

# South East Queensland Investment Prospectus

July 2015



*Location • Lifestyle • Opportunity*

[seqinvest.com.au](http://seqinvest.com.au)



**Council of Mayors**  
South East Queensland

Freight costs and shipping times from South East Queensland are significantly less to North Asia than from most of Europe and most of the US, and marginally less than from the US West Coast and Canada.

South East Queensland boasts four international airports and a further four domestic airports.

# Location

## South East Queensland: The core growth region of Queensland, Australia

The South East Queensland (SEQ) time zone is within two hours of China, Hong Kong and Singapore time zones and only one hour outside of Japan and Korea time zones.

Close proximity of supply chains to both domestic and international markets is driving investment and capacity development in these key industry sectors:

- Tourism and events
- Sport and recreation
- Transport and logistics
- Education and training
- Food and agriculture

- Health and medical
- Specialist industries.

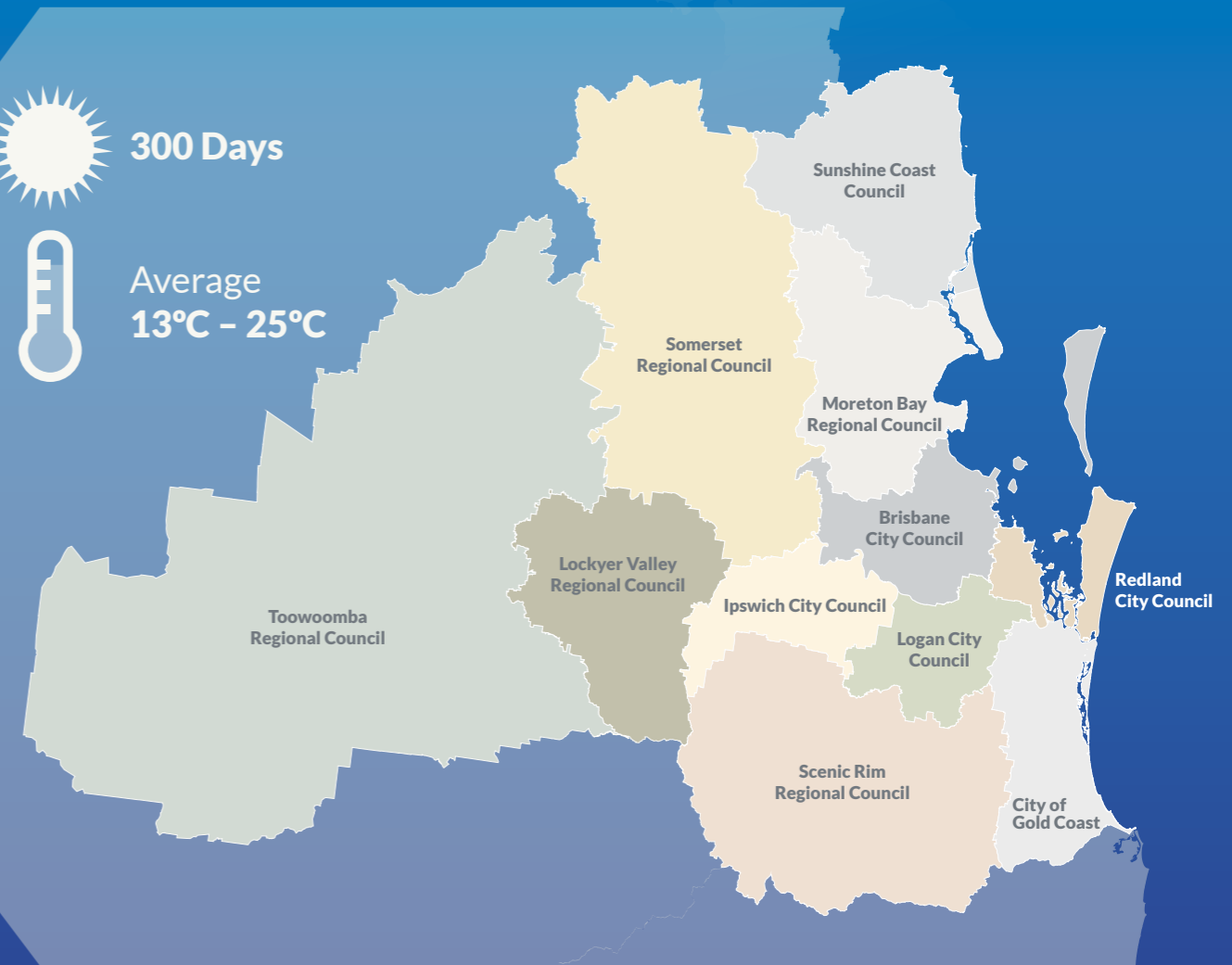
Located in a temperate subtropical climate with 300+ days of sunshine per annum, SEQ boasts competitive advantages, particularly in the agriculture and tourism sectors.

South East Queensland spans over 200 km of pristine Australian coastline, extending also over 140 km west into country Queensland's most fertile agricultural plains.

Locational advantages have made SEQ one of the fastest growing regions in Australia, with one in seven Australians residing in the region.

 300 Days

 Average 13°C - 25°C



**South East Queensland is home to Australia's fastest growing shipping port, and Australia's largest exporters of cotton and meat.**

# Lifestyle

As the twenty-first century unfolds, Australia's South East Queensland (SEQ) region is emerging as the nation's new economic powerhouse and the jewel in the crown of Australia's lifestyle, key industry and investment opportunities.

Covering an area of 35,248 square kilometres, the region stretches 240 km north south and 140km east west. Eleven municipalities have combined to form the South East Queensland region.

These areas together boast a diversity of economic drivers and numerous national industry benchmarks. With a common thread of world class tourism, they draw large and growing numbers of both domestic and international visitors to the region.

