

Childcare Report

Address: 8-12 Cullen Ave,
Jordan Springs NSW 2747,
Australia

Catchment Type: 5 Minutes
Drive Time

Report created on 16/04/2025
by Phil Henry for Business
Geographics Pty. Ltd

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Contents

Contents

Important Information

Executive Summary

Supply Analysis

Centre Characteristics

Childcare Supply Map

Other Childcare

Childcare Developments

Population and Demographics

Population Profile

Historic and Projected Growth

Age Profile

Socio-Economic Status

Birthplace and Ethnicity

Experimental Demand Analysis

Site Context

Schools

Residential Developments and Urban Growth

Site Context Map

Workforce

Worker Profile

Work Characteristics

Resident Worker Destinations

Catchment Worker Origins

Important Information

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Executive Summary

The report catchment covers 5 minutes Drive Time from 8-12 Cullen Ave, Jordan Springs NSW 2747, Australia, in Dharug Country. Within the catchment, there are currently **6** childcare centres, providing **445** licensed places to a market of **1,770** children under 5 years old. Total childcare demand (resident and non-resident) is estimated at **681** places, and is forecast to range between **692** and **751** places by 2030. There are currently **2** childcare developments within the catchment.

 Childcare Centres	Licensed Places	Ratio of Children per Place [^]
6	445	3.98
 Min. Daily Fee	Avg. Daily Fee	Max. Daily Fee
\$110	\$125	\$145
 Current Est. Total Demand*	2030 Est. Total Demand (Low Forecast)	2030 Est. Total Demand (High Forecast)
681	692 ↑1.6%	751 ↑10.3%

Key Statistical Indicators

	Catchment	New South Wales	Australia
2021 0-4 Pop. (ABS Census)	1,739	468,056	1,463,817
2025 0-4 Pop. (BG Estimate)	1,770	477,940	1,522,497
2030 0-4 Pop. (BG Forecast)	1,792	479,013	1,547,312
2025-30 0-4 Pop Change (%)	22 (1.2%)	1,073 (0.2%)	24,815 (1.6%)
2025 Total Pop. (BG Estimate)	19,682	8,553,803	27,425,839
2030 Total Pop. (BG Forecast)	20,675	9,005,125	29,023,181
2025-30 Total Pop Change (%)	993 (5.0%)	451,322 (5.3%)	1,597,342 (5.8%)
SEIFA Score (ABS 2021)	979	1,010	1,000
Median Age (ABS 2021)	32	39	38
Median Family Income (ABS 2021)	\$2,191	\$2,185	\$2,120
Median Monthly Mortgage Repayments (ABS 2021)	\$2,195	\$2,167	\$1,863
Average Household Size (ABS 2021)	2.96	2.6	2.5
% Born in Australia (ABS 2021)	78.5%	69.0%	70.7%

[^] Ratio is the ratio of Children under 5 per Licensed Place.

^{*} Total demand is the estimated average daily demand from residents and non-resident worker/commuter demand, and is indicative only. While there may be resident and worker demand within a catchment, some of the demand may be directed elsewhere depending on catchment childcare availability.

