

Suburbs of Opportunity

The W Series – Wolffdene

Wolffdene covers an area of 11.1 square kilometres and falls within the Wolffdene-Bahrs Scrub Statistical Area which takes in a total area of 27.8km².



Image courtesy of Logan City Council

Wolffdene is a rural community which is situated within Logan's southern growth corridor. Wolffdene is located adjacent to Bahrs Scrub which is an emerging urban centre which is playing an important role in the growth of the City of Logan. Logan City Council's Local Development Area Plan of Bahrs Scrub was endorsed in 2012 and to guide future development in the area.

The plan contains residential precincts for around 4,400 new dwellings to house 10,100 people, centres for an estimated 7,650m² of retail, commercial and community uses and strategic public transport routes throughout the area.¹

Economy and Employment

The Wolffdene-Bahrs Scrub employment zone is home to 689 jobs with the primary industries of employment being education and training (183 jobs), construction (180 jobs), accommodation and food services (55 jobs) and professional, scientific and technical (42 jobs).²

Population

At the time of the 2016 Census, Wolffdene was home to 288 people, which was a slight decrease from its population in the previous Census in 2011 of 292. More up to date data is only made available for the greater Wolffdene-Bahrs Scrub Statistical Area which is estimated to be home to 6,453 residents, an increase of 126 people on the previous year.³

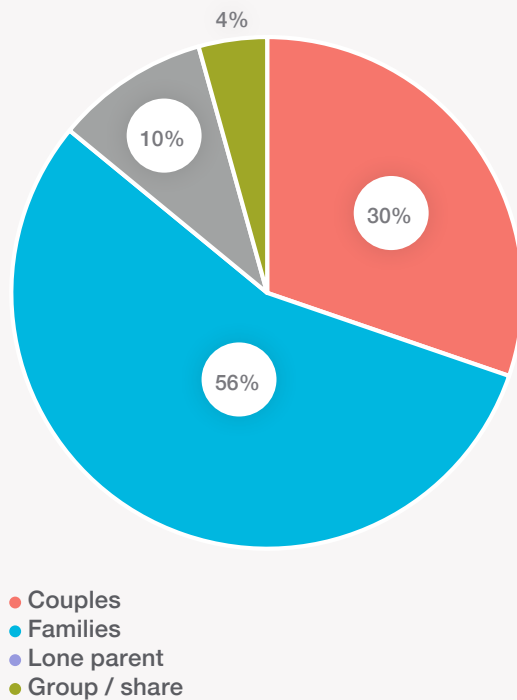
Moving forward, the Wolffdene-Bahrs Scrub area is projected to see its population increase by 1,522 by 2021 to reach 7,975 and a further 1,579 people by 2026 to take its population to 9,554.⁴

Demographics

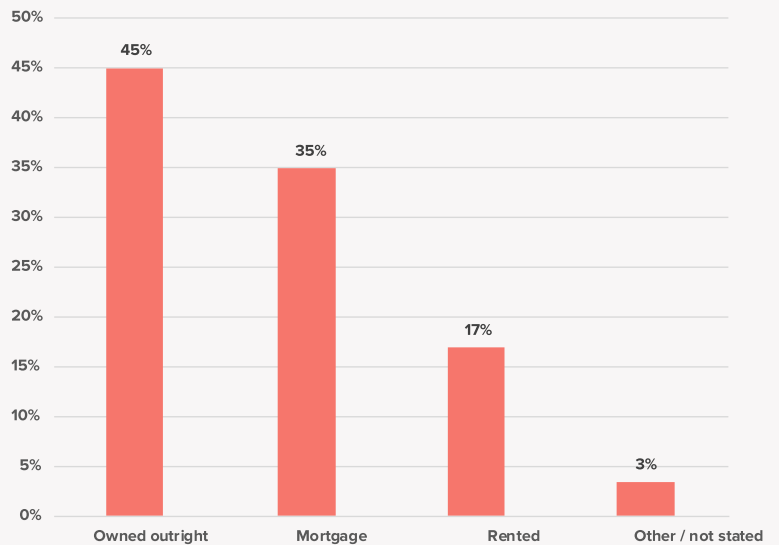
Wolffdene is a popular address for young families who make up 56% of the total population. Couple households account for the second largest proportion of households in the area (30%) followed by lone person (10%) and group/share (4%) households. Census data shows the suburb's median age sits at 43, which is 9 years higher than the median age throughout Logan of 34.

Consistent with its semi-rural characteristics, Wolffdene's dwelling

Wolffdene – Household Composition



Wolffdene – Household Tenure



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

landscape is comprised entirely detached houses. In line with this is a pre-eminence of larger dwelling types with just of half (51%) of all dwellings containing four or more bedrooms. A further 31% of dwellings contain three bedrooms and the remainder made up of smaller dwelling types.⁵

Residential Market Fundamentals

Wolffdene is a very small community containing only 87 dwellings. Consequently there is very limited market activity which has occurred throughout the suburb. Over the five years to December 2018 there have only been ten sales of detached houses which have recorded an average house block size of 48,865m². Across this time the median house price has grown by an average of 4.4% per annum to reach \$565,000. In total, Wolffdene's median house price has grown by \$114,000 (or 20%) since 2014.

- 1 Logan City Council – Planning & Development – October 2018
- 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 Australian Bureau of Statistics – Regional Population Growth Australia – August 2018
- 4 Queensland Government Statistician's Office – Population Projections 2018 Edition
- 5 5% of dwellings with number of bedrooms "not stated"