Brisbane is the modern metropolis at the centre of SEQ, filled with the vitality and vibrancy you would expect of Australia's 'New World City'. The state capital, Brisbane, is closely flanked to the east by the heritage homesteads of Redland City, which is also the gateway to the world's largest sand islands.

Directly to the north, the Moreton Bay area is the northern gateway to Moreton Bay, offering a variety of lifestyle options from convenient 'city-fringe' to waterfront island living, all within easy commuter distance of Brisbane and major employment centres.

Heading further north, a pristine coastline studded with hamlets, towns and a proposed planned CBD makes up the beautiful, sustainability focussed and rapidly developing Sunshine Coast.

Directly south of Brisbane, at the heart of SEQ, Logan City is renowned for its strong cost-effective manufacturing base, central location and highly affordable lifestyle options. Travelling further south, the 'famous for fun' Gold Coast, with its high-rise skyline and world renowned surf beaches, also boasts a strong and diversified local economy.

To the south west is the region's Scenic Rim, an area emerging as a regional transport and logistics hub. It is also a showcase of natural beauty and home to a National Park with the world's fourth greatest biodiversity.

To the west, historic Ipswich is the 'gateway to the country, on the doorstep of the city'. Very affordable lifestyle options and a growing manufacturing base are seeing the popularity of this area soar.

Journey further west and you'll discover the Lockyer Valley, renowned as Australia's 'Salad Bowl' with some of the most fertile soils in the world. Neighbouring Somerset is similarly celebrated for its agricultural sector, particularly high quality proteins.

At the fringe of the region to the west, Toowoomba offers a taste of real country Australia and is the gateway to Queensland's far west. It is Australia's second largest inland city with a strong agricultural sector and rapidly developing infrastructure, including a new international airport. Toowoomba is emerging as a major regional logistics hub, linking other regions and the region's west, to the region's east and to world markets.

## Environment

The SEQ landscape spans fertile rural settings to bustling urban centres. It's home to the natural beauty of some of Australia's best beaches, as well as stunning mountain ranges, lush hinterland, vast waterways and an extensive river system. The region offers a clean, green environment, conducive to a balanced, productive and fulfilling lifestyle.

From the Lamington National Park to the rich agricultural soils of the Lockyer catchment, and the marine environment of Moreton Bay, there are a large number of local native species and a wide range of habitat types. These include rainforest that's home to the world's fourth greatest biodiversity, including eucalypt and melaleuca forests and mangroves, with floodplains and coastal wetlands.

Moreton Bay supports more than 355 species of marine invertebrates, at least 43 species of shorebirds, 55 species of algae associated with mangroves, seven species of mangrove and seven species of seagrass.

## Climate

The region enjoys a very liveable subtropical climate with more than 300 days of sunshine per year and an average daily temperature range of 13 to 25°C.



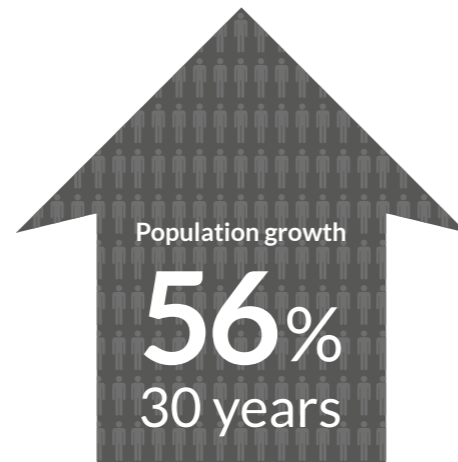
*The SEQ landscape spans fertile rural settings to bustling urban centres, beautiful beaches to lush hinterland.*

# Population

South East Queensland is home to more than three million people, or one in seven Australians. The region's population is heavily urbanised and is generally more heavily concentrated in its coastal centres. From 2011 to 2041, the region's population is expected to grow from 3.1 million to 4.9 million people.

	2011	2041	Growth
Population ('000)	3,139	4,903	1,764
Place of work employment ('000)	1,580	2,216	636
Usual resident employment (URE) ('000)	1,636	2,179	543
GRP (\$mil)	\$148,283	\$292,923	\$84,640
GRP/capita	\$47,239	\$59,744	\$12,505
GRP (URE)	\$90,638	\$134,430	\$43,792
South East Queensland top 3 industries by employment at 2011	Health Care and Social Assistance (12.0%) Retail Trade (11.2%) Construction (10.1%)		
South East Queensland top 3 industries by employment at 2041	Health Care and Social Assistance (15.3%) Professional, Scientific and Technical Services (10.3%) Education and Training (10.2%)		

Source: NIEIR 2014



# Services

## Health

South East Queensland is serviced by world class medical facilities, including modern State owned public hospitals, State owned university hospitals working in partnership with the education sector and high-end private hospitals.

## Education

South East Queensland boasts a strong and vibrant education sector. A wealth of quality primary and secondary schools, both private and public, are equipping our youth with the skills needed for the challenges of tomorrow.

## World Class Research Institutions and Education Providers

A diverse range of specialist, skills focussed Registered Training Organisations are developing our quality workforce through first-rate vocational education and training.

Nine world class universities within the region educate our industry and community leaders in addition to more than 100,000 international students.

## Law Enforcement

The SEQ region benefits from stable government, secure communities and an actively visible, accessible and reassuring police presence.

## Community Services

Throughout the region, Local Government provides a range of community support services. These are complemented at the State and Federal government levels, with the provision of additional community support services.



Photograph: Tourism and Events Queensland

# Opportunity

High-quality investment opportunities in close proximity to CBDs, ports and transport infrastructure.



