



Contents

3	Project Overview
4	The Moreton Bay Region
5	Moreton Bay Population
6	The New West Caboolture Township
7	Local Amenities and Services
8	Everyday Essentials On Your Doorstep
9	A Connected Region
10	Master Plan
11	Design Guidelines and Setbacks
12	Current Projects
13	Contact Details

Project Overview

Greenvue, Upper Caboolture is a boutique new estate located on the doorstep of the new West Caboolture township, projected to be home to over 70,000 residents within the next 40 years.

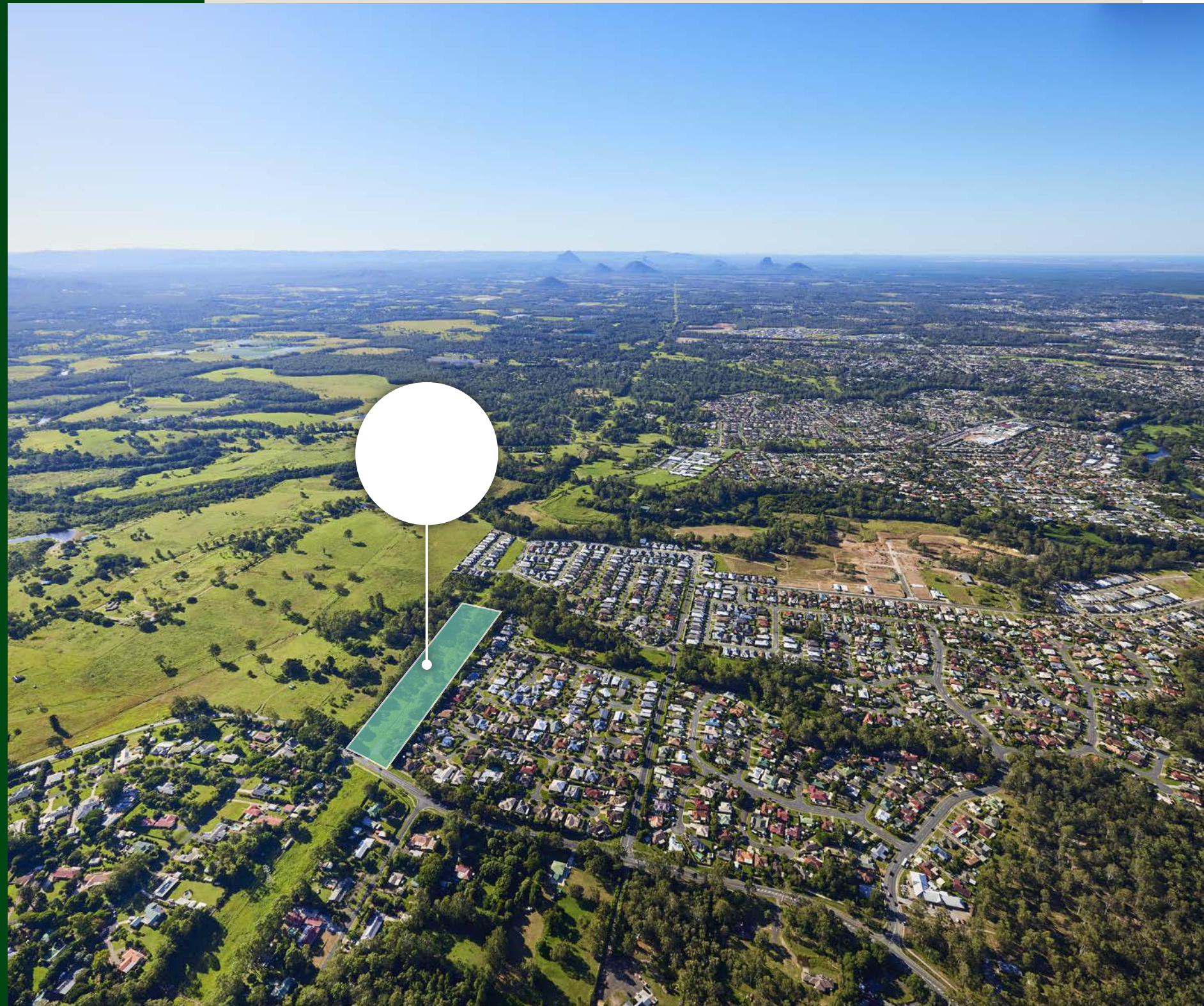
The estate consists of only 23 level homesites, bordered on the western side by open green space. Established homes neighbour the rear of the estate, representing a prime opportunity to build a new home with connectivity to established infrastructure whilst enjoying the privacy of open space.

