

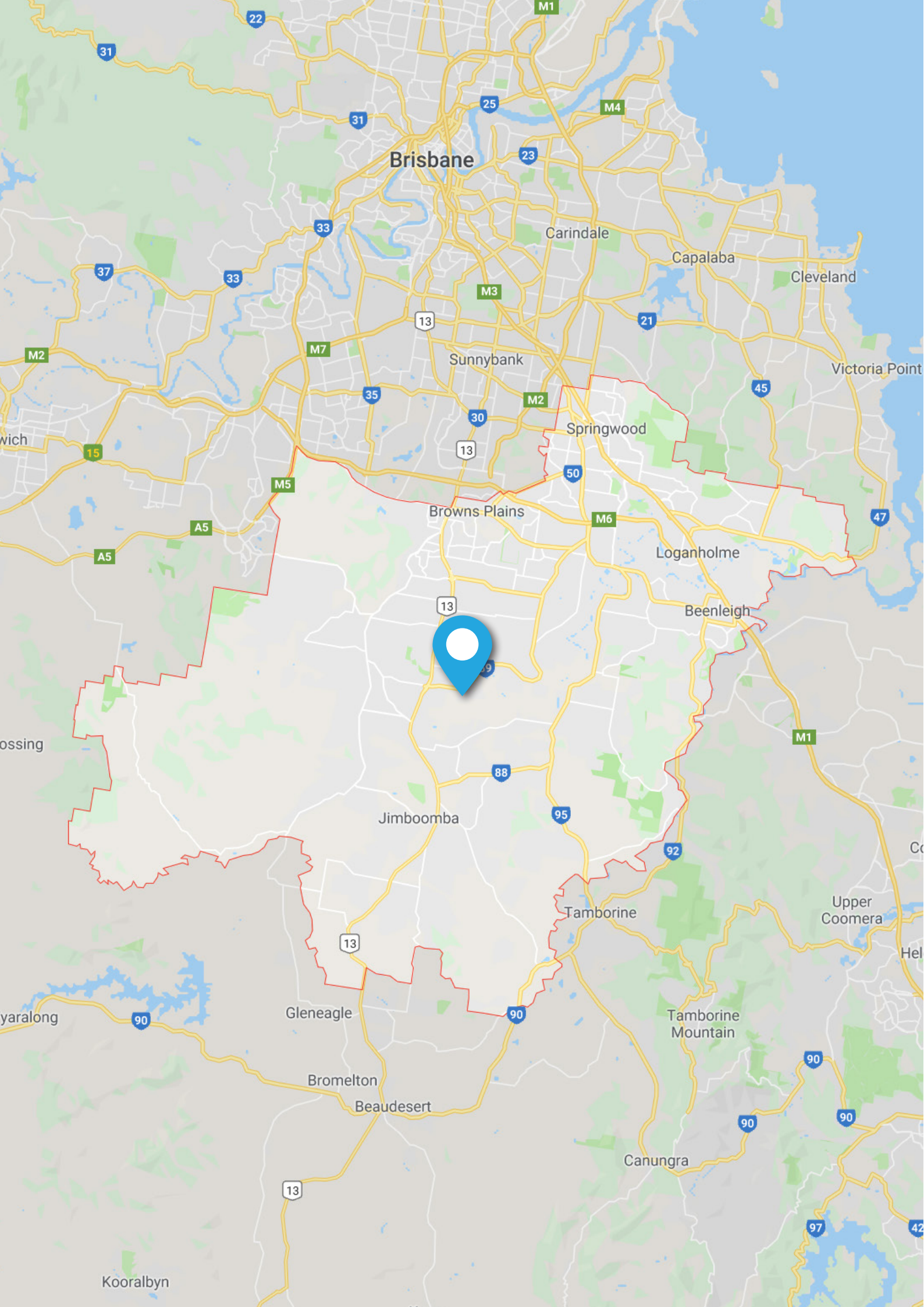


# RESEARCH REPORT

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LOGAN REGION  
QUEENSLAND





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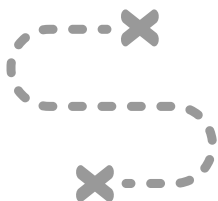
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# OVERVIEW

## Logan Region

Conveniently located just 45 minutes from Brisbane and under an hour from Gold Coast, Logan is situated perfectly between Queensland's two major business hubs.



