

An aerial night view of a city skyline, likely Brisbane, Queensland, Australia. The city is illuminated with warm lights, and a river flows through the center. A large yellow circle is overlaid on the top right of the image, partially overlapping the text.

SOUTH EAST QUEENSLAND

LOCATION

LIFESTYLE

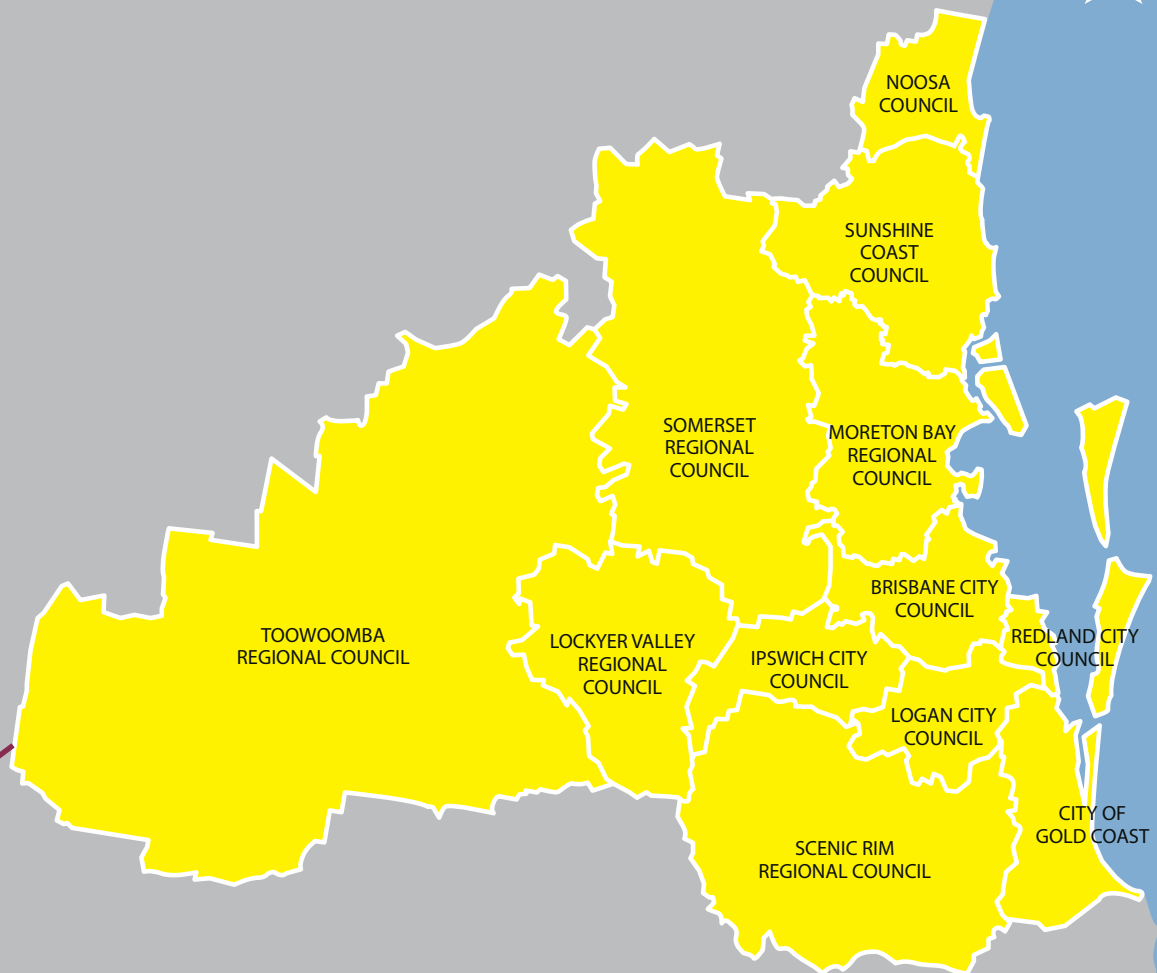
OPPORTUNITY

LOCATION



SOUTH EAST QUEENSLAND:

THE CORE GROWTH REGION OF
QUEENSLAND, AUSTRALIA



South East Queensland is easy to access with 7 airports, 3 of them international

South East Queensland is home to Australia's fastest growing port & Australia's largest exporters of cotton & meat



South East Queensland spans **200km** along the east coast of Australia, from the Sunshine Coast to the Gold Coast.

*SEQ IS ONE OF THE MOST
LIVEABLE REGIONS IN
AUSTRALIA - WITH BEAUTIFUL
BEACHES, LUSH HINTERLAND
AND SCENIC MOUNTAINS*



LIFESTYLE

SOUTH EAST QUEENSLAND



- Has a liveable subtropical climate with around 300 days of sunshine per year and an average daily temperature range of 13 to 25°C
- Is the “salad bowl” of the Asia-Pacific, producing high quality, clean agricultural produce and is one of the world’s top 10 most fertile agricultural areas
- Has over 230km of beaches and a clean green environment, promoting a laid back lifestyle
- Offers a diverse and exciting range of visitor experiences, from high end shopping and casinos to UNESCO World Heritage Listed Natural Rainforests
- Has world class education and training with internationally recognised research and education providers generating a talented and skilled workforce

SOUTH EAST QUEENSLAND HIGHER EDUCATION PROVIDERS ARE WORLD CLASS:



