



PIMPAMA VILLAGE

SOUTH EAST QUEENSLAND

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EXECUTIVE SUMMARY

PIMPAMA VILLAGE

The Pimpama Village estate in Pimpama is located in South East Queensland – approximately 40 kilometres from Brisbane CBD and only 30 minutes' drive to the Gold Coast – Australia's favourite holiday destination.

Perfectly positioned in the heart of Australia's fastest growing corridor, the estate is close to a number of upcoming infrastructure upgrades, services and opportunities. Pimpama is the fastest growing pocket in Australia at 37.5% per annum population growth between 2011 - 2016.

Pimpama Village is a 53 hectare master planned development built on the old Coulters Farm, surrounded by parklands. The estate is designed with an amiable neighbourhood in mind, with a 2 minute drive to the areas favourite new shopping destination Pimpama Junction Shopping Centre and the M1 with direct access to Brisbane CBD.

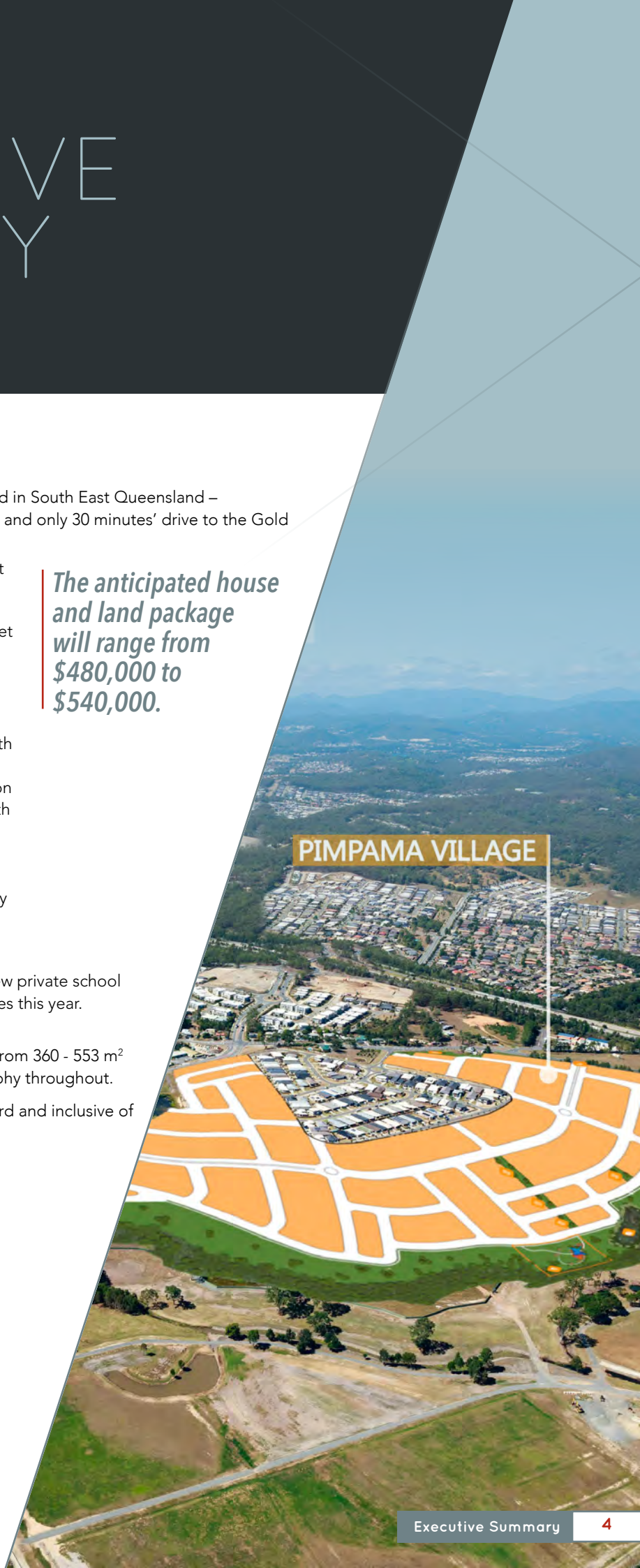
The \$1 billion Coomera Town Centre has begun construction and is only a short 10 minute drive away from the estate.

The estate is in close proximity (2 minutes) to the new private school of Kings Christian College which commenced classes this year.

The development comprises of allotments ranging from 360 - 553 m² with each allotment predominately level in topography throughout.

All homes will be completed to a full turnkey standard and inclusive of all ancillary improvements and landscaping.

