

# MARKET OUTLOOK

## YARRABILBA

In one of South East Queensland's major growth corridors, Yarrabilba is fast developing into a true self-contained city, yet with the benefits of being positioned between the nodes of Brisbane and the Gold Coast.

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Connectivity

### 02

Future  
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Population,  
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& Demographics

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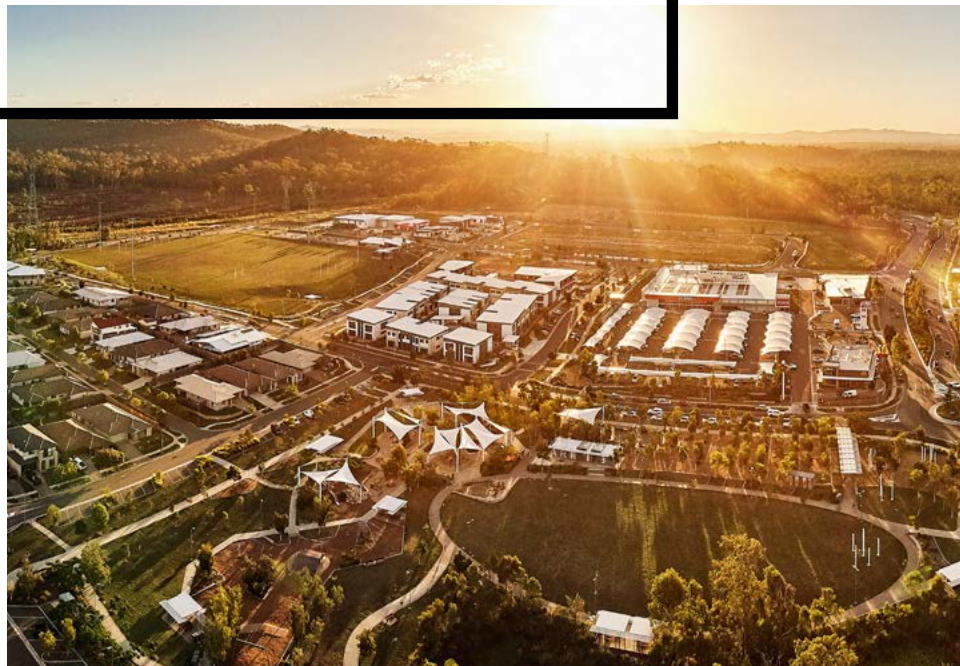
Local  
Infrastructure

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Market Analysis



Prepared exclusively for

**Lendlease**

October 2020

Top: Yarrabilba aerial; Left: Stellarossa Cafe; Right: Coles, Yarrabilba.

# CONNECTIVITY

**Yarrabilba is centrally located halfway between Brisbane and the Gold Coast. Its unique location is surrounded by green space - adjoining the Plunkett Conservation parks and at the edge of Mt Tamborine.**

One of the prime growth nodes within South-East Queensland, Yarrabilba is an emerging region. With a master planned development as its catalyst, the precinct has been well planned from the start to create its own local economy. Community is at the heart of the area; displayed through large amounts of open space, cycling and walking trails, schools and shops.

Being situated only 45kms south of the Brisbane CBD; and 60kms north of the Gold Coast. Located within Logan an established employment and lifestyle destination. Yarrabilba is connected by core road and rail infrastructure to Brisbane and the Gold Coast.

Supported by significant investment into local infrastructure and transport connectivity, housing demand within the Yarrabilba Catchment is expected to increase by around 810 dwellings per year, over the 25 years to 2041.

## FUTURE INFRASTRUCTURE HEALTH

- Yarrabilba Specialist Centre (and future Day Hospital), targeting commencement of construction in 2020 and operational opening 2021
- Yarrabilba Ambulance Station, opens October 2020.
- Future Regional Fire Station - construction commencement in late 2020

