



SOUTH EAST QUEENSLAND

I n t r o d u c i n g

**Coomera &
Pimpama**



**Capital
Wealth Managers**

Published: April 2016
www.capitalwealth.net.au
ph: 1300 559 183

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Welcome to Coomera



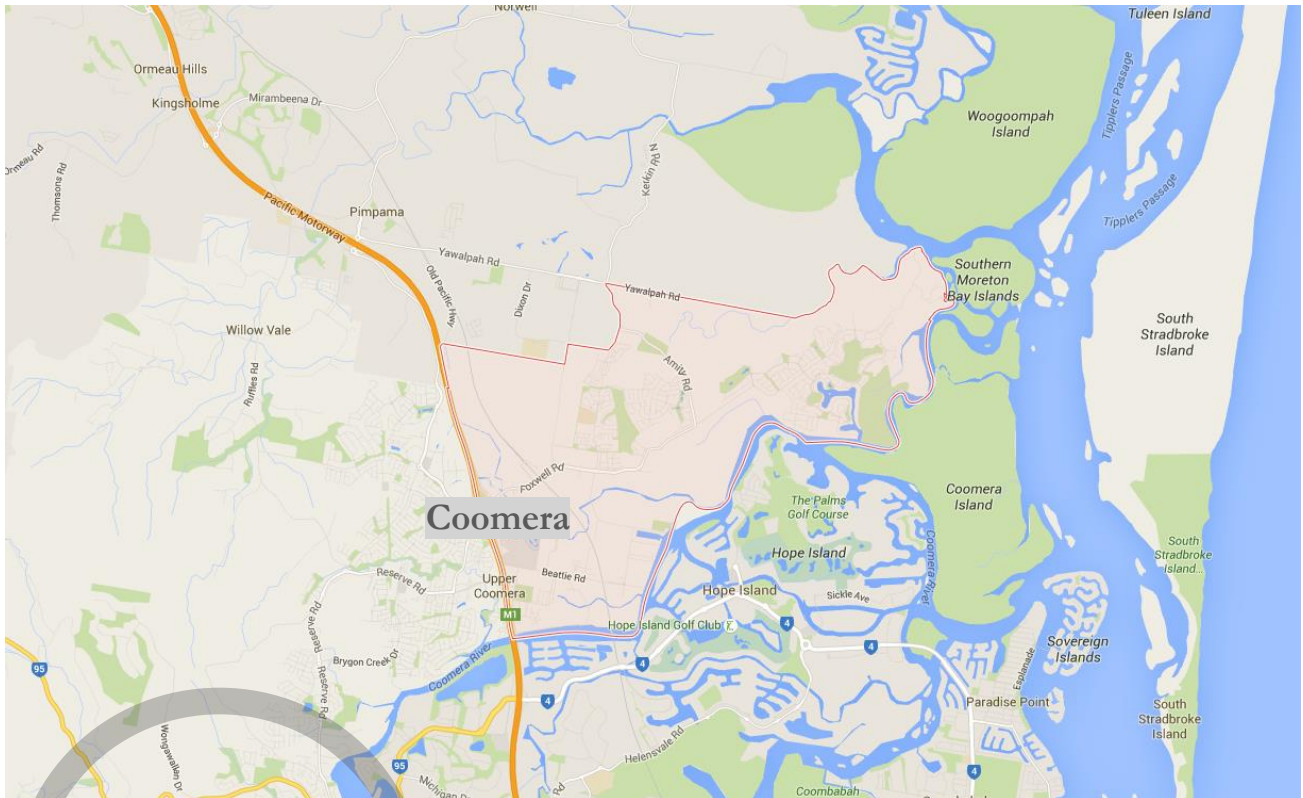
Coomera has become one of the most wanted suburbs to invest in property on the Gold Coast, and there is a reason for that: Coomera has been growing at a fast pace.

It has long been earmarked as a new satellite growth suburb. With Australia's biggest and most popular theme park, Dreamworld and plans for Queensland's biggest shopping centre around the existing station, Coomera has been predicted to grow considerably beyond its present size.

The Australian and Queensland Government have secured to fund the upgrade of the Coomera interchange (EXIT 54) on the Pacific Motorway, ensuring better access to the multi-million dollar investment of Coomera Town Centre.

You will love what Coomera has for you!