The anticipated house and land package will range from \$480,000 to \$540,000.



ABOUT SOUTH EAST QUEENSLAND

Comparable in size to Greater Sydney, South East Queensland (SEQ) is Australia's third largest capital city region by population and home to approximately 3.4 million people. Covering 22,900 km², SEQ has 12 local government areas that provide various lifestyle options, diverse economies and healthy environments. Collectively, they form one of Australia's most desirable and fastest growing regions. It is one of the most diverse and active regions with an economy valued at more than \$177 million in 2013 (63% of QLD's economy and 12% of Australia's). The region is boasting with diversity with both private and public investment in infrastructure being projected to be \$10.9 billion for transport, \$2.03 billion for energy, \$5.37 billion for health, \$267 million for water, \$734 million for arts and culture, \$157 million for justice and public safety and \$504 million on education and training completed by 2021.

Tightly held due to a combination of physical constraints and infrastructure limitations, investment has been driven to the satellite cities and master plans that make up SEQ such as infrastructure and amenity rich destinations including Springfield (Ipswich) and North Lakes (Moreton Bay) that have rapidly evolved over the last 10 years.

It is one of the most diverse and active regions with an economy valued at more than \$177 million in 2013

Domestic Tourism in Australia is breaking records with \$61.7 billion being injected into the national economy – the Gold Coast has been the biggest benefactor from this domestic travel, with tourists spending a record \$3 billion over the past 12 months. More than 3.9 million Australians travelled to the Gold Coast for the year ending March 2017, which is an increase of 7 per cent.

**\$10.9
BILLION**



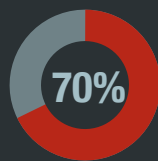
TRANSPORT
INFRASTRUCTURE
SPEND BY 2021

**3.9
MILLION**



AUSTRALIAN
TRAVELLERS TO THE
GOLD COAST IN 2017

SOUTH EAST QLD
REPRESENTS



OF QUEENSLAND'S
RAPIDLY GROWING
POPULATION

232,000



NEW HOUSEHOLDS
IN THE NEXT
5 YEARS

5,200



NEW DWELLINGS
PER YEAR
BY 2036

South East Queensland is not only the largest but the fastest growing region in QLD and currently represents 70% of the states' rapidly growing population. Between 2012-2026 the projected household growth is expected to rise are 2.5% per annum, with short to medium forecasts showing that over the next 5 years, the state will increase by approximately 232,000 households (qgso.qld.gov.au), Australia's projected average is 1.9%, well below SEQ average.

By 2041, SEQ is expected to be home to nearly 2 million extra people and will continue to outpace the rest; with the population being attracted by the ever expanding economic opportunities combined with the highly desirable lifestyle amenities that the region has to offer (SEQ Plan, 2016). With Brisbane LGA's limited remaining land supply and shift toward higher density and infill development is expected to drive the delivery of only 5,200 new dwellings per year by 2036 (Urbis, 2016). This growth will be centred along SEQ's southern corridor comprising Ipswich (23%), Gold Coast (21%) and Logan (12%), which is projected to deliver 55 per cent of SEQ future housing requirements.



Recently the Queensland Government has introduced a future infrastructure program at an estimated cost in excess of \$130 billion in order to accommodate the construction of an additional 754,000 dwellings required by 2031.

South East Queensland consistently maintains a strong rental market, with rental prices remaining at a high of 4.3% during 2017 and is forecasted to grow with the influx of population to the region.

Job growth is decentralising, as a result the largest projected increase in job growth, it will be located in Ipswich and Moreton Bay, driven largely by the establishment of growing master planned cities in Springfield and North Lakes, as well as the introduction of new rail networks improving resident's connectivity. The growth has been based around the development of Health, Medical, and Education facilities, funded by local, state and federal governing bodies, as well as large scale private investment (Urbis, 2016).

In the last 3 years there has been 4 completed projects totalling \$2.2 billion and \$1.8 billion on upcoming projects. These include:

- Ipswich Hospital (completed in 2014 for \$178 million) totalling 435 beds
- Logan Hospital Expansion (completed 2014 for \$145 million) totalling 344 beds
- Springfield Mater Private Hospital (completed 2015 for \$85 million) totalling 80 beds
- Gold Coast University Hospital Health and Knowledge Precinct (completed 2014 for \$1.76 billion) totalling 750 beds
- Sunshine Coast University Hospital (under construction for \$1.8 billion) totalling 738 beds



Source: Urbis 2016 and Queensland Government Statistical Office 2017.

