

Suburbs of Opportunity

The N Series – North MacLean

North MacLean is rural suburb which covers an area of 20.4 square kilometres. It falls within the boundaries of the Greenbank Statistical Area, which covers a total area of 258.5 square kilometres, including part of the State Government controlled Greater Flagstone Priority Development Area.



North MacLean is a small community with limited public transport infrastructure and retail amenity. Although buses service the area, residents primarily use cars for transportation.

North Maclean is included in the South East Queensland Regional Plan 2009-2031 as an Identified Growth Area, with parts of the suburb earmarked for mixed industry and business development. Future development in North Maclean will be controlled by the State Government and will be appropriately planned and designed to ensure that the residential amenity in the locality is maintained.¹

Economy and Employment

North MacLean adjoins South MacLean to form an employment zone which provides 846 jobs. The largest industry of employment is retail trade

(204 jobs) followed by agriculture, forestry and fishing (168 jobs) and construction (141 jobs).²

Moving forward, North Maclean is anticipated to provide a wide range of employment opportunities to service the Greater Flagstone Priority Development Area. North Maclean is also expected to broaden the range of employment available to the wider area of Flagstone, Yarrabilba, Greenbank Central and surrounding rural residential development.³

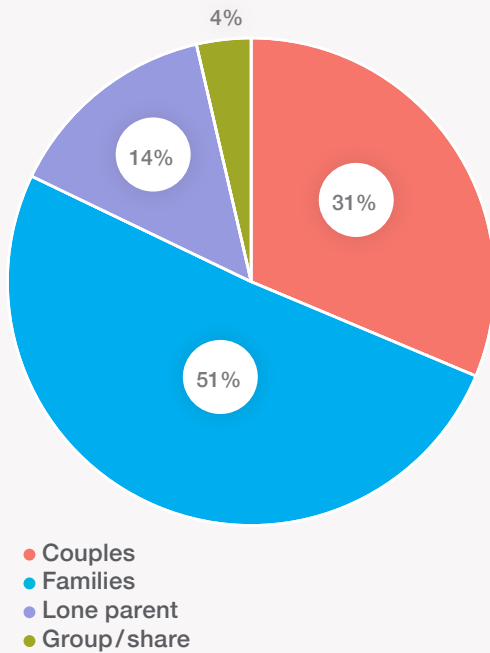
There is \$113.59 million in upgrades planned or underway for the Mount Lindsay Highway. These upgrades will improve safety, increase capacity and shorten travel times along the highway. Although completion of all works is not expected until 2028, the ongoing improvements will have a positive impact on New Beith's accessibility.

Population

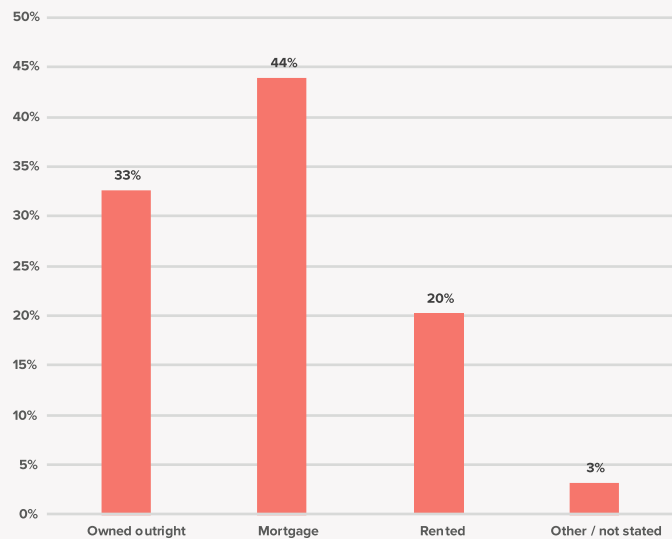
At the time of the last Census, North MacLean was home to 1,536 people, 5 fewer than from 2011. The population is expected to remain relatively stable with no new residential development currently in the pipeline.

The latest data shows that the population of the Greenbank Statistical Area sits at 13,5684 which is projected to increase by 8,483 persons by 2021 to reach 22,051 and a further 7,707 persons by 2026 to reach 29,758 persons. In total, this represents a growth of 16,190 persons making it the second largest growth area in the City of Logan.

North MacLean – Household Composition



North MacLean – household tenure



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Demographics

North MacLean's residential landscape is made up entirely of detached houses, with just over half (53%) containing four or more bedrooms. Three-bedroom houses make up a further 39% of all dwelling types with the remaining 8% are a combination of smaller dwelling types.

Although the suburb's household composition is dominated by families, who account for half (51%) of all dwelling types, the proportion of couple and single-person households is higher than typical for rural residential suburbs in Logan at 31% and 14% respectively. Group/share households make up the remaining 4% of occupied dwellings within North Maclean.

The median age of the suburb's population is 43, which is the result of a markedly higher proportion of the population aged between 45 and 55. This is nine years higher than the median age recorded throughout the City of Logan of 34.

The median personal and family incomes of North MacLean's population are lower than those recorded throughout Logan, however the combined household income of \$1,481 is \$65 per week higher than the Logan weekly median.

Rates of home ownership in North MacLean are high, with 77% of the population living in homes either occupied under mortgage tenure (44%) or owned-outright (33%). The rental market accounts for a 20% share of dwellings in North MacLean.⁵

Residential Market Fundamentals

North MacLean's detached housing market has recorded particularly strong growth over recent years, despite being a small market of just 464 homes. Over the five-year period to December 2018 the median house price has grown by an average rate of 7.7% to reach \$592,000. In total, the median house price has increased by \$167,000 (or 39.2%) since 2014.

Homes within North MacLean are tightly held with a total of 98 sales recorded over the past five years, translating to an average annual demand for 20 houses.

- 1 Queensland Government Department of State Development, Manufacturing, Infrastructure and Planning – Priority Development Areas – Greater Flagstone – February 2019
- 2 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.
- 3 Queensland Government Department of State Development, Manufacturing, Infrastructure and Planning – Priority Development Areas – Greater Flagstone – February 2019
- 4 Australian Bureau of Statistics – Estimated Resident Population by SA2 2017
- 5 3% of dwellings with tenure type "other/ not stated"