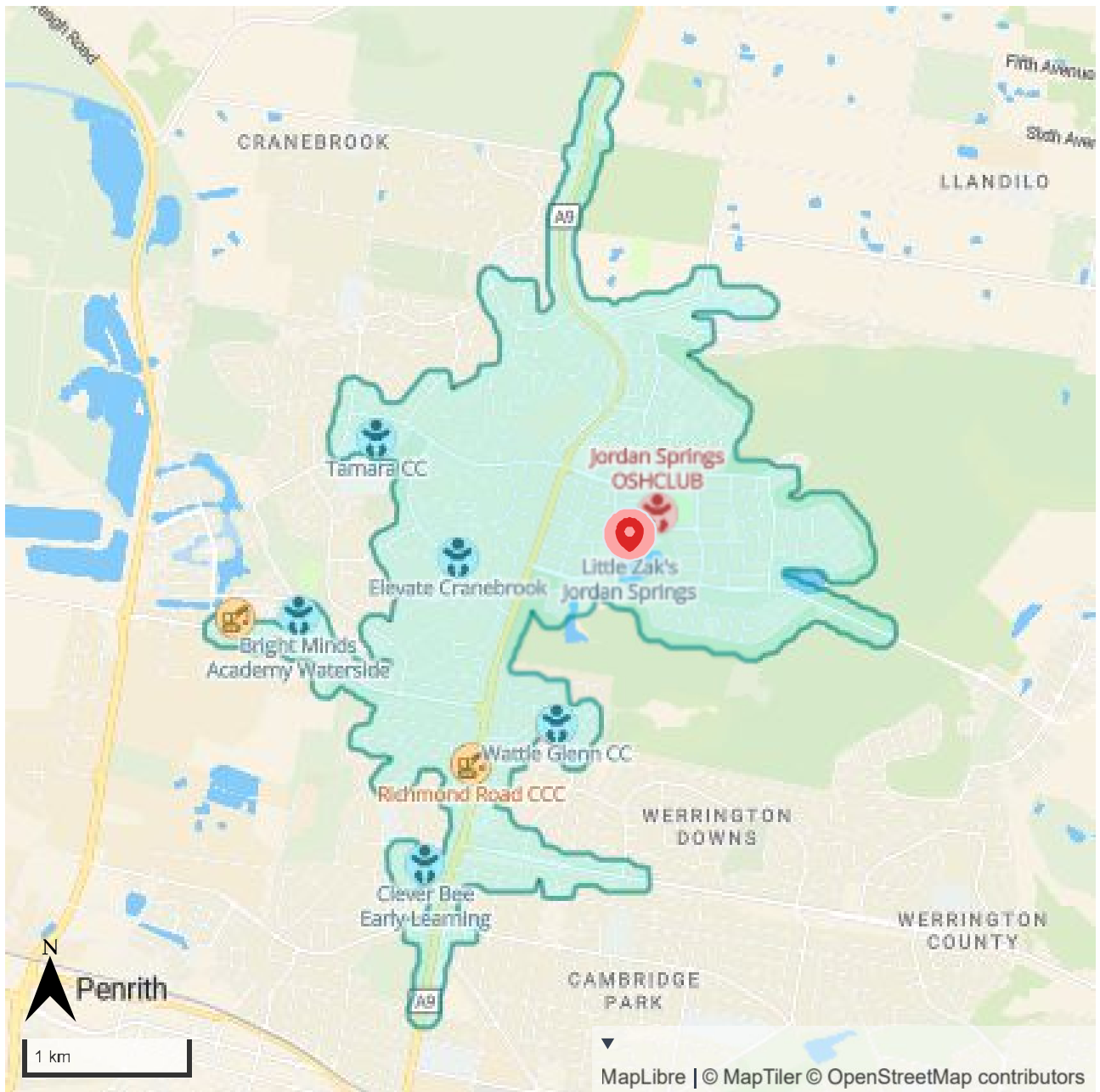
Supply Analysis

There are **6** long day care centres (LDC) in the catchment, supplying a total of **445** licensed places to a market of **1,770** children aged 0 to 4 years (+**333** children aged 5). This represents a ratio of **3.98** children under 5 per LDC place (New South Wales: 1:2.28). The average daily fee (before CCS, weighted by centre size) is approximately **\$124.89** (New South Wales: \$146.26), and ranges between **\$110.00** and **\$145.00**.


Centre Characteristics

- Smallest Centre: **Clever Bee Early Learning (43 places)**
- Largest Centre: **Little Zak's Jordan Springs (153 places)**
- Avg. Centre Size: **74 licensed places**
- Est. Oldest Centre: **Tamara CC (1988)**
- Est. Newest Centre: **Bright Minds Academy Waterside (2019)**
- Avg. Centre Age: **20 years**
- Largest Market Share: **Penrith City Council**

Childcare Supply Map



Map Legend

-  Site Location
-  Long Day Care
-  Other Childcare
-  Childcare Developments
-  Catchment

