

NORTHERN GOLD COAST, AUSTRALIA

INVESTMENT REPORT

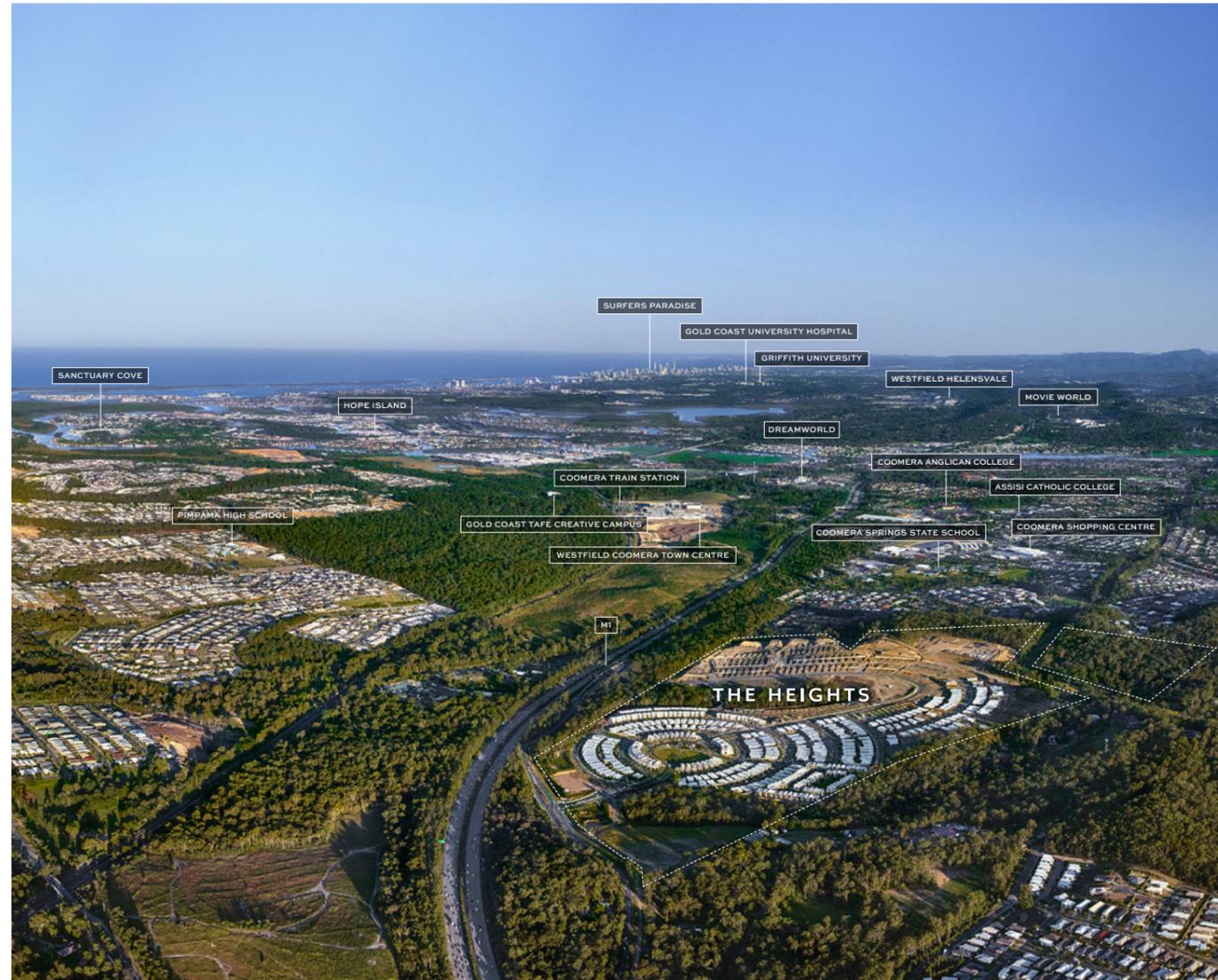
LOCATION

PIMPAMA, NORTHERN GOLD COAST AUSTRALIA

THE NORTHERN GOLD COAST HAS BECOME THE FOCUS OF CONSIDERABLE GROWTH AND INVESTMENT IN SOUTH-EAST QUEENSLAND.

Located 25 minutes north of Surfers Paradise and 40 minutes south of Queensland's capital, Brisbane, the burgeoning growth corridor has direct access to the Pacific Motorway and is serviced by a wide variety of retail, education, recreation and sporting facilities and the nearby leisure precincts of Hope Island and Sanctuary Cove.

At the centre of this growth is the suburb of Pimpama – ranked in May 2017 by the Housing Institute of Australia (HIA) as the fastest growing housing market in the country ^[1]. ABS forecasting predicts Pimpama's population will almost double over the next five years, from 6,033 in 2016 to 10, 688 in 2021 ^[2]. Gold Coast City Council has flagged a number of planning initiatives to support this growth including a new Pimpama District Centre and a \$56.5 million sports precinct ^[3].