## RETAIL

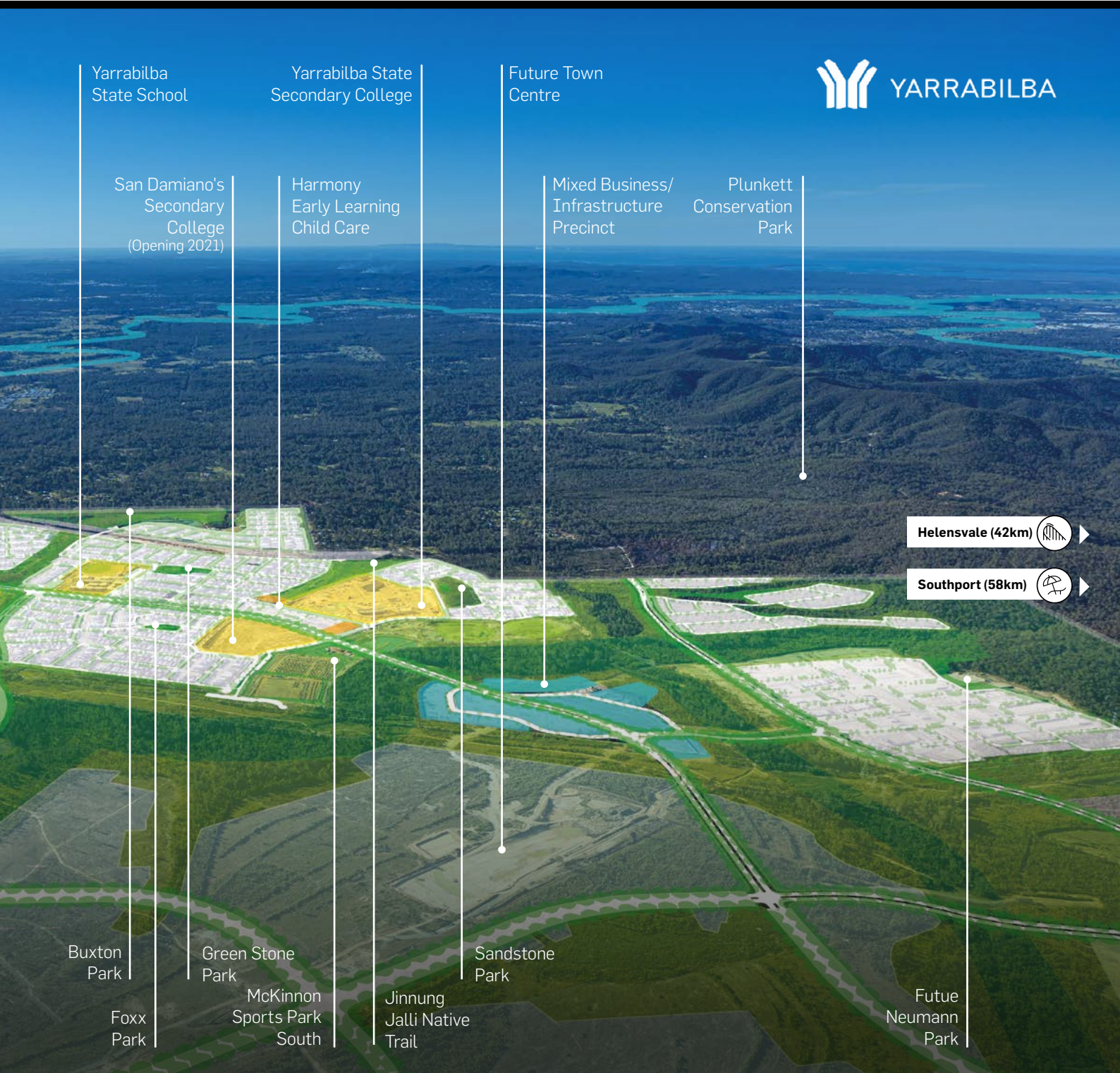
- Over 2,000sqm of bulky good retail is due to commence construction in late 2020 and will feature an array of tenants on its completion in 2021
- Yarrabilba Tavern, due to commence construction in early 2021 and be operational in early 2022
- Future Yarrabilba Neighbourhood Centre (Precinct 3), proposed to include a mixture of retail shops, commercial offices, fitness, medical and early education (childcare), targeting to commence construction in 2020 and be operational in 2021
- Future Town Centre, expected to include up to 50,000 sqm of retail and associated amenity uses
- Future Mixed Industry Business Area (MIBA) – circa 80 hectares of developable area (approximately half the size of Brisbane City) suitable for a range of commercial, bulky goods showroom and industrial uses which will provide significant employment opportunities and services to the region



## TRANSPORT

- Yarrabilba PDA – Waterford – Tamborine Road upgrade to widen the road to four lanes from North Street to Anzac Avenue to allow for future traffic flow.