List of Long Day Care Centres

Name	Address	Lic. Places	Provider	Year Est.	Avg. Daily Fee	NQS Rating
Bright Minds Academy Waterside	21 Renshaw Street (Corner Laycock St), CRANE BROOK 2749 NSW	94	BMA Waterside Pty Ltd ATF BMA Waterside Unit Trust	2019	\$111.00	Meeting NQS
Clever Bee Early Learning	35 Kareela Ave, PENRITH 2750 NSW	43	Fangle Investments Pty Ltd	2018	\$115.00	Working Towards NQS
Elevate Cranebrook	52 Sherringham Rd, CRANE BROOK 2749 NSW	51	Elevate Early Education and Childcare Pty Ltd atf G&G Family Trust 2	1994	\$113.00	Working Towards NQS
Little Zak's Jordan Springs	8-12 Cullen Avenue, JORDAN SPRINGS 2747 NSW	153	M & W Zaki Pty Ltd	2014	\$145.00	Meeting NQS
Tamara CC	17 Hosking St, CRANE BROOK 2749 NSW	56	Penrith City Council	1988	\$115.00	Exceeding NQS
Wattle Glenn CC	28 Trinity Dr, CAMBRIDGE GARDENS 2747 NSW	48	Penrith City Council	1994	\$121.00	Meeting NQS

Data Notes

Information on Long Day Care Centres is primarily sourced from ACECQA registers. Average Daily Fees have been sourced by Business Geographics and represent the full-fee calculated before any child care subsidy is applied. Daily Fees are typically higher for babies and younger children and vary depending on specific inclusions offered by centres such as meals and educational programs.

Other Childcare

There is **1** preschools and kindergartens (PSK), providing **70** licensed places. The overall childcare market (LDC + PSK) is **515** places for a market of **2,103** children aged 0 to 5 years inclusive (a ratio of **4.08** children per total childcare place).

There are also **2** Outside School Hours Care (OSHC) services supplying a total of **425** OSHC places to school-aged children.

Name	Type	Lic. Places	Street Address	Suburb	Postcode
Jordan Springs OSHCLUB	OSHC	355	14-28 Cullen Ave	JORDAN SPRINGS	2747
Rainbow Cottage Children's Centre	PSK and OSHC	70	30 Trinity Drive	CAMBRIDGE GARDENS	2747

Data Notes

Information on other centre-based childcare is primarily sourced from ACECQA registers.

Childcare Developments

There are **2** proposed childcare developments in the catchment, with the potential to deliver an additional **140** licensed places within the next 5 years*.

* *Known places only. An allowance should be made for additional places where the number of places is unknown, or when a development is expected to be completed in more than 5 year's time.*

List of Childcare Developments

Name	Address	Council & DA	Type	Status	Places
Kiddiwinks Play Laugh & Learn	1 Renshaw St, CRANE BROOK NSW 2749	PENRITH Mod25/0005 DA21/0837	MUD	APPROVED	100
Richmond Road CCC	247 Richmond Road, PENRITH NSW 2750	PENRITH DA23/0312 (new) DA22/0195	NEW	POSSIBLE	40

Data Notes

Information regarding Development Applications or Approvals should not be interpreted as conclusive. This information is sourced from third-parties and its accuracy is not able to be verified by Business Geographics. This information is also subject to change. Interested parties may wish to discuss development activity in an area of interest in more detail with the relevant local government authority and/or a consultant town planner.

Population and Demographics

Population Profile

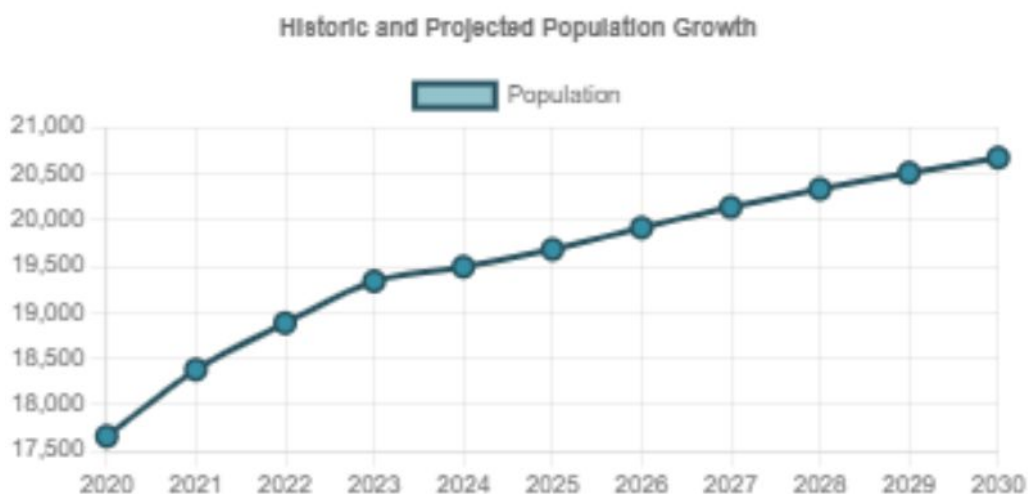
In 2025, there are an estimated **19,682** persons living within the catchment, including **1,770** children aged 0 to 4 (**8.99%**), and **333** children aged 5 years (**1.69%**).

