Caboolture and Morayfield residents specifically, will benefit from a 120% or more employment growth and access to 5,000 to 10,000 new jobs during the same period. A majority of these jobs will be triggered by a multitude of billion dollar proposed, approved and in progress projects. These include the \$2 billion North East Business Park/North Harbour project, the \$1.15 billion Moreton Bay Rail Link project and the \$1 billion North Lakes development. Additionally, a mere 40 minutes' drive north of Caboolture and Morayfield is the \$5 billion Kawana Precinct, a project forecasted to generate approximately 12,000 ongoing jobs.

Along with numerous completed infrastructure projects, Caboolture and Morayfield residents currently have access to a wide and highly-diverse range of amenities like sports centres. Award-winning schools like the Minimbah State School, top-performing universities such as the Caboolture Campus of the Queensland University of Technology and numerous childcare centres are within minutes of the Caboolture and Morayfield CBDs. In terms of health care facilities, there is a huge range of medical centres, as well as the Caboolture Public Hospital and Caboolture Private Hospital less than a 6 minutes' drive away from the two suburbs. For all their shopping needs, residents will find a plethora of shopping centres, like the Morayfield Shopping Centre and neighbourhood centres within walking distance of the CBDs. Train stations and bus stops are also easily accessible and via the train, the Brisbane CBD is approximately an hour away. If residents need to travel to the Brisbane CBD or the Sunshine Coast via car, Caboolture and Morayfield residents will find it a breeze, as the two suburbs sit directly beside the Bruce Highway. A 48 minutes' drive south using the highway is the Brisbane CBD, while a 42 minutes' drive north is the Sunshine Coast.

(Sources: BITRE 2013; Google Maps 2015; Moreton Bay Regional Council 2009; Moreton Bay Regional Council 2015; NearMap 2015; North East Business Park 2015; QGSO 2013; QGSO 2015; Queensland University of Technology 2015; Stockland Company Limited 2015; The State of Queensland (Department of Education and Training) 2015; Where Is 2015)



Situated in economic  
**HEART**

of Northern Growth  
Corridor of SEQ

---

**MORETON BAY REGION**

**A fast-growing area  
in QLD (2011 to 2036)**

---

**CABOOLTURE AREA**

**Population will double  
from 2011 to 2036**

---

**MORAYFIELD AREA**

**Population will triple  
from 2011 to 2036**

---



**622,000+**

people in Moreton Bay  
region by 2036

---



**\$20+**

**BILLION in projects in  
Moreton Bay region**

---

**EMPLOYMENT**

Caboolture, Morayfield and surrounding  
suburbs expect:

**120%+ growth**

(5,000-10,000 new jobs by 2031)

# Education

A variety of award winning schools, as well as childcare centres and internationally renowned tertiary institutions, call Caboolture and Morayfield home. Minimbah State School, St Columban's College and the Caboolture Special School are just a few of the schools within an 11 minutes' drive of Caboolture and Morayfield. Residents of the two suburbs will also find a plethora of childcare centres, more than 20 in fact, right on their doorstep. In terms of tertiary institutions, there are 6 facilities within a 10 minutes' drive of the Caboolture and Morayfield CBD. These include the Caboolture Campus of the Queensland University of Technology, the Caboolture Campus of the University of the Sunshine Coast and the Caboolture Campus of TAFE Queensland Brisbane. Please note all distances measured below are from the respective CBD.

## Schools

### Primary Schools

- St Peter's Catholic Primary School Caboolture (300m, 30sec from Caboolture, 3km, 4min from Morayfield)
  - Co-educational, contains approximately 700 students from Prep to Year 6 in 2015
  - Students in 2014 achieved substantially above the national average in the National Assessment Program Literacy and Numeracy (NAPLAN) tests
  - Facilities include the St Peter's Aquatic Centre (open to public), an outside school hours childcare centre (OSHC), a hall, a media room, a tuckshop, a uniform shop etc.
- Caboolture State School (400m, 1min from Caboolture, 3km, 5min from Morayfield)
  - Co-educational, offers a program for children with special needs and a program for high achieving students, contains 600+ students from Prep to Year 6 in 2015
  - Facilities include a newly-constructed library and outdoor learning area, a technology centre, a tuckshop, a uniform shop etc.
- Caboolture East State School (2km, 3min from Caboolture, 4km, 6min from Morayfield)
  - Co-educational, offers a Special Education Program for children with special needs, contains 650+ students from Prep to Year 6 in 2015
  - Facilities include large playing areas, a tuckshop etc.
- Morayfield State School (3km, 4min from Caboolture, 900m, 1min from Morayfield)
  - Co-educational, offers a Special Education Program for children with special needs, school contains 750 students from Prep to Year 6 in 2015
  - Facilities include a library, a computer lab, a tuckshop, a uniform shop etc.
- Tullawong State School (3km, 5min from Caboolture, 5km 8min from Morayfield)
  - Co-educational, contains approximately 1,200 students from Prep to Year 6 in 2015
  - Facilities include a special education unit, a tuckshop, a uniform shop, a bookstore etc.



St Peter's Catholic Primary School



- St Paul's Lutheran Primary School and Kindergarten (3km, 5min from Caboolture, 6km, 9min from Morayfield)
  - Independent, co-educational, offers Gifted Education programs for high-achieving students, contains approximately 400 students from Kindergarten to Year 6 in 2015
  - Development projects: Completed – New classroom blocks and classrooms, a new tuckshop and uniform shop, expansion of soccer pitches and a new library and early learning centre, Projects in progress – Expansion of playing fields, Planned projects – New multi-purpose building etc.
  - Facilities include a library, playing fields, a tuckshop, a uniform shop, an outside schools hours childcare centre (OSHC) etc.
- Caboolture Montessori School (4km, 4min from Caboolture, 6km, 8min from Morayfield)
  - Independent, co-educational, contains 150+ students from Prep to Year 6 in 2015
  - Facilities include play areas, air-conditioned classrooms etc.
- Minimbah State School (5km, 8min from Caboolture, 3km, 4min from Morayfield)
  - Co-educational, offers a Special Education Program for children with special needs, contains 800+ students from Prep to Year 6 in 2015
  - Minimbah won the Regional Award in the QLD Government's yearly Showcase Awards for Excellence in Schools in 2013 and 2014 – Showcase regarded as QLD Government's most prestigious educational awards, school was recognised for its high quality early education programs
  - Facilities include specialist science and music facilities, a tuckshop, a uniform shop, an out of school hours childcare centre (OSHC) etc.
- Morayfield East State School (6km, 8min from Caboolture, 4km, 5min from Morayfield)
  - Co-educational, contains approximately 1,000 students from Prep to Year 6 in 2015
  - Facilities include a library, a tuckshop, an outside school hours childcare centre (OSHC) etc.
- St Michael's College Caboolture (8km, 9min from Caboolture, 11km, 11min from Morayfield)
  - Independent, co-educational, offers a learning support program for children with special needs, contains approximately 400 students from Prep to Year 6 in 2015
  - Facilities include a library, a performing arts complex, sport ovals, a tuckshop, uniform shop, an early learning centre aka outside school hours childcare centre (OSHC) etc.

*Other easily accessible primary schools include:*

- Burpengary State School
- Burpengary Meadows State School
- Carmichael College
- Narangba Valley State School
- Deception Bay North State School
- Jinibara State School
- Moreton Downs State School
- Beachmere State School



*St Michael's College Caboolture*

## Secondary Schools

- Morayfield State High School (700m, 1min from Morayfield, 3km, 5min from Caboolture)
  - Co-educational, school is partnered with the Morayfield Trade Training Centre (offers training to job-ready people interested in working in the construction industry), also offers a robotics program, school contains 1,500+ students from Years 7 to 12 in 2015
  - Facilities include a library, a tuckshop, a uniform shop etc.
- Caboolture State High School (1km, 3min from Caboolture, 4km, 6min from Morayfield)
  - First high school in Caboolture area, contains approximately 1,200 students from Years 7 to 12 in 2015, students benefit from alternative study pathways eg. agriculture, LearnIT (an IT training program), the College of Civil Infrastructure and Construction etc.
  - School is locally known for its students' academic, cultural and sporting achievements, students also consistently achieve strong results in international, national and state competitions
  - Facilities include tuckshop, uniform shop, bookshop, library etc.
- St Columban's College Caboolture (2km, 3min from Caboolture, 4km, 6min from Morayfield)
  - Co-educational, offers a Career and Training program, contains approximately 1,200 students from Years 7 to 12 in 2015
  - St Columban's Vocational Education and Training (VET) Program won the Australian Training Award in 2014, which recognises a VET program's contribution to Australia's skilled work-force, school had the most improved NAPLAN results in the local area in 2012
  - Facilities include a chapel and community centre, sports ovals, tennis courts, a library, a trade training centre, a tuckshop, a gymnasium etc.
- Grace Lutheran College Caboolture (2km, 3min from Caboolture, 4km, 7min from Morayfield)
  - Co-educational, offers learning support to children with special needs, also offers a VET program, apprenticeships etc., school contains approximately 1,500 students from Years 7 to 12 in 2015
  - Year 12 student results in 2014: 71% of OP-eligible students received an OP 1 to 15, which is higher than the state average, 99% of students received a qualification eg. traineeship etc.
  - Around 55% of graduates each year attend university, compared to 35% in the Moreton Bay region
  - Facilities include a commercial kitchen, computer labs, visual and performing arts, as well as physical education facilities, a library, new facilities planned for 2014 and 2015 etc.
- Tullawong State High School (4km, 6min from Caboolture, 6km, 9min from Morayfield)
  - Co-educational, offers an excellence program for high-achieving students, a 'Phoenix Performance Coaching Program,' university sponsored workshops and competitions, access to apprenticeships and traineeships etc., school contains approximately 1,000 students from Years 7 to 12 in 2015
  - Facilities include a uniform shop, a library, etc.

