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## Stockland's new community will provide more than 2,000 homes in South East Queensland

[Link to images](#)

Stockland has commenced construction on Rivermont, a new masterplanned community in the rapidly growing Waraba region, formerly known as Caboolture West, in South East Queensland.

Rivermont will provide around 2,050 new homes across 175 hectares, including a 15-hectare Stockland Halcyon over-50s community.

Waraba was recently declared a Priority Development Area (PDA) by the Queensland Government and is identified as a major expansion growth area in *Shaping SEQ 2023*. The area is projected to accommodate around 70,000 residents in 30,000 homes over the next 40 years<sup>1</sup>.

Stockland General Manager QLD Development, David Laner said Rivermont will play a critical role in providing much needed housing in South East Queensland.

“Rivermont is located in one of South East Queensland’s largest growth areas and will contribute to Queensland’s urgent housing needs by providing more than 2,000 homes to the region that cater to first home buyers, upgraders, young families, and those looking to downsize,” Mr Laner said.

“The community, named for the Caboolture River that flows through it and surrounding mountain views, will keep residents close to everything they need, with plans for a cafe, local convenience and childcare, all within easy access to the nearby Morayfield Shopping Centre and train station.

“We’re committed to collaborating with the Queensland Government and Moreton Bay Regional Council to deliver a diverse range of housing options in the Rivermont community,” Mr Laner added.

Rivermont is part of the Queensland Government’s larger Waraba City vision, which will ultimately provide 970 hectares of green space, nine state primary schools, four secondary schools, and extensive employment and business opportunities by 2041.

The community will include around 47 hectares of land as green space, including 3.5 hectares across six local parks, nearly 16 hectares of linear parkland. Close to 27 per cent of the site will be dedicated to environmental rehabilitation.

The first stage of the masterplanned community comprises 205 homesites, ranging from 124 square metres to 940 square metres.

The first release of 20 residential lots in Rivermont will be in early 2025 with settlements expected later in 2025, and first lots available to build on in the first quarter of 2026.

Rivermont is Stockland's third masterplanned community in the Moreton Bay region, following Newport which was last year recognised as Queensland's best masterplanned community at the Urban Development Institute of Australia Queensland Awards, and Kinma Valley.

For more information visit the Stockland website to speak with the Stockland sales team:  
<https://www.stockland.com.au/residential/qld/rivermont>

Waraba is located 49 kilometres north of the Brisbane CBD and 38 kilometres northwest of Brisbane Airport, with easy access to the Bruce Highway. Rivermont is five kilometres west of Caboolture and Morayfield, bounded by the D'Aguilar Highway to the north, Caboolture River Road to the south and low hills to the west of Old North Road.

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<sup>i</sup> According to the Waraba Priority Development Area Interim Land Use Plan, released on 2 August 2024 by

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## Stockland (ASX:SGP)

We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.

Economic Development Queensland: [https://www.edq.qld.gov.au/\\_data/assets/pdf\\_file/0021/94422/Waraba-PDA-Interim-Land-Use-Plan-ILUP.pdf](https://www.edq.qld.gov.au/_data/assets/pdf_file/0021/94422/Waraba-PDA-Interim-Land-Use-Plan-ILUP.pdf)