IMPACT HOMES
Introducing The Meadows Estate
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INTRODUCTION

The purpose of this guide is to introduce The Meadows, a residential community developed by Leda. The Meadows is a 1,120 lot master planned community located within walking distance of Gainsborough Greens golf course and just minutes from major Gold Coast theme parks and a wide range of shopping, employment and shopping facilities.

The planning schemes for the region are already looking into the 2020s, with the existing Coomera Railway Station in place and a proposed bus-rail interchange, 2 schools, shopping centres, medical facilities and recreation areas set to follow.

The Meadows Development, and all it has to offer is detailed further in this document.

To fully appreciate the unique opportunity represented by The Meadows development, the regional context must first be examined in terms of demographic, housing market and infrastructure analysis.

Pimpama is located in the Gold Coast’s Northern Growth Corridor which is one of the most dynamic and rapidly growing regions within South East Queensland with residential land in short supply.

Pimpama lies only 25 minutes away from the world-famous beaches of Surfers Paradise and is only a 45 minute drive from the Brisbane CBD. Some of the region’s finest natural features lie at the doorstep including the Gold Coast hinterland to the west and to the east is the Gold Coast Broadwater and the suburbs of Hope Island and Sanctuary Cove, both of which are Marina-based suburbs with extensive canal systems, marinas, shopping facilities and golf courses. The M1 Motorway bisects the suburb, allowing fast and convenient connections to the Southern Gold coast, Logan City and Brisbane.

Pimpama is located adjacent to the M1 Highway, the main highway connecting Brisbane CBD with the Gold Coast and NSW. The Coomera and Ormeau train stations are a short drive from The Meadows providing convenient access to the South East Queensland rail network.

Pimpama and its surrounds boast a variety of educational institutions including both public and private secondary schools. Within the immediate area are four primary schools including Oxenford, Helensvale, Coomera and Pimpama State Schools as well as Helensvale, Coombabah State High Schools. There are also a number of private schooling options including Saint Stephens Anglican College and Assisi Catholic College. Coomera TAFE provides an excellent opportunity for tertiary education in the region.

Shopping facilities are many and varied within the Pimpama region and its immediate surrounds. The recently completed Pimpama Junction located a short hundred meters from The Meadows on the corner of Yawalpah Road and Dixon Drive. Upper Coomera Shopping Centre and Oxenford Central Markets are located within a short drive providing further options for shopping, supermarkets and specialty stores. In additional, the nearby Westfield Helensvale Town Centre is a large regional centre, which includes a number or major retail and specialty stores. The lifestyle for residents of Pimpama is further enhanced by the significant entertainment and recreational activities available in the region. The area is home to the theme park capital of Australia with Wet’n’Wild, Movieworld and Dreamworld. Other recreational areas available to residents include access to the Gold Coast City Marina in Coomera, which contains 200 berths.
The Coomera Town Centre is a 34-hectare greenfield site within the Gold Coast’s growth corridor. The location of the town centre and the associated expected growth will make the project a key driver in the Gold Coast’s economy, serving as a catchment of regional significance. The Centre will accommodate key concentrations of employment and a significant residential population increase. The Town Centre will provide a range of business, service and retail functions as well as a district or branch offices of government, and cultural and entertainment facilities of regional significance.

Westfield’s partnership with Queensland Investment Corporation has been a step forward with the development being declared of ‘State Significance’. On this basis the project has been given a significant cost saving on council infrastructure. Westfield have recently submitted plans for development of a 88,000m² shopping Centre.

“A major development including Myer, Woolworths, Coles, over 80 specialty stores plus a cinema complex and tavern…”

The Coomera railway station will form the heart of the Town Centre with surrounding development encouraging people to live and work in the area. This will contribute to the emphasis on a Pedestrian Oriented Development (POD) with walking, cycling and public transport being used to navigate into and around the Town Centre. It is envisaged that the Coomera Town Centre will become an active and vibrant centre for the region accommodating a mix of uses in close proximity to the train station.

- My Centre Nerang
- Westfield Helensvale
- Harbourtown
- Runaway Bay Shopping Centre
- Homeworld Helensvale
- Sanctuary Cove Marina Village
- Coomera City Centre
- Coomera Town Centre

**TARGET DATE 2015-2016**
Pimpama has been identified by the Gold Coast City Council as an area of rapid growth which will lead to continued government investment and infrastructure. Infrastructure development spending in the northern corridor has seen a considerable increase over the past several years with the additional of a major rail project, the duplication of the rail line between Coomera and Helensvale is a $500 million project and is the largest added to the development pipeline in the Coomera area. The total development either planned or underway across all sectors is $5.224 billion.

The infrastructure sector in the Coomera area, which includes Upper Coomera, Guanaba, Maudsland, Pimpama, Oxenford and Wongawallen, has a total of $626.3 million of projects in the pipeline, which is an increase of $490.5 million from the year prior.

Australian Bureau of Statistics records show that the Pimpama-Coomera area is the largest growth area of the Gold Coast, with a population increase of over 14% per annum over five years between 2006 and 2011. This population growth has fuelled the significant amount of residential development activity in the area and is expected to continue to grow.

In addition, the Coomera Rivers State Primary School was completed in January 2011 on land which is located along Finnegan Way and a TAFE College on land situated on the Southern side of Foxwell Road, both a 2 minute drive from The Meadows development.

