

# A NEW POINT OF VIEW

BEAUDESERT

PEAK  
Property Research



# EXECUTIVE SUMMARY

Beautesert is located in the heart of the Scenic Rim Region. The Scenic Rim area is known for homing some of Queensland's best wineries, breweries and produce. Scattered around the area are National Parks and dams, yet Beautesert is an easy drive to other major city hubs of Brisbane and the Gold Coast - both under an hour away.

The Beautesert Statistical Area Level 2 (SA2) consists of one suburb:

- Beautesert

The Beautesert Statistical Area Level 2 (SA2) has a total land area of 1,628km<sup>2</sup>.

## POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Beautesert SA2 was 14,519, with the population projected to be 32,754 persons at 30 June 2041.

This is an expected population increase of 125.59%.

EXPECTED POPULATION  
INCREASE FOR BEAUTESERT  
SA2 FROM 2017 TO 2041 IS:

**125.59%**

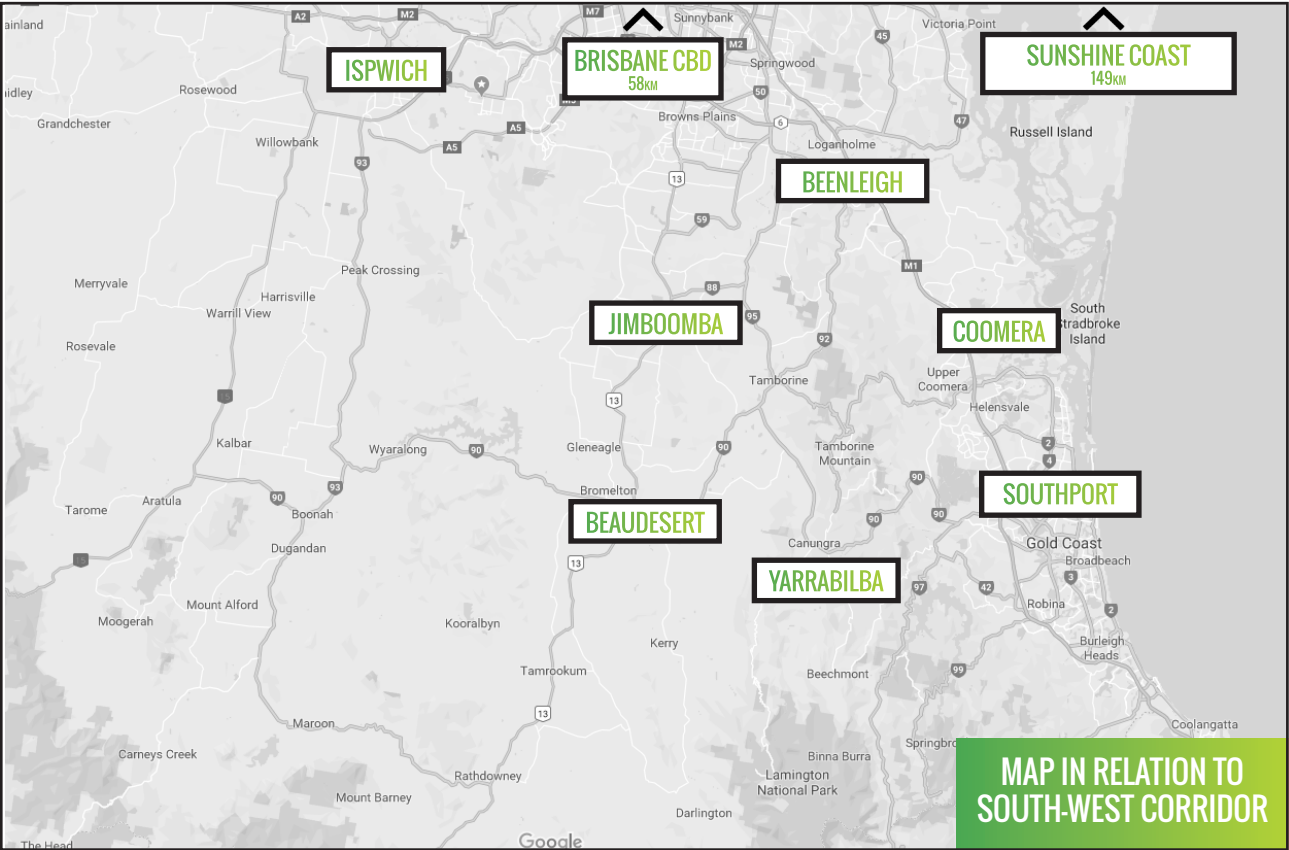
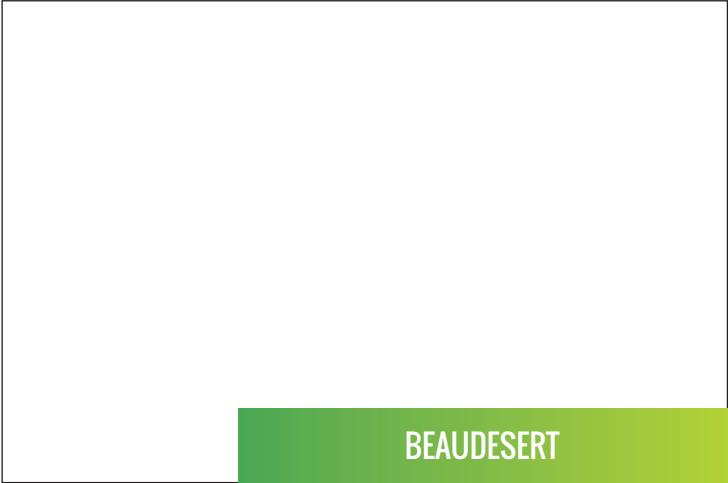
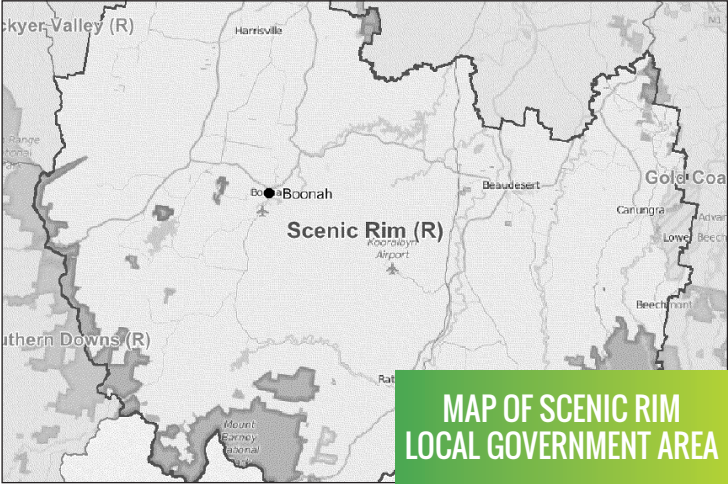
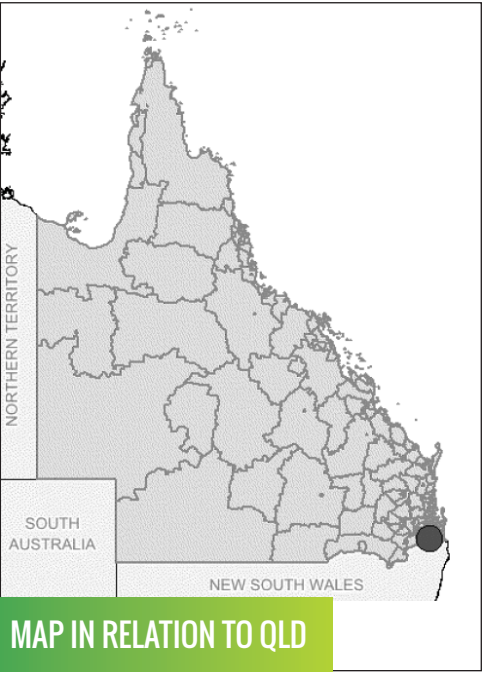
## EMPLOYMENT

