

Suburbs of Opportunity

The Y Series – Yarrabilba

The suburb of Yarrabilba covers an area of 7.2 square kilometres and falls within the Yarrabilba Priority Development Area (PDA) which spans a total area of 22.22 square kilometres. The Yarrabilba PDA is controlled by the State Government as a key growth area to cater to the demands of South East Queensland's rapidly growing population. Development within Yarrabilba is well underway with a mix of residential, retail and commercial developments already completed.

Yarrabilba is home to Darlington Parklands, which is rated as one of South East Queensland's best super parks by "Must Do Brisbane". The Parklands has a 30-metre flying fox, a water play area, climbing dome, fortress with slides, outdoor gym, events oval, half basketball court, multi swing and barbecue facilities.

Buxton Park is also in Yarrabilba. It covers a total of eight hectares and includes a state-of-the-art fitness course with digitally interactive equipment, a children's playing area, and barbecue and picnic facilities. The Park also contains two dog parks – one for small dogs and one for larger dogs.

Yarrabilba's Jinnung Jalli Park is the first of its kind in the Logan region. The park contains a native plant trail including educational signage and native plants used by the indigenous Yugambeh people. It also has pathways for walking, biking and scooters, open lawn areas for play, and a double picnic shelter.¹



Economy and Employment

The latest data shows there are 629 jobs located in the Yarrabilba employment zone, with largest industry of employment being construction which accounts for 338 jobs.²

The Exchange at Yarrabilba is a unique organisation which connects local people to local jobs. The Exchange provides the community with access to skill development opportunities, community-based job brokerage and employment services, advice on accessing new business opportunities and employment for local people through commercial and social enterprise development.³

The Yarrabilba PDA is planned to contain a town centre, neighbourhood hubs, community facilities, educational facilities and a diverse range of employment opportunities. Yarrabilba's first District Centre is open with Coles, IGA and other speciality retailers servicing the local population. The future Town Centre will contain between 40,000m² and 50,000m² of traditional retail in addition to bulky goods retailers.

Planning for Yarrabilba also allows for the development of another District Centre with up to 10,000m² of retail, which is anticipated to be delivered later in the project. There are also upwards of 5 smaller Neighbourhood Centres in varying stages of development.

Construction is underway on the \$45 million Yarrabilba High School which will be the first secondary school to open in Yarrabilba. The school is due to open in 2020. Brisbane Catholic Education are also set to deliver a secondary education campus, which is expected to open in 2021.

Construction is underway on the \$48 million upgrade of the Waterford-Tamborne Road from Logan Village to Yarrabilba which is due for completion in late 2019. The project is jointly funded by Economic Development Queensland and the State Government. The project is expected to reduce travel times, improve safety and cater for future traffic growth by

providing improved public and active transport facilities.⁴

Population

According to the latest data, Yarrabilba is home to 6,156 persons.⁵ Moving forward Yarrabilba is estimated to be home to more than 45,000 people which is anticipated to generate demand for approximately 17,000 new dwellings by the completion of the project in 2041.

Demographics

Yarrabilba is a community which is a popular address for young families and couples. Families account for 57% of the area's households and couples occupy a further 24% of dwellings. Single persons occupy 15% of households with the remaining 4% occupied under group/share household arrangements.

Yarrabilba is the youngest community in Logan City with a median age of 25, nine years below the Logan median.

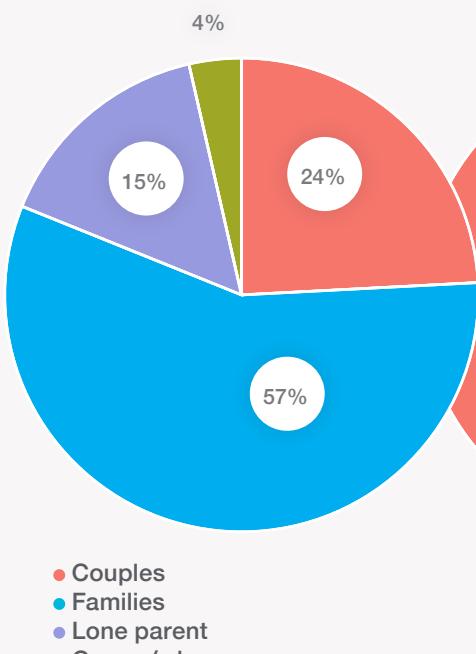
The dwelling landscape is principally made up of detached houses which accounted for 91% of all dwellings at the time of the last Census. As the town continues to develop, a greater diversity of dwellings is expected to be delivered including more townhouses and, over the long term, apartments.

Consistent with most suburbs throughout Logan, larger homes containing four or more bedrooms are the dominant dwelling type making up 72% of all homes. A further 22% of dwellings are three-bedroom homes, with two-bedroom homes making up the remaining 5%.⁶

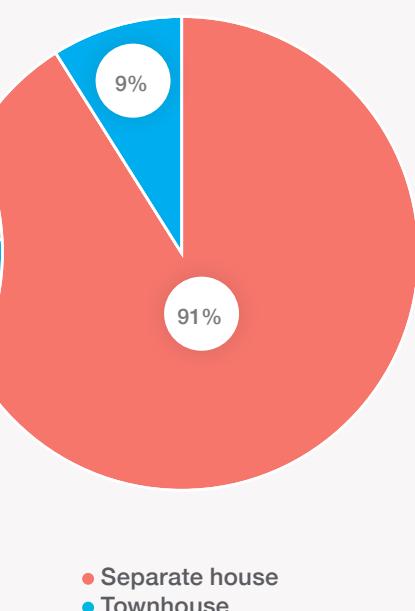
Yarrabilba is a popular rental location, with 52% of all homes occupied by renters. Owner residents account for 46% of households, split between 41% who are paying off a mortgage and 5% who own their homes outright.⁷

Yarrabilba's population are earning median incomes which are higher than those recorded throughout the City of Logan. The median weekly personal income of \$806 is \$171 per week higher than the Logan median, the family median weekly income of \$1,620 is \$74 higher and the median weekly household income of \$1,545 is \$129 higher. In line with this is a population who are paying more for housing. The median monthly

Yarrabilba – Household Composition



Yarrabilba – Dwelling Composition



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

mortgage repayment in Yarrabilba is \$87 higher than that recorded throughout Logan.

Residential Market Fundamentals

For the year ended December 2018 the median house price in Yarrabilba was \$400,000, which is \$30,000 more affordable than the median recorded for the City of Logan. Over the past five years, Yarrabilba's median house price has grown by an average of 3.1% per annum, or by a total of \$27,605. There has been an average annual demand for 150 homes to date throughout Yarrabilba with the demand peaking in 2017 with 198 sales.

The vacant residential land market in Yarrabilba has performed well over the past five years, with the median land value rising by an average of 3.5% per annum. For the year ended December 2018 the median price of a vacant block of land in Yarrabilba was \$183,750. Demand for vacant land

within Yarrabilba has been the highest ever achieved in Logan City with 2015 recording a peak demand of 719 lots. Over the past five years demand has averaged 530 lots per annum.

The townhouse market in Yarrabilba is in its infancy stages, with only 54 sales recorded over the past five years. For the year ended December 2018 the median townhouse price was \$291,000.

1 Lend Lease Communities – Yarrabilba – Living Here – Parks and Recreation – February 2019

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 Access Community Services - The Yarrabilba Exchange – February 2019

4 Queensland Government – Department of Transport and Main Roads – February 2019

5 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018

6 1% of dwellings with number of bedrooms "not stated"

7 2% of homes with tenure type "not stated"