At the center of Queensland’s fastest growing suburb
Cnr Yawalpah Road & Dixon Drive Pimpama
“Gold Coast population to **double to 1.2 million people** by 2050 - and we’d better be ready” – BERNARD SALT

Strategic planning by the City of Gold Coast shows that PIMPAMA shall play a major role in where the population will be accommodated.

- PIMPAMA SA2 the only SA2 in Qld to achieve double digit growth between 2013-14 (16.7percent v Qld 1.5percent) over 11 times the QLD average.

- 2004-2014 PIMPAMA SA2 achieved the 6th largest SA2 growth in Qld in terms of population change – tripling the population over this period

- Between 2010 and 2014, PIMPAMA SA2 achieved highest year on year growth rates, and the only SA2 in Qld to achieve year on year growth rates in excess of 10% per annum
The PIMPAMA Central site is prominently located on the corner of Yawalpah Road and Dixon Drive. Yawalpah Road, being Pimpama’s major arterial road, is an exit from the Pacific Motorway and is currently being upgraded to a dual lane divided carriageway.

Dixon Drive is also planned to play a significant part in linking Pimpama with Coomera Town Centre, which could potentially provide a further 20,000 new dwellings to the region.
PIMPAMA GROWTH STORY

With a forecast annual population increase of 9.3% pa through to 2026, the Main Trade Area for PIMPAMA Central is one of the fastest growing regions in Queensland, if not Australia.

The dramatic growth in residential development and sales in the area is driven by the affordability of the region and its proximity to the multiple employment hubs of Brisbane, the Gold Coast and Yatala as well as convenient access to significant road and rail infrastructure.

The Main Trade Area population of 10,330 is projected to increase to 31,880 persons by 2026, equating to an average annual growth rate of 10.8% p.a.; significantly stronger than the South East Queensland average of 1.7% p.a.

Major residential estates currently under construction have the potential to provide over 7,500 dwellings in the vicinity of Pimpama Central.

Residential estates within the Main Trade Area include:

• Gainsborough Greens is currently being developed by Mirvac around an existing Golf Course. The development will include our estimated 2,200 dwellings housing our estimated 6,600 persons.

• Pacific Cove is being developed by QM Properties and fronts Cunningham Drive to the west of the site. The development will comprise our estimated 509 lots in addition to a number of medium density town houses.

• The Meadows is being developed by LEDA Holdings and is located to the south of Pimpama Central. Our estimated 1,120 lots are currently being developed across the 54 hectare development.

• LEDA Holdings are also developing Pimpama Village which is located to the north west of the site, adjacent to the Pacific Motorway. The development will comprise our estimated 389 lots which will also include our estimated 395 high density units.

• A number of smaller estates to the west of the site have been developed by the former Adams and Wandpine. Lot sales for these developments have been completed with the final homes under construction.

• Sunland Group now controls The Heights (formally the Madison Estate), which is located on the western side of the Pacific Highway. The estate will comprise our estimated 1,062 residential lots with a development application lodged for the first three stages of unit development comprising our estimated 60 units.

• Outside of the Main Trade Area, Stockland has recently acquired a property known as Waterway Downs, a major residential development holding affronting the Coomera River. The development site has obtained Gold Coast City Council approval for the development of up to 747 residential dwellings, comprising a mix of traditional detached homes and town houses. This future development by one of Australia’s largest residential developers further highlights the demand for residential property within the Coomera and Pimpama region, which will continue to underpin the long term demand for retail uses.
The larger catchment trade area, incorporating Coomera, Upper Coomera and Willowvale, is projected to grow by around 10,000 people between the present and 2021, representing around 1,300 new residents per annum. State government statistics show that more than 75% of the population of this area is under 45 years of age and 94.4% under the age of 65. The median age is 29.8 years - being 6.8 years younger than the Queensland average.

These demographics point to a young, working population, who would be expected to be time-poor households with a high incidence of young children. Such a community is typically highly mobile, commuting for employment and education purposes, who would demonstrate a strong demand for convenience retail, takeaway food, family dining, motor fuel and associated vehicle services. The trade area currently has an estimated $30.5 million p.a. in retail expenditure, which is forecast to increase to approximately $121.6 million by 2021.*

*Figures obtained from Urban Economics
The development of PIMPAMA as a suburb has been phenomenal. Between 2007 and 2012 residential development experienced an annual growth rate of 13.9%, more than five times the Queensland average. State government figures project a steady average growth of 9.7% per annum over the next 20 years.

By 2026 the projected population of PIMPAMA will be 20,900 residents, who will demand a range of services currently unavailable in the suburb’s main growth area east of the Pacific Motorway. The retail and service facilities proposed for the PIMPAMA Central site include a service station, a tavern, casual licensed dining, liquor barn and a range of fast food outlets.
The site of the proposed commercial development is ideal, being at the geographical centre of PIMPAMA and its primary trade area. The majority of development activity is taking place east of the Pacific Highway—a situation that appears set to continue for the foreseeable future. Having no physical or perceived barriers, such as the highway, rail line or rivers between the PIMPAMA Central site and the main growth corridors, this development in conjunction with its surrounding retail precinct will provide a 'hub' location convenient to residents of this fast growing community.
Development Summaries

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>LAND AREA</th>
<th>GFA</th>
<th>STATUS</th>
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</thead>
<tbody>
<tr>
<td>1. Pimpama Junction</td>
<td>21,000m²</td>
<td>5,448m²</td>
<td>Existing</td>
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<tr>
<td>2. Pimpama Child Care Centre Development</td>
<td>5,950m²</td>
<td>1,733m²</td>
<td>Development Approved</td>
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<tr>
<td>3. Pimpama Synergy Development</td>
<td>5,000m²</td>
<td>829m²</td>
<td>Development Application Lodged</td>
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<tr>
<td>4. McDonalds Development</td>
<td>4,000m²</td>
<td>555m²</td>
<td>Under Construction</td>
</tr>
<tr>
<td>5. Pimpama Central</td>
<td>29,050m²</td>
<td>7,890m²</td>
<td>Stage 1 approved, Stage 2 lodged</td>
</tr>
</tbody>
</table>

TOTAL FOR YAWALPAH CENTRE LAND: 65,000m² 16,448m²
“The people here have a positive view, a can do view. It is that aspirationalism that I think is intrinsic to the Gold Coast and will propel it forward to this quite extraordinary city by the middle of the 21st century.”

BERNARD SALT
KPMG
For all expressions of interest, leasing and development enquiries please make contact with:

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