

A NEW POINT OF VIEW

COOMERA / PIMPAMA

PEAK
Property Research



EXECUTIVE SUMMARY

The Northern Gold Coast corridor provides easy access to major road and public transport networks. The Gold Coast's leisure paradise is on your doorstep. Enjoy miles of sun-kissed golden beaches, kilometres of pristine waterway for boating – a global surfing mecca fringed by gleaming apartment towers and international resorts. All the entertainment options this globally renowned tourist destination offers are available for residents of Coomera and Pimpama within twenty five minutes' drive and just 35 minutes to the north is Queensland's capital. Brisbane captures all the amenity, infrastructure and cultural opportunities you would expect from this fast growing new world city.

The Coomera - Pimpama region comprises two Statistical Area Level 2 (SA2) and consists of two suburbs:

- Coomera
- Pimpama

The Coomera - Pimpama region has a total land area of 65.4km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for the Coomera - Pimpama region was 27,583, with the population projected to reach 115,845 persons at 30 June 2041.

This is an expected population increase of 319.9%.

EXPECTED POPULATION
INCREASE FOR COOMERA
- PIMPAMA REGION FROM
2017 TO 2041 IS:

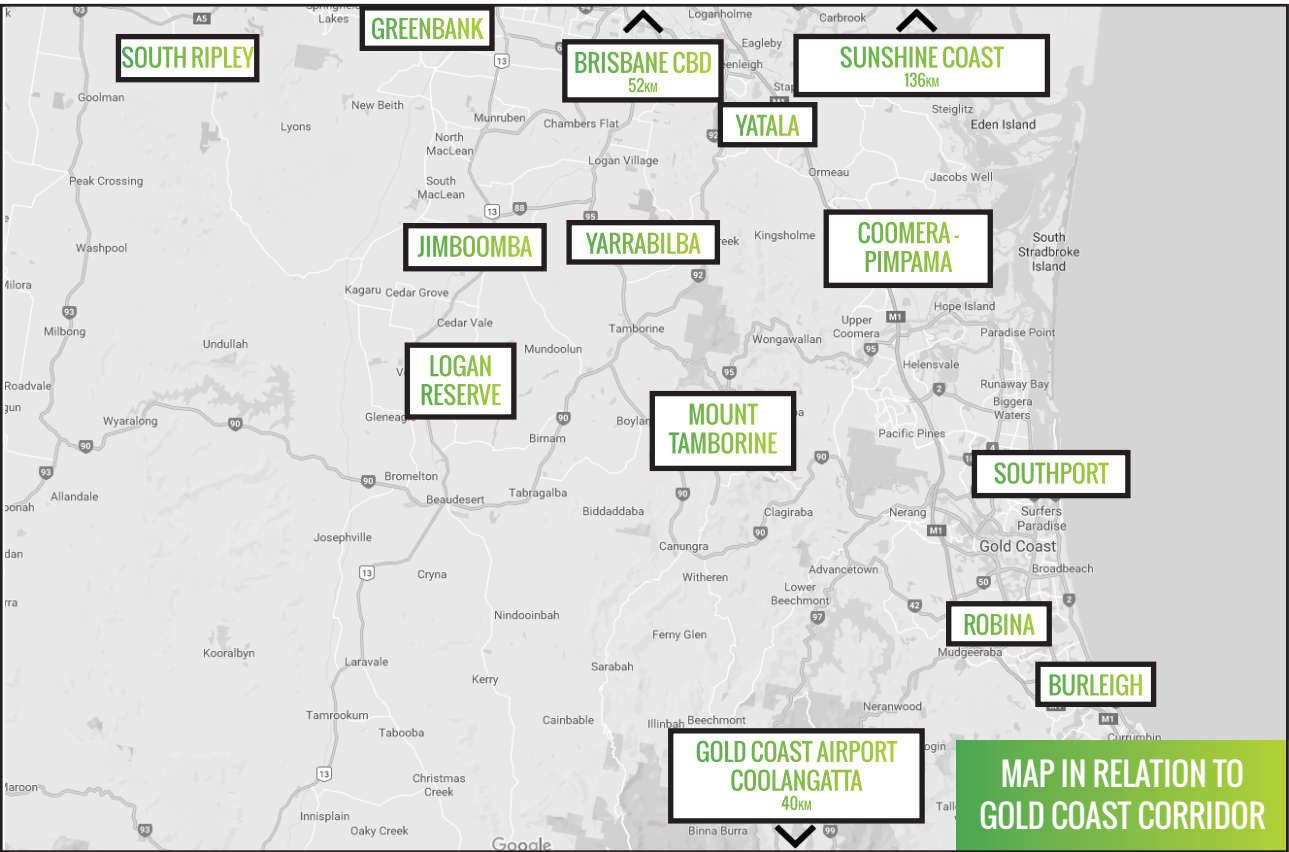
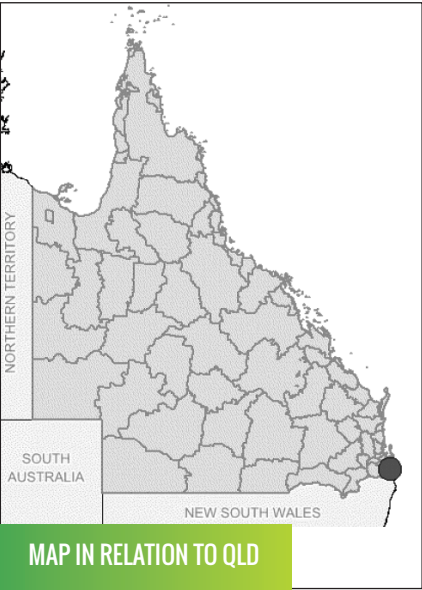
319.9%

EMPLOYMENT

The top five industry subdivisions of employment for the Coomera - Pimpama region as at the 2016 Census of Population and Housing Data were:

1. Construction Services (7.3%)
2. Other Store-Based Retailing (6.2%)
3. Food and Beverage Services (6.0%)
4. Preschool and School Education (4.5%)
5. Building Construction (4.1%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