	Age 0-4	Age 5	Total Pop
2016 Census	1,429	238	14,768
2021 Census	1,739	323	18,302
2016-21 Change	310 (21.69%)	85 (35.71%)	3,534 (23.93%)
2025 Population (Estimate)	1,770	333	19,682
2030 Population (Forecast)	1,792	331	20,675
2025-30 Change	22 (1.24%)	-2 (-0.60%)	993 (5.05%)

Historic and Projected Growth

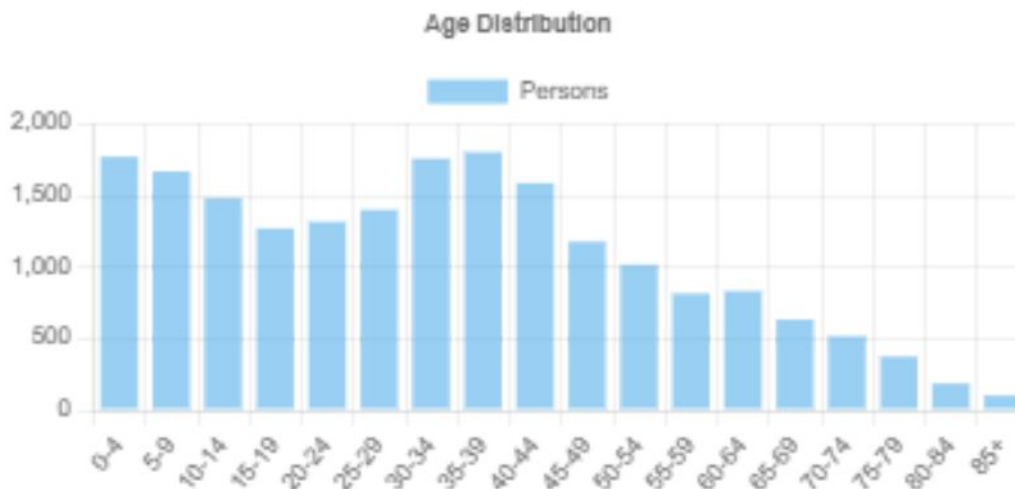
Over the past 5 years, the population in the catchment has grown by an average of **2.20%** annually, from **17,656** in 2020, to **19,682** in 2025.

Between 2025 and 2030, the population is expected to grow at an average of **0.99%** per annum, reaching **20,675** by 2030 (including **1,792** 0 to 4 year olds and **331** 5 year olds).



Age Profile

As of 2021, the median age was **32**, compared to 38 Australia-wide.



Socio-Economic Status

The 2021 SEIFA Index of Relative Socio-Economic Advantage-Disadvantage (IRSAD) is **979**, compared to the national median of 1,000.

In 2021, the median family income was **\$113,932 p.a.** (AUS: \$110,240 p.a.), median weekly rental payments were **\$441** (AUS: \$375), and monthly mortgage repayments were **\$2,195** (AUS: \$1,863).

In 2021, the fertility rate was **2.14** births per female (AUS: 1.66), and the female labour force participation rate was **61.29%** (AUS: 57.80%). Unemployment is currently **3.76%**.

The average household size in the catchment is **2.96** persons per household (AUS: 2.50).



