



Peregrian Springs

Investment Pack



QSA WEALTH & WELLBEING MANAGEMENT

2015

Peregian Springs

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Location

Peregian Springs is located in one of the fastest growing regions in Australia, famous for its beaches, relaxed coastal lifestyle and magnificent climate. Here you're close to the best of everything:

- 5 minutes to Peregian & Coolum beaches
- 15 minutes to Noosa and Hastings Street
- 15 minutes to Noosa Hospital
- 15 minutes to Sunshine Coast Airport
- 20 minutes to Maroochydore's Sunshine Plaza
- 25 minutes to Nambour Hospital
- 90 minutes to Brisbane CBD
- 1 hour & 20 minute flight to Sydney
- 2 hour flight to Melbourne



Why Peregian Springs?

The Rec Club

The recently built Recreation Club for Ridges residents and their guests. Facilities include:

- 8 lane 25m heated lap pool
- Undercover Kids play pool
- 2 x flood lit tennis courts
- Gymnasium & stretch studio
- Community room with Wi-Fi
- Poolside Café
- Onsite Community Liaison Officer
- BBQ area



Pristine Beaches

- Five minutes to rolling surf and swimming between the flags at Peregian & Coolum beaches.
- Noosa Heads only 15 minutes away



The Golf Course

- Challenging 18-hole golf course and clubhouse
- Grasstree Bar & Restaurant
- Gold & social club membership available



Schools & Early Learning Centres

- St. Andrews Anglican College (Prep – Year 12)
- Peregian Springs State Primary School (Prep – Year 7)
- Little Saints Early Learning Centre (6 weeks – 5 years)
- Bambini's Early Learning Centre (6 weeks – 5 years)
- C & K Kindergarten (3- 5 years)



Nearby:

- Coolum State High School (Years 8 – 12)
- Peregian Beach Community College (Pre-Prep – Year 12)

Health & Shopping Facilities

- Shopping centre with Coles supermarket & 15 specialty shops
- Specialty shop include
 - Medical Centre
 - Dentist
 - Physio
 - Pharmacy
 - Butcher
 - Hairdresser
 - Bakery
 - Gym
 - Vet
 - Bottle shop
 - Food outlets



Cafes & Restaurants

Peregrin Springs

- Grass Tree restaurant at Peregrin Springs Golf Club
- Sublime Café at The Rec Club
- Benchmark Café, wine bar & restaurant on Balgownie Dr
- Thai-ism, Pizza Capers, Essential Grain & Fish 'n Chips at the Shopping Centre



Peregrin Beach Village Ambiance

Head to nearby eclectic Peregrin Beachside village and there are several great restaurants, bars and cafes to choose from.

- Zachary's
- The Thai
- The Tapas Bar
- Pitchfork where bookings are a must.

A Noosa Gourmet Array

Head north to Noosa where you'll find famed restaurants including

- Ricky Riccardo's
- Bistro C
- Berardos,
- Seasons and Sails
- Café Le Monde
- The Noosa Farmers Markets are on the must do list not only for tourists but for locals who appreciate sampling local fresh produce, from local dairy products to organic fresh fruit and vegetables.

Environment, Parks & Pathways

- Peregian Springs is surrounded by National Parks and conservation areas.
- Stands of scribbly gum remain in place, grass trees abound and native flora attracts everything from green tree frogs to magnificent black cockatoos.
- There are hectares of manicured recreation parks and playgrounds including BBQ's, newly completed lit sports fields and club house along with kilometres of meandering walkways and bike paths.



Retirement & Aged Care

- AVEO Retirement & Country Club
- Arcare Aged Care Facility



About Ridges

Ridges is part of the broader Peregrin Springs residential community. However it is quite different in four important ways.

- The multi-million dollar Rec Club within Ridges is exclusively for the enjoyment of Ridges residents and their guests.
- At Ridges you can enjoy true state-of-the-art digital telecommunications with fibre optics delivered to every allotment.
- Ridges is a managed environment with formal measures in place to ensure that the public amenities and landscaping is maintained on an ongoing basis.
- Onsite security & Community Liaison officer

Ridges forms the southern part of the Peregrin Springs residential community. Upon completion, it will include close to half of the homes in the overall development.