Logan Hyperdome Shopping Centre in Shailer Park, Queensland, is the largest shopping centre in Logan City and one of the largest single storey shopping centres in Australia.

### KEY ECONOMIC INDICATORS



**\$13.488b**

↑ 20%  
GRP (Gross Regional Product)  
(Jun 17)



**21,126**

↑ 3.6%  
Businesses in Logan  
(Jun 17)



**160,383**

↑ 2.2%  
Labour force  
(Mar 18 qtr)



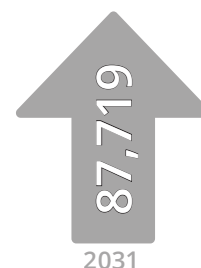
**4,063**

↑ 31.0%  
New Business Registrations  
(Oct 17 - Mar 18)



# 319,652

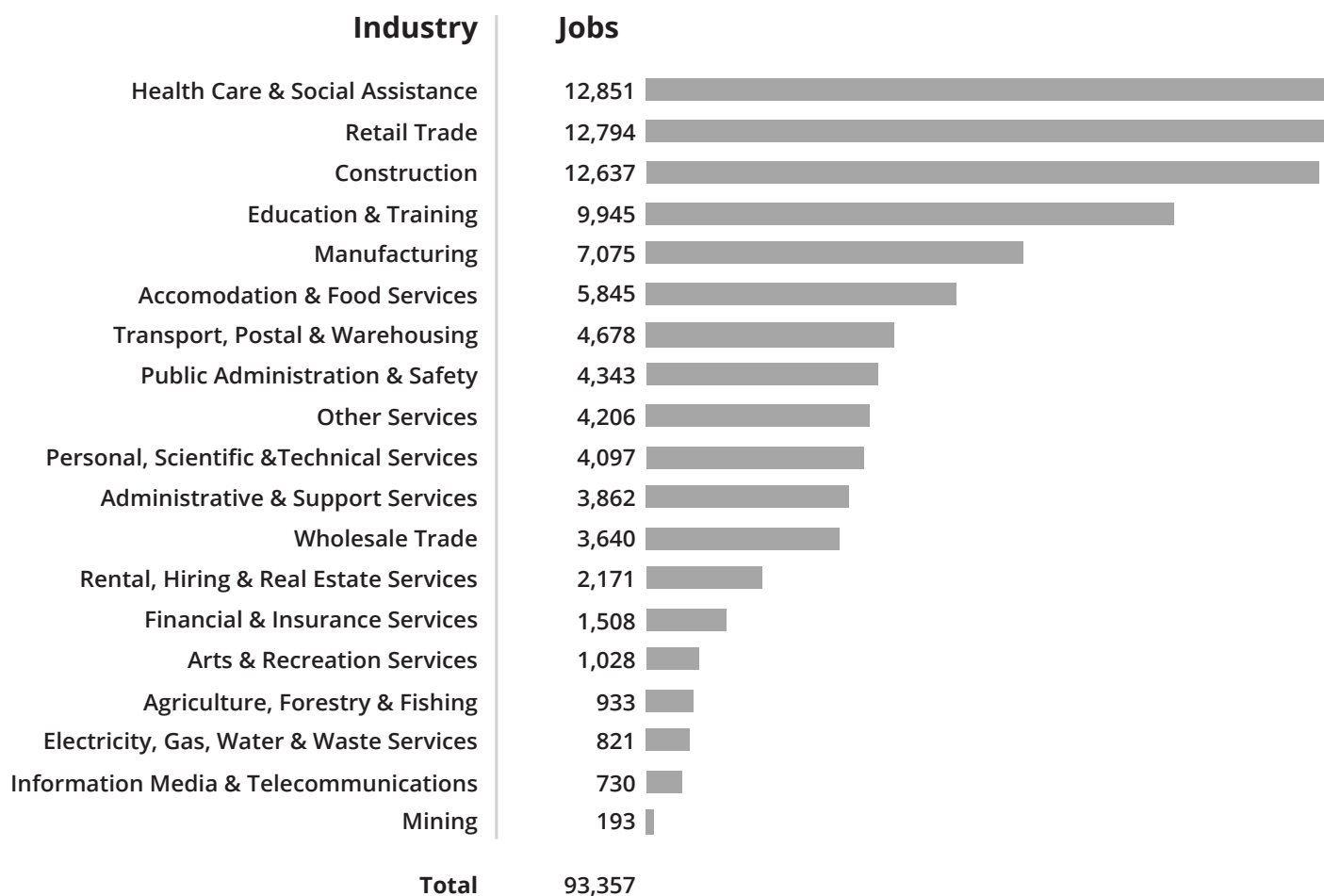
THE NUMBER OF PEOPLE WHO CALL THE  
THE LOGAN LGA HOME



