

Suburbs of Opportunity

The R Series – Rochedale South

Rochedale South is an established suburb located in the northern region of Logan bordering Brisbane City. The suburb covers an area of 6.2 square kilometres and falls within the Rochedale South – Priestdale Statistical Area which takes in a total area of 13 square kilometers.



Rochedale South is predominantly a residential suburb, serviced by the Rochedale Shopping Village. Underwood Park, containing FUNderwood Hollow is located in neighbouring Priestdale. FUNderwood Hollow is the largest Spielart playground in Australia and features on "Must Do Brisbane". Underwood Park also contains a lagoon with a surrounding boardwalk, skate and BMX facilities, mountain bike trails and a large dog off-leash area. Passerine Park is Rochedale South's major recreational area, with a basketball court, outdoor fitness equipment and a children's playground.

A number of TransLink bus services run through the suburb linking it with the Springwood and Eight Mile Plains Bus Stations on the South East Busway.

Economy and Employment

The Rochedale South – Priestdale Employment Zone generates 1,528 jobs with health care and social assistance being the largest industry of employment (314 jobs), followed by retail trade (271 jobs), construction (201 jobs) and professional, scientific and technical (163 jobs).

Stage one of the Pacific Motorway Gateway Merge Project is underway, with completion expected in June 2020. The \$80 million upgrade includes additional southbound lanes on the Pacific Motorway between Eight Mile Plains and Rochedale, and construction of a new four-lane overpass on Underwood Road. Improvements in commute time during afternoon peak hour and increased safety will be of direct benefit to the residents of Rochedale South.

There are currently no plans for any future development within Rochedale South.

Population

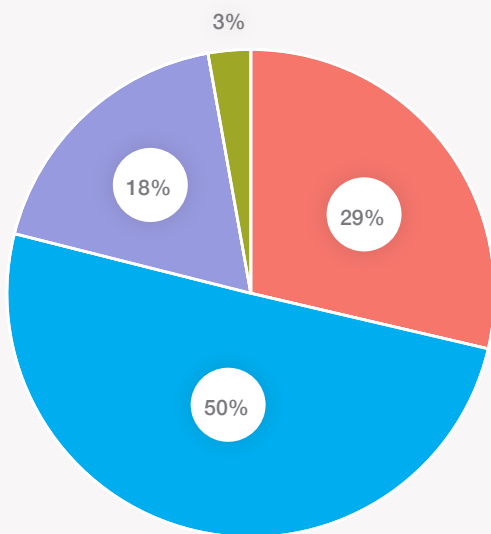
At the time of the last Census Rochedale South was home to 15,317 residents which was an increase of 321 residents from the 2011 Census.

The latest population estimates and projections are only available for the Rochedale South – Priestdale Area which has a current population of 16,185. The area's population is projected to increase by 555 persons to reach 16,740 by 2021. By 2026 an additional 156 will bring the area's population to 16,896.

Demographics

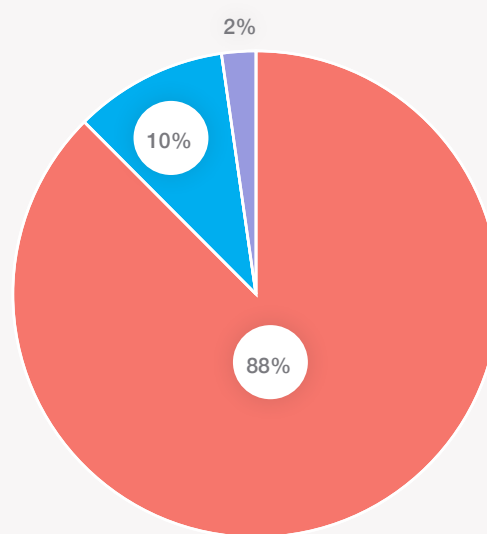
Rochedale South is home to a mix of households with families occupying half (50%) of all households. Couples

Rosedale South – Household Composition



- Couples
- Families
- Lone parent
- Group / share

Rosedale South – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

account for 29% of households, while single-person and group/ share households make up 18% and 3% respectively.

Detached houses make up 88% of residential dwellings in Rosedale South. A further 10% of dwellings are townhouses with the remaining 2% being apartments.

More than half (56%) of homes in Rosedale South are three-bedroom homes, with a further 32% containing four or more bedrooms. Homes with two or fewer bedrooms make up 10% of the suburb's dwelling landscape.

The majority of homes in Rosedale South are occupied by owner-residents. Almost half (45%) of all homes in the suburb are occupied by people who are paying off their home and a further 29% of households are owned outright. Renters occupy just under one quarter (23%) of all dwellings in the suburb.

Median incomes in Rosedale South, are higher than those recorded throughout the City of Logan on all measures. The median weekly personal income is \$736, the median weekly family income is \$1,845, and the median weekly combined household income is \$1,647 higher. These compare to Logan medians of \$635, \$1,546 and \$1,416.

Residential Market Fundamentals

For the year ended December 2018 Rosedale South's median house price was \$518,500, 21% higher than the Logan median. Over the past five years, the median house price has grown by an average of 3.7% per annum. In total, since 2014, Rosedale South's median house price has grown by \$73,500 (or 16.5%). The suburb's housing market reflects a healthy level of demand, averaging 252 sales per annum over the past five years.

The median price of an attached dwelling (unit/townhouse) in Rosedale South for the year ended December 2018 was \$300,000. Since 2014 the suburb's median unit price has grown by \$25,000 (or by 9.1%). Over this time frame, median unit price growth has averaged 2% per annum with demand averaging 39 sales annually.

- 1 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.
- 2 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018
- 3 Queensland Government Statistician's Office – Population Projections 2018 Edition
- 4 2% of dwellings with number of bedrooms "not stated"
- 5 3% of dwellings with tenure type "other/ not stated"