

ACCESSIBILITY & LOCATION

Projected to register a resident population of more than 100,000 in the period to 2031.



The Dakabin Catchment is well placed to take advantage of large-scale infrastructure and transport projects recently completed or under construction. Proximity to major arterial roads and rail networks highlight the regions connectivity to the Sunshine Coast, Brisbane CBD,

Port of Brisbane, and Domestic and International Airport terminals. A convenient distance to major retail hubs, local health care, sporting facilities and education will support the Dakabin catchment's ever-increasing demand for residential development.



LEGEND

Education	1	Dakabin State School
	2	Dakabin State High School
	3	North Lakes State School
	4	The Lakes College
	5	North Pine Christian College
	6	Queensland University of Technology (QUT) – Redcliffe & Caboolture
	7	TAFE Campus – Redcliffe & Caboolture
	8	St. Benedict's Catholic Primary School
	9	Mueller College
	10	Grace Lutheran College
Retail	11	CostCo - North Lakes
	12	Bunnings - North Lakes
	13	Westfield North Lakes Shopping Centre
	14	Masters
Park	15	William Keith Park
	16	Barlow Reserve
	17	Bob Brock Park
Leisure	18	Lake Kurwongbah
	19	North Lakes Resort Golf Club
	20	Pine Rivers Golf Club
	21	Lakeside Motor Racing Circuit
	22	Pathways Leisure Centre and Swimming Pool
Health & Employment	23	North Lakes Medical Centre
	24	Caboolture Hospital
	25	Redcliffe Hospital
	26	Corso North Lakes

INFRASTRUCTURE & DEVELOPMENT

Centrally located within the Moreton Bay Local Government Area (LGA), Dakabin will directly benefit from the infrastructure investment expected to provide a catalyst for employment growth and residential demand. This economic revival has been spurred by state and local government spending; improving road networks, introduction and upgrade of rail and identification of more than 700 hectares of land earmarked for future enterprise and employment, both industrial and mixed business.

INFRASTRUCTURE SPENDING

Plantation Road Project (\$15.1M)

Moreton Bay Regional Council has now completed work on the new \$15.1 million Plantation Road project including a significant upgrade to the intersection of Alma Road and Old Gympie Road, Dakabin.

The new Plantation Road, a two-lane road with bicycle and a pedestrian pathway either side as well as capacity to expand to four lanes in the future. The upgrade now allows local residents quick access over the M1 to North Lakes in less than five minutes.

Moreton Bay Rail Link (\$1.15B)

The Moreton Bay Rail Link Project will deliver a 12.6 km dual-track rail line between Petrie and Kippa-Ring, with 6 new rail stations at Kallangur, Murrumba Downs, Mango Hill, Mango Hill East, Rothwell and Kippa-Ring. Work is expected to be complete in 2016.

Transport in the Moreton Bay region is heavily geared towards cars. More than half of the region's population departs the area every

day to travel to work with the majority (83%) using a private vehicle for their journey.

The Moreton Bay Rail Link will significantly improve public transport in the area providing an incentive for people to switch from private vehicles to public transport. This will in turn free up capacity on the road network for journeys that can't be made using public transport.

Westfield North Lakes – Stage Three (\$230M)