COOMERA

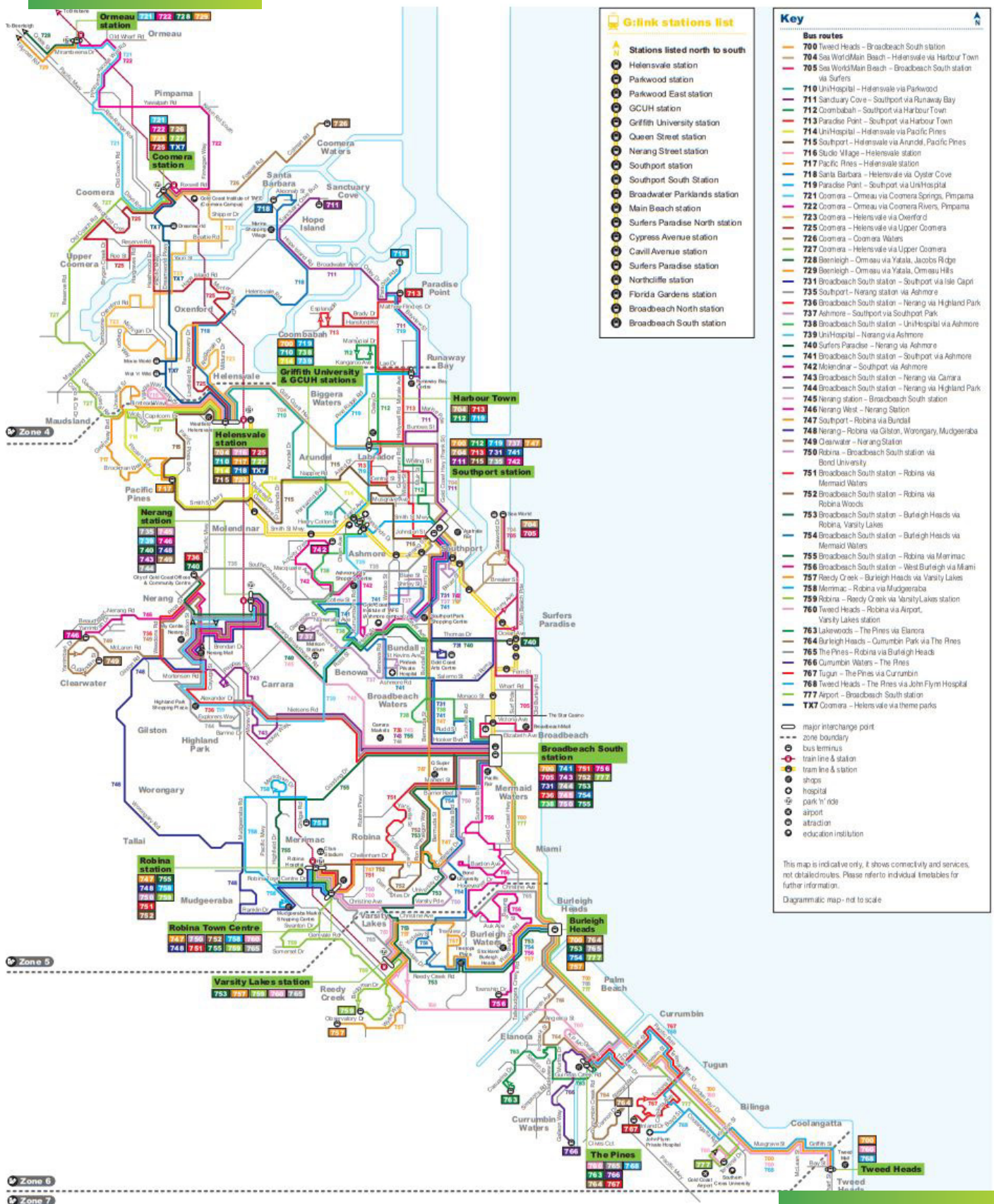


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



TRANS LINK
GOLD COAST
NETWORK
MAP

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 or call 13 12 30 anytime.

^a 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.

^f 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.

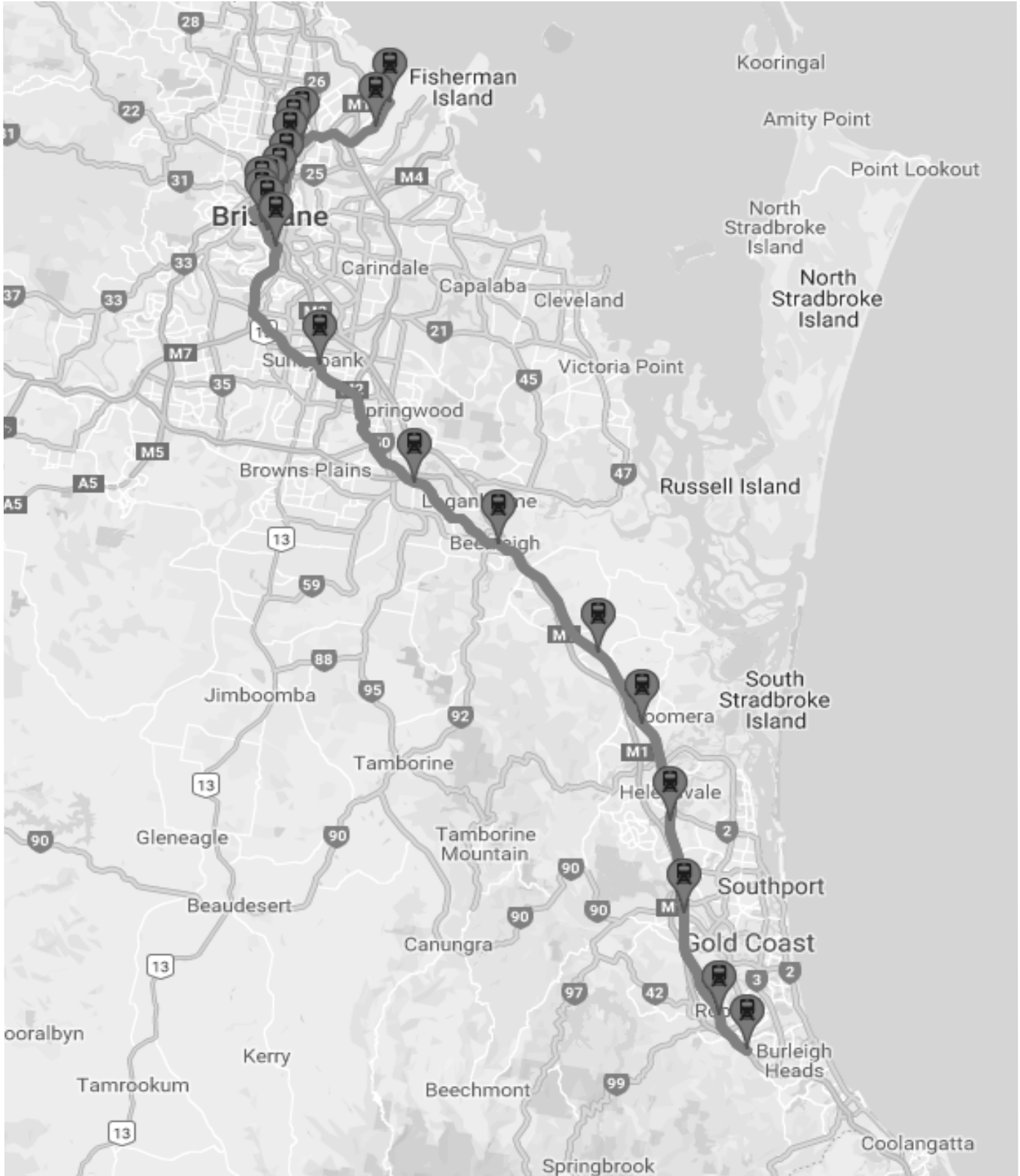
The map illustrates the following lines and services:

- Sunshine Coast line:** Gympie North, Traveston, Cooran, Pomona, Cooroy, Eumund, Yandina, Nambour, Woombye, Palmwoods, Eudo, Mooloolah, Landsborough, Beerwah, Glasshouse Mountains, Beerburum, 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, Airtrain Citylink Limited.
- Gold Coast line:** Surfers Paradise North, Cypress Avenue, Cavill Avenue, Surfers Paradise, Northcliffe, Florida Gardens, Broadbeach North, Broadbeach South, Main Beach.
- G:link light rail line:** Broadbeach South.
- Ferry Grove line:** Ferry Grove, Keperra, Grovely, Oxford Park, Mitchell, Caythorne, Enoggera, Askerley, Newmarket, Wilston, Turo Street, Roma Street, KGS, Exhibition, QUT Kelvin Grove, Herston, Milton, Toowong, Taringa, Indooroopilly, Dutton Park Place, Logan Road, AOPA Hospital, Chelmer, Graceville, Sherwood, Darra, Oxley, Corinda, 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, Corinda, 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.
- Beenleigh line:** Beenleigh, Ormeau, Coomera, Helensvale, Nerang, Robina, Varsity Lakes.
- Gold Coast line:** Surfers Paradise North, Cypress Avenue, Cavill Avenue, Surfers Paradise, Northcliffe, Florida Gardens, Broadbeach North, Broadbeach South, Main Beach.
- Eastern Busway:** Greenslopes, Holland Park West, Griffith University, Upper Mount Gravatt, Eight Mile Plains, South East Busway.
- Langlands Park line:** Wynnum North, Wynnum Central, Manly, Lota, Thorneside, Birkdale, Wellington Point, Ormiston, Cleveland.
- Cleveland line:** Cleveland, Ormiston, Wellington Point, Birkdale, Thorneside, Lota, Manly, Wynnum Central, Wynnum North.
- Springfield Central:** Springfield Central, Springfield, Richlands, Oxley, Corinda, Galilee, Goodna, Riverview, Dinmore, Ebbw Vale, Bundamba, Booval, East Ipswich, Ipswich, Thomas Street, Wukuraka, Karabin, Walloon, Thagoona, Rosewood.
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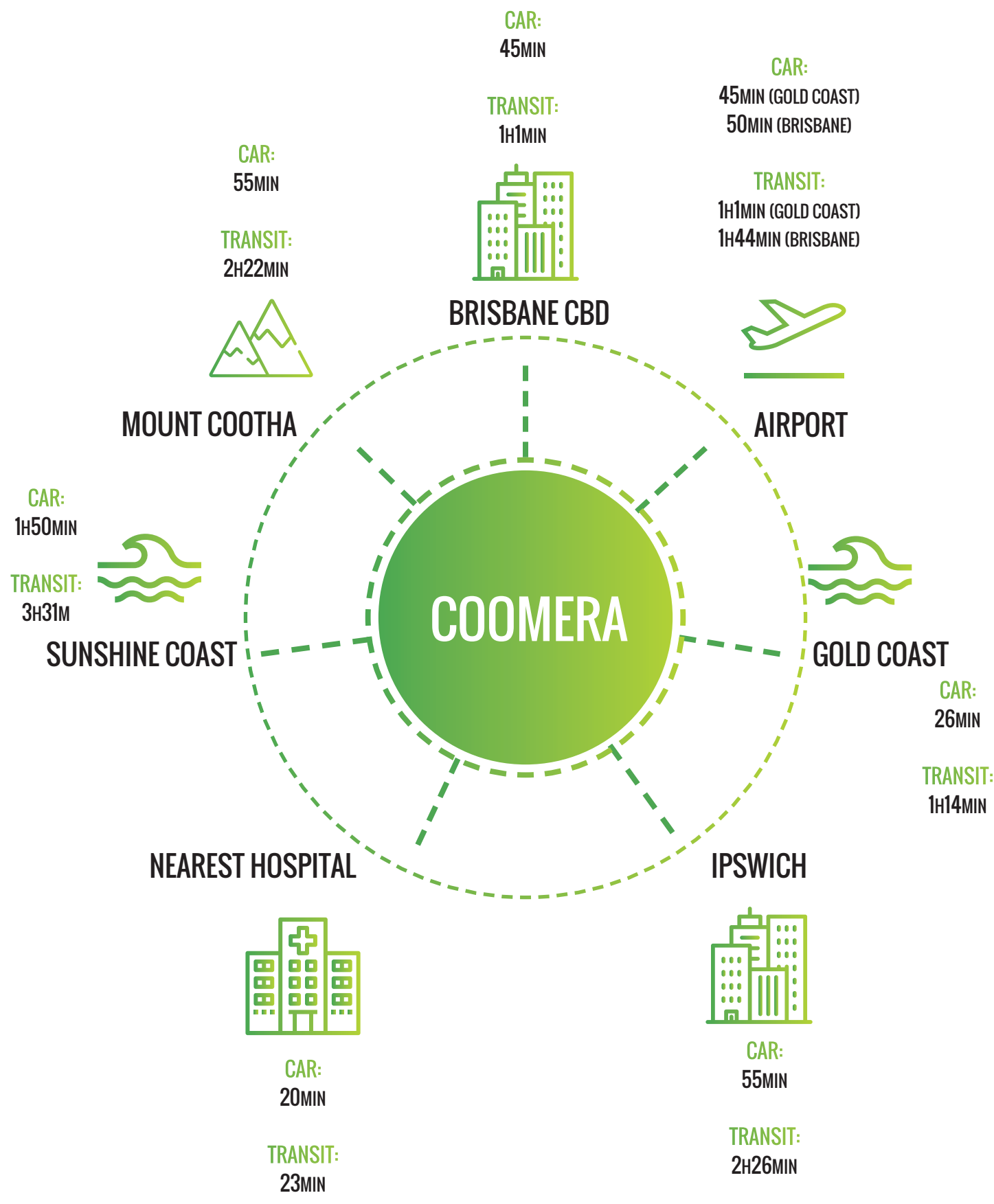
PUBLIC TRANSPORT

TRAIN LINE TO CBD



**COOMERA
TO
BRISBANE CBD
APPROX 1 HOUR 1 MIN**

TRAVEL TIME



* Car times from Coomera
* Transit times from Coomera Train Station

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)

Gold Coast (C) LGA

- ERP of 591,356 persons as at 30 June 2017
- Average annual growth rate of 2.3% over five years
- Average annual growth rate of 2.4% over ten years

Coomera - Pimpama Region

- ERP of 27,583 persons as at 30 June 2017
- Average annual growth rate of 14.5% over five years
- Average annual growth rate of 14.5% over ten years
- Within the region, Coomera SA2 had the largest population with 15,119 persons
- Within the region, Pimpama SA2 had the fastest population growth over five years with 25.5%

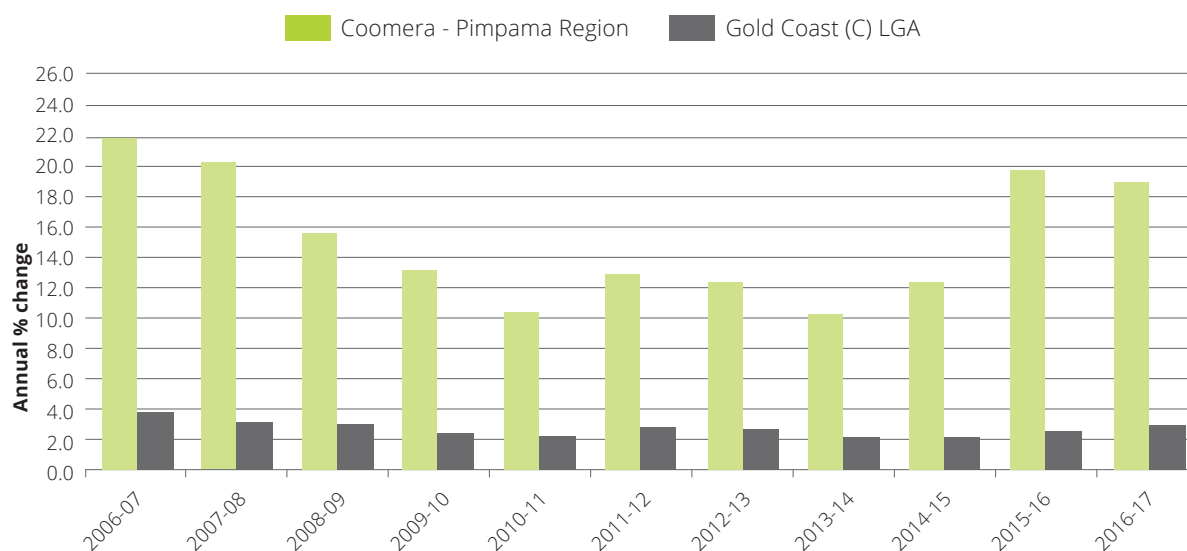
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR COOMERA
- PIMPAMA REGION WAS:

**27,583
PERSONS**

Estimated resident population by SA2, Coomera - Pimpama region and Gold Coast (C) LGA

SA2 / LGA	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Coomera - Pimpama Region	7,144	13,933	27,583	14.5	14.5
Gold Coast (C) LGA	466,940	528,342	591,356	2.4	2.3

Estimated resident population growth, Coomera - Pimpama region and Gold Coast (C) LGA



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

DEMOGRAPHICS

Population Projections

Gold Coast (C) LGA

- Population projected to be 943,686 persons as at 30 June 2041
- Increase of 2.0% per year over 25 years

Coomera - Pimpama Region

- Population projected to be 115,845 persons as at 30 June 2041
- Increase of 6.6% per year over 25 years
- Within the region, Coomera SA2 is projected to have the largest population as at 30 June 2041 with 75,606 persons
- Within the region, Coomera SA2 is projected to have the fastest growth in population from 30 June 2016 to 2041 with an average annual rate of 7.0% per year

FROM 2016 TO 2041, THE
POPULATION FOR COOMERA
- PIMPAMA REGION IS
PROJECTED TO INCREASE
FROM 23,427 PERSONS:

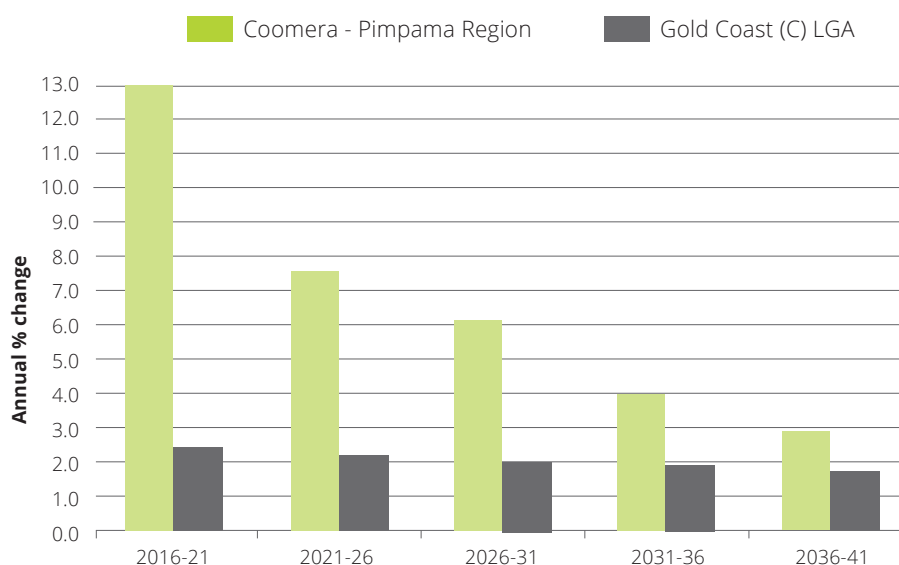
**TO 115,845
PERSONS**

Projected population, Coomera - Pimpama region and Gold Coast (C) LGA

SA2 / LGA	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Coomera - Pimpama Region	23,427	43,033	61,957	83,139	101,019	115,845	6.6
Gold Coast (C) LGA	576,918	650,349	723,342	796,976	870,425	943,686	2.0

