

*Come Home to*  
**BOOM  
TOWN**

ISSUE 2 - OCTOBER 2022





We have often been asked the question:

## “WHY BEAUDESERT?”



LIFESTYLE &  
AFFORDABILITY



AMENITIES



FUTURE PLANS

WOOLWORTHS  
& SPECIALTY  
SHOPS

SCENIC RIM  
COUNCIL

BEAUDESERT  
HOSPITAL  
& AMBULANCE

COLES  
& SPECIALTY  
SHOPS

JUBILEE  
PARK

ST MARY'S  
PRIMARY  
SCHOOL

BEAUDESERT  
PRIMARY  
SCHOOL

MEDICAL  
CENTRE

ALDI &  
SPECIALTY  
SHOPS

BEAUDESERT  
HOTEL

RSL



# Come Home to **SPRING CREEK**

SWIMMING  
POOL

BEAUDESERT  
SHOWGROUND

McAULEY  
COLLEGE

LIBRARY  
& THE  
MUSEUM

FIRE BRIGADE  
& POLICE

LIONS  
BICENTENNIAL  
PARK

BEAUDESERT  
GOLF COURSE

BROMELTON  
→

BEAUDESERT  
RACECOURSE  
→





## LIFESTYLE &amp; AFFORDABILITY

AFR

22-23 October 2022

www.afr.com | The Australian Financial Review

# Buying cheaper than renting in 518 suburbs

## Affordability

Nila Sweeney

Renting in Australia's most populous states is still cheaper than buying, but owning a home has become more affordable in others, analysis by CoreLogic shows.

Across 518 suburbs around the country, the cost of mortgage repayments on a house is lower than the average rent price, in some cases by as much as \$927 a month, despite the rapidly rising interest rates.

Queensland, Western Australia and the Northern Territory have the highest share of suburbs favouring buyers over renters, while NSW, Victoria and the ACT have very few suburbs where it's cheaper to buy than rent.

Houses are cheaper to buy than rent in 95 per cent of NT suburbs and in nearly half of all suburbs in WA.

Buying trumps renting in more than one in five suburbs in Tasmania and in one in six suburbs in South Australia.

However, only 6 per cent of NSW

suburbs are cheaper to buy than rent, and that figure is 4.4 per cent in Victoria and 1.4 per cent in the ACT.

Eliza Owen, CoreLogic head of research, said falling prices and surging rents could entice aspiring home owners to get into the market.

"I think buying will look increasingly attractive to some cohorts in the short term, as price falls are expected to continue in line with rising mortgage rates, and there's not much sign of a slow-down in rents, which could trigger first-home buyer decisions," she said.

"A fall in home prices will improve one aspect of affordability, which is the upfront transaction costs, namely the deposit. As prices fall, your savings could make up a higher portion of a property value, allowing for a larger deposit, or potentially more homes falling within reach."

Rising rents and falling prices have made home ownership accessible for long-term renter Jett Elliott, 22, who is about to settle on his new home in Newcastle, about two hours north of Sydney.

"I think it's a great time to buy



Sydney first-home buyer Jett Elliott said rising rents and softer property prices prompted him to jump into home ownership. PHOTO: NATALIE BOOG

because prices have come down a lot and there are many scared buyers out there. My philosophy is, when people cry, it's time to buy," he said.

"My rent has also gone up quite substantially and there's very little difference between paying the rent and the mortgage, so it makes financial sense to buy my own place rather than continue renting."

"Even if interest rates rise to more than 6 per cent, I feel I'm still better off buying because I own the property I'm

spending my money on, and it's going to grow in value."

"On top of that, I was able to get some government grants, so I don't have to save 5 per cent deposit. I won't have to pay stamp duty or lenders mortgage insurance. I think a lot of young people know they can access those."

Near Brisbane, suburbs in the north are helped by the affordable \$500,000 median price.

Adelaide's affordable north



## News

9

## Owner rules

Suburbs where buying a house is cheaper than renting

Suburb	Avg mthly saving (\$)
Zuccoli, NT	927
Darwin City, NT	712
Brookdale, WA	509
Greenfields, WA	495
Elizabeth Downs, SA	412
Elizabeth North, SA	394
Laidley, Qld	310
Belconnen, ACT	284
Kilcoy, Qld	269
Gagebrook, Tas	225
Bridgewater, Tas	171

SOURCE: CORELOGIC

urbs also favour buyers more than renters, and in Elizabeth Downs, buyers are better off than renters by \$412 a month.

In the Darwin suburb of Zuccoli, the cost of monthly mortgage repayments compared with renting is cheaper by \$927 a month, and by \$712 in Darwin city.

Ms Owen said despite the cheaper price points, aspiring home buyers in some areas might still struggle to save for a home deposit.