Source: ^[1] HIA Population & Residential Building Hotspots 2017 Report, 28 May 2017, <https://hia.com.au/-/media/HIA-Website/Files/Media-Centre/Media-Releases/2017/national/HIA-National-Media-Release-Population-and-Residential-Building-Hotspots.ashx>
^[2] Queensland Government, 'Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2011 to 2036' <http://www.qgso.qld.gov.au/subjects/demography/population-projections/tables/proj-pop-medium-series-sa2-sa3-sa4-qld/index.php>
^[3] Brisbanetimes.com.au, 1 April 2016 - 'Meet Gold Coast's Pimpama, Australia's newest boomtown' <http://www.brisbanetimes.com.au/queensland/meet-gold-coasts-pimpama-australias-newest-boomtown-20160401-gnwfk5.html>

MAJOR INFRASTRUCTURE & INVESTMENT SNAPSHOT

NEW REGIONAL INFRASTRUCTURE PROJECTS AND PRECINCTS UNDERWAY ON THE NORTHERN GOLD COAST INCLUDE:

- 01 **WESTFIELD COOMERA TOWN CENTRE** The first stage of the new billion-dollar Westfield Coomera Town Centre is scheduled to open in late 2018. The new retail precinct will deliver fresh food markets, fashion retail, dining and entertainment, Event Cinemas and major anchor tenants including Coles, Woolworths, Kmart and Target.
- 02 **NORTHERN GOLD COAST SPORTS PRECINCT** Gold Coast Council has unveiled plans to deliver a \$56.5 million sports precinct in Pimpama. The new precinct will feature expansive parklands, two new swimming pools, water play area, gym, flexible event space, nine tennis courts, 12 netball courts and parklands. Construction is expected to start after the Commonwealth Games with the facility ready to open in late 2020.
- 03 **COOMERA INTERCHANGE UPGRADE** The \$75 million upgrade of the Coomera Interchange (Exit 54) on the Pacific Motorway was completed in late 2016 to accommodate the increased growth in the area.
- 04 **PROPOSED RAIL EXPANSION** Pimpama Train Station is one of four new stations proposed for the Gold Coast to Brisbane passenger rail line.
- 05 **URBAN PLANNING & DEVELOPMENT** Major new residential and commercial developments and precincts are planned across the region. In 2015-16 building approvals in Pimpama increased 147% compared to the previous year ^[4].
- 06 **BUSINESS, EDUCATION & INNOVATION** Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area. A \$26 million TAFE Creative Campus is located in Coomera and the retail and dining precincts of Hope Island and Sanctuary Cove, and Westfield Helensvale, are nearby.
- 07 **COOMERA TO HELENSVALE DUPLICATION PROJECT** The \$163 million rail line duplication between Coomera and Helensvale was completed in late 2017, increasing the size of the rail fleet between Brisbane and the Gold Coast by 30%.



An artist's impression of the \$56.5 million Northern Gold Coast Sports Precinct to start construction in 2018.

Source: ^[4] Gold Coast Bulletin, 'Pimpama can't keep up', page 11, 7 May 2016.

WHY INVEST?

A GROWTH ECONOMY

ECONOMIC GROWTH

- › In early 2017 the Gold Coast's economy was worth \$29.6 billion ^[5].
- › The Gold Coast is Australia's 6th largest city and the country's largest non-capital city ^[6].
- › The 2018 Commonwealth Games is estimated to inject \$2 billion into the Gold Coast economy ^[7].
- › The Gold Coast has one of the lowest unemployment rates in Queensland at 4.6% (the state average is 6.1%) ^[12].



Surfers Paradise

POPULATION GROWTH

- › In May 2017 Pimpama was revealed by the Housing Institute of Australia (HIA) as Australia's fastest growing housing market ^[8].
- › Pimpama is the fastest-growing area in Queensland and the fastest-growing area outside any Australian capital city, up 20 per cent in 2014-2015 ^[9].
- › Pimpama's population is forecast to almost double over the next five years, from 6,033 in 2016 to 10,688 in 2021 ^[10].
- › The Gold Coast's population will double by 2050. Pimpama is among the top 3 suburbs forecast to accommodate the bulk of this growth, adding some 29,500 persons ^[6].



Artist impression of Westfield Coomera

BUSINESS CONFIDENCE

- › Completion of the first stage of the new billion-dollar Westfield Coomera in late 2018.
- › Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area.
- › Building approvals in Pimpama increased 147% in 2015-16 compared to the previous year ^[11].
- › In 2018 the Gold Coast was ranked as the top Australian city on the global "Hipster Index", surpassing Melbourne and all other capital cities. The research found the Gold Coast has 140 coffee shops per 100,000 residents, the highest ratio in the country ^[13].



Source: ^[5] The Courier-Mail, 'Gold Coast economy grows to \$29.6 billion ahead of Commonwealth Games', [online] 18 February 2017. <http://www.couriermail.com.au/goqld/goqld-gold-coast-economy-grows-to-29.6-billion-ahead-of-2018-commonwealth-games/news-story/1c98c303ad1f290a6aa8a32dab874273> ^[6] Future Gold Coast, 'Beyond the Horizon - Full Report' <http://futuregoldcoast.com.au/resources/> ^[7] City of Gold Coast, 'GC2018 benefits' <http://www.goldcoast.qld.gov.au/thegoldcoast/commonwealth-games-benefits-24257.html> ^[8] [Australian Bureau of Statistics, 30 March 2016 <https://www.therealestateconversation.com.au/2017/05/29/australias-housing-growth-hotspots-hia/1496030525> ^[9] [Australian Bureau of Statistics, 30 March 2016 - 'Queensland's growth spreads beyond the capital' <http://www.abs.gov.au/ausstats/abs@.nsf/lookup/3218.0Media%20Release12014-15#Queensland> ^[10] Queensland Government, 'Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2011 to 2036' <http://www.qgso.qld.gov.au/subjects/demography/population-projections/tables/proj-pop-medium-series-sa2-sa3-sa4-qld/index.php> ^[11] Gold Coast Bulletin, 'Pimpama can't keep up', 7 May 2016. ^[12] <http://statements.qld.gov.au/Statement/2018/4/26/gold-coast-is-queenslands-job-creation-hot-spot> ^[13] <https://www.9news.com.au/national/2018/04/27/15/31/melbourne-not-most-hipster-city-australia-global-survey?app=applenews>

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