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

Projected population change, Coomera - Pimpama region and Gold Coast (C) LGA



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

DEMOGRAPHICS

Family Composition

Gold Coast (C) LGA

- 145,416 families
- 41.9% of total families were couple families with children

Coomera - Pimpama Region

- 5,809 families
- 50.1% of total families were couple families with children
- Within the region, Coomera SA2 had the largest number of couple families with children with 1,807
- Within the region, Pimpama SA2 had the largest percentage of one-parent families with 21.7%

THE PERCENTAGE OF TOTAL
FAMILIES IN COOMERA -
PIMPAMA WHICH WERE
COUPLE FAMILIES WITH
CHILDREN WAS

50.1%

Family composition^(a), Coomera - Pimpama region and Gold Coast (C) LGA, 2016

SA2 / LGA	Couple family with no children		Couple family with children		One-parent family		Total ^(b)
	Number	%	Number	%	Number	%	Number
Coomera - Pimpama Region	1,622	27.9	2,908	50.1	1,208	20.8	5,809
Gold Coast (C) LGA	57,379	39.5	60,903	41.9	25,027	17.2	145,416

^(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.

Gold Coast (C) LGA

- 115,758 occupied private dwellings (or 58.3%) were separate houses

Coomera - Pimpama Region

- 4,956 occupied private dwellings (or 74.9%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN COOMERA -
PIMPAMA REGION WHICH
WERE SEPARATE HOUSES
WAS:

74.9%

Occupied private dwellings by dwelling structure, Coomera - Pimpama region and Gold Coast (C) LGA, 2016

SA2 / LGA	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Coomera - Pimpama Region	4,956	1,515	111	4	0	6,617
Gold Coast (C) LGA	115,758	41,021	39,485	1,358	124	198,668

DWELLING BY TENURE TYPE

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

Gold Coast (C) LGA

- 52,121 occupied private dwellings (or 26.2%) were fully owned

Coomera - Pimpama Region

- 501 occupied private dwellings (or 7.6%) were fully owned
- Within the region, Coomera SA2 had the largest number of fully owned dwellings with 313
- Within the region, Pimpama SA2 had the largest percentage of rented dwellings with 69.5%

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN COOMERA
- PIMPAMA WHICH WERE
FULLY OWNED WAS:

7.6%

Occupied private dwellings by tenure type, Coomera - Pimpama region and Gold Coast (C) LGA, 2016

SA2 / LGA	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Coomera - Pimpama Region	501	7.6	1,718	26.0	4,273	64.6	19	0.3	6,617
Gold Coast (C) LGA	52,121	26.2	66,799	33.6	72,621	36.6	1,465	0.7	198,668

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Gold Coast (C) LGA

- 2,621 approved new houses in the 12 months ending 31 October 2018
- \$2,399.1 million of building value in residential building approvals

Coomera - Pimpama Region

- 1,122 approved new houses in the 12 months ending 31 October 2018
- \$367.7 million of building value in residential building approvals
- Within the region, Pimpama SA2 had the largest value of residential building approvals with \$260.4 million
- Within the region, Pimpama SA2 had the largest value of non-residential building approvals with \$100.7 million

THE NUMBER OF NEW
HOUSES APPROVED IN
COOMERA - PIMPAMA
REGION IN THE 12 MONTHS
ENDING 31 OCTOBER 2018

**1,122
APPROVALS**

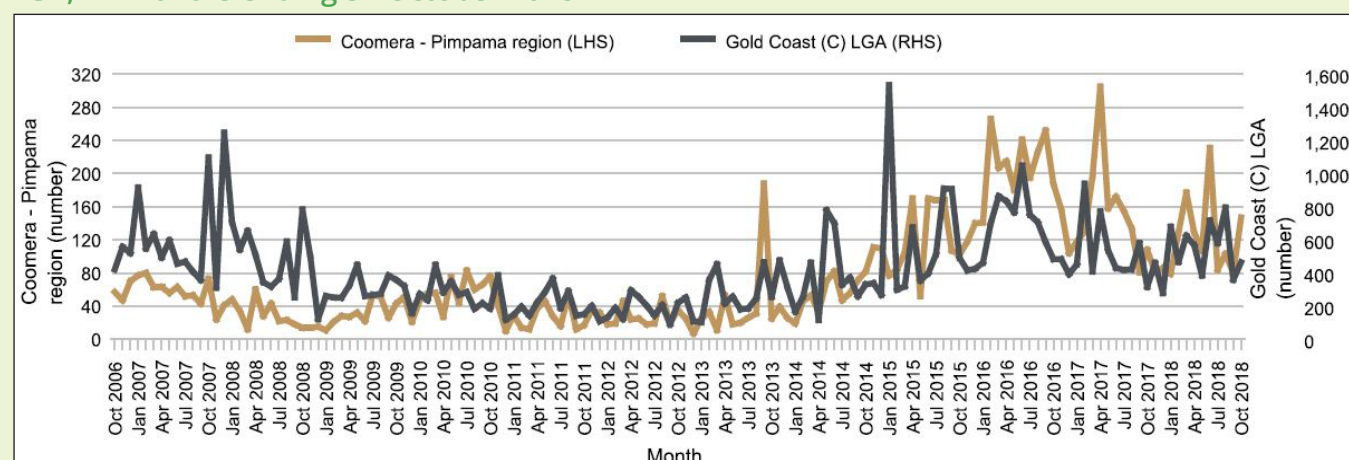
Residential and non-residential building approvals, Coomera - Pimpama region and Gold Coast (C) LGA, 12 months ending 31 October 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential	Non-residential			
	- Number -				\$'000	%	\$'000	%	\$'000
Coomera - Pimpama Region	1,122	311	0	1,433	367,698	66.3	186,889	33.7	554,587
Gold Coast (C) LGA	2,621	3,750	9	6,380	2399,101	67.2	1,172,612	32.8	3,571,712

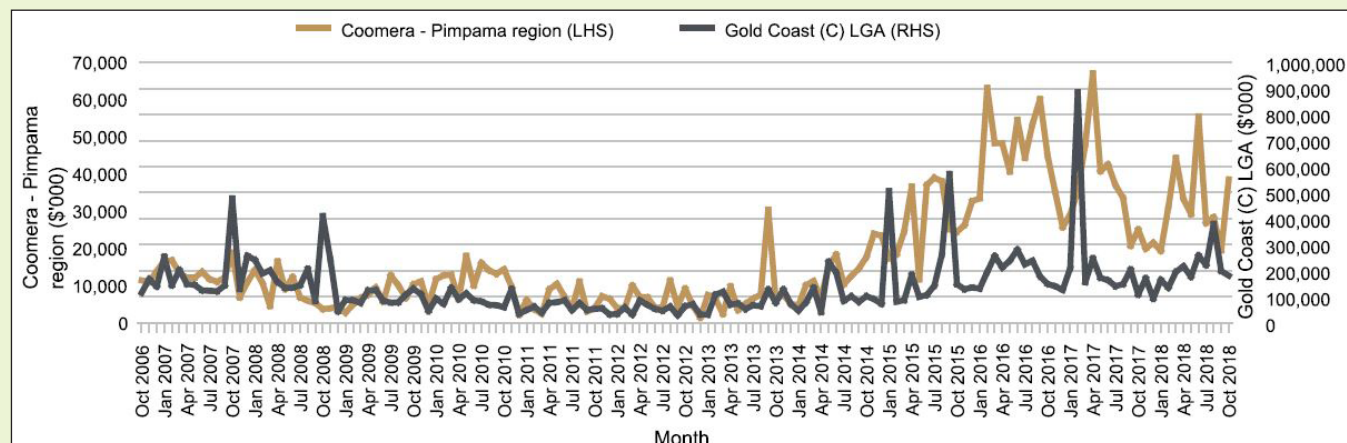
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