#46 
QS WORLD RANKED



#1 MBA 
IN 
ASPEN INSTITUTE 2011 -2012



#1 IN 
  



THE TIMES HIGHER EDUCATION WORLD UNIVERSITY RANKINGS



#1 TEACHING QUALITY 

SOUTH EAST QUEENSLAND

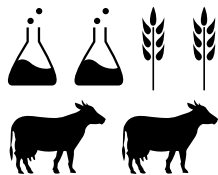


AUSTRALIA'S ECONOMIC POWERHOUSE

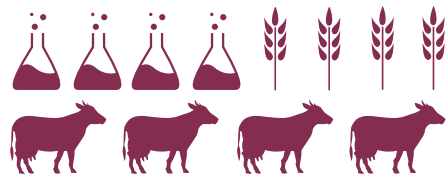
20% OF AUSTRALIA'S ECONOMIC GROWTH

POPULATION GROWTH
50% OVER 25 YEARS

1 IN 7 LIVE HERE



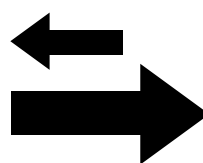
DOUBLE REGIONAL PRODUCT



2013 |-----| 2033



DOUBLE REGIONAL EXPORTS



ACCESS INNOVATION, KNOWLEDGE &

A SKILLED WORKFORCE

- South East Queensland is producing world-famous innovators and innovations including:
 - Halfbrick Studios, creators of #1 selling mobile app Fruit Ninja
 - The Diamantina Institute, creators of the world's first cervical cancer vaccine
- South East Queensland is home to world-class research and development such as:
 - The Translational Research Institute, where for the first time in Australia, biopharmaceuticals and treatments can be discovered, clinically tested and manufactured in the one location
 - The Queensland Alliance for Agriculture and Food Innovation, where the competitiveness and sustainability of food, fibre and agribusiness sectors is enhanced through high-impact science
- South East Queensland is home to innovation attractors like:
 - The Gallery of Modern Art's Asia Pacific Triennial of Contemporary Art and an active local collaborative business culture, creating a highly appealing destination for the world's best minds

ACCESS SECURE & PROFITABLE

INVESTMENT OPPORTUNITIES

- High-quality and cost-competitive industrial land, unmatched in proximity to the central business districts, ports and national transport routes
- Clear land zoning and best practice approval processes for new developments provide new businesses with certainty
- The fastest growing regional economy in Australia, which itself has had 22 years of consecutive economic growth and according to Dun & Bradstreet's 2012 Global Risk Indicator, is one of the safest investment destinations in the world



OPPORTUNITIES IN PROPERTY

INVESTMENT & DEVELOPMENT

South East Queensland's population will grow 50% in the next 25 years, all living within 100km of Brisbane. Governments at all levels are working together to remove barriers to investment and growth with:

- Over 17,000ha of identified growth areas for residential and commercial developments
- Multiple CBD redevelopments including Australia's only greenfield CBD site (Maroochydore)
- Over 15,000ha of strategic industrial land including sites with exceptional access to sea, railways and airports
- Strong trend growth in demand





Photo Courtesy of Brisbane Marketing

OPPORTUNITIES IN TOURISM

South East Queensland's tourism marketplace has long had a significant regional and global profile. It is now maturing into Asia-Pacific's most attractive region for stable and secure, long-term investment. There are opportunities to capitalise on growing visitor expenditure and develop new products for:

- Six-star integrated resorts and convention facilities
- Global quality theme parks and iconic natural experiences
- High roller casinos
- International cruise terminals and marinas

OPPORTUNITIES IN AGRICULTURAL & FOOD PRODUCTION

South East Queensland has a natural advantage in agriculture and food production with a favourable climate, location and fertile soil conditions. South East Queensland is already Australia's premium food bowl and opportunities exist for:

- Boutique food processing and value added production facilities
- Agricultural tourism and gourmet food destinations
- Innovative agricultural and farming opportunities at a large scale
- Supply chain and logistics solutions - warehousing, rail, road, airport and port - to meet the demands of national and international markets



Photo Courtesy of Brisbane Marketing



Photo Courtesy of Queensland Government

INVESTMENT

OPPORTUNITIES

COUNCIL AREA

Brisbane City Council

PROJECT NAME

Kurilpa Riverfront Renewal

TYPE

Property

SECTOR

Tourism / Mixed Use Development

PROJECT OPPORTUNITY: This unique catalyst renewal precinct comprises approximately one kilometre of river frontage and more than 25 hectares of land, presenting a renewal opportunity on a scale not seen by the city since the Teneriffe waterfront revitalisation in the mid to late 1990s.

WHY INVEST? The plan area comprises more than 25 hectares and one kilometre frontage to our iconic Brisbane River. Predominately occupied by industry and factories, Kurilpa will transform over the coming years into a world-class riverfront destination.

With an outstanding location in Brisbane's heart – accessible by the Kurilpa, Go Between, William Jolly and Victoria bridges – Kurilpa offers a logical extension to the CBD. Kurilpa will complement and leverage off the success of its neighbour the Queensland Cultural Precinct, home to the state's leading arts and cultural institutions including the Queensland Art Gallery and Gallery of Modern Art, Queensland Museum and Sciencentre and Queensland Performing Arts Centre which attract more than 4.8 million visits a year. Kurilpa is also within minutes of the Brisbane Convention and Exhibition Centre at South Bank which hosts 1,300 international and national events each year, including the 2014 G20 Leaders Summit.

Large flexible redevelopment sites facilitate the opportunity to create a new city-defining neighbourhood supporting 11,000 new residents and 8,000 employees. As the largest urban regeneration opportunity in Brisbane's inner city, Kurilpa will contribute to and benefit from the expected doubling of Brisbane's GDP to A\$270 billion in the next 20 years.

LOCATION

West End

INVESTMENT TYPE

Brownfield

CURRENT OWNERSHIP

Various / Private

PROPOSED OWNERSHIP

Various / Private

CONTACT

Urban Renewal Brisbane
kurilpa.masterplan@brisbane.qld.gov.au +61 7 3403 8888

COUNCIL AREA	<i>Brisbane City Council</i>
PROJECT NAME	<i>The Valley Heart Portfolio</i>
TYPE	<i>Property</i>
SECTOR	<i>Tourism / Mixed Use Development</i>

PROJECT OPPORTUNITY: Forwin International Group is offering a mixed-use investment opportunity to the market to buy into Brisbane’s Chinatown Mall through the sale of its ‘Valley Heart Portfolio’. The ‘Valley Heart Portfolio’ consists of a 9,340m² landmark site that presents an investment opportunity with income or development upside. The portfolio consists of mixed use buildings across two land parcels on prominent street frontages of Brunswick and Duncan Streets. This mixed-use opportunity is the largest land holding in Brisbane’s Chinatown Mall.