## Major Infrastructure

South East Queensland is building on the existing infrastructure network, particularly in planned road and rail infrastructure, to service both local communities and rapidly growing supply chains from regional Queensland and southern metropolitan centres to SEQ airports and the Port of Brisbane.

In addition to SEQ's extensive road and rail networks, the Federal and State Government have committed to delivering several major projects in the region:

- Bruce Highway—\$6.7 billion over 10 years (Federal), \$768 million for 2014–2015 (State)
- Toowoomba Second Range Crossing—\$1.285 billion (Federal), \$321.25 million (State)
- Gateway Motorway North—\$929.6 million (Federal), \$232.4 million (State).

## Economy

South East Queensland is an economic powerhouse. In the past decade, the region has generated over 20 percent of the nation's economic and employment growth.

Modelling by the National Institute of Economic and Industry Research (NIEIR) forecasts that, along with population growth, gross regional product for South East Queensland is expected to more than double from \$89.8 billion in 2006 to \$203.6 billion in 2026; and out of region exports from South East Queensland are forecast to more than double from \$53.4 billion in 2006 to \$118.8 billion in 2026.

## Innovation

South East Queensland is producing world-famous innovators including:

- Halfbrick Studios, creators of #1 selling mobile app Fruit Ninja
- The Diamantina Institute, creators of the world's first cervical cancer vaccine
- In the last year, the City of Brisbane has gone from 85th place to 60th place on the world index of innovative cities

SEQ 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.

The region supports and relies on a wide diversity of agricultural, manufacturing, commerce and tourism industries. Additionally, important agriculture activities include intensive horticulture such as fruit, vegetable, nursery and flower, sugar cane, broad acre grain crops, peanuts, oil seed crops, beef cattle, dairying, pigs and poultry.

The region 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.



## Workforce

South East Queensland's world class and internationally recognised research institutions and education providers are developing a talented and highly skilled workforce. From 2011 to 2041, the region's workforce is expected to grow from 1.5 million to 2.6 million workers.

### Employment by industry

South East Queensland Employed person	Workers				Share of total South East Queensland		
	2011	2021	2041	Growth	2011	2021	2041
Agriculture, Forestry and Fishing	14,106	14,959	19,569	5,464	0.90%	0.80%	0.70%
Mining	13,802	15,582	19,230	5,428	0.90%	0.80%	0.70%
Manufacturing	140,675	160,979	205,283	64,607	8.90%	8.40%	7.70%
Electricity, Gas, Water and Waste Services	17,711	21,019	24,249	6,538	1.10%	1.10%	0.90%
Construction	145,770	169,623	228,565	82,795	9.20%	8.90%	8.60%
Wholesale Trade	63,929	69,372	77,113	13,184	4.00%	3.60%	2.90%
Retail Trade	177,418	205,927	234,129	56,711	11.20%	10.80%	8.80%
Accommodation and Food Services	112,547	142,866	210,956	98,409	7.10%	7.50%	7.90%
Transport, Postal and Warehousing	84,529	110,325	146,306	61,777	5.30%	5.80%	5.50%
Information Media and Telecommunications	23,086	22,260	27,335	4,250	1.50%	1.20%	1.00%
Financial and Insurance Services	51,495	46,681	56,471	4,977	3.30%	2.40%	2.10%
Rental, Hiring and Real Estate Services	31,531	37,398	56,780	25,249	2.00%	2.00%	2.10%
Professional, Scientific and Technical Services	123,194	148,252	221,118	97,925	7.80%	7.80%	8.30%
Administrative and Support Services	55,665	67,771	101,703	46,038	3.50%	3.60%	3.80%
Public Administration and Safety	106,357	122,689	176,218	69,861	6.80%	6.50%	6.70%
Education and Training	130,121	168,647	261,294	131,173	8.20%	8.80%	9.80%
Health Care and Social Assistance	199,858	270,592	440,477	240,619	12.60%	14.20%	16.60%
Arts and Recreation Services	26,132	32,622	48,346	22,214	1.70%	1.70%	1.80%
Other Services	62,410	78,100	101,119	38,710	3.90%	4.10%	3.80%
<b>Total</b>	<b>1,580,333</b>	<b>1,905,667</b>	<b>2,656,261</b>	<b>1,075,928</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: NIEIR 2014

# South East Queensland Investment Opportunities

The Council of Mayors (SEQ) can help you establish operations in one of the fastest growing regions in Australia.

For information on the opportunities available in SEQ, contact the Council of Mayors (SEQ) on +61 7 3040 3460 or [seqinvest.com.au](http://seqinvest.com.au).



**New Moreton Bay Higher Education Precinct**

With a rapidly growing population base of 410,000, projected to grow to 500,000 over the next ten years, there is a pressing need for the establishment and local delivery of higher education in the Moreton Bay Region. Council is now in the master planning stages of a new higher education precinct that will be a major driver of economic growth.

The development will provide a range of integrated investment opportunities, including:

- Comprehensive university campus with 20,000 student capacity
- Student accommodation
- Health precinct
- Private hospital
- Technology park

- Data centre
- Sporting/aquatic facilities and sports stadium
- Supporting residential and commercial development.

Council is in negotiations to acquire a significant, centrally located site within walking distance of major transport infrastructure.

Location: Moreton Bay  
 Investment Type: Greenfield site  
 Current Ownership: Private  
 Proposed Ownership: Public Private Partnership  
 Contact: Katrina Houghton, Manager Economic Development  
 Moreton Bay Regional Council  
 katrina.houghton@moretonbay.qld.gov.au  
 +61 428 778 375

**Reduced charges for Purpose Built Student Accommodation**

Brisbane City Council has announced a reduction in government charges for the development of purpose built student accommodation (PBSA). The PBSA must be built within 4 kms of the Brisbane City GPO in specially nominated zones and be approved and operating by June 2019.

