

An aerial photograph of a coastal town, Redlands, showing a marina with several boats, modern residential buildings, and a large park area with many trees and a playground. A green callout bubble with a white border and a curled corner is positioned in the upper right quadrant, containing the text 'More to INVESTING in the Redlands'.

More to
INVESTING
in the Redlands

TOP 10 INVESTMENT OPPORTUNITIES

Redland City is the perfect investment location for your future business



The perfect investment location for your future business

A dynamic location in booming south-east Queensland, the Redlands enjoys a prospering local economy based on small to medium businesses taking advantage of solid population growth and a vibrant bay side lifestyle.

Ideally located within Australia's fastest growing region, with good access to the region's developing economic and trade zones, the Redlands offers an enviable mix of investment opportunity for smart businesses, matched by a skilled workforce and a highly desirable lifestyle.

Redland City Council invites investor interest in being part of our city's future.

Opportunities for investment in the Redlands

If you want your business to prosper and to enjoy a relaxed lifestyle, then the Redlands is the place to be. We appreciate our sport, cultural and water based activities more because they're all on our doorstep.

If you work and live in the Redlands you'll never be more than a short drive to your favourite golf course, the marina, a quiet fishing spot or a top-class restaurant.

Redland City Council and the people of the Redlands are committed to creating a diverse and sustainable community where clever businesses can thrive within the rich natural environment of the Redlands mainland, bay and island landscapes.

Achieving balanced and sustainable economic growth in the Redlands involves a partnership between Council, the business sector and our community.

A key to success is the careful management and planning of activities across the city, combined with the right businesses, particularly innovative, creative and knowledge-based businesses.



“ Ideally located within Australia's fastest growing region ”

Join a new enterprise zone in Australia's growth economy

Now available

1. Business parks

Two newly developed Business Parks strategically located close to the motorway provide an opportunity for a multitude of compatible businesses in a green master-planned business community. Opportunities now exist for investment into buildings designed to meet market needs.

Bayside Business Park is a five hectare site situated 3 kilometres from the Cleveland CBD. It has been designed to have extensive street frontage for easy accessibility.

Redland Business Park is a quality business location offering modern infrastructure with easy access to the Brisbane–Gold Coast motorway and high growth local and regional markets, including the growth centres of neighbouring Brisbane to the north, the Gold Coast to the south, and Logan to the west.



Economic overview

An estimated 133,000 people already call the Redlands home and with the Queensland climate, quality educational and recreational opportunities and relaxed, bayside lifestyle, it's no wonder the percentage population growth is greater than the Queensland average.

The Redlands is an easy 45-minute journey by road from Brisbane International Airport, the Port of Brisbane and the Brisbane CBD.

The City is well serviced by telecommunications infrastructure that offers fibre optic, microwave, satellite and wireless communications.

Key industries include

- Lifestyle horticulture
- Tourism
- Poultry
- Marine and bay industries
- Aged care
- Manufacturing
- Education
- Commercial
- Retail



More for your business

Here are just some of the investment opportunities for business in the Redlands

Building for the knowledge economy

Redland City provides opportunity for investment in new infrastructure to accommodate knowledge based activities and innovative and export oriented businesses covering the creative and information technology based sectors.

2. Serviced business offices – Cleveland and Capalaba

Another highly sought opportunity is for fully serviced offices on attractive street fronts within our CBDs. Opportunities exist for meeting rooms, convention facilities and cafes/restaurants. There is also a growing requirement for serviced office space, particularly with highly reliable high speed broadband.

3. Information communications technology

There are many opportunities to leverage off the growing requirement for high quality information communications technology. This might include a high technology centre to house a regional data centre, or multi user call centre.

A regional data centre facility based in the Redlands providing secure 24/7 support for the ICT sector would have significant cost advantages and offer economies of scale and a lower greenhouse footprint. Able to attract smart business, the facility could utilise idle capacity by providing data centre services to third parties.

4. Education institution

Meet the demand from a growing population, by developing a stand-alone education facility or integrate one into an existing facility, such as a mixed commercial development in one of the city's major centres.