JOB GROWTH PREDICTED FOR THE LOGAN LGA



## EMPLOYMENT BY INDUSTRY





# Population & Demographics

**The City of Logan is becoming one of Queensland's largest cities and is a major centre of economic development. Located in the heart of South East Queensland, between Brisbane and the Gold Coast, the city covers 957 square kilometres and has more than 319,000 residents – 6.4 per cent of Queensland's population.**

The key economic drivers and employment sectors are construction, health and social services, retail trade and manufacturing. Transport and logistics, business and community services, property development, education, construction and agriculture are also significant drivers of the local economy.

The city has developed a strong and vibrant community spirit, a reputation as a hub for a wide variety of sports and is becoming increasingly known for its diverse events, cultural activities, points of interest and restaurants.

## Population and Demographics

Logan is home to more than 300,000 people from more than 215 different cultures. Logan is also a very young city with around 50 per cent of residents aged 30 or younger. Logan has become known as one of the most diverse cities in Australia.

Given its central geographic location and available young workforce, Logan has thriving commercial, retail and manufacturing precincts, as well as healthy service and wholesale industries.

Logan is ideally located between Brisbane, Ipswich and the Gold Coast, and has easy access to the national highway and rail networks. It has thriving light industrial precincts at Marsden, Crestmead, Slacks Creek and Loganholme, which are continuing to expand to meet the demand of quality.

Logan's cafe, restaurant, hotel and club scene has flourished in recent years. In Logan you can experience a diversity of tastes in a range of quality venues.

Logan also has a great range of sporting and service clubs, of which tens of thousands of our residents are members, as well as hotels offering stylish decor, fine food and live entertainment.

The opening of the Logan Entertainment Centre in 2002 ushered in a new era for events and entertainment in the city. Finally the city had its own venue for conferences, seminars and major functions. The centre's arrival also meant locals would have the opportunity to see major touring acts without having to leave the city.

The Logan LGA has the second fastest projected annual population growth in SEQ from 2016-2036 at 2.3%. Logan LGA population in 2017 was 320,583 and projected to grow to 500,881 by 2036.

# Economy

**The City of Logan has experienced consistent economic growth in the year from June 2016 to June 2017. Logan's Gross Regional Product (GRP) increased by 20% during this period.**

Looking ahead to the next 20 years, Logan City will continue to be one of the fastest growing cities in Queensland. The population is expected to increase by up to 200,000 within the next 20 years and Logan's objective is to create at least 53,000 jobs to support this population growth.

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

This already diverse economy has the potential to grow and diversify further while adding a stronger focus on technology and knowledge-based industries.

Given its central geographic location and available young workforce, Logan is ideally placed for continued growth in the South-East Queensland region.

