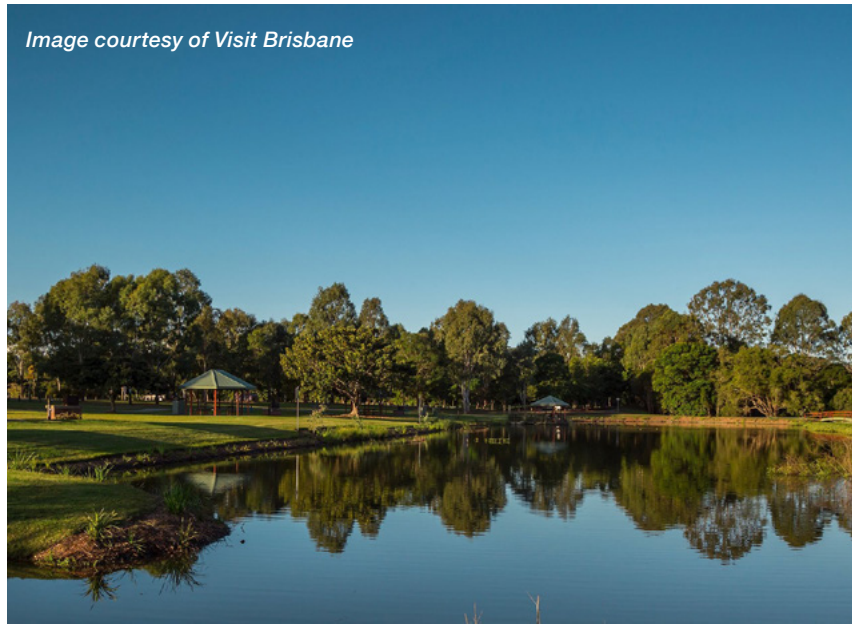


Suburbs of Opportunity

The M Series – Meadowbrook

Meadowbrook is one of Logan's major centres, its largest tertiary and further education node, and a key contributor to the local economy. The suburb covers an area of 5.8 square kilometres and falls within the Loganlea Statistical Area which covers a total area of 11.3 square kilometres.

Image courtesy of Visit Brisbane



Meadowbrook is a true mixed-use suburb containing residential, retail, commercial, medical, educational and industrial uses. There are also a large number of recreational spaces in the suburb, which encourage both including the 27-hole Meadowbrook Golf Club, the 10-hectare Riverdale Park, Edenlea Park and the Loganlea Picnic Grounds.

The suburb is well supported by public transport, with the Loganlea Railway Station serviced by the Beenleigh/Ferny Grove and Brisbane Airport/Gold Coast lines and a range of bus services. Council's master plan for Meadowbrook seeks to add in new bus stations and increase transit frequency and coverage throughout the suburb to provide better linkages to Logan's major centres.¹

Economy and Employment

Meadowbrook is home to the Logan Hospital which employs more than 2,000 staff. Each year there are more than 88,000 presentations to the Emergency Department together with 75,000 inpatient admissions.² In 2018 the State Government announced funding for a \$281 million upgrade and expansion of the hospital. The

redevelopment will increase the capacity from 448 beds to 640 and will provide a new maternity ward.

The suburb is well supported by retail amenity with both the Meadowbrook Shopping Centre and the Meadowbrook Shopping Village. There is also a diverse range of commercial and industrial businesses located within the suburb, which service not only the City of Logan but the broader South-East Queensland region.

TAFE Queensland's Loganlea campus is situated within Meadowbrook. It is the region's largest further education campus, offering courses including media studies, IT, hospitality, business studies and justice studies. The Loganlea TAFE plays a vital role in creating education and employment opportunities for residents of Logan City. Griffith University also operates a campus at Meadowbrook which has approximately 2,300 student enrolments. The campus offers degrees in human services and social work, nursing and midwifery, business and commerce, and education.

The suburb is one of the largest employment nodes in the City of

Logan offering 6,074 jobs. Half of these (3,075) are in health care and social assistance which is the suburb's largest industry of employment. Meadowbrook's second largest industry of employment is manufacturing (454 jobs) followed by construction (438 jobs), and education and training (414 jobs).³

Meadowbrook's large employment and student base together with its proximity to the Loganlea train station make it ideal for the development of larger-scale, mixed-use, transit-orientated development. Development of this nature will provide alternative dwelling and accommodation options for local workers, students and residents (both new and existing). Future development in the area also has the opportunity to service short-term demand stemming from the suburb's growing health and education industries.



Population

Between the 2011 and 2016 Census' Meadowbrook's population remained relatively stable with only a marginal decline of 25 residents. More up to date data is not available for the suburb, however data for the Loganlea statistical area shows the area's population is estimated at 11,048. By 2021 the population is projected to increase by 533 persons to reach 11,581. By 2026 it is expected to expand by an additional 458 persons to sit at 12,039.4 The total population growth across this period equates to 991 persons which will lead to expected demand for 340 new dwellings.

