

# A NEW POINT OF VIEW

GREENBANK

**PEAK**  
Property Research



# EXECUTIVE SUMMARY

Located within 25kms of Brisbane CBD, Greenbank is surrounded by primary and secondary schools, medical centres, the area's best shopping centres, and recreational facilities including White Rock Conservation Park and Spring Mountain Forest Park. In addition to nearby Springfield Lakes with its recreation, medical, education and shopping facilities, residents of Greenbank will enjoy easy access to Greenbank's local sports clubs, tavern, child care and schools.

The Greenbank (SA2) consists of one suburbs:

- Greenbank

The Greenbank Statistical Area Level 2 (SA2) has a total land area of 258.5km<sup>2</sup>.

## POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Greenbank SA2 was 13,568, with the population projected to be 89,924 persons at 30 June 2041.

This is an expected population increase of 562.7%, or 8.0% per year over 25 years.

EXPECTED POPULATION  
INCREASE FOR GREENBANK  
SA2 FROM 2017 TO 2041 IS:

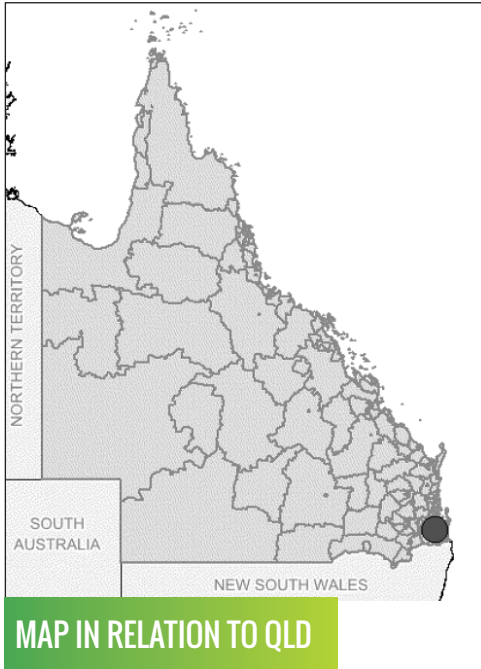
**562.7%**

## EMPLOYMENT

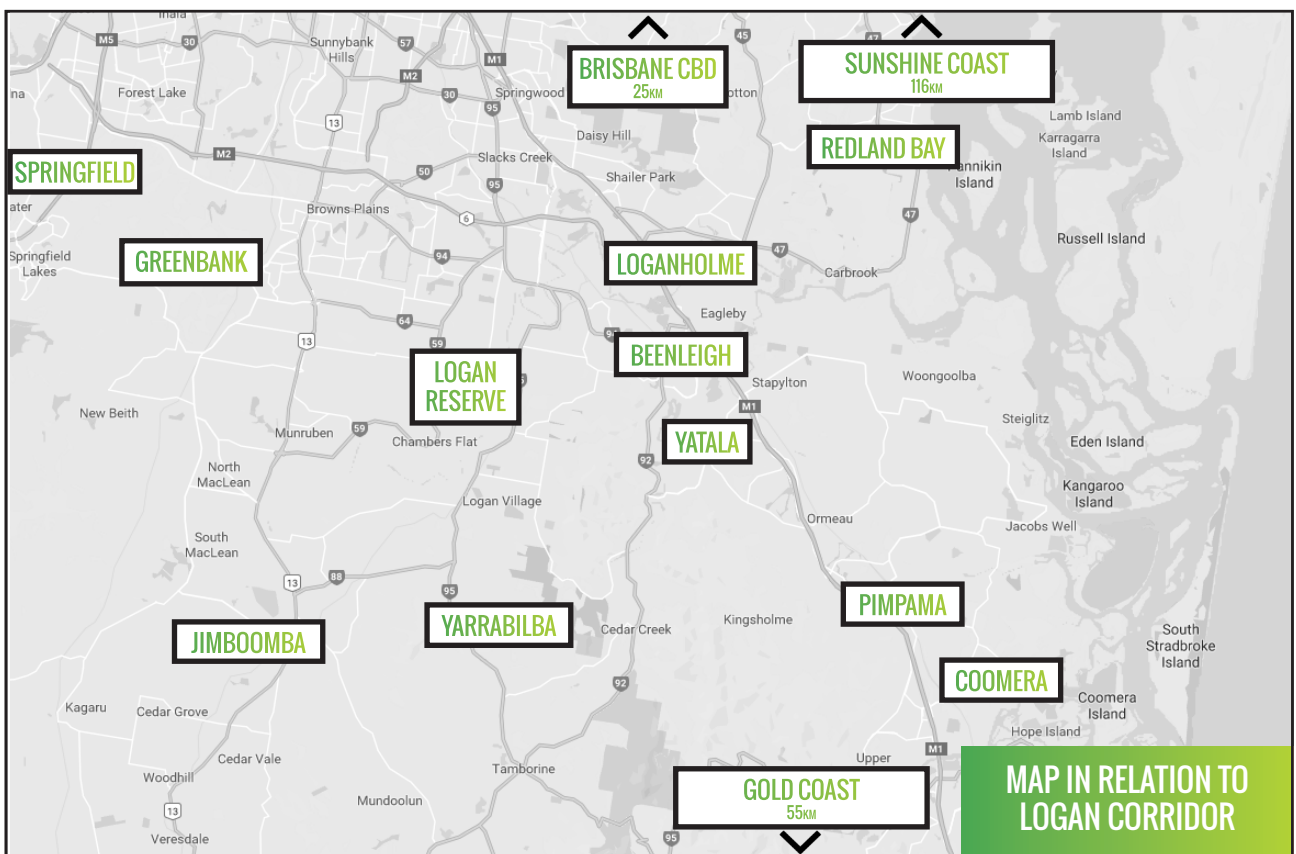
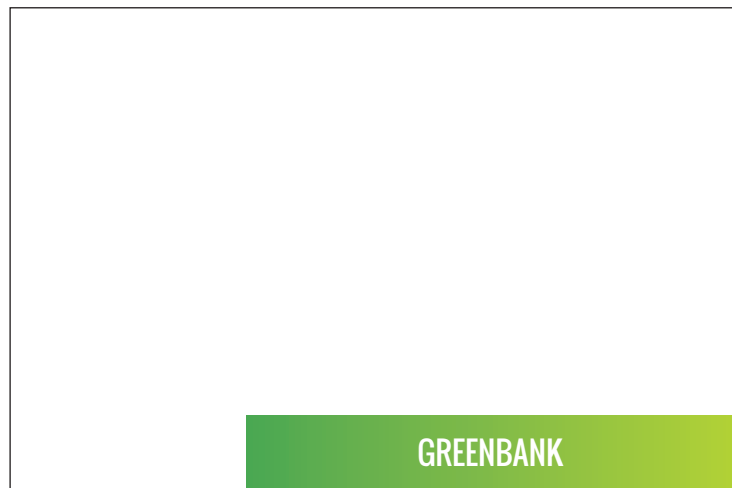
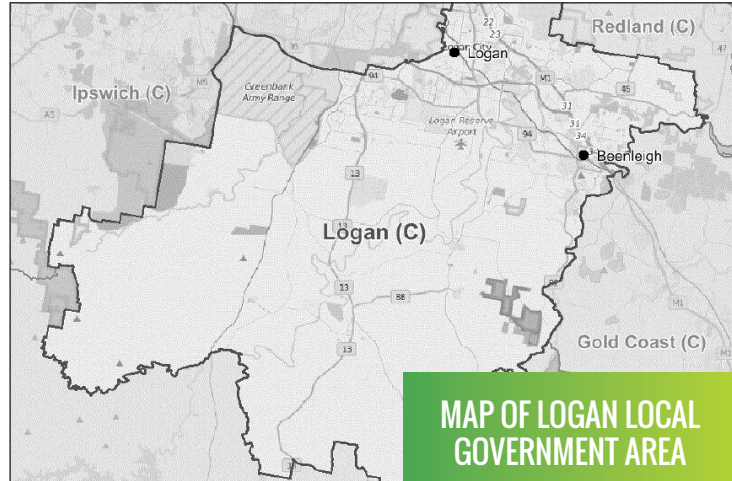
The top five industry subdivisions of employment for Greenbank (SA2) as at the 2016 Census of Population and Housing Data were:

1. Construction Services (9.0%)
2. Preschool and School Education (5.4%)
3. Road Transport (4.8%)
4. Other Store-Based Retailing (4.7%)
5. Food and Beverage Services (4.0%)