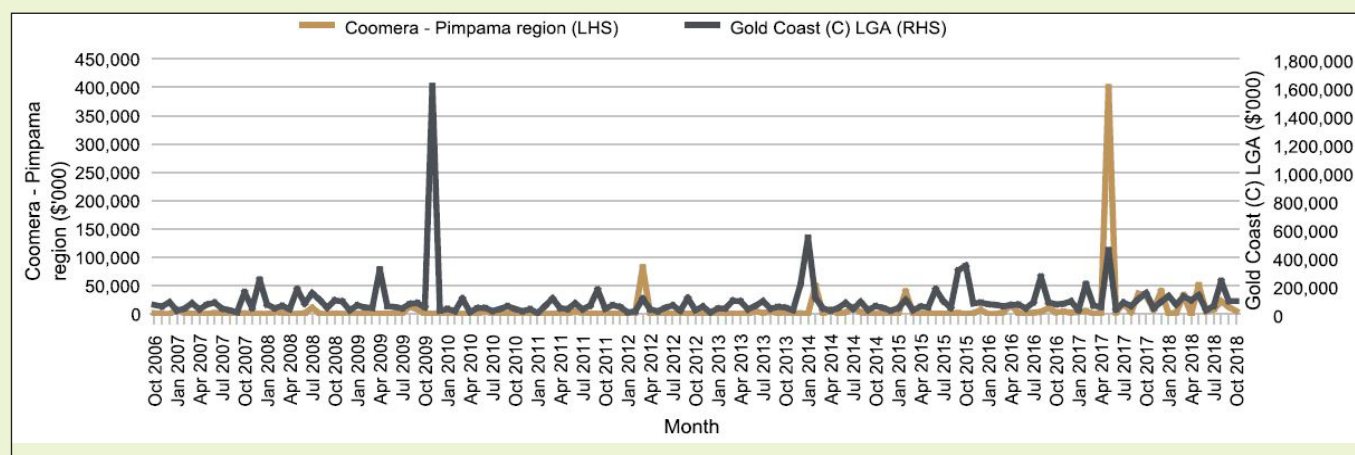
Number of residential building approvals, Coomera - Pimpama region and Gold Coast (C) LGA, 12 months ending 31 October 2018



Value of residential building approvals, Coomera - Pimpama region and Gold Coast (C) LGA



Value of non-residential building approvals, Coomera - Pimpama region and Gold Coast (C) LGA



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



SERVICES

EDUCATION

Early Childhood Education & Care Services

Gold Coast (C) LGA

- 304 early childhood education and care services as at 31 August 2018
- 205 long day care services

Coomera - Pimpama Region

- 23 early childhood education and care services as at 31 August 2018
- 15 long day care services
- Within the region, Pimpama SA2 had the largest number of services with 12

THE NUMBER OF EARLY
CHILDHOOD EDUCATION
AND CARE SERVICES IN
COOMERA - PIMPAMA
REGION AS AT 31 AUGUST
2018 WAS:
23
SERVICES

Early childhood education and care services, Coomera - Pimpama region and Gold Coast (C) LGA, 31 August 2018

SA2 / LGA	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Coomera - Pimpama Region	0	2	15	6	0	23
Gold Coast (C) LGA	2	23	205	70	0	304



EDUCATION

Schools

Gold Coast (C) LGA

- 104 schools as at June 2018

Coomera - Pimpama Region

- 8 schools as at June 2018

Universities

Gold Coast (C) LGA

- Bond University, Robina
- Griffith University Gold Coast Campus (Southport)
- Southern Cross University Gold Coast Campus (Bilinga)

Coomera - Pimpama Region

- 0

AS AT JUNE 2018, THE
NUMBER OF SCHOOLS
IN COOMERA - PIMPAMA
REGION WAS:

8
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Gold Coast (C) LGA

- 10 police stations as at June 2018

Coomera - Pimpama Region

- 1 police stations as at June 2018

Ambulance Stations

Gold Coast (C) LGA

- 12 ambulance stations as at June 2018

Coomera - Pimpama Region

- 1 ambulance stations as at June 2018

Fire Stations

Gold Coast (C) LGA

- 8 fire stations as at June 2018

Coomera - Pimpama Region

- 0 fire stations as at June 2018

HOSPITALS

Gold Coast (C) LGA

- 23 hospitals as at June 2018

Coomera - Pimpama Region

- 3 hospitals as at June 2018

AS AT JUNE 2018, THE
NUMBER OF COMBINED
EMERGENCY SERVICES IN
GOLD COAST (C) LGA WAS:

53
**EMERGENCY
SERVICES**

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Gold Coast (C) LGA

- 12.4% of employed persons worked in Health care and social assistance industry
- 11.5% of employed persons worked in Construction industry

Coomera - Pimpama Region

- 13.3% of employed persons worked in Construction industry
- 12.2% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.50 in Mining industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
CONSTRUCTION
OTHER RETAIL
FOOD & BEV
EDUCATION
BUILDING

Employment by industry, Coomera - Pimpama region and Gold Coast (C) LGA, 2016

Industry	Coomera - Pimpama Region		Gold Coast (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	46	0.5	1,293	0.5	0.91
Mining	108	1.1	1,834	0.7	1.50
Manufacturing	814	8.0	14,000	5.4	1.48
Electricity, gas, water and waste services	80	0.8	1,516	0.6	1.35
Construction	1,356	13.3	29,955	11.5	1.15
Wholesale Trade	317	3.1	6,321	2.4	1.28
Retail trade	1,243	12.2	29,292	11.2	1.08
Accommodation and Food Services	749	7.3	25,241	9.7	0.76
Transport, postal and warehousing	461	4.5	9,840	3.8	1.19
Information media and technologies	163	1.6	4,051	1.6	1.03
Financial and insurance services	260	2.5	6,711	2.6	0.99
Rental, hiring and real estate services	226	2.2	7,717	3.0	0.75
Professional, scientific and technical services	524	5.1	15,978	6.1	0.84
Administration and support services	404	4.0	11,307	4.3	0.91
Public administration and safety	430	4.2	11,075	4.3	0.99
Education and training	695	6.8	21,125	8.1	0.84
Health care and social assistance	1,079	10.6	32,380	12.4	0.85
Arts and recreation services	331	3.2	7,721	3.0	1.09
Other services	400	3.9	10,372	4.0	0.98
Total	10,219	100.0	260,548	100.0	1.00

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

ECONOMY

Gold Coast (C) LGA

- Median mortgage repayment of \$1,950 per month
- Average household size of 2.6 persons per dwelling

Coomera - Pimpama Region

- Median mortgage repayment of \$2,051 per month
- Average household size of 3.05 persons per dwelling
- Within the region, Pimpama SA2 had the highest median weekly family income with \$1,756 per week

THE MEDIAN TOTAL
PERSONAL INCOME FOR
COOMERA - PIMPAMA
REGION WAS:
**\$748 PER
WEEK**

Selected medians and averages, Coomera - Pimpama region and Gold Coast (C) 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
Coomera - Pimpama Region	2,051	1,679	1,651	748	3.05	0.8
Gold Coast (C) LGA	1,950	1,657	1,404	666	2.6	0.8



IN THE MEDIA



\$470 Million Westfield Coomera to Open in 2018



Scentre Group and their development partners QIC Global Real Estate (QICGRE) have announced that their newest development, Westfield Coomera, is officially underway on the northern Gold Coast.

The \$470 million development will bring 140 specialty stores to the Coomera area and is expected to open in late 2018.

Scentre Group's Chief Operating Officer Greg Miles said Westfield Coomera is positioned to become the heart of the booming region and will offer a vibrant social destination for the Gold Coast's northern growth corridor.

The Westfield centre will feature entertainment, dining and large open green spaces for kids and the local Coomera community to enjoy. It will also include an alfresco dining precinct and a fashion retailer mix responsive to the Gold Coast's latest fashion scene.

"This is the first Westfield 'greenfield' development in more than a decade and will form part of the longer-term Coomera Town

Original article can be found at:

<https://theurbandeveloper.com/articles/scentre-group-qicgre-westfield-coomera-officially-underway>

Centre project that will encompass a wide range of amenities for the local region," Miles said.

"The future town centre will include community space, commercial, residential and mixed use elements, which will complement the retail and lifestyle destination we're currently developing for residents of the Gold Coast's fastest-growing region.