The top five industry subdivisions of employment for Beautesert (SA2) as at the 2016 Census of Population and Housing Data were:

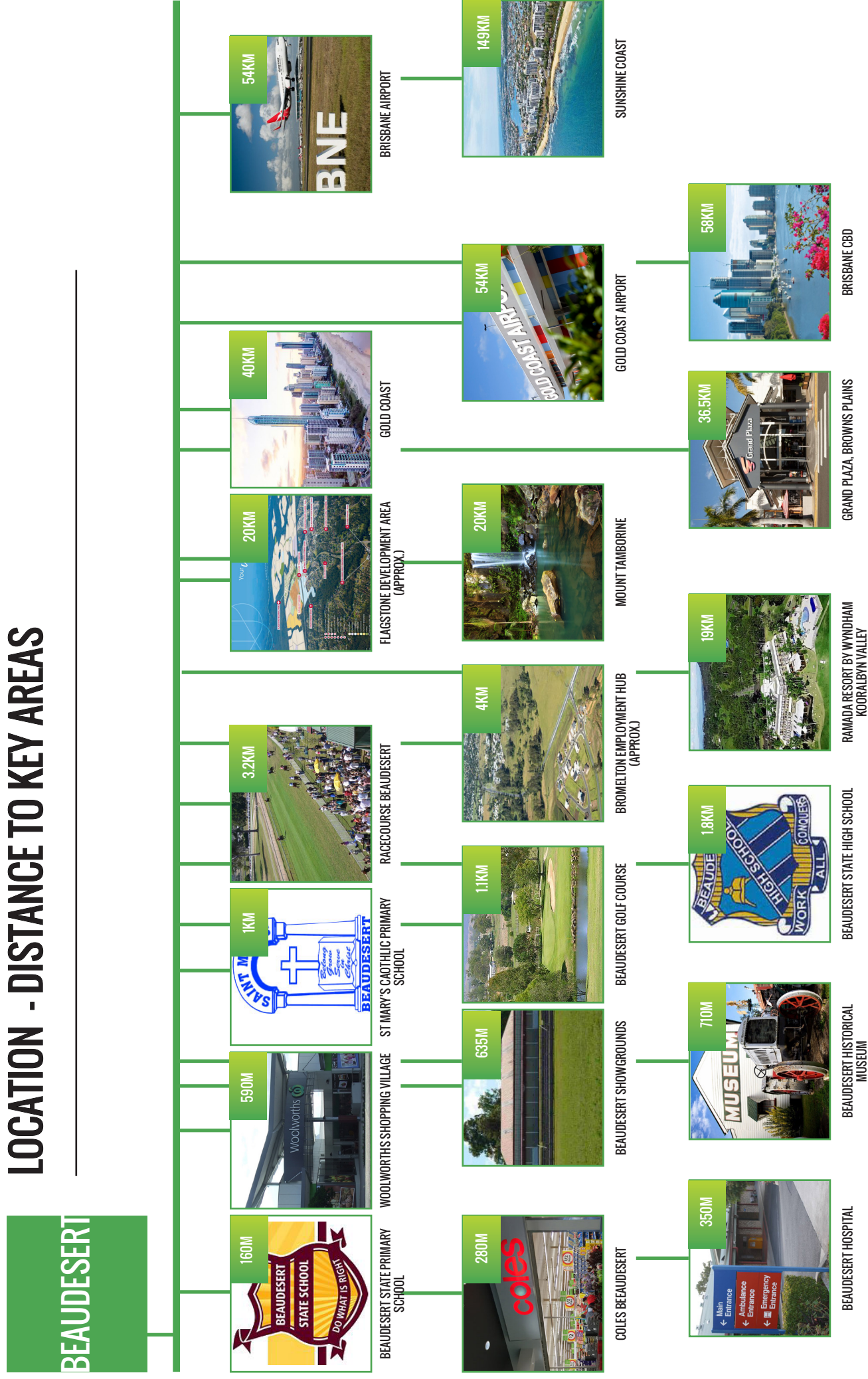
1. Agriculture (9.4%)
2. Preschool and School Education (6.7%)
3. Construction Services (6.1%)
4. Food and Beverage Services (4.7%)
5. Food Retailing (4.0%)