**DISTANCES**

<b>5km</b>	Logan Village	<b>21km</b>	Browns Plains	<b>25km</b>	Logan Hyperdome
<b>10km</b>	Tamborine	<b>21km</b>	Griffith University Logan Campus	<b>25km</b>	Springfield
<b>10km</b>	Jimboomba	<b>22km</b>	Logan Central	<b>42km</b>	Helensvale
<b>18km</b>	Loganlea	<b>22km</b>	Yatala + industrial Estates	<b>45km</b>	Brisbane
<b>18km</b>	Beenleigh	<b>24km</b>	Tamborine Village	<b>58km</b>	Southport

# POPULATION, EMPLOYMENT & DEMOGRAPHICS

## POPULATION

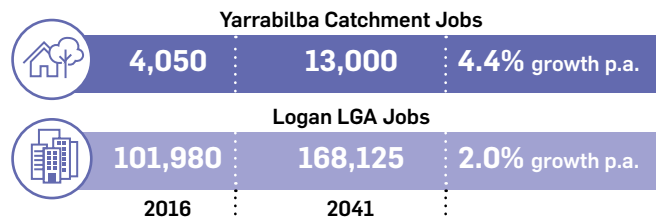
Yarrabilba is anticipated to experience significant population growth over the 25 years to 2041. Between 2006 and 2016 the Yarrabilba Catchment (comprising the SA2 boundary of Jimboomba) experienced an annual population growth of around 980 people.

One of Queensland's core population growth nodes, annual growth is expected to increase to 2,677 people per annum to 2041, reflecting an annual increase of 5.2%. This will bring the total population to 93,461 by 2041. This growth is expected to drive a significant and ongoing demand and price growth for new residential dwellings within the corridor.

## EMPLOYMENT

Due to planned infrastructure within the area, construction is the largest employment sector. Construction accounts for 16.3% of jobs within the area, which is expected to grow to 23.1% of total jobs by 2041.

Once planned infrastructure is complete, employment in education and health care are also expected to see high levels of growth to 2041. Total jobs within the catchment itself will increase considerably between 2016 and 2041, growing at a rate of 4.4% per annum. Outside of the immediate area, employment growth is also expected within Logan, which is expected to grow at 2% per annum over the same period.








Prepared by Urbis; Source: Urbis, Lendlease



**JOB OPPORTUNITIES WITHIN YARRABILBA ARE PREDICTED TO INCREASE AT AN ANNUAL RATE OF 4.4% OVER THE 25 YEARS**

### TOP 5 EMPLOYMENT SECTORS AT 2041

Yarrabilba Catchment\*

	Share of Employment 2016	Total Jobs 2016	Share of Employment 2041	Total Jobs 2041
 1st. Construction	16.3%	662	23.1%	2,766
 2nd. Education & Training	17.2%	695	18.4%	2,212
 3rd. Health Care & Social Assistance	9.8%	398	14.3%	1,712
 4th. Manufacturing	7.1%	289	7.8%	938
 5th. Retail Trade	12.2%	496	7.5%	898

Prepared by Urbis; Source: Urbis, Lendlease \*Yarrabilba Catchment Includes SA2 of Jimboomba

## DEMOGRAPHICS

Families (30-64) and children (0-19) account for the largest proportions of residents within the area. Although these resident groups are expected to continue to hold the largest proportion to 2041, their share will decrease as retirement and aged care follow an upward trend.

The economic well-being of residents within Yarrabilba is slightly higher than that of Logan. The average household income in Yarrabilba is \$87,769 compared to Logan where the average yearly household income is \$85,236. A higher economic well-being is likely to encourage stronger growth within a region, as residents spending increases.





# LOCAL INFRASTRUCTURE

**Education and retail amenity investment will be developed to further support the self-containment of the precinct.**

Yarrabilba falls within the Logan LGA which has a large amount of planned public infrastructure due to be developed over the next ten years. These planned developments will see an increase in education facilities, new health care precincts, upgrade of major arterial roads and highways and greenspace. These projects will provide the region with additional employment opportunities.