WHY INVEST? The Valley Heart Portfolio offers the flexibility to hold the properties as an investment with future development upside or immediately commence the development process while enjoying significant holding income. One of Australia’s leading architectural firms, Nettletontribe has designed a code compliant scheme which provides for a minimum of 840 apartments. The project is located within the Fortitude Valley Neighbourhood Plan area which permits 30-storey code assessable developments.

LOCATION	<i>Fortitude Valley</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Forwin International Group</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Gavin Tseng, Managing Director, Forwin international Group gavintseng@forwin.com.au +61 7 3257 1367</i>		

COUNCIL AREA	<i>Brisbane City Council</i>
PROJECT NAME	<i>Passenger Cruise Ship Terminal</i>
TYPE	<i>Property</i>
SECTOR	<i>Tourism / Mixed Use Development</i>

PROJECT OPPORTUNITY: Brisbane is currently missing out on a larger share of the growing Australian cruising market through the lack of adequate infrastructure. The Luggage Point proposal offers an ideal deep water location for a new world-class terminal.

WHY INVEST? The Australian cruising industry is experiencing rapid and sustainable growth. Brisbane’s current passenger terminal (Portside Wharf) is unable to accommodate larger, modern, cruising vessels. With Brisbane uniquely placed as a launch pad in to other popular cruising destinations throughout Australia and the Pacific, the Luggage Point proposal would open up exciting new opportunities and be strategically located less than 5km from Brisbane International Airport.

LOCATION	<i>Luggage Point</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Priscilla Radice, Senior Manager Strategic Projects – Port of Brisbane priscilla.radice@portbris.com.au +61 7 3258 4888</i>		

COUNCIL AREA	<i>City of Gold Coast</i>
PROJECT NAME	<i>Main Place</i>
TYPE	<i>Property</i>
SECTOR	<i>Tourism / Mixed Use Development</i>

PROJECT OPPORTUNITY: Main Place is a retail and office precinct opposite the Gold Coast Convention Centre. The approved development occupies two-thirds of the precinct. Approval has been obtained for an iconic 50-storey mixed use development, comprising residential tower, 5-star resort hotel, commercial offices with retail shops, cafes and restaurants.

WHY INVEST? The site presents a unique opportunity for a mixed-use development in Broadbeach - the site is the only area available for such a development. The proximity of the Gold Coast Convention Centre has the potential to attract people with high disposable incomes and change the nature of the suburb. The site is located near the Light Rail terminus which will act as a transport node and increase the popularity of and access to the area.

LOCATION	<i>Broadbeach</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Private</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Invest Gold Coast</i>		
	<i>invest@goldcoast.qld.gov.au</i>	<i>+61 7 5581 7528</i>	

COUNCIL AREA	<i>City of Gold Coast</i>
PROJECT NAME	<i>Riverlinks Central Development</i>
TYPE	<i>Property</i>
SECTOR	<i>Tourism / Mixed Use Development</i>

PROJECT OPPORTUNITY: Mixed use development site allowing for a resort hotel with waterfront residential, attached marina berths and commercial and retail development uses.

WHY INVEST? There is currently no major hotel in the northern end of the city to service the Gold Coast theme parks or northern growth corridor. Prime site with good access to major transport routes and high visibility from the M1.

LOCATION	<i>Coomera</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Private</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Invest Gold Coast</i>		
	<i>invest@goldcoast.qld.gov.au</i>	<i>+61 7 5581 7528</i>	

COUNCIL AREA	<i>City of Gold Coast</i>
PROJECT NAME	<i>91 Nerang Street Gold Coast CBD</i>
TYPE	<i>Property</i>
SECTOR	<i>Tourism / Mixed Use Development</i>

PROJECT OPPORTUNITY: This super-prime development site of 10,999m² is strategically positioned in the CBD of Southport. The property is positioned in close proximity to the Southport medical, legal and retail precincts and is located within Precinct 1 Central Business District (CBD) identified for major development opportunities.

WHY INVEST? This super-prime development site is strategically positioned in the Gold Coast CBD and is conveniently located on the Light Rail.

LOCATION	<i>CBD</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Private</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Invest Gold Coast</i>		
	<i>invest@goldcoast.qld.gov.au</i>	<i>+61 7 5581 7528</i>	

COUNCIL AREA	<i>Moreton Bay Regional Council</i>
PROJECT NAME	<i>Higher Education Precinct</i>
TYPE	<i>Property</i>
SECTOR	<i>Education</i>

PROJECT OPPORTUNITY: Council is planning for the delivery of a new higher education precinct within the Moreton Bay region that will be a driver for economic growth and change. The precinct is in the master planning stages and is proposed to include a comprehensive university campus, student accommodation, health precinct, private hospital, technology park, data centre, sporting/aquatic precinct and sports stadium, with supporting residential and commercial development. Council is currently exploring options for the location of such a development and is in negotiations to acquire a significant, centrally located site within walking distance of major transport infrastructure. An investment prospectus is expected to be completed early in the New Year.

WHY INVEST? Council has identified a growing need for tertiary education infrastructure in the Moreton Bay Region and to develop the necessary supporting infrastructure which will act as a catalyst for growth in the region. With a rapidly growing population (currently 410,000 and projected to grow to 500,000 over the next 10 years) and relatively low levels of tertiary education participation, there is a very strong business case for investment in higher education in the Moreton Bay Region.

LOCATION	<i>Moreton Bay Region</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Private</i>	PROPOSED OWNERSHIP	<i>Government / Private</i>
CONTACT	<i>Mark Forbes, Economic Development Manager,</i>		
	<i>Moreton Bay Regional Council</i>		
	<i>Mark.forbes@moretonbay.qld.gov.au</i>	<i>+67 7 3283 0357</i>	

COUNCIL AREA*City of Gold Coast***PROJECT NAME***Gold Coast CBD Development Site***TYPE***Property***SECTOR***Mixed Use Development*

PROJECT OPPORTUNITY: An investment/re-development opportunity located adjacent to Australia Fair Shopping Centre within the Southport Priority Development Area (PDA) Zone 1.