# LOCATION



# LOCATION - DISTANCE TO KEY AREAS





# PUBLIC TRANSPORT





# PUBLIC TRANSPORT

## BUS ROUTES

Key

—

 route 540

- - -

 zone boundary

A

 timing points

B

 bus interchange

S

 school

H

 shops

H

 hospital

P

 park 'n' ride

Diagrammatic map - not to scale

Route 540

Servicing

Beaudesert

Gleneagle

Veresdale

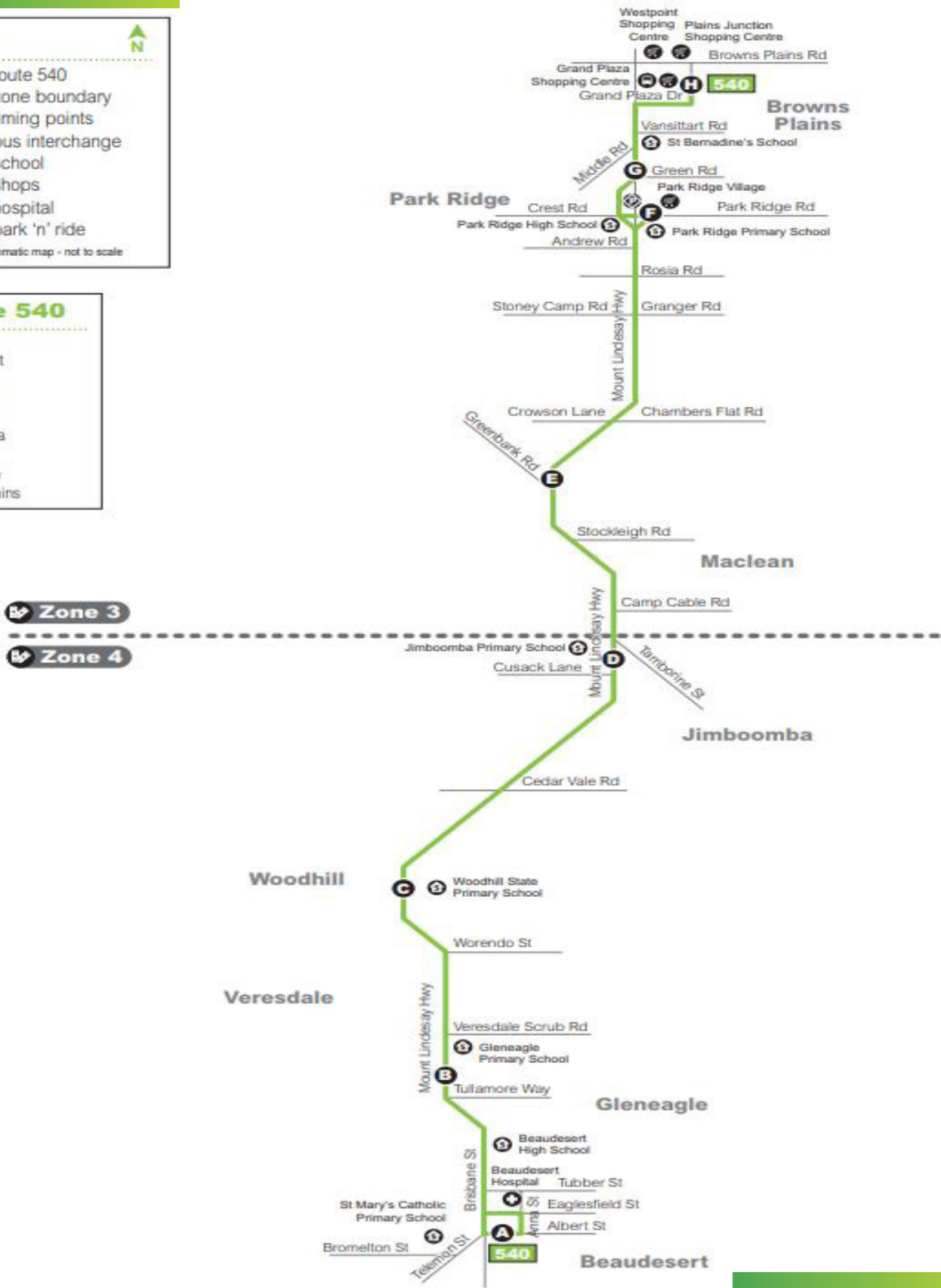
Woodhill

Jimboomba

Maclean

Park Ridge

Browns Plains





# PUBLIC TRANSPORT

## SEQ TRANSLINK NETWORK MAP

Key

Ferry Grove and Beenleigh lines

Shorncliffe and Cleveland lines

Airport and Gold Coast lines

Caboolture/Sunshine Coast and Ipswich/Rosewood lines

Redcliffe Peninsula and Springfield lines

Doomben line

Special event service only

Busway lines

G:link light rail line

Transfer to other train services

TransLink fare zones

Transfer to busway services

Transfer to light rail service

Special fares apply

Independent access

Assisted access

\*

King George Square busway station

^

Queen Street bus station

There are many bus services scheduled to connect with train services at most train stations. Please use the TransLink journey planner to plan your journey.

Express services do not stop at all stations depicted on this map. Please refer to separate line timetables for details.

Most train stations have free park 'n' ride facilities.

For details visit [translink.com.au](http://translink.com.au) or call 13 12 30 anytime.

<sup>a</sup> Services to and from the airport stations are operated by Airtrain Citylink Limited ABN 98 066 543 315 pursuant to a contract for services with Queensland Rail.

<sup>f</sup> Services to and from Gympie North do not stop at Eagle Junction.

~ Buranda busway station is fully accessible. Buranda train station is limited access.