### *Other easily accessible secondary schools include:*

- Burpengary State Secondary College
- Shaftesbury Campus and Arethusa College
- Narangba Valley State High School

## Prep to Year 12 Schools

- Australian Christian College (4km, 5min from Caboolture, 6km, 9min from Morayfield)
  - Situated on Cottrill Rd in Caboolture
  - Independent, co-educational, offers an on-campus and distance education system, contains approximately 1,500 students from Prep to Year 12 in 2015
  - Facilities include new classrooms, a multi-purpose building (contains a library etc.), a sports centre (contains an indoor basketball court etc.), a covered playground for primary students, a science lab, computer labs and a food technology lab for secondary students etc.

### *Other easily accessible Prep to Year 12 schools include:*

- St Eugene Catholic College Burpengary

## Special Schools

- Caboolture Special School (2km, 3min from Caboolture, 2km, 3min from Morayfield)
  - Co-educational, dedicated to children with special needs, school contains 260 students from Prep to Year 12 in 2015
  - Facilities include a hall complex, a canteen, a uniform shop etc.
- Horizons College of Learning and Enrichment (1km, 2min from Caboolture, 3km, 4min from Morayfield)
  - A non-state, special assistance school, with a curriculum based on a students' individual needs and interests, rather than mainstream education, opened in Sep-14 for students in Years 9 to 10, other years will be catered for in future
  - Facilities include a hospitality kitchen, an industrial design and technology workshop etc.

## Childcare Centres

### **There are 15 childcare centres within a 5 minutes' drive of the Morayfield CBD:**

- Sesame Lane Child Care Centre (600m, 1min)
- Morayfield Child Care Centre and Preschool (1km, 2min)
- Morayfield West Early Childhood Centre & Preschool (1km, 2min)
- Lady Gowrie Child Care Centre Caboolture (1km, 2min)
- Torrens Road Community Child Care Centre (1km, 2min)
- Bright Horizons Australia Child Care Centre Caboolture (2km, 4min)
- Montessori Child Care Centre Caboolture (2km, 5min)
- Morayfield Early Education Centre (3km, 3min)
- Bambini Early Childhood Development Centre Caboolture (3km, 4min)
- Goodstart Early Learning Centre Morayfield (3km, 4min)
- Casia House Child Care Centre (3km, 4min)
- C&K Caboolture Apex Kindergarten (3km, 5min)
- Caboolture Central Early Education Centre & Preschool (3km, 5min)
- Morayfield East State School OSHC (Outside School Hours Care) (4km, 5min)
- Brady Bunch Early Learning Centre (4km, 5min)

### **There are 18 childcare centres within a 5 minutes' drive of the Caboolture CBD:**

- Casia House Child Care Centre (400m, 1min)
- Caboolture Central Early Education Centre and Preschool (400m, 1min)
- C&K Caboolture Apex Kindergarten (1km, 2min)
- Hayes Street Community Child Care Centre (1km, 2min)
- Guppy's Early Learning Centre (2km, 2min)
- Torrens Road Community Child Care Centre (2km, 2min)
- McKean Kidz Early Learning Centre (2km, 3min)
- C&K Bradman Street Community Long Day Care Centre (2km, 3min)
- Montessori Child Care Centre Caboolture (2km, 3min)
- Lead Child Care Centre Caboolture (2km, 3min)
- Christian Children's Child Care Centre (2km, 3min)
- C&K Caboolture Community Kindergarten (2km, 3min)
- Lady Gowrie Early Years Child Care Centre (2km, 3min)
- Premier Early Learning Centre Caboolture (3km, 4min)
- Morayfield Child Care Centre and Preschool (3km, 4min)
- Sesame Lane Child Care Centre (3km, 4min)
- Goodstart Early Learning Centre Caboolture on Smiths Road (3km, 5min)
- Morayfield West Early Childhood Centre and Preschool (4km, 5min)

## Tertiary Institutions

### Universities

- University of the Sunshine Coast (USC) – Caboolture Campus (200m, 30sec from Caboolture, 3km, 4min from Morayfield)
  - Courses offered: Chemistry, Biology, Digital futures, Australian Society and Identity, Academic Skills for Success etc.
  - Hub facilities include a library, learning and business centre, computer rooms, creative studios etc.
  - USC is the only public university in QLD to be awarded a 5 stars rating each year for its teaching quality since 2007 by the Good Universities Guide
- Queensland University of Technology (QUT) – Caboolture Campus (2km, 4min from Caboolture, 5km, 7min from Morayfield)
  - Courses offered in a range of study areas eg. business, creative industries, education, health etc.
  - Facilities include a library, a student centre, a student lounge, a sports court, a bookshop etc.
  - Recognised for its successes in teaching and research, QUT was ranked Australia's top university under 50 years old in 2013
  - QUT was awarded the top rating of 5 stars in the QS Stars university ratings in 2013 (QS Stars measures employability of university graduates, the number and quality of facilities etc.)
  - In 2012, 85% of QUT's research was ranked between 3 and 5 by the ERA (Excellence in Research Australia) institution, indicating the research was world standard or above

### TAFEs

- TAFE QLD Brisbane – Caboolture Campus (2km, 4min from Caboolture, 5km, 7min from Morayfield)
  - Courses are offered in a range of study areas, such as business and management, creative arts, education and training, skills and work preparation, health, hospitality and beauty etc.
  - Facilities include a library, a cafeteria, a bookshop, a student common room, a gym, custom-built nursing training facilities, a hairdressing salon, a childcare centre etc.
  - TAFE QLD is an award winning tertiary institution, with a number of multi-cultural awards

### Other

- Careers Australia – Caboolture Campus (130m, 20secs from Caboolture, 3km, 4min from Morayfield)
  - Located on Hasking Street in Caboolture
  - Courses offered: Diploma of Business, Diploma of Management, Certificate in Logistics, Certificate in Aged Care etc.
  - Facilities include: 6 classrooms, break areas, kitchens, a practical skills lab etc.
  - Careers Australia is Australia's leading provider of Vocational Education and Training
- Evocca College – Caboolture Community Services Faculty (400m, 40secs from Caboolture, 3km, 4min from Caboolture)
  - Courses offered: Diploma of Counselling, Diploma of Community Services, Diploma of Youth Work
  - Evocca College was voted Australia's number one Vocational Education Provider in 2013
- Evocca College – Morayfield Business Faculty (2km, 2min from Caboolture, 2km, 3min from Morayfield)
  - Courses provided: Diploma of Business, Advanced Diploma of Business, Diploma of Business Administration and Diploma of Management
  - Evocca College was voted Australia's number one Vocational Education Provider in 2013

*(Sources: Australian Christian College 2015; Australian Curriculum, Assessment and Reporting Authority 2014; Australian Schools Directory 2015; Brisbane Catholic Education 2015; Caboolture Montessori School 2015; Careers Australia Group Limited 2015; Evocca College 2015; Google Maps 2015; Grace Lutheran College 2015; Horizons College 2014; NearMap 2015; Queensland University of Technology 2015; St Michael's College 2015; St Paul's Lutheran Primary School 2015; TAFE Queensland 2014; The State of Queensland (Department of Education and Training) 2015; University of the Sunshine Coast 2015; Where Is 2015)*





18 

Schools within 10min  
of Caboolture CBD

---

**3MIN**

From award-winning  
St Columban's College  
(Measured from Caboolture)

---

**3MIN**

From Horizons College of  
Learning & Enrichment  
(Measured from Caboolture)

---

**4MIN**

From top-performing QUT  
Caboolture Campus  
(Measured from Caboolture)

---

**4MIN**

From TAFE's  
Caboolture Campus  
(Measured from Caboolture)

---

**8MIN**

From award-winning  
Minimbah State School  
(Measured from Caboolture)

---

18 

Childcare centres within  
5min of Caboolture CBD

# Shopping

Less than 20 minutes from Caboolture and Morayfield are 7 shopping centres. These include the Morayfield Shopping Centre, the Caboolture Square Shopping Centre and the Westfield North Lakes shopping centre, which is currently undergoing a multi-million dollar expansion. Additionally, a range of smaller shopping centres and neighbourhood centres are in walking distance of the Caboolture and Morayfield CBDs.