WHY INVEST? The property has the benefit of blue chip tenants allowing an attractive income whilst a re-development application is considered. Central CBD location, close to Chinatown, Australia Fair shopping centre and associated uses.

LOCATION	<i>Southport</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Private</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Invest Gold Coast</i>		
	<i>invest@goldcoast.qld.gov.au +61 7 5581 7528</i>		

COUNCIL AREA*Sunshine Coast Council***PROJECT NAME***Maroochydore CBD Iconic Site***TYPE***Property***SECTOR***Tourism / Mixed Use Development*

PROJECT OPPORTUNITY: This 3.2 hectare site represents a signature development opportunity in Australia's only current greenfield CBD development area. Situated in the Maroochydore Priority Development Area, this site offers the opportunity for a 5-star hotel/resort, convention and exhibition centre development with residential and retail development entitlements. A core element in the civic, cultural and community hub for the new Maroochydore city "heart", this development site offers the opportunity to deliver the centrepiece of the city centre and its most prominent feature.

WHY INVEST? There is no better place in Australia to invest at this time than on the Sunshine Coast:

- One of the fastest growing regions in Australia
- Maroochydore expected to serve a wider catchment of two million people by 2030
- The site is highly accessible, located in the geographic heart of the region, on the coastline, and only ten minutes' drive from the Sunshine Coast Airport
- This development offers the opportunity to be first in the market for a new five star hotel development on the Sunshine Coast
- Supported by independently verified demand for this standard of accommodation and convention and exhibition centre facilities to support growth in the region's tourism, business and professional events market.

LOCATION	<i>Maroochydore</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Craig Matheson, Sunshine Coast Council</i>		
	<i>craig.matheson@sunshinecoast.qld.gov.au +61 7 5441 8354</i>		

COUNCIL AREA	<i>City of Gold Coast</i>
PROJECT NAME	<i>Surf and Sun Backpackers</i>
TYPE	<i>Business</i>
SECTOR	<i>Tourism / Mixed Use Development</i>

PROJECT OPPORTUNITY: Opportunity to acquire a motel / backpackers incorporating a fully licensed hostel catering for international travellers.

WHY INVEST? The property occupies a prominent corner position in Surfers Paradise, adjacent to the Light Rail. Opportunity to redevelop the site with relaxed conditions under the new City Plan.

LOCATION	<i>Surfers Paradise</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Private</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Invest Gold Coast</i>		
	<i>invest@goldcoast.qld.gov.au +61 7 5581 7528</i>		

COUNCIL AREA	<i>Lockyer Valley Regional Council</i>
PROJECT NAME	<i>Gatton West Industrial Zone (GWIZ)</i>
TYPE	<i>Property</i>
SECTOR	<i>Mixed Use Development</i>

PROJECT OPPORTUNITY: The Gatton West Industrial Zone (GWIZ) is located 3km to the north-west of Gatton, between the township and the Warrego Highway and in close proximity to the world class food production areas of the Lockyer Valley and Fassifern Valley. The GWIZ site is wholly Council owned, incorporates a 120ha area immediately surrounding the existing Warrego Highway truck rest stop and is the geographic centre point between the Gatton interchange and the Helidon interchange on the Warrego Highway. Utilising the Lockyer Valley's strong transport and agricultural-based economy, GWIZ looks to expand these industries by offering large-scale industrial sites with direct access to the Warrego Highway.

WHY INVEST? In addition to extensive frontage to the Warrego Highway, GWIZ is adjacent to the Brisbane-Charleville rail line. This has extremely high value for logistics firms or businesses looking to capitalise on good highway access and future potential rail access. The GWIZ site will also have access to high speed fibre and natural gas. The GWIZ site is intended as the principal industrial transport and logistics hub within the Lockyer Valley region and will assume the role of a regional-scale facility servicing South East Queensland. The only greenfield, flood free, large lot industrial land with excellent access in Lockyer Valley.

LOCATION	<i>Gatton</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Regional Development Department, Lockyer Valley Regional Council</i>		
	<i>regionaldevelopment@lvr.c.qld.gov.au +61 7 54663505</i>		

COUNCIL AREA	<i>Lockyer Valley Regional Council</i>
PROJECT NAME	<i>National Food and Innovation Training Centre</i>
TYPE	<i>Business</i>
SECTOR	<i>Agriculture / Tourism</i>

PROJECT OPPORTUNITY: The National Food and Training Innovation Centre is a proposed Centre of Excellence focused on showcasing our Nation’s best food. There is an opportunity to be one of the leading investors to partner in the project which will be a destination in its own right with high levels of visitation to the region expected. With access to a training centre and exhibitor space showcasing the latest innovation and development, the facility will act as an important hub for encouraging people to tour the region and enjoy farm trails and quality food experiences.

WHY INVEST? The project is seeking key strategic investors targeting consumer and industry education and awareness of their latest systems, innovations and product launches. Our research has indicated there is presently no facility of this type in Australia.

LOCATION	<i>Lockyer Valley</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Private, public</i>
CONTACT	<i>Regional Development regionaldevelopment@lvrq.qld.gov.au +61 7 54 663505</i>		

COUNCIL AREA	<i>Lockyer Valley Regional Council</i>
PROJECT NAME	<i>Lakeview Accommodation Precinct</i>
TYPE	<i>Property</i>
SECTOR	<i>Tourism</i>

PROJECT OPPORTUNITY: The development site consists of two land parcels with a combined area in excess of 9,000m². The development, incorporating up to a 150-room development, will include a range of short-term accommodation. The Lakeview Accommodation Precinct will offer short-term accommodation that is close to a quality library and transport to the university.

WHY INVEST? The Lakeview Accommodation Precinct is a unique opportunity for strategic investors. Accommodation demand has grown over the last 10 years due to the massive expansion of industry which is primarily driven by horticultural production. Two of the largest horticultural employers in Australia are based within the Lockyer Valley employing in excess of 400 Full Time Equivalent (FTE). As a large production region, we are also home to value added industries such as transport and logistics, manufacturing of irrigation equipment and farm supplies – businesses that are regularly seeking accommodation.