Local Map – Coomera



Distance to
Brisbane, Qld



1 hour & 23 mins



37 mins



3 hours & 30 mins



11 hours & 51 mins



Gold Coast



Demographics

Key Facts

- Located next to the Pacific Motorway, Coomera is close to Pimpama, Hope Island, Willow Vale, Wongawallan, Oxenford, and east of Upper Coomera. The southern boundary of Coomera is aligned with the Coomera River
- It is approximately 37 square kilometres
- The population of Coomera in 2006 was 3,465 people. By 2011 the population was 8,791 showing a population growth of 153%
- The median age group in Coomera is 29 years old
- Households in Coomera are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments
- In general, people in Coomera work in a Professional occupation
- In 2006, 43.4% of the homes in Coomera were owner-occupied compared with 43.1% in 2011

Source: Australian Bureau of Statistics, Census 2011 & Wikipedia

Population growth has been fuelling the market, it increased in the suburb by 9.5% over the 2011-12 financial year, **the second highest in the region.**

Source: Pelosi, J. *Growing Population Lifts Gold Coast Properties*, MyWealth News Commonwealth Bank, 2013.



Age

Census	Count	Percent(%)
0-4 years	998	11.3
5-14 years	1529	17.4
25-34 years	1556	17.7
35-44 years	1568	17.8
45-54 years	1001	11.4
Others	2141	24.3

Marital Status

Census	Count	Percent(%)
Registered Married	2893	50.9
Not Married	1822	32.1
Defacto Relationship	968	17.0

Education

Census	Count	Percent(%)
Pre-school	196	8.4
Infants/Primary	1061	45.7
Secondary	552	23.8
Technical or Further Educational Institution	189	8.1
University or other Tertiary Institutions	258	11.1
Others	65	2.8



Employment

Census	Count	Percent(%)
Employed, worked full-time	2798	47.8
Not in the labour force	1357	23.2
Employed, worked part-time	1184	20.2
Unemployed, looking for work	323	5.5
Employed, away from work	190	3.2

Occupation


Census	Count	Percent(%)
Managers	594	14.2
Professionals	684	16.4
Technicians & trades workers	654	15.7
Clerical & administrative workers	672	16.1
Sales	509	12.2
Others	1061	25.4

Household Income (weekly)

Census	Count	Percent(%)
\$1,000-\$1,249	241	9.6
\$1,250-\$1,499	261	10.4
\$1,500-\$1,999	385	15.4
\$2,000-\$2,499	307	12.3
\$2,500-\$2,999	270	10.8
Others	1039	41.5

Dwelling Structure

Census	Count	Percent(%)
Separate house	6296	76.8
Semi-detached, row or terrace house, townhouse	1393	17.0
Flat, unit or apartment	506	6.2
Caravan, cabin, houseboat	0	0.0
Improvised home, tent, sleepers out	0	0.0
Others	0	0.0



Pimpama–Coomera's population is projected to increase by 700% inside the next 20 years according to the 2011 HIA-JELD-WEN National Top 20 Building and Population Hotspots report.

The Report, commissioned by the Housing Industry of Australia, placed Pimpama – Coomera third in the entire country with an annual population growth rate of 14.4%.

Nature of Occupancy

Census	Count	Percent(%)
Rented	1530	56.4
Being purchased	953	35.1
Fully owned	224	8.3
Other tenure type	7	0.3

Source: Census 2011, ABS



Coomera has experienced some of the **highest growth of any area on the Gold Coast**, according to the Australian Bureau of Statistics.

Coomera's population growth is projected to increase by 8% per annum between 2011 and 2031, far greater than the 1.9% expected for the Gold Coast overall

Source: Pelosi, J. *Growing Population Lifts Gold Coast Properties*, MyWealth News Commonwealth Bank, 2013.



Infrastructure



The Coomera Town Centre Master Planned Area



The Coomera Town Centre Master Planned Area is located east of the Pacific Motorway and west of the Coomera Marine Precinct. The Coomera Town Centre Master Planned Area incorporates the existing Coomera railway station and Dreamworld.

The intent of the Coomera Town Centre Master Planned Area is to create a transit orientated activity centre which focuses on street life and activity, high quality built form which is responsive to a subtropical climate and an interconnected network of public streets and open space areas.

Source: Queensland Government and Google Maps

Key development targets:

Area of declared master planned area - approx. **680 hectares**

Dwelling target - approx. **25,000 dwellings**

Additional population - approx. **50,000 people**

Residential density - average range of **25-200 dwellings per hectare**



Gold Coast Marine Project



City of Gold Coast's estimate is that the **ultimate development** of the Precinct could conservatively yield **5000 jobs.**

The Gold Coast Marine Precinct (GCMP) is the major marine industry industrial area within Gold Coast City dedicated to manufacture, servicing/repairs and refits of recreational boats.