## Shopping Centres

- Caboolture Square Shopping Centre (400m, 40secs from Caboolture, 3km, 4min from Morayfield)
  - 2 major retailers: Coles and Kmart, also contains 24 specialty stores and 4 ATMs eg. Australian Nails salon, a Jadin Chemist, a Gloria Jeans, an EB Games, an Australia Post, a Commonwealth Bank etc.
  - Facilities include disabled toilets, public toilets, a parents' room, 900 undercover car parks etc.
  - Caboolture Railway Station is located 500m from Caboolture Square, bus stop is on the footpath near Help Enterprises, a Taxi Zone is located on Level 3 of the car park
- Morayfield Shopping Centre (2km, 3min from Caboolture, 700m, 1min from Morayfield)
  - 9 major retailers: Big W, Woolworths, Coles, Birch Carroll & Coyle, Target etc., 9 mini major retailers: Amart Sports, JB HIFI, Priceline, Best and Less etc.
  - Also contains 150 specialty stores eg. Dick Smith Electronics, City Beach, Famous Footwear, Liquor Land, a QBD Bookshop, a Loot Homewares, The Body Shop, Michael Hill Jewellers etc.
  - Facilities include a parents' room, disabled and public toilets etc.
  - 3,056 car parks, consists of 2,795 undercover and 261 outdoor
- Caboolture Central Lakes Shopping Village (2km, 3min from Caboolture, 5km, 7min from Morayfield)
  - Anchored by a Woolworths, also contains 19 specialty stores eg. a United Medical Centre, a Priceline Pharmacy, a BWS, The Coffee Club, an Anytime Fitness Centre etc.
  - Free parking, 200+ outdoor car parks, bus stop located on McKean St, near the Caboolture Public Hospital and Caboolture Private Hospital
- Morayfield Supercentre (5km, 7min from Caboolture, 1km, 2min from Morayfield)
  - Contains a Woolworths, Fantastic Furniture, Trade Secret, Bedshed, Spotlight, Beacon Lighting etc.
  - Opposite to a Bunnings, a Masters, the Good Guys, a Super Amart, a BCF and a Pillow Talk
- Burpengary Plaza Shopping Centre (9km, 11min from Caboolture, 7km, 8min from Morayfield)
  - Anchored by Woolworths, also contains 27 specialty stores and 4 ATMs eg. a Terry White Chemist, a Gloria Jeans, a Miller's Fashion Club etc.
  - Facilities include a parents' room, disabled toilets and access areas, an Internet kiosk etc.
  - 470 car parks, most are undercover, disabled and prams parking also available, bus stop located outside the Terry White Chemist, taxi zone near the Commonwealth Bank
- Market Square Deception Bay Shopping Centre (18km, 17min from Caboolture, 15km, 16min from Morayfield)
  - 4 major retailers: Woolworths, Dan Murphy's, Dimmeys and a Plus Petrol station, also contains 25 specialty stores eg. EB Games, Moreton Medical Centre, Pacific Smiles Dental, Classy Nails salon, Deception Bay Tavern, For You Fashion etc.
  - 700+ outdoor car parking spaces, centre is serviced by buses 660, 665 and 668
- Westfield North Lakes Shopping Centre (22km, 18min from Caboolture, 20km, 17min from Morayfield)
  - Contains 215 major and specialty retailers and 15 ATMs eg. Myer, Target, Coles, Big W, Woolworths, Aldi, Priceline Pharmacy, Dick Smith Electronics, Dan Murphy's, Best and Less, Novo etc.
  - Facilities include a concierge desk, which offers retailer information, assistance with lost and found, mobility and kiddy car hire, public transport information etc.
  - 3,750 car spaces, consists of 800+ shaded, 700 on rooftop, parks for mothers with prams, disabled persons and seniors, 90min express parking for fresh food near the Coffee Club

- 3 major projects planned for Westfield North Lakes:
  - \$80 million Stage 1 - Includes 1) A Cinema and Restaurant Precinct, consisting of new restaurants to open Nov-15 eg. Kinn Thai, The Groove Train, Grill'd, San Churro Chocolateria etc., and an 8 screen Event Cinema (2 Gold Class, 2 V-Max and 4 regular screens) opening in 2016 and 2) A Fresh Food Marketplace, consisting of an expansion of the existing Coles (it will become one of the largest Coles in North Brisbane), the relocation of the Aldi to the marketplace and 12 new specialty stores, to open in Nov-15
  - \$60 million Stage 2 - Includes the construction of an IKEA, 100 construction jobs and 250 retail jobs to be offered, estimated completion date is last quarter of 2016
  - \$110 million Stage 3 - Includes a new mall, which will connect the Westfield and the IKEA, 60+ new retailers eg. Kmart in the mall, 300 construction jobs and 500 retail jobs to be offered, estimated completion date is last quarter of 2016

## Neighbourhood Centres

*Small shopping centres and neighbourhood centres within a 20 minutes' drive of Caboolture and Morayfield are not limited to:*

- 207 State Route 60 Neighbourhood Centre in Morayfield
- 170-174 Morayfield Road Neighbourhood Centre in Morayfield
- 156 Morayfield Road Neighbourhood Centre in Morayfield
- Morayfield Village Neighbourhood Centre in Morayfield
- Heritage Plaza Neighbourhood Centre in Morayfield
- Morayfield Central Neighbourhood Centre in Morayfield
- Morayfield Mega Centre in Morayfield
- 72 Morayfield Road Neighbourhood Centre in Caboolture
- Woolworths Market Plaza in Caboolture
- 25 Morayfield Road Neighbourhood Centre
- 75 Morayfield Plaza in Caboolture

*(Sources: Australian Retail Income Opportunity 2015; Burpengary Plaza 2015; Central Lakes Shopping Village 2015; Charter Hall Limited 2015; Google Maps 2015; Market Square Deception Bay 2014; Morayfield Shopping Centre 2015; NearMap 2015; REA Group Ltd 2015; Retail First Group 2013; Scentre Group 2015; Where Is 2015)*



## 7 SHOPPING CENTRES

WITHIN 20 MINUTES  
of Caboolture

## 40SEC

From Caboolture Square  
Shopping Centre  
(Measured from Caboolture)

## 3MIN

From Morayfield  
Shopping Centre  
(Measured from Caboolture)

## 18MIN

From expanding  
Westfield North Lakes  
Shopping Centre  
(Measured from Caboolture)



24+ NEIGHBOURHOOD CENTRES  
WITHIN 20 MINUTES  
of Caboolture & Morayfield



# Health

Mere minutes from the Caboolture and Morayfield CBDs are two hospitals situated beside one another, the Caboolture Public Hospital and the award-winning Caboolture Private Hospital. A range of medical centres, 10 being just a few, can be found within a 10 minutes' drive of Caboolture and Morayfield.

## Hospitals

- Caboolture Public Hospital (2km, 3min from Caboolture, 4km, 6min from Morayfield)
  - Services: Obstetrics and gynaecology (women and children health care), general medicine, general and day surgery, critical care, mental health, emergency medicine etc.
  - Also provides a range of other health services eg. Physiotherapy, speech pathology, psychology, dietetics etc.
  - Facilities include 206 beds, an emergency department, a mental health unit, a paediatric unit, an educational and skills development centre, a children's outpatient clinic etc.
  - Emergency Department performance in terms of patient wait time in April 2015 and the Elective Surgery performance in terms of patient wait time in December 2014 was better than or within the range of the latest national performance
- Caboolture Private Hospital (2km, 3min from Caboolture, 4km, 6min from Morayfield)
  - Located on McKean St, it's connected to the Caboolture Public Hospital, but offers its own services
  - Services: Breast Surgery, Ear, Nose and Throat Surgery, Minor Plastic Surgery, Vascular Surgery, General Medicine, General Surgery etc.
  - Facilities: 44 beds, 2 operating theatres, a large day oncology unit etc.
  - An \$8 million third operating theatre and day surgery was added in August 2014
  - Recognised for its patients' high quality of care, the hospital was awarded an accreditation by the Australian Council on Healthcare Standards (ACHS) from 2007 to 2010

## Medical Centres

- East Street Family Doctor Practice (200m, 20secs from Caboolture, 3km, 4min from Morayfield)
  - Services: General medicine, mental health care, chronic disease management, vaccinations, minor surgery, skin checks etc.
  - Staff includes 5 doctors, 1 psychologist, 1 dietitian and 4 nurses
  - Centre is open Monday to Friday, doctors provide after hour care and home visits, centre is a mixed billing practice
- Bertha Street Medical and Dental Centre (600m, 1min from Caboolture, 3km, 5min from Morayfield)
  - Situated on the corner of Bertha St and George St in Caboolture
  - Services: Men, women and children's health care, dermatology, travel medicine, pregnancy care, diet and nutrition etc.
  - Male and female General Practitioners available, centre is open 7 days, bulk billing is offered
- The Lakes Family Medical Centre (1km, 1min from Caboolture, 2km, 4min from Morayfield)
  - Situated in 25 Morayfield Road Neighbourhood Centre in Caboolture
  - Services: General medicine etc., staff includes 2 doctors
- Murri Medical Centre (1km, 2min from Caboolture, 3km, 4min from Morayfield)
  - Situated in The Lakes Centre on King St in Caboolture
  - Services: Men and women's health care, pregnancy care, minor surgery, chronic disease management, immunisations and vaccinations etc.
  - Staff consists of 12 professionals, centre is open Monday to Friday, bulk billing available
- Morayfield Road Medical and Dental Centre (2km, 2min from Caboolture, 1km, 2min from Morayfield)
  - Services: Children's health, men's health, obstetrics and gynaecology (women and children health care) etc.