International Education is the largest single service export sector in Brisbane, bringing about \$2-3 billion of spending into the region each year (based on approximately 75,000 international student enrolments in university, VET and pre-university language courses).

With a limited number of PBSA currently servicing the student accommodation market, there is an opportunity to develop student accommodation. The Federal Government has forecast the international student market to grow by 7 per cent a year and for the number of students coming to Australia to double in the next ten years.

Brisbane has a number of world class education institutions which provide a stable base to ensure its position as a top destination for students which provide a continual demand for PBSA.

Location: Within 4 km of Brisbane City GPO  
 Investment Type: Property  
 Contact: Brisbane Marketing  
 Investment Attraction Division  
 +61 7 3006 6200  
 invest@brisbanemarketing.com.au

**'Industry Leading' National Food and Innovation Centre**

The National Food and Innovation Centre is a proposed Centre of Excellence, focussed on showcasing our nation's best produce and the latest processes involved in production.

Comprising high-tech training facilities and exhibitor spaces, the latest innovations and developments in agriculture and food technology will be showcased. The facility will act as an important hub, further encouraging tourism as a pivotal supplement to existing farm trails and quality food experiences. There is no other facility of this type in Australia.

Investment partners are sought, particularly those with interests in the food and agriculture, and education sectors.

Location: Lockyer Valley  
 Investment Type: Greenfield site  
 Current Ownership: Public  
 Proposed Ownership: Public Private Partnership  
 Contact: Jason Harm  
 Manager  
 Regional Development  
 Lockyer Valley Regional Council  
 regionaldevelopment@lvrc.qld.gov.au  
 +61 7 5466 3505

**'Lakeview' Accommodation Precinct**

The Lakeview Accommodation Precinct is a unique opportunity for strategic investors. Accommodation demand has grown over the last ten 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.

The development site consists of two land parcels with a combined area in excess of 9,000 sqm. Incorporating up to a 150-room major development, the precinct will also include a range of smaller short-term accommodation options, close to a quality library and transport to the university.

As a large production region, Lockyer Valley is also home to value added industries such as transport and logistics, manufacturing of irrigation equipment and farm supplies, businesses that are regularly seeking staff accommodation.

Location: Gatton, Lockyer Valley  
 Investment Type: Greenfield site  
 Current Ownership: Public  
 Proposed Ownership: Private  
 Contact: Jason Harm  
 Manager Regional Development  
 Lockyer Valley Regional Council  
 regionaldevelopment@lvrc.qld.gov.au  
 +61 7 5466 3505

# Infrastructure and Mixed Development



## SunCentral Maroochydore CBD development (Stage 1)

SunCentral Maroochydore is Australia's only Greenfield CBD at this time and is located on a 53 hectare site at the heart of Australia's beautiful Sunshine Coast. Situated only 10 minutes from the Sunshine Coast Airport and five minutes from world-class beaches, the new CBD will include commercial, residential, retail and lifestyle precincts, including the opportunity to develop a premium hotel and entertainment, exhibition and convention centre.

The first stage of SunCentral will include approximately:

- 36,000 sqm GFA for commercial uses
- 22,000 sqm GFA for retail uses
- 450 residential apartments

Stage 1 is set to be released to market before the end of 2015 through a competitive market process.

Enquiries welcome.

Location:	Maroochydore, Sunshine Coast
Investment Type:	Greenfield site
Current Ownership:	Public
Proposed Ownership:	Private
Contact:	Chief Executive Officer, SunCentral Maroochydore Pty Ltd, +61 7 5452 7274 info@suncentralmaroochydore.com.au

## Cleveland CBD Renewal

Opportunity exists to invest in a number of potential development sites in the Cleveland CBD. 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 as part of a mixed use
- Apartment buildings as part of a mixed use
- Commercial offices
- Community facilities
- Education facilities
- Health care centres
- Hotels
- Indoor recreation facilities (cinemas, convention centre, fitness centre)
- Refreshment establishments
- Shops
- Tourist accommodation.

Situated on the shores of Moreton Bay, only 28 km from the Brisbane CBD and Airport and only 32 km to the Port of Brisbane, Cleveland is recognised as a Principal Regional Activity Centre under the current South East Queensland Regional Plan. It plays a vital role in the history, administration, lifestyle, culture and development of Redland City.

Location:	Cleveland CBD, Redland
Investment Type:	Brownfield site
Current Ownership:	Public
Proposed Ownership:	Private
Contact:	Peter Kelley Peter.kelley@redland.qld.gov.au +61 7 3829 8862



## Beaudesert Centre Revitalisation Project

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. It will be anchored by a library with teaching and learning spaces and meeting rooms, to be complemented by:

- Convenience retail outlets
- Cafes and food service providers
- Specialist retail outlets
- 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.

Location:	Beaudesert, Scenic Rim
Investment Type:	Brownfield site
Current Ownership:	Public
Proposed Ownership:	Public Private Partnership
Contact:	Economic Development Unit mail@scenicrim.qld.gov.au +61 7 5540 5111

## Toowoomba Railway Parklands Priority Development Area

This CBD precinct offers over 15 hectares of developable land within the Toowoomba CBD. Structured around iconic parkland, this site is suitable for medium/high density residential, retail and commercial urban renewal projects.

Opportunities available now.

Location:	Toowoomba
Investment Type:	Brownfield site
Current Ownership:	Public
Proposed Ownership:	Private
Contact:	business@toowoombarc.qld.gov.au



## 'Main Place' Resort, Retail and Office Precinct

Iconic and vibrant 50 storey mixed use development project on 3,725 sqm land area, plus additional 2,666 sqm freehold underground volumetric title, making a total site area of 6,391 sqm.

