

# ECONOMIC SNAPSHOT

## POPULATION

The current population of the Caboolture District<sup>1</sup> is estimated to be 132,750 people and is projected by the SEQ Regional Plan to increase to 180,500 people by 2026. This is an estimated increase of approximately 47,750 people from 2007 to 2026 or approximately 2,500 people per year.

The increasing population in the Caboolture District will generate demand for more jobs. In order to provide local employment new business needs to be established. Without creating new businesses and job opportunities the residents of Caboolture District will need to travel outside the area to work.

There is estimated to be approximately 24,200 jobs in the Caboolture District. Some of the key characteristics of employment in Caboolture include:

- There are approximately 46,500 people in Caboolture District's labour force (or 55% of the population aged over 15 years)
- This indicates that there are not enough job opportunities within the District to create an acceptable amount of economic self-containment. In order to reduce the outflow of the working population, employment generating areas that create local jobs for local people is required.
- Approximately 54% (24,500) of Caboolture District workers travel outside of the District
- In 2026 there is estimated to be 137,180 residents aged 15 years and over in the Caboolture District. It is anticipated the labour force will increase from the current level of 55% to 60% in 2026 (or approximately 82,300 people).
- The Caboolture District Council Corporate Plan 2005-2009 has a strategy for self-containment of jobs that is set to a 20 year target of 'two out of every three workers living in and working in Caboolture'.
- In order for Caboolture to reach this objective approximately 54,300 jobs will be required (or two-thirds of 82,300). Currently there are 24,200 jobs in the Caboolture District, therefore in additional 29,800 jobs will be required over the next 20 years.
- The provision for employment oriented infrastructure and precincts within Caboolture District will need to more than double over the next 20 years in order for the District to reach its employment containment provision of 2 out of every 3 workers living in and working in Caboolture.

Though this anticipated demand will be generated over the next 20 years, employment generating sites need to occur now to pre-empt this demand. If these sites are not provided, the rate of residents working outside of the District will potentially increase and it will be difficult for Council to achieve the strategy of economic self-containment.

---

<sup>1</sup> Moreton Bay Regional Council is divided into three Districts, Pine Rivers, Redcliffe and Caboolture. The Districts represent the former Shires prior to the Local Government Amalgamations in March 2008.

## **DEMAND**

There have been six (6) existing main industrial and employment precincts identified within the Caboolture District. The precincts are:

- Narangba/Deception Bay
- Industry Drive and Beerburrum Road, Caboolture
- Aerodrome Road, Caboolture
- Burpengary
- Morayfield
- Bribie Island, Bongaree

The total combined industrial zoned land in these precincts is approximately 1,130 hectares, of which 73% (820 Ha) is estimated to have been developed.

The largest of these precincts is Narangba/Deception which has 3 times the capacity of the next largest precinct, Aerodrome Drive, Caboolture.

### **Narangba / Deception Bay**

The Narangba/Deception Bay industrial precinct contains a variety of uses including general, light, and special industry. The majority of sites in the area are occupied by building and construction, automotive, and engineering uses.

Major tenants in the area include Boral, Perma-Log, and Steritech. The industrial precinct is approximately 290 Ha in size of which 63% or 183 Ha is occupied.

The Narangba/Deception Bay industrial area is influenced by the location of land that is able to be cleared and developed based on the Environmental Protection Agency classified ecological areas. Given the restrictions on land in this precinct there is estimated to be approximately 25% of vacant land (or 27 Ha) available to be developed that is not affected by EPA restrictions. The Department of State Development (DSD) owns a portion of the Narangba Industrial Estate. This part of the Estate serves a different function to other Caboolture District industrial estates, as it was launched by the DSD with the intention of catering for special (noxious, offensive, and hazardous) industry, as well as general industry. Tenants include oil recyclers, timber treatment plants, and chemical manufacturers. Applications must be made, and eligibility criteria satisfied, by potential tenants wishing to purchase land in the estate, applications can be rejected.

### **Industry Drive and Beerburrum Road, Caboolture**

This industrial precinct is divided by Logan Creek, forming the northern Industry Drive and southern Beerburrum Road industrial area.

The Industry Drive Estate includes tenants such as Neumann Steel, a dog pound, works depot, mechanics, upholsterers, and a mower warehouse, while the most common tenancy type within this area is automotive. The estate is comprised of approximately 40 sites and has no vacant land available for expansion.

The Beerburrum Road industrial precinct (located to the south of the Industry Drive Estate) in Caboolture is a combination of light and industrial commercial uses servicing both local and regional areas. There is 40 Ha of land zoned for industrial uses within the precinct.

The south-eastern sector of the Beerburrum Road industrial precinct has a number of smaller tenants including a paint centre and other local businesses, as well as the Weyerhaeuser sawmill. This industrial precinct contains 21.5 Ha of undeveloped land and rural residential properties that are zoned for industrial.

### **Aerodrome Road, Caboolture**

The Caboolture Corporate Park industrial precinct is situated on the northern side of Bribie Island Road along the Bruce Highway and adjoining the Caboolture Airfield, and caters for light, general and commercial industry.