Encompassing an area of approximately 250 hectares (taking in planning Stages One and Two) the Precinct is located on the Coomera River, approximately 15 kms from Surfers Paradise with direct water access to Moreton Bay and the Pacific Ocean.

The Pacific Motorway (M1) is only one kilometre west of the precinct and provides access to the Brisbane CBD and Airport within 40 minutes drive time.

The Brisbane Gold Coast Rail Line passes through the precinct with the Coomera Rail station just 600 metres from the precinct northern boundary.

To date, approximately 60 hectares of Stage One of the project has been developed with marine industry uses.



Riviera's Coomera headquarters is the largest boat building facility in the southern hemisphere.

An estimated \$120 Million has been invested by the private sector to develop this area. Major private sector companies established in the Precinct include the Gold Coast City Marine Complex, Riviera Marine, Maritimo Offshore, Quintrex, Perry Catamarans and Mercury Marine. The Precinct currently contains 60 individual businesses employing an estimated 2500 people with virtually all of these new jobs created as an outcome of the establishment of the Precinct.

Source: City Of Gold Coast

Coomera Indoor Sports Centre



The Coomera Indoor Sports Centre will provide an important piece of community infrastructure for one of the Gold Coast's fastest growing regions.

This new multi-purpose facility will accommodate a range of community facilities and indoor sports such as netball, soccer, gymnastics and basketball.

The venue has been designed to world-class competition standards with potential for elite training and competition use. Key features of the venue design include a gymnastics arena and eight mixed-use sports courts.

Early site works commenced in February 2015 and construction is scheduled for completion in late 2016.

This venue will host the Gold Coast Commonwealth Games 2018 gymnastics competition and netball finals.

Construction commenced in early 2015 and is on schedule to be completed 18 months ahead of GC2018.

Source: Qld Government Department of State Development, Coomera Investor

Key Features:

- Project budget of \$40 million
- Eight indoor sports courts suitable for basketball and netball
- The centre will provide much needed community infrastructure
- Construction is supporting local jobs

Coomera Indoor Sports Centre construction supports local jobs



Securing a key contract on the latest Commonwealth Games sporting venue to come out of the ground means Mr Jakubenko is back on the Gold Coast working alongside the seven sons he employs in his Stapylton business, AllType Welding.

Gold Coast firms are playing a key role in construction of the new \$40 million Coomera Indoor Sports Centre.

Commonwealth Games Minister Kate Jones said 15 Gold Coast businesses were already contracted for work on the venue, which will host the gymnastics competition and netball finals for GC2018.

“Design and construction alone is generating 130 full-time equivalent jobs, with more than 1000 workers expected to play a role in delivering this world-class venue before the project is completed 18 months out from the Games opening ceremony.

“This is a major legacy project for the Gold Coast in terms of jobs, business and infrastructure for the local community and Queenslanders will be able to enjoy its facilities before the Games and for many years after.”

Managing contractors Hansen Yuncken are tapping into the local talent with a growing list of Gold Coast businesses joining the project such as Gold Coast company Alltype Welding, who will spend up to 20,000 workshop hours pre-fabricating steel.

Assistant Minister for Defence and Federal Member for Fadden Stuart Robert said the Australian Government was proud of its \$154 million investment in Commonwealth Games infrastructure, in partnership with the Queensland Government, for new and upgraded infrastructure that will support sport in Queensland long after the Games have finished.

“This will ensure a lasting impact not just for South East Queensland, but for the nation as a whole. Building this legacy from the investment will get maximum value for taxpayers’ precious dollars,” Assistant Minister Robert said.

Gold Coast Acting Mayor Councillor Donna Gates said the new Coomera Indoor Sports Centre would be a significant venue not only for the Commonwealth Games, but also for the local community in the northern Gold Coast region.

“The new indoor sports centre will be a multi-purpose facility and cater to a range of community sports after the Commonwealth Games in 2018,” Cr Gates said.

“As the representative for Coomera, I fought hard for this great legacy for our city and for the future generations living in the booming northern growth corridor.

“It’s very exciting to now see work progressing that will deliver the project in advance of GC2018.”

Source: Coomera Investor, Gold Coast Bulletin July 2015

\$154 million investment in Commonwealth Games infrastructure, in partnership with the Qld Government, for new and upgraded infrastructure that will support sport in Qld long after the Commonwealth Games have finished.