## RETAIL

### EXISTING

- Yarrabilba First District Centre that currently includes:
  - Full line Coles Supermarket
  - IGA convenience centre incorporating 700sqm IGA supermarket plus 7 specialty shops including café, fast food, bottle shop, barber and bakery
  - McDonalds Family Restaurant
  - Dominos Pizza
  - Stellarossa Café
  - Business uses including lawyers and Income Tax Professionals
- A range of service industry, sport and recreation uses including:
  - Storage King, Bridgestone
  - Vet
  - Gym
  - Learn to Swim School

### FUTURE

- Imminent major additions to the existing District Centre:
- Precinct 3 Mixed Business/Infrastructure – future uses include service station, fast food, service industry, showroom and light industry uses
- Future Precinct 3 Neighbourhood Centre and sub-regional shopping centre (Town Centre)
- Future commercial & industry development in large Future Mixed Industry Business Area (MIBA) precinct.



## HEALTH

### EXISTING

- Two existing Medical Centres with a range of allied health disciplines including doctors, dentist and pharmacy.



## TRANSPORT

### EXISTING

- Positioned in proximity to Logan Central, Beenleigh and Browns Plains
- Translink services including bus service and interchange to commute to surrounding employment hubs
- 40 minute train ride to the Brisbane CBD from Loganlea Station
- Introduction of Queensland's first fully electric urban bus route



## EDUCATION

### EXISTING

- Multiple child care centres, including:
  - Harmony Early Learning (200 place centre)
  - Sparrow Early Learning (120 place centre)
  - St Clare's Kindergarten
  - Second Harmony Early Learning centre due to open in 2021 (120 place)
- Yarrabilba State Primary School - Stage 1 - \$36 million – Upon completion (\$81 million)
- St Clare's Catholic Primary School
- San Damiano's Secondary College – Under Construction
- Yarrabilba State Secondary College - \$65 million

### FUTURE

- 7 primary and secondary schools planned



## RECREATION AND OPEN SPACE

### EXISTING

- Sport and community hub including McKinnon Sports Fields

### FUTURE

- More than 25% of the Yarrabilba masterplan is reserved for open space and parklands



MIBA; Source: Lendlease















# STRUCTURAL UPLIFT

**Structural Uplift is the impact that significant projects, including master planned communities, have on the local area, economy and residents both directly and indirectly.**

Larger urban renewal projects and masterplan developments provide a level of structural uplift, in some way, shape or form. The ability to satisfy several core criteria drives the impact of the uplift. The below table provides an indication of the key drivers that will provide structural uplift within Yarrabilba.

## CRITERIA FOR STRUCTURAL UPLIFT

Key criteria driving the level of structural uplift in a precinct include:

Criteria	Satisfies Criteria – Yarrabilba specific
 Large scale and up-front infrastructure investment	 Access to public transport, employment hubs, education facilities and greenspace.
 Multiple land uses	 Access to large amounts of retail, commercial, industrial, education and residential areas.
 Diverse product range	 Various dwelling types available to cater for the variety of age groups and family demographics.
 High levels of amenity – retail, lifestyle, community etc	 Local shopping centres and retail precincts
 Aligns with surrounding infrastructure	 Infrastructure to be developed to cater for the increasing population and employment nodes.
 Enables community and connectivity	 With the development of infrastructure, public amenity and greenspace, offer great connectivity to South East Queensland, via road networks and public transport.
 Critical mass (population and employment)	 Residents are attracted to the vast amount of amenity, transport to key employment nodes and the relative affordability of dwellings.

## THE RESULT OF STRUCTURAL UPLIFT

Evaluating structural uplift is undertaken by measuring the change that development has had on the following assessment gauges:



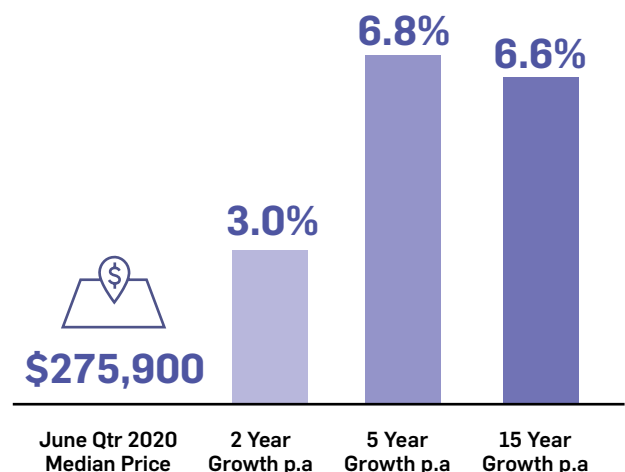
## SUCCESSFUL STRUCTURAL UPLIFT – SPRINGFIELD CASE STUDY