LOCATION	<i>Gatton</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Regional Development Department, Lockyer Valley Regional Council regionaldevelopment@lvrq.qld.gov.au +61 7 54663505</i>		

COUNCIL AREA	<i>Redland City Council</i>
PROJECT NAME	<i>Cleveland CBD Incentives</i>
TYPE	<i>Property</i>
SECTOR	<i>Tourism / Mixed Use Development</i>

PROJECT OPPORTUNITY: Opportunity exists to invest in a number of potential development sites around the Cleveland CBD (including Council owned sites). Financial and regulatory incentives are available within a core region of the Cleveland CBD across a number of land uses including: Aged Care and Special Needs Housing where part of a mixed use; Apartment Buildings where part of a mixed use; Commercial Offices; Community Facility; Education Facility; Health Care Centre; Hotel; Indoor Recreation Facility (includes cinemas, convention centre and fitness centre); Refreshment Establishment; Shop; and Tourist Accommodation.

WHY INVEST? Cleveland is recognised as a Principal Regional Activity Centre under the current SEQ Regional Plan, playing a vital role in the history, administration, lifestyle, culture and development of Redland City. Cleveland is situated on the shores of Moreton Bay and is ideally positioned within SEQ being only 28 km from the Brisbane CBD and Brisbane Airport and only 32 km to the Port of Brisbane.

LOCATION	<i>Cleveland CBD</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Peter Kelley</i>		
	<i>Peter.kelley@redland.qld.gov.au</i>	<i>+61 7 3829 8862</i>	

COUNCIL AREA	<i>Toowoomba Regional Council</i>
PROJECT NAME	<i>Toowoomba CBD Developments</i>
TYPE	<i>Property</i>
SECTOR	<i>Mixed Use Development</i>

PROJECT OPPORTUNITY: A number of Council-led development opportunities exist, including a convention centre and multi-level parking stations, where innovative partnership solutions are sought. Council has a strategy for facilitating outcomes in line with the Toowoomba City Centre Master Plan. There are a number of opportunities for significant projects within the Toowoomba CBD on privately owned parcels whereby council policies are geared towards assisting the achievement of City Centre Master Plan objectives.

WHY INVEST? Toowoomba is a rapidly growing city located 130km west of Brisbane with a population of approximately 120,000 people. The city is a service centre for South West Queensland and supports the multi-billion dollar resource projects in the Surat Basin. Existing defined shortages in hotel accommodation, convention facilities and parking present attractive opportunities.

LOCATION	<i>Toowoomba</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Government / Private</i>	PROPOSED OWNERSHIP	<i>Private / Partnership</i>
CONTACT	<i>Toowoomba Regional Council, Economic Development Branch</i>		
	<i>business@toowoombaRC.qld.gov.au</i>	<i>+61 7 4688 6338</i>	



Ipswich City Council, Icon CBD

COUNCIL AREA	<i>Ipswich City Council</i>
PROJECT NAME	<i>Icon CBD</i>
TYPE	<i>Property</i>
SECTOR	<i>Mixed Use Development</i>

PROJECT OPPORTUNITY: ICON Ipswich is a transit oriented development in the Ipswich CBD incorporating planned retail, commercial office, residential, cultural and recreational outcomes over an estimated development timeline of between 10 and 15 years. The key focus is on inner city living and 24/7 vitality, with the creation of a vibrant urban centre and a street based higher order retail precinct e.g. a department store, cafes, restaurants and specialty shops to complement the existing offer at Riverlink. There is also scope to potentially accommodate entertainment, library, performing arts and Council customer contact service centre facilities as well as the provision of public art and a high quality public realm with improved visual and physical connections between the CBD and the Bremer River.

WHY INVEST? Ipswich is one of Australia’s fastest growing cities, expected to accommodate a population of 442,000 by 2031. Retail expenditure in Ipswich is expected to grow by 5.1% annually to \$4.2 billion by 2031. Ipswich is the hub of South-East Queensland’s Western Corridor. Recent upgrades have reduced travel times to southern and eastern suburbs of Brisbane, as well as Brisbane Airport and the Gold Coast.

LOCATION	<i>Ipswich</i>	INVESTMENT TYPE	<i>Brownfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Partnership</i>
CONTACT	<i>Office of Economic Development, Ipswich City Council ipswichcity@ipswich.qld.gov.au +61 7 3810 6938</i>		

COUNCIL AREA	<i>Toowoomba Regional Council</i>
PROJECT NAME	<i>Toowoomba Enterprise Hub</i>
TYPE	<i>Property</i>
SECTOR	<i>Transport / Logistics / Industry</i>

PROJECT OPPORTUNITY: The Toowoomba Enterprise Hub is located just 13km west of Toowoomba, Australia’s largest inland regional city. Toowoomba Enterprise Hub is home to The Brisbane West Wellcamp Airport. Australia’s newest airport is the anchor tenant for the adjoining Wellcamp Business Park, opening November 2014, and will connect the region to unparalleled passenger, import and export opportunities. It is also the location of InterLinkSQ, a 200+ hectare major intermodal (rail and road) freight and logistics facility set to house state of the art rail infrastructure for the current West Moreton Rail line and the proposed Inland Rail line. Witmack Industry Park offers large size industrial land parcels suited to a multitude of purposes, with many existing tenants locating to service the nearby coal and coal seam gas developments.

WHY INVEST? One of the only locations in South East Queensland where industrial land is available to cater for new very large footprint developments. Proximity to major highway connections future rail connections and air connectivity present significant operational advantages. Particularly well suited for logistics and companies servicing the agriculture and resources sectors.

LOCATION	<i>Toowoomba</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Private</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Toowoomba and Surat Basin Enterprise</i>		
	<i>www.toowoombaenterprisehub.com.au</i>	<i>+61 7 4639 4600</i>	

COUNCIL AREA	<i>Logan City Council</i>
PROJECT NAME	<i>SouthWest1 Urban Village</i>
TYPE	<i>Property</i>
SECTOR	<i>Mixed Use Development</i>

PROJECT OPPORTUNITY: SouthWest1 (SW1) is an award winning master-planned enterprise precinct comprising 40 hectares of development land with an adjoining 80 hectare environment and recreational parkland. Situated adjacent to Crestmead Industrial Estate, Council has identified a four hectare site for commercial, retail, and residential uses to develop an Urban Village to service the surrounding business and residential precincts.