In the News



Milestone reached for QLD's Exit 54 overpass



Construction of a new Coomera Interchange (Exit 54) overpass in Queensland has reached a major milestone with bridge girders for the overpass now in place.

According to Queensland Minister for Main Roads and Road Safety, Mark Bailey, the large girders had been installed ahead of schedule, following last week's nightly motorway closures.

“When completed the new overpass will help reduce congestion through the busy interchange and increase safety for local drivers.”

Acting Prime Minister and Minister for Infrastructure and Regional Development, Warren Truss, said the works represent a major milestone in the construction of the new overpass as part of the \$74.7 million upgrade of the interchange.

“The Pacific Motorway is used by more than 100,000 vehicles a day so building a bridge over the motorway takes a lot of planning,” Minister Truss said.

The \$74.7m upgrade is primarily funded by the Queensland Government (\$47.4 million), with the Australian Government contributing \$10 million and the Scentre Group \$17.3 million.

The Queensland Government is investing \$47.4m in this project, which is creating an estimated 163 jobs,

Source: Prime Mover magazine January 2016

Westfield Jumps To Action On Coomera Town Centre



Artists impression

WESTFIELD has scrambled to action this week, raising expectations that it is poised to announce a start to the long-awaited \$1.5 billion Coomera Town Centre after the Newman Government vowed to finally upgrade the Exit 54 bottleneck on the M1.

Transport Minister Scott Emerson unveiled plans for the \$74 million upgrade which aims to ease congestion on roads that service Dreamworld to the east of the M1 and the burgeoning upper Coomera area to the west.

The existing network would have crumbled under the weight of the traffic expected from the proposed town centre development to be located along Foxwell Road.

"Monday's announcement of the intention to upgrade Exit 54 has removed a major impediment to the development at Coomera Town Centre," says the spokesman from Scentre Group, which owns Westfield retail centres in Australia.

A spokesman for the Transport Minister says the road upgrade will proceed under a re-elected Newman Government and that it is not subject to the leasing of government assets.

"It will be funded from the Queensland Government transport infrastructure funding, along with contributions from the Federal Government and the developers," says the spokesman.

Coomera Town Centre will be a major regional centre competing against the might of Pacific Fair and Robina Town Centre with around 100,000sqm of retail space.

Approvals for the town centre have been in place for some time after Westfield and the city council reached agreement on infrastructure charges. However the traffic congestion at Exit 54 has been the latest barrier keeping the project on ice.

Mayor Tom Tate has welcomed the proposed upgrade which is expected to be completed by the end of 2016.

"Growth is an unavoidable symptom of having Australia's best lifestyle and it's important that infrastructure keep pace lest we put that at risk."

Source: Business News Australia January 2016 by Nick Nichols

Gold Coast Coomera Town Centre is Now Underway



Artists impression

Activity has begun on the Coomera Town Centre site

Stage 1 of the Westfield Development set to include the area with major shopping precinct, activity centres and transit hub including:

- Cinema,
- Department Store,
- Fast food Premises,
- Retail service establishments,
- Tavern,
- Nightclub and more

To allow convenient access to the Coomera Town Centre, construction of the Exit 54 interchange upgrade is well ahead of schedule. According to Department of Transport and Main Roads the road upgrade should be completed by the end of 2016, in time for Westfield's planned opening of its new Coomera Town Centre!

Source Investing, Property Updates, Gold Coast Bulletin November, 2015

Hotspotting Identifies Gold Coast Growth Corridor



Terry Ryder is one of Australia most respected property researchers and commentators. He also operates the highly successful website Hotspotting.com.au.

In an article run in the News.com.au website, **These Are Terry Ryder's 5 "Star Suburbs" The Areas He Tips For Strong Future Price Growth**, Terry Ryder selected Oxenford and the northern Gold Coast Growth Corridor as number 1 and Beenleigh in Logan City as number 3.

An excerpt from the article identifies why Hotspotting believes so strongly in this area of the Gold Coast.

Mr Ryder said all five (suburbs he selected) had strong sales volumes numbers which were rising and were a better indication of future price growth than median price rises.

"Generally I think that sales volumes gives you a better feel for the market and can help you predict prices," he said.

"The median price tends to be six months behind the game in terms of telling you what is happening.

"If there is a pattern of strongly rising sales volumes, history shows that will always lead to price growth. At the moment the area that really stands out in Australia, that has the most suburbs with a very strong pattern of rising sales volumes certainly about to lead the price growth, is the Gold Coast."