Situated in the heart of the Moreton Bay region, residents will enjoy easy access to a wealth of shopping, cafes and restaurants, education and transport options, plus parks and playgrounds. Morayfield Shopping Centre is less than ten minutes drive, with Caboolture town centre a few minutes further to the north, and Westfield Northlakes 20 minutes to the south.

Brisbane CBD is just 45 minutes to the south and the Sunshine Coast 40 minutes to the north, whilst the coastal playgrounds of Bribie Island and Redcliffe are less than 30 minutes drive.

Project Snapshot

- ➞ Total yield 23 Lots
- ➞ Easy build homesites
- ➞ Open space along two sides of development
- ➞ Connectivity to existing neighbourhood and park



The Moreton Bay Region

The affordable, enviable lifestyle and capital city convenience of the Moreton Bay Region have been the driving forces behind strong population growth over the past decade, making it one of the fastest growing regions in Australia.

A large part Moreton Bay's charm is the diversity of the area which encompasses rural townships, urban centres, seaside towns, thriving business precincts and industrial areas. With a population of 497,154, the Moreton Bay LGA is the third largest local government area in Australia, covering 2,000km².

The South East Queensland Regional Plan 2017 (ShapingSEQ), states that the Moreton Bay Region is required to accommodate an additional 88,300 residential dwellings from 2016 to 2041. Greenvue, Upper Caboolture is perfectly positioned to meet the demand for new housing in this rapidly growing region.

The region's economic outcomes and growth outperform other South East Queensland locations, growing at an average of 3% every year (2006-2020), with the economy predicted to hit \$40 billion by 2041.

With a gross regional product of \$19.9 billion, the Moreton Bay Region has an economic output equal to that of the Sunshine Coast and well in excess of Logan City (\$13 billion) and Ipswich City (\$11 billion). The most prominent industry sectors are:

Food and agribusiness – Moreton Bay is the largest strawberry producing region in Australia, while berry fruits are worth \$110 million.

- Advanced manufacturing – There are three major industrial hubs, including the Brendale Industrial Precinct, one of the top 10 places to work in Greater Brisbane.
- Transport and logistics – This sector contributes \$215 million to the local economy and hosts 2,100 successful transport, postal and warehousing businesses.
- Education and research – The Mill at Moreton Bay is home to the first greenfield university built in Australia in 20 years. It is expected to boost the state's economy by \$80 million and will attract unprecedented catalytic infrastructure and investment in this region.



* All data sourced from moretonbay.qld.gov.au



10,000+

People moving to Moreton Bay Region each year (12,726 in 2021/22 financial year)



3rd LARGEST

Number of residential dwellings in Australia



690,000

Estimated population by 2041 (40% growth)



100,000

New jobs forecast by 2041



5th FASTEST

Growing region in Australia



\$19.9 BILLION

Moreton Bay Region's Gross Regional Product (GRP 2021/22)

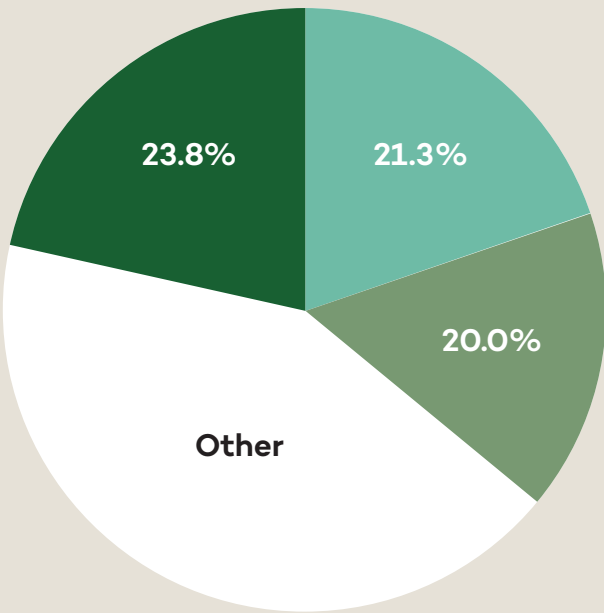


Moreton Bay Population

The current Moreton Bay Region population is 497,154 and set to grow to an estimated 690,000 by 2041.