Research

Peregian Springs Median Prices & Demographics

Median property price

For more information on what exactly a median price means, have a read of this article on our [Blog](#)

House

Units

Trend

<div>Buy</div> <div>\$565,000</div> <div>(Price data last updated Mar 23rd, 2015)</div>			<div>Rent</div> <div>\$500 PW</div> <div>(Rent data last updated Apr 6th, 2015)</div>		
2 BR	3 BR	4 BR	2 BR	3 BR	4 BR
-	-	\$580,000	-	\$450 PW	\$520 PW

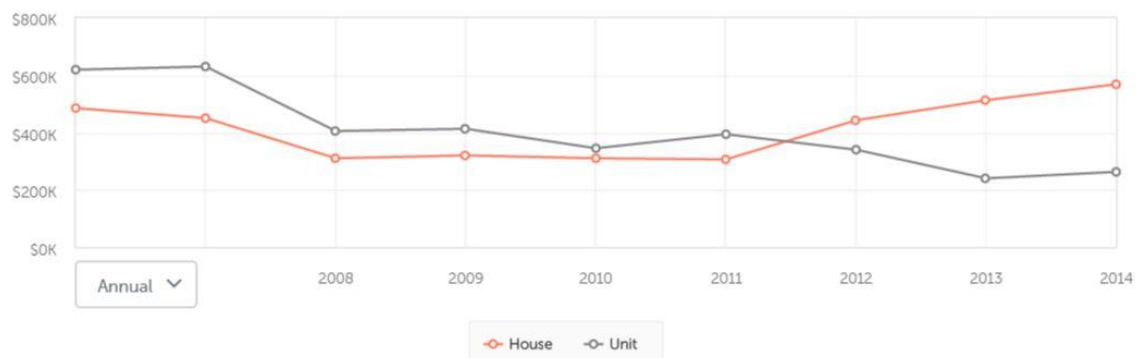
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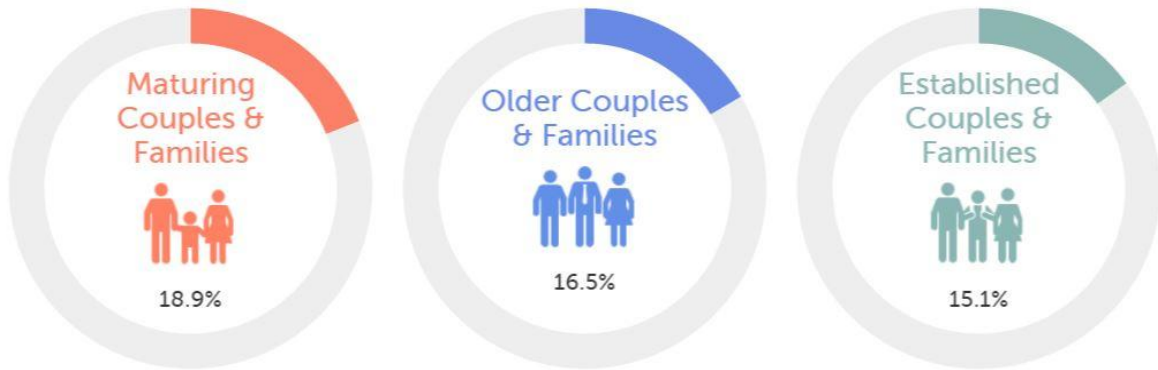


The lifestyles and people of Peregian Springs

The lifestyle of a suburb is often influenced by who lives there.