**\$130
BILLION**



INFRASTRUCTURE
SPEND BY 2031 TO
CONSTRUCT
754,000
DWELLINGS
BY 2031

4.3%



RENTAL MARKET
DURING 2017

**\$2.2
BILLION**



SPENT IN THE LAST
3 YEARS ON
HOSPITAL PROJECTS

**\$1.8
BILLION**



ON UPCOMING
HOSPITAL PROJECTS

ABOUT GOLD COAST CITY

Gold Coast City is currently considered by many as Australia's growth hotspot. Population is driven by economic growth and is providing significant opportunities for investors and businesses looking to establish, expand or relocate. The city's economic base is weighted heavily on the construction and the service sector industries. The city currently has a number of large construction projects planned or underway, all of which will have a significant impact on the regional economy.

Such large-scale projects include stage two of the Gold Coast light rail, the Pacific Fair shopping centre redevelopment, the proposed Gold Coast Airport expansion and a range of new infrastructure associated with the 2018 Commonwealth Games.

Current government projections indicate that approximately 32,000 new jobs are likely to be created on the Gold Coast over the next five years.

The Gold Coast is in the midst of a population boom, with growth rates surpassing those of all Australian capital cities. The Gold Coast is forecast to experience 2.5% annual growth over the next 20 years. Employment growth is also seeing growth with an increase of 47% over the next 20 years.

According to recent data published by the Australian Bureau of Statistics, figures show that between 2011 and 2016 Pimpama grew by over 187.5%, making it the fastest growing suburb on the Gold Coast. The population of the region is expected to continue to grow by 13,000 to 16,000 people per year, resulting in a population of over 730,000 residents by 2026.

As a result, the government has several major projects and developments currently underway or in planning to accommodate for the rapid population growth:

Coomera Marine Precinct - valued at \$500 million and located adjacent to the existing marine precinct in Coomera. Key features of the project include a 390 berth marina, 29 hectares for industrial use and land for a marine industry TAFE/centre of excellence. The project is expected to create 4,000 jobs during construction and 5,500 upon becoming operational and will have operating revenue of approximately \$250 million per annum.

Yatala Enterprise Area (Yea) - several multi-million dollar projects are currently underway in the YEA, facilitating employment for hundreds of local workers. Such major projects include the Empire Industrial Estate which will ultimately comprise of 250 buildings and create up to 5,000 new local jobs.

Between 2006 and 2011 Pimpama grew by over 67%, making it the fastest growing suburb on the Gold Coast.

47%
EMPLOYMENT
GROWTH



OVER THE NEXT 20 YEARS

32,000
NEW JOBS



ON THE GOLD COAST OVER
THE NEXT 5 YEARS

730,000



RESIDENTS ON THE GOLD COAST BY 2026



Coomera Town Centre - the first stage of the \$1.5 billion Westfield shopping centre located along Foxwell Road in Coomera has started construction.

The shopping centre will capitalise on the northern Gold Coast's growing population and will rival other shopping centres in the region with 100,000 square metres of retail space. The centre will house several major retailers including Myer, as well as two supermarkets and over 150 retail stores.

Coomera Sports Stadium - valued at \$52 million and located on Beattie Road in Coomera. Construction has finished on the stadium which will become one of the key locations for the 2018 Commonwealth Games. The 7,500 seat facility will cover 10,000 square metres and will host the netball and gymnastics during the games.

Pacific Fair Redevelopment - valued at \$670 million and located 30 kilometres south of Pimpama in Broadbeach. The massive development which will create Queensland's largest shopping centre completed construction in Late 2016 is currently employing over 1,540 people.

Coomera Urban Village - valued at \$8.8 million and to be located at the junction of Foxwell Road and Finnegan Way in Coomera. Construction of the shopping area commenced in 2016 with the project taking approximately 12 months. Businesses earmarked for the centre include a 7-Eleven service station, dentist, child care centre and Chinese restaurant.

Coomera Square - previously known as Coomera City Centre, the shopping centre located on the corner of Days Road and Coach Road in Coomera. The centre has recently expanded to include a range of retailers including a Dan Murphy's bottle shop, the Coomera Tavern, a Shell service station and Zarraffa's coffee shop.

North Ormeau Town Centre - proposed centre will feature Coles Supermarket and a mix of retail and food outlets. Construction date has not been announced.

Jupiter's Casino Redevelopment - The newly renovated Star Casino completed Stage one Early 2017 and is set to complete the \$500 million redevelopment by 2018. The redevelopment includes a new hotel and redevelopment to the main attractions within the resort - the casino, Bar and outdoor entertainment area including the pool.