Mr Ryder said specifically the house market on the north of the Gold Coast, not the high rise market.

The house market he said was very solid and that was where there were rising sales volumes and prices were starting to react to that.

Other northern Gold Coast suburbs he tipped for price growth were Coomera, Upper Coomera, Pimpama and Ormeau.

Just a little further north from the Gold Coast, Beenleigh in Logan City also appeared in Mr Ryder's top five list. Mr Ryder said there was a lot of momentum in the property market there now.

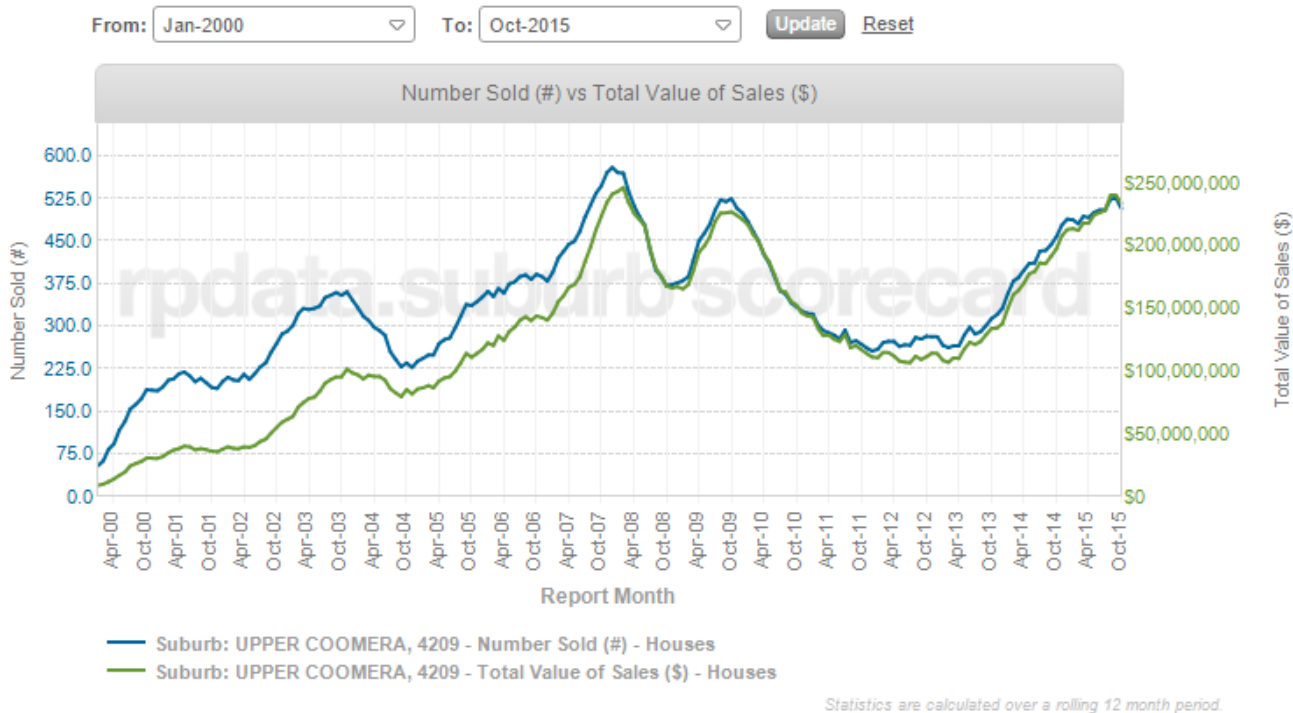
"There are a lot of jobs nodes down that way and of course it is right next door to the Gold Coast northern growth corridor," he said.

Another suburb in the area he tipped for future growth was Eagleby, where sales in the past four quarters have increased from 59 to 65 to 95 to 102.

