

# Baringa

Baringa is the first suburb in Stockland's Aura, the largest master planned community under single ownership in Australia.

On completion Aura will house 50,000 residents and 20,000 workers. Stockland Baringa will include a full line IGA, 14 specialty retailers, commercial floorspace, a proposed medical centre, proposed swim school, proposed tavern and approximately 300 car spaces.

## Centre Information



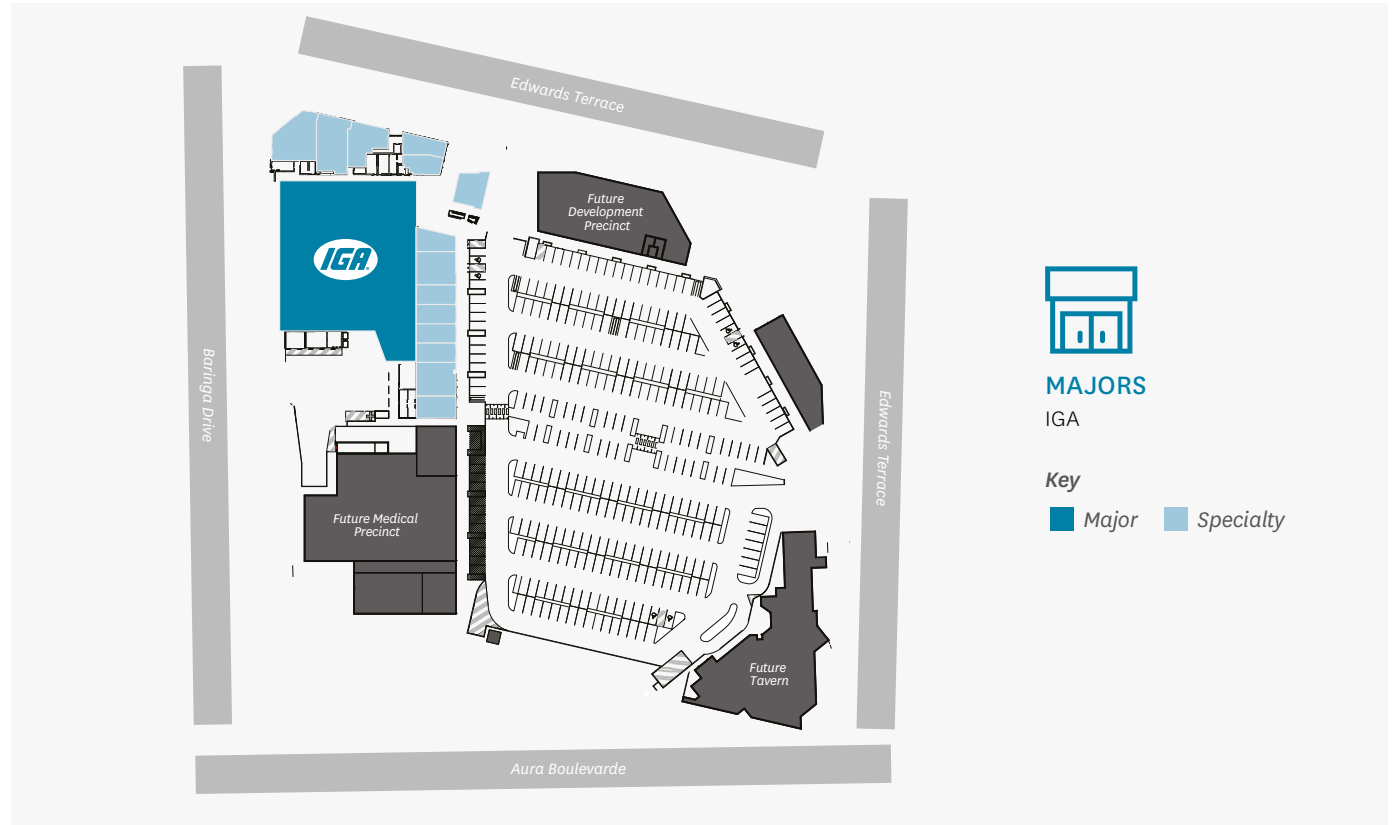
**GLA**  
4,507 SQM



**CAR SPACES**  
300 approx.



**SPECIALTY NO**  
14

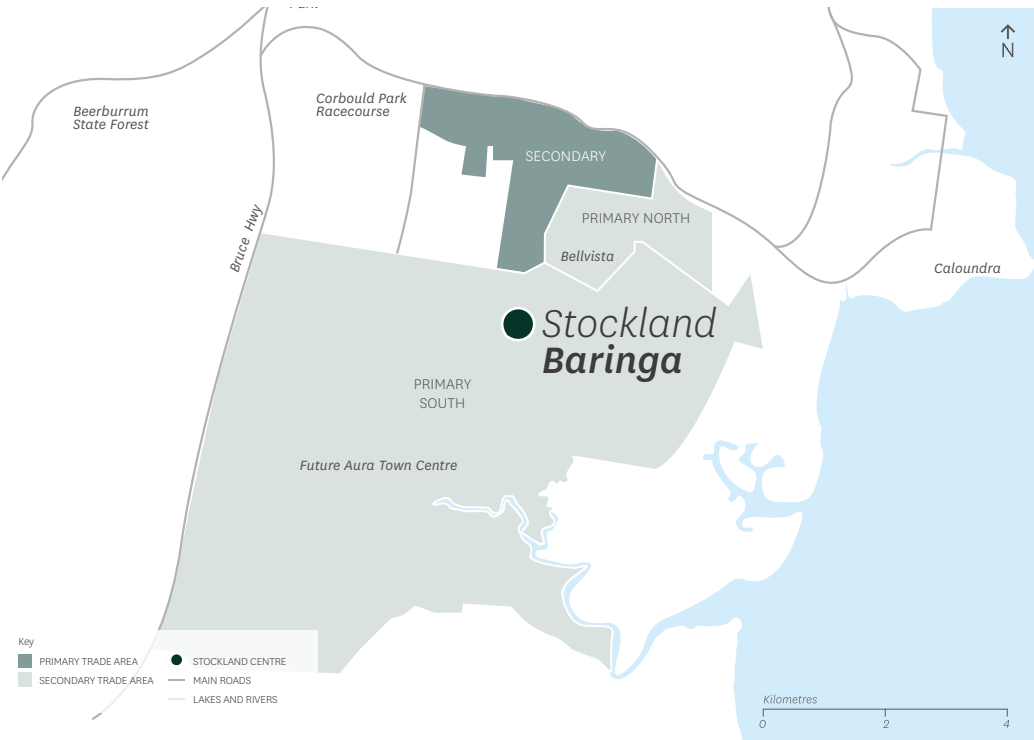


# Trade Area Demographic

The main trade area population is forecast to reach 15,750 in 2021. Over the period to 2026, the main trade area population is projected to increase at an average annual rate of 7.41% to 22,500 by 2020.



## Trade Area Map



Characteristics	Primary Sectors		Secondary Sector	Main TA	QLD Metro Avg.	Aust. Avg.
	South	North				
Income Levels						
Average Per Capita Income	\$33,152	\$30,977	\$38,010	\$33,087	\$38,197	\$38,497
Per Capita Income Variation	-13.20%	-18.90%	-0.50%	-13.40%	n.a.	n.a.
Average Household Income	\$90,852	\$82,444	\$119,749	\$91,811	\$98,799	\$98,478
Household Income Variation	-8.00%	-16.60%	21.20%	-7.10%	n.a.	n.a.
Average Household Size	2.7	2.7	3.2	2.8	2.6	2.6
Age Distribution (% of Pop'n)						
Aged 0-14	24.70%	23.60%	17.90%	22.70%	19.30%	18.80%
Aged 15-19	3.80%	7.30%	8.30%	6.40%	6.30%	6.10%
Aged 20-29	19.50%	8.10%	7.90%	11.40%	14.20%	13.80%
Aged 30-39	19.20%	12.90%	8.90%	13.90%	13.90%	14.00%
Aged 40-49	9.60%	14.20%	17.10%	13.40%	14.00%	13.50%
Aged 50-59	8.20%	10.90%	16.20%	11.20%	12.40%	12.70%
Aged 60+	14.90%	23.10%	23.70%	20.80%	19.90%	21.10%
Average Age	32.9	38.1	41	37.1	37.7	38.5
Housing Status (% of H'holds)						
Owner/Purchaser	60.2%	69.9%	92.5%	71.3%	64.7%	68.0%
Renter	39.8%	30.1%	7.5%	28.7%	35.3%	32.0%
Birthplace (% of Pop'n)						
Australian Born	80.3%	80.8%	80.6%	80.6%	73.7%	72.9%