[Related reading: [Construction boom brings growing pains to the Gold Coast](#)] The 59,000 square metre Westfield will be located 500 metres off the Pacific Motorway (M1) and next to the Coomera train station.

Earlier this month, Scentre Group [announced a profit increase of 22 per cent](#) since the previous half year, lifting the number to \$1.4 billion.

The group has assets under management of \$47.4 billion and has commenced \$900 million in developments with expected total returns in excess of 15%.

Scentre owns 39 Westfield shopping centres in Australia and New Zealand, and said its portfolio remains more than 99.5 per cent leased. Total sales were \$22.9 billion.

"Together with Scentre Group, we are pleased to deliver what will be a truly transformative project within a region that continues to be recognised for its sustained growth and vibrancy," QICGRE Managing Director Steven Leigh said.

Work at the Coomera Westfield is currently underway, providing almost 7,500 jobs to the area during construction and in retail on completion.

Original article can be found at:

<https://theurbandeveloper.com/articles/scentre-group-qicgre-westfield-coomera-officially-underway>



QLD: New entrant plans big three-storey aged care and village development for the Gold Coast

Published on August 14, 2018

Sandson Pty Ltd has lodged an application for 130 aged care suites and studios and eight one- and two-bedroom retirement apartments designed by BDA Architects plus a 300 sqm training facility on 3.087 hectares in Upper Coomera.

The Gold Coast is proving a hotspot for new retirement and aged care developments with at least 12 projects on the cards, including Japara's \$30 million, 105-bed facility at Robina; Aura Holdings' 11-storey village at Kirra; Oak Tree's 94-unit retirement village on the site of the Gold Coast Italian Club; and Gold Coast Jewish Foundation's 130-bed aged care facility in Arundel.

Original article can be found at:

<https://www.theweeklysource.com.au/qld-new-entrant-plans-big-three-storey-aged-care-and-village-development-for-the-gold-coast/>

WINEWS

Can the Gold Coast keep up with its 'crazy' construction boom?

By Elise Kinsella

Updated Fri 21 Jul 2017, 8:53am



PHOTO: A house being built in Pimpama — one of Australia's fastest-growing areas. (ABC News: Elise Kinsella)

It is mid-morning on the northern Gold Coast and half-built houses, tradies and their vans line a street in Pimpama that is so new it can't be found in a street directory.

The suburb is the fastest-growing community in Queensland with a population that jumped by a whopping 35 per cent last year.

And that growth, said builder Nathan Dunn, is fuelling a construction boom.

"It's just in one word, crazy, you can put it that way," he said.

"We've seen massive growth within our business, we're a relatively young company, we have basically ridden the wave."



PHOTO: Builder Nathan Dunn says there has been a sharp increase in work with the region's population boom. (ABC News: Elise Kinsella)

That wave has included annual growth of between 30 and 40 per cent for his business and an extra two to three employees each year.

"We've got about 25 [houses] on the go at the moment and we're on track to sell about 75, 80," Mr Dunn said.

From leafy outpost to bustling suburb

While that's good news for many businesses in the area, not all residents are as happy.

In the nine years Karina Waterman has lived in neighbouring Coomera, she is seen her suburb transformed from a leafy outpost of the northern Gold Coast to a busy, bustling suburb.

She said not all the changes had been positive.

"We're not seeing the other things that you would expect to come with development like the parks and the footpaths and the recreational areas," she said.

"The green space and all those sorts of things that we thought would be here."



PHOTO: Karina Waterman says the school drop-off has become increasingly busy. (ABC News: Elise Kinsella)

But she said the growing pains were most obviously felt at school drop-off and pick-up time.

On a Monday afternoon she took the ABC for a drive from her home to her daughter's primary school.

The school's car park is full and traffic crawls along the main road outside it.

Children walk, scoot and run across driveways as they meet their parents along surrounding streets.

There are not any footpaths.

The school, like the housing developments that surround it, is growing and growing.

"My daughter's school had a few hundred students a few years ago, now they are up to 1,300 kids," she said.

Ms Waterman said the northern Gold Coast was a great area for families but it needed more parks, open spaces and things for young people to do.

Infrastructure playing catch up to development

The area is attracting investment from governments.

In May, the Gold Coast City Council announced plans to spend more than \$50 million on a sports precinct in Pimpama that would include swimming pools, netball and tennis courts, parklands and a gym.

And the Queensland Government will build a new school in Coomera for 1,000 students, that is set to open in 2019.

Urban geographer Jason Byrne said infrastructure was having to play catch up with the pace of development on the northern Gold Coast.

But his main concern was a lack of green spaces.

In a study last year he found some parts of the northern Gold Coast were up to eight degrees hotter than surrounding areas.

"This is ambient temperature not temperatures above roads, when we are looking at roads they can be up to 20 degrees hotter which is quite extraordinary," he said.

He said there were simple things that could be done to reduce the heat, including planting trees along streets.

"Another innovation that has been trialled in Sydney at the moment is changing the colour of the roads, having lighter-coloured roads so it doesn't absorb that much heat," he said.

The Griffith University academic said he had been meeting with Gold Coast City Council and developers to discuss trialling some of these ideas.

Topics: urban-development-and-planning, industry, building-and-construction, community-and-society, population-and-demographics, pimpama-4209, qld, coomera-4209, upper-coomera-4209



PHOTO: New infrastructure projects mean suburbs like Pimpama are likely to keep growing. (ABC News)

Gold Coast marina splashes on \$100 million development

October 5, 2018 1:24 pm in [Gold Coast](#) by [Mitchell Van Homrigh](#)

One of the Gold Coast's largest shipyards will double in size as part of a \$100 million project that will bring thousands of jobs to the area.

The Boat Works marina in Coomera has turned the soil on a new 23-hectare development this morning.

The project will include a dry dock that could house boats up to 100ft in size, as well as a shopping and dining precinct.

The development will be completely funded by the private sector and Mayor Tom Tate says this type of investment is vital to growing the Gold Coast.

"The Marine industry is a pillar of our economy," he said.

"You'll see other people copying this type of initiative, the marine industry is going to grow even more and the super yachts will be coming more and more to the Gold Coast."

The project also provides thousands of jobs for the Gold Coast, with 2500 workers expected to flock to the site during the build.

There's been a long battle to allow dredging in the Coomera river, with the State Government funded program allowing for super yachts and large boats to sail up the waterway.

Owner of The Boat Works, Tony Longhurst, said it made sense and the upgrades have always been in his sights.

"The area around here is going crazy," he said.

"There are thousands of people living within a two or three-kilometre radius of here, we should take advantage of that."

Gold Coast's top family suburbs: how does your neighbourhood rate?

FAMILIES are flocking to the northern Gold Coast in droves with three suburbs making the region's top five suburbs for families, new data reveals.

Anna Rawlings

Gold Coast Bulletin JANUARY 27, 2018 1:05AM



Amy Devon and Andrew Gray with their son Beau Gray at their new Maudsland house. Picture: Glenn Hampson
Source: News Limited

FAMILIES are flocking to the northern Gold Coast in droves with three suburbs making the region's top five suburbs for families, new data reveals. The study from Aussie Home Loans and CoreLogic revealed 68.1 per cent of households in Maudsland have children.

Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/coasts-top-family-suburbs-how-does-your-neighbourhood-rate/news-story/bc09d24a81367d6d10a1c063977c4fc4>



Maudsland's newest residents. Picture Glenn HampsonSource:News Limited

The report showed there were 209 sales in the past 12 months in the suburb, while the median home value is \$582,587 and the median unit value is \$518,404; the latest market analysis showed a 4.2 per cent growth over the past 12 months.

Andrew Gray and Amy Devon are moving into their four-bedroom, two-bathroom family home in Maudsland that they bought for \$480,000.

“As soon as we drove in to the area it felt like home, you could see the families, people walking their dogs and riding their bikes,” said Ms Devon.



Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/coasts-top-family-suburbs-how-does-your-neighbourhood-rate/news-story/bc09d24a81367d6d10a1c063977c4fc4>

Stockland's Riverstone Crossing community at Maudsland is in a picturesque setting.*Source:Supplied*

The couple is looking forward to bringing their almost two-year-old son Beau up in suburb.

“The plan is to stay out there, expand our little family and have Beau go through school and make friends,” said Ms Devon who is a stay-at-home mum while partner Mr Gray works for Gold Coast City Council.

