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AREA PROFILES

South East Queensland

South East Queensland

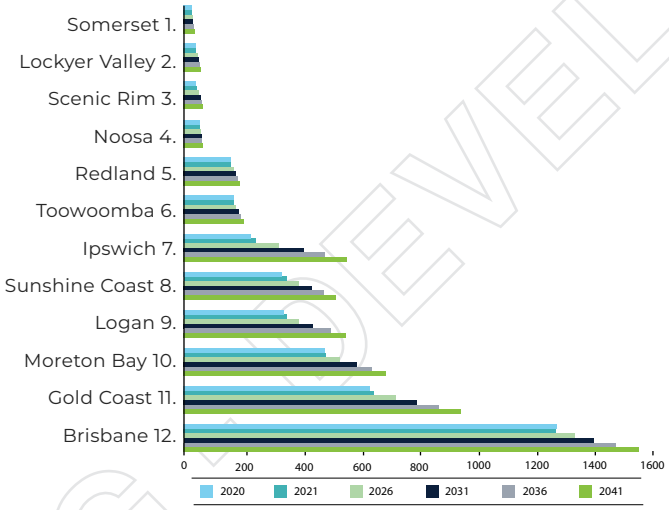


SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



SEQ Population 3,642,257
2021 Estimated Population

SEQ Population Forecast in 2041 5.44 Million an
increase of 1.65M, 43.4% from 2020

2.62 Million Projected Employment in 2041

SEQ New Dwellings 794,000
added between 2016 and 2041

SEQ Gross Domestic Product $170 Billion

SEQ $1.8 Billion 20 Year City Deal 730,00 New Jobs

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Brisbane Olympic Bid 2032

The Games are set to deliver $8.1B in benefits to Queensland including a $4.6B economic boost to tourism and $3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a $20B uplift from 2021-2036.



SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than $1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.

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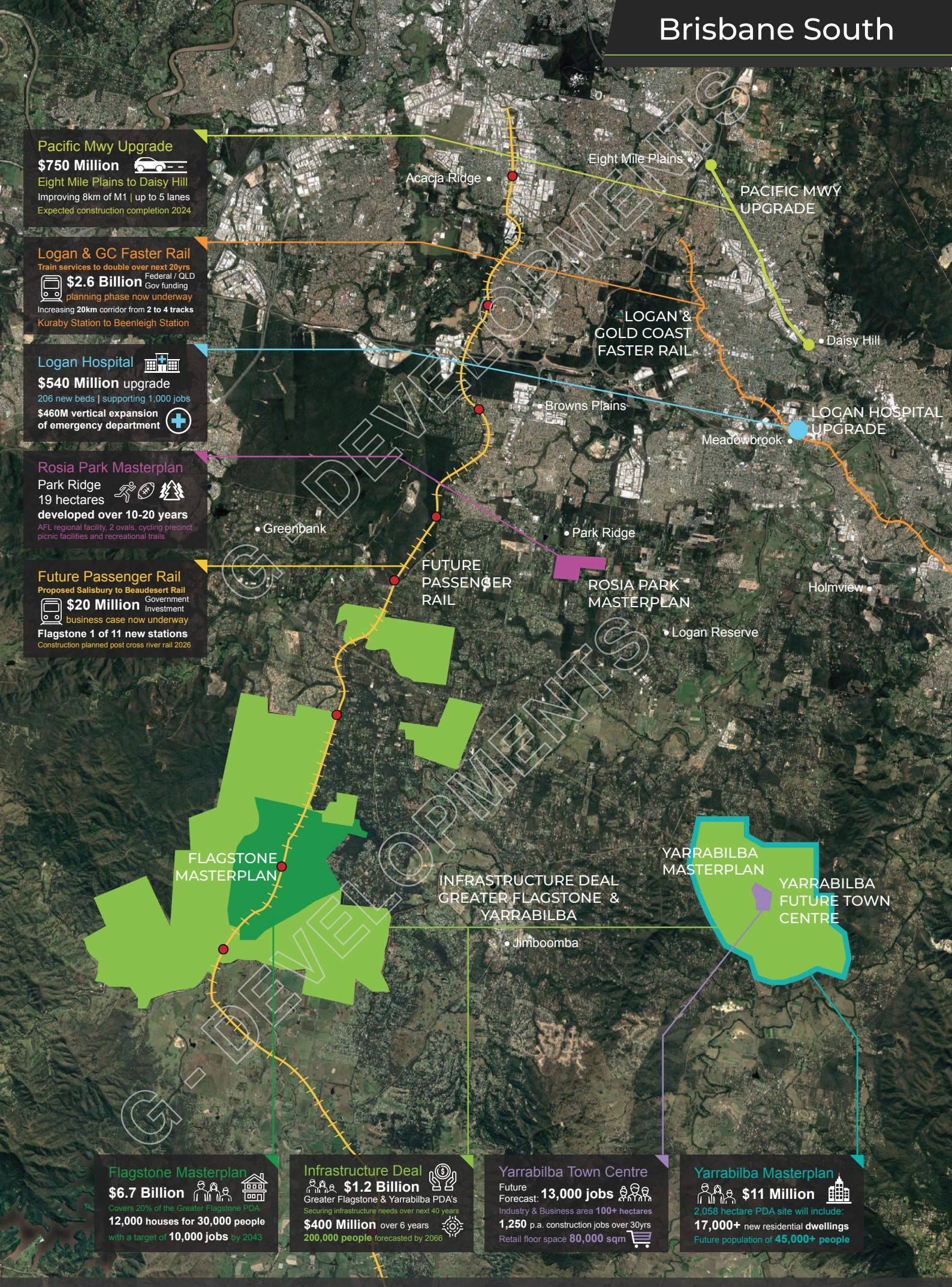
Brisbane South