- Male and female General Practitioners available, centre is open 7 days, bulk billing is offered
- Morayfield Doctors Medical Centre (2km, 3min from Caboolture, 500m, 1min from Morayfield)
  - Situated in the Morayfield Village Neighbourhood Centre in Morayfield
  - Services: Insurance and industrial medicals, minor operations, chronic disease management, childhood immunisations etc.
  - Staff includes 7 doctors, centre is open 7 days, doctors provide after hour care and home visits, bulk billing is available
- Michael Avenue Medical Centre (2km, 3min from Caboolture, 800m, 2min from Morayfield)
  - Situated in the Morayfield Central Neighbourhood Centre in Morayfield
  - Services: General medicine, children's health etc.
  - Staffed by Dr. Tibor Konkoly, bulk billing is available
- United Medical Centre (2km, 3min from Caboolture, 5km, 7min from Morayfield)
  - Situated in the Central Lakes Shopping Centre in Caboolture
  - Services: General medicine, disease management and prevention etc.
  - Staff includes 4 doctors, centre is open Monday to Friday, centre is a mixed billing practice
- Morayfield 7 Day Medical Centre (5km, 7min from Caboolture, 300m, 40secs from Morayfield)
  - Situated in the 207 State Route 60 Neighbourhood Centre in Morayfield
  - Services: General practice and family medicine services, doctors also specialise in skin cancer checks, cosmetic injections, work cover etc.
  - Staff consists of 6 doctors, centre is open 7 days, doctors provide after hour care, bulk billing is available
- The Hub Medical Centre (9km, 9min from Caboolture, 6km, 7min from Morayfield)
  - Situated in The Hub Convenience Centre in Burpengary
  - Services: Health checks and assessments, pre-employment medicals, management plans, pathology services etc., also offers access to dietitians, physiotherapists, psychologists, a childcare clinic etc.
  - Staff includes 8 doctors and 4 practice nurses, centre is open Monday to Saturday, home care is available

*(Sources: Health Engine 2015; IPN 2015; Morayfield Doctors 2015; Murri Health Group Ltd 2013; Ramsay Health Care 2015; The Hub Medical Centre 2015; The State of Queensland (Queensland Health) 2015; United Medical Centres 2015; Your Health 2015; 1800 Bulk Bill 2015)*



# 20SEC

From East Street Family Doctor Practice  
(Measured from Caboolture)

# 1MIN

From Bertha Street Medical & Dental Centre  
(Measured from Caboolture)

# 3MIN

Caboolture Public Hospital  
(Measured from Caboolture)



# 3MIN

From award-winning Caboolture Private Hospital  
(Measured from Caboolture)



# Transport

Caboolture and Morayfield residents are in walking distance of train stations and bus stops. Caboolture and Morayfield railway stations are situated on the Caboolture line, which starts in Caboolture and ends in Toowong. Numerous stops in between include the Brisbane CBD. Buses in the Caboolture and Morayfield CBDs service surrounding areas, such as Beachmere and Bribie Island. See Translink for more details.

## Trains

- Caboolture Railway Station, located on Matthew Terrace (200m, 2min from Caboolture)
  - Caboolture Railway Station to Brisbane Central Station, travel time is approx. 1hr:
    - Between 7am and 8am on weekdays: 8 services every 6 to 10 minutes, starting from 7:00am
  - Brisbane Central Station to Caboolture Railway Station, travel time is approx. 1hr:
    - Between 5pm and 6pm on weekdays: 7 services every 3 to 12 minutes, starting from 5:04pm
  - On weekends, there are trains on the Caboolture line departing every 30 minutes inbound and outbound, travel time is approx. 1hr
- Morayfield Railway Station, situated on Visentin Road (1km, 1min from Morayfield)
  - Morayfield Railway Station to Brisbane Central Station, travel time is approx. 1hr:
    - Between 7am and 8am on weekdays: 6 services every 6 to 10 minutes, starting from 7:03am
  - Brisbane Central Station to Morayfield Railway Station, travel time is approx. 1hr:
    - Between 5pm and 6pm on weekdays: 7 services every 3 to 12 minutes, starting from 5:04pm
  - On weekends, there are trains on the Caboolture line departing every 30 minutes inbound and outbound, travel time is approx. 1hr

## Buses

### Caboolture Buses

- Bus stop located on King St and Beerburum Rd in front of the Caboolture Square Shopping Centre (400m, 40secs from Caboolture)
  - Serviced by 651, 652, 653, 654, 655, 895 and 9999 buses
  - Bus 651 'Caboolture North West to Caboolture Station' services Morayfield Shopping Centre, there's a bus every 30 minutes on weekdays and every hour on weekends
  - Bus 652 'Caboolture Station to Beachmere' services Caboolture Station, Caboolture and Beachmere, there's a bus every hour on weekdays and every 2 hours on weekends
- Bus stop situated near the corner of Lower King St and Charles St (700m, 2min from Caboolture)
  - Serviced by 640, 643 and 652 buses
  - Bus 640 'Bribie Island to Caboolture' services Woorim, Bongaree, Bribie Island, Sandstone Point, Ningi and Caboolture Station, there's a bus every hour on weekdays and weekends
  - Bus 643 'Caboolture to Bribie Island' services Sandstone Point and Caboolture Station, it only runs on weekdays, there's a bus at 7:31am, 5:35pm and 6:35pm, there's also a route in the opposite direction, with a bus at 6:30am, 4:31pm and 5:31pm from the Bribie Island park'n'ride

### Morayfield Buses

- Bus stop in front of the Morayfield Shopping Centre on Morayfield Rd (250m, 40secs from Morayfield)
  - Serviced by 651, 653, 654, 656, 660, 667, 895 and 9999 buses
  - Bus 654 'Morayfield Station to Caboolture Station' services Morayfield Shopping Centre, Morayfield station, South Caboolture and Bellmere, hourly bus on weekdays and weekends
  - Bus 656 'Morayfield Station to Upper Caboolture' services Morayfield Shopping Centre, there's a bus every hour on weekdays and weekends

*(Sources: Google Maps 2015; NearMap 2015; State of Queensland 2015; Translink 2015; Where Is 2015)*

# Moreton Bay Regional Council

- Home to approx. 417,000 people in 2014 or 8.83% of QLD's population
- According to 2011 Census statistics: Moreton Bay Regional Council is the 3<sup>rd</sup> most populated LGA (local government area) in QLD after Brisbane and Gold Coast and the 3<sup>rd</sup> most populated LGA in Australia
- Over the next 5, 10 and 25 years, the region's population is expected to grow annually by 2.4%, 2.9% and 1.9%, respectively, Moreton Bay LGA is growing faster than the Brisbane LGA and also, QLD as a whole, which has annual growth rates of 1.8%, 2.1% and 1.9%, respectively
- By 2036, total population will smash the half a million mark (622,000+)
- From 2011 to 2036, the Moreton Bay LGA will be one of the fastest growing regions in QLD and will be the 5<sup>th</sup> largest growing LGA in QLD, an estimated 232,200 additional people living in the region by 2036
- Strong demand for housing has already triggered \$974 million dollars' worth of residential building approvals in the year ending March 2015, out of QLD's \$11,800 million in residential building approvals during the same period, a massive 8.25% were approvals in the Moreton Bay LGA
- For the year ending Sept-14, the Moreton Bay LGA had the largest number of lot sales in QLD, the 2<sup>nd</sup> largest number of standard lot registrations in QLD, the 2<sup>nd</sup> largest number of detached dwelling approvals in QLD and the 3<sup>rd</sup> largest number of lot approvals in QLD
- Detached residential dwellings forecasted to exceed 160,000 by 2031
- Moreton Bay Labour Force in 2011: 185,951 were in the force, 110,630 were full-time employed, and 52,951 were part-time employed
- Total Moreton Bay North Labour Force in Apr-15: 119,900 (76,000 were full-time workers, 34,100 were part-time), Total Moreton Bay South Labour Force in Apr-15: 105,100 (71,000 were full-time workers, 29,200 were part-time), Total Moreton Bay Labour Force in Apr-15: 225,000 (147,000 were full-time workers, 63,300 were part-time)
- Between 2006 and 2026: A significant portion of the Moreton Bay region is expected to benefit from a 40% to 120% employment growth and up to 30,000 new jobs
- From now to 2031/32: Moreton Bay region expected to have an employment growth of 2.4% per annum
- Majority of new jobs to originate from the planning, construction or post-planning stages of a variety of multi-million dollar or billion dollar projects eg. North East Business Park, the North Lakes Development and the Moreton Bay Rail Link