Top 3

Details

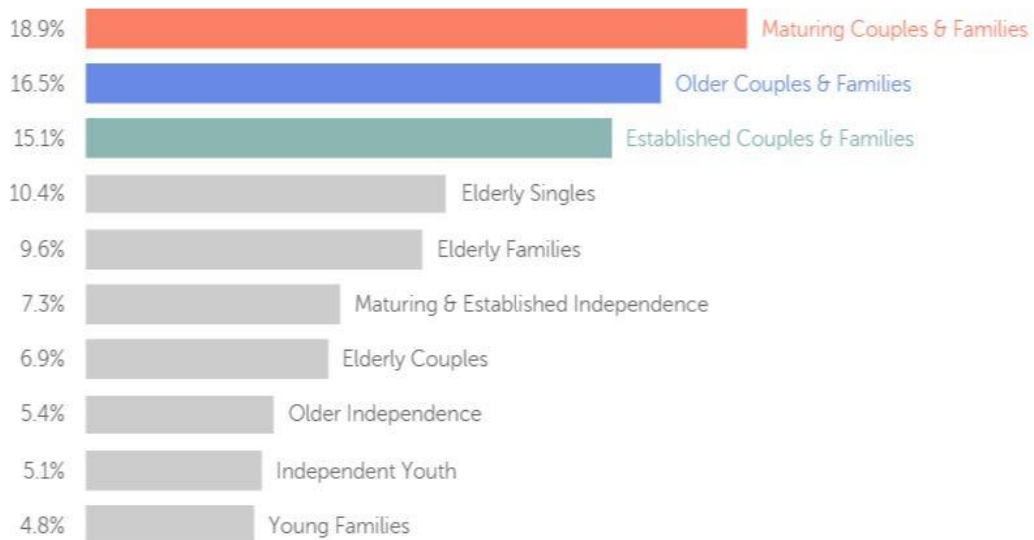


The lifestyles and people of Peregian Springs

The lifestyle of a suburb is often influenced by who lives there.

Top 3

Details



3. Approved Dwellings, Houses: SEQ (Quarterly, original)

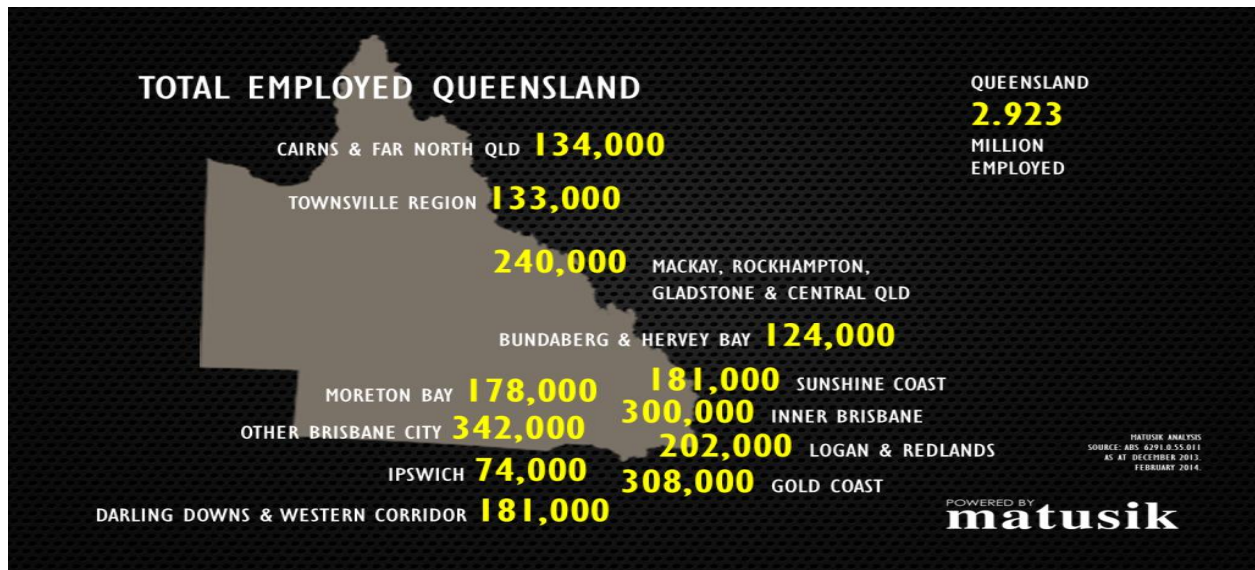
SEQ	Jun-14 Qtr	Sep-14 Qtr	Dec-14 Qtr	Year to Dec-14	Dec-14 (YoY Growth)	10 year annual average
Inner Brisbane	93	88	105	354	11.7%	326
Rest of Brisbane	796	858	747	3090	24.2%	3080
Ipswich	435	613	619	2133	20.8%	2325
Logan-Beaudesert	488	387	320	1335	25.8%	1259
Moreton Bay	688	801	778	3001	52.6%	2671
Gold Coast	555	584	646	2265	52.1%	2436
Sunshine Coast	604	725	610	2404	60.7%	1975
Toowoomba	181	208	196	745	27.8%	754
TOTAL SELECTED SEQ	3840	4264	4021	15327	37.3%	14827