## KEY ECONOMIC INDICATORS



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↑ 20%

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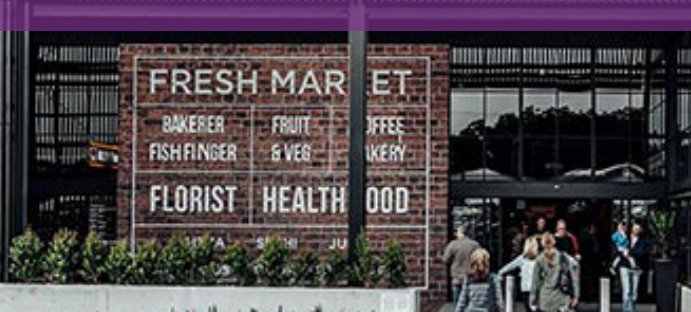
↑ 31.0%

New Business Registrations  
(Oct 17 - Mar 18)



# Lifestyle

THE MARKET ROOM



**Logan has more than 1,100 environmental and recreational parks, many featuring dog off-leash areas, exercise facilities play equipment and skate ramps.**

There are pristine bushland reserves and wetlands, as well as manicured waterfront parks along the Logan River. The natural environment is an important facet to life in Logan, and a popular place to enjoy the bush and its wildlife is the Daisy Hill State Forest and Daisy Hill Koala Centre.

Logan recreational facilities include meticulously manicured golf courses, spectacular aquatic facilities and the multi-purpose Insports Centre, which features basketball courts as well as a gymnasium, rock climbing, cafe and function room.

## Schooling



Logan offers residents a wide range of education options through both the Public, Catholic and Independent sectors. Public schooling is well covered, with all residential areas served by infant, primary and strategically located high schools.

For students attending high school in the Logan region, there are several good options to consider, from local comprehensive high schools, and several multi-campus colleges with junior and senior high schools. Schools have a tradition of working together cooperatively in the best interests of individual students and education more broadly.

Students wishing to undertake vocational subjects may do so at their local school or at

TAFE. This study often counts towards their HSC results and a vocational qualification. In addition, students who undertake workplace programs by working in a business for a set number of hours each week may have that time, and the learning from that experience, credited towards their HSC marks.



# Lifestyle

## Shopping



### LOGAN HYPERDOME

Logan Hyperdome Shopping Centre in Shailer Park, Queensland, is the largest shopping centre in Logan City and one of the largest single storey shopping centres in Australia.

The centre features major grocery stores Coles and Aldi, Event Cinemas with Gold Class, and a dedicated home improvement quarter with Bunnings and BCF.

## Real Estate

Logan offers the opportunity to acquire quality property at values substantially lower than in the Brisbane Metropolitan areas. Prospective home buyers will find a wide range of properties across an equally wide and diverse range of areas. Everyone's needs and tastes are catered for whether it be riverfront, rural lifestyle, master planned suburban estate, hinterland, heritage or new, live in or invest – Logan has it all covered.

As a young city, Logan's residential neighbourhoods are predominantly fresh and contemporary. New estates continue to flourish, giving locals a wide range of lifestyle options, from leafy suburbs to bushland acreage. Many older suburbs predating the city's short history have been revitalised through urban and community renewal partnership projects between Logan City Council and the Queensland Government.

Logan is quickly becoming a favourite among young families who are drawn to the region on account of affordable family homes with child-friendly yards. When you can buy a modern four bedroom home for the price of a one bedroom high-rise inner city unit it's not hard to see why.



## Sport



### LOGAN METRO SPORTS PARK

Logan City Council has unveiled its premier outdoor sporting facility, officially welcoming Brisbane Roar Football Club and Football Brisbane to Logan Metro Sports Park at Heritage Park.

Council has invested more than \$9 million to redevelop Logan Metro Sports Park, which is expected to influence sport in the region. The new facilities at Logan Metro Sports Park include a premier sporting field and community sporting fields with field lighting; club houses; offices; change rooms and amenities to accommodate Brisbane Roar FC and Football Brisbane; as well as carparks and access roads.

David Pourre, Brisbane Roar Football Club Managing Director, said the Roar's new home gives them a closer link to the local football community and strengthens the club's brand across Queensland and Australia.

"The City of Logan had a vision and it is a credit to Logan City Council for supporting this. The Brisbane Roar had a dream of having a home. Today, this vision and dream became a reality," Mr Pourre said.