Stage 2 of G-Link - Stage Two is a 7.3 kilometre connection from the heavy rail to light rail. A 11 minute trip from Helensvale station to Gold Coast University Hospital Station that is expected to be completed before the Commonwealth Games in 2018. The \$420 million project will deliver a connection from as far as the Sunshine Coast to Brisbane CBD and down to Surfers Paradise. More stages are to be announced for the future.



ABOUT PIMPAMA

Pimpama is located on the northern end of the Gold Coast. Known as the fastest growing region in the midst of a population boom, Pimpama's growth rates are exceeding those of all Australian Capital Cities (ABS, 2017).

Pimpama is within close proximity to a wide range of shopping facilities. The estate is serviced by the local Pimpama Junction Shopping Centre which has recently opened; it houses over 20 retail outlets including Woolworths. Coomera also has several shopping centres both in the pipeline and currently under development, all within a ten minute drive from Pimpama, most notably, Coomera Westfield.

The \$1 billion Coomera Westfield promises to create 1200 jobs during construction and 1600 permanent positions upon completion. The centre will be the largest shopping precinct in the cities north, with the first stage comprising of 55,000 sqm to 61,000 sqm and the second stage being 21,000 sqm which will include a multi-level department store, a dining precinct, outdoor beach and multiple commercial retail spaces. These two stages will be 83,000 sqm combined.

Pimpama is conveniently located on the national road network, with both the Gold Coast and Brisbane City under 35 minutes' drive. The area is also set to benefit from the new the new bypass road the government has proposed to construct from Helensvale Westfield the Beenleigh train station. This is going to increase the amount of traffic going through these suburbs creating more demand for infrastructure and housing.

The area is also serviced by Heavy Rail via city train via the Ormeau railway station (3km from Pimpama Village), facilitating direct access to the Gold Coast, Brisbane, Ipswich and further afield. The Gold Coast Airport is located 40 minutes from Pimpama and will soon be accessible by train with the new stages of the light rail being constructed and planned by council. Redevelopment of the Gateway to Australia's best tourist destination is expected to commence in coming year, with significant expansion planned for terminal and its facilities.

Pimpama is supported by excellent education facilities. The suburb is home to primary and secondary schools as well as an early childcare centre. Most notably, Kings Christian College and Livingstone Christian College are located within 6 minutes of the estate. The Gold Coast region as a whole offers more than 100 primary schools and over 35 secondary schools, made up of a mix of public schools and private colleges. The Gold Coast boasts a range of tertiary education facilities, including Griffith University, Bond University, Gold Coast Institute of TAFE, Martin College, CQ University and Southern Cross University. The Gold Coast Institute of TAFE has four campuses located on the Gold Coast and has an enrolment of over 15,000 students.

The estate is also well serviced by a wide range of health services with a medical centre located in the heart of town. A health precinct was recently completed within the Pimpama Junction Shopping Centre – it includes a medical centre, a density, pharmacy and veterinary clinic. The \$1.76 billion Gold Coast hospital is a 15 minute drive from the estate; the hospital offers an extensive range of services consisting of all major adult health services as well as paediatrics.

Pimpama was forecast to grow at 16% per annum over the past 5 years, but exceeded these predictions and increased by 35.7% per annum over the past 5 years.

The \$1 billion Coomera Westfield promises to create 1200 jobs during construction and 1600 permanent positions upon completion



PIMPAMA CITY

shopping centre



The new shopping centre is proposed for the land bordered by the train line, old pacific highway and Pimpama Jacobs Well Road Pimpama.

The centre will include anchor tenants; Coles, Aldi, Best & Less, KFC, Zarraffa's, Hungry Jacks and Subway. On the development application, there is area for a tavern and a liquor outlet – mostly likely a Dan murphy's or Liquorland.

The plans include two supermarkets, one mini major, a tavern, around 25 specialty stores, offices and show rooms with a floor area of 13,373 m2.

The Government has a long term plan to build the Pimpama Train Station opposite the site but no funding has been allocated as of date.

The shopping centre is to be completed by September 2018, with Stage 2 commencing August 2017.