Located in Broadbeach's central business and entertainment district adjacent to Rapid Transit Light Rail station, Jupiters Casino, Gold Coast Convention Centre and short walk to Pacific Fair Shopping Centre.

Development application for residential tower, resort hotel, commercial offices, retail shops, cafes, restaurants and revitalised usable rear laneway concept plus basement car parking for approximately 585 cars.

Currently comprises nine allotments with strong holding income, renting to retail shops and commercial tenants on short/medium term leases.

Location:	Broadbeach, Gold Coast
Investment Type:	Brownfield site
Current Ownership:	Private
Proposed Ownership:	Private
Contact:	Invest Gold Coast invest@goldcoast.qld.gov.au +61 7 5581 7528





# Infrastructure and Mixed Development



## 'SouthWest1' Urban Village

At the centre of the regional growth corridor, SouthWest1 (SW1) is an award winning master-planned enterprise precinct comprising 40 hectares of development land, with an adjoining 80 hectares of environment and recreational parkland.

Situated adjacent to Crestmead Industrial Estate, Council has identified a four hectare site for commercial, retail and residential uses for development of an Urban Village to service the surrounding business and residential precincts.

High demand for accommodation and associated uses in the area has been identified through a Market Needs Analysis. Council is now exploring a diverse mix of investment opportunities to suit the needs of potential investors.

Enquire today.

Location: Crestmead, Logan  
 Investment Type: Greenfield site  
 Current Ownership: Public  
 Proposed Ownership: Private  
 Contact: Steve Hart  
 Logan Office of Economic Development  
 stevehart@logan.qld.gov.au  
 +61 7 3412 4325

## DA Approved—Ellenborough Towers

The Ellenborough Towers Ipswich development is set to revolutionise the residential unit market in Ipswich and fulfil a demand from the influx of students and professionals in Ipswich City.

Surrounded by reputable schools, retail and commercial precincts, transportation hubs as well as having Ipswich City Council's commitment to economic growth and infrastructure upgrades, this is an investment opportunity not to be missed.

Location: Ipswich  
 Investment Type: Brownfield site  
 Current Ownership: Private  
 Proposed Ownership: Private equity partnership  
 Contact: Ash Brosnan  
 Economic Development Officer  
 Ipswich City Council  
 abrosnan@ipswich.qld.gov.au  
 +61 7 3810 7633



## Specialist Sectors



## Existing Marina and Development Opportunity

With 62 hectares of marina area and 30 additional hectares of land area, Horizon Shores Marina offers an opportunity for the incoming owner to deliver and manage a world class marina and to capitalise on one of the largest freehold marina development assets in Australia.

Location: Woongoolba, Gold Coast  
 Investment Type: Brownfield site  
 Current Ownership: Private  
 Proposed Ownership: Private  
 Contact: Invest Gold Coast  
 invest@goldcoast.qld.gov.au  
 +61 7 5581 7528

## 'Riverlinks' Central Resort Development

There is currently no major hotel in the northern end of the city to service iconic Gold Coast theme parks or northern growth corridor.

This prime site is currently zoned for mixed use development, allowing for a resort hotel with waterfront residential, attached marina berths and commercial and retail development uses. It also offers excellent access to major transport routes and high visibility from the M1 Motorway, the most heavily trafficked road in Australia.

Location: Coomera, Gold Coast  
 Investment Type: Greenfield site  
 Current Ownership: Private  
 Proposed Ownership: Private  
 Contact: Invest Gold Coast  
 invest@goldcoast.qld.gov.au  
 +61 7 5581 7528

## DA Approved 48-Storey Skyscraper

The 5044 sqm site has DA approval for a 48-storey skyscraper, integrating:

- 383 residential suites
- 77 apartments
- 628 sqm of specialty retail floor space including shops and restaurants
- 1,996 sqm of recreational floor space
- Five levels of underground car park.

Location: Surfers Paradise, Gold Coast  
 Investment Type: Brownfield site  
 Current Ownership: Private  
 Proposed Ownership: Private  
 Contact: Invest Gold Coast  
 invest@goldcoast.qld.gov.au  
 +61 7 5581 7528

## Tourism, Sport and Recreation



## High demand for quality tourism infrastructure

As international visitation to Brisbane continues to grow, from both business and leisure visitors, Brisbane is supporting investment that creates new tourism infrastructure to build the city's tourism potential. Brisbane is a growing destination for tourism. Between 2012 and 2014, hotel room nights occupied in Brisbane by international visitors grew by 10%, and international visitors accounted for up to 57.5% of the room nights occupied in Brisbane.

To support the increased visitation demand, Brisbane Airport is building a second runway which will increase arrivals to Brisbane from 22 million per year (2014) to 50 million per year by 2035 or approximately the same number of arrivals as Singapore last year. There will be continued demand for high quality tourism infrastructure in the City to support the expected growth in tourism numbers.

Location: CBD and city fringe  
 Brisbane  
 Investment Type: Property  
 Contact: Brisbane Marketing  
 Investment Attraction Division  
 +61 7 3006 6200  
 invest@brisbanemarketing.com.au