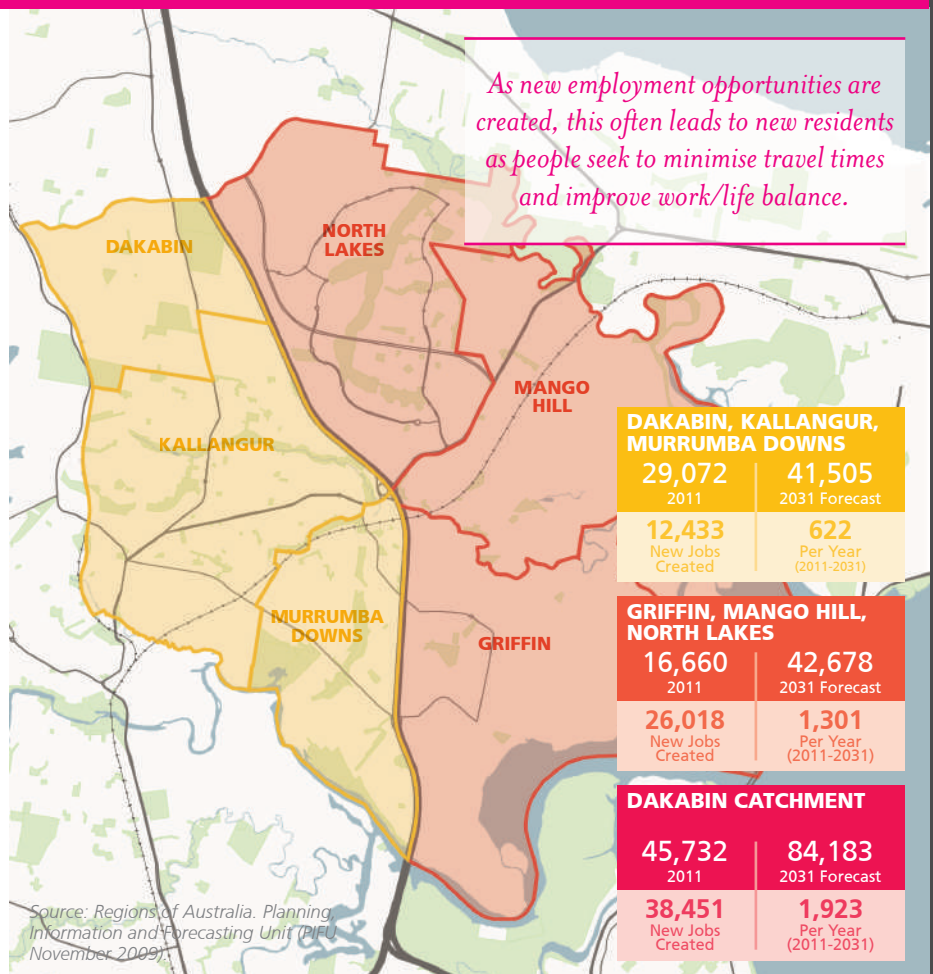
Positioned with direct access to the M1 motorway, Westfield North Lakes serves a trade area population of close to 360,000 people, with a total spending capacity over \$4 billion. Stages one and two have been driven by major anchor retailers including Myer, Target, Big W, Coles and Woolworths. The \$230 million third stage of Westfield North Lakes will include the development of an Ikea retailer with linked specialty mall (100+ specialty stores), Kmart and 8-screen Event Cinema. Work is expected to begin in 2015.

EMPLOYMENT

Strong employment growth is projected for the Dakabin catchment. As one of the fastest growing urban centres in Queensland, the Dakabin catchment will increase to 84,183 workers by 2031, averaging an increase of 3.1 per cent, or 1,923 new jobs per annum.

The Dakabin catchment shows a clear concentration of residents working in the Health Care & Social Assistance (13%), attributed to the concentration of hospitals and associated health facilities in the region. A large proportion of residents are also employed within the Retail Trade industries (12.4%) largely due to the concentration of local shopping and retail amenity, particularly within proximity to the Westfield North Lakes precinct. The manufacturing industry also recorded 10.4 per cent for the Dakabin Catchment providing the third highest industry for employment with a number of industrial parks positioned within proximity to highway and rail links.

When compared to the Moreton Bay LGA benchmark, the Dakabin catchment provides specialised employment opportunity for residents employed by Retail Trade and Transport, Postal and Warehousing industries which take advantage of the large scale retail highlighted by Westfield Shopping Centre North Lakes paired with the catchments immediate proximity to the arterial road network.



The Moreton Bay Local Government Area is one of the fastest growing urban areas in Australia.