WHY INVEST? SW1 is at the centre of the regional growth corridor. A Market Needs Analysis has been completed that identifies high demand for accommodation and associated uses in the area. Council is exploring a diverse mix of investment opportunities to suit the needs of potential investors.

LOCATION	<i>Crestmead</i>	INVESTMENT TYPE	<i>Greenfield</i>
CURRENT OWNERSHIP	<i>Council</i>	PROPOSED OWNERSHIP	<i>Private</i>
CONTACT	<i>Steve Hart, Logan Office of Economic Development</i>		
	<i>stevehart@logan.qld.gov.au</i>	<i>+61 7 3412 4325</i>	

COUNCIL AREA

Scenic Rim Regional Council

PROJECT NAME

Beaudesert Centre Revitalisation Project

TYPE

Property

SECTOR

Tourism / Mixed Use Development

PROJECT OPPORTUNITY: The Scenic Rim Regional Council is working closely with the State Government to develop the Beaudesert Centre Revitalisation Project. A new civic precinct will be a key development within a wider town centre revitalisation, anchored by a library, teaching and learning spaces and complemented by convenience retail outlets, cafes, and other consumer services. The creation of a community hub for the 21st century including landscaped gardens parkland and additional public parking will establish an urban heart and focal point for Beaudesert’s new Town Centre.

WHY INVEST? Allocated space available for educational services and meeting rooms. Specialist retail options available. Food services opportunities are incorporated into the design.

LOCATION

Beaudesert

INVESTMENT TYPE

Brownfield

CURRENT OWNERSHIP

Council

PROPOSED OWNERSHIP

Partnership

CONTACT

Economic Development Unit

mail@scenicrim.qld.gov.au +61 7 5540 5111



Beaudesert Centre Revitalisation Project

COUNCIL AREA

Scenic Rim Regional Council

PROJECT NAME

Beaudesert Town Centre Bypass

TYPE

Infrastructure

SECTOR

Transport

PROJECT OPPORTUNITY: Realignment of the Mount Lindesay Highway to the west of the Beaudesert town centre. The proposed corridor is from the Beaudesert-Boonah road to the Helen Street intersection near Enright's Sawmill in the north. The outcome of this will be to minimise heavy vehicle traffic through the town centre which will increase as development at Bromelton ramps up.

WHY INVEST? The Beaudesert bypass is an essential first step in the decentralisation of heavy freight and logistics activities away from Brisbane's inner suburbs. Its construction underpins private sector investment in the Bromelton State Development Area which will enable significant urban and regional renewal opportunities and deliver benefits to Queensland for the next 30 years. The bypass will trigger substantive residential development in Beaudesert totalling more than 5,000 lots over the next 20 years. The bypass will unlock land adjacent to the corridor offering opportunities for development along the 1.5km route.

LOCATION

Beaudesert

INVESTMENT TYPE

Greenfield

CURRENT OWNERSHIP

Government / Private

PROPOSED OWNERSHIP

Government / Private

CONTACT

Economic Development Unit

mail@scenicrim.qld.gov.au +61 7 5540 5111

COUNCIL AREA

Scenic Rim Regional Council

PROJECT NAME

Bromelton State Development Area

TYPE

Business

SECTOR

Transport / Logistics / Industry

PROJECT OPPORTUNITY: The Bromelton State Development Area is the only area available in South East Queensland for future industrial development with access to the national standard gauge rail network, providing connections to Sydney and Brisbane. The Federal Government has already spent \$55 million on the third rail from the Port of Brisbane to Bromelton. This allows Bromelton access to the interstate and Queensland rail systems. Stage 1 of Bromelton is 1,052 hectares with a developed value of \$5 billion.

WHY INVEST? Access to the standard gauge and narrow gauge rail networks, large-lot industrial uses, medium-scale and large-scale manufacturing and warehousing activities with road and/or rail requirements. Bromelton is expected to create over 18,000 jobs by 2050 and will be a key employment centre in the region, providing opportunities for the Scenic Rim region and also the master-planned communities of Flagstone and Yarrabilba.