Matusik Missive – Qld Jobs

Michael Matusik February 4th, 2014

Queensland is once [again](#) creating jobs. And yes, more full-time positions would be welcomed. Job creation is vital for a healthy real estate market. But where are jobs in Queensland being created?

It is no accident that residential markets improve where the new jobs are.





My comments:

- Whilst Brisbane holds the lion's share of employment in Queensland, substantial numbers are employed in regional centres & on both the Gold and Sunshine Coasts. 308,000 are employed on the Gold Coast; 240,000 across central Queensland and about 180,000 on the Sunshine Coast & also west of Ipswich.
- Close to 45,000 new jobs were created across Queensland over the last 12 months. Some regions are winners, others losers. The big winner is the Sunshine Coast (yes the Sunny Coast) with 26,000 new jobs during 2013. Other winners include central Queensland – that's Mackay/Rockhampton/Gladstone & the inland municipalities (surprised hey – see not everything is doom & gloom in Queensland's resource regions) – Brisbane City; Logan plus Redlands and another surprise for many, the Gold Coast.
- Those areas in Queensland doing it tough, job-wise, include Cairns; Townsville; Ipswich & the Bundaberg area.
- The Sunshine Coast has always struggled as an employment force in Queensland. It lacked an 'economy of scale' & also a major 21st Century employment driver. The Kawana Health hub & associated education infrastructure has now changed this. The Sunshine Coast has a new 'pulse point' and with it is creating a hell of a lot of jobs. Some of these jobs might go away once construction slows down, but most should remain. The CEO of the Innovation Centre on the Sunshine Coast recently told me that over 40 new start-up Sunshine Coast businesses have commenced trade in the last three months alone.
- Central Queensland is also creating jobs and the chart shows that job numbers across this part of Queensland have been growing since early 2013. Ditto for Brisbane. The Gold Coast is more cyclical, but is back to its longer term volume. It sometimes pays to not read the daily newspapers.

To repeat, job growth means strong residential markets. We spend a lot of time looking into employment when assessing an area's or new project's potential. Without a solid quorum of existing employment plus consistent new job growth there is really little chance of sustainable price or rental growth.

UDIA Sunshine Coast 5 Key Economic Drivers - Building A Better Sunshine Coast

Our five key economic drivers:

The Sunshine Coast branch of the UDIA has developed a regional economic development strategy based on the outcomes identified in the “What Works” Study undertaken by the University of the Sunshine Coast in collaboration with the Sunshine Coast Business Council.

This research compared 5 regions sharing similar characteristics with the Sunshine Coast and identified a number of strategies, innovations and initiatives that have succeeded across a number of the regions studied.

From these findings the Sunshine Coast branch of the UDIA has identified 5 key economic drivers that will have a major influence on the regional economy and provide the employment opportunities required to meet the demands anticipated in the projected growth of the region.

1. Sunshine Coast University Hospital Precinct

- The SCUH project is valued at over \$2b, which is equal to ¼ of the entire Sunshine Coast’s regional economy
- Construction of the hospital will generate over 11,000 construction jobs over 5 years
- The operating hospital will permanently employ 3,500 local people in the Public Hospital and a further 1,000 in the Private Hospital
- Over 15,000 people will visit the hospital each and every day. The transport and logistical requirements on our region (and opportunities for local businesses) from this facility will be immense
- International case studies of similar major infrastructure projects have identified the economic ripple effect on top of the initial capital investment of a major project can achieve up to 1.7 times additional benefit to local economies. This equates to over \$3.5b of economic stimulus to the Sunshine Coast economy
- The main hospitals recurrent expenditure will match the original capital cost within 3 years. This equates to over \$680m a year capital injection into the Sunshine Coast economy, the equivalent of the entire Sunshine Coast Regional Council’s annual budget
- The hospital will become the Sunshine Coast’s single largest employer surpassing Council and our major retail and tourism operators
- The demand for housing to accommodate construction workers and then permanent hospital staff will bring the single most significant housing stimulus the Sunshine Coast has ever seen
- When combined with the proposed construction of the Stockland Town Centre Precinct the region will see \$1.0m a day being injected into the local economy from a 1km² area of development for a period of approximately 5 years.