Overseas Born	19.7%	19.2%	19.4%	19.4%	26.3%	27.1%
• Asia	2.0%	1.2%	1.3%	1.5%	7.5%	10.7%
• Europe	7.9%	9.9%	9.5%	9.3%	7.2%	8.0%
• Other	9.7%	8.0%	8.6%	8.6%	11.6%	8.4%
Family Type (% of Pop'n)						
Couple With Dep't Child.	51.2%	45.6%	52.8%	48.7%	45.3%	45.2%
Couple With Non-Dep't Child.	4.1%	5.5%	13.4%	6.8%	7.3%	7.8%
Couple Without Child.	23.9%	24.0%	24.4%	24.1%	23.7%	23.0%
Single With Dep't Child.	11.4%	13.8%	4.9%	11.2%	9.6%	8.9%
Single With Non-Dep't Child.	2.9%	3.2%	1.3%	2.7%	3.7%	3.7%
Other Family	0.7%	0.6%	0.7%	0.6%	1.1%	1.1%
Lone Person	5.7%	7.3%	2.5%	5.8%	9.3%	10.2%

## Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector			
· South	9,950	16,450	10.60%
· North	4,120	4,320	1.00%
<b>Total Primary</b>	<b>14,070</b>	<b>20,770</b>	<b>8.10%</b>
Secondary Sector	1,680	1,730	0.60%
<b>Main Trade Area</b>	<b>15,750</b>	<b>22,500</b>	<b>7.40%</b>

**Sources** Map: Location IQ, October 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ. All due care has been taken in the preparation of this document and as at February 2018, the information in this document is understood to be correct. However, no warranty is given as to the accuracy of the information contained in this document. Trade area maps and population forecasts are provided as an estimation and are indicative only. It should be noted that the information contained in this document should not be taken to be correct at any future date. Trading patterns described in this document will change in the future and this document should not be relied upon in any way to predict future trading patterns. Average annual change (%) numbers provided in this document are calculated using CAGR. The management of Stockland regard the contents of this document as confidential and retailers should therefore not disclose its contents to any person other than personnel of the retailers involved in the management or promotion of their business at Stockland.