The home is located in Riverstone Crossing, a masterplanned community with 24-hour security and community facilities.

“The place we’re moving in to has a park directly across the road so we don’t even have to go that far for Beau to enjoy the outdoors and we also have dogs,” Ms Devon said.

“And the price of the property was very reasonable.”



The early days of development. Stocklands, Riverstone Crossing.*Source:Supplied*

LJ Hooker Nerang buyer’s agent Teigan Fortnum found the property for the young couple.

“Out in Maudsland you can get amazing properties for good prices,” Ms Fortnum said.

“If you look along the streets, every single fence line has something to accommodate kids whether it’s a playground or a trampoline.”

“Kids are on their bikes riding the streets, it’s a beautiful, safe neighbourhood in that regard with such a sense of community.”

Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/coasts-top-family-suburbs-how-does-your-neighbourhood-rate/news-story/bc09d24a81367d6d10a1c063977c4fc4>



The northern corridor is developing quickly. *Source: News Limited*

Maudsland was one of three northern suburbs to make the top five local family-friendly suburbs, with 64.8 per cent of Pacific Pines to the south occupied by families, while Upper Coomera on the other side recorded 63.05 per cent of households have children.

REIQ Gold Coast zone chair Andrew Henderson said the northern sprawl's price point is attractive to families.

"I think they will continue to see strong growth, the properties are affordable, nice and new and job prospects between the Gold Coast and Brisbane are enormous," Mr Henderson said.

"There is continuing works like the development of the Coomera Town Centre, which is huge infrastructure, and jobs come with that."

Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/coasts-top-family-suburbs-how-does-your-neighbourhood-rate/news-story/bc09d24a81367d6d10a1c063977c4fc4>



Groundwork underway at the \$1 billion Coomera Town Centre development. (AAP Image/Dave Hunt)Source:AAP

Construction has begun on a 49-lot estate in Maudsland with the first round of lots due to be released soon.

Project director Geoff Burn said interest levels suggest Harriet Lane will be popular with families.

“Generously sized lots are popular on the Gold Coast. We are seeing a lot of people from big cities such as Sydney and Melbourne flock to the northern end of the Gold Coast for a more relaxed lifestyle and to bring up their families,” Mr Burn said.

“We are finding there has been a significant shift in the Gold Coast property market, there is a lot of buyer confidence and housing prices are starting to increase in the lead up to the Commonwealth Games.”

“The area has the advantage of living in a relaxed environment away from the hustle and bustle of the city, but it is close to schools and public transport giving residents ease and convenience.”

Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/coasts-top-family-suburbs-how-does-your-neighbourhood-rate/news-story/bc09d24a81367d6d10a1c063977c4fc4>

New infrastructure to boost Gold Coast's Coomera: HTW



2017 is predicted to track much the same as 2016 for the northern Gold Coast market, according to HTW's February 2017 update.

The valuation firm says strong infrastructure investments, including the recent upgrade of Exit 54 and the scheduled commencement of construction of Westfield's Coomera Shopping Centre, should ensure that demand from both investors and owner occupiers remains strong.

Coomera is a suburb that could be worth watching throughout the year, the report says.

Property types vary from semi-modern two-bedroom units starting in the mid \$200,000s to prestige canal front dwellings achieving prices up to \$1.8 million.

Coomera Waters is the premier estate in this suburb and is favoured by owner occupiers.

"Rental demand is likely to remain steady to strong with the construction workforce required to complete the impending shopping centre likely to look for accommodation nearby," HTW says.

"Additionally, the adjoining suburb of Pimpama is likely to experience a flow on effect."

Original article can be found at:

<https://www.propertyobserver.com.au/finding/location/qld/65960-new-infrastructure-to-boost-gold-coast-s-coomera-htw.html>

Pimpama is largely dominated by investment stock, with many new estates either under construction or nearing completion in 2016.

“With such large quantities of rental properties coming on to the market there is a chance of an oversupply if the new stock is not leased within a reasonable letting period.

“Unfortunately, the majority of these house and land packages are sold to investors at rates above market value, which in turn can lead to the purchaser experiencing a loss if the property has to be sold.

“With there being very little difference aesthetically between these investment properties, prices can drop significantly if a large number are to come on to the market at the same time.”

A four bedroom house at [10 Cherry Court](#), Coomera (above) has been listed for \$558,000.

Similarly a five bedroom house at [3 Paradise Drive](#), Coomera (below) has been listed for \$579,000.

Original article can be found at:

<https://www.propertyobserver.com.au/finding/location/qld/65960-new-infrastructure-to-boost-gold-coast-s-coomera-htw.html>



Qld Budget: State Government commits \$680M to Gold Coast infrastructure + more!

June 12, 2018 4:18 pm in [Gold Coast](#), by [Shanee Dobeson](#)

An additional 2,300 jobs will be created on the Gold Coast thanks to the State Government's commitment to spend more than \$680 million on coast infrastructure.

Queensland Treasurer Jackie Trad handed down her first budget on Tuesday, with significant expenditure committed to our city.

Part of the infrastructure budget will include \$70.4 million out of \$197.5 million to provide additional lanes on the Pacific Motorway between the heavily congested Mudgeeraba and Varsity Lakes, \$2 million to plan for Stage 3 of Gold Coast Light Rail, \$13.9 million to remediate batter slopes on the Gold Coast – Springbrook Road and \$8.4 million out of a total of \$15.5 million to restore Lamington National Park Road.

The Gold Coast Education sector has also benefited from the budget, with more than \$81 million in funding for maintenance and capital work projects for schools.

The new funding includes \$9.5 million in 2018-19 on a \$45 million project to build a new secondary school in Coomera as well as \$3.3 million out of a total of \$31 million to continue construction of the new Picnic Creek State School in Coomera.

Other funding for education will go to:

- \$8 million for a two-storey learning centre with 12 extra classrooms and design studios at Pacific Pines State High School.
- \$7.3 million out of \$10.1 million total spend to build 12 learning areas and two specialist areas at Helensvale State High School.
- \$6.5 million out of \$7.8 million to build new learning areas and three specialist areas at Ormeau Woods State High School.
- \$1.5 million out of \$8.3 million total spend to provide six new learning areas and two specialist areas at Palm Beach-Currumbin State High School.
- \$9.2 million out of \$16.5 million to build a new Performing Arts Centre and 15 new learning areas and nine specialist areas at Pimpama State Secondary College.

Original article can be found at:

<http://www.mycg.com.au/qld-budget-state-government-commits-680m-to-gold-coast-infrastructure/>

- \$2.2 million out of \$12.2 million to build six new learning areas and nine specialist areas at Tamborine Mountain State High School.

Incredibly, \$1.5 billion has been committed to health on the Gold Coast, with a record \$18.3 billion invested across the state.

Premier Anastacia Palaszczuk said the \$18.3 billion health budget was up \$798.7 million on the year before.

"I make no apologies for spending the biggest share of our budget on health," the Premier said.

"Our most important job is caring for the sick."

\$3.6 million will go towards replacing air handling units in the mental health buildings at Robina Hospital, \$3 million will help with the replacement of radiology and archiving systems and \$3 million will go towards developing a nine-hectare health and knowledge precinct within the Parklands Priority Development Area.

Member for Gaven, Meaghan Scanlon, has hailed the 2018-19 State Budget, saying it invests heavily in the Gold Coast.

"I am delighted that this budget will see the Palaszczuk Government investing heavily in the regional economy and providing the infrastructure that will serve the region well into the future," she said.

Other significant projects include:

- \$2.4 million out of \$11.5 million to build a new police facility at Arundel.
- \$2.2 million of \$9.8 million to upgrade Bundall substation.
- \$274,000 of \$1.5 million to construct new playing fields and sports facilities at the Coplicks Family Sports Park at Tallebudgera.
- \$648,000 out of \$4 million maintenance project at the Gold Coast Convention and Exhibition Centre.
- \$500,000 to extend amenities block at cricket facility in Robina.
- \$4.5 million out of \$7.9 million project to improve sports and recreation activities in Tallebudgera.
- \$4.9 million out of \$12.3 million total spend to dredge navigation channels and provide safe access to Gold Coast waterways.
- \$7.7 million for specialist homelessness services.
- \$2.6 million of a \$16.9 million upgrade at the Labrador substation.
- \$500,000 out of \$3 million total to build a new fire and rescue station at Pimpama.
- \$38.4 million for social housing.
- \$800,000 of \$1.1 million spend to upgrade visitor facilities at Springbrook National Park.
- \$250,000 of \$1 million to support the Currumbin Wildlife Hospital Foundation.