# LOCATION



MAP IN RELATION TO QLD



# LOCATION - DISTANCE TO KEY AREAS

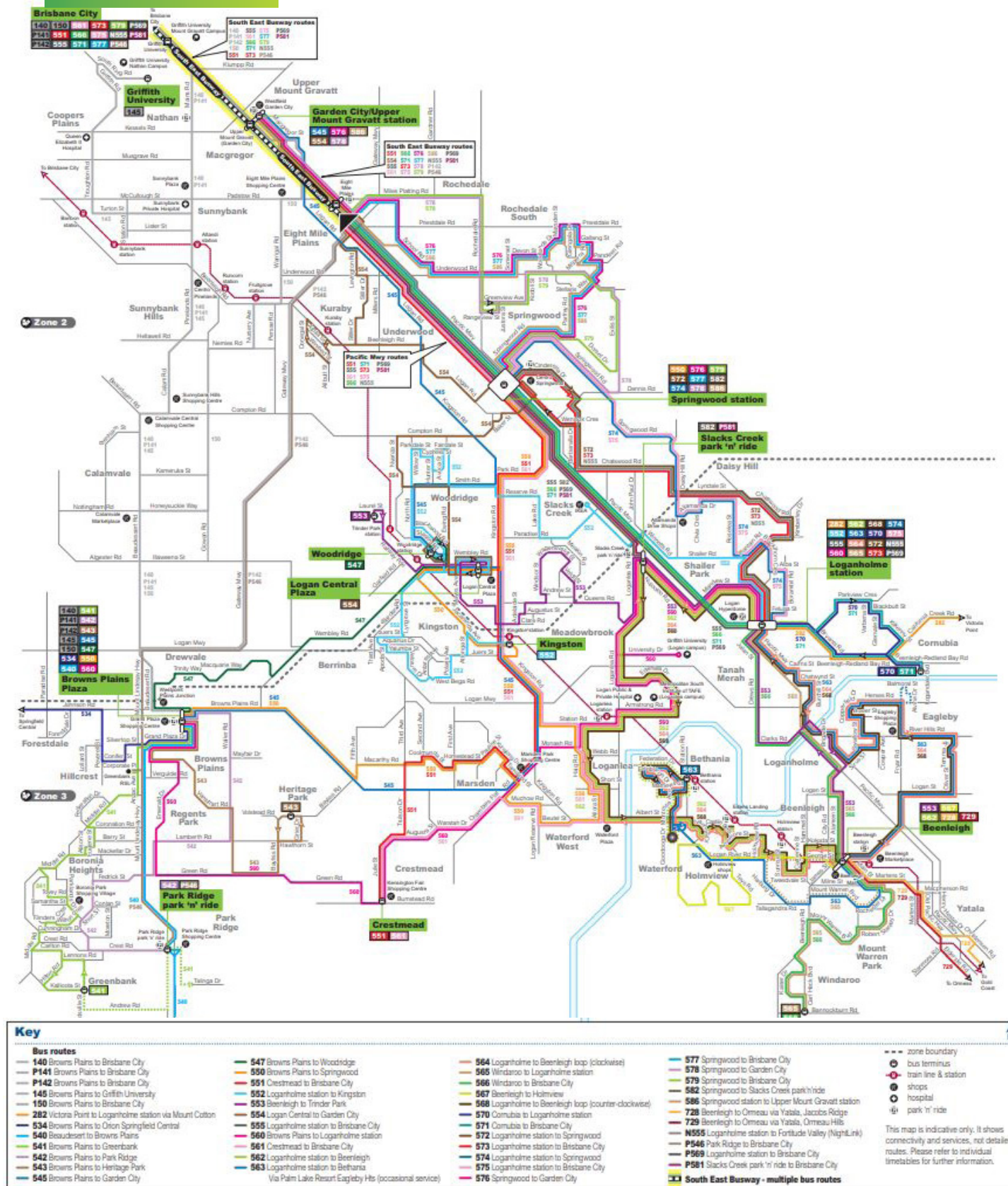


# PUBLIC TRANSPORT



# PUBLIC TRANSPORT

## BUS ROUTES



TRANSLINK  
SOUTHERN REGION  
NETWORK  
MAP

# PUBLIC TRANSPORT

## SEQ TRANSLINK NETWORK MAP

### Key

- Ferry Grove and Beenleigh lines
- Shorncliffe and Cleveland lines
- Airport and Gold Coast lines
- Caboolture/Sunshine Coast and Ipswich/Rosewood lines
- Redcliffe Peninsula and Springfield lines
- Doomben line
- Special event service only
- Busway lines
- G:link light rail line

- Transfer to other train services
- TransLink fare zones
- Transfer to busway services
- Transfer to light rail service
- Special fares apply
- Independent access
- Assisted access
- King George Square busway station
- Queen Street bus station

There are many bus services scheduled to connect with train services at most train stations. Please use the TransLink journey planner to plan your journey.

Express services do not stop at all stations depicted on this map. Please refer to separate line timetables for details.

Most stations have free park 'n' ride facilities.

For details visit [translink.com.au](http://translink.com.au) or call 13 12 30 anytime.

<sup>a</sup> Services to and from the airport stations are operated by Airtrain Citylink Limited ABN 98 066 543 315 pursuant to a contract for services with Queensland Rail.

<sup>f</sup> Services to and from Gympie North do not stop at Eagle Junction.

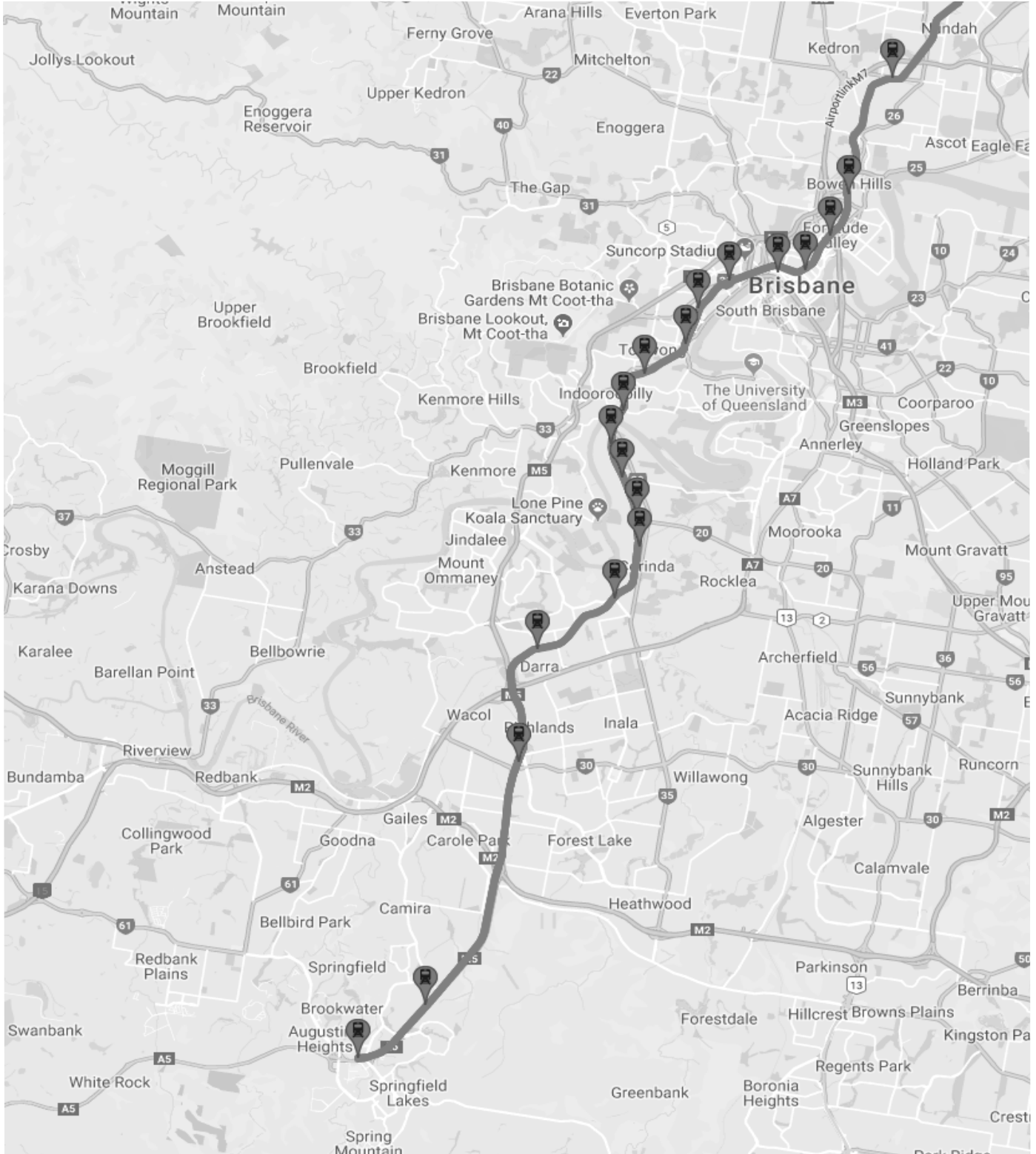
<sup>~</sup> Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.



# PUBLIC TRANSPORT

## TRAIN LINE TO CBD



**SPRINGFIELD CENTRAL**  
TO  
**BRISBANE CBD**  
APPROX 43 MINS



# TRAVEL TIME



\* Car times from Greenbank  
 \* Transit times from Springfield Central Train Station

A large crowd of people is shown from behind, walking away from the camera. The scene is brightly lit, suggesting an outdoor event or festival. In the foreground, a woman with short brown hair, wearing a light-colored t-shirt and a dark strap over her shoulder, is looking towards the crowd. The background is filled with many other people, some in white shirts and blue jeans, others in more casual attire. The overall atmosphere is busy and social.

# POPULATION ANALYSIS

# DEMOGRAPHICS

## Estimated Resident Population (ERP)

### Logan (C) LGA

- ERP of 320,583 persons as at 30 June 2017
- Average annual growth rate of 1.7% over five years
- Average annual growth rate of 1.9% over ten years

### Greenbank SA2

- ERP of 13,568 persons as at 30 June 2017
- Average annual growth rate of 1.7% over five years
- Average annual growth rate of 3.2% over ten years

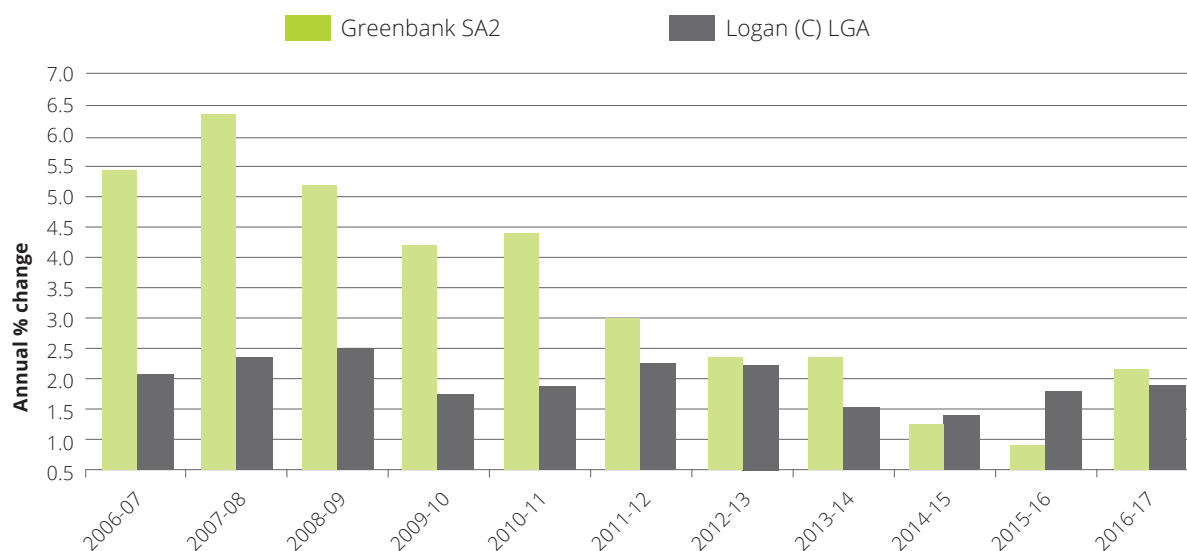
AS AT 30 JUNE 2017, THE  
ESTIMATED RESIDENT  
POPULATION FOR  
GREENBANK SA2 WAS:

**13,568  
PERSONS**

## Estimated resident population, Logan (C) LGA and Greenbank SA2

LGA / SA2	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Logan (C)	264,410	293,974	320,583	1.9	1.7
Greenbank SA2	9,947	12,450	13,568	3.2	1.7

## Estimated resident population growth, Greenbank SA2 and Logan (C) LGA



Source: ABS 3218.0, Regional Population Growth, Australia, various editions

# DEMOGRAPHICS

## Population Projections

### Logan (C) LGA

- Population projected to be 554,327 persons as at 30 June 2041
- Increase of 2.3% per year over 25 years

### Greenbank SA2

- Population projected to be 89,924 persons as at 30 June 2041
- Increase of 8.0% per year over 25 years

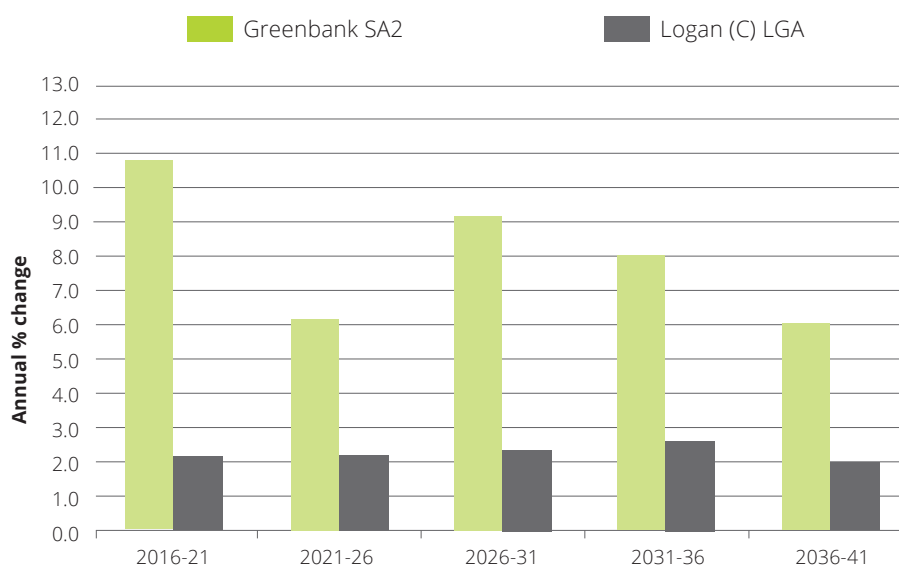
FROM 2016 TO 2041,  
THE POPULATION FOR  
GREENBANK SA2 IS  
PROJECTED TO INCREASE  
FROM 13,224 PERSONS:  
**TO 89,924  
PERSONS**

## Projected population, Logan (C) LGA and Greenbank SA2

LGA / SA2	As at 30 June						Average annual growth rate
	2016 <sup>(a)</sup>	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Logan (C)	313,785	350,599	392,602	441,057	500,881	554,327	2.3
Greenbank SA2	13,224	22,051	29,758	45,906	67,253	89,924	8.0

(a) 2016 data are estimated resident population (ERP)

## Projected population change, Greenbank SA2 and Logan (C) LGA



Source: Queensland Government Population Projections, 2018 edition (medium series)

# DEMOGRAPHICS

## Family Composition

### Logan (C) LGA

- 79,441 families
- 46.1% of total families were couple families with children

### Greenbank SA2

- 3,529 families
- 55.9% of total families were couple families with children

THE PERCENTAGE OF TOTAL FAMILIES IN GREENBANK SA2 WHICH WERE COUPLE FAMILIES WITH CHILDREN WAS

**55.9%**

### Family composition<sup>(a)</sup>, Logan (C) LGA and Greenbank SA2, 2016

LGA / SA2	Couple family with no children		Couple family with children		One-parent family		Total <sup>(b)</sup>
	Number	%	Number	%	Number	%	Number
Logan (C)	25,724	32.4	36,617	46.1	15,861	20.0	79,441
Greenbank SA2	1,147	32.5	1,972	55.9	382	10.8	3,529

*(a) Includes same-sex couple families. (b) Includes other families  
Source: ABS, Census of Population and Housing, 2016, General Community Profile - G25*



# DWELLING & BUILDING ANALYSIS



# DWELLING BY DWELLING STRUCTURE

A dwelling is a structure which is intended to have people live in it.

The below information is based on occupied private dwellings.

## Logan (C) LGA

- 83,533 occupied private dwellings (or 85.9%) were separate houses

## Greenbank SA2

- 3,643 occupied private dwellings (or 99.7%) were separate houses

THE PERCENTAGE OF  
TOTAL OCCUPIED PRIVATE  
DWELLINGS IN GREENBANK  
SA2 WHICH WERE  
SEPARATE HOUSES WAS:

**99.7%**

## Occupied private dwellings by dwelling structure, Logan (C) LGA and Greenbank SA2

LGA / SA2	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Logan (C)	83,533	10,127	2,664	456	143	97,224
Greenbank SA2	3,643	0	0	3	0	3,653

# DWELLING BY TENURE TYPE

Tenure type describes whether a household rents or owns the dwelling in which they live.

## Logan (C) LGA

- 22,404 occupied private dwellings (or 23.0%) were fully owned

## Greenbank SA2

- 850 occupied private dwellings (or 23.3%) were fully owned

THE PERCENTAGE OF  
TOTAL OCCUPIED PRIVATE  
DWELLINGS IN GREENBANK  
SA2 WHICH WERE FULLY  
OWNED WAS:

**23.3%**

## Occupied private dwellings by tenure type, Logan (C) LGA and Greenbank SA2, 2016

LGA / SA2	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	
Logan (C)	22,404	23.0	39,220	40.3	32,434	33.4	633	0.7	97,224
Greenbank SA2	850	23.3	2,327	63.7	393	10.8	17	0.5	3,653

# INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

## Logan (C) LGA

- 3,204 approved new houses in the 12 months ending 30 September 2018
- \$900.8 million of building value in residential building approvals

## Greenbank SA2

- 287 approved new houses in the 12 months ending 30 September 2018
- \$86.0 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN GREENBANK SA2 IN THE 12 MONTHS ENDING 30 SEPTEMBER 2018 WAS

**287**  
**APPROVALS**

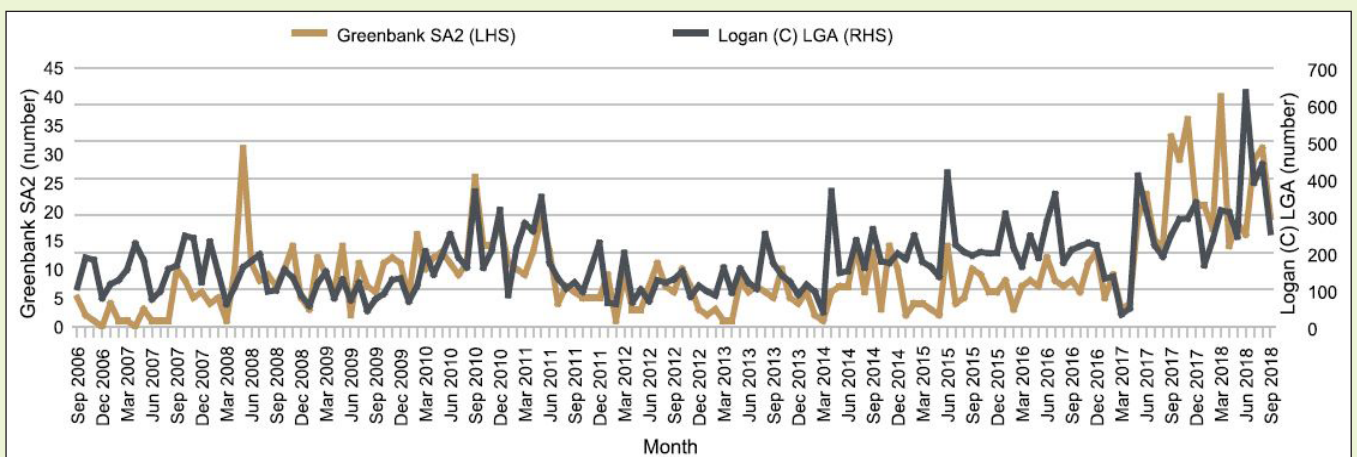
## Residential and non-residential building approvals, Logan (C) LGA and Greenbank SA2, 12 months ending 30 September 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other <sup>(a)</sup>	Alterations, additions and conversions	Total	Residential	Non-residential	Total		
		- Number -			\$'000	%	\$'000	%	\$'000
Logan (C)	3,204	686	7	3,897	900,785	72.6	339,143	27.4	1,239,927
Greenbank SA2	287	4	0	291	85,995	98.8	1,046	1.2	87,041

(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

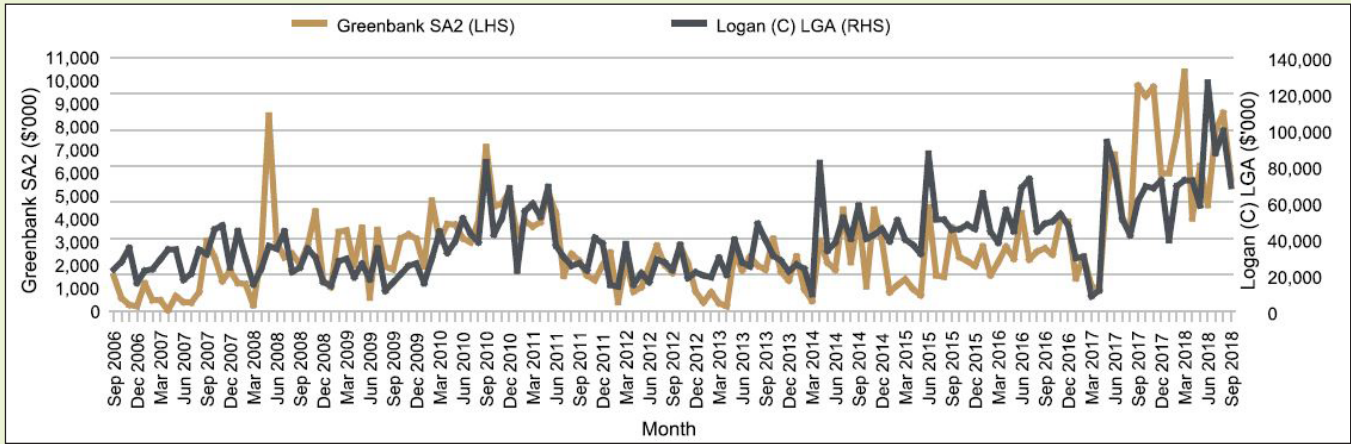
Source: ABS 8731.0, Building Approvals, Australia, various editions