Birthplace and Ethnicity

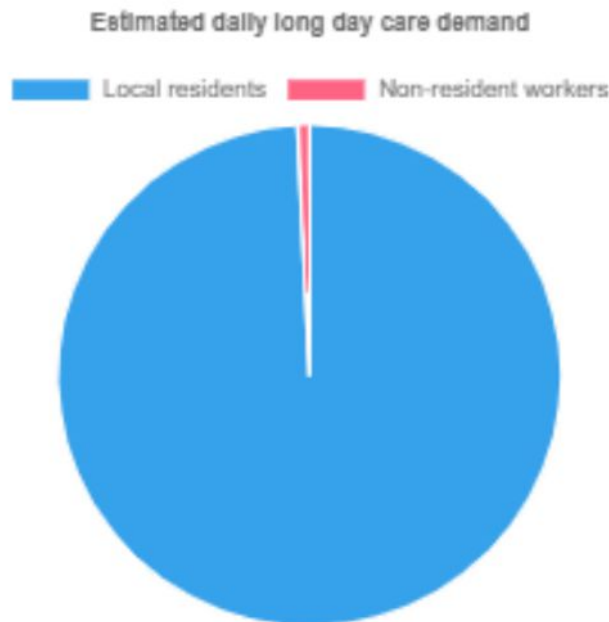
At the 2021 census, **13,454 (78.47%)** residents were born in Australia, while **4,021 (21.53%)** were born elsewhere.

Top 10 Countries of Birth

Country	Catchment No. of Persons	Catchment Percent	New South Wales Percent	National Percent
Australia	13,454	78.47%	69.04%	70.73%
India	851	3.97%	2.59%	2.65%
Philippines	451	2.30%	1.32%	1.16%
England	397	2.42%	2.87%	3.65%
New Zealand	308	1.90%	1.47%	2.09%
China (Excl. Hong Kong and Taiwan)	167	0.85%	3.07%	2.16%
Sri Lanka	121	0.58%	0.39%	0.52%
Fiji	96	0.44%	0.46%	0.27%
Pakistan	79	0.39%	0.42%	0.35%

Experimental Demand Analysis

The estimated average daily demand for long day care from residents and workers in the catchment is for **681** places per day*. This is based on resident demand of **676 (99%)** places per day and non-resident worker demand of **5 (1%)** places per day.



At current forecasts, it's estimated demand could increase by an additional **11 to 70** places over the next 5 years, to between **692 and 751** total places by 2030.#

**Where the estimated demand exceeds local supply it may mean there is some unmet demand. Any unmet demand may be directed elsewhere (ie. to centres in the surrounding area or near parent's place of work) or may be unrealised (i.e. with families deferring a return to work after having children, utilising informal childcare arrangements, or simply going without). Where the estimated demand is less than local supply, this may mean supply is sufficient to meet demand. That said, there may also be some additional commuter demand inflows.*

Note that this demand modelling under development and should be used with caution.

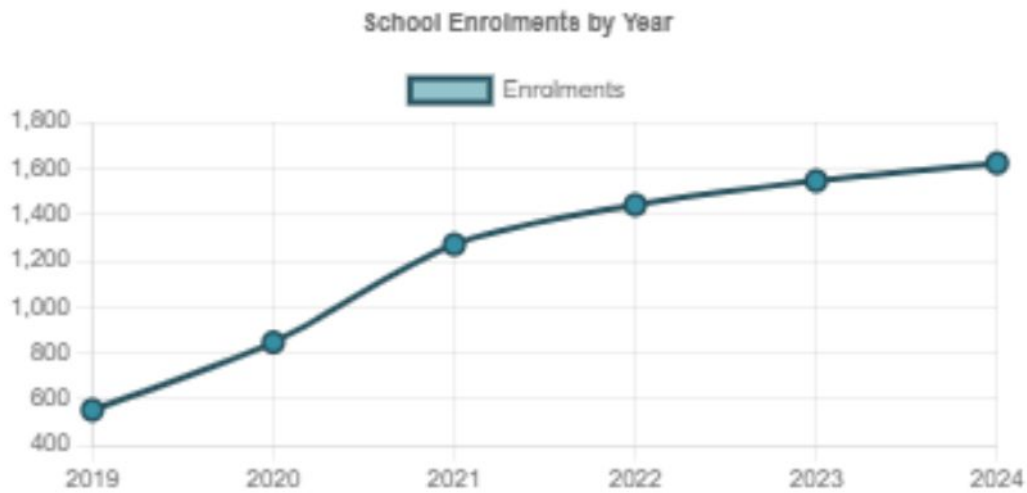
#The high forecast assumes and increase in childcare participation in response to increased supply/availability and in the case of workers from outside the catchment, a higher proportion of workers that use childcare near work.

