

# Yarrabilba, Qld

LOCAL AREA PROFILE





## Economy & Employment

**Yarrabilba is a suburb located within Logan City, approximately 40 kilometres south east of Brisbane's CBD and 35 kilometres north west of the Gold Coast.**

**Yarrabilba's enviable South East Queensland climate and proximity to the coast, hinterland and capital city make the suburb an excellent place to live. The area is becoming increasingly popular with first home buyers and investors alike, with the local population experiencing significant growth in recent years.**

Logan City is a major economic hub within the South East Queensland region. Key industries in the City's economy include manufacturing and retail sectors, business and community services, the property sector, construction and agricultural industries.

The City's diverse economy has the potential to grow and diversify further while adding a strong focus on technology and knowledge based industries. Given the central geographic location and available young workforce, Logan is ideally placed for continued growth in the South East Queensland region.

Logan City generates \$8.7 billion in Gross Regional Product (GRP) per year and is home to an estimated 21,000 businesses. The city has a young workforce and its business base generates an estimated 72,000 local jobs.

Logan is ideally located between Brisbane, Ipswich and the Gold Coast, with easy access to the national highway and rail networks. Thriving

light industrial precincts are located in Marsden, Crestmead, Slacks Creek and Loganholme.

A significant amount of development is earmarked for Yarrabilba over the coming years. Over 17,000 residential dwellings in addition to a town centre, neighbourhood hubs and community education and employment facilities are planned for the suburb.

A 100 hectare Mixed Industry and Business Area (MIBA) site has also been planned for the suburb. The MIBA will accommodate a range of light and service industries, business park activities and other mixed uses.

According to the Australian Bureau of Statistics, the most common industry for employment in Yarrabilba is within school education, with 7.9% of residents employed within the industry. Other major industries for employment include supermarket and grocery stores (3.3%), residential building construction (2.8%), building completion services (2.8%) and building and garden supplies retailing (2.3%).

# Major Projects & Developments

The following are a sample of the many projects and developments either underway or currently in the pipeline in Yarrabilba and the surrounding region:-

- > **Logan Hospital expansion** - valued at \$145 million. The major hospital expansion was completed late 2014, with a brand new emergency department, rehabilitation unit and larger children's inpatient unit. The expansion project transformed the hospital into a new expanded health facility offering quality and timely health services to a growing region.
- > **Retirement and Aged Care Resort** - valued at \$600 million and located in Bethania (17 minutes' drive north of Yarrabilba). The aged care resort dubbed Jeta Gardens has been granted preliminary approval from the Logan City Council for the development of Australia's first intergenerational facility of its kind. The project is set to involve the construction of retirement villas and apartments, serviced aged care facilities, a club house, pharmacy, childcare facilities, private hospital and international training college. The construction phase alone will create hundreds of jobs over the next ten years.
- > **Beenleigh CBD renewal** - valued at \$9.7 million and located 20 minutes' drive north of Yarrabilba in Beenleigh. The major renewal project involves the redevelopment of the CBD area creating a town square precinct with café and pavilion areas and new market and event space. The estimated benefit to the region is valued at \$23 million, stimulating broader economic benefits including investment and job creation.
- > **Greyhound Racing Track** - valued at \$12 million and located at Cronulla Park in Slacks Creek (a 25 minute drive north of Yarrabilba). Construction commenced November 2014 with the project due for completion June 2015.
- > **NRL Junior Rugby League Club** - valued at \$6.5 million and located 15 minutes' drive north of Yarrabilba in Waterford West. Logan City Council has approved the precinct which will include three sporting fields, a clubhouse and gymnasium. Completion of the development is due July 2015.
- > **Wastewater Transport Project** - valued at \$30 million. The final stage of the major wastewater network upgrade is underway in Yarrabilba, Logan Village and Park Ridge. The strategically planned upgrade will prepare the region for future growth. The project is due for completion August 2015.
- > **Logan Hyperdome expansion** - valued at \$17 million. The project involves the construction of 'The Market Room', a fresh food market-style precinct which will include retailers such as a fruit and vegetable market, delicatessen, butcher, fishmonger, bakery, coffee shop and other specialty food stores. The project is due for completion mid-2015.

- > **Flagstone Town Centre** - the proposed town centre will be a dynamic commercial hub for residents and businesses in Jimboomba and will be a major source of employment for locals.
- > **Park Ridge Shopping Centre expansion** - located just 20 minutes' drive north of Yarrabilba. Approval has been received from Logan City Council for the expansion which will see the shopping centre almost triple in size. The project is based around the construction of a Coles supermarket, with various new specialty stores and restaurant and takeaway food services. A completion date is yet to be announced.
- > **Multicultural tourism village** - the proposed project is located in Carbrook (approximately 35 kilometres north-east of Yarrabilba) and includes the construction of an eco-friendly village consisting of a five-star hotel, shopping plaza, convention centre and a combination of 200 luxurious residences. The cost of the project is estimated to be \$550 million and is set to create several hundred jobs during construction and approximately 450 permanent job opportunities once complete.