"It seems that some lower socio-economic, rental-heavy areas could be most challenging for first-home buyers of any age to get into home ownership, such as pockets of Ipswich, North Adelaide and South Perth, because rental values are particularly high relative to local income," she said.

CoreLogic calculated that first-home buyers would need to earn an annual income of \$132,863 to service a mortgage on the median house in Australia, which is currently valued at \$791,896.

## ABC NEWS



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## The Gold Coast needs 6,500 new homes a year, but where can they be built?

ABC Gold Coast / By Dominic Cansdale

Posted Thu 4 Mar 2021 at 3:52pm, updated Thu 4 Mar 2021 at 4:06pm



Developments along the northern corridor on the Gold Coast have typically been low density housing. (ABC Gold Coast: Dominic Cansdale)

The Gold Coast is running out of greenfield land to house its growing population, with community opposition seeing proposals for higher-density development within the city's existing footprint rejected.

But with its almost 640,000-strong population expected to reach 1 million in the next two decades, 6,500 new dwellings a year will need to be built somewhere.

The alternative is a housing affordability crisis surpassing what has already become a ["phenomenal" property squeeze](#).

This week, the State Government announced a specialist taskforce to examine population growth across South East Queensland and support planning for new development areas.

But with developers warning that the Gold Coast has [less than five years' worth of land for new housing estates](#), town planners are running out of wriggle room.





## LIFESTYLE & AFFORDABILITY

**WE THINK  
BERNARD SALT HAS  
NAILED IT.**

We believe Bernard Salt's words personify why Spring Creek is the best selling subdivision in the Scenic Rim.

Beaudesert is a self contained township within an hour of the Gold Coast and Brisbane. It is the perfect regional destination for today's and tomorrow's buyers.

In addition, we have high flood-free blocks which are generally bigger than any of our competition.

### SOCIETY

In 1989 I released a demographics report ranking the fastest-growing, and fastest declining, municipalities in Australia. It struck a chord with media and business, and I discovered an aptitude for talking about the stories behind the numbers. Many similar reports, commentaries and invitations to speak in local communities followed, across Australia and internationally. What I learnt wasn't so much the differences between places and audiences, but rather the similarities. I found that people in South Africa, for example, are just as concerned about the loss of youth from their communities, especially from the regions, as we are in Australia.

This is a familiar story. From the 1970s, young Australians drifted en masse from the regions to capital cities and beyond to places like London. It became a rite of passage for colonials. In small communities, the effects were devastating. Shops, churches, sporting clubs struggled to survive. The trend seemed unstoppable. Twenty-somethings started to make other choices, including the pursuit of city-based tertiary education. For young women, who would traditionally stay and marry locally, the city offered opportunities for higher education or jobs in health, education and professional services.

Not all regions declined; some thrived. There's always the need for at least one hub for banking, retail, machinery sales and servicing. And regions close to the major cities eventually burgeoned because they were within reach of city types wanting fashionable weekends or even a permanent treechange.

And so for the past 50 years the fate of



BY BERNARD SALT

### Hooray, it's a regional revival

rural and remote Australia has been largely shaped by a demographic megatrend which, until the pandemic, showed no sign of abating. But now I wonder whether the unrelenting allure of the capital city has weakened. There is evidence of an exodus of sorts from Melbourne during the lockdowns, and young people are staying put and injecting life into towns and regions. The long drought broke in the summer of 2020 just prior to the arrival

of the pandemic and the regions are greening, blooming, booming. The pandemic has convinced Australians they really should be buying locally produced and owned products. Closed borders opened up opportunities for Australian workers to consider a wider range of jobs, some of which may be in the regions.

But the real game-changer for regional Australia is our newfound ability to work from home. It was always the sticking point for city types contemplating a country lifestyle. Skyrocketing city house prices prompt younger workers looking for the safety and the security of home ownership to consider a full-scale regional relocation.

The pandemic will change the way we work, how we trade, with whom we form alliances. For many, it has been a control-alt-delete moment prompting them to rethink their life, where they live, the job they're in, and maybe to whom they are partnered.

One thing is for sure. We Australians are not going back to the pre-Covid world of unrelenting commuting, remaining in unfulfilling jobs and being tied to a lifestyle that offers no reprieve for the young and the young-at-heart in their search for a better way of life. Maybe the demographic megatrend of the regions tithing their "best and brightest" to the city really is being challenged. And if the outcome is that more people are happier, there is less unproductive commuting, and a greater sense of household security, surely this will deliver a better Australia.

magazinefeedback@theaustralian.com.au



## SCENIC RIM, QLD'S BEST TREE CHANGE AREA

More Aussies are making a tree change. Domain.com.au has revealed the top tree change locations that have seen an increase in property price over the past five years.

Alice Stolz from Domain states that **"undoubtedly, there is an absolute trend that people are seeking a tree or sea change"**.