The success of structural uplift is shown within the strong annual growth of land sales within the catchment over the previous ten years. This strong annual capital growth is attributed to the high level of infrastructure and amenity provided to residents which has further driven the demand for owner occupier sales.

**Yarrabilba is expected to provide a high level of infrastructure and amenity throughout the course of development, therefore providing the foundations for strong capital growth.**

## SPRINGFIELD LAND SALES ANALYSIS

Springfield Catchment



Prepared by Urbis; Source: Pricefinder  
Catchment: SA2 Boundaries of Springfield, & Springfield Lakes

# RESIDENTIAL MARKET ANALYSIS

An analysis of Median house prices for the June Quarter 2020 highlights the significant value proposition of Yarrabilba. Over the quarter, Yarrabilba recorded a median house price of \$395,000, this is \$59,500 more affordable than Logan LGA and \$327,500 more affordable than Brisbane LGA.

Three-bedroom offerings within Yarrabilba range in price from \$299,000 to \$454,473 and four-bedroom packages range from \$355,000 to \$495,299.

Since 2010 there have been 14,625 recorded land sales within active estates in the Logan LGA. Yarrabilba accounted for 3,423 of these land sales over that period – close to 23% of total Logan sales.

**The impending completion of large infrastructure projects within Yarrabilba is expected to continue driving demand for residential dwellings in the area, with interest from both owner occupiers and investors expected to maintain strong levels.**



**BEING OVER \$300,000 MORE AFFORDABLE THAN BRISBANE, YARRABILBA PROVIDES A SIGNIFICANT VALUE PROPOSITION TO OWNERS AND RENTERS**

## AFFORDABILITY FACTOR June 2020

	Yarrabilba	Brisbane City	Logan
Median House Price	\$377,500	\$705,000	\$437,000
Affordability	—	\$327,500 more affordable	\$59,500 more affordable

Prepared by Urbis; Source: realestate.com.au

## HOUSE AFFORDABILITY/ CAPITAL CITIES COMPARISON

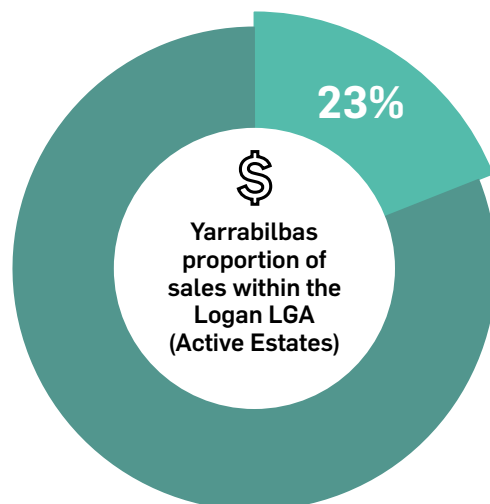
Median Price Points – June QTR 2020

	Median House Price	Rental Yield
Yarrabilba	\$377,500	5.0%
Sydney SD	\$919,950	3.0%
Melbourne SD	\$705,000	3.0%
Brisbane SD	\$705,000	3.6%

Prepared by Urbis; Source: Pricefinder

Yarrabilba offers a high level of capital growth at a discounted price in comparison to Sydney and Melbourne.

## ACTIVE ESTATE LAND SALES



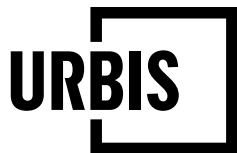
Prepared by Urbis; Source: Pricefinder



**THE RESIDENTIAL VACANCY RATE ACROSS THE LOGAN LGA IS CURRENTLY SITTING AT 2.2% AND HAS BEEN AS LOW AS 1.5% OVER THE LAST 2 YEARS**

Prepared by Urbis; Source: REIQ Q2 2020





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