"We are proud to have a state-of-the-art training facility for our Hyundai A-League side and our club now has a foundation to grow and improve this facility.



# Business Parks & Industrial Estates

## Yatala Enterprise Area



Queensland and the leading industrial precinct servicing Logan.

The YEA is strategically located 11 kilometres from Loganlea and is only a 30 minute drive to the Port of Brisbane and the Brisbane International Airport.

The YEA is a value-adding manufacturing region with businesses in food and beverage, construction materials, machinery and equipment, plastic and chemicals as well as warehousing, transport and distribution.

The YEA accommodates a range of large industrial facilities including Carlton United Brewery, Visy, V.I.P. Pet foods, Caterpillar and Flexopack.

## Empire Industrial Estate

Located in the Yatala Enterprise Area, covering over 127ha (312 acres) the estate will contribute over a billion dollars to the Gold Coast economy and create thousands of jobs for surrounding areas. Once completed, Empire Industrial Estate will host 550,000sqm of building cover in 10 Staged lots ranging from 2100sqm to 300,000sqm.

Empire is located within the hub of the YEA (Yatala Enterprise Area). With zoning for a variety of uses, Empire Industrial Estate is suitable for light and heavy impact industry business including distribution, warehousing, sales and display, manufacturing, transport, storage and hardstand.





# Current Infrastructure

## Roads



South-east Queensland's main arterial road, the Pacific Motorway M1, runs directly through Logan from Brisbane on its way to the Gold Coast. It is one of Australia's busiest highways and is a national freight route. Currently there are between 50,000 and 155,000 vehicles per day using sections of the M1 from Springwood to Tugun.

Transurban Queensland's \$512 million Logan Enhancement Project includes upgrades to the Logan and Gateway Extension motorways, major upgrades to Logan Motorway/Mt Lindesay

Highway/Beaudesert Road interchange, as well as the Wembley Road/Logan Motorway interchange. Construction is well underway with completion scheduled for 2019.

The upgrade to the Wembley Road/Logan Motorway interchange will greatly improve commercial access to major industrial areas in Berrinba and Crestmead.

## Rail

Strategically situated between Brisbane CBD and the Gold Coast, residents of Logan have an easy rail commute in either direction.



# Current Infrastructure

## Griffith University



This community campus is renowned as a national showcase of social inclusion in higher education through innovative partnerships, industry engagement and degree pathways, with a strong focus on community health, education and business.

Home to nearly 2,500 students, their Logan campus is based in Queensland's third largest city and is a leader in flexible learning options for students. Logan offers degrees in human services and social work, nursing and midwifery, business and commerce, and education.

The campus has strong connections with the local community, hosting numerous sporting and cultural events throughout the year.

Student accommodation is located within walking distance of the campus.

## Chardon Bridge Upgrade

A vital link in the road network at Cedar Creek, Chardon Bridge was re-built in a joint project between Logan City Council, City of Gold Coast and the Australian Government. The \$3.2 million replacement of the former timber bridge with a new two-lane reinforced concrete bridge was completed in October 2017.

The previous timber bridge was extensively damaged by flooding associated with ex-Severe Tropical Cyclone Debbie resulting in immediate and permanent closure.

Fortunately the bridge was scheduled for replacement and a funding agreement

between the partners was already in place before it was damaged. As well as replacing the bridge, road pavement rehabilitation works were also undertaken on the approaches to the bridge and new road drainage, guard rails and signage were installed. The new bridge is approximately six metres higher than the previous structure to reduce flooding impacts during wet weather events with a two-metre wide pedestrian path on the north-eastern side of the bridge.



Chardon Bridge is a very popular and well-known bridge providing vital connections to main roads, a local primary school, the Cedar Creek Hall and nearby towns. Chardon Bridge provides an important safety link for what is a growing community in the Cedar Creek area.





# New Infrastructure

## Proposed Logan Private Hospital



The Logan suburb of Meadowbrook touted as a possible site for Logan City private hospital. A 114-page business case the proposal, tabled at a Logan City Council committee, also suggested creating a medical specialist hub in Beenleigh.