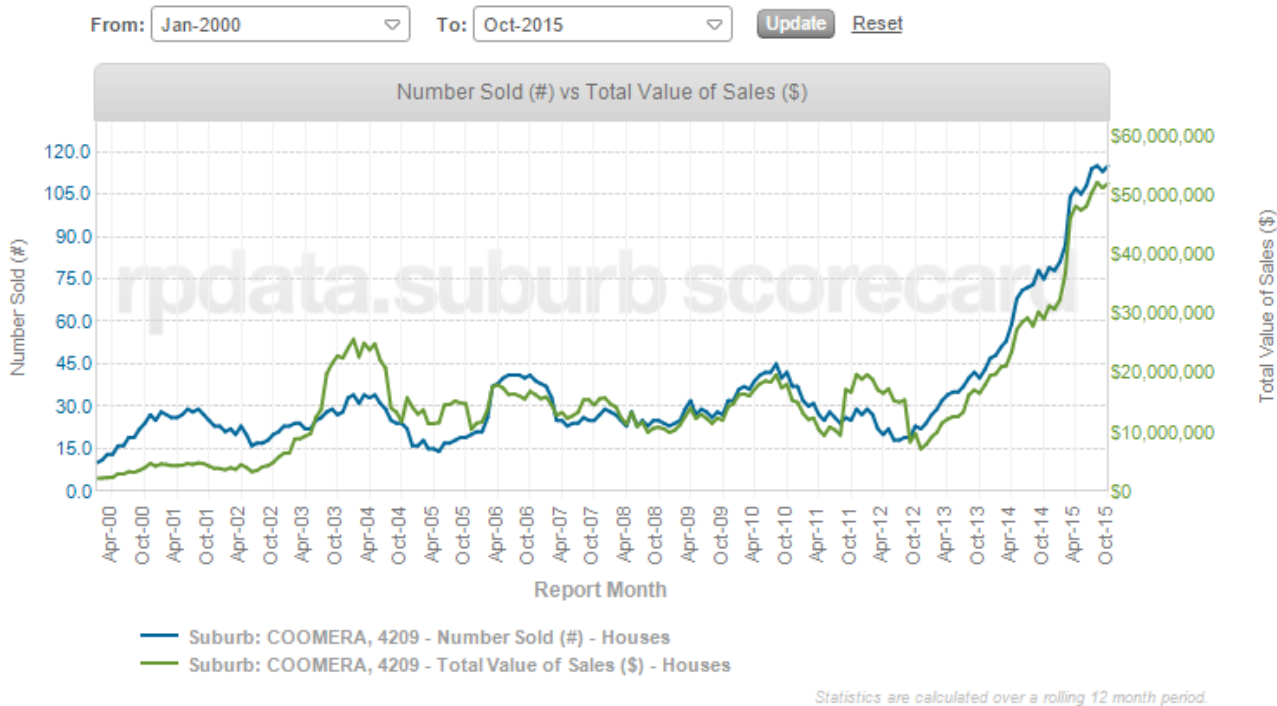
Source: Coomera Investor, news.com.au January 2016

These are the latest sales statistics for houses in the Coomera, Upper Coomera and Pimpama.