POPULATION & DEMOGRAPHICS

POPULATION GROWTH

Between 2006 and 2012, the Dakabin catchment (made up of the suburbs of Dakabin, Kallangur, Murrumba Downs, Griffin, North Lakes and Mango Hill) recorded an average annual population growth of 3,139 residents per annum.

The catchment has continued to attract strong population growth due to Dakabin's logistical significance as well as its accessibility to the Sunshine Coast, Brisbane CBD, Airports and Australia Trade Coast, which have been key drivers in the residential development that has occurred within the region. Significant road and rail network improvement, paired with a diversified mix of industry has also driven population growth in the region.

This infrastructure, as well as the Dakabin catchments accessible location within proximity to large employment nodes, is expected to contribute to sustained long term population growth. Based on the Office of Economic and Statistical Research (OESR) 2013 population projections, the Dakabin catchment is anticipated to increase by an average 2,402 new residents per annum to register a resident population of 103,507 by 2031.

Dakabin will both directly & indirectly benefit from more than \$2 billion worth of infrastructure & local investment to accommodate the dramatic increase of both local and migratory residents to the area.

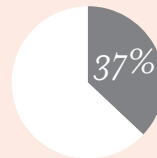
AGE DISTRIBUTION

The Age Distribution within the Dakabin Catchment has demonstrated a slightly higher portion aged between 20 to 44 years, equating to 38.0 per cent of the population, 5.3 per cent greater than the proportion in the Moreton Bay LGA.

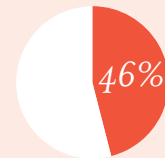
The family characteristics of the Dakabin Catchment illustrate a higher proportion of families without young children than the Moreton Bay LGA benchmark, accounting for 46.0 per cent of the population.

Primary research indicated that a large portion of the rental market was made up of young couple families and couple families with children who consider buying unaffordable. This demographic prefer the more affordable rental offering of serviced townhouse complexes as well as the low maintenance amenity provided within a townhouse community.

AGE DISTRIBUTION



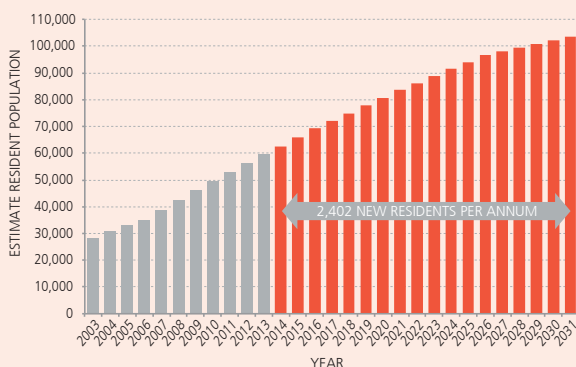
MORETON BAY LGA
FAMILIES WITHOUT CHILDREN UNDER 15



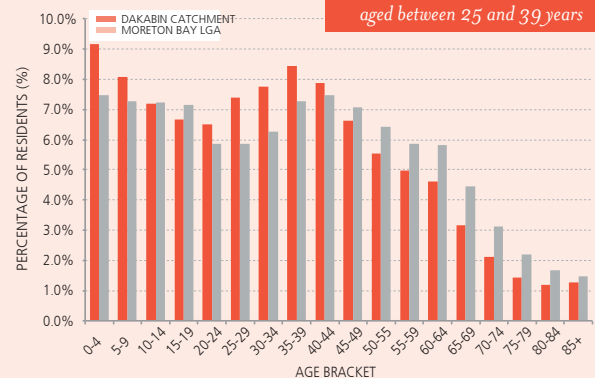
DAKABIN CATCHMENT
FAMILIES WITHOUT CHILDREN UNDER 15

Prepared by Urbis; Source:

POPULATION GROWTH



Prepared by Urbis; Source: ABS Census Data 2011, OESR 2013



Prepared by Urbis; Source: ABS Census