Dominated by families, the area offers a strong and connected community that enjoys the benefits of close proximity to the Brisbane CBD and a lifestyle that's second to none. Being the 5th fastest growing region in Australia, it's evident the demand for new housing in the Moreton Bay Region will continue to rise. In particular this demand will be met by new housing estates such as The Junction Narangba appealing to a mix of First Home Buyers and established families.

- Established Couples and Families - Families, Couples, Extended Families and Single Parents aged 45-54
- Maturing Couples and Families - Families, Couples, Extended Families and Single Parents aged 35-44
- Older Couples and Families - Families, Couples, Extended Families and Single Parents aged 55-64



*Data sourced from realestate.com.au



The new West Caboolture township

Already one of the country's fastest-growing regions, the Moreton Bay region is set to benefit from significant infrastructure investment to support major investment in the new Caboolture West township.

Over the next 40 years Caboolture West will develop to be the size of a regional city, ultimately accommodating homes for around 70,000 people and creating access to 17,000 job opportunities.

The new township will include a variety of housing, four state primary schools, two state secondary schools, four neighbourhood hubs and 15 parks. Based on a series of walkable neighbourhoods, there will be a green network linking everything together to encourage a healthy and active lifestyle for residents.



70,000

New Residents



17,000

Job Opportunities

* Information sourced from Moreton Bay Regional Council

Local Amenities and Services

Located in Upper Caboolture, Greenvue is positioned close to all your everyday needs. Live within easy reach of shopping, medical centres, child care, transport options and a choice of quality education.

Travel times from Greenvue

2 mins	➔	Neighbourhood shops
3 mins	➔	Minimbah State School
6 mins	➔	Morayfield Shopping Centre
6 mins	➔	Bunnings
8 mins	➔	Morayfield Rail Station
8 mins	➔	Morayfield State School
10 mins	➔	Caboolture Town Centre
10 mins	➔	Bruce Hwy
22 mins	➔	Westfield Northlakes
30 mins	➔	Bribie Island
30 mins	➔	Redcliffe
40 mins	➔	Sunshine Coast
45 mins	➔	Brisbane CBD



Everyday Essentials On Your Doorstep

Shopping

- 1 Aldi
- 2 Caboolture Town Centre
- 3 Woolworths
- 4 Morayfield Shopping Centre
- 5 Foodworks
- 6 Bunnings
- 7 Woolworths
- 8 Morayfield SuperCentre

Medical

- 9 Health Hub Doctors Morayfield
- 10 Caboolture Hospital

Sports and Recreation

- 11 Caboolture Golf Club
- 12 Caboolture Sports Centre
- 13 Morayfield Tavern
- 14 Grant Road Sports and Community Complex
- 15 Morayfield Sports Events Centre
- 16 Caboolture Rugby Union Club
- 17 Burpengary Regional Aquatic and Leisure Centre
- 18 Moreton Bay Central Sports Complex