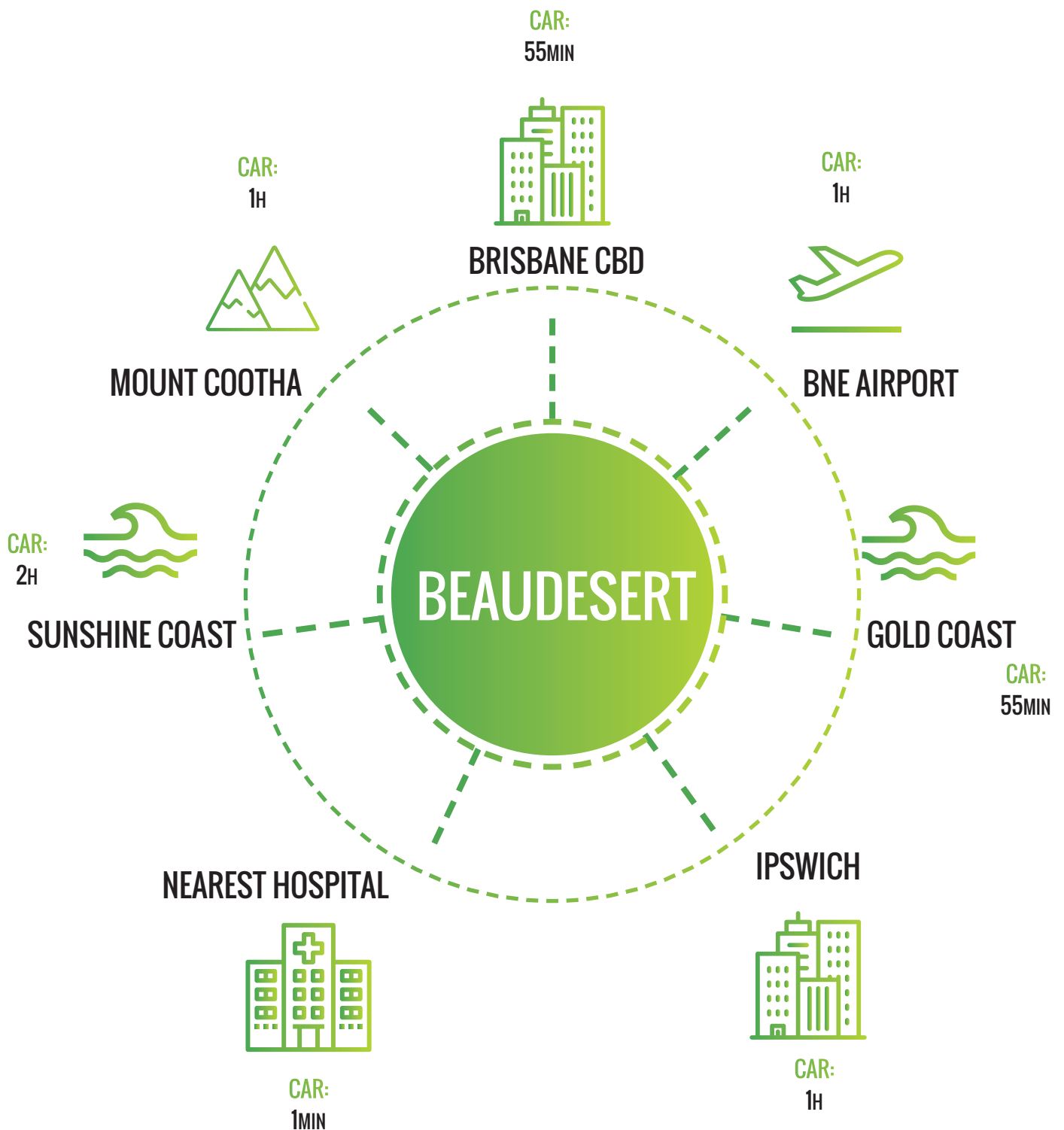
Schematic map – not to scale.

The map illustrates the following lines and services:

- Sunshine Coast line:** Gympie North, Traveston, Cooran, Pomona, Cooroy, Eumund, Yandina, Nambour, Woombye, Palmwoods, Eudo, Mooloolah, Landsborough, Beerwah, Glasshouse Mountains, Beerburrum, Elimbah, Caboolture, Morayfield, Burpengary, Narangba, Dakabin, Petrie.
- Caboolture line:** Caboolture, Morayfield, Burpengary, Narangba, Dakabin, Petrie.
- Redcliffe Peninsula line:** Kippa-Ring, Rothwell, Mango Hill East, Mango Hill, North Boondall, Boondall, Nudgee, Banyo, Bindra, Northgate, Nundah, Toombul, Clayfield, Hendra, Ascot, Doomben, Doomben line.
- Shorncliffe line:** Shorncliffe, Sandgate, Deagon, North Boondall, Boondall, Nudgee, Banyo, Bindra, Northgate, Nundah, Toombul, Clayfield, Hendra, Ascot, Doomben, Doomben line.
- Airport line:** Airport, Clayfield, Hendra, Ascot, Doomben, Doomben line.
- Ferry Grove line:** Ferry Grove, Keperra, Grovely, Oxford Park, Mitchell, Caythorne, Enoggera, Askerley, Newmarket, Wilston, Turo Street, Lulleyche, Kedron Brook, Roma Street, KGS, Exhibition, QUT Kelvin Grove, Herston, Milton, Toowong, Taringa, Auchenflower, Indooroopilly, Dutton Park Place, Logan Road, AOPA Hospital, Chelmer, Graceville, Sherwood, Darra, Oxley, Galilee, Goodna, Riverview, Dinmore, Ebbw Vale, Bundamba, Booval, East Ipswich, Ipswich, Thomas Street, Wukuraka, Karabin, Walloon, Thagoona, Rosewood.
- Springfield line:** Springfield Central, Springfield, Richlands, Oxley, Galilee, Goodna, Riverview, Dinmore, Ebbw Vale, Bundamba, Booval, East Ipswich, Ipswich, Thomas Street, Wukuraka, Karabin, Walloon, Thagoona, Rosewood.
- Ipswich line:** Ipswich, Thomas Street, Wukuraka, Karabin, Walloon, Thagoona, Rosewood.
- Rosewood line:** Rosewood, Thagoona, Walloon, Karabin, Wukuraka, Thomas Street, Ipswich, East Ipswich, Booval, Bundamba, Ebbw Vale, Dinmore, Riverview, Goodna, Galilee, Oxley, Darra, Sherwood, Graceville, Chelmer, AOPA Hospital, Logan Road, Dutton Park Place, Indooroopilly, Auchenflower, Taringa, Toowong, Milton, Herston, QUT Kelvin Grove, Exhibition, KGS, Roma Street, Kedron Brook, Lulleyche, Turo Street, Wilston, Newmarket, Askerley, Enoggera, Caythorne, Mitchell, Oxford Park, Grovely, Keperra, Ferry Grove.
- Beenleigh line:** Beenleigh, Ormeau, Coomera, Helensvale, Nerang, Robina, Varsity Lakes, Loganlea, Bethania, Edens Landing, Holmview, Surfers Paradise North, Cypress Avenue, Cavill Avenue, Surfers Paradise, Northcliffe, Florida Gardens, Broadbeach North, Broadbeach South, Main Beach, Surfers Paradise, Broadbeach South.
- Gold Coast line:** Gold Coast, Broadbeach South, Broadbeach North, Florida Gardens, Northcliffe, Surfers Paradise, Cavill Avenue, Cypress Avenue, Surfers Paradise North.
- Busway lines:** Northern Busway, Eastern Busway, South East Busway, Airport Busway.
- G:link light rail line:** G:link, Broadbeach South, Broadbeach North, Florida Gardens, Northcliffe, Surfers Paradise, Cavill Avenue, Cypress Avenue, Surfers Paradise North.