PIMPAMA - COOMERA

DEMOGRAPHICS



AVERAGE PEOPLE
PER HOUSEHOLD:
3.1



POPULATION:
22,701
PEOPLE



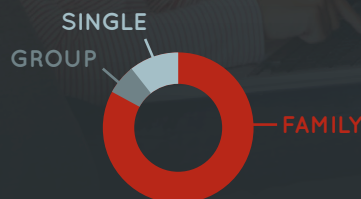
MEDIAN AGE:
27.5



MEDIAN WEEK
HOUSEHOLD INCOME:
\$1,653



MEDIAN WEEKLY
RENT:
\$405



HOUSEHOLD COMPOSITION:

FAMILY - **85%**

SINGLE - **10%**

GROUP HOUSEHOLDS - **5%**

PIMPAMA INFRASTRUCTURE

EDUCATION

- 5.3 kms ➤ Pimpama State Secondary College
- 2 kms ➤ Pimpama Primary School
- 1.2 kms ➤ Kings Christian College
- 5.5 kms ➤ Livingstone Christian College
- 9.2 kms ➤ Gold Coast Tafe
- 4 kms ➤ Ormeau Primary School
- 3 kms ➤ Lutheran Ormeau Rivers District School
- 4.8 kms ➤ Coomera Springs State School
- 6 kms ➤ Coomera Anglican College
- 22 kms ➤ Griffith University – Gold Coast Campus
- 23 kms ➤ Canterbury College
- 35 kms ➤ Bond University

MEDICAL

- 5 kms ➤ Local Doctors Surgery and
- 7 kms ➤ Pharmacy Upper Coomera Medical
- 15 kms ➤ Centre Medical and Dental
- 22 kms ➤ Beenleigh Gold Coast University
- 26 kms ➤ Hospital Logan Hospital

RECREATION

- 6 kms ➤ Gold Coast Theme Parks
(Dream World and Movie World)
- 10 kms ➤ Ormeau Centre
- 15 kms ➤ Sanctuary Cove Golf and Country Club
- 25 kms ➤ Surfers Paradise

TRANSPORT

- 500 m ➤ Bus Service
- 1 km ➤ Pacific Motorway
(connects to the CBD and Gold Coast)
- 3.3 kms ➤ Ormeau Train Station
- 8.5 kms ➤ Coomera Train Station

RETAIL

- 3.4 kms ➤ Pimpama Junction Shopping Centre
- 8 kms ➤ Proposed Westfield Coomera Shopping
Centre
- 5.3 kms ➤ Coomera Square
- 14.5 kms ➤ Westfield – Helensvale
- 22 kms ➤ Harbour Town
- 28 kms ➤ Logan Mega Centre (Ikea)
- 33 km ➤ Pacific Fair

FUTURE PIMPAMA CENTRAL

FUTURE PIMPAMA
TOWN CENTRE

TRAIN LINE



Pimpama Village is a 53 hectare master-planned development built on the old Coulters Farm, surrounded by parklands and just south of Hotham Creek.

Designed with an amiable neighbourhood in mind, the Pimpama Village estate residents will flourish in this friendly lifestyle-focused community.

2 minute drive to the areas favourite new shopping destination Pimpama Junction Shopping Centre.

You will be captivated by Gainsborough Greens Golf Course's unique Australian charm and surrounding 230 hectares of natural beauty.

The estate is in close proximity to Kings Christian College (Private School) and located in the eastern side of the motorway.

We all seek that special lifestyle, a place that feels right at home, easy and comfortable. Add a healthy mix of a family orientated community and a diverse range of the most modern designed homes and you have the perfect place that's to enjoy – Pimpama Village.

Perfectly positioned in the heart of Australia's fastest growing corridor, with a number of upcoming infrastructure upgrades, services and opportunities.



THE HOMES



The dwellings will be characterized by modern designs featuring a mixture of three and four bedroom homes. The four bedroom dwellings will feature two bathrooms (including ensuite) complete with a double lock up garage. The three bedroom dwellings will also feature two bathrooms (including ensuite) and a single lock up garage.

Each of the subject dwellings will be of a modern, good quality finish throughout with construction comprising of a concrete slab floor, timber framing, brick external cladding and a mixture of metal and concrete tile roofing.

All homes will be completed to a full turn-key standard and are inclusive of all ancillary improvements and landscaping.

Each allotment includes town water, sewerage and electricity services.