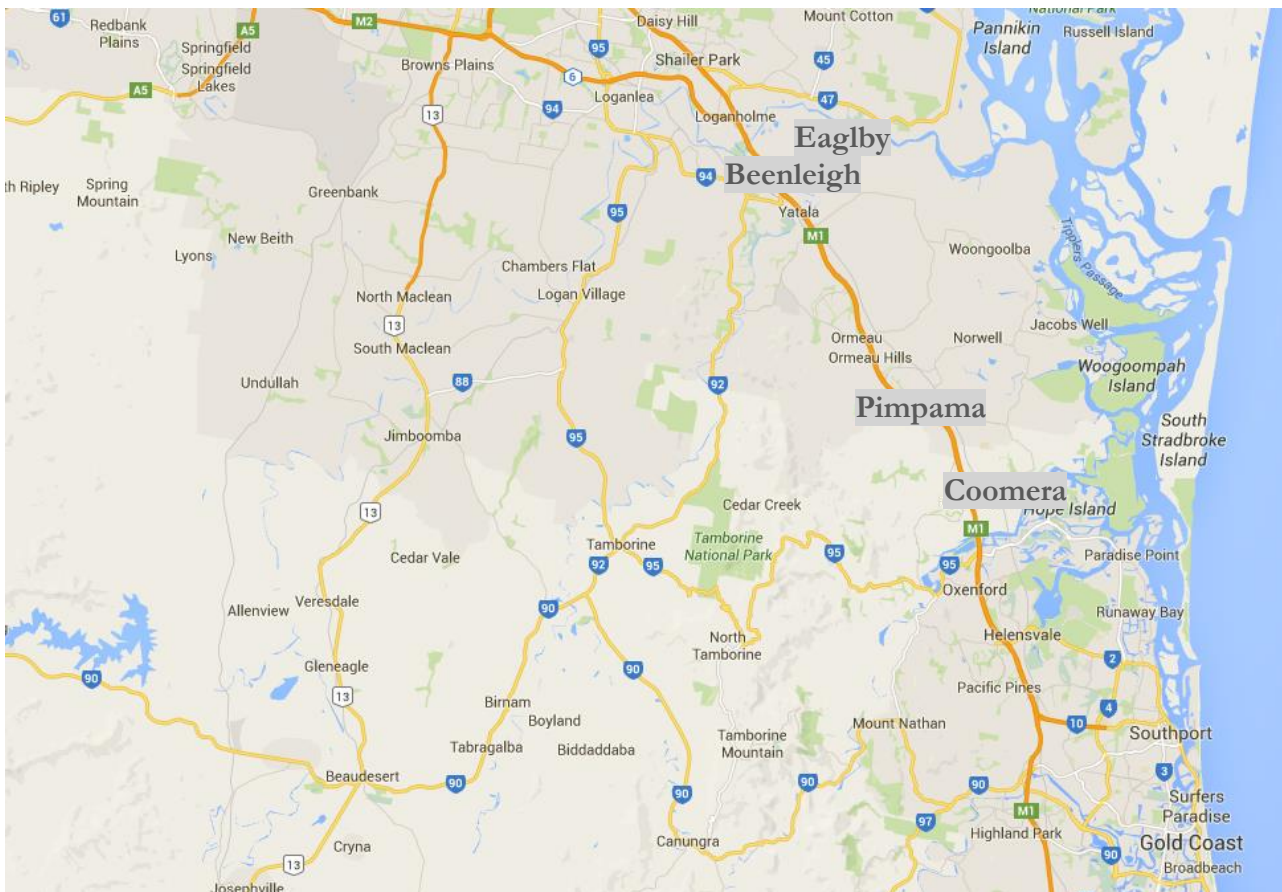
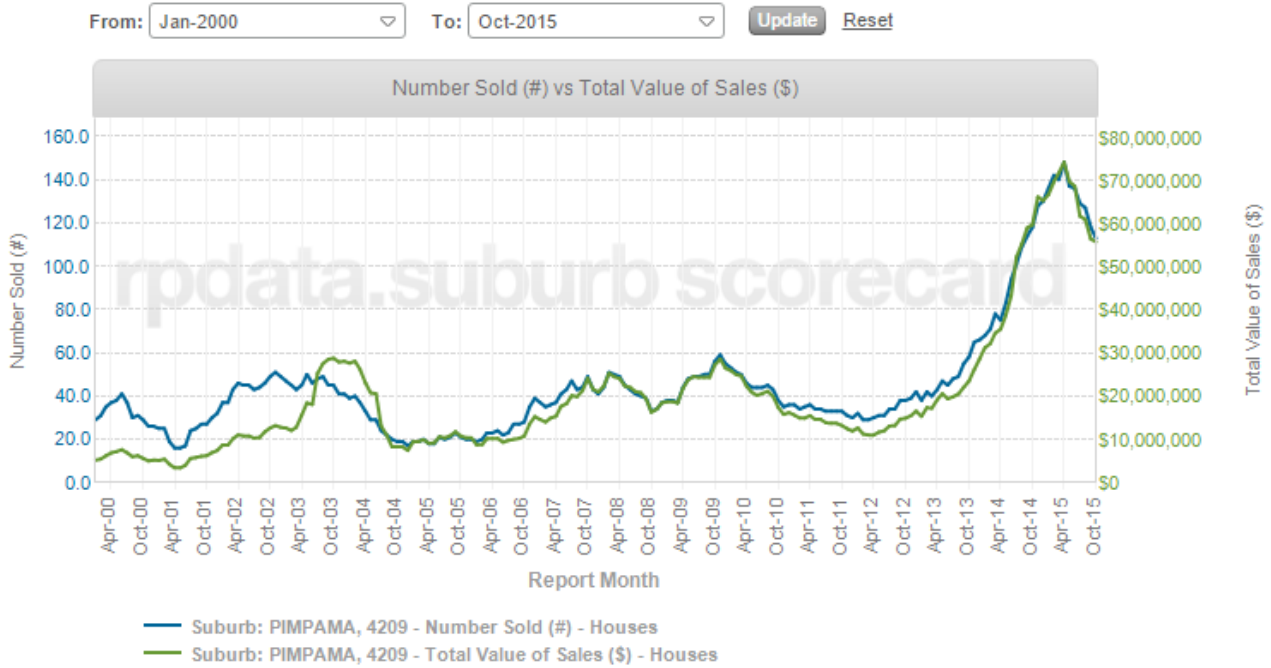
Upper Coomera Sales Statistics 2000-2015



Coomera Sales Statistics 2000-2015



Pimpama Sales Statistics 2000-2015



Council to consider \$500m marine project at Coomera

A \$500 Million Gold Coast International Marine Precinct on the Coomera River is close to becoming a reality with only the approval of the Gold Coast City Council needed for it to proceed.