LOCATION

Bromelton

INVESTMENT TYPE

Brownfield

CURRENT OWNERSHIP

Government / Private

PROPOSED OWNERSHIP

Government / Private

CONTACT

Scott Turner scott.t@scenicrim.qld.gov.au +61 7 5540 5435

COUNCILS OF SOUTH EAST QUEENSLAND

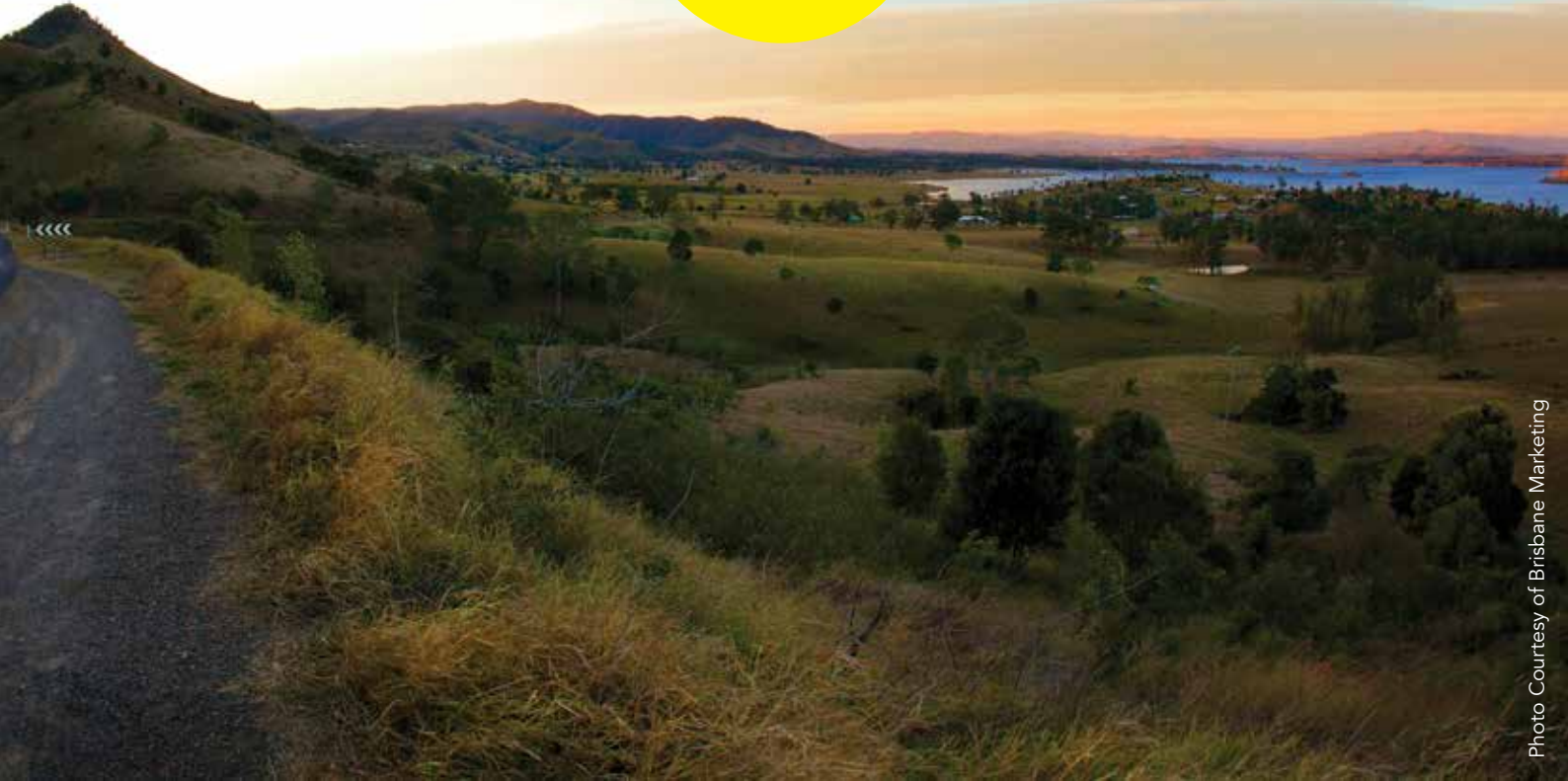


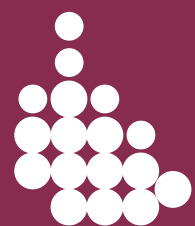
Photo Courtesy of Brisbane Marketing

The Council of Mayors (SEQ) is Australia's largest regional Local Government advocacy organisation, representing the South East Queensland region which is home to one in seven Australians, generates one fifth of the nation's economic growth and remains a powerhouse of Australia's future.

The Council of Mayors (SEQ) actively pursues opportunities of regional benefit and works with all levels of government and stakeholders to remove significant barriers to the economic growth of the region.

The Council of Mayors (SEQ) does this by supporting:

- local councils and businesses who want to build and strengthen trade connections with key decision makers and businesses in international markets;
- the attraction of foreign direct investment;
- a strategic economic growth focus for the development of South East Queensland; and
- the promotion of South East Queensland's competitive strengths including location, lifestyle and opportunities.



Council of Mayors
South East Queensland



BRISBANE CITY COUNCIL

*The Right Hon. The Lord Mayor of Brisbane,
Councillor Graham Quirk*

+61 7 3403 4400

As Lord Mayor of Brisbane, Graham Quirk is committed to delivering for the residents of Brisbane and making the city a better place to live, work, do business and invest in.

As Australia's largest municipality – and the third largest in the world – Brisbane City Council serves more than one million residents. Council employees deliver core local government services including roads and infrastructure, bus and CityCat services, environment protection, local pools, parks and libraries, as well as neighbourhood planning. Today, local authorities in Australia are recognised as often having a greater impact on people's quality of life than any other level of government. Brisbane City Council is constantly working to meet the needs of its residents – and is firmly 'dedicated to a better Brisbane'.



Dedicated to a better Brisbane



SCENIC RIM REGIONAL COUNCIL

Mayor John Brent

+61 7 5540 5105

With more than 30 years' experience in local government, Scenic Rim Mayor John Brent is highly regarded throughout Queensland. John believes in building a strong economic base and improving infrastructure while focusing on the community and achieving joint goals.

Scenic Rim Regional Council formed in 2008 following the Queensland local government reforms. Covering an area of approximately 4200 square kilometres, the region is home to more than 38,700 residents.

Agriculture and equine industries thrive on the Scenic Rim's fertile soil and vast arable land. Surrounded by world heritage listed national parks and located close to Brisbane and the Gold Coast, the region is also a popular tourism destination.



REDLAND CITY COUNCIL

Mayor Karen Williams

+61 7 3829 8623

As Mayor of Redland City, Karen offers real-world business experience having worked in the domestic money market and having operated two successful businesses. Karen is dedicated to making sure Redland City is recognised as the jewel in the crown of South East Queensland and the best place to live, work and to do business.

Ideally located at the centre of South East Queensland, Redland City is entering a new era of growth that can put this unique region on the world map.

With a strong economic base and continuing population growth, strong economic growth is forecast across a range of sectors including construction, manufacturing, education, training, retail and health care.





CITY OF
GOLD COAST.

CITY OF GOLD COAST

Mayor Tom Tate

+61 7 5581 5282

Tom Tate was elected Mayor of the Gold Coast, Australia's sixth largest city, in April 2012. As Mayor, Tom is working to return that 'have a go' spirit back to the Gold Coast. He has committed to reducing the cost of living pressure facing residents, reform council, cut waste and broaden the Gold Coast's economic base beyond its cornerstones of tourism and construction.