# Tourism, Sport and Recreation

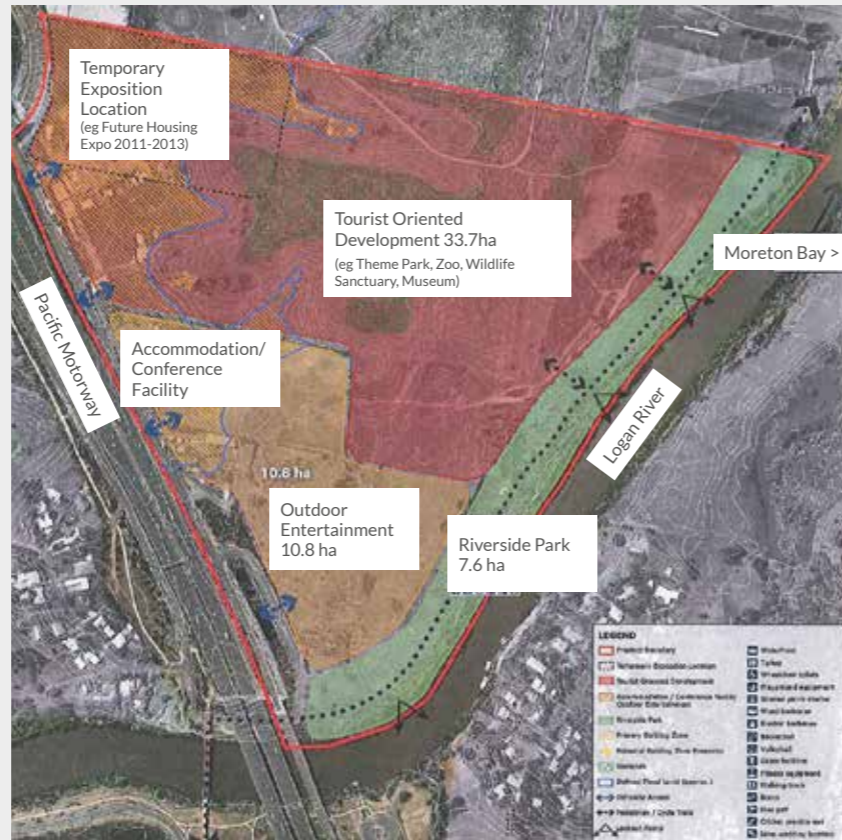
## Logan City Tourism Precinct

The Logan City 'Tourism Precinct' is a Council owned parcel of approximately 50 hectares of land dedicated to attracting the development of major tourist oriented facilities. This prime and highly accessible site is centrally located between the world renowned tourist destinations of Brisbane and the Gold Coast and will leverage exposure to the most heavily travelled motorway in Australia, the Pacific Motorway.

Fronting also onto the Logan River, this new precinct presents a unique opportunity for an innovative and high quality investor to secure or partner in the development of a major tourism precinct in South East Queensland.

A master plan has been developed for the precinct and identifies nature and adventure based tourism as ideal uses for the site and to meet market demand.

Location: Logan  
 Investment Type: Brownfield site  
 Current Ownership: Private  
 Proposed Ownership: Private for sale or lease  
 Contact: Nick McGuire  
 Logan Office of Economic Development  
 nickmcguire@logan.qld.gov.au  
 +61 7 3412 5045



## Brisbane Cruise Ship Terminal

A major opportunity currently exists for the city to secure a much larger share of the rapidly growing Australian cruise ship tours market.

Brisbane is uniquely placed as not only a significant tourism destination in its own right, but also as a launching pad into other popular cruising destinations along the east coast of Australia and throughout the Pacific region.

The current passenger terminal at Portside Wharf is unable to accommodate larger, more modern cruising vessels and implementation of a new proposed solution is therefore being actively developed by the Port of Brisbane Pty Ltd.

Brisbane City Council, together with the Port of Brisbane Pty Ltd, is keen to support development of a modern cruise ship terminal at Luggage Point, at the mouth of the Brisbane River. This prime site offers an ideal deep water location for a new world class terminal and would open up exciting additional opportunities for associated facilities, all strategically located less than 5 km from Brisbane International Airport.

Location: Luggage Point, Brisbane  
 Investment Type: Greenfield site  
 Contact: info@portbris.com.au  
 +61 7 32584888

## 'Couran Point', South Stradbroke Island Waterfront Opportunity

Pristine South Stradbroke Island offers an abundance of native flora and fauna and is surrounded by uncrowded beaches, and sparkling clean waterways. This prime secluded 11.2 hectare waterfront landholding is a short boat ride from Runaway Bay on the northern end of the Gold Coast.

The land adjoins the Ramada Couran Cove Resort, which has a range of dining and spa options. Whether developed as an international resort, family enclave or land subdivision, the freehold landholding and existing facilities make Couran Point an unrepeatable opportunity.

Location: South Stradbroke Island  
 Gold Coast  
 Investment Type: Greenfield site  
 Current Ownership: Private  
 Proposed Ownership: Private  
 Contact: Invest Gold Coast  
 invest@goldcoast.qld.gov.au  
 +61 7 5581 7528



## Parkwood International Sport and Recreation Precinct

Located within the Southport Knowledge precinct, and nearby to the new Gold Coast Regional Hospital, Griffith University, the Parklands re-development and Commonwealth Games Athletes Village, this infill development opportunity provides for:

- Approved for 210 rooms and suites (DA 2014)
- Existing golf course, plus 119 car parks, function and conference facilities successfully operating.

The ongoing development of the Parkwood International master planned sport, recreation and community precinct will underwrite the success of the completed hotel.

Location: Parkwood, Gold Coast  
 Investment Type: Greenfield site  
 Current Ownership: Private  
 Proposed Ownership: Private  
 Contact: Invest Gold Coast  
 invest@goldcoast.qld.gov.au  
 +61 7 5581 7528



## Transport and Logistics



## Citiswiv Business Park'—Premium Industrial Estate

This 350 hectare estate is Queensland's largest industrial development, providing affordable, well-connected industrial land catering for a wide range of industries including logistics, manufacturing, warehousing and distribution, construction and wholesale retail companies. Significant advantages include:

- Superior transport access, positioned at the crossroads of three major arterial roads
- The completion of Legacy Way provides a direct, high-speed route between Citiswiv Business Park and the Port of Brisbane, Brisbane Airport, the north and south Gateway arterials and the TradeCoast Precinct.
- Master planned for flexibility, with B Double site access, 24/7 general Industry zoning and serviced blocks ranging from 2,000 sqm to 200,000 sqm+
- Ability to subdivide or consolidate lots.

