

Suburbs of Opportunity

The S Series – Slacks Creek

Slacks Creek is located in the northern region of Logan and has a mix of residential, commercial, industrial, retail and recreational uses. It covers a total area of 8.3 square kilometres and is bordered by the Pacific Motorway to the east.



Image courtesy of Beanhunter

Meakin Park is located within Slacks Creek and is widely regarded as Logan's premier sporting precinct. Meakin Park is the Queensland headquarters of Football Queensland who are the governing body for football in Queensland and are affiliated with Federation of Internal Football Associations (FIFA). The park is also home to Logan City Rugby Union Club, the Logan City Radio Controlled Car Club and Raceway, the Logan Hockey Club and the Logan City Softball Association

Slacks Creek is also home to Mabel Park, which is one of Logan's most innovative community parks. Mabel Park contains "adiZone" which is made up of an outdoor gym, rock climbing wall, a shared area for basketball, football and tennis, a 25 metre running track and multi-use open floor space. There is also a dog off-leash area, children's playground, and barbecue and picnic facilities.

Economy and Employment

Retail trade is the largest industry of employment in Slacks Creek, accounting for 1,140 of the suburbs 5,502 jobs, with Ikea the suburb's largest employer. The second largest industry of employment is manufacturing (951 jobs), followed by construction (663 jobs).¹

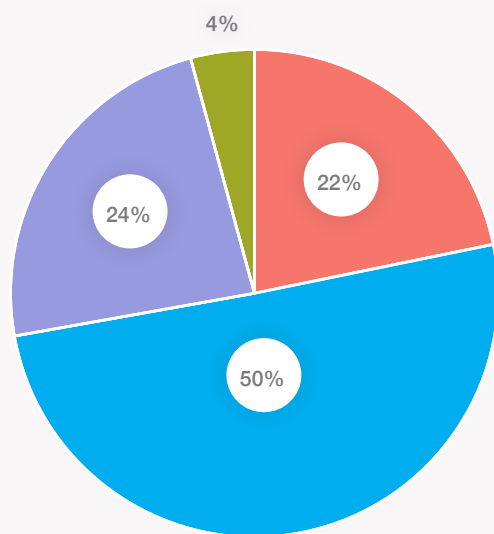
Stage one of the Pacific Motorway Gateway Merge Project is underway with completion expected in June 2020. The \$80 million upgrade includes additional southbound lanes on the Pacific Motorway between Eight Mile Plains and Rochedale and construction of a new four-lane overpass on Underwood Road. Improvements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

Slacks Creek has a number of notable projects approved for future development within the suburb including a \$7 million self-storage, warehouse and office development, a \$2.5 million convenience shopping centre on Kingston Road, and a \$1 million commercial and retail showroom development on Westerway Street.

Population

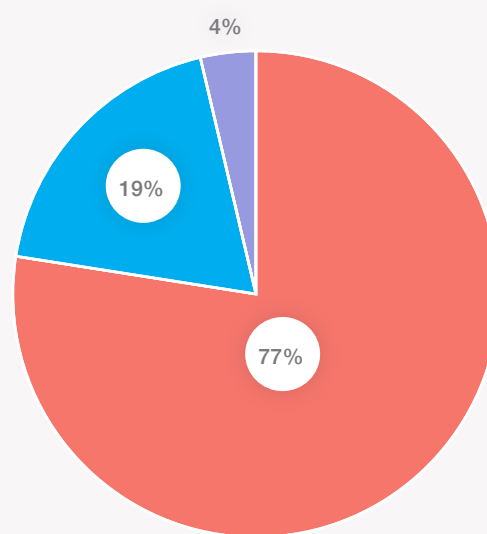
According to the latest estimates, Slacks Creek is home to 10,766 people.² The suburb's population growth is projected to be minimal, reaching 11,088 by 2026, an increase of just 322 people.³

Slacks Creek – Household Composition



- Couples
- Families
- Lone parent
- Group / share

Slacks Creek – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Demographics

The Slacks Creek population is diverse with a broad mix of household types. Half (50%) of all households are occupied by families, about one quarter (24%) single persons, 22% couples and the remaining 4% are group/share households.

Despite this diverse mix of household types, the dwelling landscape is dominated by detached homes which account for 77% of all dwellings. A further 19% of dwellings are townhouses and the remaining 4%, units.

As 46% of the population are living in one and two person households, there is a higher proportion of smaller dwelling types in Slacks Creek than in Logan. Only 22% of homes in Slacks Creek have four or more bedrooms, which is one of the lowest proportions in the city. Three-bedroom homes account for the largest proportion of dwellings (60%) followed by two-bedroom (12%) and one-bedroom (4%) homes.⁴

Demand for rental homes within Slacks Creek is high with 43% of all dwellings occupied by renters. Homes which are lived in by people paying off a mortgage account for further 32% of dwellings in the suburb and 22% of homes are occupied by people who own their homes outright.⁵

The median weekly personal, family and household incomes of the Slacks Creek population are all lower than those recorded throughout the City of Logan. At the time of the last Census the median weekly personal income of \$539 was \$96 lower, the median weekly family income of \$1,297 was \$249 lower and the median weekly combined household income of \$1,144 was \$272 lower.

Residential Market Fundamentals

Over the past five years, the median house price in Slacks Creek has grown by an average of 3.1% per annum to reach \$350,000. Slacks Creek remains one of the city's most affordable housing markets, with a

median \$80,000 lower than Logan City's. In total, since 2014, the median house price has grown by 13.5%, or \$41,500. On average 147 homes in Slacks Creek are sold each year.

For the year ended December 2018 the median unit/townhouse price in Slacks Creek was \$205,000, making it one of the most affordable in the City of Logan. Over the past five years, the suburb's medium density market has recorded a marginal lift in median values, averaging 0.5% per annum. An average of 52 units/townhouses have sold each year since 2014.

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"