*(Sources: ABS 2011; BITRE 2013; Deloitte 2013; Moreton Bay Regional Council 2009; Moreton Bay Regional Council 2015; QGSO 2013; QGSO 2014; QGSO 2015)*



## 2MIN

FROM CABOOLTURE  
RAILWAY STATION  
(Measured from Caboolture)



Bus stops within walking distance  
of Caboolture and Morayfield

### MORETON BAY REGION

## 3<sup>RD</sup> MOST POPULATED

government area in Australia

### MORETON BAY AREA

## 2<sup>ND</sup> LARGEST

no' of detached dwelling  
approvals in QLD (Sept-14)

## 417,000

lived in Moreton Bay area in 2014



## 622,000+

people by 2036



## 160,000+

total detached residential  
dwellings by 2031

# \$20+B

IN MAJOR PROJECTS RECENTLY COMPLETED, UNDERWAY, APPROVED AND PROPOSED IN MORETON BAY REGION

## Recently Completed

 **\$45M**

THE CORSO NORTH LAKES

 **\$25M**

CABOOLTURE HUB

 **\$17M**

QUEENSLAND STATE EQUESTRIAN CENTRE

 **\$15M**

PLANTATION ROAD PROJECT

 **\$13M**

NORTH LAKES BRIDGE PROJECT

 **\$13M**

MORETON BAY CENTRAL SPORTS COMPLEX

## Projects in Progress

 **\$5B**

OCEANSIDE KAWANA PROJECT  
(Completed by 2021)

 **\$2+B**

NORTH EAST BUSINESS PARK  
(Completed by 2029)

 **\$1B**

NORTH LAKES ESTATE DEVELOPMENT  
(Completed by 2016)

 **\$650M**

STAGE 2 (FINAL STAGE) OF \$1.15 BILLION  
MORETON BAY RAIL LINK  
(Completed by 2016)

 **\$250M**

WESTFIELD NORTH LAKES SHOPPING CENTRE  
EXPANSION (Completed by 2016)

 **\$246M**

ROLLOUT OF THE NATIONAL BROADBAND  
NETWORK IN CABOOLTURE AND MORAYFIELD



## Projects Awaiting Commencement



**\$8.5B**

BRUCE HIGHWAY UPGRADE  
(Currently in planning stages)



**\$550M**

QUEENSLAND SCHOOLS PROJECT  
(Stage 1 of school construction in Caboolture West and East completion date set for January 2017)



**\$105M**

*BOUNDARY ROAD/BRUCE HIGHWAY INTERCHANGE UPGRADE  
(Expected to start in 2016)*

## Proposed Projects



**\$590M**

BEERBURRUM TO LANDSBOROUGH RAIL UPGRADE  
(Start date yet to be announced, completion date is scheduled for 2021)



**\$TBA**

CABOOLTURE WEST MASTERPLANNED AREA  
(Start and completion date yet to be announced)



**\$TBA**

BURPENGARY REGIONAL SPORTS PARK  
(Start and completion date yet to be announced)



**\$TBA**

MORETON BAY UNIVERSITY  
(Start and completion date yet to be announced)

*STRATHPINE GATEWAY PROJECT  
(Start and completion date yet to be announced)*



**\$TBA**

(Images by Freepik licensed under CC by 3.0)

# INFRASTRUCTURE PROJECTS IN MORETON BAY REGION

## Recently completed projects\*

- \$45 million Corso North Lakes (22km, 20min from Caboolture, 19km, 18min from Morayfield):
  - Situated in North Lakes, opened in Sept 2014, Corso is a commercial and community complex, it's also one of Australia's first 5 Star Green Star rated public buildings
  - Corso's key features: 550 roof-top solar panels, a library, a community centre, 3 levels of commercial office space, a plaza with gardens and playgrounds, a youth centre, 300 undercover parking spaces, a 60-space bicycle facility etc.
- \$25 million Caboolture Hub (200m, 30secs from Caboolture, 3km, 4min from Morayfield):
  - Situated on Hasking St (Caboolture), opened in Dec 2011, the Hub received the Building of the Year Award at the 2012 Sunshine Coast Regional Architecture Awards and the F.D.G. Stanley Award for Public Architecture in 2012 (most prestigious award for Public Architecture in QLD)
  - Hub facilities include the Caboolture Library, the Caboolture Regional Art Gallery, a learning and business centre containing 16 meeting/conference/training rooms for hire, Benny's Café, the Hub shop and creative studios
- \$17 million Queensland State Equestrian Centre (QSEC) (3km, 3min from Caboolture, 5km, 7min from Morayfield) - Situated in Caboolture, opened in Sept 2011, first international standard indoor equestrian facility in QLD, facilities include a sand arena, 4 dressage arenas, seating for 3,200 equestrian spectators or 5,000 for concerts, 56 camp sites including power and water access etc.
- \$15 million Plantation Road Project (19km, 17min from Caboolture, 16km, 15min from Morayfield) - Includes an Alma Rd and Old Gympie Rd in Dakabin upgrade, Plantation Road is 2-lane road with pedestrian and bicycle paths on either side, completed Mar 2013
- \$13 million North Lakes Bridge Project (20km, 17min from Caboolture, 17km, 16min from Morayfield) - Connects upgraded Plantation Rd in Dakabin to Kerr Rd in North Lakes, significantly shortens travel distance between Dakabin and North Lakes, opened in Dec 2014
- \$13 million Moreton Bay Central Sports Complex (8km, 10min from Caboolture, 6km, 7min from Morayfield) - Situated in Burpengary, opened in 2013, regarded as one of the best community football facilities in Australia, home to the Caboolture Lions Australian Football Sports Club and AFL QLD's Northern Brisbane Academy Programs, facilities include a club house, 2 standard ovals, administration offices, kitchens, first aid and storage areas etc.
- \$3 million Caboolture Town Square Redevelopment (100m, 20secs from Caboolture, 3km, 4min from Morayfield) - Situated in the Caboolture CBD, completed in 2012, square now includes a playground, large open and covered spaces with spectator seating, more public amenities, gardens, a multi-level car park nearby etc., is also next door to the Caboolture Hub etc.
- \$3 million Shirley Tinney Netball Complex Upgrade (1km, 2min from Caboolture, 2km, 4min from Morayfield) - Located in the velodrome in Centenary Lakes Park (Caboolture), opened in Mar 2014, complex now includes 14 Rebound Ace hardcourts, 6 grass courts, additional seating and shaded areas etc.

\*Notable projects completed within the last 4 years

## Projects in progress

- \$5 billion Oceanside Kawana (21km, 38min from Caboolture, 54km, 40min from Morayfield):
  - Project started development in 2012 and predicted completion date is 2021
  - Spans 100 hectares, includes hospitals, a health precinct, childcare centre, carpark, residential apartments etc.
  - Estimated to generate more than 3,000 jobs per year during development phase and expected to create approximately 12,000 ongoing jobs
  - Economic benefit forecast is expected to reach \$5.3 billion over the next 15 years
  - Some developments in progress:

- Health Hub precinct: Will become a vital health and medical research precinct in Australia, also includes residential development sites and offer opportunities for commercial development
- Sunshine Coast Public University Hospital: will contain 450 beds (will grow to a 738 bed facility), a Skills, Academic and Research Centre, 3,500 staff will be required by 2016, 6,000 staff will be required by 2021, due to be complete in 2016
- Childcare Centre: Will include central parents hub with coffee facilities, children's meals prepared and cooked onsite by a resident chef, interactive whiteboards, a Zen Garden and a feature playscape
- \$21 million Pulse Oceanside Medical complex: Due to be completed in Dec 2015
- \$15 million Best Western Plus Oceanside Kawana Motel: Due to be completed in Nov 2015
- 581-bay multi-deck car park: 8 levels with ground floor retail complex
- \$2+ billion North East Business Park (NEBP)/North Harbour (6km, 6min from Caboolture, 4km, 4min from Morayfield):
  - Mixed industry and business park situated on a 769-hectare landholding in Morayfield near Nolan Drive, the industrial and business area spans 169 hectares, which makes it the largest industrial site on the north side of Brisbane
  - Planned features: 169-hectare Mixed Industry and Business Area (MIBA) (lot sizes range from 2,000sqm to 10+ hectares, suitable for logistics, storage, manufacturing etc.), 900 berth Marina, 500 dry boat stacker, other marine industry infrastructure, a Marina Village including restaurants and apartments, 420 hectares of open space including parks, a golf course etc., community facilities, 1,600 residential lots etc., other possible features include a retirement village and primary school
  - Predicted full-time jobs offered over the development phase: 1,547, predicted full-time jobs offered over the operational phase, 27,150
  - Planning and civil works of Stage 1 currently underway, estimated completion date is 2029
- \$1 billion North Lakes Development (25km, 24min from Caboolture, 22km, 22min from Morayfield):
  - Named Best Masterplanned Development in QLD in 2013 by the Urban Development Institute of Australia (UDIA), also awarded best Masterplanned Development in Australia in 2011 by the UDIA
  - Spans 1,000+ hectares, includes schools and childcare centres, a Town Centre containing a Westfield North Lakes, a Masters, Australia's largest Bunnings warehouse, a Costco etc., a Business Park, sport and recreational facilities eg. a golf course, an aquatic centre etc., a health precinct, the Corso building etc.
  - Estimated to become home to 24,000+ people upon completion and provide 13,000 jobs, predicted completion date of estate is 2016
  - \$1.3 billion dollars' worth of residential, retail and commercial investment planned for the estate over the next decade
  - Some developments in progress:
    - 1) \$75 million retail complex in Town Centre, Stage 1 with 9 retail tenancies eg. The Good Guys, Godfreys, Pillow Talk etc. set to create 190 jobs and is scheduled for completion by July 2015, Stage 2 including Spotlight, Anaconda etc. and Stage 3 expected to be delivered by 2016, entire complex will add 28,000+sqm of retail to town centre
    - 2) \$230 million Westfield North Lakes expansion
    - 3) North Lakes Business Park, spans 55+hectares, designed to house light/industrial, retail, high tech etc. industries, lots available from 1,982sqm to 2 hectares, expected to provide 5,000 jobs, scheduled completion date is 2016
    - 4) North Lakes Specialist Medical Centre, services include specialist and ancillary services eg. x-ray, brain, heart, gynaecology, obstetrics etc., with a focus on Preventive Cardiology and Metabolic Disease, centre's purpose is to provide health services not available to residents in the areas between Brisbane and Nambour, estimated completion date is April 2016
- \$650 million Stage 2 (final stage) of \$1.15 billion Moreton Bay Rail Link:
  - Project features: 14km dual track between Lawnton and Kippa-Ring, 6 new train stations

- at Kallangur, Murrumba Downs, Mango Hill, Mango Hill East, Rothwell and Kippa-Ring, 22 bridges to separate road and rail, 2,850 car parks, new cyclist and pedestrian paths etc.
- Stage 1 complete: Consisted of a road-over-rail bridge at Kinsellas Road East in Mango Hill, bridge connects local roads around construction of new rail line
- Stage 2 progress update as at April 2015: Most of the 6 stations and some of the bridges are nearly complete, entire track expected to be laid by May-15, some road upgrades complete, \$169 million Lawnton to Petrie rail upgrade is advancing (upgrade includes additional tracks on Caboolture line, which will support the freight network and is necessary for the operation efficiency of the Rail Link etc.)
- 8,000+ jobs expected to be created during and post-development
- Currently on track for 2016 completion date, train line operational by 2016
- \$250 million Westfield North Lakes Shopping Centre Expansion (22km, 18min from Caboolture, 20km, 17min from Morayfield):
  - Situated in North Lakes, currently contains 215 retailers, expected to increase to 300+ post expansion, scheduled completion date of entire expansion is end of 2016
  - 3 stages in expansion:
    - \$80 million Stage 1 – Includes 1) A Cinema and Restaurant Precinct, consisting of new restaurants to open Nov-15 eg. Kinn Thai, The Groove Train, Grill'd, San Churro Chocolateria etc., and an 8 screen Event Cinema (2 Gold Class, 2 V-Max and 4 regular screens) opening in 2016 and 2) A Fresh Food Marketplace, consisting of an expansion of the existing Coles (it will become one of the largest Coles in North Brisbane), the relocation of the Aldi to the marketplace and 12 new specialty stores, scheduled to open in Nov 2015
    - \$60 million Stage 2 – Includes the construction of an IKEA, 100 construction jobs and 250 retail jobs to be offered, estimated completion date is last quarter of 2016
    - \$110 million Stage 3 – Includes a new mall, which will connect the Westfield and the IKEA, 60+ new retailers eg. Kmart in the mall, 300 construction jobs and 500 retail jobs to be offered, estimated completion date is last quarter of 2016
- Approx. 1400+ jobs created during construction phase of expansion, 1200+ jobs created during operational phase
- \$246 million Rollout of the National Broadband Network (NBN) in Caboolture and Morayfield:
  - NBN is a national project to upgrade the fixed line and internet network infrastructure and it aims to provide fast phone and internet services
  - A few areas in Caboolture and Morayfield have coverage, the rest of the suburbs are in the building commencement stage, it's predicted that by 2016, fibre-to-the-node (FTTN) technology over the NBN will be delivered to Caboolture and Morayfield (some residents in the two suburbs will have access to the NBN)
- \$96 million Pumicestone Road Interchange Upgrade (6km, 7min from Caboolture, 11km 9min from Morayfield) – Occurring on the intersection of Pumicestone Rd and Bruce Hwy in Caboolture, upgrade includes a 2-lane overpass with cyclist and pedestrian facilities, improved highway on and off ramps, relocation of Old Toorbul Point Rd and Rutters Rd etc., purpose of upgrade is to improve motorist, pedestrian and cyclist access and safety, increase capacity etc., construction began in July 2013, new bridge opened to traffic in Feb 2015, scheduled completion date is late 2015

## Projects awaiting commencement

- \$8.5 billion Bruce Highway Upgrade – Currently in planning stages, upgrade plans to improve the safety, capacity and flood immunity of the highway over the next 10 years, upgrade consists of a huge range of projects eg. an upgrade to the Caloundra Rd and Bruce Hwy interchange, a safety package to improve high-risk safety locations etc.
- \$550 million Queensland Schools Project:
  - 2 secondary and 8 primary schools to be delivered at Pimpama, Burpengary, Pallara, Ripley Valley, Springfield, Griffin, Bellbird Park, Caboolture and Redbank Plains, schools expected to support 10,000+ students and create 600+ jobs, construction began on the first schools in 2014, the estimated completion date for all schools is Dec 2019
  - New high school in Burpengary: Situated on the corner of Wain and Pitt Rds, caters to students in years 7 to 12, Stage 2 of the school set to be completed by Jan 2017

- New primary school in Caboolture West, will cater to students in Prep to Year 6, works have begun in early 2015, Stage 1 completion date set for Jan 2016, Stage 2 completion date set for Jan 2018
- New primary school in Caboolture North East, will cater to students in Prep to Year 6, works have begun in early 2015, Stage 1 completion date set for Jan 2017, Stage 2 completion date set for Jan 2019
- \$105 million Boundary Road/Bruce Highway Interchange Upgrade (17km, 14min from Caboolture, 14km, 13min from Morayfield) – Situated between Old Gympie Rd and Bruce Hwy and is a critical access road to North Lakes, upgrade includes demolishing the existing Boundary Rd bridge and the construction of a new 6-lane bridge to ease congestion and increase capacity, a shared cyclist and pedestrian pathway, longer on and off ramps to improve motorist safety etc., 160 jobs to be generated, construction estimated to start in early 2016, completion scheduled for 2019
- expected to exceed \$10 billion, no construction start or end date is currently available
- Burpengary Regional Sports Park (8km, 10min from Caboolture, 6km, 7min from Morayfield):
  - Situated on the corner of Bruce Hwy and Morayfield Rd in Morayfield, the park spans 80 hectares and encompasses the Caboolture Regional Aquatic Leisure Centre
  - Draft Master Plan includes dividing the area into 8 precincts: 2 AFL-related precincts with one already completed, 1 hockey/multi-use precinct including 3 fields etc., 1 soccer/multi-use precinct including 6 fields etc., the Aquatic Centre will have its own precinct, a precinct currently under investigation, a precinct for active recreational activities and a precinct for informal recreational activities
  - Public feedback closed in 2012, project is still in planning stages, no construction start or end date is currently available
- Moreton Bay University – According to the 2014/15 Council budget, Council spent \$300,000 on preliminary planning work for the university, which included finding a suitable location, the future university hub could include private health care facilities, commercial developments and community facilities, depending on the size of the area chosen, no construction start or end date is currently available