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Brisbane South



Logan City Population

Logan City's population is forecast to grow by over 67 percent to more than 586,000 by 2041. Logan's two PDAs Greater Flagstone and Yarrabilba will grow to 170,000 people in the next 20-30 years accounting for almost 50% of the growth over this period.

Annual Population Growth Rate
The 2020-2021 population growth was 1.84%. Population growth in Greater Brisbane was 0.73%.

New Dwellings
The 2020 Logan House Study showed 26,000 new dwellings built from 2009-2019. From 2021 to 2041 dwellings are forecast to grow 57.7% or by 72,698.

Economy

Logan City is a major industrial corridor with Logan Motorway connecting the M1 Pacific, Gateway and Ipswich Motorways. All major distribution centres are on this route. Flagstone and Yarrabilba PDAs will support the future demand for employment.

"Over time $1.2B of essential infrastructure will be delivered for the Greater Flagstone and Yarrabilba PDAs." - Minister for State Development Kate Jones

Population 350,740
2021 Population Estimate

Population Growth 2021 to 2041 is 67.1%
2041 Population Forecast is 586,000

2021 Economy
$14.36B
(NIEIR 2021 Gross Regional Product)

2021 Jobs
117,248
(Increase by 3.5% from 2020)

Commercial Approvals
Up 58%
(129,711m2 Increase by 58% from 2020)



Flagstone Masterplan

Flagstone's 12,000 homes will cover 126ha, with 44,000sqm of retail space and 58,000sqm of office space in the Town Centre. The PDA means 150,000 people are set to move to the Greater Flagstone. 330ha Green Space includes, Adventure & Water Parks, Skate Plaza and a Dog Splash and Play Park.



Yarrabilba Masterplan

The masterplan covers 2,058ha and is planned to include 17,000 homes for 45,000 residents. Yarrabilba is Australia's fourth fastest selling project over the past 10 years; 1,000+ people per year, and Australia's first circular economy community working towards sustainability to change the development industry.

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Growth Drivers



Logan Hospital Upgrade

The $540 million-plus Logan hospital expansion delivers a new maternity ward and 206 new beds and treatment spaces supporting 1,000 jobs.

Springwood Health Hub
The $33M, 3,550m2 Health Hub is located alongside the M1 highway. It opens in 2023 and will treat 600 patients per day and support 1,500 jobs.

Meadowbrook Health & Knowledge Precinct

$150 Million Australian Unity
Proposed Private Hospital 2023, 90 beds, 9 theatres, 60 specialist suites

Southwest Medical Precinct
UQ Health anchor tenant Meadowbrook Specialist Health Centre 6,000m2



Logan Central Precinct Plan

The 21ha of public space will support 1,150 jobs with planned investment over the next 10 to 30yrs. The project will deliver Unity Plaza, Democracy Way, Logan Entertainment Centre Plaza, Civic Precinct Housing Development, and Catalyst Building. Also located here are Logan Council offices, Police and the TMR State Services Precinct.

Industrial Precincts

Crestmead Logistics Estate
$1.5 billion, 9 stage Logistics Estate spans 650,000m2 and supports 6,000 jobs.

South West 1 Berrinba
Tenants: National Tiles, PACCAR, GMK, Avery Dennison, Huhtamaki and Sigma Healthcare.

Wembley Business Park
The first 3 stages built are fully leased to DHL, JB Hi-Fi, Mainfreight, Nature's Best & Windoware.

Motorway Industrial Park
With blue-chip tenants Mitre-10 and QLS the 22,430m2 site is located 28km from Port of Brisbane.



Entertainment Precincts

- **Kingston Butter Factory Cultural Precinct**
  $12M renovation, 5,000 capacity, transformed Logan's historic site into a new landmark precinct.
- **Distillery Road Market**
  Zarraffa's Coffee HQ, 17,000m2 site, major food hub.



Major Transport Projects

- **Pacific Motorway M1 $5.2183B Upgrade**
  11 projects to support 60,000 to 170,000 vehicles per day that use the M1 from Springwood to Tugun.
- **$95M Loganlea Station Relocation & Park 'n' Ride**
  The new location is closer to Logan Hospital & TAFE.

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