This trend is happening across the country, however, the Scenic Rim has been named Queensland's best tree change area. Domain data reveals that the average price of property in the Scenic Rim has increased almost 40% over the past 5 years. A hot market for buyers is good news for owners, as it becomes clear the Scenic Rim is a great place to live, travel and work.

Domain







## AMENITIES

### AFFORDABILITY BY ITSELF IS NOT ENOUGH.

Price driven development without amenity is bound to fail.

Beaudesert is only minutes from the borders of Logan City and the Gold Coast.

There are many more expensive developments in these cities, including the giant Yarrabilba and Flagstone developments, and 45 minutes to Brisbane

### What NONE of our competitors have are:

#### Community Services

- ✓ Hospital
- ✓ Police Station
- ✓ Ambulance Station
- ✓ Fire & Rescue Station
- ✓ Private GPs & pharmacies
- ✓ All government services

#### Education

- ✓ 5 kindergartens
- ✓ 8 schools, plus two private schools at Jimboomba & Koorabyn

#### Shopping & Retail

- ✓ Multiple major shopping centres
- ✓ Coles, Woolworths & Aldi
- ✓ Farm Gate Markets
- ✓ Numerous coffee shops and restaurants

#### Hospitality

- ✓ Hotels
- ✓ Eat Local Week
- ✓ Scenic Rim Monthly Festival
- ✓ Multiple fast food outlets

The closest of these amenities is two minutes away and the furthest 4 minutes away.

### Beaudesert Hospital

Beaudesert Hospital provides a range of speciality services including general medicine and surgery, birthing services, antenatal and postnatal care, palliative care, mental health, oral health and a 24-hour emergency department.

Beaudesert Hospital Maternity won the 2022 HESTA Australian Nursing & Midwifery Awards for the Outstanding Organisation.



### Beaudesert Regional Police Station

A brand new \$7.1 million Police Station opened in Beaudesert in 2022, which includes sustainable features like water tank recycling and solar power. The new and modern facility is equipped with resources to enable officers to continue the high standards and dedication of policing the community.







## ACCELERATED SCENIC RIM GDP PUSHES COMMERCIAL DEMAND & GROWTH IN BEAUDESERT



The establishment of **53 new registered businesses** in the Scenic Rim in 2021 is another reason for optimism about increasing job opportunities in the region.

Living at Spring Creek, you are only minutes away from everything that matters.

Some of these 53 business include:



7-ELEVEN



CAFE 63



PETS DOMAIN



## SCENIC RIM: NO. 1 REGION IN AUSTRALIA & 8TH BEST REGION IN THE WORLD!



### Lonely Planet unveiled its Top 10 countries, cities and regions to visit next year and has named Scenic Rim as one of the best regions to visit in the world!

It was the **only Australian location** to make it into any of the annual top 10 lists categorised by country, city and region. However, this may come as no surprise as the Scenic Rim offers breathtaking mountain views, beautiful waterfalls, ancient volcanic mountains, fresh local cheese, wine, produce and so much more. It's all there, just minutes from Spring Creek.

"After bouncing back from the 2019 Black Summer bushfires with a raft of new attractions and a renewed focus on sustainability, the Scenic Rim in Queensland is primed to become of Australia's low impact tourism power players," said Lonely Planet's Chris Zeiher. "It's such an untouched and diverse eco-based Australian destination."

"From the amazing food and wine to the incredible rainforest and bush walks and memorable places to stay, this is an unexpected pocket of Australia that has it all."

### Check out below the top 10 regions:

1. Westfjords, Iceland
2. West Virginia, USA
3. Xishuangbanna, China
4. Kent's Heritage Coast, England
5. Puerto Rico
6. Shikoku, Japan
7. Atacama Desert, Chile
8. **The Scenic Rim, Australia**
9. Vancouver Island, Canada
10. Burgundy, France



### Scenic Rim takes out Gold at Queensland Tourism Awards

Scenic Rim Regional Council has been awarded gold in Destination Marketing at the Queensland Tourism Awards for its Richest Place on Earth campaign.



### Scenic Rim: Top 100 Most Loved Destinations 2021

Tourism Sentiment Index has ranked destinations around the world to uncover those that are truly most loved and the Scenic Rim placed number 50!













# Facelift funding for two towns

BY LARRAINE SATHICO

BUSINESS precincts in Beaunesert and Boonah are set for a financial boost.

Beaunesert Business Park will receive a \$5 million funding injection and Boonah will get \$1.47 million towards a \$3.02 million facelift of the town centre.

State Development Minister Cameron Dick said the two projects would be funded through the \$295 million Building our Regions fund and would provide a significant boost for the Scenic Rim.