## Proposed projects

- \$590 million Beerburrum to Landsborough Rail Upgrade – Involves the straightening and duplication of this 17km section of the Sunshine Coast line, it's expected to improve passenger transport efficiency and improve freight transport capacity, no construction start date is currently available, however, the completion date is scheduled for 2021 if approved now
- Caboolture West Masterplanned Area (3km, 5min from Caboolture, 4km, 5min from Morayfield):
  - Situated west of Caboolture and Morayfield and bordered by the D'Aguilar Hwy to the north and the Caboolture River Rd to the south, area spans approx. 6,500 hectares
  - Area is the proposed location for a new master planned community, it could accommodate up to 70,000 people and include a bus way, 7 new suburbs, 3 high schools, 9 primary schools, shopping centres, new industrial and commercial areas etc.
  - Estimated development horizon is 40 years, local economic benefit of development is
- Situated beside the Strathpine Railway Station and the Council's Strathpine office, the Gateway Project is a component of the Strathpine Major Regional Activity Centre Master Plan
- Initial project plans include a new library, community facilities, a pedestrian plaza as part of the revamped town centre, possibly retail outlets, offices and a performance venue etc.
- Draft Council budgets over the next couple of years dedicate a total of \$38 million to the planning and design of the project, if the budgets pass the draft stages, construction may begin in 2016 or 2017, no construction end date is currently available

*(Sources: Austadiums 2015; Department of Infrastructure and Regional Development 2015; Engineers Australia 2015; Genevieve Hayward, 14 November 2014, Pine Rivers Press; Glenn Roberts, 2 September 2011, Northern Times; Glenn Roberts, 22 August 2012, North Lakes Times; Google Maps 2015; Grocon Pty Ltd 2015; Jacob Grams, 6 March 2014, Caboolture Herald; Kylie Knight, 29 April 2015, Quest Newspapers; Luke Howarth MP 2015; Moreton Bay Regional Council 2015; NBN Co Ltd 2015; NearMap 2015; North East Business Park 2015; North Lakes News 2015; Oceanside Kawana 2012, Plenary Group 2014; Scentre Group 2015; Stockland Company Limited 2015; The North Lakes Specialist Medical Centre 2014; The State of Queensland (Department of Education and Training) 2015; The State of Queensland (Department of Transport and Main Roads) 2015; Westfield North Lakes 2015; Where Is 2015)*

# Industry & Employment

Billions of dollars' worth of infrastructure projects in and around Caboolture and Morayfield is expected to trigger an employment growth of more than 120% and give residents access to 30,000 to 60,000 jobs. A majority of these jobs will be introduced via projects such as the North East Business Park, the Moreton Bay Rail Link, the North Lakes Development and the Westfield North Lakes Shopping Centre expansion. Caboolture's top industry of employment in 2011 was health care and social assistance, while Morayfield's top industry by employment was construction. Current key industries of the Moreton Bay region include manufacturing and construction. Some of the fastest growing industries, in terms of additional workers, from now to 2032 are expected to be health care, education and finance. As at June 2014, the GRP (Gross Regional Product) of the Moreton Bay local government area was \$12 billion, which represented 4.25% of Queensland's GSP (Gross State Product). Moreton Bay's GRP is expected to increase significantly over the coming years due to the assortment of billion dollar projects and the growth of existing and new businesses.

- Moreton Bay North (includes Caboolture and Morayfield) Labour Force in Apr-15: 119,900
  - 76,000 full-time workers, 34,100 part-time workers, 110,100 employed in total
- Moreton Bay North + South Labour Force in Apr-15: 225,000
  - 147,000 full-time workers, 63,300 part-time workers, 210,300 employed in total
- Between 2006 and 2026, Caboolture, Morayfield and surrounding suburbs expect:
  - A massive employment growth of 120%+ and access to approx. 5,000 to 10,000 new jobs
- Employment forecasts for the Moreton Bay region:
  - Employed to reach 282,800 people by 2031/32
  - Average employment growth of 2.4% per annum over the next 20 years
- Projects with the greatest impact on the local job economy:
  - \$2+ billion North East Business Park (NEBP)/North Harbour (in progress) – 1,547 predicted full-time jobs offered over development phase, 27,150 predicted full-time jobs offered over operational phase
  - \$1.15 billion Moreton Bay Rail Link (in progress) – 8,000+ jobs created during and post-development
  - \$1 billion North Lakes Development (in progress) – To provide 13,000 jobs upon estate's completion
  - \$250 million Westfield North Lakes Shopping Centre Expansion (in progress) – Approx. 1400+ jobs created during construction phase, 1200+ jobs created during operational phase
- Top 5 industries of employment in Caboolture in 2011:
  - Health Care and Social Assistance (13%), Retail Trade (12%), Manufacturing (11%), Construction (10%), Transport, Postal and Warehousing (7%)
- Top 5 industries of employment in Morayfield in 2011:
  - Construction (13%), Retail Trade (12%), Manufacturing (10%), Health Care and Social Assistance (9%), Transport, Postal and Warehousing (8%), Education and Training (8%)
- Top 5 industries of employment in Moreton Bay in 2011:
  - Health Care and Social Assistance (13%), Retail Trade (12%), Construction (10%), Manufacturing (10%), Public Administration and Safety (7%)
- Moreton Bay Local Government Area's (LGA) current key industries: Manufacturing, Construction, Professional, Property and Business Services, Health, Retail, Education
- Forecasted fastest growing industries from now to 2032: Health Care, Professional, Scientific and Technical Services, Education and Training, Retail Trade and Finance
- As at June 2014, the GRP (Gross Regional Product) of the Moreton Bay LGA was \$12 billion:
  - GRP represented 4.25% of QLD's GSP (Gross State Product)
  - GRP increased by nearly 13% from 2011 to 2014
  - GRP expected to increase significantly over the coming years due to the assortment of billion dollar projects and the growth of existing and new businesses

*(Sources: ABS 2011; BITRE 2013; Heidi Braithwaite, April 1 2015, Quest Community Newspapers; Jeta Gardens Retirement and Aged Care Resort 2015; Lend Lease Corporation 2014; Lend Lease Corporation 2015; Logan City Council 2014; Logan City Council 2015; NIEIR 2014; QGSO 2015; REMPLAN 2015)*



## MORETON BAY NORTH LABOUR FORCE

119,900 (Apr-15)

---

**13,000+ jobs**

available in  
North Lakes Estate by 2041

---



**\$2B North East Business Park**  
has potential to create  
**27,000+ jobs**

---

**CABOOLTURE,  
MORAYFIELD AND  
SURROUNDING SUBURBS  
EXPECT**

**120%+**

employment growth  
(2006-2026)

---

**SUBURBS ALSO  
EXPECT ACCESS TO  
5,000-10,000**  
new jobs (2006-2026)

---



Top industry of employment  
in the Moreton Bay Region  
area in 2011:

**HEALTH CARE**

---

Moreton Bay region  
economy worth

**\$12 BILL in 2014**



## Caboolture & Morayfield in HIGH Demand!

- Caboolture and Morayfield are affordable, family-orientated areas
- Situated in the fast-growing region of Moreton Bay, the two suburbs are in the heart of billions of dollars' worth of infrastructure projects recently completed, in progress, approved or proposed eg. North East Business Park/North Harbour, the Moreton Bay Rail Link, the North Lakes Development, the Westfield North Lakes expansion etc.
- Residents of Caboolture and Morayfield have direct access to the Bruce Highway, the Brisbane CBD is 48min south of Caboolture and 47min south of Morayfield via the Bruce Highway, while the Sunshine Coast is 42min north of Caboolture and 44min north of Morayfield via the Bruce Highway
- Caboolture and Morayfield residents are within minutes of everything they need: award-winning schools, top-performing universities, numerous childcare centres, a diverse range of medical centres, a public and private hospital, a plethora of shopping centres and neighbourhood centres, train stations and bus stops etc.
- Moreton Bay \*LGA's residential building approvals for the year ending March 2015:
  - \$974 million dollars' worth of approvals for the year
  - Represents 8.25% of QLD's approvals for the year
- Moreton Bay LGA in the year ending Sept-14 had the:
  - Largest no' of lot sales in QLD
  - 2<sup>nd</sup> largest no' of detached dwelling approvals in QLD
  - 3<sup>rd</sup> largest no' of lot approvals in QLD
- By 2031, total detached residential dwellings in the LGA should exceed 160,000: Approx. 40,000 new dwellings to be provided between 2009 and 2031
- Expected capital growth of:
  - 6% per year over the next 8 years for Caboolture
  - 9% per year over the next 8 years for Morayfield

\*Local Government Area

*(Sources: Google Maps 2015; Moreton Bay Regional Council 2009; Moreton Bay Regional Council 2015; NearMap 2015; QGSO 2014; QGSO 2015; Where Is 2015)*