Stages 1 and 2 Now Selling:

- DA approved strata unit complex from 100 sqm–1,025 sqm
- DA approved freestanding 3,000 sqm warehouse and office
- Stage 2 accommodates industrial and wholesale bulky goods retailers.

Location: Ipswich  
 Investment Type: Brownfield site  
 Current Ownership: Private  
 Proposed Ownership: Private for sale or lease  
 Contact: Nick Greenwell, Development Manager  
 nick.greenwell@walkercorp.com.au  
 +61 421 948 800

## Transport and Logistics

### Gatton West Industrial Zone— Transport and Logistics Hub

The Gatton West Industrial Zone (GWIZ) is a Council planned initiative that is expected to become the principal industrial transport and logistics hub within the Lockyer Valley. It will assume the role of a regional-scale facility servicing South East Queensland.

Located 3 km to the northwest of Gatton, between the township and the Warrego Highway and in close proximity to the world class food production areas of the Lockyer and Fassifern Valleys, the GWIZ incorporates a 120 hectare area immediately surrounding the existing Warrego Highway truck rest stop. It is also the geographic centre point between the Gatton interchange and the Helidon interchange on the Warrego Highway.

Servicing the Lockyer Valley's fast growing premium agriculture based economy, GWIZ is expected to support the sector's expansion by offering large-scale industrial sites with direct access to the Warrego Highway.

With access to high speed fibre and natural gas expected, GWIZ is also adjacent to the Brisbane-Charleville rail line, offering extremely high value for logistics firms or businesses looking to capitalise on good highway access and future potential rail access. This is the only greenfield, flood free, highly accessible large industrial lot in the region's agricultural epicentre, the Lockyer Valley.

Enquire today.

Location:	Gatton, Lockyer Valley
Investment Type:	Greenfield site
Current Ownership:	Public
Proposed Ownership:	Private
Contact:	Jason Harm Manager, Regional Development Lockyer Valley Regional Council regionaldevelopment@lvrc.qld.gov.au +61 7 5466 3505

### Witmack Industry Park – Toowoomba's Enterprise Hub

Construction ready and fully serviced large (2 hectare to 20 hectare) industrial lots centrally located to take advantage of South East Queensland and Surat Basin resource sector growth.

This precinct offers significant logistical advantages through its proximity to national road and rail networks and international aviation linkages through the nearby Brisbane West Wellcamp Airport.

Design and construct, or land-only packages available now, with options to buy or lease.

Location:	Toowoomba
Investment Type:	Greenfield site
Current Ownership:	Private (FKG Group)
Proposed Ownership:	Private
Contact:	info@fkg.com.au



### Bromelton State Development Area— Transport and Logistics Hub

Bromelton is a nationally significant green freight precinct. It is an intermodal, industrial and logistics hub, strategically located within one hour of the Port of Brisbane, Australia's fastest growing container port.

As the only viable, unconstrained land available with direct frontage to the national standard-gauge rail network linking Brisbane to Sydney and Melbourne, Bromelton will be Queensland's largest road and rail intermodal freight terminal. This presents a significant investment opportunity to become a key part of Australia's rapidly expanding freight network, to meet the current and projected freight needs, while at the same time offering a greener freight alternative.

An ideal location for industrial land development with 15,000 hectares approved as a State Development Area (SDA). 1,800 hectares is specifically earmarked for industrial development, making Bromelton suitable to cater for industries requiring separation from residential areas. This is a rare and strategic location, coupled with lower property costs.

Location:	Beaudesert, Scenic Rim
Investment Type:	Greenfield site
Current Ownership:	Public/Private
Proposed Ownership:	Public Private Partnership
Contact:	Economic Development Unit mail@scenicrim.qld.gov.au

# Key Sectors

The Council of Mayors (SEQ) welcomes enquiries on potential investment opportunities of a specific nature, which may not yet have been identified.

For further enquiries on any potential proposal, contact details for our member Mayors' offices and for the Council of Mayors (SEQ) are provided in the rear section and rear cover of this investment prospectus. Potential is envisaged, but not restricted to, proposals of the following nature:

### Major Projects and Developments

South East Queensland offers a range of greenfield, brownfield and mixed use sites suitable for development or redevelopment:

- Over 17,000 hectares of identified growth areas for residential and commercial developments
- Multiple CBD redevelopments including Australia's only greenfield CBD site (Maroochydore)
- Over 15,000 hectares of strategic industrial land including sites with exceptional access to existing and proposed sea, rail and airport infrastructure.

### Tourism, Sport and Recreation

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. Potential opportunities to capitalise on growing visitor expenditure and develop new products are welcome for:

- Five/Six-star integrated resorts and convention facilities
- Global quality theme parks and iconic natural experiences
- High roller casinos
- International cruise terminals and marinas
- International sports events, training, education and research facilities.

### Food and Agriculture

South East Queensland has a natural advantage in agriculture and food production with a favourable climate, location and fertile soil conditions. SEQ 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 large scale agricultural and farming enterprises
- Supply chain and logistics solutions - warehousing, rail, road, airport and port - to meet the demands of national and international markets.





## Health and Medical

This is the fastest growing industry sector in SEQ. With strong public sector investment into modern, well equipped public hospitals and complemented by high quality private hospitals throughout the region, potential opportunities exist for:

- Commercialisation of research and new technologies
- Manufacturing of medical equipment and devices
- Joint venture partnerships eg. research, clinical trials
- Co-location with university and hospital facilities.