Site Context

Schools

There are **2** schools within the catchment, with **1,624** total enrolments in 2024. Enrolments have increased by **1,072** in the past five years, at an average of **24.09% p.a.**

School Type	No. of Schools	Enrolments
Primary School	2	1,624
Secondary School	0	0
Government School	1	1,103
Catholic School	1	521
Independent School	0	0
Total Schools	2	1,624



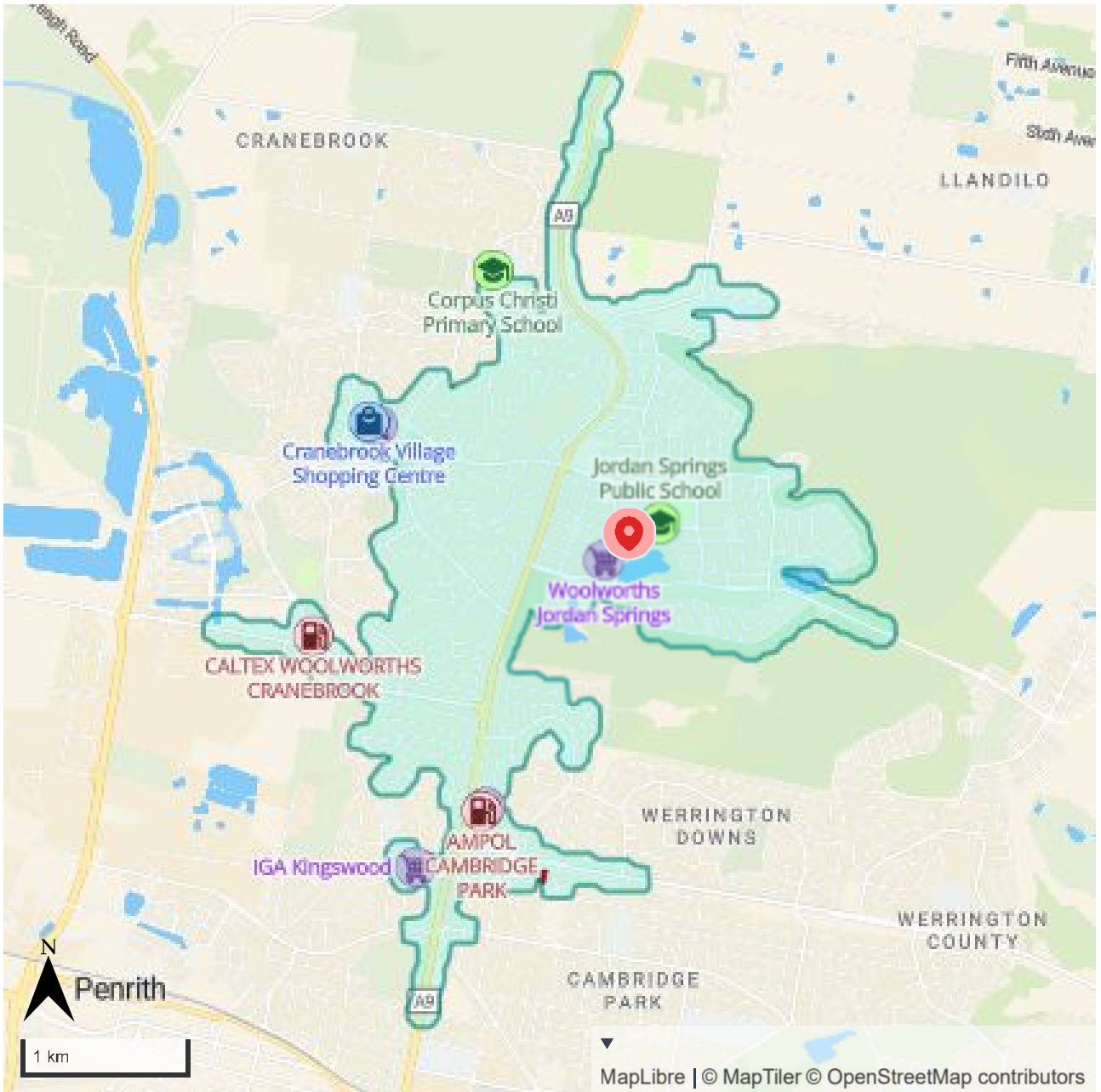
List of Schools

Name	Type	Suburb	Current Enrolments
Corpus Christi Primary School	Primary	CRANEBROOK	521
Jordan Springs Public School	Primary	JORDAN SPRINGS	1,103

Residential Developments and Urban Growth

There are **1** known residential developments in the catchment, providing up to **8** total dwellings over the lifespan of those developments.* There are also **0** major planning precincts, and **0 ha (0 acres)** of land earmarked for potential residential growth.