## Population & Employment Ready to EXPLODE!

- Located in the fast-growing Northern Growth Corridor of South East Queensland, Caboolture and Morayfield are set for tremendous growth
- Caboolture's population is projected to grow at a rate more than double QLD's rate:
  - Over the next 5 years, the annual growth rate is 4% (compared to QLD's annual rate of 1.8%), over the next 10 years, the annual growth rate is 4.1% (compared to QLD's annual rate of 2.1%)
  - From 2011 to 2036, the population is expected to double in size from 23,000 to 40,500, with an annual growth rate of 2.3% per year
- Morayfield's population is also projected to grow at a rate more than double QLD's rate:
  - Over the next 25 years, the annual growth rate is 5.2% (compared to QLD's annual rate of 1.9%), by the end of 2036, the population is expected to be 18,000, which is triple its original size of 5,000 in 2011
- From 2011 to 2036: the Moreton Bay region, the home of Caboolture and Morayfield, is expected to be one of the fastest growing LGAs in QLD and also, the 5<sup>th</sup> largest growing LGA in QLD, with additional 232,200 people living in the region by 2036
- Currently, the Moreton Bay region's population is approx. 417,000 (8.83% of QLD's population), by 2036, it will completely smash the half a million mark (622,000+ people)
- Billion dollar projects in and around Caboolture and Morayfield like the \$2 billion North East Business Park (7min from Caboolture CBD, 5min from Morayfield CBD) and \$1 billion North Lakes Development (24min from Caboolture CBD, 22min from Morayfield CBD) will trigger a combined 41,000 development and operational jobs alone
- Between 2006 and 2026, Caboolture, Morayfield and surrounding suburbs expect a massive employment growth of 120%+ and access to 5,000 to 10,000 new jobs
- Moreton Bay region expects an average employment growth of 2.4% per annum over the next 20 years, employed to reach 282,800 people by 2031/32
- As at June 2014, the GRP (Gross Regional Product) of the Moreton Bay LGA was \$12 billion:
  - GRP represented 4.25% of QLD's GSP (Gross State Product)
  - GRP expected to increase significantly over the coming years due to the assortment of billion dollar projects and the growth of existing and new businesses

*(Sources: BITRE 2013; Deloitte 2013; Economic ID 2015; Google Maps 2015; Moreton Bay Regional Council 2015; NIEIR 2014; NearMap 2015; North East Business Park 2015; QGSO 2013; QGSO 2015; Stockland Company Limited 2015; Where Is 2015)*

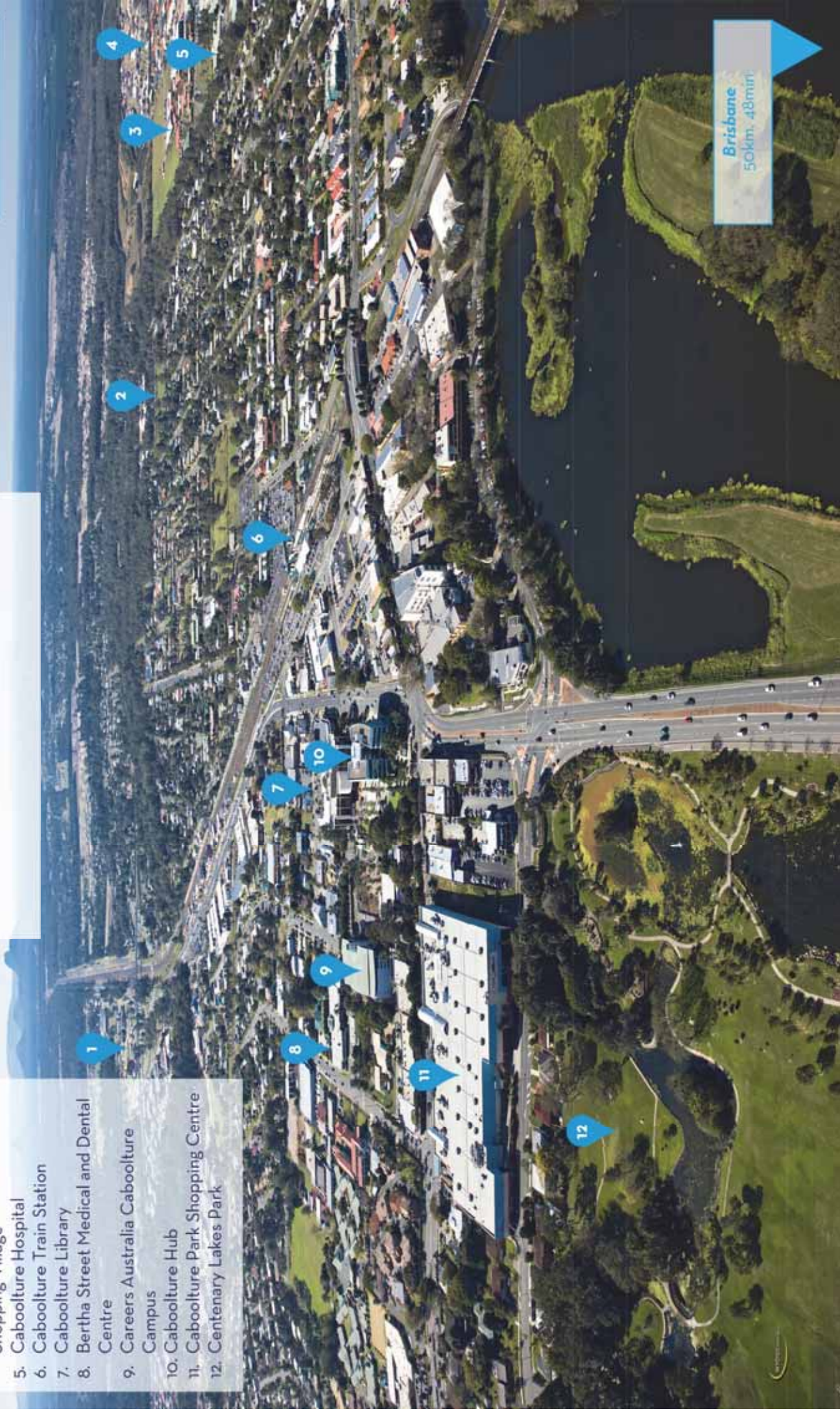


# Caboolture

1. Caboolture Showgrounds
2. QUT Caboolture Campus
3. St Columban's College
4. Caboolture Central Lakes Shopping Village
5. Caboolture Hospital
6. Caboolture Train Station
7. Caboolture Library
8. Bertha Street Medical and Dental Centre
9. Careers Australia Caboolture Campus
10. Caboolture Hub
11. Caboolture Park Shopping Centre
12. Centenary Lakes Park

Sunshine Coast  
59km, 42min

Brisbane  
50km, 48min



# Morayfield

1. Caboolture Sports Centre
2. Centenary Lakes Park
3. The Lakes Family Medical Centre
4. Market Plaza
5. Morayfield Tavern
6. 170 Morayfield Road Neighbourhood Centre
7. Morayfield Shopping Centre
8. Morayfield Village
9. Morayfield State School
10. Morayfield Train Station





# Demographics

## Caboolture

- Caboolture's population 2011: 21,929, Estimated population 2014: 25,500
- Forecasts suggest Caboolture population will exceed 40,500 by 2036
- Nearly 71% of the 2011 population consisted of families, almost half of the families were couples with children
- Children between 0 and 14 years of age made up 23% of the 2011 population
- Latest demographic statistics suggest older couples and families (aged 55-64), established couples and families (aged 45-54) and maturing couples and families (aged 35-44) are currently the top 3 household types
- Caboolture's median age in 2011: 34
- Full-time workers represented 55% of Caboolture's 2011 labour force, while 28% were part-time workers
- Top 5 occupations in 2011: Labourers (16%), technicians and trade workers (16%), clerical and administrative workers (14%), community and personal service workers (12%) and professionals (11%)
- Top 5 industries by employment in 2011: Health care and social assistance (13%), retail trade (12%), manufacturing (11%), construction (10%) and transport, postal and warehousing (7%)
- Approx. 80% occupied, private dwellings in 2011 were detached houses
- Over 19% of occupied, private dwellings in 2011 were owned outright, 31% were owned via mortgage and 46% were rented



## Morayfield

- Morayfield's population in 2011: 4,817, Estimated population in 2014: 5,178
- Latest forecasts suggest Morayfield population will exceed 17,600 by 2036
- Approx. 91% of the 2011 population were families, more than half of the families were couples with children
- Children between 0 and 14 years of age made up 20% of 2011 population
- Latest demographic statistics suggest older couples and families (aged 55-64), established couples and families (aged 45-54) and maturing couples and families (aged 35-44) are currently the top 3 household types
- Morayfield's median age in 2011: 41
- Full-time workers represented 58% of the Morayfield 2011 labour force, while 31% were part-time workers
- Top 5 occupations in 2011: Technicians and trades workers (20%), clerical and administrative workers (17%), professionals (13%), managers (11%) and sales workers (10%)
- Top 5 industries by employment in 2011: Construction (13%), retail trade (12%), manufacturing (10%), health care and social assistance (9%), transport, postal and warehousing (8%) and education and training (8%)
- Nearly 99% of occupied, private dwellings in 2011 were detached houses
- Approx. 34% of occupied, private dwellings in 2011 were owned outright, 55% were owned via mortgage and 9% were rented

*(Sources: ABS 2011; QGSO 2015; REA Group Ltd 2015)*