

Coomera

Strategically located in the heart of one of the fastest growing areas in Australia, Coomera is now turning into the hub of the growth corridor between Brisbane and the Gold Coast. The new South East Queensland Regional Plan places 24% (being 130,500 new dwellings over the next 20 years) of the region's new urban development on the Gold Coast. Much of this growth will take place around the Coomera area.

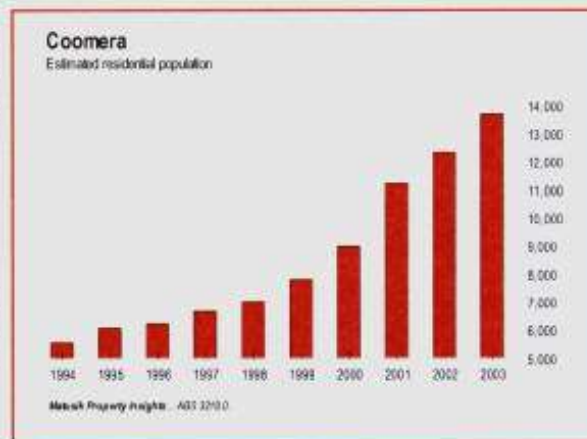
General location

Coomera is located on the M1 Freeway, just 40 minutes south of the Brisbane CBD and only 20 kilometres north of Surfers Paradise. The Coomera area marks the start of the Gold Coast northern growth corridor extending to the outskirts of Brisbane. Residential communities, along with significant employment centres are now being created between Nerang and Beenleigh. The suburb of Coomera is now home to around 14,000 permanent residents, and has been growing rapidly (as shown by the chart below) over the last five years or so. The area is also linked to the Gold Coast Broadwater and the Pacific Ocean via the Coomera River.

Coomera is the fastest growing suburb on the Gold Coast, increasing by 13.8% per annum on average over the last five years. The area is planned as a major 21st centenary community for a population of nearly 100,000 permanent residents by 2025.

Infrastructure support

As well as the eight-lane M1 Motorway, Queensland Rail via their Brisbane to Gold Coast link provides a regular express service between Coomera and the Brisbane CBD.



According to the latest edition of Projects Queensland, an annual review of new development/infrastructure projects across the state by the Queensland Government, there is currently \$2.236 billion worth of new investment (across 13 projects) within a ten kilometre radius of Coomera. This total excludes the multi-billion dollar development of the Coomera town centre which, in January 2004, lodged its development application and this 380 hectare site is expected to hold 70,000 people plus 100,000 sqm of retail and office space on completion in 2025.

Of the 13 current investment projects, the more significant ones include:

- **The Gold Coast marine precinct.** A \$120 million development over a 250 ha site fronting the Coomera River. Many major private sector companies have established already themselves in the precinct and include Riviera Marine, Quintrex, Perry Catamarans and Mercury Marine. At present 2,500 people are employed across the marine precinct, with future expansion expected to create an additional 2,500 full-time positions.
- **CUB Brewery Expansion.** This \$170 million expansion is nearly complete creating just under 100 new permanent positions at the brewery.