Original article can be found at:

<http://www.myc.com.au/gld-budget-state-government-commits-680m-to-gold-coast-infrastructure/>

QLD set for double-digit property growth

by Elizabeth Tilley

31st Oct 2017 5:32 AM

SOUTHEAST Queensland house prices are tipped to grow by up to 20 per cent in the next few years as Sydney and Melbourne's once sizzling property markets continue to lose steam, according to veteran real estate agent John McGrath.

ADVERTISING

Speaking after the release of the group's annual residential market report, Mr McGrath told *The Courier-Mail* the state was only just over halfway through the current property cycle and stood to benefit from the slowdown starting to grip the southern capitals.

"We're very bullish in your part of the world," Mr McGrath said.

"There's no doubt in my mind there will continue to be growth in southeast Queensland."



John McGrath of McGrath Estate Agents has released the annual McGrath Report.

Property research firm CoreLogic, which releases its monthly home value index this week, has flagged a further fall in Sydney housing values, but a rise of 0.3 per cent in Brisbane home prices.

Mr McGrath said he expected between 10 and 20 per cent growth over the next two to three years in the Queensland's southeast corner, led by Brisbane.

"There have been huge capital gains in Sydney and Melbourne and not only has it made it unaffordable ... it's certainly made people look for better value elsewhere in the country," he said.

"I think southeast Queensland and Perth represent that value."

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Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>



Brisbane house prices are tipped for further growth according to McGrath. Picture: Richard Walker.

The McGrath report found southeast Queensland's affordability was attracting record levels of interstate migration as well as rising interest from investors and first home buyers, with its housing market continuing to produce solid results despite the economy remaining sluggish as it transitions away from mining.

"During the GFC, a lot of people thought it was sensible to wait, but now we've got a lot of people sitting in ordinary homes in Sydney and Melbourne worth \$2 million to \$2.5 million - many in their 60s and 70s - who are saying 'what could we do next?' and looking to southeast Queensland," Mr McGrath said.

[YOUNG COUPLE GET PRIME RUN](#)

[HOUSE SMASHES DRY BLOCK RECORD](#)

[TINKLER HOME PUT UP FOR RENTAL](#)

And he said it wasn't just Baby Boomers and seachangers who were selling up and buying in Queensland with money to spare, but also young families.

Mr McGrath predicts suburbs with easy access to the CBD, the water and/or infrastructure to be the big winners over the next year.



Residential property in the bayside suburb of Wynnum, Brisbane.

In Brisbane, his top pick is the bayside suburb of Wynnum, 14km from the CBD.

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>

It borders the more prestigious Manly and boasts the same seaside village atmosphere without the hefty price tag, which is attracting younger professionals as well as interstate and international buyers.

North Lakes in the Moreton Bay region is also expected to continue to experience strong growth, with significant residential and commercial developments in the pipeline.



An aerial photo of North Lakes, 25km from Brisbane's CBD. Picture: Richard Walker.

"I think it's going to continue to attract a lot of young families that can't afford inner Brisbane," Mr McGrath said.

On the Gold Coast, Coomera is tipped to benefit from new infrastructure including the \$470 million Westfield Shopping Centre due to open in late 2018.

"There are a lot of great areas in between Brisbane and the Gold Coast and Coomera is a great example," Mr McGrath said.

"I think it will continue to grow."



An artist impression of the Westfield Coomera Town Centre. Supplied by Westfield.

On the Sunshine Coast, McGrath's top picks are Peregrine Springs and Caloundra.

The regional centre of Toowoomba is also tipped for strong growth over the next year thanks to its affordability and access to east coast cities via the new airport, according to the report.

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>

Westfield Coomera opens to spectacular Gold Coast crowds

Thousands of locals gathered today as Westfield Coomera on the Gold Coast opened the doors to its \$470 million development for the first time. In a rare Greenfield development, Scentre Group and QICGRE owned Westfield Coomera unveiled the living centre of the future. In one of the highest growth regions in Queensland this centre focused on experience, family and service will delight Gold Coast customers.

A vibrant social destination located in the growth corridor of the Gold Coast, Westfield Coomera is Scentre Group's very first greenfield development and is delivered in partnership with QICGRE. Spanning 59,000m2 of indoor-outdoor retail and leisure space, Westfield Coomera will offer 140 specialty stores from launch, a two-level dining and entertainment precinct, market-style fresh food, quick eateries and a never-seen-before purpose-built recreational park, appropriately titled 'The Backyard'.



Westfield Coomera

Original article can be found at:

<https://www.shoppingcentrenews.com.au/shopping-centre-news/industry-news/westfield-coomera-opens-to-spectacular-gold-coast-crowds>

Built in response to significant growth that has already happened and is forecast to continue in this part of the Northern Gold Coast, Westfield Coomera has been designed to be the heart of the booming region. Not only providing a Town Centre for the community, but employment opportunities with almost 7,500 jobs created during construction and in retail on completion.

“Westfield Coomera exemplifies our purpose to create extraordinary places, connecting and enriching communities. As Scentre Group’s first greenfield development, it signifies a pivotal moment not just for our business, but sets a new standard for the industry. Having a blank canvas allowed us to reimagine the role of Westfield as social infrastructure and its place in the community, which we deliver today with this living centre of the future.”

“At the heart of this evolution from shopping centre to living centre is curating an exceptional retail, services and product mix that our customers will love and that reflects the local community. Westfield Coomera brings this to life with 40% of the centre dedicated to dining, entertainment and services. It is a new world of experience and is a destination you visit not because you have to, but because you want to.” says Scentre Group Chief Executive Officer, Peter Allen.



Original article can be found at:

<https://www.shoppingcentrenews.com.au/shopping-centre-news/industry-news/westfield-coomera-opens-to-spectacular-gold-coast-crowds>

Managing Director of QIC Global Real Estate Steven Leigh said, "Together with Scentre Group, we are pleased to deliver a truly transformative project within a region that continues to be recognised for its sustained growth and vibrancy. Our shared vision was to deliver a development that reflects the values and aspirations of the Northern Gold Coast."

With over 40% of Westfield Coomera's footprint dedicated to dining, leisure & entertainment and services, the centre has been designed and curated as a gathering place for the community. Light and airy, with leafy courtyards, a true Queensland feel, the dining and entertainment precinct is an example of this. New and first-to-market experiences including The Bavarian, Barbacoa Mexican, Little Red Dumpling, Goodlife Health Clubs, Betty's Burgers, Tapworks Bar and Grill, Beach House Bar and Grill and more will open from today until Christmas.

Rockpool Dining Group CEO Thomas Pash said The Bavarian Coomera was a fantastic addition to the Group's Queensland family and would help deliver the biggest and best Oktoberfest yet on the Gold Coast.

"Our Bavarian restaurants have a large and loyal following across Queensland and we're thrilled to bringing another unique, affordable and family-friendly destination to the Gold Coast," Pash said.



The Bavarian

The landmark feature of Westfield Coomera, The Backyard, is the ultimate family-friendly destination. Imagine a 2,600 sqm urban oasis filled with tall
Original article can be found at:
<https://www.shoppingcentrenews.com.au/shopping-centre-news/industry-news/westfield-coomera-opens-to-spectacular-gold-coast-crowds>

trees, native flora and bright and colourful art sculptures. It includes kids play zones, scooter circuits for all ages, an interactive water play billabong, picnic tables and a built-in BBQ for communal use – perfect for social events and children’s parties.

In another first for entertainment, Westfield Coomera is now home to iPlay Adventure featuring a series of fun activities, including Clip N Climb, a high-ropes course and laser-tag. Also from the creators of iPlay, The Park Coomera will open before Christmas and features a ‘putt-putt meets beer garden’ style venue with full bar and pizzeria, full lane bowling, live music and more.

Complementing Westfield Coomera’s extensive dining, entertainment and leisure credentials, the new living centre features Coles, Woolworths, Kmart, Target, JB Hi-Fi, Rebel and Event Cinemas, including Gold Class. Catering to all ages, the centre’s carefully curated fashion retailer mix includes the likes of Universal Store, Bonds, City Beach, Pandora, Johnny Bigg and Rockwear that will open today, with H&M, Mecca Maxima and more to open soon.

Original article can be found at:

<https://www.shoppingcentrenews.com.au/shopping-centre-news/industry-news/westfield-coomera-opens-to-spectacular-gold-coast-crowds>

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