## Number of residential building approvals, Greenbank SA2 and Logan (C) LGA

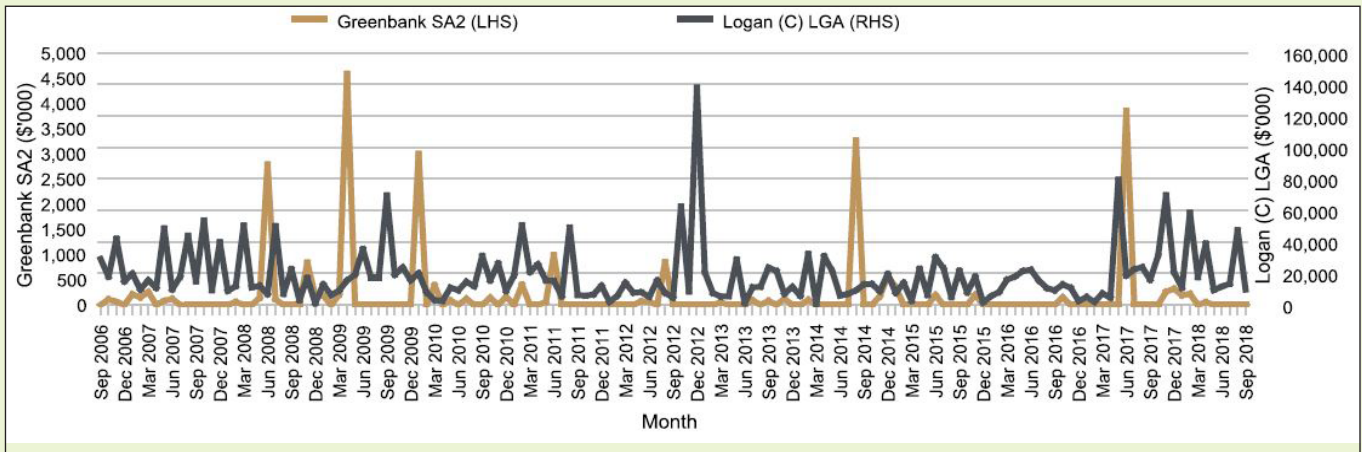




## Value of residential building approvals, Greenbank SA2 and Logan (C) LGA



## Value of non-residential building approvals, Greenbank SA2 and Logan (C) LGA



Source: ABS 8731.0, *Building Approvals, Australia, various editions*



# SERVICES

# EDUCATION

## Early Childhood Education & Care Services

### Logan (C) LGA

- 211 early childhood education and care services as at 31 August 2018
- 122 long day care services

### Greenbank SA2

- 3 early childhood education and care services as at 31 August 2018
- 1 long day care service

THE NUMBER OF EARLY CHILDHOOD EDUCATION AND CARE SERVICES IN LOGAN (C) LGA AS AT 31 AUGUST 2018 WAS:

**211 SERVICES**

### Early childhood education and care services, Logan (C) LGA and Greenbank SA2, 31 August 2018

LGA / SA2	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Logan (C)	15	24	122	45	1	211
Greenbank SA2	0	1	1	1	0	3



# EDUCATION

---

## Schools

### Logan (C) LGA

- 77 schools as at June 2018

### Greenbank SA2

- 2 schools as at June 2018

## Universities

### Logan (C) LGA

- Griffith University - Logan Campus

### Greenbank SA2

- 0

AS AT JUNE 2018, THE  
NUMBER OF SCHOOLS IN  
LOGAN (C) LGA WAS:

**77**  
**SCHOOLS**

# HEALTH

---

## EMERGENCY SERVICES

### Police Stations

#### Logan (C) LGA

- 7 police stations as at June 2018

#### Greenbank SA2

- 0 police stations as at June 2018

### Ambulance Stations

#### Logan (C) LGA

- 6 ambulance stations as at June 2018

#### Greenbank SA2

- 0 ambulance stations as at June 2018

### Fire Stations

#### Logan (C) LGA

- 5 fire stations as at June 2018

#### Greenbank SA2

- 0 fire stations as at June 2018

## HOSPITALS

### Logan (C) LGA

- 3 hospitals as at June 2018

### Greenbank SA2

- 0 hospitals as at June 2018

AS AT JUNE 2018, THE  
NUMBER OF COMBINED  
EMERGENCY SERVICES IN  
LOGAN (C) LGA WAS:

**21**  
**EMERGENCY**  
**SERVICES**

# EMPLOYMENT & ECONOMY ANALYSIS



# EMPLOYMENT

## By Industry

### Logan (C) LGA

- 12.0% of employed persons worked in Construction industry
- 11.5% of employed persons worked in Health care and social assistance industry

### Greenbank SA2

- 14.2% of employed persons worked in Construction industry
- 9.8% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.55 in Agriculture, forestry and fishing industry

TOP 5 INDUSTRIES OF EMPLOYMENT WERE:  
**CONSTRUCTION**  
**EDUCATION**  
**ROAD TRANSPORT**  
**OTHER RETAIL**  
**FOOD & BEV**

## Employment by industry, Greenbank SA2 and Logan (C) LGA, 2016

Industry	Logan (C) LGA		Greenbank SA2		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	1,134	0.9	85	1.3	1.55
Mining	889	0.7	59	0.9	1.38
Manufacturing	12,839	9.7	604	9.5	0.97
Electricity, gas, water and waste services	1,270	1.0	83	1.3	1.35
Construction	15,780	12.0	903	14.2	1.19
Wholesale Trade	5,225	4.0	262	4.1	1.04
Retail trade	13,863	10.5	626	9.8	0.94
Accommodation and Food Services	7,015	5.3	258	4.1	0.76
Transport, postal and warehousing	9,757	7.4	529	8.3	1.12
Information media and technologies	1,355	1.0	75	1.2	1.15
Financial and insurance services	2,917	2.2	126	2.0	0.90
Rental, hiring and real estate services	2,322	1.8	107	1.7	0.95
Professional, scientific and technical services	5,824	4.4	268	4.2	0.95
Administration and support services	4,843	3.7	190	3.0	0.81
Public administration and safety	6,859	5.2	389	6.1	1.18
Education and training	9,900	7.5	461	7.2	0.96
Health care and social assistance	15,175	11.5	592	9.3	0.81
Arts and recreation services	1,554	1.2	54	0.8	0.72
Other services	5,876	4.5	368	5.8	1.30
<b>Total</b>	<b>131,955</b>	<b>100.0</b>	<b>6,368</b>	<b>100.0</b>	<b>1.00</b>

Source: ABS, Census of Population and Housing, 2016, General Community Profile - G51 and unpublished data

# ECONOMY

## Logan (C) LGA

- Median mortgage repayment of \$1,733 per month
- Average household size of 2.9 persons per dwelling

## Greenbank SA2

- Median mortgage repayment of \$2,167 per month
- Average household size of 3.3 persons per dwelling

THE MEDIAN TOTAL  
PERSONAL INCOME FOR  
GREENBANK SA2 WAS:

**\$713 PER  
WEEK**

## Selected medians and averages, Greenbank SA2 and Logan (C) LGA, 2016

SA2 / LGA	Median/Average					
	Median mortgage repayment	Median total family income	Median total household income	Median total personal income	Average household size	Average number of persons per bedroom
	\$/month	\$/week	\$/week	\$/week	persons	number
Logan (C)	1,733	1,546	1,416	635	2.9	0.8
Greenbank SA2	2,167	1,965	2,035	713	3.3	0.8





# Greenbank Shopping Centre sold for \$33 million

**JASON QUELCH** JAN 29, 2016

Greenbank Shopping Centre and its adjoining land has sold for a combined \$33 million earlier this week.

SCA Property Group bought the complex for \$23 million and negotiated a deal to buy the adjoining 9.96 hectares of development land for \$10 million under a put-and-call option with a settlement time of up to five years.

SCA Property Group chief executive officer Anthony Mellowes said it was too soon to know the exact plans for the land, but people should expect an expansion of the centre.

Original articles can be found at:

<https://www.domain.com.au/news/greenbank-shopping-centre-sold-for-33-million-20160129-gmh6ww/>





Greenbank Shopping Centre in Queensland is set to expand after the deal.  
Photo: supplied

“We want to further develop on the land next door with hopes to expand the shopping centre,” Mr Mellowes said.

“Greenbank is in a good growth corridor with an increasing population and an ideal demographic.”

The transaction was negotiated by JLL’s Sam Hatcher and Jacob Swan in conjunction with CBRE.

Mr Hatcher said the centre’s strong yield of 6.61 per cent made it “strategic” and “highly desirable”.

“The centre is strategically located within one of Queensland’s major future population nodes with the MTA’s [major trading area’s] population and retail expenditure anticipated to grow,” he said.

The predicted strong population growth for Greenbank, as well as the centre’s location within the Greater Flagstone Priority Development Area, was a major consideration for SCA Property Group.

Planning regulations provide a possible expansion of the shopping centre of up to 2.2 hectares of additional gross floor area, which would include the adjacent land.

Greenbank Shopping Centre is a single-level neighbourhood centre with a 3970-square-metre Woolworths supermarket as well as a Woolworths Plus Petrol and 17 specialty stores.

Original articles can be found at:

<https://www.domain.com.au/news/greenbank-shopping-centre-sold-for-33-million-20160129-gmh6ww/>

The 5690-square-metre centre was opened in 2008 and has established its position as the dominant centre within the area.

SCA Property Group owns 82 shopping centres throughout Australia and New Zealand.

Original articles can be found at:

<https://www.domain.com.au/news/greenbank-shopping-centre-sold-for-33-million-20160129-gmh6ww/>

# Mirvac Receives Green Light For New Greenbank Community



*Image: Warwick Bible at Mirvac's Greenbank site*

**Mirvac has received Queensland State Government approval for a new 481 hectare residential community in Greenbank, 30 kilometres south-west of the Brisbane CBD.**

The new community, which is yet to be named, is located within the State Government declared Priority Development Area (PDA), which was planned to play a major role in accommodating growth in south east Queensland.

The approval gave the green light for Mirvac's overall project masterplan, comprising approximately 3,300 residential homesites and community facilities including a state primary school, which will cater for up to 1,000 students, a neighbourhood retail centre and community health centre.

Original article can be found at:

<https://theurbandevolver.com/articles/mirvac-receives-green-light-new-greenbank-community>

Mirvac Queensland Residential General Manager Warwick Bible said Greenbank is at the centre of one of the highest growth regions in South East Queensland.