"Building our Regions is investing nearly \$6.5 million in this essential infrastructure, which is estimated to result in more than 600 ongoing local jobs," Mr Dick said.

"The \$10.72 million Beaunesert Business Park project will expand the existing site, making more industrial land available for businesses.

"The expansion will support major local sectors, such as agriculture, and will increase available services for the nearby Bromelton State Development Area.

"This will drive local business and provide positive economic flow-on benefits for the wider region.

"Meanwhile in Boonah, BoR funding will help revitalise the CBD and deliver better town centre amenities," he said. "Upgrades will

include public art to showcase the region's history, better footpaths, lighting and off-street parking."

MP Jon Krause said the funding would create more jobs.

"Enterprise Drive already has a wide range of industry attracting much needed dollars to the area and the jobs that flow from that," he said.

"This will help add to them, and grow jobs in Beaunesert."

Scenic Rim Regional Council said it would invest \$5.72 million for the Beaunesert Business Park expansion and \$42,410 for the Boonah Town Centre Revitalisation project. The federal government announced it would also contribute \$1.51 million for the Boonah project.

Scenic Rim mayor Greg Christensen said the projects would help create more jobs.

"Both projects are great examples of key infrastructure that will support the economic growth of the Scenic Rim," he said. "The expansion of the Beaunesert Business Park provides more opportunities for existing and new local businesses.

"We expect that when fully developed, the park will be a significant contributor to our regional economy, supporting 601 local jobs. The revitalisation of Boonah's town centre is also very exciting for what is a vibrant and historic town in our region."

## BEAUNESERT INDUSTRIAL PARK ESTATE EXPANSION: KEY INFRASTRUCTURE THAT SUPPORTS LOCAL ECONOMIC GROWTH



The project is key infrastructure that will support the economic growth of the Scenic Rim.

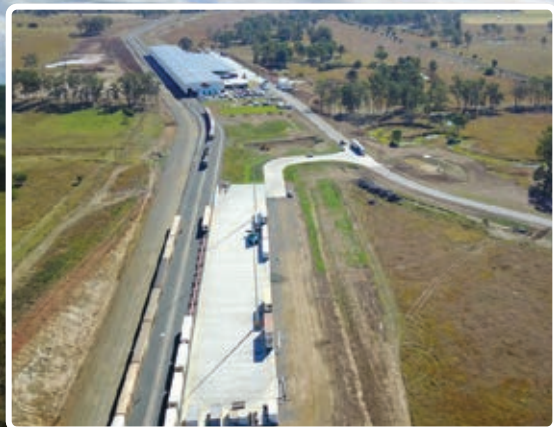
The \$10.7M project has made an additional 11 hectares of industrial land available for small to medium-sized industries.

It is part of Council's commitment to a sustainable and prosperous economy and will provide economic benefits across the entire Scenic Rim region, by helping to create opportunities for local businesses to retain and expand their capabilities and inviting new industries to strengthen the local economy. The Beaunesert Business Park will be a significant contributor to the regional economy, supporting 601 local jobs.



INDUSTRIAL PARK EXPANSION OUTLINE. SOURCE: SCENIC RIM LOCAL COUNCIL





## THE NEW \$30 MILLION SCT INTERMODAL TRANSPORT HUB

### Bromelton State Development Area is home to:

- ✓ **SCT Logistics**  
(Australian Inland Rail)  
Kagaru to Acacia Ridge and Bromelton (Qld), one of 13 projects that complete Inland Rail consisting of enhancements to, as well as commissioning of, dual gauge operations along the existing interstate track.
- ✓ **MIRVAC Ltd. & United Arab Emirates – Make up the major land holders at Bromelton, and we believe are now closer to development commencement.**
- ✓ **A.J. Bush and Son's (Manufactures) Pty Ltd.**  
Established in 1993, A.J. Bush & Sons are recognised internationally as a leading rendering industry producing protein meal and tallow. The company utilises on-site clean energy practices by recycling methane content biogas captured from covered anaerobic lagoons to generate electricity for power and recycles wastewater for irrigation on their substantial land holdings.
- ✓ **Beaudesert Central Waste Management Facility**  
A waste transfer station operated by the Scenic Rim Regional Council.
- ✓ **Bromelton Quarry**  
A hard rock quarry established in 2000 which supplies blue rock to the regional area.
- ✓ **The Neilsen Group**  
Quarry supplying general quarry and gravel products to the regional area.
- ✓ **Quickcell Technology Products Pty Ltd**  
Concrete manufacturers established in 1993 producing prestressed and precast concrete products.



## SUBURBS SET FOR AN OLYMPIC-SIZED PRICE BOOM

Australians are pumped for the Brisbane Olympic Games, and so should be the homeowners in pockets of the Queensland capital where the action will be.