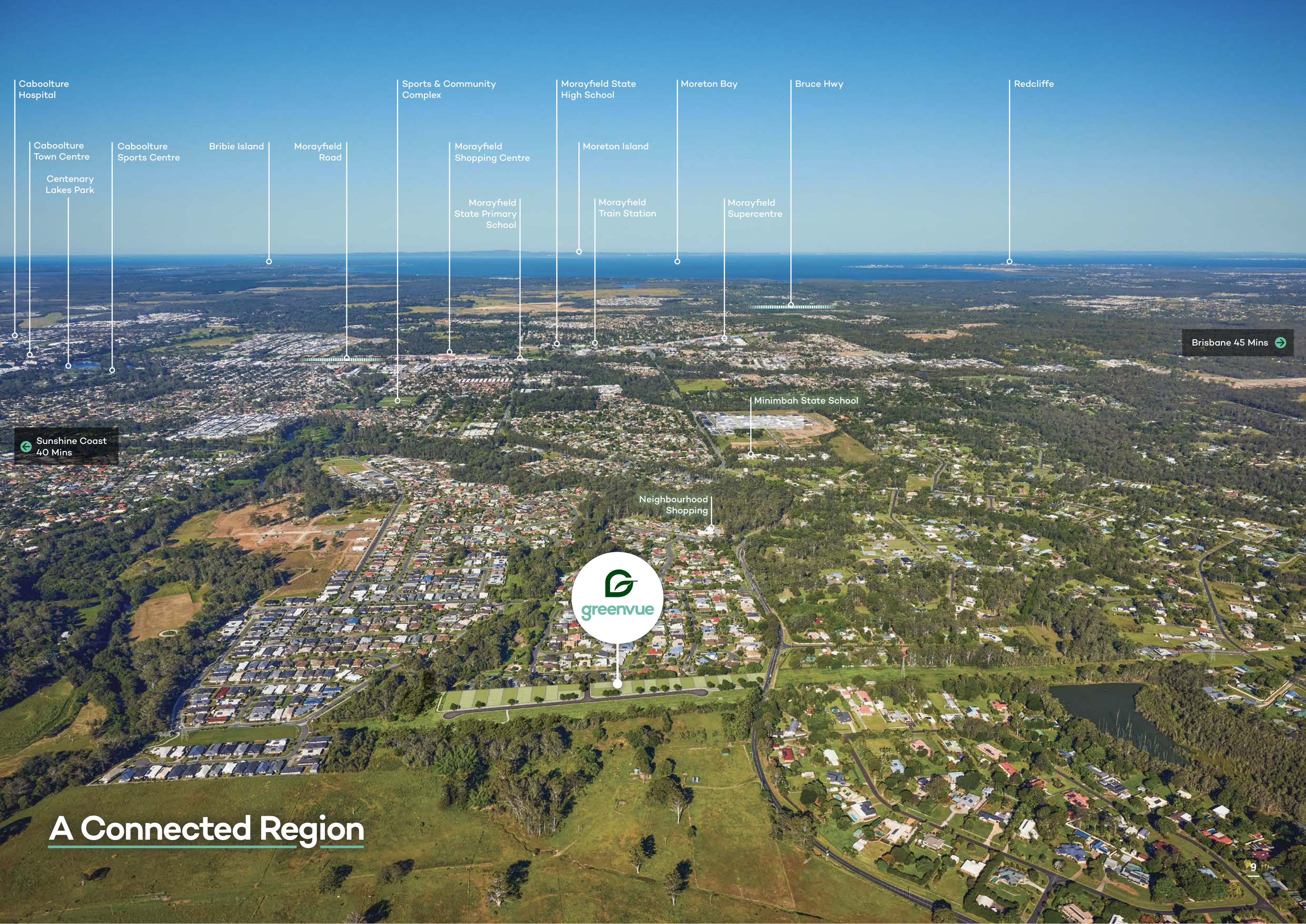
Education

- 19 Bellmere Early Education Centre
- 20 Morayfield State High School
- 21 Morayfield West Early Childhood Centre
- 22 Milestones Early Learning Caboolture
- 23 Minimbah State Primary School
- 24 Morayfield State Primary School

Parks

- 25 Centenary Lakes Park
- 26 Caboolture Arboretum





Caboolture Hospital

Caboolture Town Centre

Centenary Lakes Park

Caboolture Sports Centre

Bribie Island

Morayfield Road

Sports & Community Complex

Morayfield Shopping Centre

Morayfield State Primary School

Morayfield State High School

Moreton Island

Morayfield Train Station

Moreton Bay

Bruce Hwy

Redcliffe

Morayfield Supercentre

Minimbah State School

Neighbourhood Shopping



Brisbane 45 Mins →

← Sunshine Coast 40 Mins

A Connected Region

Master Plan



Siting Guidelines Setbacks

Siting Guideline Setback Table

Setbacks	Lot Size < 450m ²	Lot Size > 450m ²
Front	3m	3m
Garage	4m	4m
Side (BTB)	0m	0m
Side (Non BTB)	Refer to table below	
Rear	Refer to table below	
Max Site Coverage	60%	60%

Lot Frontage	Side/Rear Setback (m)	Side/Rear Setback (m)
	Height < 4.5m	Height > 4.5m
15.001+	1.500	2.000
14.501 - 15.000	1.425	1.900
14.001 - 14.500	1.350	1.800
13.501 - 14.000	1.275	1.700
13.001 - 13.500	1.200	1.600
12.501 - 13.000	1.125	1.500
12.001 - 12.500	1.050	1.400
11.501 - 12.000	0.975	1.300
11.001 - 11.500	0.900	1.200
10.501 - 11.000	0.825	1.100