7

# TRAVEL TIME



\* Car times from Beaudesert



# POPULATION ANALYSIS

A large crowd of people is gathered outdoors, likely at a festival or public event. In the foreground, a woman with short brown hair, wearing a light grey t-shirt and a black strap over her shoulder, is seen from the back, looking towards the crowd. The background is filled with many other people, some in focus and others blurred, creating a sense of a large gathering. The lighting is bright, suggesting a sunny day, with some lens flare visible. A black rectangular box with a green vertical bar on the left side is positioned in the upper left corner, containing the text "POPULATION ANALYSIS" in white, bold, sans-serif capital letters.

# DEMOGRAPHICS

## Estimated Resident Population (ERP)

### Beaudesert SA2

- ERP of 14,519 persons as at 30 June 2017
- Average annual growth rate of 2.3% over five years
- Average annual growth rate of 2.3% over ten years

### Scenic Rim (R) LGA

- ERP of 41,753 persons as at 30 June 2017
- Average annual growth rate of 1.9% over five years
- Average annual growth rate of 1.8% over ten years

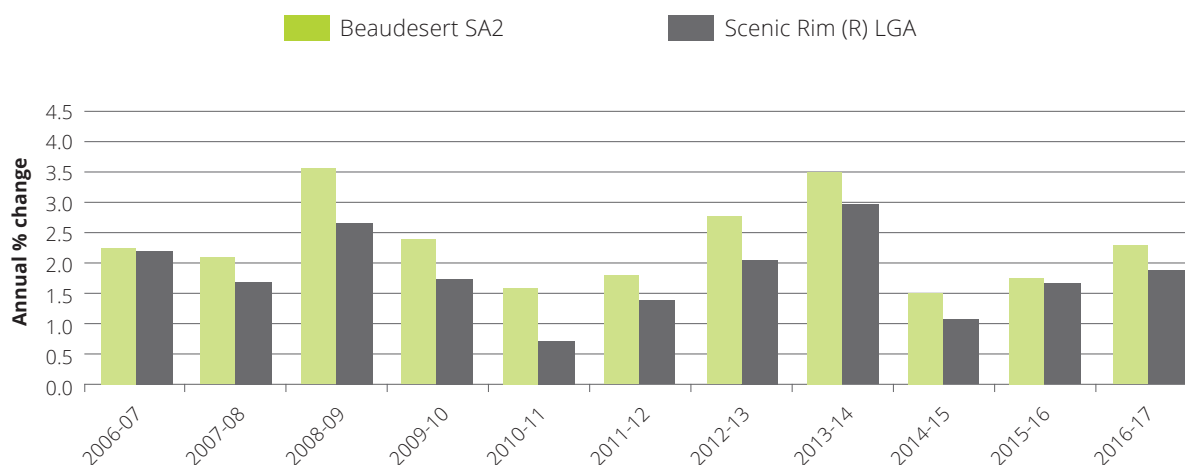
AS AT 30 JUNE 2017, THE  
ESTIMATED RESIDENT  
POPULATION FOR  
BEAUDESERT SA2 WAS:

**14,519  
PERSONS**

## Estimated resident population, Beaudesert SA2 and Scenic Rim (R) LGA

LGA / SA2	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Beaudesert SA2	11,566	12,933	14,519	2.3	2.3
Scenic Rim (R)	34,983	37,966	41,753	1.8	1.9

## Estimated resident population growth, Beaudesert SA2 and Scenic Rim (R) LGA



Source: ABS 3218.0, Regional Population Growth, Australia, various editions



# DEMOGRAPHICS

## Population Projections

### Beaudesert SA2

- Population projected to be 32,754 persons as at 30 June 2041
- Increase of 3.4% per year over 25 years

### Scenic Rim (R) LGA

- Population projected to be 67,290 persons as at 30 June 2041
- Increase of 2.0% per year over 25 years

