

# Suburbs of Opportunity

## The B Series – Browns Plains

Browns Plains is one of Logan's true mixed-use suburbs which is home to a variety of uses including commercial, industrial, retail and residential. The suburb covers an area of 7.3 square kilometres making it one of the largest, established suburbs in the City of Logan.



Browns Plains is well serviced by public transport infrastructure and is supported by a wide array of community amenities including Waller Park, Forestglen Park, Logan West Library, and the Browns Plains Bears Rugby League Club.

### Economy and Employment

Browns Plains is a strong contributor to the local economy with 5,918 people employed<sup>1</sup> within the suburb, making it the third largest employment zone in the City of Logan. The largest industry of employment is retail trade, accounting for 33% of all

jobs, followed by health care and social assistance (12%) and accommodation and food services (12%).

There is currently more than \$84 million in approved future development earmarked for Browns Plains, including a \$60 million extension of Grand Plaza Shopping Centre, a \$15 million retirement resort and a \$4 million unit and medical centre development.

### Population

The latest data shows Browns Plains is home to 7,733 residents

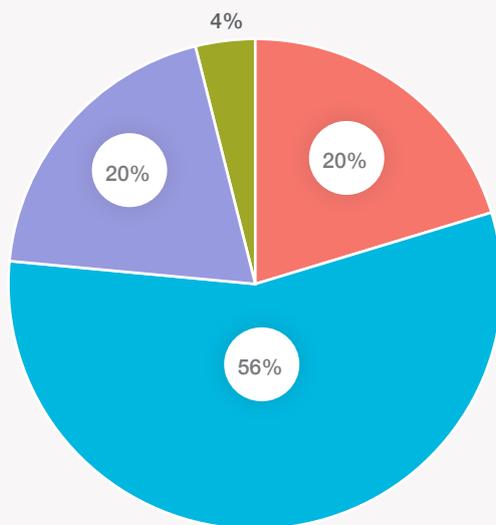
which is an increase of 33 people from the previous year.<sup>2</sup>

Moving forward the population is expected to increase by 70 people to reach 7,803 by 2021. By 2026 the population is projected to reach 8,733 representing a total increase of 1,000 people on the current estimate.<sup>3</sup>

### Demographics

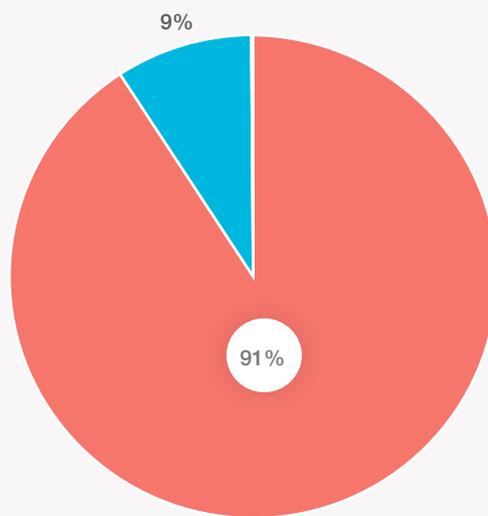
The population of Browns Plains is typically young, with a median age of 32, two years lower than the Logan median. Families with children at home are the dominant household type in

## Browns Plains – Household Composition



- Couples
- Families / lone parent
- Single
- Group / share

## Browns Plains – Dwelling Composition



- Separate house
- Semi detached

Source: Resolution Research, ABS 2016 Census – October 2016

Browns Plains, accounting for 56% of all households. Couples account for the second largest proportion of households making up 23% of all homes followed by single-person (17%) and group/share (4%) households. Despite the high instances of couples and single-person households, only 4% of all dwellings within Browns Plains are one- and two-bedroom dwellings. Given 40% of all homes are occupied by either one or two persons, there is considerable scope for the introduction of smaller dwelling types into the suburb. The majority of homes within Browns Plains contain three bedrooms (62%), with a further 32% containing four or more bedrooms. Browns Plains is a popular rental address with 45% of all dwellings occupied under

rental tenure. 18% of homes are owned-outright and a further 35% are occupied under a mortgage.\*

### Residential Market Fundamentals

The housing market in Browns Plains has recorded a strong performance over the past five years with the median house price growing by \$64,500 (or by an average of 4.7% per annum). Despite this growth, Browns Plains remains affordable, with the median house price for the year ended December 2018 sitting at \$369,500 which is \$60,500 lower than the Logan median.

An average of 85 houses have sold each year over the past five years with an average block size of 806m<sup>2</sup> recorded.

There has been a total of 60 sales of vacant land within Browns Plains over the five years to December 2018. Over this timeframe, the median land value has grown by an average of 3.1% per annum, or by 12% to reach \$247,500. Across these sales an average block size of 472m<sup>2</sup> has been recorded.

1 Logan City Council, Latest REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2014 / 2015 National Input Output Tables and June 2017 Gross State Product.  
 2 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018  
 3 The State of Queensland – Office of the Government Statistician, October 2018  
 \* 2% of dwellings with tenure type "not stated"