

29 August 2023

Construction set to begin on residential communities in Caboolture West

South East Queensland's newest and most anticipated hub of Moreton Bay's reimagined polycentric City – Caboolture West – will start taking shape from this month.

In a Queensland first, four well-known property development companies will simultaneously commence works to unlock an initial 2,000 parcels of land in one of the south-east's largest future communities.

Over the next 40 years, Caboolture West – which is now named Waraba, a word borrowed from the language of the traditional custodians, the Kabi Kabi peoples – is expected to accommodate about 70,000 residents and 30,000 homes.

Caboolture West's first precinct – the new suburb of Lilywood within the Waraba area – will comprise about 70 hectares of greenspace, pedestrian and bike paths stretching 4.5km along the Caboolture River, a new state primary school, sporting fields, local parks and a town centre featuring shopping and other amenities¹.

Approvals for the housing developments by AVID Property Group (AVID), Baycrown Property Group, Lennium Group and Orchard Property Group were granted by City of Moreton Bay on Friday 25 August.

The four new residential communities will feature a mix of affordable land lots, turnkey homes and house and land packages, on blocks typically ranging from 300-600sqm. The first neighbourhood display village, located at the entrance to the new masterplanned precinct, is expected to open mid-2025.

The developers will commence construction on initial water and sewer infrastructure, new roads and intersections from mid-October 2023.

At the same time, they will also undertake subdivision works to create the first registered blocks of land which will be available for purchase from later this year and are expected to be completed by October 2024.

The residential development approvals follow the recent release of the Caboolture West Interim Structure Plan by the Queensland Government.

The plan includes a new fast-tracked planning and assessment process that will accelerate the supply of housing in the Caboolture West growth corridor while ensuring the creation of cohesive neighbourhoods and communities.

Caboolture West is South East Queensland's newest and largest greenfield development area. It is located between Brisbane and the Sunshine Coast and is bounded by the D'Aguiar Highway to the north, Caboolture River Road to the south and low hills to the west of Old Northern Road.

It will play a significant role in addressing population growth in the Moreton Bay City which is forecast to grow to 690,000 residents – an additional 210,000 residents – by 2041².

¹ [Caboolture West Local Plan - Neighbourhood Development Plan No.1\(NDP1\) | Your Say Moreton Bay](#)

² [Regional Growth Management Strategy 2041 - Moreton Bay Regional Council](#)

The Queensland Government, City of Moreton Bay, Unitywater, the Department of Transport and Main Roads, landowners and developers have been working collaboratively over the past three years to unlock the housing potential of Caboolture West.

The Queensland Government has committed \$25.5 million in loan funding to bring forward water and sewer infrastructure works in the region. The recently signed SEQ City Deal also commits over \$210 million towards infrastructure delivery in the new regional city.

For more information on the developers, visit:

[AVID Property Group](#)

[Baycrown Property Group](#)

[Lennium Group](#)

[Orchard Property Group](#)

Quotes attributable to the City of Moreton Bay Council Mayor Cr Peter Flannery:

“Well-planned communities like Caboolture West don’t happen overnight and are the result years of detailed land use and infrastructure planning and collaboration between all stakeholders.

“The ultimate winners will be its future residents who will benefit from a diverse range of affordable housing options with walkable neighbourhoods, local parks, a district scale sports facility, a primary school, local shopping facilities and at least 70 hectares of green space with pedestrian and cycle paths along the Caboolture River.”

Quotes attributable to the spokesperson for the Landowners Group of the four initial Caboolture West developers, AVID General Manager Queensland Anthony Demiris

“The development approvals mark a major milestone in the creation of Caboolture West. They are also the result of productive and collaborative partnerships between all levels of government, utility providers and landowners – all of whom have been unified in their goal to bring forward much-needed land and housing in the region.

“We are looking forward to breaking ground on site to get construction moving as quickly as possible to deliver the land and homes this growing region needs.”