"It is a very appealing location for a new community because it is surrounded by existing infrastructure and amenity." Bible said the new community would have a "green heart" with 25% of the site dedicated to open space.

"At the same time as delivering new amenities to the region, we are also focused on protecting existing natural assets," he said.

"The community will include an 85-hectare conservation parkland, which will be linked to existing Logan City Council-owned conservation land via extended walking trails, approximately 25 hectares of regional sports and recreation parks and a series of neighbourhood and linear parks." Bible said, along with approval for the overall masterplan, Mirvac received subdivision approval for the first 508 homesites, which are expected to be released in stages from early next year in-line with the start of early works on site.



Bible said the new community would introduce a broader range of new housing options to the region: "The mix of homesites on offer will provide opportunities for everyone from first-home buyers and mature-aged locals looking to downsize to an affordable low-

Original article can be found at:

<https://theurbandevolver.com/articles/mirvac-receives-green-light-new-greenbank-community>

maintenance home, through to families looking for more living space".

Urbis Director Paul Riga said Greenbank is a region which is expected to experience high demand for housing over the coming years.

"The new house market across South East Queensland is currently experiencing strong levels of demand, with particular interest in areas like Greenbank that are well-serviced and connected to amenity and employment nodes," he said.

"Given the growth targets from the Shaping SEQ Draft Regional Plan, the development of our growth corridors is imperative to meet the current and future needs of our population."The new community is located to the north east of the Teviot Road and Greenbank Road intersection in Greenbank.

Original article can be found at:

<https://theurbandevloper.com/articles/mirvac-receives-green-light-new-greenbank-community>

# \$679 million to be spent on hospitals in major Labor announcement

By Felicity Caldwell

8 November 2017 — 6:09pm

Labor has revealed its biggest funding pledge yet, revealing a \$679 million redevelopment of three south-east Queensland hospitals.

At the Logan Hospital on Wednesday, Premier Annastacia Palaszczuk announced the funding would increase capacity at the Logan, Caboolture and Ipswich hospitals by more than 320 beds and provide a new \$12.6 million maternity ward at the Logan Hospital.



Premier Annastacia Palaszczuk speaking to a paramedic in the new Logan electorate of Macalister on Wednesday.

Original article can be found at:

<https://www.brisbanetimes.com.au/queensland-election-2017/679-million-to-be-spent-on-hospitals-in-major-labor-announcement-20171108-p4ywwa.html>

The commitment includes \$575.8 million over funding allocated in this year's budget. Health Minister and member for Woodridge Cameron Dick said the maternity ward upgrade would help cope with an expected baby boom in the area.

Original article can be found at:

<https://www.brisbanetimes.com.au/queensland-election-2017/679-million-to-be-spent-on-hospitals-in-major-labor-announcement-20171108-p4ywwa.html>

# Logan Council Gives A Million Reasons To Invest In Springwood



Logan City Council has declared Springwood as its first Economic Development Zone, offering developers one million dollar discounts on infrastructure fees in a bid to transform the suburb into a business powerhouse.

The discount incentive is one of a number of recommendations to come out of last October's Springwood Summit, a meeting that sought ideas on how to jump start commercial investment in Springwood.

Other business-friendly moves proposed by Council include relaxing car parking requirements and supporting increased building heights for developments to turn the area into the City of Logan's Economic Development Zone.

Mayor Luke Smith said the policy changes would give Springwood the best chance yet of evolving into a viable alternative business district for South-East Queensland.

Original article can be found at:

<https://theurbandevolver.com/articles/logan-council-gives-million-reasons-invest-springwood>



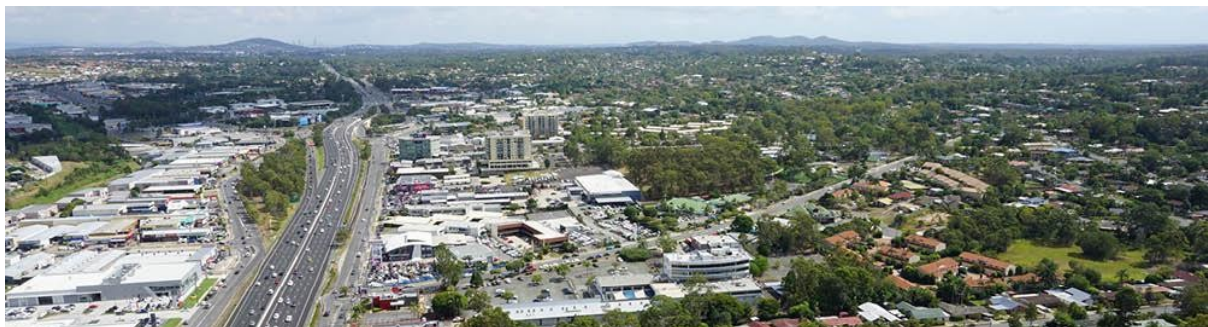
“If we want to have a business district outside of the Brisbane CBD then we need to give investors the best chance possible of making their move to Springwood financially stack up,” he said.

“South-East Queensland needs us to do this too because we cannot continue to put money into hard infrastructure like train lines, buses and adding lanes to the M1.

“We need to spend that money on people, and by that I mean doing what we can to attract investment and jobs in Logan so people can work where they live.

“Right now 70 per cent of our residents leave Logan every day to work in either Brisbane or the Gold Coast,” he said.

“What was made clear to Councillors by our community in the lead up to last year’s election was that they wanted more local jobs; they wanted to work where they lived.



“Springwood is close to key highways that link our region and greater investment in public transport options for the area, including the extension of the South East busway, will certainly add to its viability as an emerging commercial centre.”

Planning and Development Chairperson Councillor Russell Lutton said discounting fees would give Logan the edge over other councils looking to increase their economic base.

“Springwood’s location, visibility from the highway and relatively mature infrastructure makes it a great candidate for revitalisation as an Economic Development Zone.

“That’s why Council is pulling all the policy levers available to it to support big and small business so they set up shop in here.

“Last month, we introduced deferred fees for large hotel developments in a bid to attract brand name hotel chains to the

Original article can be found at:

<https://theurbandevolver.com/articles/logan-council-gives-million-reasons-invest-springwood>

city and address our shortage of short-term accommodation options.

“These latest changes will provide incentives for developers constructing buildings with ground floor retail options for businesses like restaurants and cafes by discounting their infrastructure fees.

“If someone comes to us wanting to build an office or residential development that provides retail or dining options we are going to offer them a significant discount on their infrastructure charges.

“We want to see a change in the commercial mix in Springwood, a change that brings in more dining, retail options and apartment living so that it can be a self-contained community.

Original article can be found at:

<https://theurbandevolver.com/articles/logan-council-gives-million-reasons-invest-springwood>

# Coles buys 1.8ha of land at the Flagstone satellite city and will develop a shopping centre on the site

Chris Herde, The Courier-Mail

December 5, 2016 4:01pm



SUPERMARKET giant Coles has committed to the future of Queensland's newest satellite city and will develop a shopping centre.

The Australian supermarket chain has purchased a 1.8ha lot from Peet Flagstone Pty Ltd which is developing the \$6.7 billion Flagstone masterplanned community south west of Brisbane.

The shopping centre, which is strategically positioned at the entrance to Flagstone's central business district, on a new extension of Homestead Drive, will feature the latest store design concepts and one level on-grade car park.

Coles state manager of property Andrew Zeller said the company was excited to be a pioneer at Flagstone.

"We hope to develop a new shopping centre at Flagstone which is convenient for local residents and meets the needs of this growing community," he said.

Original article can be found at:

<https://www.couriermail.com.au/business/coles-buys-18ha-of-land-at-the-flagstone-satellite-city-and-will-develop-a-shopping-centre-on-the-site/news-story/40453d3c460e70f9c08ef9d11aa8d6b4>

Flagstone is a joint venture between one of Australia's biggest residential land developers Peet Limited and industry superannuation giant MTAA Super.

Over the next 25 years, the project will deliver 12,000 new homes and 10,000 local jobs in one of southeast Queensland's fastest growing areas.

The masterplan development includes the main town centre for the whole Greater Flagstone region which will have a projected population of around 150,000 people, comparable to Toowoomba or Cairns.

Peet Limited managing director Brendan Gore said Coles' investment in Flagstone was an important milestone for the project.

"There has been strong commercial interest which demonstrates great confidence in Flagstone, and the commitment from Coles will be a catalyst for further growth," he said.

"Quality shopping brings convenience, jobs and provides an important social focus for the community so we are very pleased that a market leader like Coles has recognised the potential and chosen to be involved at this early stage."

The new Coles site is on the eastern approach to a new bridge currently being constructed over the interstate rail line.

The railway separates Flagstone's 1500 existing homes from new residential land releases to the west where the first residents are expected to move in around April 2017.

Original article can be found at:

<https://www.couriermail.com.au/business/coles-buys-18ha-of-land-at-the-flagstone-satellite-city-and-will-develop-a-shopping-centre-on-the-site/news-story/40453d3c460e70f9c08ef9d11aa8d6b4>

# Developer Swoops in Logan as Investment Flows in Brisbane's Fringes



**BMD Group's Urbex has snapped up a project site in Logan Reserve with plans to develop more than 200 land lots on the 19.42-hectare parcel of land.**

The developer acquired the site for \$8.2 million with expectations the development will be a \$40 million project.

Urbex acquisition manager Alex Woolcock says there's demand for affordable stock in the growing region, and expects a high percentage of buyers to come from growing families.

"Logan is one of the fastest-growing cities in Queensland and to match this we want to provide homeowners with an enviable lifestyle," Woolcock said.

"This includes ensuring there's plenty of green space and local parks, and necessary amenities nearby."

Logan is one of the fastest growing cities in Australia with more than 200 ethnicities represented in the region. Its population sits

Original article can be found at:

<https://theurbandevolver.com/articles/developer-swoops-in-logan-as-investment-flows-in-brisbanes-fringes>

around the 313,000 mark according to the latest figures from the Australian Bureau of Statistics.

Multimillion-dollar plans to transform Logan city's oldest building into an innovative hub were recently announced by Logan City Council.

The city will splurge \$12 million to transform the Kingston Butter Factory into a hub that will encourage emerging technologies and become a major concert and events precinct able to host thousands of patrons.

City Treasurer, Trevina Schwarz said the innovation hub concept will offer start-ups a forum to develop ideas.