Residents in key suburbs in Brisbane, the Gold Coast and the Sunshine Coast, where 2032 Games' infrastructure will be built, are sitting on a future gold mine, according to new research released a year after the city secured the global event.

Hosting an Olympics and a Paralympics can add long-term housing to a major city, the PRD real estate agency research paper found.

### South-East Queensland: Key Olympic Suburbs

Suburb	2012	2017	2021	2022	Projected Growth Year After Event	Projected Growth G20 Average up to Olympics
Hamilton (house)	\$1,070,000	\$1,421,000	\$1,868,500	\$2,197,500	\$2,511,743	\$5,314,847
Tennyson (house)	\$790,000	\$662,000	\$1,287,000	\$850,995	\$972,687	\$1,800,705
Chandler (house)	\$1,030,000	\$1,468,500	\$1,750,000	\$1,980,000	\$2,263,140	\$4,189,680
Woolloongabba (house)	\$585,000	\$824,500	\$1,120,000	\$1,390,000	\$1,588,770	\$2,941,240
South Brisbane(house)	\$585,000	\$1,452,500	\$1,425,000	\$1,335,000	\$1,525,905	\$2,824,860
Red land Bay (house)	\$472,000	\$553,000	\$691,250	\$827,500	\$945,833	\$1,750,990
Ipswich (house)	\$320,000	\$360,000	\$445,000	\$475,000	\$542,925	\$1,148,829
Herston (house)	\$663,750	\$840,000	\$1,045,000	\$1,557,000	\$1,779,651	\$3,294,612
Spring Hill (house)	\$736,000	\$960,000	\$1,300,000	\$1,375,000	\$1,571,625	\$2,909,500
<b>Beaudesert (House)</b>	<b>\$315,000</b>	<b>\$350,000</b>	<b>\$415,000</b>	<b>\$490,000</b>	<b>\$560,070</b>	<b>\$1,036,840</b>

EXTRACTED FROM PRD RESEARCH. SOURCE: APM PRICEFINDER © PRD REAL ESTATE 2022. #2022 DATA ENCAPSULATES SALES FROM 01/01/2022-30/06/2022

"Now is a golden opportunity to harness the potential of creating a well-informed housing supply legacy that targets a range of demographic needs," PRD's research team wrote in the report. "Queensland can aspire to what other Olympic Games delivered for housing supply."

PRD predicts that house prices in Hamilton, along the Brisbane River and known for its restaurants and nightlife, could jump from \$2.197 million to \$5.314 million.

Chandler is also expected to benefit from Games' magic – the suburb, as home of the Brisbane Aquatic Centre, will host the swimming. Prices in Chandler are expected to break \$4.189 million (up from \$1.98 million).

Suburbs that are anticipated to shatter the \$1 million mark thanks to the Games include Tennyson, Redland Bay, Ipswich and Beaudesert, which currently rank among the more affordable, six-figure postcodes.



## SCENIC RIM – A KEY OLYMPIC REGION

With increased building infrastructure to handle Olympics 2032 at **Lake Wyaralong** will host the Games' rowing and canoeing events, which demonstrates our region's ability to host world-class sporting events as the home of Queensland's State Rowing Centre.

This will significantly benefit the Scenic Rim communities with a boost to **employment, the tourism industry and trade opportunities.**

This will be delivered over a decade leading up to the games.