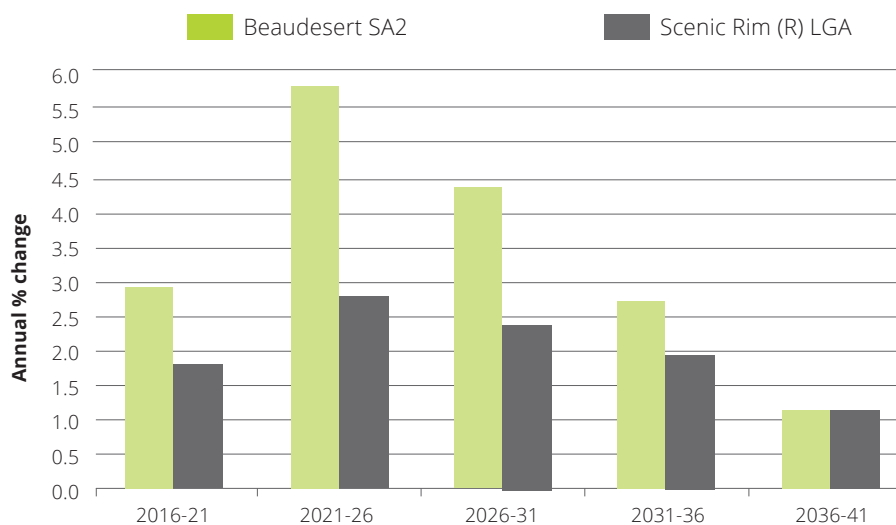
FROM 2016 TO 2041,  
THE POPULATION FOR  
BEAUDESERT SA2 IS  
PROJECTED TO INCREASE  
FROM 14,242 PERSONS:  
**TO 32,754  
PERSONS**

## Projected population, Beaudesert SA2 and Scenic Rim (R) LGA

LGA / SA2	As at 30 June						Average annual growth rate
	2016 <sup>(a)</sup>	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Beaudesert SA2	14,242	16,475	21,807	26,995	30,881	32,754	3.4
Scenic Rim (R)	40,975	44,754	51,405	57,794	63,493	67,290	2.0

(a) 2016 data are estimated resident population (ERP)

## Projected population change, Beaudesert SA2 and Scenic Rim (R) LGA



Source: Queensland Government Population Projections, 2018 edition (medium series)

# DEMOGRAPHICS

## Family Composition

### Beaudesert SA2

- 3,645 families
- 37.7% of total families were couple families with children

### Scenic Rim (R) LGA

- 10,901 families
- 39.4% of total families were couple families with children

THE PERCENTAGE OF TOTAL  
FAMILIES IN BEAUDESERT  
SA2 WHICH WERE COUPLE  
FAMILIES WITH CHILDREN  
WAS  
**37.7%**

Family composition<sup>(a)</sup>, Beaudesert SA2 and Scenic Rim (R) LGA, 2016

LGA / SA2	Couple family with no children		Couple family with children		One-parent family		Total <sup>(b)</sup>
	Number	%	Number	%	Number	%	Number
Beaudesert SA2	1,486	40.8	1,374	37.7	730	20.0	3,645
Scenic Rim (R)	4,873	44.7	4,296	39.4	1,614	14.8	10,901

*(a) Includes same-sex couple families. (b) Includes other families*  
Source: ABS, Census of Population and Housing, 2016, General Community Profile - G25





# DWELLING & BUILDING ANALYSIS





# DWELLING BY DWELLING STRUCTURE

A dwelling is a structure which is intended to have people live in it.

The below information is based on occupied private dwellings.

## Beaudesert SA2

- 4,253 occupied private dwellings (or 87.4%) were separate houses

## Scenic Rim (R) LGA

- 13,100 occupied private dwellings (or 93.3%) were separate houses

THE PERCENTAGE OF  
TOTAL OCCUPIED PRIVATE  
DWELLINGS IN BEAUDESERT  
SA2 WHICH WERE  
SEPARATE HOUSES WAS:

**87.4%**

Occupied private dwellings by dwelling structure, Beaudesert SA2 and Scenic Rim (R) LGA, 2016

LGA / SA2	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Beaudesert SA2	4,253	403	123	66	3	4,864
Scenic Rim (R)	13,100	500	202	140	61	14,043

# DWELLING BY TENURE TYPE

Tenure type describes whether a household rents or owns the dwelling in which they live.

## Beaudesert SA2

- 1,555 occupied private dwellings (or 32.0%) were fully owned

## Scenic Rim (R) LGA

- 5,090 occupied private dwellings (or 36.2%) were fully owned

THE PERCENTAGE OF  
TOTAL OCCUPIED PRIVATE  
DWELLINGS IN BEAUDESERT  
SA2 WHICH WERE FULLY  
OWNED WAS:

**32.0%**

Occupied private dwellings by tenure type, Beaudesert SA2 and Scenic Rim (R) LGA, 2016

LGA / SA2	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Beaudesert SA2	1,555	32.0	1,362	28.0	1,757	36.1	28	0.6	4,864
Scenic Rim (R)	5,090	36.2	5,042	35.9	3,422	24.4	107	0.8	14,043



# INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

## Beaudesert SA2

- 80 approved new houses in the 12 months ending 31 October 2018
- \$26.1 million of building value in residential building approvals

## Scenic Rim (R) LGA

- 221 approved new houses in the 12 months ending 31 October 2018
- \$85.9 million of building value in residential building approvals