Site Context Map



Map Legend

- Site Location
- School
- Convenience Store
- Service Station
- Shopping Centre
- Supermarket
- Catchment
- Urban Growth
- Residential Development

Workforce

Worker Profile

In 2021, there were **1,357** persons working within the catchment, including **619 males (45.62%)** and **743 females (54.75%)**. Of those workers, **622 (45.63%)** work full-time, while **741 (54.37%)** work part-time (**993** full-time equivalent workers). The median worker age is **39** years.

Worker Occupations

Workers within the catchment work in the following occupations.

Occupation	Count	Percent	New South Wales Percent	National Percent
Professional	281	21.06%	26.39%	24.42%
Technician or Trades	177	13.27%	12.06%	13.15%
Sales	175	13.12%	8.18%	8.34%
Community or Personal Services	173	12.97%	10.81%	11.69%
Labourer	170	12.74%	8.33%	9.19%
Clerical or Administration	148	11.09%	13.23%	12.9%
Manager	132	9.9%	14.85%	13.92%
Machinery Operator	74	5.55%	6.15%	6.39%

Transport

Of the 1,120 persons who reported their method of transport to and from work, **679 (60.62%)** travel by road as either driver or passenger in a private vehicle, **12 (1.07%)** travel by public transport, **25 (2.23%)** traveled via active transport, and **404 (36.07%)** worked from home or did not go to work during the census period.

Work Characteristics

Of the 1,357 workers within the catchment, **1,132 (84.86%)** work in the private sector, and **202 (15.14%)** in the public sector. Workers within the catchment worked an average of **30** hours per week.

Industry of Employment	Count	Percent	New South Wales Percent	National Percent
Education and Training	235	18.01%	9.15%	9.21%
Retail Trade	219	16.78%	9.44%	9.54%
Health Care and Social Assistance	182	13.95%	15.08%	15.2%
Construction	154	11.8%	8.97%	9.27%
Accommodation and Food Services	134	10.27%	6.5%	6.8%
Professional, Scientific and Technical Services	52	3.98%	9.32%	8.2%
Public Administration and Safety	51	3.91%	6.09%	6.92%
Other Services	46	3.52%	3.56%	3.78%
Administrative and Support Services	44	3.37%	3.37%	3.37%
Transport, Postal and Warehousing	42	3.22%	4.84%	4.74%
Manufacturing	42	3.22%	5.76%	6.2%
Financial and Insurance Services	34	2.61%	5.57%	3.86%
Arts and Recreation Services	19	1.46%	1.47%	1.64%
Rental, Hiring and Real Estate Services	14	1.07%	1.78%	1.63%
Information Media and Telecommunications	13	1%	1.96%	1.45%
Wholesale Trade	12	0.92%	3%	2.71%
Electricity, Gas, Water and Waste Services	5	0.38%	1.01%	1.17%
Agriculture, Forestry and Fishing	4	0.31%	2.15%	2.45%
Mining	0	0%	0.99%	1.86%

Resident Worker Destinations

Resident workers are those that live within the catchment, and may work within the catchment or elsewhere. In 2021, of the **7,864** resident workers, **1,664 (21.16%)** work within the catchment, while **6,200 (78.84%)** travel outside the catchment for work. The current resident unemployment rate is **3.76%**

Top Resident Worker Destinations

Destination SA2 Name	Worker Count
Jordan Springs - Llandilo	632
St Marys - North St Marys	477
Cranebrook - Castlereagh	437
Penrith	353
Prospect Reservoir	300

Catchment Worker Origins

Catchment workers are those with their place of work within the catchment. They may also live within the catchment, or travel from elsewhere to their place of work. In 2021, of the **1,357** catchment workers, **750 (55.30%)** reside within the catchment, while **607 (44.70%)** travel from outside the catchment to their place of work.

Top Catchment Worker Origins

Origin SA2 Name	Worker Count
Jordan Springs - Llandilo	183
Cambridge Park	134
Cranebrook - Castlereagh	106
Penrith	78
Kingswood - Werrington	56

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