## FUTURE PLANS

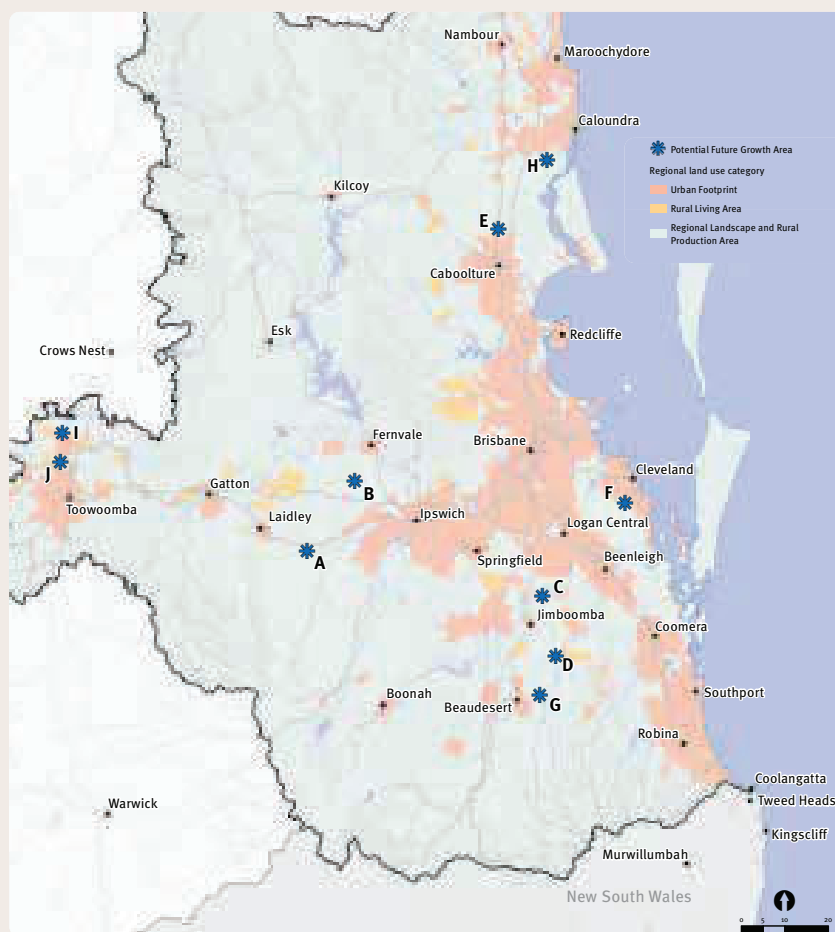


Queensland Government

### PRESSURE MOUNTS TO FAST-TRACK THE REVIEW OF THE SEQ REGIONAL PLAN FOR SATELLITE TOWNS, INCLUDING BEAUDESERT EAST

In September 2022, the Queensland branch of the Urban Development Institute of Australia urged the State Government to complete a review earlier than they had planned and to fast-track on ten areas previously identified as potential growth areas. The Institute's chief executive, Kirsty Chessher-Brown, called on the State Government to bring forward its next regional plan review, which will provide the opportunity to trigger the start of development in these proposed growth areas.

In addition, City planning firm Urbis Group director James Tuma said increased satellite towns across the region would be an effective way to address the critical issue underpinning Queensland's housing crisis.



#### South East Qld's potential satellite cities revealed



Source: State Government's SEQ Regional Plan 2017

NEW SATELLITE TOWNS FOR SE QUEENSLAND

Location	Local government area
A. Lanefield/Grandchester	Ipswich
B. Glamorgan Vale	Ipswich/Somerset
C. South Logan	Logan
D. Mundoolun	Logan/Scenic Rim
E. Elimbah	Moreton Bay
F. Southern Thornlands	Redland
<b>G. Beaudesert East</b>	<b>Scenic Rim</b>
H. Halls Creek	Sunshine Coast
I. Meringandan/Kleinton	Toowoomba
J. Mount Kynoch	Toowoomba



## PROPOSED NEW TOWN CENTRE \$4M FUNDING BOOST FOR INFRASTRUCTURE DELIVERED BY 2024



ARTIST IMPRESSIONS OF THE PROPOSED NEW COMMUNITY HUB AND LIBRARY

The Scenic Rim Council have some major plans for the town centre, including revitalisation of the infrastructure and streetscapes while still maintaining the character of Beaudesert.

The designs are for a multi-purpose building that integrates with the existing Beaudesert Administration Building on Brisbane Street with a new Community Hub and Library to meet the growing needs of a growing community.

Mayor Greg Christensen said the Community Hub and Library marked the beginning of a new era for Beaudesert, with planning for a long-term asset for current and future generations of Scenic Rim residents part of a broader vision for the revitalisation of the town centre. "In 2016 a review of library spaces showed the community had long outgrown the current Beaudesert Library and that, to meet continuing growth projected to 2031, a community hub and library would need to be four times the size of the existing building's footprint," he said.

Some of the infrastructure plans include:

- ✓ Brisbane Street facelift with a greener avenue and new pedestrian entrance to the centre
- ✓ Communal space with amphitheatre terraced seating, events deck and stage, playspace, public artwork, landscaping and facilities
- ✓ Beaudesert Community Hub and Library
- ✓ Expansion and upgrade of car parks
- ✓ Additional car parking from Helen Street
- ✓ Major stormwater improvements
- ✓ Selwyn Street extension
- ✓ Beaudesert Enterprise Precinct pavement rehabilitation
- ✓ Bromelton transfer station recycling bay construction
- ✓ Car park and access driveways upgrades at Selwyn Park and Coronation Park
- ✓ Community and Cultural Centres – air conditioning upgrade
- ✓ Upgrades to playground shade structure and replace picnic shelters in selected parks
- ✓ Install new upright piano – The Centre
- ✓ Install new perimeter fencing – Beaudesert Nursery
- ✓ New chemical controller, replace gas heater, new pool blanket rollers – Beaudesert Pool