The precinct including the airfield is zoned by council for industrial use with approximately 212 Ha of land. Almost half of this area is airport related and is unlikely to be developed because of air safety requirements and landing restrictions. The remainder of zoned industrial land (105 Ha) is currently 41% consumed by a range of businesses. Larger tenancies include the Department of Defence, Telstra, an indoor sporting centre and Queensland Transport.

The Aerodrome Road industrial precinct is a mixture of light, general, and commercial industry and contains a wide variety of tenants, with the most common tenancy types being automotive and building and construction.

The area south of Bribie Island Road is an older industrial area and is a mixture of light and general industry. There is a large area of undeveloped land that should become available for industrial development in the future.

Outside of the zoned area there is limited capacity for expansion.

### **Burpengary**

The Burpengary industrial precinct is on the eastern side of the Bruce Highway at Burpengary, with the area primarily servicing the needs of the local community. Tenants occupy relatively small areas and include: landscape supplies, cabinet making, Energex, and air-conditioning services.

There is approximately 33.5 Ha of land zoned for industrial uses of which approximately 50% has been occupied. The Burpengary industrial precinct is considered to have no significant capacity for expansion, which limits the type of business wanting to locate in the area, additional tenants are expected to be a continuation of current trends, being relatively small scale and population serving.

### **Morayfield**

The industrial precinct along Morayfield Road is a general and light industrial area surrounding Morayfield's retail precinct. It consists of approximately 60 sheds, with the majority of tenancies being automotive, building and construction. The precinct has a localised service function with tenants including Beaufort and Titan.

The total area zoned for industrial uses is approximately 14.6 Ha, where almost 60% occupied by small scale industrial businesses. There is no allowance for expansion of the precinct, which limits the type of tenants that may wish to locate in the area.

### **Bribie Island – Bongaree**

This industrial precinct combines an area of approximately 50 local service industrial sites including mechanics, signwriting, window tinting, and auto parts and electrical. The total area zoned by council for industrial uses is approximately 27.8 Ha with approximately 32% being consumed by small scale businesses. There is limited available land for expansion to the north of the precinct based on the land identified by the EPA as 'essential habitat' for endangered wildlife. The Bongaree industrial precinct serves a localised function, any expansion would not serve a regional function.

The existing precincts all function in a similar manner with little diversity. In addition, these precincts are nearing capacity. As such, future opportunities for industrial/business

development must be identified or existing precincts need to be given the provision to expand or redevelop to support future demand.

The then Caboolture District Council recognised the need for future employment precincts as is evident in the commissioning of Derek Kemp to conduct the Industry and Employment Lands Project.

## **THE KEMP REPORT**

The Industry and Employment Lands Report prepared by Prosperous Places (Derek Kemp) identified

that at current levels of labour force participation and with the expected resident labour force growth, Caboolture District will require an additional 33,000 jobs over the next 20 years.

The report found that Caboolture region could realistically expect to create 29,000 new jobs over the next 20 years, which would almost equal one new job for every new resident worker to the District.

However, the existing shortfall in employment of 27,000 jobs will continue to grow resulting in a shortfall of 31,000 jobs by 2026.

To meet the population, employment and industry growth requirements, the allocation of land

within the District needs to be planned for carefully. The following conclusions were drawn about land requirements within the District to allow and support industry growth.

- The District will require more land for transport and distribution activities, food manufacturing and processing and electronic, scientific and industrial equipment manufacturing.
- Less land within the District will be required for: Building, construction and vehicle retailing industries.
- A minimum requirement of 600 ha has been recommended for industry land provision for 2026. This would ideally comprise 520 ha for business parks, 40-60 ha for a regional freight distribution centre and 15-25 ha for a marine industry cluster.
- The report identified that of the 600 ha required, only 95 ha of vacant industry zoned land is potentially suitable for future industry development within the District.

The analysis concluded that the existing zoned land within Caboolture District cannot meet the industry land demands required for future economic growth and development if restricted to within the SEQ designated 'Urban Footprint'.

Council therefore should investigate both within and outside the District urban footprint and associated regional and state strategies to designate suitable industrial land solutions to ensure the future economic growth of the region.

## **SunGATE**

In order to achieve its strategy of two out of every three of the resident workforce working locally in the next 20 years, Caboolture District will need to host 54,300 jobs by 2026. In perspective, Caboolture will need to increase the current provision of employment infrastructure by more than double.

The subject site is considered suitable as a potential site for employment generating uses based on the site's key location attributes and assessment against the methodology used in the Kemp Report. The site attributes include:

- Convenient access to the Bruce Highway and Pumicestone Road (Higher Mass Limit Approved Road)
- Relatively flat site with a less than 5% slope
- Convenient access to the Principal Activity Centre in Morayfield/Caboolture (approximately 5.5 Km)
- Convenient access to the local workforce in Morayfield and Caboolture
- Not proximately located to any major waterways
- Buffered from Residential A zoned land by open space, rural residential and local road network
- Limited impact to proximate rural residential dwellings with buffering provided by open space and local road network