## Specialist Industries

South East Queensland is home to a fast growing range of diverse specialist and niche industries. Interest is sought in relocation of businesses and/or investment in sectors of existing strength, including:

- Aviation and aerospace
- Advanced manufacturing
- Biotechnology
- Human bionics
- Spatial technologies.

## Education and Training

With nine world class universities in the region and a strong and internationally renowned vocational education and training (VET) sector, SEQ is an education centre of excellence. Expressions of interest are welcomed in a range of opportunity areas:

- New university entrants
- International education providers
- Innovation centres
- Business start-up incubators.

## Transport and Logistics

South East Queensland is the primary hub for goods movement within the state of Queensland, for both Queensland and interstate goods destined for both domestic and export markets. As the region continues to grow and place pressures on existing infrastructure, new infrastructure is coming online to support this growth. Opportunities exist in:

- Transport and logistics infrastructure and facilities (eg. warehousing)
- Export facilities (eg. cold storage).

## Investment Assistance

The SEQ region represents a collaborative approach to economic development between the Mayors and Councils of the 11 areas that comprise the region. One united voice, leveraging the region's natural and competitive advantages and providing support for those seeking to be part of one of Australia's fastest growing regions and looking to share in its bright future.

The long-term growth prospects for young workers and their families, and for domestic and international investors, make the region a uniquely compelling proposition right now.

Member Councils are keen to assist domestic and international investors to access and evaluate opportunities for infrastructure projects, industrial and commercial enterprises and industry sector specific propositions. Residential and business relocation is also welcomed into the region, with a range of assistance and support services offered by the Council of Mayors (SEQ) and its member Councils.

## About us

The Council of Mayors (SEQ) is Australia's largest regional local government advocacy organisation, representing the SEQ region and the one in seven Australians who call SEQ home. Our mission is to consistently deliver better regional funding, policy and collaborative outcomes for the Mayors, Councils and communities of SEQ.

The membership of the Council of Mayors (SEQ) consists of the Mayors representing representing 11 Councils in SEQ: Brisbane, Ipswich, Logan, Redland, and Gold Coast City Councils and Lockyer Valley, Scenic Rim, Somerset, Toowoomba, Moreton Bay, and Sunshine Coast Regional Councils.

With five out of the six largest councils in Australia in SEQ, the region is no longer just a series of disparate geographic areas but a region that, in practical terms, functions as a single metropolitan area.

The Council of Mayors (SEQ) has three key priority areas:

- Infrastructure and Planning;
- Waterways and Environment; and
- Economic Development.

The Council of Mayors (SEQ) provides support services to significant investors and sizeable businesses looking to relocate or establish a regional presence.

These services include:

## Coordination

We bring together key stakeholders to streamline your research, due diligence and decision making processes. This includes relevant Councils' town planning, economic development and investment attraction officers to establish prospective needs and identify possible solutions and tailored support.

It may also include real estate professionals to identify potentially suitable opportunities, through to Mayors themselves should political assistance be needed at the highest levels of government. Where a number of areas are potentially suitable for your investment or business operations, we can ease the process of identifying and securing the right opportunity.

## Communication

We provide a single point of contact, from which all stakeholders can be easily accessed and information compiled. Additionally, we can facilitate direct contact with the many points of contact you may wish to draw upon, from the research phase of your investment or business relocation, through the implementation/development phase, to completion.

## Regulatory Assistance

Where regulatory barriers to investment or business relocation are identified, we have the expertise and networks to deal direct with regulatory authorities' key personnel and to identify and pursue resolutions where possible. We also have the support of the 11 Mayors of the region, bringing a single united voice and an authority that opens doors and can facilitate appropriate priority attention at all levels of government.

## Assistance Accessing Investment Attraction Programs

Eleven of the Councils within the SEQ region have developed independent investment attraction programs applicable to their respective opportunities. These programs are aimed at providing support services and incentives including in some cases financial incentives, to attract significant investment and relocation of sizeable businesses into the region.

Our various specific investment attraction programs include some or all of the following:

- **Itinerary development** – full support is available to companies investigating opportunities within the region including on the ground support
- **Streamlined development applications** – in certain cases, fast-tracked approvals (subject to IDAS requirements) are available. A dedicated team will ensure your development application is handled with the highest priority
- **Business case** – a tailored package of comparative information from in-house research teams can assist with your business case preparation
- **Site selection** – the provision of potential site options and the facilitation of site visits allows you to explore the multiple commercial, industrial, co-working and serviced office opportunities available
- **Introductions** – to local industry networks, suppliers, service providers and supply chain contacts
- **Government facilitation** – meetings with both Federal and State Government
- **Workforce development** – introductions within networks of education and training providers to assist with required skills and capabilities for your operation
- **Financial assistance** – this may be available to influence the location of strategic projects and the attraction of leading companies
- **Ongoing support** – business development support may be available to businesses once you have located in the region. This may include export assistance, international trade and digital enterprise programs as well as facilitated access to State and Federal Government programs.

For assistance with your SME or significant investment, please contact the Council of Mayors (SEQ) on +61 7 3040 3460 or [info@seqmayors.qld.gov.au](mailto:info@seqmayors.qld.gov.au).

## Council of Mayors (SEQ)



*Dedicated to a better Brisbane*

### 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'.



### SCENIC RIM REGIONAL COUNCIL

**Mayor John Brent**  
+61 7 5540 5105

With nearly 40 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 40,000 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

**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 km 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.



### 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 per cent 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.



### 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 20 km from the capital city of Queensland, Brisbane, and 40 km 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.

# Council of Mayors (SEQ)



## 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, visit Council's web site at [lockyervalley.qld.gov.au](http://lockyervalley.qld.gov.au) for more information.



## 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.



## 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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