"While the outdoor events space, which will incorporate a new access road to the site, will have capacity for up to 5000 patrons, making it a magnet for top-range acts and festivals," Schwarz said.

City Image and Innovation Chairperson Laurie Smith expects the development to boost the local economy by offering a venue that will support community, start-ups and offer a platform for businesses to grow.

"We want the KBF centre of innovation to bring the community together and provide services they need. The outdoor entertainment precinct will be the largest of its type in the city, making it a major drawcard for festival and concert promoters," Smith said.

Original article can be found at:

<https://theurbandevolver.com/articles/developer-swoops-in-logan-as-investment-flows-in-brisbanes-fringes>

# Four new Logan suburbs as population booms

By Ellie Sibson

Posted 24 May 2016, 3:32pm

**Four new suburbs have been created in Logan to house a predicted population boom between Brisbane and the Gold Coast.**

Silverbark Ridge, Monarch Glen, Flinders Lakes and Flagstone officially came into being on May 20.

The greater Flagstone area alone is tipped to attract 120,000 people and 50,000 new homes over the next 30 years.

City Councillor Trevina Schwarz said it would eventually become Logan's satellite city with plans for a retail and commercial space, a hospital and a tertiary education campus.

"This area is going to be huge, so it's our satellite city and priority development area," she said.

"We have the opportunity now to do it right for the next 20 to 30 years for our residents and our community.

"South east Queensland seems to be the hot spot and we're hoping that a lot of people will come here to the city of Logan."

Commercial and housing lots are already becoming available in Flagstone, with Katie Moore and Daniel Gellatly among the first to purchase a block of land.

The couple said they were enticed by the affordability.

"It's pretty exciting, I can't believe we are actually the first but we just can't wait to build our house, our first house as well," Ms Moore said.

"Three bed, double garage, two bathrooms, nice lounge, nice kitchen, it's going to look great."

Original article can be found at:

<https://www.abc.net.au/news/2016-05-24/four-new-logan-suburbs/7441600>

The Department of Transport and Main Roads is considering a passenger rail link between nearby Beaudesert and Salisbury in Brisbane.

Logan Mayor Luke Smith said infrastructure would be built and upgraded as the population grew.

"We want the people to move here, it's going to help us build a better city," he said.

"But we need to move people around and we need to allow people to work where they live".

Original article can be found at:

<https://www.abc.net.au/news/2016-05-24/four-new-logan-suburbs/7441600>



# High-speed rail: \$70b plan to cut commute times

Daryl Passmore, The Courier-Mail

October 8, 2018 12:00am

A BOLD \$70 billion proposal to fast-track southeast Queensland's development into a world-class super- metropolis of the future has been unveiled.

A new report recommends a rapid rail network that would carry passengers to the centre of Brisbane from the Gold Coast, Sunshine Coast, Ipswich and even Toowoomba in under 45 minutes.

Vast improvements to public transport and carefully-targeted road projects would enable people to travel across individual cities within half an hour.

The blueprint is outlined in a report by major infrastructure consultants SMEC, who were commissioned by the SEQ Council of Mayors to investigate transport as part of a feasibility study into a possible Olympic Games bid.

## WHAT SOUTH EAST QUEENSLAND WILL LOOK LIKE IN 2043

It proposes a major shift in priority to public transport, reversing a trend towards private car use over the past 30 years.

The centrepiece is a new "faster rail" network of frequent trains travelling at up to 250km/h. That is slower than so-called bullet trains overseas, but average speeds of 150km/h would be almost three times the current 60km/h.

It would halve the travel time from the Gold and Sunshine Coasts to the capital and slash up to two-thirds off the journey from Ipswich.

Stage one of the "SEQ People Mass Movement Study" found that enormous population and employment growth would increase transport demand across the region 31 percent by 2031, and by 53 percent a decade later.

Current planning and investment would not keep up, resulting in serious congestion, lower quality of life, slower economic growth and a decline in global competitiveness.

## IS IT TIME SOUTHEAST QUEENSLAND WAS RENAMED?

"Intervention is required, both in terms of investment in the missing 'gaps' of the transport networks, and in terms of shifting away from the private car usage towards more sustainable mass transit passenger services," Jason Van Paassen, SMEC's transport planning team leader for Queensland. said.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/future-seq/highspeed-rail-70b-plan-to-cut-commute-times/news-story/0035c4af8226f61ce3c819fd7cff5dae>

A “base” scenario, including existing projects such as Cross River Rail and Brisbane Metro, would allow major centres to become half-hour “smart cities”

But a recommended “advanced scenario” envisages the state’s southeast corner becoming an interconnected “smart region” over the next quarter of a century, securing its position as the country’s most liveable and efficient metropolitan area.



Is a rapid rail system for Brisbane on the horizon? Picture: Courier Mail  
**[GROWTH'S GREAT BUT WE HAVE TO LIVE HERE](#)**

The rapid rail network would involve existing lines and new ones. They would include the North Coast Connect proposal -- which has already received federal Government funding for a business case -- for a new 40km track from Beerwah to Maroochydore.

It proposes a new fast link to Southport from the current Gold Coast corridor. A fast initial connection to Ipswich would be extended to Toowoomba, although another recent \$15 million business case grant to determine passenger rail requirements to the Darling Downs city could also see that brought forward.

Trains carrying 500-plus passengers would be expected to run about every half-hour throughout the day -- offering an express alternative to existing services and stopping at a limited number of stations in other council areas including Moreton Bay, Logan and Lockyer Valley en route to the capital city.

Those stations could include Caboolture and/or Petrie from the north, Beenleigh from the south and Gatton from the west.

Modelling suggests it would take 45 minutes from Maroochydore to Brisbane -- 41 minutes quicker than the current trip from Mooloolah. The 35-minute Southport-Brisbane journey would be under half the current 73 minutes from Nerang.

Trains from Ipswich could take 20 minutes, compared to the current 58 minutes.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/future-seq/highspeed-rail-70b-plan-to-cut-commute-times/news-story/0035c4af8226f61ce3c819fd7cff5dae>

The initiative would be expected to take thousands of cars off the region's highways, but the proposal does also factor in major new road infrastructure.



Bernard Salt on what's ahead for South East Queensland

More than 50 projects were identified in the study and a second stage, due to be completed by the end of the year, will determine the optimal priorities to achieve the strategic vision.

A spending model for the transport plan, which includes the \$944 million Metro and \$5.4 billion Cross River Rail, puts the total cost between now and 2041 at \$68 billion.

That works out at \$2.9 billion a year -- close to the average historic combined infrastructure spending in SEQ by State and federal governments of \$2 billion to \$3 billion.

But the report suggests that a bid by southeast Queensland to host the 2032 Olympic Games could be used to accelerate the investment, bringing forward the delivery of the projects by more than a decade.

That would mean spending just over \$4 billion a year to 2031 but only \$1.5 billion per annum for the decade afterwards.

It proposes a City Deal-type funding agreement between federal, state and local government and says more than a quarter of the money needed could be sources from the private sector through things like new tolled motorway links and developments around stations.

Deputy Premier and Treasurer Jackie Trad said: "I love fast rail. It's a terrific people mover but you need the population density to support it. We need the right investment at the right time.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/future-seq/highspeed-rail-70b-plan-to-cut-commute-times/news-story/0035c4af8226f61ce3c819fd7cff5dae>

# Logan a city on the rise as economic factors improve

AS ONE of the fastest growing regions in Australia, the often unfairly maligned city of Logan is well placed to be a future hub for business and opportunity in southeast Queensland.

Its development into a regional powerhouse has not been without some serious hurdles, though, as the city grapples with a mayor on corruption charges, a sacked chief executive and a factionalised council, which have put Logan's business community and ratepayers on tenterhooks.

Despite the recent negative images, Logan has been making strides to improve its reputation with a massive drop in crime and significant plans to attract business.



Melissa Gale and daughters Kayla and Emily Kish enjoy some of the facilities in Greater Flagstone. Picture: Steve Pohlner

As part of a major push to plan for the next 20 years, a Future Logan initiative has been launched, identifying a number of key success stories and performance areas to focus on.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>

## **DEVELOPMENT**

LOGAN is one of the state's fastest growing communities and is home to two of Queensland's Priority Development Areas at Greater Flagstone and Yarrabilba. The city's population at June 2017 was 319,652, up from 313,785 in 2016, and growing year on year at 1.9 per cent.

There were 2719 dwellings approved from July to December last year and of those approvals, 40 per cent were in the rural living development zone.

The region has also experienced a 4 per cent growth in residential house sales, with the medium house price at \$395,000. The average unit and townhouse sale price was up 0.7 per cent to \$271,000.

The majority of non-residential development approved between July and December last year was for 30,203sq m of industrial projects, followed by 8848sq m of retail space.



Residents out and about in Yarrabilba. Picture: Judith Kerr

## **INFRASTRUCTURE**

THIS month, the state used the city as the backdrop for announcing its \$45 billion four-year infrastructure plans. Demographer Bernard Salt says council woes are a blip in Logan's history and will not hinder the city's progress. Mr Salt says he does not believe the disharmony at Logan City Council will impact the city economically, and residents and businesses should feel confident of a bright and vibrant future.

## **ECONOMIC CONFIDENCE**

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>

LOGAN was now thriving and the current economic climate could provide the community a chance to “reinvent” itself, Mr Salt said.

“I’m confident Logan will develop, mature and move on,” he said. “I don’t deny what’s happening must be disheartening, but it should be turned into a motivation to become a better Logan moving forward. It could jolt the community into action.”

Mr Salt, who conducted the feasibility report for the Logan Hyperdome in 1988, was the first person to label the city the “fastest growing place in Australia”.

Although Logan has not experienced the “hyper growth” Mr Salt predicted, it still has all the foundations for a healthy metropolis.

“Logan has tremendous strengths. It has affordable housing, access to the third largest job market in Australia (Brisbane) and is blessed with infrastructure.

“Logan has all the attributes needed to let people lead a comfortable suburban life.”

## **DROP IN CRIME**

THE region is on track to recording one of its lowest annual crime rates in 17 years. Almost six months into 2018, Logan’s crime rate is only 25 per cent of last year’s.

Statistics from the My Police website show that in 2017, the Logan district recorded a total 38,501 offences. So far this year, the region has only recorded about 10,000.

Logan District Detective Acting Inspector Scott Furlong is a third-generation officer and has almost 20 years experience on the beat.

He says major statistics such as homicides and sex offences have noticeably dropped as a result of better community ties and a shift towards more “flexible and adaptable” policing.

“We have put a lot of effort in building a relationship with the community and proactive taskforce strategies,” he said.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>



An artist's impression of the first stage of the Flagstone City project.

