

Suburbs of Opportunity

The W Series – Woodridge

Woodridge is an established suburb in central Logan which covers an area of 4.7 square kilometres.

Woodridge is well supported by public transport with two train stations (Trinder Park and Woodridge) located within the area which are serviced by the Beenleigh/Ferny Grove line. A number of Tranklink bus routes operate through the suburb linking it with the railway stations, the Brisbane CBD and the wider Logan region.

There are a number of parks and recreational areas within Woodridge with the Woodridge Adventure Park one of the most popular. The park contains a skate park, basketball court, BMX mounds, a climbing frame and swings. Ewing Park is home to one of Logan's most popular children's playgrounds which features in the "Brisbane Kids" park directory. It has a large train and station to play on, and a train-themed playground. A walking/bike path runs around the park and it also has netball, basketball, volleyball and tennis courts.

Economy and Employment

There are 2,473 jobs in Woodridge, and the largest industry of employment is education and training (523 jobs). Other major industries of employment within Woodridge are construction (400 jobs), manufacturing (342 jobs) and health care and social assistance (187 jobs).¹

There is a significant amount of development approved for the suburb including a \$15.5 million townhouse development containing 52 townhouses, a \$15 million five-storey hotel and unit development and a \$25 million retirement and aged care facility.

Population

The latest data shows Woodridge is home to 12,888 people, down 123 people from the previous year.²



By 2021 the area's population is projected to increase by 509 people to reach 13,397 and by 2026 it is projected to grow by another 634 people to reach 14,031.³ This equates to a projected expansion of the area's population of 1,143 which is expected to generate demand for an additional 408 dwellings by 2026.

Demographics

Woodridge is home to a diverse mix of dwelling types and households. Detached houses make up 61% of all dwellings, and townhouses make up a further 37% of all dwelling types. Apartments account for just 2% of all dwelling stock within Woodridge.

Woodridge has one of the most diverse ranges of households in the City of Logan. Families make up just over half (51%) of all households. Single persons occupy 26% of dwellings in Woodridge, one of the highest proportions of single-person households in Logan. Couples account for a further 18%

of households and group/share arrangements the remaining 5%.

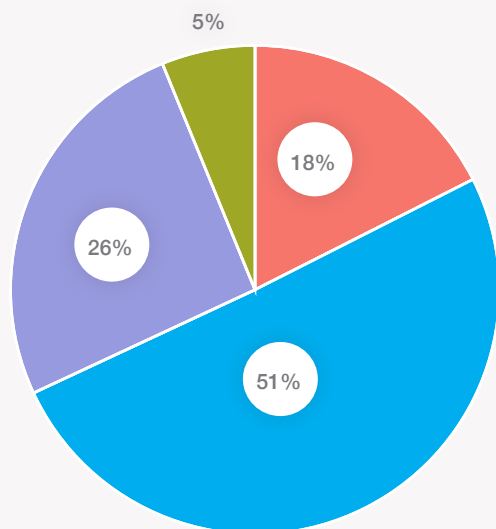
The majority of dwellings in Woodridge (55%) are three-bedroom homes. Two-bedroom homes make up the next largest share accounting for 26% of all dwelling types, followed by larger homes with four or more bedrooms, which make up only 12% of all dwellings in the suburbs. Smaller studio and one-bedroom apartments represent up 3% of the dwelling landscape in Woodridge.⁴

With 44% of the population living in one- or two-person households, an opportunity exists for the delivery of smaller dwelling types to cater to the demands of these households.

Woodridge is a popular rental location with 58% of all homes

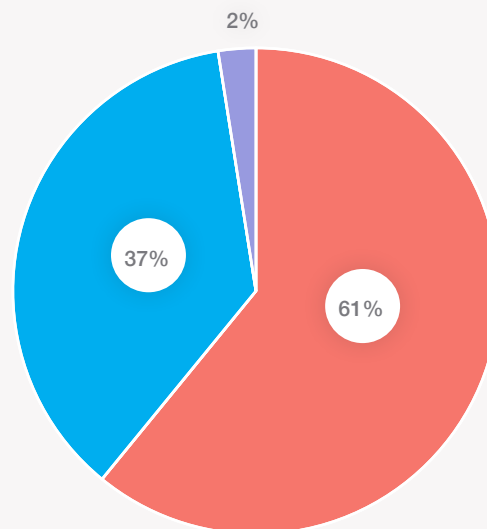


Woodridge – Household Composition



- Couples
- Families
- Lone parent
- Group / share

Woodridge – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

occupied by renters. Owner residents account for 37% of households, split between 20% who are paying off a mortgage and 17% who own their homes outright.⁵

Woodridge's population are earning median incomes which are lower than those recorded throughout the City of Logan. The median weekly personal income of \$458 is \$177 per week lower than the Logan median, the family median weekly income of \$1,031 is \$515 lower and the median weekly household income of \$936 is \$479 lower.

Significant opportunities exist for the delivery of more contemporary models of housing in Woodridge – housing which caters to the suburb's diverse population and creates pathways to higher levels of home-ownership.

Residential Market Fundamental

Over the past five years the median house price in Woodridge has grown by an average of 3.2% per annum to reach \$300,000 for the year ended December 2018. Woodridge's median house price is \$130,000 more affordable than the Logan median. In total, the median house price has risen by \$37,500 (or 14.3%) since 2014. Woodridge and Logan Central are currently Logan's most affordable housing markets. Over the past five years, there has been an average annual demand for 142 homes within Woodridge, with 2018 sales volumes sitting below the average at 88.

Woodridge's medium density market is made up of a mix of mainly townhouses and villas, with a small portion of apartments. Over the past five years there has been little change

in values. The median price for the year ended December 2018 was \$180,000 which was \$5,000 lower than in 2014. Woodridge is currently Logan's most affordable medium-density market. Since 2014 there has been an average annual demand for 122 medium-density dwellings within Woodridge.

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 4% of dwellings with number of bedrooms "not stated"
 5 5% of homes with tenure type "not stated"