Australian Government
Department of Infrastructure, Transport, Regional Development and Communications

Bureau of Communications, Arts and Regional Research

South East Queensland research project

The South East Queensland (SEQ) City Deal is designed to support the liveability of the region and help the region respond sustainably to rapid population growth. BCARR's SEQ research project aims to inform the City Deal by providing an initial evidence base on the spatial distribution of population growth, jobs, connectivity and liveability.

The research project will cover 12 regions which comprise South East Queensland, including:

- Brisbane City
- Gold Coast City
- Ipswich City
- Lockyer Valley
- Logan City
- Moreton Bay
- Noosa
- Redland
- Scenic Rim
- Somerset
- Sunshine Coast
- Toowoomba Regional Council (Urban Extent).

Twleve regions account for 73% of the entire Queensland population, which highlights SEQ's significance.

These placemats deliver initial findings of the research, focused on population and housing.

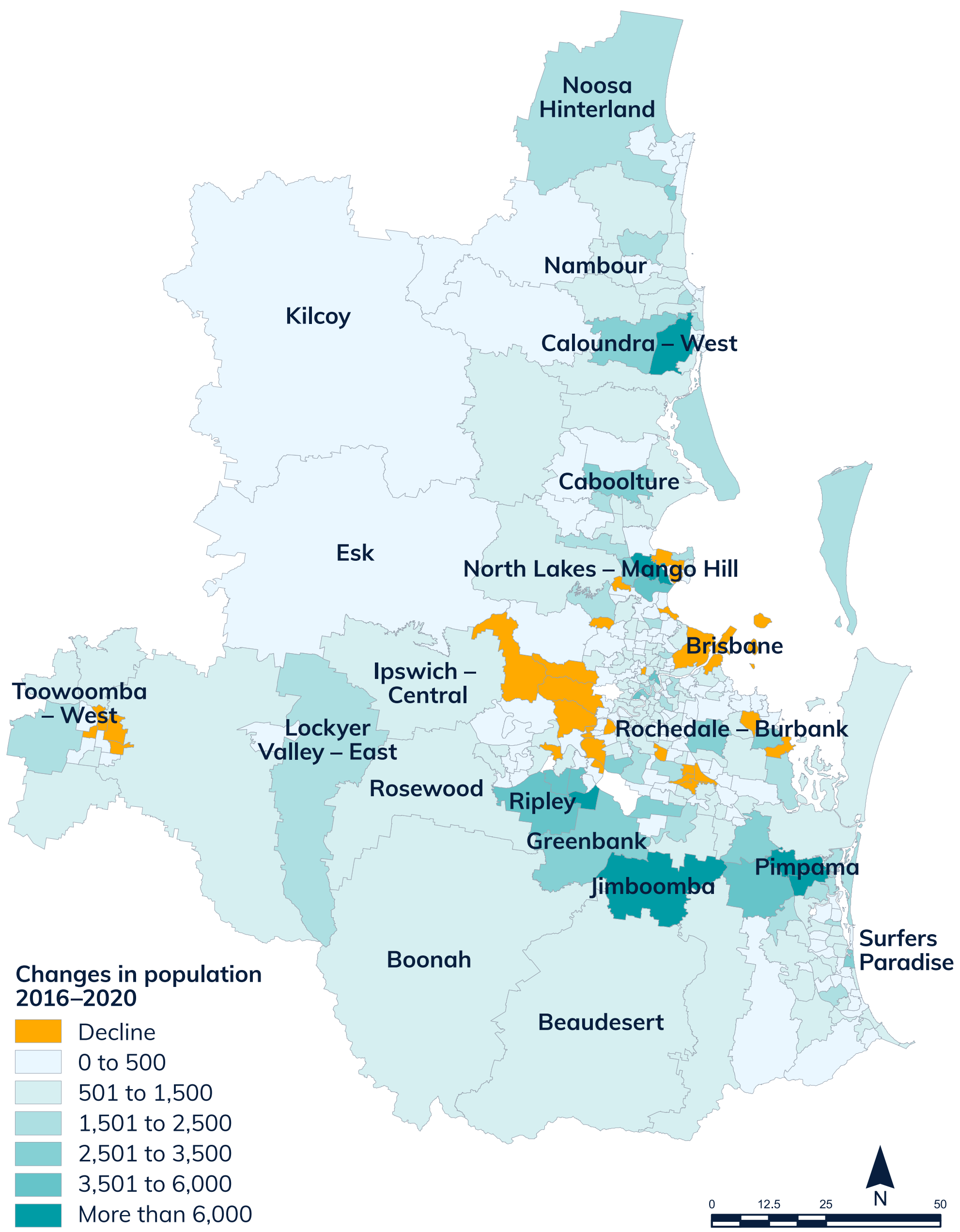
The project commenced in September 2021, and is due for completion in mid-2022.