THE NUMBER OF NEW  
HOUSES APPROVED IN  
BEAUDESERT SA2 IN THE  
12 MONTHS ENDING 31  
OCTOBER 2018

**80  
APPROVALS**

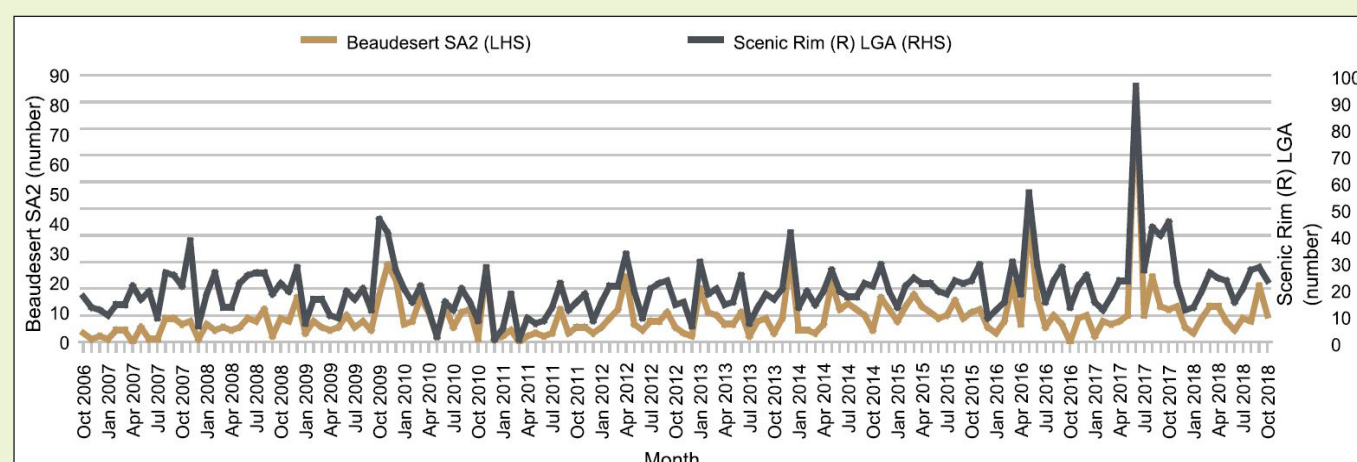
Residential and non-residential building approvals, Beaudesert SA2 and Scenic Rim (R) LGA, 12 months ending 31 October 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other <sup>(a)</sup>	Alterations, additions and conversions	Total	Residential		Non-residential		
	- Number -				\$'000	%	\$'000	%	\$'000
Beaudesert SA2	80	26	0	106	26,148	65.5	13,787	34.5	39,934
Scenic Rim (R)	221	28	3	252	85,927	83.8	16,589	16.2	102,516

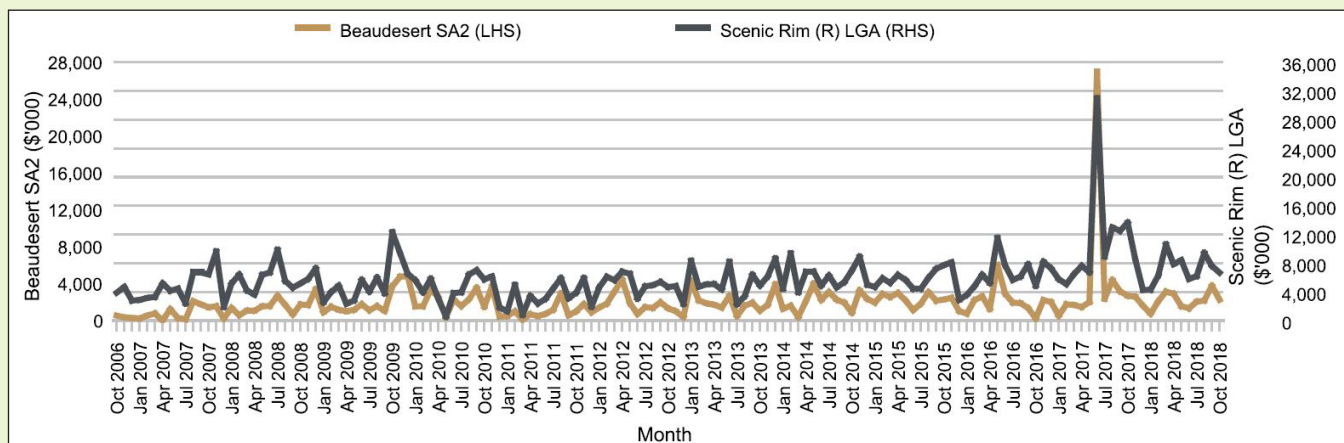
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

Source: ABS 8731.0, Building Approvals, Australia, various editions

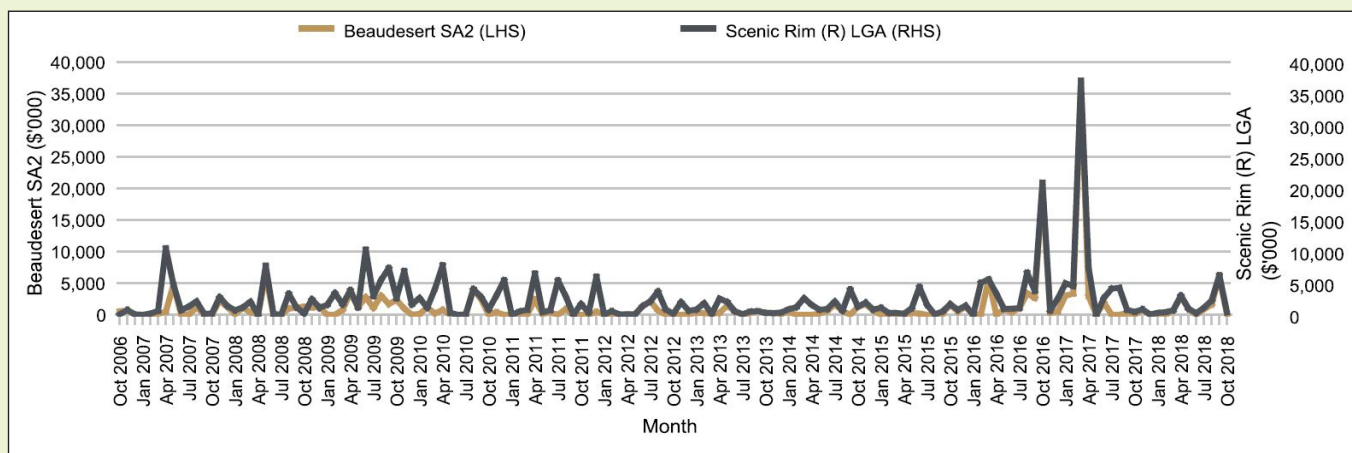
## Number of residential building approvals, Beaudesert SA2 and Scenic Rim (R) LGA