The project is the brainchild of marine industry legend Bill Barry Cotter, and will feature a 390-berth marina, a 290-berth dry stack storage complex, a yacht club, and commercial outlets.

Planit Consulting director Boyd Sargeant, who is managing the approval process, said the project would provide a huge boost for the Gold Coast economy and the existing Marine Precinct at Coomera.

“The proposal will generate up to 4,000 jobs created locally during the construction phase and up to 5,500 jobs during its operation,” Mr Sargeant said.”

The new development will also feature a full range of services, such as cafes, gyms, and banks as well as local businesses and education facilities.

Mr Sargeant said negotiations with Gold Cost City Council and state government departments had taken a number of years.

He said he was hopeful the Gold Coast City Council would quickly approve the project, which has been the subject of a stringent Environmental Impact Assessment.

The project is to be built on 42ha adjoining the northern side of the existing Coomera marine precinct.

Source: mygc.com.au March 2015

The proposal now allows for:

11ha water front industry and ship lift facility
for manufacture and repairs

18ha for support industries, manufacture
and storage

10ha of mixed use for boat designers,
boating chandlery, professional offices,
education and training facilities,
showrooms, cafes, restaurants

370 berth marina harbour complex

5ha environmental reserve to Oakey Creek



Education



Education:

Education facilities located in Coomera:-

- Assisi Catholic College
- Coomera Anglican College
- Coomera Kids Ed-U-Care
- Saint Stephens College
- Upper Coomera State College

Since 2009, seven new schools have been built in a 12km radius on the eastern side of the M1 in the Gold Coast's northern growth corridor

Source: Gold Coast Bulletin
Sept 2014

TAFE Queensland



Coomera Campus

TAFE Queensland Gold Coast's Creative Campus at Coomera is the quintessential home for the creators, innovators, entertainers and movie makers. This \$26 million state-of-the-art facility offers the best possible creative learning experience in the region.



Coomera Marina

Located in the heart of the Marine industry at Coomera, this specialised training facility is based on-site with the Gold Coast's large boat building employer Riviera. The facility has two levels of industry style workshop and specialised learning spaces to offer the best of both worlds in practical and theory based training experiences.



Entertainment & Tourism



Theme Parks



With the serene Coomera River as its backdrop, Coomera and nearby Oxenford are home to the Gold Coast's famous theme park attractions.

Dreamworld is Australia's largest theme park with over 50 rides and attractions. It is situated in Coomera and is home to some of the tallest, fastest and action packed rides in the world.

WhiteWater World is just a hop, skip and a splash from Dreamworld and boasts some of the hottest waterslides on the planet including one of only two LIM powered rocket coasters in the world and the only eight-lane Octopus Racer in existence.

Dreamworld is conveniently located at the northern end of Queensland's popular Gold Coast, just minutes from the Coomera Railway Station (part of the Brisbane-Gold Coast rail link).

10 minutes south of Dreamworld and located in Oxenford you will find two more popular theme parks, Warner Bros Movie World and Wet 'N' Wild.

Source: Ardent Leisure, goldcoastaustralia.com.au

Dreamworld is a:

- 45 minute drive from Brisbane.
- 20 minute drive from Surfers Paradise.



Gold Coast International Marine Expo



The not-for-profit Gold Coast International Marine Expo is an annual four-day, family-friendly event for boat lovers and enthusiasts attracting exhibitors and visitors from across Australia and around the world.

The Expo not only offers over 200 marine related exhibitors with a wide range of products from kayaks to superyachts it also offers a comprehensive program of events including a variety of live attractions and technical demonstrations with something happening every 15 minutes over the four big days.

Staged within the facilities of Australia's largest manufacturing plants and shipyards in Coomera at the Gold Coast Marine Precinct, this ready-made venue allows visitors to experience a truly unique behind the scenes view of the marine industry.

Source: visitgoldcoast.com

**Coomera's Gold
Coast Marina is
the largest in the
southern
hemisphere.**



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