Rental Return

\$440/week
x 52

\$22,880

Estimate from local real estate
agents Weeks

Annual Rent

\$22,880
/\$500,000

4.56%

Annual Rent
Average Sale Price

Rental Return

COMPARABLE SALES



ADDRESS: 17 Saltwater Street, Pimpama
LAND SIZE: 420m²
SALE PRICE: \$540,016
SALE DATE: 29 Jan 2018
FEATURES: 4 bed, 2 bath, DLUG



ADDRESS: 73 Swan Road, Pimpama
LAND SIZE: 375m²
SALE PRICE: \$499,000
SALE DATE: 19 Jan 2018
FEATURES: 4 bed, 2 bath, DLUG



ADDRESS: 24 Bella Boulevard, Pimpama
LAND SIZE: 705m²
SALE PRICE: \$535,000
SALE DATE: 12 March 2018
FEATURES: 4 bed, 2 bath, DLUG



ADDRESS: 1 Fountain Street, Pimpama
LAND SIZE: 472m²
SALE PRICE: \$519,000
SALE DATE: 22 Feb 2018
FEATURES: 4 bed, 2 bath, DLUG

ESTABLISHED CAPITAL BENCHMARKS



ADDRESS: *5 Davenport Place, Pimpama*
LAND SIZE: *568m²*
SALE PRICE: *\$750,000*
SALE DATE: *6 July 2017*
FEATURES: *4 bed, 2 bath, DLUG*



ADDRESS: *64 Buccaneer Way, Coomera*
LAND SIZE: *480m²*
SALE PRICE: *\$1,125,000*
SALE DATE: *29 Jan 2018*
FEATURES: *4bed, 2 bath, DLUG*



ADDRESS: *58 Buccaneer Way, Coomera*
LAND SIZE: *485m²*
SALE PRICE: *\$1,005,000*
SALE DATE: *20 Dec 2017*
FEATURES: *4 bed, 2 bath, DLUG*



ADDRESS: *26 Brindabella Close, Coomera*
LAND SIZE: *504m²*
SALE PRICE: *\$985,000*
SALE DATE: *12 Dec 2017*
FEATURES: *4 bed, 3 bath, DLUG*

IN THE MEDIA

Aerial Images show amazing transformation of Queensland fastest growing regions

Elizabeth Tilley, The Courier Mail

August 8, 2017 3.22 pm

AERIAL images of Queensland's fastest growing suburbs show the amazing pace of urban sprawl on the fringes of Brisbane and the Gold Coast in just five years.

The shots, from aerial imagery company Nearmap, show how green space and waste land has been engulfed by building in areas such as North Lakes and Ormeau-Oxenford.

North Lakes is the fourth fastest growing region in the country, according to the latest data from the Australian Bureau of Statistics, expanding by nearly 40 per cent in five years.

This area is about 28km from the Brisbane CBD and includes the suburbs of Mango Hill and Griffin.

It's made up mostly of newly developed housing and a big source of jobs is the North Lakes Business Park, which is being built in the area. The suburb's population grew by 38.8 per cent from 51,568 to 71,560 people.

The booming suburb on Brisbane's northern fringe gained another 2216 residents in the 2016 financial year — bringing its population to 30,772, according to research by Michael Matusik, director of independent property advisory Matusik Property Insights.

North Lakes also saw the highest number of house sales in the Brisbane region during the year to April 2017, with 445 houses changing hands, according to property data firm Corelogic.

The median house price in the suburb is \$475,000 and home values have grown more than 10 per cent in the past five years.

Mr Matusik said he wasn't surprised North Lakes was the fastest growing region in Queensland.

"It's simply that it's a very large parcel of land," he said.

"The developer has a masterplanned estate which they make sure is run like a business. Every year they make sure there is enough supply to cater for the market." Mr Matusik said the suburb was appealing to many people because of the infrastructure it now had, such as a Westfield shopping centre, a train station, and the likes of Costco and Ikea.

"It's got those things that come with growth and further that growth."

The Gold Coast is also experiencing speedy growth, with Ormeau-Oxenford the eighth fastest growing region nationally with growth of 28.5 per cent between 2011 and 2016, according to the latest Census.

This area includes the suburbs of Pimpama, Ormeau Hills and Upper Coomera, which is a hotspot for urban development.

The population of Ormeau-Oxenford has grown 28.5 per cent from 94,056 to 120,883.

Mr Matusik said Pimpama's population was growing at a rate he didn't believe was sustainable.

"It's a reflection of where land supply is on the Gold Coast at the moment and I think that will calm down," he said.

"But if the Gold Coast is going to continue expanding, those areas will become more like North Lakes in due course."

It comes as research released recently by the Australian Housing and Urban Research Institute and the Bankwest Curtin Economics Centre reveals increases in housing stock in Brisbane has been insufficient to match the city's population growth.

The report also found all capital cities are failing to provide enough affordable options to manage the country's housing crisis.