The report was compiled for council by Health Project Services, a leader in property and business services for the healthcare sector.

It predicted demand for acute overnight care hospital beds would surge from 725 in two years' time to more than 1108 in 2035.

It also said there was a "strong investment case" for council to attract investors to build a 50 to 150-bed private hospital.

City Centres chairman Cr Jon Raven welcomed the plan. "Yarrabilba and Greater Flagstone will be the fastest growing regions in the state over the next 30 years and residents will expect top-quality health care," he said.

## Proposed Surf Park

Plans for a world class wave pool recreation park are in the pipeline for a parcel of land at Logan.

Tunnel Vision Wave Pools Pty Ltd, created by Penny Skateboards whiz Ben Mackay and Joshua Neale, has lodged plans to build a wave pool, swimming pool and skate park at Loganholme. The wave pool application was originally intended for Stapylton at the Gold Coast and had an estimated price tag of \$10-\$30 million.

The company has submitted a development application to Logan City Council to rezone 18.4ha just off the Pacific Motorway backing onto the Logan River.



# New Infrastructure

## Proposed Salisbury to Beaudesert Rail Line

The department of Transport & Main Roads is continuing to plan for a proposed passenger rail link between Salisbury and Beaudesert.

Long term regional planning by the Queensland Government has identified a need for additional public transport infrastructure to service this future growth area.

The proposed dual track alignment utilises existing rail corridors between Salisbury and Beaudesert, with a new rail corridor connecting Kagaru and Veresdale. A total of 11 new passenger stations are proposed/identified at:

- Acacia Ridge
- Algester
- Beaudesert
- Boronia Heights
- Flagstone
- Gleneagle
- Gleneagle North
- Greenbank
- Hillcrest
- New Beith
- Undullah.



The Salisbury to Beaudesert Rail Corridor forms part of the Queensland Government's long term vision for the south-east Queensland rail network. The corridor has been identified in various Queensland Government planning publications, including the South East Queensland Regional plan 2017 – ShapingSEQ which identifies the corridor to support the expansion of passenger rail to Flagstone and Beaudesert. The South East Queensland Rail Horizon report (2016) identified the Cross River Rail project as a priority to provide the necessary capacity for an expansion of the rail network.

The future corridor may include:

- 2 electrified narrow gauge passenger tracks from Salisbury to Beaudesert
- 2 dual gauge freight tracks between Acacia Ridge and Kagaru, optimising the re-use of the existing interstate track
- allowance for a shared pedestrian and cycle track along much of the corridor, as identified within the South East Queensland Principal Cycle Network.
- 11 stations with associated facilities and car parks

The Salisbury to Beaudesert line will be constructed after the Cross River Rail project is finished in 2024.



# New Infrastructure

## Albert River Vision



Following on from the highly successful 50 year Logan River Vision, developed in 2016, Logan Council has now adopted the Albert River Vision 2017—2067.

During an eight week engagement period in 2017, feedback was sought from the community on whether the themes identified in the Logan River Vision could be applied to the Albert River Vision. These themes were River Health, River Destinations and River Play.

The response was overwhelmingly positive with many residents' keen to see these same themes applied in a way that supported a more natural, recreation focused future for their Albert River.

An analysis of the feedback from the engagement identified three main areas that our community wanted us to focus on when finalising the vision. They include:

- Keep it natural (reduce weeds and have less development)
- Clean up the river and its banks (litter removal)
- Increase access to the river (for recreational activities such as kayaking and fishing).

The Albert River is an important resource that provides many benefits for residents and visitors. It's a place of spiritual significance and a natural resource for drinking and irrigation.

It provides areas for leisure and recreational activities as well as a key wildlife corridor from the mountains to its junction with the Logan River. Council has already committed \$300,000 of the 2018/19 budget to implement the adopted Albert River Vision 2017—2067 and the Albert River Vision Implementation Plan 2018/2019.

The Albert River Vision will continue to provide a basis for Council to promote the community's vision and priorities to neighbouring councils, state and federal government as well as the private sector.