## **BUSINESS**

THE city has posted a 31 per cent increase in business registrations, with 4063 new businesses from October 2017 to March this year.

Economic development committee chairman Cr Russell Luton said the increase was “massive” for the city.

According to the latest economic modelling, there were about 500 new businesses registering every month.

The number of Logan businesses in June 2016 was 20,393 and 21,126 in June last year.

Acting Mayor Cherie Dalley says small business makes a vital contribution to the state.

“Small business owners are the engine room of Logan’s economy, which delivers an output worth almost \$22 billion a year.”

## **LIVEABILITY**

LOGAN is getting a reputation for its parks and open tracts of land. This year, the Logan City Council allocated \$12 million in its forward budgets to establish the Kingston Butter Factory as an arts and IT centre. The centre is expected to grow as more innovative businesses take advantage of the state-of-the-art technology.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>

The spotlight will be thrown on Logan's positive points when the city's movers and shakers meet at Griffith University Logan campus tomorrow.

Housing, planning, development, infrastructure, health, innovation and education will be some of the topics up for discussion at the Quest Newspapers forum, to be led by the university's pro vice chancellor Linda O'Brien.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>



# Logan Hospital redevelopment gets green light

19 June 2017

## Logan Hospital redevelopment gets green light



The Palaszczuk Government has committed \$112.2 million over four years for detailed planning and preparatory works for proposed future redevelopments at three public hospitals in the growth corridor of South-East Queensland (SEQ), including Logan.

Health and Ambulance Services Minister Cameron Dick said \$112.2 million had been allocated over four years as an initial investment to enhance Logan, Caboolture and Ipswich public hospitals.

Logan Hospital is a 448 bed health facility serving one of Queensland's fastest growing communities.

"Logan, Ipswich and Caboolture are all facing significant growth, with new housing developments and population growth increasing the demand for emergency and hospital care.

"The Logan Hospital catchment is due to increase to 406,560 by 2026-27, an increase of 87,712 from 2014 with the number residents over 70 increasing by almost 96 per cent over this period.

"Logan Hospital already has the second busiest emergency department in Queensland and expanding this facility is integral to meeting this population growth.

Mr Dick said the SEQ Hospitals Package provided funding for detailed planning and preparatory works for proposed future redevelopments at Logan, Caboolture and Ipswich hospitals.

"Importantly, the Palaszczuk Government is making an infrastructure down payment on the redevelopment with \$103.2m being allocated to preparatory works for this project and for similar redevelopments at Ipswich and Caboolture.

"We're investing in these important redevelopments to ensure the hospitals can better meet the needs of their rapidly growing communities," he said.

"Early investments are likely to include land acquisition, earthworks, car parking reconfiguration, and changes to buildings, walkways and paths for safety and comfort during the redevelopments."

"To service the population growth, we anticipate the need for more than 190 new treatment spaces at Logan but that will all be considered in the detailed planning process in 2017-18.

The design is expected to be finalised by mid 2018.

Member for Waterford Shannon Fentiman said the funding would ensure the hospitals were ready to cope with population growth.

Original article can be found at:

<https://metrosouth.health.qld.gov.au/news/logan-hospital-redevelopment-gets-green-light>

“Planning future hospital redevelopments is vital for our growing community,” she said.

“Already since 2015 we have hired 225 extra nurses for Logan Hospital, returned community midwifery services, increased beds and staff in the emergency department, reduced waiting lists and started working on an extra 500 car parks.”

Member for Springwood Mick de Brenni said he was proud to be part of a government that was working to ensure no matter where someone lived in Queensland, they had easy access to world class healthcare.

“The Palaszczuk Government is committed to making Queenslanders among the healthiest people in the world by 2026 and this means improving access to quality and safe healthcare in all its different forms and settings,” he said.

“When we had to run my two year old son to hospital after drinking toilet cleaner, I couldn’t have been more impressed with the skill and compassion of everyone at the Logan Hospital.

“But of course with a growing population we need our hospital to keep up with growth. That’s why this is a such a great investment by a great Labor Health Minister Cameron Dick.”

Member for Logan Linus Power thanked Mr Dick for addressing the health needs of the community.

Mr Power said not only was the Government improving healthcare by delivering better infrastructure and services, it was also employing more health staff after the Newman-Nicholls LNP Government took its axe to the health system and cut 226 nursing and midwifery jobs in the Metro South Hospital and Health Service (MSHHS), which covers Logan Hospital.

“Since coming to government, 124 doctors and 624 nurses and midwives have been added to MSHHS,” Mr Power said.

For more information on the 2017/18 Budget, visit [budget.qld.gov.au](http://budget.qld.gov.au).

Original article can be found at:

<https://metrosouth.health.qld.gov.au/news/logan-hospital-redevelopment-gets-green-light>



## Logan poised for real estate boom this year

Courtney Todd, Quest Newspapers

January 10, 2018 5:00am

THE Logan real estate market is expected to be one of southeast Queensland's solid performers in 2018 with a property expert predicting buyers will be moving to the area in droves.

Elder Shailer Park principal Nathan Strudwick said the Logan market proved to be steady, strong performer throughout 2017 immune from boom and bust speculative investing.

He predicted the solid growth would continue in 2018.

"We will continue to see buyers in the droves relocate to the area from interstate and intrastate," Mr Strudwick said.

According to property research company CoreLogic, Holmview saw the highest level of growth in the year to September with the median house price surging 13.5 per cent.

This was followed by Bethania, up 10.8 per cent, and Windaroo, up 7.7 per cent.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-poised-for-real-estate-boom-this-year/news-story/95bb3f4714f861f2af7feb3639468688>

Mr Strudwick said buyers at the lower end of the market looking for a safe, secure investment with reliable growth in a desirable location were finding it in the Logan area.

“Investors look for locations with high return and low entry costs,” he said.

“Pockets of Logan offer this to interstate buyers and, as long as money continues to be cheap to borrow, we will see continued growth in investor inquiries.”

CoreLogic data shows Kingston and Eagleby are Logan’s most affordable suburbs, with median house prices of \$310,000, while both suburbs offered gross rental yields of 5.5 per cent.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-poised-for-real-estate-boom-this-year/news-story/95bb3f4714f861f2af7feb3639468688>



## Logan rises as sports hub after marketing deal signed

Judith Kerr, Quest Newspapers

December 3, 2018 7:00am

LOGAN has positioned itself as southeast Queensland's sporting events capital after signing up for a slice of a \$3.3 billion initiative to lure top competitions to cities across the country.

Logan City Council last month signed a deal with Sports Marketing Australia to increase the number of sporting events in the city.

Sports Marketing Australia managing director Rick Sleeman said Logan stacked up well to host sporting events. "We have already delivered six events to Logan, which will have an economic benefit of \$5.5 million direct spend into the local economy," Mr Sleeman said.

One of the first events to come to Logan as part of the SMA agreement was last month's state qualifier for entry into the Australian Skateboarding League.

Joining skateboarding on the wider program of events Logan will host, includes the Golf Queensland Boys' and Girls' Amateur State Championships in July 2019.

Sports Minister Mick de Brenni said Logan had everything going for it — great elite athletes and top level sports infrastructure including the international standard BMX facilities at Browns Plains.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-rises-as-sports-hub-after-marketing-deal-signed/news-story/d4b76613580ba952b926dc9ccf510ec5>

“And of course Logan is home to The Roar,” he said.

Tourism Research Australia showed sports tourists will spend \$283 per person per day at a sporting event.

Acting mayor Cherie Dalley said estimates showed 95 sporting events last year drew about 120,000 visitors to Logan, with about 50,000 competitors. “Skateboarding will feature at the Tokyo 2020 Olympics and these are the kinds of events we are keen to secure as part of the program,” she said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-rises-as-sports-hub-after-marketing-deal-signed/news-story/d4b76613580ba952b926dc9ccf510ec5>

## Media Statements

### Acting Premier and Minister for the Arts The Honourable Jackie Trad

Wednesday, June 21, 2017

#### **\$285 million for infrastructure and roads in Logan**

Logan will see construction booming over the next year with \$285 million delivered through the Palaszczuk Government's 2017-18 Budget.

Acting Premier and Minister for Infrastructure Jackie Trad said that the funding would support 800 jobs over the next year.

"The Palaszczuk Government is serious about investing in the infrastructure each region needs," Ms Trad said.

"Across the state, we are working with councils to build projects that will make a real difference to communities and deliver local jobs."

Minister for Communities and Member for Waterford Shannon Fentiman said the funding would deliver vital road projects.

"Road safety is a priority for our government. That's why we are investing in road projects and upgrades throughout region," Ms Fentiman said.

Member for Logan Linus Power said that these projects will allow motorists to spend less time in the car and more time at home with family and friends.

"We are getting on with the job of upgrading the M1 and building the Mount Lindesay Highway widening," Mr Power said.

Minister for Health and Member for Woodridge Cameron Dick said the government was delivering for Logan.

"I'm proud to be delivering for Logan. We are delivering major infrastructure projects such as the expansion of the Logan Hospital redevelopment, the new primary school in Yarrabilba and upgrade of the Beenleigh Courthouse," Mr Dick said.

Minister for Housing and Public Works and Member for Springwood Mick de Brenni said the projects were part of the Palaszczuk Government's \$42 billion infrastructure spend over the next four years.

"The Palaszczuk Government is committed to continuing to invest in vital infrastructure funding, building our roads network, boosting productivity, creating jobs and fostering economic growth," Mr de Brenni said.

"We're repairing the damage done by the LNP who slashed roads funding by \$600 million and stalled countless projects across Queensland."

Original article can be found at:

<http://statements.qld.gov.au/Statement/2017/6/21/285-million-for-infrastructure-and-roads-in-logan>

Projects partly or fully funded in this Budget include:

- \$18 million for the Waterford-Tamborine Road upgrade
- \$12.3 million for the Waterford-Tamborine road safety works
- \$10 million to upgrade the Pacific Motorway/Gateway Motorway Merge
- \$7 million for the Beaudesert Town Centre Bypass
- \$4 million towards Mount Lindesay Highway widening
- \$3.1 million for new Crestmead State School classrooms
- \$2.8 million to construct the V1 Cycleway
- \$1.5 million for Greater Flagstone critical infrastructure

**ENDS**

Original article can be found at:

<http://statements.qld.gov.au/Statement/2017/6/21/285-million-for-infrastructure-and-roads-in-logan>



# QLD set for double-digit property growth

by Elizabeth Tilley

31st Oct 2017 5:32 AM

SOUTHEAST Queensland house prices are tipped to grow by up to 20 per cent in the next few years as Sydney and Melbourne's once sizzling property markets continue to lose steam, according to veteran real estate agent John McGrath.