But it did find monthly unit approvals surged ahead in Brisbane between 2006 and 2014, which supports current apartment oversupply concerns.

Independent schools call for future funding program to meet predicted boom in Student Numbers

Emmaline Stigwood, The Courier Mail
August 17, 2017

INDEPENDENT schools say a major spending spree – partly funded by the Queensland Government – will be needed to keep pace with an expected boom in student numbers over the next 20 years. New classrooms and mega-campuses, costing at least \$1.2 billion, will be needed to keep up with demand for places over the next 20 years, according to a report to be released today by Independent Schools Queensland.

The report notes that by 2036 an extra 263,000 school-aged children will be living in Queensland, and ISQ has called on the State Government to put in an extra \$20 million each year to help build new private schools to cope.

Driven by parental demand for spots at independent schools and population growth around Ipswich and the Gold Coast, ISQ says at least 825 more classrooms will be needed at its existing private schools to cater for about 46,600 students.

At least 21 new mega schools offering places from Prep to Year 12, and costing about \$38 million each, will also have to be built from scratch if the trend for independent education continues.

Regional centres such as Townsville and Jimboomba were highlighted as needing \$200 million for new schools and classrooms, as well as Caloundra and Narangba.



The report lists construction and land costs in hot spots such as Ipswich, where seven new independent schools will be needed, and the northern Gold Coast, where five new schools will be required, as a “barrier to the sector playing its part in meeting future school demand”.

ISQ executive director David Robertson said Queensland families valued school choice with about 15 per cent of students currently at an independent school.

He said it was time the State Government looked at starting a long-term new schools capital fund, leasing land for schools at peppercorn rent and requiring developers to allocate land for non-state schools in new projects.

ISQ has also called for loan guarantees, interest subsidies on borrowings for new schools and relief from infrastructure charges to be considered.

One of the state’s newest independent schools, King’s Christian College, which opened its Pimpama campus in 2015, has about 250 students and expects to grow to 1500 within the next seven years.

Community relations manager Stephen Wruck said growth of the school was faster than expected.

He said building schools from the ground up on greenfield sites was expensive and warranted more support from councils and governments given that schools often ended up providing infrastructure for the whole community.

Education Minister Kate Jones said the Government will always support Catholic and independent schools and have doubled the funding for new classrooms in the non-state schooling sector to more than \$90 million a year.

Train stations in the Gold Coast's booming northern suburbs are new property hot spots

Denis Doherty, Gold Coast Sun

August 13, 2017

BUYERS in the Gold Coast's booming northern suburbs are targeting developments close to train stations as a combination of transport and local infrastructure starts to come online.

It comes with the opening of the second stage of the Coast's light rail network which will connect the northern suburbs to the Coast's tourism centres of Surfers Paradise and Broadbeach via the heavy rail connection with the light rail at Helensvale and the start of construction work on the long-mooted Coomera Town Centre.

According to the Australian Bureau of Statistics Pimpama, Coomera and Upper Coomera are among the fastest and largest growing communities in Queensland over the past decade.

According to the statistics Upper Coomera has added 17,432 people, a growth of 118 per cent while Coomera has added 9673 residents, a growth rate of 234 per cent over the decade.

However, those growth rates are dwarfed by Pimpama which has grown by a massive 456 per cent in 10 years, adding 7892 people.

Urban designer and former UDIA Gold Coast and Logan president Finn Jones said demand for property close to northern train stations came as no surprise.

"There's a reason the Coomera Town Centre was planned for where it is," he said.

"The state government put it there years ago for that reason."

He said residents would also benefit from the heavy rail's connection to Robina and eventual connection to the Gold Coast Airport.

"It starts to create a network of public transport options and services as well.

"With the Coomera Town Centre they will form a semi-cosmopolitan lifestyle in the area."

Oliver Johnson of Pointcorp said the group's \$200 million Bloom development, which sits within walking distance of both the Coomera Town Centre and train station, was seeing the benefit of demand for house-and-land packages in the area.

"Our first stage has sold out and the second and third stages are on the market and we have limited homes remaining," he said.

Mr Johnson said one of the big changes in buyer demographic they were seeing over previous developments was the number of permanent residents buying into the development.

"Traditionally Coomera was seen as an investment area but we are now seeing people wanting to put their money down and live here," he said.

"We are also getting really strong interest from the local market with a lot of people from within a 20k radius and a lot of people that work in Brisbane but want to live on the Coast looking to buy.

"At places like Coomera they get easy access to both.