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**INVESTMENT IN PIMPAMA**

**Coomera TAFE**
A $51 million project with state of the art facilities and equipment

**Pimpama State School**
A $50 million project servicing the rapidly growing Pimpama and Coomera regions

**Upper Coomera Community Hub**
A $23.5 million project, this development will include a Library, multi-purpose community centre, aquatic facilities, public plaza areas, walking and cycling trails this significant development received funding from the Federal Government.

**Pimpama Junction**
A major shopping centre - $30 Million

**Coomera Town Centre**
A $1 billion project

**Coomera Marine Industry Precinct**
Upgrade - $530 Million project
Rezoning of land around Dreamworld, which is set to be developed into a major mixed usage precinct with major shopping centres this will become a focal point of the growth corridor.

**Gold Coast university Hospital - 1.8 Billion project**
EDUCATION
TOWN CENTRE
MEDICAL
Australia’s largest recreational boat building industry is located on the Gold Coast with over 600 marine companies. Based on extensive waterways, accessibility to the ocean, the strong appeal of recreational boating, water temperature, and a climate conducive to boating and highly suitable for fiber glassing, the Gold Coast has become the key Australian centre for production of recreational craft.

Gold Coast City has developed a national and international profile as a producer of pleasure craft and as a place for storing, servicing and enjoying such vessels. The industry is concentrated around the Gold Coast Marine Precinct, Coomera River, Sanctuary Cove, Steiglitz, Broadwater, Ernest / Molendinar and Burleigh Junction.

- 646 actively trading businesses identified
- Median business age of 14.5 years
- Estimated annual revenue $419.9 million
- Estimated 2,349 full time equivalent employees
- 10.0% of businesses exporting
- Major exporting regions include New Zealand / Pacific, South East Asia, North Asia / Japan and North America.

A new $530 million Coomera Marine Precinct Expansion plan is forecast to generate 4,800 jobs in construction phase and 4,600 in ongoing employment.

Source: Marine Industry Business Profile 2011 – Business GC

Marinas
- Runaway Bay Marina
- Hope Island Resort Marina
- Gold Coast City Marina
- Sanctuary Cove Marina
- Coomera Waters Marina
- Calipso Bay Marina
Demographics
The estimated population of the greater Pimpama region as of 30th June 2012 was 39,948 with an influx of approximately 27,557 people over the decade since 2002. This reflects an average growth rate of 12.4% per year which is more than 5 times greater than the Queensland average growth rate for the same period.

Despite the double-digit annual growth over the past 10 years, the greater region is expected to sustain this growth. According to state government projections, the population will increase to over 170,000 by 2036 at an average growth of 6.3% per year. Specifically, the Pimpama statistical area is projected to grow at the highest rate of the region at 9.7% until the year 2036. These growth projections are outlined in the below table.

9.7% projected population growth per year until 2036.

The Housing Market
According to REIQ data, there have been 42 sales of homes in the Pimpama area over the 12 months to April 2014. The average sale price was $450,000, an increase of 20% over the same period in 2011.

Median House Price – Pimpama

If you look at the house and land sales on the Gold Coast back to the 1960’s there is a clear 7 year cycle.
So the timing of the new boom is consistent with that cycle

Financial Review – Bill Morris, predicting the start of the next property boom
1. YAWALPAH ROAD
2. CUNNINGHAM DRIVE
3. SANCTUARY COVE
4. SOUTH STRADBROKE ISLAND
5. PARADISE POINT
6. HOPE ISLAND
7. SEAWORLD
8. SOUTHPORT
9. COOMERA MARINA
10. BROADBEACH
11. COOMERA TRAIN STATION
12. COOMERA PRIMARY SCHOOL
ECONOMIC DRIVERS

Interest Rates:
Interest rates are at historically low levels and appear to be sustainable for the near future.

Population Growth:
More than 10,000 people per year are relocating to the Gold Coast, the biggest increase since the GFC. The Gold Coast is the fastest growing regional city in Australia and the Gold Coast’s northern suburbs of Pimpama, Coomera and Ormeau are the nation’s fastest growing regional suburbs.

Housing Shortage:
There were 2,500 dwellings approved in 2012-2013, however 4,000 are needed to accommodate the increasing population.

Commonwealth Games:
The Games will bring an economic benefit of up to 19 billion with up to 30,000 full time jobs created. A multi-purpose indoor sports facility will be built in Coomera to support the Games.

Infrastructure Projects:
Numerous infrastructure projects are further driving the housing demand including; the Gold Coast Airport master plan approval, Griffith University Hospital, the Gold Coast light rail project which is one of the largest in the country is now complete. The soon to be constructed Coomera Town Centre that will include 2 department stores, a supermarket and specialist stores covering an area of over 60 hectares as well as the potential for a major Luxury Cruise Terminal and casino with applications in their final stages.

Rental Demand:
RP data reports that median weekly rents are up 2.3% for houses per week for houses and up 5.3% for units over the same period last year.

Employment:
There are an abundance of employment opportunities to residents of the Pimpama region. Pimpama has long been targeted by local council as an industry, employment and population growth region and as such there is strong demand for apprentices and tradespeople in the area, as well as employment in commerce and industry. Additional employment is easily accessible to residents in major commercial hubs including the Gold Coast and Brisbane given the close proximity and major connection routes.