ADVERTISING

Speaking after the release of the group's annual residential market report, Mr McGrath told *The Courier-Mail* the state was only just over halfway through the current property cycle and stood to benefit from the slowdown starting to grip the southern capitals.

"We're very bullish in your part of the world," Mr McGrath said.

"There's no doubt in my mind there will continue to be growth in southeast Queensland."



John McGrath of McGrath Estate Agents has released the annual McGrath Report.

Property research firm CoreLogic, which releases its monthly home value index this week, has flagged a further fall in Sydney housing values, but a rise of 0.3 per cent in Brisbane home prices.

Mr McGrath said he expected between 10 and 20 per cent growth over the next two to three years in the Queensland's southeast corner, led by Brisbane.

"There have been huge capital gains in Sydney and Melbourne and not only has it made it unaffordable ... it's certainly made people look for better value elsewhere in the country," he said.

"I think southeast Queensland and Perth represent that value."

[GET THE LATEST REAL ESTATE NEWS DIRECT TO YOUR INBOX HERE](#)

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>



Brisbane house prices are tipped for further growth according to McGrath. Picture: Richard Walker.

The McGrath report found southeast Queensland's affordability was attracting record levels of interstate migration as well as rising interest from investors and first home buyers, with its housing market continuing to produce solid results despite the economy remaining sluggish as it transitions away from mining.

"During the GFC, a lot of people thought it was sensible to wait, but now we've got a lot of people sitting in ordinary homes in Sydney and Melbourne worth \$2 million to \$2.5 million - many in their 60s and 70s - who are saying 'what could we do next?' and looking to southeast Queensland," Mr McGrath said.

#### [YOUNG COUPLE GET PRIME RUN](#)

#### [HOUSE SMASHES DRY BLOCK RECORD](#)

#### [TINKLER HOME PUT UP FOR RENTAL](#)

And he said it wasn't just Baby Boomers and seachangers who were selling up and buying in Queensland with money to spare, but also young families.

Mr McGrath predicts suburbs with easy access to the CBD, the water and/or infrastructure to be the big winners over the next year.



Residential property in the bayside suburb of Wynnum, Brisbane.

In Brisbane, his top pick is the bayside suburb of Wynnum, 14km from the CBD.

Original article can be found at:

<https://www.gt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>

It borders the more prestigious Manly and boasts the same seaside village atmosphere without the hefty price tag, which is attracting younger professionals as well as interstate and international buyers.

North Lakes in the Moreton Bay region is also expected to continue to experience strong growth, with significant residential and commercial developments in the pipeline.



An aerial photo of North Lakes, 25km from Brisbane's CBD. Picture: Richard Walker. "I think it's going to continue to attract a lot of young families that can't afford inner Brisbane," Mr McGrath said.

On the Gold Coast, Coomera is tipped to benefit from new infrastructure including the \$470 million Westfield Shopping Centre due to open in late 2018.

"There are a lot of great areas in between Brisbane and the Gold Coast and Coomera is a great example," Mr McGrath said.

"I think it will continue to grow."



An artist impression of the Westfield Coomera Town Centre. Supplied by Westfield. On the Sunshine Coast, McGrath's top picks are Peregian Springs and Caloundra.

The regional centre of Toowoomba is also tipped for strong growth over the next year thanks to its affordability and access to east coast cities via the new airport, according to the report.

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>

# Funding secured for upgrade where Gateway Motorway and M1 merge

11 October 2017 — 10:18am

The most notorious part of southeast Queensland's M1 motorway will receive an upgrade after the state and federal governments finally reached a funding agreement.

Construction of a \$190 million upgrade at the M1 and Gateway motorway merge at Underwood, a major bottleneck on the way from Brisbane to Gold Coast, has begun.



Federal Minister for Urban Infrastructure Paul Fletcher (left) , Queensland Public Works Minister Mick de Brenni (middle), and Queensland Premier Annastacia Palaszczuk (right) announcing that the contract for the M1 and M3 upgrade between Eight Mile Plains and Rochedale South has been awarded.

The Turnbull government has committed to funding 60 per cent of the project - up to \$115 million - after reaching a compromise with the state Labor government, which had demanded an 80-20 split.

Original article can be found at:

<https://www.brisbanetimes.com.au/national/queensland/funding-secured-for-qld-m1-merge-upgrade-20171011-p4ywei.html>

Amid a prolonged stalemate, the Commonwealth had insisted the project would be jointly funded on a 50-50 basis.

Federal Infrastructure Minister Paul Fletcher admitted there had been "a bit of too-ing and fro-ing" between the two governments before a funding agreement could be reached.

It's expected the project will take up to two years to complete, but Mr Fletcher said the project's importance to southeast Queensland residents couldn't be understated.

"It will relieve congestion. It will help people get home to their families more quickly," he said.

Premier Anastacia Palaszczuk says Wednesday's funding announcement was an important step to solving the frustrating congestion issues for motorists.

"This is going to mean better travel times for families and commuters living in this area," Ms Palaszczuk said.

"We know how important this upgrade is for the M1."

Queensland Roads Minister Mark Bailey said the area had long been identified as a "major bottleneck" for the motorway.

"It's well known the merge starts to grind to a halt before three o'clock in the afternoon," Mr Bailey said.

"This will be a major unlocking of this bottleneck ... everybody knows this needs dealing with, it's been obvious for some time."

Original article can be found at:

<https://www.brisbanetimes.com.au/national/queensland/funding-secured-for-qld-m1-merge-upgrade-20171011-p4ywei.html>

# Villa World Delivers \$44m Profit, Attributes to Performance of QLD Growth Corridors



**Gold Coast residential developer Villa World has delivered a net profit of \$43.6 million for the financial year, attributing the performance to its strategy of targeting residential sales in strong growth corridors.**

The Broadbeach-based company, which generated revenue of \$441.5 million, indicated mid year its net profit would range between \$42 and \$44 million.

In the face of a cooling property market, the earnings represent a 15 per cent increase in net profit, resulting in ASX-listed Villa World reaching the upper end of its guidance.

The results build upon five consecutive years of double-digit profit growth. Southeast Queensland and Hervey Bay contributed to 64 per cent of Villa World's takings.

Original article can be found at:

<https://theurbandevolver.com/articles/villa-world-delivers-44m-profit-qld-growth-corridors>

CEO and Managing Director Craig Treasure said the company was well positioned with diversity in the market and development projects now selling across major growth corridors.

Sales are expected to remain strong, underpinned by eight projects in Queensland's North Brisbane, Logan and the Gold Coast, and Victoria's North, North-West and South-East Melbourne.

Related: [Brisbane's Top Performing Growth Suburbs](#)



The Queensland market was home to more than half of the company's profit.

Queensland's solid interstate migration and strengthening economy is bolstered by its comparable affordability to its southern counterparts.

Villa World has three residential developments worth more than \$13 billion in Logan, south of Brisbane, and plans to eventually deliver more than 55,000 residential lots to market.

Villa World CEO Craig Treasure said the plan was in line with the company's goal to bring affordable housing to expanding markets.

Forecast population growth from industry advisory firm Urbis last year expected an extra 177,000 people to move into the

Original article can be found at:

<https://theurbandevolver.com/articles/villa-world-delivers-44m-profit-qld-growth-corridors>

emerging catchment areas surrounding Greenbank and Logan Reserve in the next 20 years.

Developer [Urbex last month secured a 19 hectare project site in Logan](#) Reserve, with \$40 million plans to develop more than 200 land lots. Villa World will carry forward sales contracts worth \$278.1 million into this financial year. The Company is targeting a profit of \$40 million after tax in fiscal 2019.

Original article can be found at:

<https://theurbandevolver.com/articles/villa-world-delivers-44m-profit-qld-growth-corridors>



# Work to start on Morayfield station upgrade

Emma Williams, Caboolture Shire Herald

August 3, 2018 2:44pm



Major construction will start this year, to improve the accessibility of a major train station north of Brisbane.

The John Holland Group has been awarded the contract for the accessibility upgrade of Morayfield Station, which is on the Caboolture line.

State Labor MP for Morayfield Mark Ryan said early preparation at the station would continue before major construction started later this year.

“Queensland Rail has been undertaking works at the site on foundations, structures and platforms, in preparation for the relocation of overhead electrical equipment,” Mr Ryan said.

“With the John Holland Group now engaged, customers will see major work start to take shape at Morayfield Station from later this year, once detailed construction plans have been completed.”

Concept art for Morayfield train station upgrade.

Mr Ryan said the accessibility upgrade would provide customers using [Morayfield Station with a step-free path](#) of travel through the station.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/work-to-start-on-morayfield-station-upgrade/news-story/9fe12a45009b425a1be947be48e160d8>

Minister for Transport and Main Roads Mark Bailey said the upgrade would support 250 jobs for contractors and suppliers from the construction industry, including electrical, carpentry, painting, plumbing, labouring, roofing, glazing and traffic control.

“The station will remain open throughout the major project, however there may be some temporary impacts to station facilities as construction progresses,” he said.

### **Upgrade feature**

- New station building
- Accessible toilet
- New footbridge with lifts
- Easier access on and off trains
- Hearing aid loops
- Extended platform shelters
- Upgraded lighting
- CCTV cameras
- New signage

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/work-to-start-on-morayfield-station-upgrade/news-story/9fe12a45009b425a1be947be48e160d8>

## DISCLAIMER

The information and forecasts given in this document are predictive in character . Whilst every effort has been taken to ensure that the assumptions on which the forecasts are based are reasonable, the forecasts may be affected by incorrect assumptions or by known or unknown risks and uncertainties.

The ultimate outcomes may differ substantially from these forecasts. This information has been prepared without taking account of your objectives, financial situation or needs. Because of this you should, before acting on this information, consider its appropriateness, having regard to your objectives, financial situation or needs.

The information may contain material provided directly by third parties, and while such material is published with permission, Peak Property Advisory Pty Ltd accepts no responsibility for the accuracy or completeness of any such material. Except where contrary to law , Peak Property Advisory intends by this notice to exclude liability for the information.

The information is subject to change without notice and Peak Property Advisory Pty Ltd is under no obligation to up-date the information or correct any inaccuracy which may become apparent at a later date.

Information has been sourced for this report from Australian Bureau Of Statistics (ABS) and you can visit <http://www.abs.gov.au/> to find out more information.