"I think we are also at a point where people are choosing to live in north over moving to older beachside areas."

Ground Works begins on the \$1 billion Coomera Town Centre as towers proposed for boom town

Andrew Potts, Gold Coast Bulletin
February 28, 2017

COOMERA'S billion dollar boom is finally under way to create the area's town centre as developers flock to the growth corridor. Ground works have begun on the Foxwell Road site which will become home to the northern Gold Coast's biggest shopping complex and the heart of the new central business district.

And more building is on its way as developers plan to bring small towers to the city's last major greenfield sites.



The latest new project planned for the area is a six-storey mixed use mid-rise planned for a 1.7ha Foxwell Road site just two kilometres from the town centre.

The Marina View building, put forward by developer Foxwell Road Centre, will feature a ground-level shopping centre, a floor of offices in its podium and four levels of units.

In its pitch to the council, the developers say the projects is of the right density to house the number of people expected to move into the area as its development continues.

"Westfield has got earth moving equipment going at the town centre and this is now providing confidence to the residents and investors in Coomera.

"Our residents are going to be just one train station away from the light rail by the end of this year and we will continue to see growth in the lead up to the Commonwealth Games and beyond."

It comes as developer Stockland prepares for the first land release at its \$180 million, 116ha waterside project at Coomera. The Foreshore Coomera residential development will be between the Coomera River and Oakey Creek and includes 750 homes along 2.5 kilometres of river frontage.

Gold Coast North Chamber of Commerce president Gary Mays said Coomera was "on the up and up".

"Right now the biggest issue facing the area is the need for Foxwell Road but that is happening this year which is great," he said.

"There is a real sense of optimism here in the north and we are seeing a lot of activity, including at the Commonwealth Games sports complex."

Mr Mays said he looked forward to the Town centre taking shape over the next year.

The massive centre promises to create 1200 jobs during construction and 1600 permanent positions once it opens.



The 61,000sq m, \$500 million first stage will feature cinemas, offices and a nightclub

The 21,000sq m second stage will include a multi-level department store, a dining precinct, outdoor beach and multiple commercial retail spaces.



Pimpama's new \$100 million Shopping Centre

Quetin Tod, Gold Coast Bulletin

October 15, 2017

PROPERTY veteran Norm Rix expects the welcome mat to be out in January for the first customers to his biggest venture in a 60-year career, the \$100million Pimpama City shopping centre.

The developer yesterday said that he was determined to make the district centre "something really special" but that it would not be his swan song.

"I know I'm running out of time at 82 so it's full steam ahead with Pimpama City," he said.

"I'm sure other opportunities will come along and I won't be able to say 'no'."

Final planning approvals for the 18,000sq m Pimpama City were gained last week.

The centre is to be anchored by blue-chip majors Coles, Aldi and Best and Less.

It is in the heart of a suburb named by the Housing Industry Association as the nation's No. 1 residential hotspot — its population grew 35 per cent in 2015-16.

Norm Rix (centre) with Max Christmas and Bob Ell expects Pimpama will buzz with the new centre
Mr Rix said this growth would ensure Pimpama City would "buzz".

"It will be a beehive for not just Pimpama but for Jacobs Well and indeed Ormeau," he said.

Pimpama City's first two stages are under way on the 16ha balance of a larger site assembled since 2010 through purchases from Mirvac, the Main Roads Department, the city council, and a mortgagee to developer Mike Moorhead.

Some of the ex-Moorhead today is home to Kings College, which is poised to name a community hall after Mr Rix.

Stage one of Pimpama City will consist of a Coles Express service station, a Zarraffa's coffee outlet, Subway and other food outlets, a Pitstop convenience centre, laundromat, six-bay car and boat wash, and three dog-wash facilities.

The second stage, apart from the majors, will include 26 speciality stores, a Chemist Warehouse, KFC, Hungry Jack's, National Australia Bank, Jetts gymnasium, a medical centre, and parking for 700 vehicles.

The 1810sq m Aldi outlet will be a new format one that will include fresh food and produce.

Mr Rix said he expected the second stage to be open by September next year.

He said he was still finalising plans for the 7ha balance of the Pimpama City site, with options including bulk-goods outlets, quasi-government tenants, a private hospital, and a retirement home.

The developer's first retail foray was the Ashmore City centre, which he sold for \$30.7 million in 1998.

He subsequently has built three Pitstop strip centres and four years ago completed the \$70 million Coomera Grand at Upper Coomera.




pimpama
VILLAGE

PIMPAMA VILLAGE