These projections do not take into consideration the opportunity for higher-density, urban development to cater to the underlying needs of local workers and students within Meadowbrook. Should appropriate development be delivered into the suburb, it is likely that the realised population will exceed projections.

Demographics

Meadowbrook is home to a diverse range of households with families making up the largest share (55%) followed by couples (23%), single-persons (17%) and group/share households (5%).

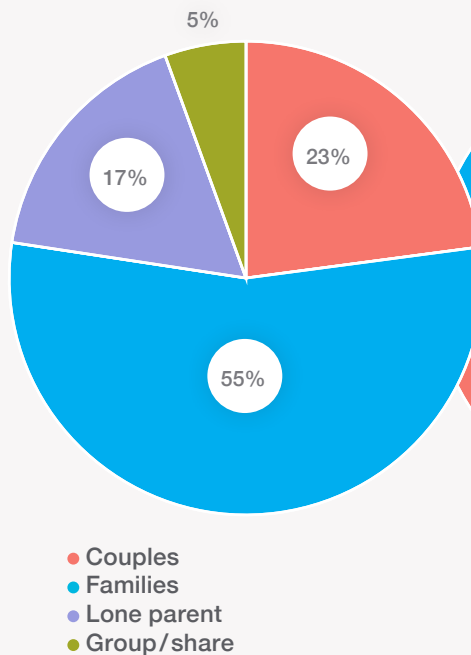
Despite the diversity in household types, the dwelling landscape within Meadowbrook is dominated by detached houses which make up 84% of the suburb's dwelling stock. The remaining 16% is split between townhouses (10%) and apartments (6%).

More than half (56%) of all dwellings have four or more bedrooms, with three-bedroom homes making up a further 35% of dwellings. Only 6% of the suburbs dwelling stock is made up of one- or two-bedroom homes, despite 40% of the population living in one and two person households.⁵

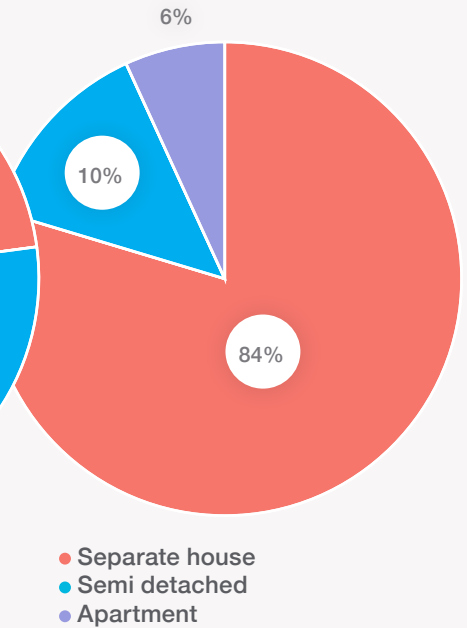
Owner-residents make up a 58% share of occupied dwellings in Meadowbrook (split between 37% who are paying off their homes and 21% who own their homes outright) and renters 39% of households.⁶

Meadowbrook's median weekly personal income of \$644 is similar to the Logan media of \$635 City of Logan. However, the median weekly

Meadowbrook – Household Composition



Meadowbrook – Dwelling Composition



Source: Resolution Research, Australian Bureau of Statistics Census 2016

family of \$1,655 is \$109 higher than the Logan median and the median combined weekly household income of \$1,562 is \$146 higher.

Residential Market Fundamentals

Over the past five years, the median house price in Meadowbrook has recorded a consistent trend of growth, averaging 3.6% per annum. For the year ended December 2018 the median house price in Meadowbrook was \$437,000 up 2.2% from the previous year. In total, since 2014, the median house price has grown by \$61,000 or 16.2%. Over this time frame there has been an average annual demand for 43 homes throughout the suburb.

Medium density development in Meadowbrook is largely limited to an area fronting University Drive. Over the past five years there have only been a total of 57 townhouse sales, averaging 11 sales per annum. The market has witnessed no growth in median values. In fact, over the past five years the median price has declined by an average of -1.4%. This is thought to be influenced by

the ageing nature of these dwellings, which are uniform in design without any distinguishing features.

Industrial Market Fundamentals

Meadowbrook has a strong industrial market with a number of parks situated adjacent to the Logan Motorway off-ramp. 2018 saw the completion of Synergy Park, which is a boutique, contemporary warehouse/showroom development. It recorded strong take up rates and achieved an average rate of \$1,709/m² across spaces ranging from 600m² to 945m².

1 Meadowbrook Master Plan Report – December 2016

2 Logan Office of Economic Development – February 2019

3 Logan City Council, 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.

4 Queensland Government Statistician's Office – Population Projections 2018 Edition

5 3% of dwellings with number of bedrooms "not stated"

6 3% of dwellings with tenure type as "other/not stated"