



SOUTHERN GOLD COAST, AUSTRALIA

INVESTMENT REPORT

LOCATION

SOUTHERN GOLD COAST
AUSTRALIA

THE SOUTHERN GOLD COAST ENCOMPASSES THE VILLAGE TOWNSHIPS OF COOLANGATTA, CURRUMBIN, PALM BEACH, KIRRA, BILINGA AND TWEED.

The Gold Coast is Queensland's second largest city, with a population of 569,997^[1] and a forecast population of 789,000 in 2031^[2]. Since 2001, the local economy has grown from \$15.7 billion to an estimated \$29.6 billion in 2018^[3].

The Southern Gold Coast stretches approximately 20 kilometres along some of the world's best surf breaks, from Rainbow Bay to Snapper Rocks and Duranbah Beach^[4]. Adjoining the border between Queensland and New South Wales, the Southern Gold Coast is well positioned to benefit from industry and infrastructure in both regions, while preserving its relaxed village atmosphere. Palm Beach is at the centre of this growth, with a wave of public and private sector investment making it one of the most sought-after suburbs on the Gold Coast.



PALM BEACH

AN ESTABLISHED
BEACHSIDE SUBURB

Palm Beach is an established beachside suburb located in the heart of the Southern Gold Coast, only 10 minutes from Gold Coast Airport and 15 minutes from Surfers Paradise. The suburb is approximately seven square kilometres, situated between Tallebudgera Creek on one side and Currumbin Creek on the other. Palm Beach has nine parks covering almost 13% of the suburb's total area, and excellent access to leading education, health, retail, and lifestyle infrastructure.

- Population of 15,384 people^[5].
- Average home price in 2017-18 of \$800,000, up 50.9% when compared to the same period five years ago and equating to a compound annual growth rate of 8.6%^[6].

INFRASTRUCTURE PIPELINE

- 01 NEW RETAIL** Pavilions Palm Beach retail centre is undergoing a \$60 million redevelopment that will see it double in size to deliver a 'modern urbane mall' with a full line supermarket and specialty retailers^[7]. Construction is due for completion in early 2019.
- 02 LIGHT RAIL EXTENSION** Stage 3A is the proposed \$600 million extension of the Gold Coast's light rail system from Broadbeach South light rail station to Burleigh Heads. Planning for Stage 3B — Burleigh Heads to Palm Beach, and to Coolangatta via the Gold Coast Airport — will take place at the same time and is estimated to be completed in 2024^[7].
- 03 GOLD COAST AIRPORT EXPANSION** \$500 million is being invested in the expansion of the Gold Coast Airport to increase capacity and provide improved access^[8]. The airport will be expanded to the south and become a three-level structure with provision for aerobridges, with works scheduled for completion in 2021^[9]. Approval has also been granted for the new \$50 million Rydges airport hotel.
- 04 ARTIFICIAL REEF** Gold Coast City Council has approved the creation of a world-first \$18 million artificial reef off Palm Beach to protect the popular coastline from erosion and introduce a new surf break to the Southern Gold Coast^[10]. The 200m wide, 600m long reef will be built off the section of coastline between 11th Ave and 19th Ave at Palm Beach and will be delivered in 2019.

Source: ^[1] http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/309 ^[2] <http://www.goldcoast.qld.gov.au/documents/bf/GC-transport-strategy-2031.pdf> ^[3] 'Gold Coast economy grows to \$29.6 billion ahead of 2018 Commonwealth Games', 18 February 2017, <https://www.couriermail.com.au/gold/gold-coast-economy-grows-to-296-billion-ahead-of-2018-commonwealth-games/news-story/1c98c303ad1f290a6aa8a32dab874273> ^[4] <https://www.goldcoastaustralia.com/southern-gold-coast.html> ^[5] <https://profile.id.com.au/gold-coast/population?WebID=440> ^[6] realestate.com.au, 'Palm Beach Investment property data for all houses', <https://www.realestate.com.au/invest/house-in-palm-beach,+qld+4221>

Source: ^[7] <https://theurbandeveloper.com/articles/work-begins-on-60m-palm-beach-development-> ^[8] <https://www.goldcoastbulletin.com.au/news/special-features/goldenage/golden-age-where-the-gold-coasts-light-rail-will-go-next-with-south-west-and-north-links-planned/news-story/c35e96b06a3247f33e9a5d4681f4aaee> ^[9] <https://www.goldcoastbulletin.com.au/news/special-features/goldenage/golden-age-gold-coast-airport-precincts-500m-revamp-with-expanded-terminal-and-hotel/news-story/9d879a76f5ecea824ba8e820702b18c> ^[10] <https://www.goldcoastbulletin.com.au/lifestyle/beaches-and-fishing/palm-beach-artificial-reef-gold-coast-to-get-new-surf-break-as-council-prepare-to-tick-off-project/news-story/e2403b40e7769981dded9b2037149926>

WHY INVEST?

SOUTHERN GOLD COAST - A GROWTH ECONOMY

ECONOMIC GROWTH

- › A key region within Australia's sixth largest city.
- › Accesses an economic catchment of more than 3.6 million people and welcomes more than 13 million visitors each year^[11].
- › Major industries include tourism, health and medical, information communication technology, marine, sport, and international education and training^[12].

POPULATION GROWTH

- › The Southern Gold Coast's population is forecast to grow from 120,661 in 2016 to 140,470 in 2026, up 16.4%^[13].

BUSINESS CONFIDENCE

- › The Gold Coast boasts 57 kilometres of coastline and 21,000 hectares of rainforest, offering a lifestyle unparalleled to all major cities around the world^[14].
- › The Gold Coast International Airport is the fifth largest International Airport in Australia and the sixth largest Domestic Airport in the country, managing over five million passengers each year and employing thousands of workers across the aviation, retail and operational sectors^[15].
- › The Southern Gold Coast is well connected via the Gold Coast Highway and M1 (Pacific Motorway), placing Surfers Paradise just 15 minutes away, and the Brisbane CBD is an easy 60-minute drive. The \$20 million upgrade of the M1 between the Logan Motorway and Palm Beach is well advanced.
- › John Flynn Private Hospital is a 326-bed acute care hospital located at Tugun, servicing the entire Gold Coast and the Tweed Coast and is one of the most reputable private hospitals in the region^[16].
- › Southern Cross University Gold Coast Campus is located adjacent to the Gold Coast Airport precinct. Established in 2010, it offers degrees in arts, nursing, midwifery, occupational therapy, podiatry and speech pathology, social science and social welfare, business, education, information technology, law and tourism^[16].



An artist impression of Pavilions Palm Beach.



Stage 3B of the proposed Light Rail Extension will run from Broadbeach to Burleigh, Palm Beach and the Gold Coast Airport.



Gold Coast Airport's three-storey southern terminal expansion is expected to commence in late 2018.

Source: ^[11] <http://www.goldcoast.qld.gov.au/business/economic-development-288.html> ^[12] <https://www.tiq.qld.gov.au/invest/regional-investment-opportunities/south-east-gold-coast/>
^[13] <http://www.qgso.qld.gov.au/products/tables/proj-pop-medium-series-sa2-sa3-sa4-qld/index.php> ^[14] <https://weareqc.com.au/invest/why-gold-coast/> ^[15] <http://pacificcoast.com.au/info/southern-gold-coast/towns/> ^[16] <http://www.southerngoldcoast.com.au/key-businesses>

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