Stretching along 57 kilometres of stunning coastline, the Gold Coast is best known for its surf, sand and sunshine, bordered by its lush hinterland. While the Gold Coast remains a favourite tourism destination, attracting 12 million visitors each year, the city's economy is diversifying. Industries with a strong foothold now include education, sports, film, the arts, health, food production, IT, marine and advanced manufacturing. The nation's biggest non-capital city, currently home to 535,000 residents, is on the cusp of a transformational change thanks to the 2018 Commonwealth Games which has instilled a new sense of city pride.




City of
Ipswich

IPSWICH CITY COUNCIL

Mayor Paul Pisasale

+61 7 3810 6201

Mayor Paul Pisasale celebrates over 20 years in local government and was re-elected as Mayor for the third consecutive time in May 2012 with 88% of the primary vote. The Mayor has developed strong networks with South East Asia, welcoming many delegations which have led to development and investment opportunities.

Ipswich is one of the fastest growing cities in Australia and strategically positioned in South East Queensland. This population growth presents many opportunities for new and existing businesses, particularly in infrastructure development and in the retail, education, manufacturing, health and aerospace sectors. The city has established a range of industrial developments to cater for this diverse range of industries and welcomes investment.




Lockyer
Valley
REGIONAL COUNCIL

LOCKYER VALLEY REGIONAL COUNCIL

Mayor Steve Jones

+61 7 5462 0300

Mayor Steve Jones was elected as the inaugural Mayor of the Lockyer Valley in 2008. He is passionate about issues which affect rural Australia and is a progressive Mayor who supports sustainable business development in his region.

Lockyer Valley Regional Council is a progressive local government area situated just an hour's drive west of Brisbane's CBD. With the economy built around the strong agricultural success of the region, the Lockyer Valley is well placed to welcome new and emerging industries supported by a strong and flexible workforce. There are vast opportunities on offer so visit Council's web site at www.lockyervalley.qld.gov.au for more information.



LOGAN CITY COUNCIL

Mayor Pam Parker

+61 7 3412 4226

Mayor Pam Parker was elected as the City of Logan's first female Mayor in 2008 and was re-elected unopposed in the 2012 local government election. With Logan City's population set to boom over the next two decades, Mayor Pam Parker is working hard to ensure continued strong investment and jobs growth in the city, and she invites you to come and discover the many opportunities available in Logan City.

Logan City is ideally situated 20km from the capital city of Queensland, Brisbane, and 40km from the world renowned tourist destination, Gold Coast. It is the fifth largest local government in Australia by population and has an area of 957 square kilometres. Logan is a rapidly growing city with over 19,500 businesses which employ 73,000 people and generates an economic output of \$9.6 billion (Gross Regional Product) annually.



MORETON BAY REGIONAL COUNCIL

Mayor Allan Sutherland

+61 7 3480 6251

Mayor Allan Sutherland was elected Mayor of Moreton Bay Regional Council in March 2008, after more than 14 years as a councillor, Deputy Mayor and Mayor of Redcliffe City Council.

Mayor Sutherland's strong advocacy for the Moreton Bay Region has seen him become a key member of the Moreton Bay Policy Council, the Moreton Bay Coast Implementation Group and the Local Government Association of Queensland Policy Executive.

Moreton Bay Regional Council is Australia's third largest council spanning 2,035 square kilometres. Located 35 minutes north of Brisbane's CBD, the region is a natural playground boasting pristine hinterland and coastal areas. It is also one of the country's fastest growing areas, with its population set to grow to more than half a million people by 2026.



NOOSA COUNCIL

Mayor Noel Playford

+61 7 5329 6100

Noel Playford was elected as Mayor of Noosa Council in November 2013 following the area's de-amalgamation from the Sunshine Coast Regional Council. A one-time teacher and local businessman, Noel is a former Mayor of Noosa who served through three terms as council leader from 1988-97, after serving one term on council from 1982.

The Noosa region, located in the north of South East Queensland, boasts beautiful beaches, lush green hinterland, stunning coastal national parks, a pristine river, cosmopolitan lifestyle and a lively calendar of events. The Noosa Council seeks to foster a strong, viable niche economy, employment and business opportunities that complement the environmental values of the area and growth in the wellness industries, knowledge based businesses, education and service industries, heritage and creative arts and clean, green sustainable industries and agriculture.



SOMERSET REGIONAL COUNCIL

Mayor Graeme Lehmann

+61 7 5424 4000

Mayor Graeme Lehmann was born and raised in the Somerset region and has always called this his home. Mayor Lehmann supports growth and change and holds the values of the community in high regard. He has proudly served in local government for almost two decades.

Somerset Regional Council was formed in 2008 and is located an hour west of Brisbane and is the fastest growing local government area in South East Queensland. It has strong agricultural, environmental, heritage and tourism values. It contains important vegetation and forest, areas of high scenic and landscape amenity and significantly, the key water catchments for South East Queensland.



SUNSHINE COAST COUNCIL

Mayor Mark Jamieson

+61 7 5441 8242

Mayor Mark Jamieson has an extensive career in leadership roles with media, community and property organisations - with strong results in business performance/expansion and shareholder growth. Mayor Jamieson has a proven track record of developing those around him and has been actively involved in ensuring his companies not only 'do well but do good'.

The Sunshine Coast Council oversees the fourth largest local government area (in terms of population) in Australia and is one of the most attractive locations nationally. The Sunshine Coast is forging ahead with a bold new economic plan to almost triple the size of the regional economy in the next 20 years and establish the region as the ideal location for investment, business growth and lifestyle.



TOOWOOMBA REGIONAL COUNCIL

Mayor Paul Antonio

+61 7 4688 6433

Mayor Paul Antonio was raised in the Toowoomba region. Formerly Deputy Mayor of the Toowoomba Regional Council and Mayor of Millmerran Shire Council, Paul has strong links to local industry. He has held a number of Board positions in the Local Government, Agriculture and Emergency Services sectors.

Toowoomba Regional Council governs a region of almost 160,000 residents. Toowoomba was recently recognised as the third most family friendly city in Australia. With a diverse industry base and strong manufacturing, agriculture, education and health sectors, the region is known for its desirable lifestyle and strong economy. More recently a rapidly growing energy and mining sector has developed on its western boundary.



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Council of Mayors

South East Queensland

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