Redland City has already built strong connections to major non-English speaking markets in China and South Korea, and opportunity exists to develop facilities in the Redlands for english language and international business colleges or other specialist training campus.

5. Government office

Help meet the demand for decentralised government services by investing in an office block designed for a major Queensland Government department. The office block could ideally be situated at either Capalaba or Cleveland, close to the public transport hubs.





Redlands tourism a green and gold opportunity

*Short to medium
term development
opportunities*

Located right on Brisbane's doorstep, the Redlands is one of Australia's most diverse holiday destinations. Fringed by Moreton Bay, the Redlands extends from Brisbane's outer suburbs to the white sandy beaches of North Stradbroke Island, where it meets the majestic South Pacific Ocean.

Situated within easy reach of Brisbane and the Gold Coast, the Redlands is readily accessible for day trips and longer stays. Offering a rich holiday landscape from glistening beaches and the bay islands to the hinterland, tourism in the Redlands provides a complete range of experiences for visitors and a strong future for tourism investment.

6. Tourism - hotel/accommodation for mainland

Toondah Harbour on the shores of Moreton Bay or within the Cleveland or Capalaba CBDs are ideal positions for a four or five-star hotel offering conference facilities and meeting rooms, food and beverage, exhibition spaces and accommodation facilities.

7. Eco Tourism – islands

One of the most beautiful holiday spots in south-east Queensland, North Stradbroke Island and the Southern Moreton Bay Islands would make ideal locations for a multi-accommodation resort facility with a focus on eco-tourism.

8. Environmental benefits

Offering an abundance of nature on the doorstep of greater Brisbane, Redlands, through its bay islands and mainland landscapes, offers the perfect opportunities for nature-based tourism, 'trail' tours, eco-tours, environmental events, accommodation, retail outlets and educational facilities. Strong environmental biodiversity (including the iconic koala) has been characteristic of the city's image.

By establishing your business in harmony with the city's rich natural environment you will be forming a strong partnership with the community and establishing a secure base for your future business success.



Medium term development opportunities

Join Redlands' thriving commercial business districts

9. CBD redevelopments – Cleveland and Capalaba

The master planning for the Principal Regional Activity* centres at Cleveland and Capalaba are committed projects which provide the potential for a significant number of new job opportunities to be created, providing up to half the jobs for the city's self containment target – without increasing the urban footprint.

Both locations are Transit Oriented Centres* and the master plans (including the identification of catalyst site opportunities) will maximise the use of current and proposed public transport infrastructure.

**as designated in the SEQ Regional Plan 2009-2031*

Cleveland

Cleveland is an attractive and popular bayside town centre with modern harbour and railway station, and is a key gateway for the popular Redlands day visitor and bay and island tourism markets. It offers exciting opportunities for the expansion of retail, commercial, entertainment, hospitality, leisure and both tourist and residential accommodation. Cultural facilities including the Performing Arts Centre, library and regional art gallery add to the attractive, diverse nature of the centre to new business opportunities.

Capalaba

The gateway to Redland City, Capalaba is a substantial regional centre providing a vital business, retail, residential and community hub, with important state and federal support for planned upgrades to public transport connections.

Already a vibrant retail centre with an existing primary catchment in excess of 150,000 people, Capalaba offers strong opportunities for expanding retail, commercial, education, knowledge-based and professional service businesses.





*Long term
development
opportunities*

Invest in a major transport, tourism and retail hub

10. Toondah Harbour

Toondah Harbour is a bustling bayside site currently providing ferry service facilities to the highly popular North Stradbroke Island. Take advantage of the views, the foreshore and the proximity to Cleveland central. Investment options include a ferry terminal, commercial offices, residential units, visitor accommodation, convention facilities, restaurants, marine centre, aquarium and retail fish market.

This important transport infrastructure project provides the potential for boosting community recreational facilities, new business and tourism opportunities and job creation.

A comprehensive facility redevelopment could include undercover (multi-storey) car parking, development of boating and marina facilities and revamping the harbour to attract and promote tourism into the area by car, train and on the water.



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Attract and promote tourism into the area by car, train and on the water

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Investors are encouraged to seek independent advice on planning issues and the commercial feasibility of individual projects.

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