## Queensland Government

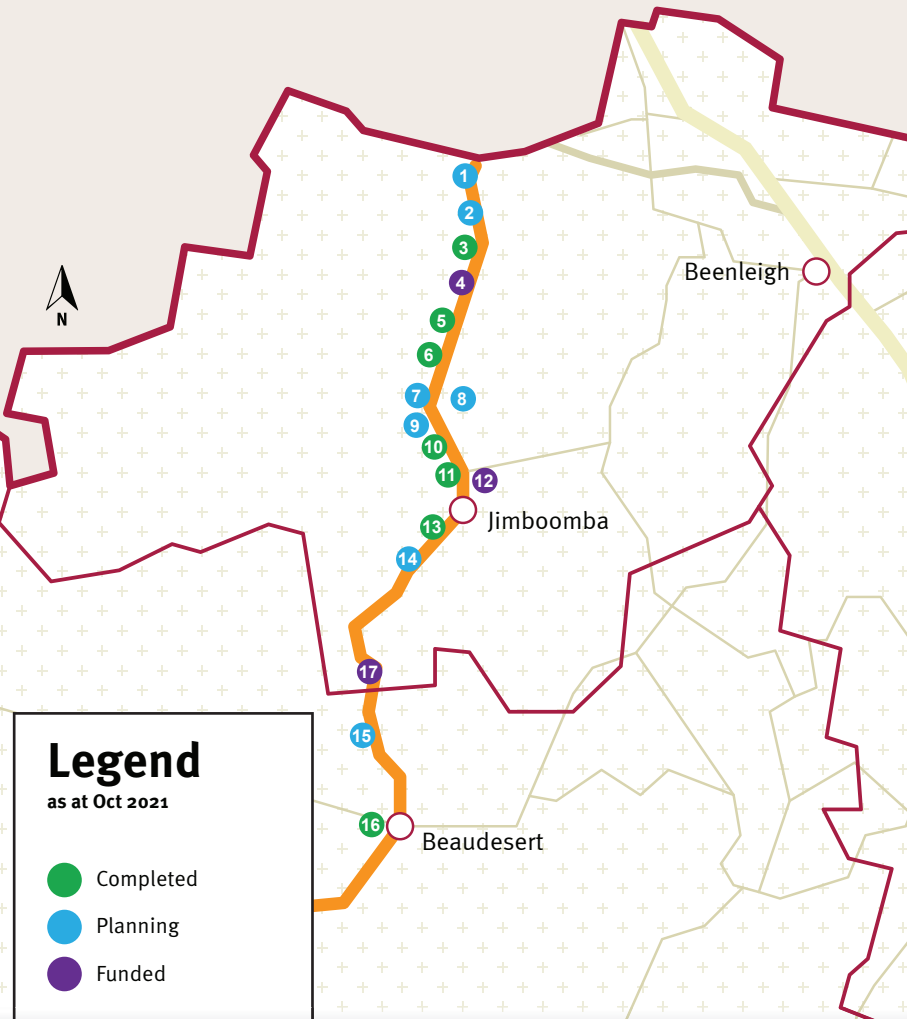
### Government-funded infrastructure

The Queensland State Government has now announced the **Salisbury to Beaudesert electric train**

See Map →

**Mount Lindesay Highway**  
(Brisbane – Beaudesert), Jimboomba to Beaudesert, various locations, improve intersections

10 year forward plan (2018 - 2028)





## IN THE PRESS

The  
**Courier Mail**

# THE BIG SQUEEZE

## SEQ'S POPULATION HOTSPOTS

### SUNSHINE COAST

Suburb/City	2016 residents	2043	Change	Growth rate
Sunshine Coast	293,691	510,749	+217,059	74%
1. Caloundra West	17,921	72,727	+54,806	306%
2. Landsborough	10,301	39,895	+29,594	287%
3. Maroochydore-Kulaim	18,775	44,762	+25,987	138%
4. Nambour	20,060	34,756	+14,696	73%
5. Wurtulla-Birtinya	7,574	18,896	+11,322	149%

### SOMERSET

Suburb/City	2016 residents	2043	Change	Growth rate
Somerset	25,120	39,243	+14,123	56%
1. Kilcoy	5,600	8,792	+3,192	57%

### TOOWOOMBA

Suburb/City	2016 residents	2043	Change	Growth rate
Toowoomba	134,983	183,371	+48,388	36%
1. Toowoomba West	13,028	30,128	+17,100	131%
2. Highfields	12,611	23,251	+10,640	84%
3. Darling Heights	13,722	23,354	+9,632	70%

### LOCKYER VALLEY

Suburb/City	2016 residents	2043	Change	Growth rate
Lockyer Valley	39,811	62,733	+22,922	58%
1. Lockyer Valley East	20,589	34,577	+13,988	68%

### IPSWICH

Suburb/City	2016 residents	2043	Change	Growth rate
Ipswich	196,179	632,501	+436,322	222%
1. Ripley	3,764	151,279	+147,515	3,919%
2. Rosewood	12,145	101,125	+88,980	733%
3. Springfield Lakes	13,769	60,632	+46,863	340%
4. Bellbird Park/Brookwater	12,368	56,682	+44,314	358%
5. Ipswich Central	7,466	22,761	+15,295	205%