# New Infrastructure

## Logan Central Masterplan



Logan Central is the administrative and cultural centre of Logan City, a rapidly-growing South East Queensland city, strategically located between the Local Government Areas (LGAs) of Brisbane, the Gold Coast, Redland City and Ipswich City. The city of Logan has a strong sense of community and is home to more than 265,000 people from 160 varying cultures.

The masterplan generally centres on an 800m walkable catchment from the Woodridge Train Station. The core area includes a number of existing and emerging precincts such as the:

1. Emerging town centre core precinct
2. Station Road commercial precinct
3. Woodridge State Primary School and Logan City Special School
4. Medium density residential areas to the north bounded by Defiance Rd, Ewing Rd and North Rd
5. Civic precinct that includes the Logan Entertainment Centre, Logan City Council's Administration Building, Logan Art Gallery, PCYC, Senior Citizens and Logan Central Community Centre
6. Logan Gardens

Logan Central is the cultural and civic heart of Logan City - a place where the city's diverse and vibrant community come together to learn, do business, celebrate and socialise. It is an attractive and contemporary centre, the heart of which is a vibrant daily market providing for the needs of its residents as well as attracting visitors, who are drawn to the area for exotic and high-quality foods and produce

# New Infrastructure

The Final Master Plan is underpinned by the following objectives that respond to a number of issues and challenges currently blocking the area's ability for growth as a transit-oriented centre:

- Define and strengthen the role of the centre as a civic and cultural hub
- Create a pedestrian heart and focal point for the Logan Central Major Regional Activity Centre
- Encourage greater levels of activation and passive surveillance of Logan Gardens and the District Sports Fields
- Ensure Logan Central fulfils its role as the sub -regional transport hub within Logan City
- Encourage the Town Centre Core to develop as the business and administrative hub
- Recognise that the Town Centre Core and Town Centre Frame play an essential role in delivering transit supportive development in proximity to the train station, and containment of vehicle-based retailing eastward along Wembley Road.
- Embrace the opportunities that 160 cultures presents for developing the cultural economy through a purpose built market precinct and new community facilities.
- Facilitate the growth of niche retailing and markets within the Town Centre Core providing an alternative shopping experience that meets the needs of a growing workforce and residential population.
- Establish a sense of place and arrival at Logan Central through encouraging gateway buildings at key arrival points.
- Encourage higher densities in accordance with maximum building heights to achieve a critical mass in the Town Centre Core and discourage under-development of sites.
- Ensure redevelopment focuses on place making and its contribution to the public realm.
- Support a diverse and intensified centre through focusing mixed use development, cultural facilities, community infrastructure and workplaces around the Town Centre Core and the proposed town square.
- Consolidate civic and administrative uses within the Town Centre Core and continue to attract state government agencies to provide a diversified employment base.
- Deliver a quantum of residential living options that is affordable and meets the projected housing needs of the area
- Provide key worker accommodation that recognises proximity to other employment opportunity areas

# The Park Ridge Masterplan

Park Ridge is located on the southern edge of Logan's urban area and includes a mix of rural and rural residential development.

In recent years there has been heightened interest in the area's urban development potential as a consequence of the increasing demand for greenfield sites to accommodate South East Queensland's projected population growth

The Park Ridge masterplan covers an area of 2,450 hectares and represents a key greenfield project within SEQ. The masterplan is set in place to drive significant growth in the future where the face of Park Ridge will change as new communities, infrastructure and amenity evolve over the coming years.