## Value of residential building approvals, Beaudesert SA2 and Scenic Rim (R) LGA



## Value of non-residential building approvals, Beaudesert SA2 and Scenic Rim (R) LGA



Source: ABS 8731.0, *Building Approvals, Australia, various editions*





# SERVICES



# EDUCATION

## Early Childhood Education & Care Services

### Beaudesert SA2

- 8 early childhood education and care services as at 31 August 2018
- 2 long day care services

### Scenic Rim (R) LGA

- 23 early childhood education and care services as at 31 August 2018
- 8 long day care services

THE NUMBER OF EARLY  
CHILDHOOD EDUCATION  
AND CARE SERVICES IN  
SCENIC RIM (R) LGA AS AT  
31 AUGUST 2018 WAS:

**23  
SERVICES**

Early childhood education and care services, Beaudesert SA2 and Scenic Rim (R) LGA, 31 August 2018

LGA / SA2	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Beaudesert SA2	1	3	2	2	0	8
Scenic Rim (R)	3	6	8	6	0	23





# EDUCATION

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## Schools

### Beaudesert SA2

- 11 schools as at June 2018

### Scenic Rim (R) LGA

- 29 schools as at June 2018

AS AT JUNE 2018, THE  
NUMBER OF SCHOOLS IN  
SCENIC RIM (R) LGA WAS:

29  
SCHOOLS

# HEALTH

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## EMERGENCY SERVICES

### Police Stations

#### Beaudesert SA2

- 2 police stations as at June 2018

#### Scenic Rim (R) LGA

- 7 police stations as at June 2018

### Ambulance Stations

#### Beaudesert SA2

- 2 ambulance stations as at June 2018

#### Scenic Rim (R) LGA

- 5 ambulance stations as at June 2018

### Fire Stations

#### Beaudesert SA2

- 3 fire stations as at June 2018

#### Scenic Rim (R) LGA

- 8 fire stations as at June 2018

## HOSPITALS

### Beaudesert SA2

- 1 hospitals as at June 2018

### Scenic Rim (R) LGA

- 2 hospitals as at June 2018

AS AT JUNE 2018, THE  
NUMBER OF COMBINED  
EMERGENCY SERVICES IN  
SCENIC RIM (R) LGA WAS:

22  
EMERGENCY  
SERVICES



# EMPLOYMENT & ECONOMY ANALYSIS





# EMPLOYMENT

## By Industry

### Beautesert SA2

- 10.8% of employed persons worked in Construction industry
- 10.0% of employed persons worked in Agriculture, forestry and fishing industry
- Highest specialisation ratio of 1.17 in Manufacturing and Transport, postal and warehousing industry

### Scenic Rim (R) LGA

- 10.7% of employed persons worked in Construction industry
- 10.5% of employed persons worked in Health care and social assistance industry

TOP 5 INDUSTRIES OF  
EMPLOYMENT WERE:  
**AGRICULTURE**  
**EDUCATION**  
**CONSTRUCTION**  
**FOOD & BEV**  
**FOOD RETAIL**

## Employment by industry, Beautesert SA2 and Scenic Rim (R) LGA, 2016

Industry	Beautesert SA2		Scenic Rim (R) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	533	10.0	1,488	8.8	1.13
Mining	63	1.2	174	1.0	1.14
Manufacturing	424	7.9	1,150	6.8	1.17
Electricity, gas, water and waste services	72	1.3	207	1.2	1.10
Construction	580	10.8	1,817	10.7	1.01
Wholesale Trade	136	2.5	448	2.6	0.96
Retail trade	488	9.1	1,457	8.6	1.06
Accommodation and Food Services	369	6.9	1,164	6.9	1.00
Transport, postal and warehousing	289	5.4	779	4.6	1.17
Information media and technologies	35	0.7	154	0.9	0.72
Financial and insurance services	59	1.1	237	1.4	0.79
Rental, hiring and real estate services	75	1.4	280	1.7	0.85
Professional, scientific and technical services	208	3.9	774	4.6	0.85
Administration and support services	169	3.2	555	3.3	0.96
Public administration and safety	308	5.8	1,031	6.1	0.94
Education and training	445	8.3	1,586	9.4	0.89
Health care and social assistance	525	9.8	1,778	10.5	0.93
Arts and recreation services	104	1.9	325	1.9	1.01
Other services	215	4.0	682	4.0	1.00
<b>Total</b>	<b>5,356</b>	<b>100.0</b>	<b>16,926</b>	<b>100.0</b>	<b>1.00</b>

Source: ABS, Census of Population and Housing, 2016, General Community Profile - G51 and unpublished data

# ECONOMY

## Beaudesert SA2

- Median mortgage repayment of \$1,550 per month
- Average household size of 2.6 persons per dwelling

## Scenic Rim (R) LGA

- Median mortgage repayment of \$1,670 per month
- Average household size of 2.6 persons per dwelling

THE MEDIAN TOTAL  
PERSONAL INCOME FOR  
BEAUDESERT SA2 WAS:

**\$524 PER  
WEEK**

Selected medians and averages, Beaudesert SA2 and Scenic Rim (R) LGA, 2016

SA2 / LGA	Median/Average					
	Median mortgage repayment	Median total family income	Median total household income	Median total personal income	Average household size	Average number of persons per bedroom
	\$/month	\$/week	\$/week	\$/week	persons	number
Beaudesert SA2	1,550	1,283	1,088	524	2.6	0.8
Scenic Rim (R)	1,670	1,417	1,222	569	2.6	0.8





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The ultimate outcomes may differ substantially from these forecasts. This information has been prepared without taking account of your objectives, financial situation or needs. Because of this you should, before acting on this information, consider its appropriateness, having regard to your objectives, financial situation or needs.

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