### SCENIC RIM

Suburb/City	2016 residents	2043	Change	Growth rate
Scenic Rim	41,014	71,075	+30,061	73%
1. Beaudesert	14,305	38,098	+23,793	166%

### NOOSA

Suburb/City	2016 residents	2043	Change	Growth rate
Noosa	53,630	63,940	+10,310	19%
1. Noosa hinterland	22,266	27,003	+4,737	21%

### MORETON BAY

Suburb/City	2016 residents	2043	Change	Growth rate
Moreton Bay	431,978	667,175	+245,196	57%
1. Narangba	19,019	45,255	+26,236	138%
2. Burpengary	13,692	38,105	+24,413	178%
3. Morayfield	5,348	22,789	+22,441	420%
4. Caboolture	26,715	44,343	+17,628	66%
5. North Lakes/Mango Hill	30,045	46,062	+16,017	53%

### BRISBANE

Suburb/City	2016 residents	2043	Change	Growth rate
Brisbane	1.7m	1.5m	+337,314	29%
1. South Brisbane	6,920	35,398	+28,478	411%
2. Inala-Richlands	18,402	44,974	+26,572	144%
3. Newstead-Bowen Hills	9,672	33,659	+23,987	248%
4. Fortitude Valley	6,223	27,853	+21,630	348%
5. Rochdale-Burbank	5,016	23,825	+18,809	375%

### REDLAND

Suburb/City	2016 residents	2043	Change	Growth rate
Redland	151,674	189,332	+37,658	25%
1. Thornlands	14,627	23,129	+8,502	58%
2. Cleveland	15,777	20,504	+4,727	30%
3. Redland Bay	15,340	19,879	+4,539	30%
4. Capalaba	17,702	22,134	+4,432	25%
5. Victoria Pt	16,283	20,547	+4,264	26%

### LOGAN

Suburb/City	2016 residents	2043	Change	Growth rate
Logan	311,911	588,514	+276,603	89%
1. Jimboomba	23,569	109,451	+85,882	364%
2. Greenbank	13,294	82,613	+69,319	521%
3. Boronia Hts/Park Ridge	12,962	43,855	+30,893	238%
4. Chambers Flat/Logan Reserve	4,396	26,180	+21,784	495%
5. Wolfedene/Bahrs Scrub	6,531	19,451	+12,920	197%

### GOLD COAST

Suburb/City	2016 residents	2043	Change	Growth rate
Gold Coast	562,651	990,254	+427,602	76%
1. Coomera	12,577	89,164	+76,587	609%
2. Southport	31,788	83,549	+51,761	163%
3. Pimpama	6,033	33,793	+27,760	460%
4. Nerang-Mt Nathan	21,025	43,436	+22,411	107%
5. Helensvale	18,170	38,714	+20,544	113%

### INTERACTIVE LIST

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"That means we'll be looking to build more than 100,000 extra houses and 65,000 new jobs."

In Logan, the Greater Flagstone priority development area will be home to 120,000, and Yarrabilba to another 50,000.

"We know the population is coming and we know where they are going ... so we will need all levels of government

to be planning ahead. There will be no excuse," Acting Mayor Charlie Dalley said.

Two of the biggest new housing developments on the Sunshine Coast, expected to house more than 100,000 residents, are Stockland's Aura development south of Caloundra and on the opposite side of the Bruce Highway, the lesser-known Beerwah East precinct, between the highway and

Landsborough. Mayor Mark Jamieson said the big challenge was achieving a good mix.

"We need to make sure we get equilibrium in terms of the population profiles, skilled workers and retirees," he said.

Moreton Bay Regional Council is focusing its in-fill population growth on rail corridors, with a \$20 million incentive scheme to waive infrastructure charges and an

plication fees for developments within 800m of some stations and along the Redcliffe Peninsula line.

"It maximises the available land space ... by building upwards, leaving more land available for sports, parks, green spaces and recreation to ensure liveability," Mayor Allan Sutherland said. "But an enormous amount of leadership and investment would be re-

quired to manage the tsunami of growth coming our way."

Australian Industry Group's Queensland head Shane Rodgers said the region required "some bigger thinking" to deal with the next surge and avoid past mistakes of failing to keep up with infrastructure.

"Crucially, we need a 50-year population policy, not a four-year infrastructure plan that is constantly at the whim

of political change and fighting between different levels of government," he said.

Planning Institute of Australia president Stephen Smith said an honest conversation with the community was needed. "I think there's a fear of public backlash and the public is fearful because they don't fully know what's going on."

INSIGHT P25

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