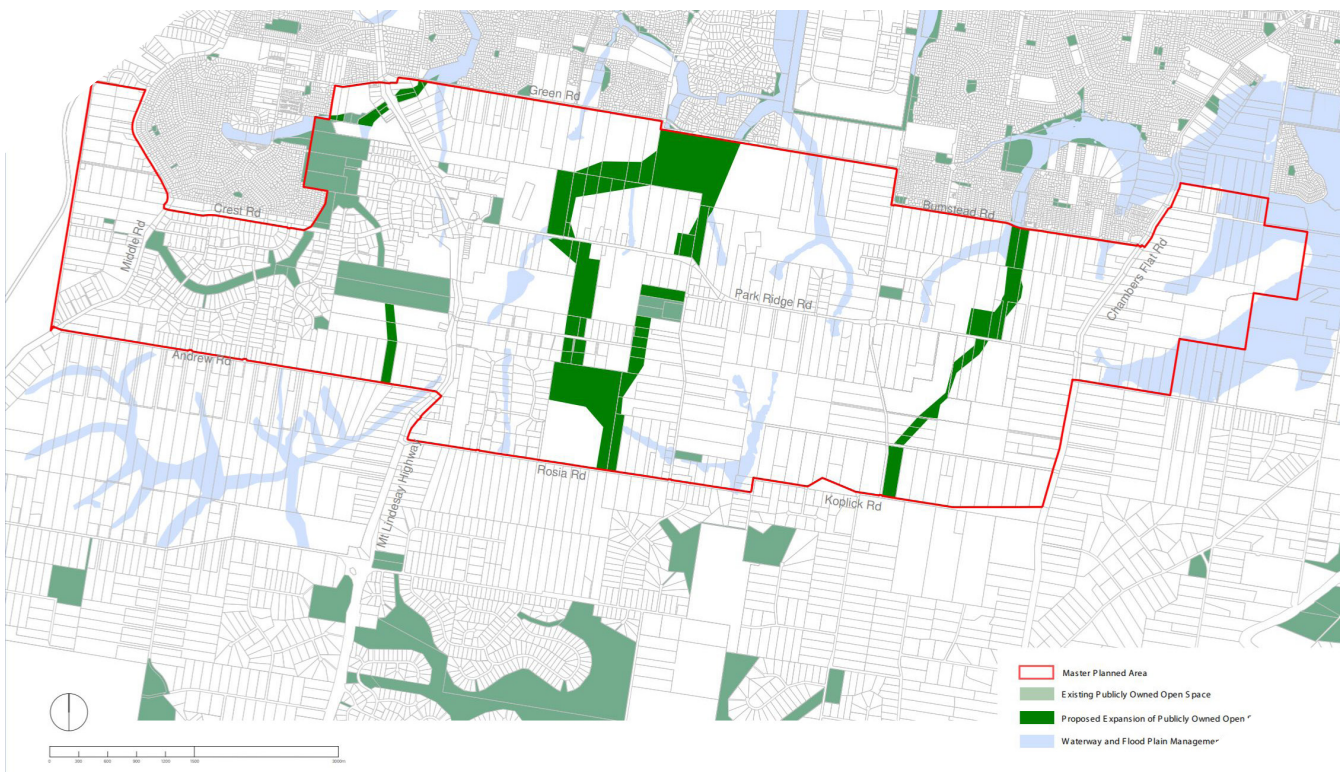
# New Infrastructure

The Park Ridge masterplan covers an area of 2,450 hectares and represents a key greenfield project within SEQ. The masterplan is set in place to drive significant growth in the future where the face of Park Ridge will change as new communities, infrastructure and amenity evolve over the coming years.

The plan was adopted by Logan City Council in 2011 and sets out a clear plan to achieve an integrated, well planned urban community and employment area with extensive infrastructure, parks and waterway networks. Almost \$400 million of new infrastructure is currently under construction, planned or recently completed within the Logan LGA which will support the strong population growth that is forecast.

The Council's vision for the Park Ridge Master Plan Area (PRMPA) is:

1. New communities within the PRMPA will be sustainable and offer a full range of modern community facilities.
2. Innovative and sustainable design of new communities will make the most of the area's natural assets.
3. A wide mix of housing will be constructed within the PRMPA, ranging from traditional to smaller more affordable housing and high-density multi-storey dwellings.
4. A diverse range of employment opportunities will be available in precincts close to residential communities.
5. A mixed use integrated business park will be incorporated into the PRMPA which will include commercial offices, retail, educational and training institutes.
6. Wildlife corridors will be established along with sport and recreational parks throughout the open space network.
7. New communities are supported with social infrastructure services and programs to match the demand for new land and serviced by high standard public transport systems along with extensive networks of walking and cycling paths.





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