2. Maroochydore Principal Activity Centre

- The Maroochydore Principal Activity Centre (PAC) has been identified as the new CBD of the Sunshine Coast and is anticipated to house the proposed Sunshine Coast Convention Centre, the Maroochydore railway station, the new administration Building for the Sunshine Coast Council as well as 25Ha of public park and open
- The PAC will incorporate 4000 units, 160,000m² of Commercial office space and 45,000m² of retail shopping area
- Early works include the construction of \$150m in infrastructure to service the new CBD
- It will create over 8,000 jobs and provide a major stimulant in attracting businesses to the region

3. Sunshine Coast Airport Precinct

- Handles aircraft movements of around 87,000 per annum
- Welcomed 1,000,000 passengers in the last year
- Contributes over \$475m to the regional economy each year
- Employs nearly 600 people
- The airport is recognized as a driver of regional business and economic development into the future. To this end, a 3-stage Master Plan (\$418.7m collective capital investment required) is in place
- The economic impact of a fully implemented Master Plan (project for 2020) is an aviation related business precinct estimated to deliver 5000+ jobs by 2030
- A regional economic benefit of 2.2 times the capital investment
- Immense potential to accommodate FIFO operations
- New East West runway and major terminal upgrade due for completion within the next twenty years

4. Palmview / Sippy Downs Town centre

- The Sippy Downs Town Centre is planned as a vibrant Major Activity Centre incorporating a Coles and Woolworths supermarkets, Kmart, a Tavern and specialty stores, office towers and a technology hub
- Incorporates 25,000m² of Retail and 9,000m² of Commercial NLA and 2500 dwellings
- This will create an anticipated 1770 jobs in the Town Centre and a further 600 jobs in the Technology Hub
- Upon completion it is expected that the Sippy Downs Centre will cater for 4,400 full time equivalent jobs including University and school staff
- Dispersed amongst the town centre will be units and student accommodation facilities that provide access for the students to the adjacent university precinct
- The Palmview development will be home to some 16-17,000 people with some 7500 dwellings being built over 15 years
- This will create 4700 full time jobs and inject \$2.6b into the economy over this period
- Schools will be provided for 3000 students and create 120 new teaching jobs

5. Caloundra South

- The Caloundra South UDA will become a community providing housing for a projected population of approximately 50,000 people over the next 30 years
- Approximately 20,000 dwellings will be constructed during this period and 25% of these are mandated to be priced under the current median price for dwellings on the Sunshine Coast
- This site comprises just 1.7% of the total catchment area of the Pumicestone Passage and will replace degraded farming lots and ex forestry plantation areas
- The majority of the Caloundra South site has been extensively cleared through its history of forestry, agriculture and cattle grazing during the last 40 years.
- A relatively small amount of native vegetation can be found along the creeks that traverse the site. The north-eastern part of the site also contains wetlands and some areas of remnant vegetation. The wetlands in the north-eastern corner of the site will be protected and rehabilitated
- These relatively small but important areas of remnant vegetation will be protected from future development
- Approximately 485Ha of the eastern part of the site has been identified for environmental protection purposes and will require rehabilitation with native plantings. A Rehabilitation Plan will be required from the outset of development and will be linked to development stages. This will protect and enhance the site's ecological values

Over the next 20 years over 100,000 new jobs are required to be created in our region in addition to existing employment, this equates to 5,000 jobs per year for the next twenty years. It is the later timeframe which will be the focus of the UDIA. In broad terms the development and construction industry generally contributes approximately 12% of the regional employment. This will necessitate the creation of 12,000 new jobs within the development and construction industry alone during this period.