

Suburbs of Opportunity

The S Series – South Maclean

South Maclean is rural suburb which covers an area of 14.7 square kilometres. It falls within the boundaries of the Greenbank Statistical Area, which takes in a total area of 258.5 square kilometres, including part of the Greater Flagstone Priority Development Area.

South Maclean is only a small community, and consequently public transport infrastructure and supporting retail amenity are limited. Although buses service the area, the primary mode of transport for residents is car.

Economy and Employment

South Maclean adjoins North 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).¹

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.

The next stage of the Pebble Creek development, worth \$29 million, has been approved. It will deliver 650 residential lots, as part of the Greater Flagstone Priority Development Area (PDA). The development will bring many new residents to the suburb, and is expected to attract supporting infrastructure and amenity which will benefit new and existing residents.

Population

At the time of the last Census, South Maclean was home to 1,362 people, an increase of 107 persons from the 2011 Census. More up-to-date data is only available for the greater Greenbank Statistical Area.

The latest data shows that the population of the Greenbank Statistical Area sits at 13,568² 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.³ In total, this represents a growth of 16,190 persons making it the second largest growth area in the City of Logan.

Demographics

South Maclean's residential landscape is made up entirely of detached houses, with 60% containing four or more bedrooms. Three-bedroom homes make up a further 35% of all dwelling types with the remaining 5% a combination of smaller dwelling types.

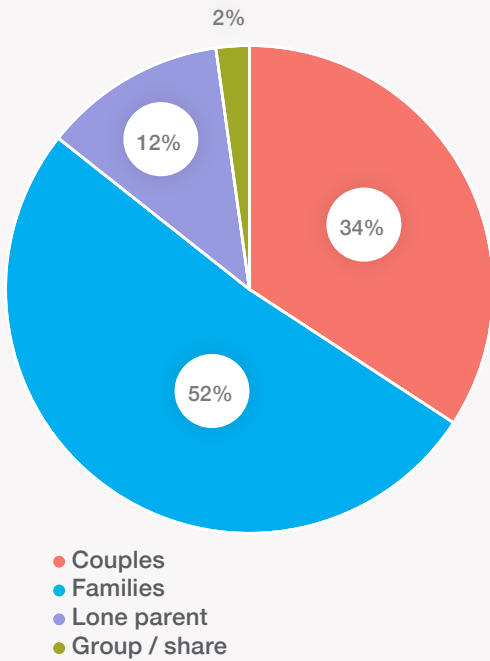
Although the suburb's household composition is dominated by families who account for half (52%) of all dwelling types, the number of couple and single-person households is higher than typical for rural residential suburbs in Logan at 34% and 12% respectively. Homes occupied

by people living in group/share arrangements make up the remaining 2% of households in South Maclean.

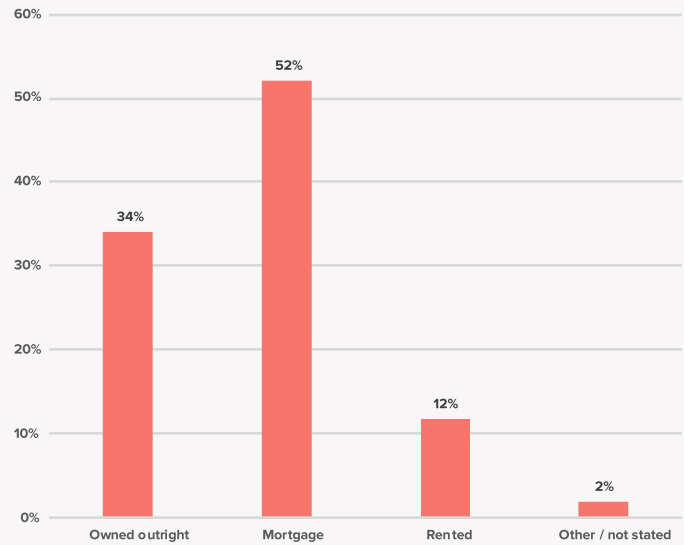
The median personal, family and household incomes of South Maclean's population are higher than those recorded throughout Logan. The median weekly personal income of \$681 is \$46 higher than Logan, the median weekly family income of \$1746 is \$218 higher and the weekly combined household income of \$1,794 is \$378 higher. This correlates with a population who are paying more for housing, with South Maclean's median monthly mortgage repayment of \$1950 higher than Logan median of \$1,733.

Rates of home ownership in South Maclean are high, with 86% of the population living in homes either occupied under mortgage tenure (52%) or owned-outright (34%). The rental market accounts for only 12% of dwellings in South Maclean.⁴

South Maclean – Household Composition



South Maclean – Household Tenure



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Residential Market Fundamentals

South Maclean is a rural residential housing market with house blocks varying greatly in size. Since 2014 the average size of a house block which has sold has been 17,476m². Over the past five years, South Maclean’s housing market has been a strong performer. Since 2014 the median house price in South Maclean has risen by 21.3% (or \$97,500). This equates to an average growth rate of 4.6% per annum. For the year ended December 2018 the median house price was \$555,000. South Maclean is a small market with demand remaining relatively consistent, averaging just 30 sales each year.

- 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 tenure type “other/ not stated”