## Population

Logan City is set to continue being one of the fastest growing cities in Queensland well into the future. The City's population currently stands at just over 300,000, making up 6.4% of Queensland's total population. Experts predict the region is set to increase by up to 200,000 people over the next 20 years.

Yarrabilba's population is forecast to experience significant growth over the coming 20 years. The local population is anticipated to grow from five residents in 2011 to 9,927 by 2021; equating to an increase of 99.9%. The suburb is expected to reach a population of 22,435 by 2031.

## Housing & Investment

Logan City has recently been identified as a hot spot for property investment, due to its constant high rental demand, affordability and proximity to major employment areas such as Brisbane City.

Local government projections indicate an additional 3,674 dwellings will be required in Yarrabilba alone by 2021, as a result of the dramatic population growth expected in the area.

Yarrabilba's house price growth has averaged 6.0% over the past 12 months. The residential vacancy rate within Yarrabilba stands at 1.9% (as at September 2014).

## Shopping

A variety of shopping facilities are located in close proximity to Yarrabilba. A brand new Village Centre is planned for the neighbourhood, consisting of a supermarket and a range of complimentary retail stores and restaurants. A Woolworths supermarket opened late 2013 in Logan Village, which is only a short five minute drive away.

A range of additional shopping facilities are located within a 20 minute drive, including Grand Plaza and Logan Hyperdome shopping centres. Both centres offer hundreds of retail options alongside movie cinemas, cafes, restaurants and various forms of entertainment.

## Transport

Yarrabilba is surrounded by an extensive transport network with several major roads and highways linking the suburb to surrounding cities. Brisbane City can be reached in a 45 minute drive, the Gold Coast in 50 minutes and Mount Tamborine in less than 20 minutes.

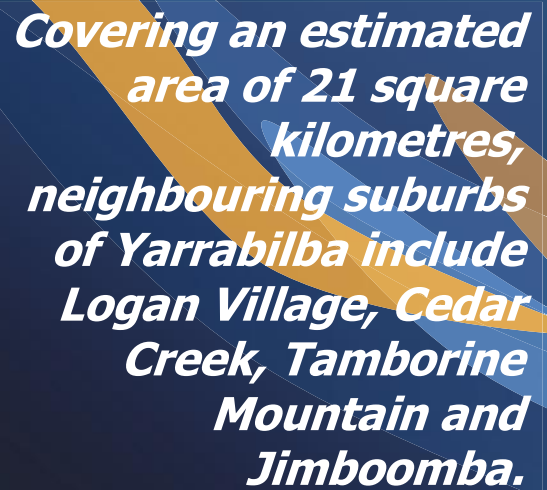
A daily bus service operates through the area facilitating travel to neighbouring suburbs and local schools. As development within the area progresses, the frequency of bus services will expand to meet increased demand.

Both the Brisbane International and Domestic Airports can be reached in 45 minutes and the Gold Coast Airport is a one hour drive away.

## Health

Health services are readily accessible with various health practitioners located throughout the neighbouring suburbs of Yarrabilba. Numerous medical practices, dentists and pharmacies are located within a 20 minute drive.

Logan Hospital is also short 20 minute drive from Yarrabilba, providing an extensive range of services including emergency, cancer treatment, coronary care, elective surgery, obstetrics, outpatient, paediatrics and admissions. The



*Covering an estimated area of 21 square kilometres, neighbouring suburbs of Yarrabilba include Logan Village, Cedar Creek, Tamborine Mountain and Jimboomba.*

hospital recently underwent a massive expansion project valued at \$145 million, involving the construction of a brand new emergency department, expanded outpatient areas and a rehabilitation unit. The expansion project transformed the hospital into a new expanded health facility offering quality and timely health services to a growing region.

## Education

A selection of education facilities are available to residents of Yarrabilba. The suburb is planned to have up to 11 schools as development of the area progresses, this will include both public and private primary and secondary schools.

A new primary school will soon be located at the heart of the suburb with Brisbane Catholic Education recently signing a contract for the school which will cater for grades prep to year six. Construction is expected to commence early 2016.

There are also primary and secondary schools within the neighbouring suburbs of Logan Village, Jimboomba, Waterford West, Windaroo and Tamborine Mountain.



# Attractions & Lifestyle

Yarrabilba offers a peaceful and natural living environment. The suburb is surrounded by native bushland, ponds, creeks and open spaces.

Darlington Parklands which is located in the heart of Yarrabilba is a recreational destination featuring a range of activities and facilities for local residents. The park features an outdoor gym, shelters and barbeque areas, water play areas, basketball and soccer courts and a playground for children with a 30 metre flying fox.



*Darlington Parklands, Yarrabilba*

Yarrabilba's attractive location allows residents to live a dual lifestyle with both Brisbane City and the Gold Coast beaches both accessible in less than an hour. The Gold Coast theme parks are also a major attraction for local families with Dreamworld, Warner Bros. Movie World and Wet 'n' Wild a 35 minute drive away.

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