2021 | Commence | 2022 | Complete | 2023

Population growth

Recent growth

Figure 1: Changes in population in SEQ SA2s from 2016 to 2020



3.80m

3.80 million – Total population of the 12 LGAs of SEQ in 2020. Increased from 3.49 million in 2016, with an annual growth rate of 2.1%.

The **main growth LGAs** between 2016 and 2020 were Brisbane (88,200 extra residents), Gold Coast (59,900) and Moreton Bay (40,300).

Internal migration was the most dominant source of population growth (38%) between 2017 and 2020, followed by international migration (33%) and natural increase (29%).

The Ipswich LGA has the **highest annual average growth** rate of 3.5% from 2016 to 2020, followed by Brisbane (2.5%) and Sunshine Coast (2.7%).

The small areas that **added the most residents** from 2016 to 2020 were Pimpama in the Gold Coast LGA, Jimboomba in Logan and North Lakes-Mango Hill in Moreton Bay.

Projected growth

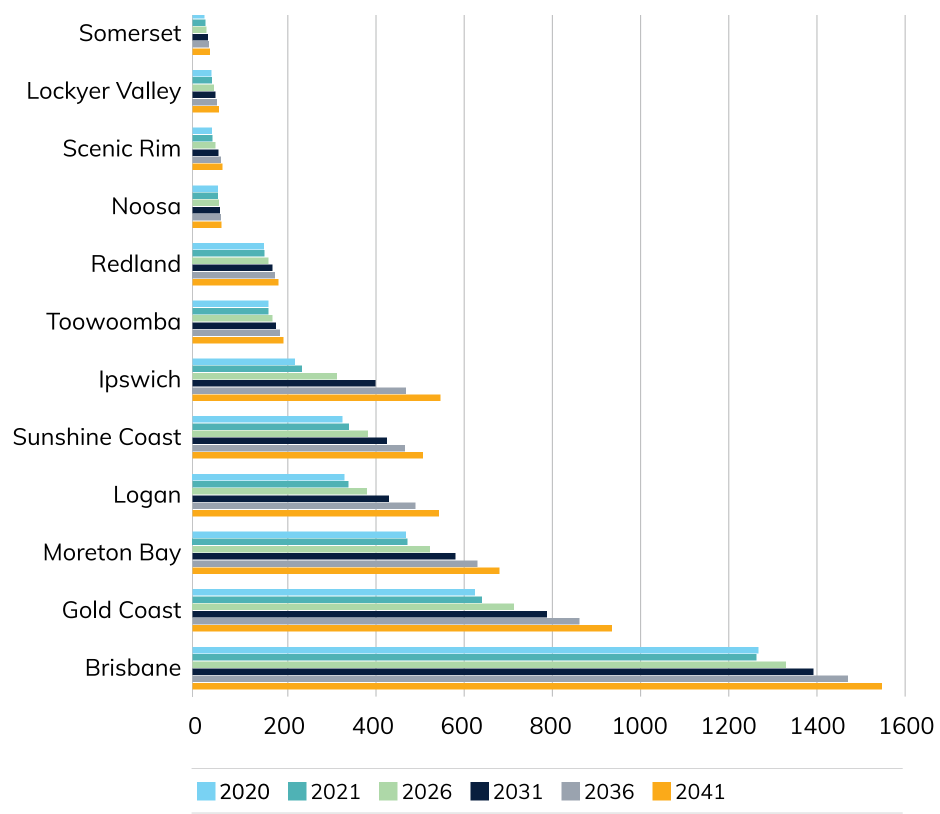
5.44m

5.44 million – The projected population of the 12 LGAs in 2041 – this is an extra 1.65 million residents and a 43.4% increase since 2020.

328,000 **new residents are projected** for the Ipswich LGA by 2041. Significant growth is also projected for Gold Coast (308,000) and Brisbane (278,000).

The small areas **projected to add the most residents** to 2041 are Ripley in Ipswich LGA (117,000) and Greenbank in Logan LGA (74,000).

Figure 2: Projected population of LGAs, 2021–2041, and estimated resident population, 2020

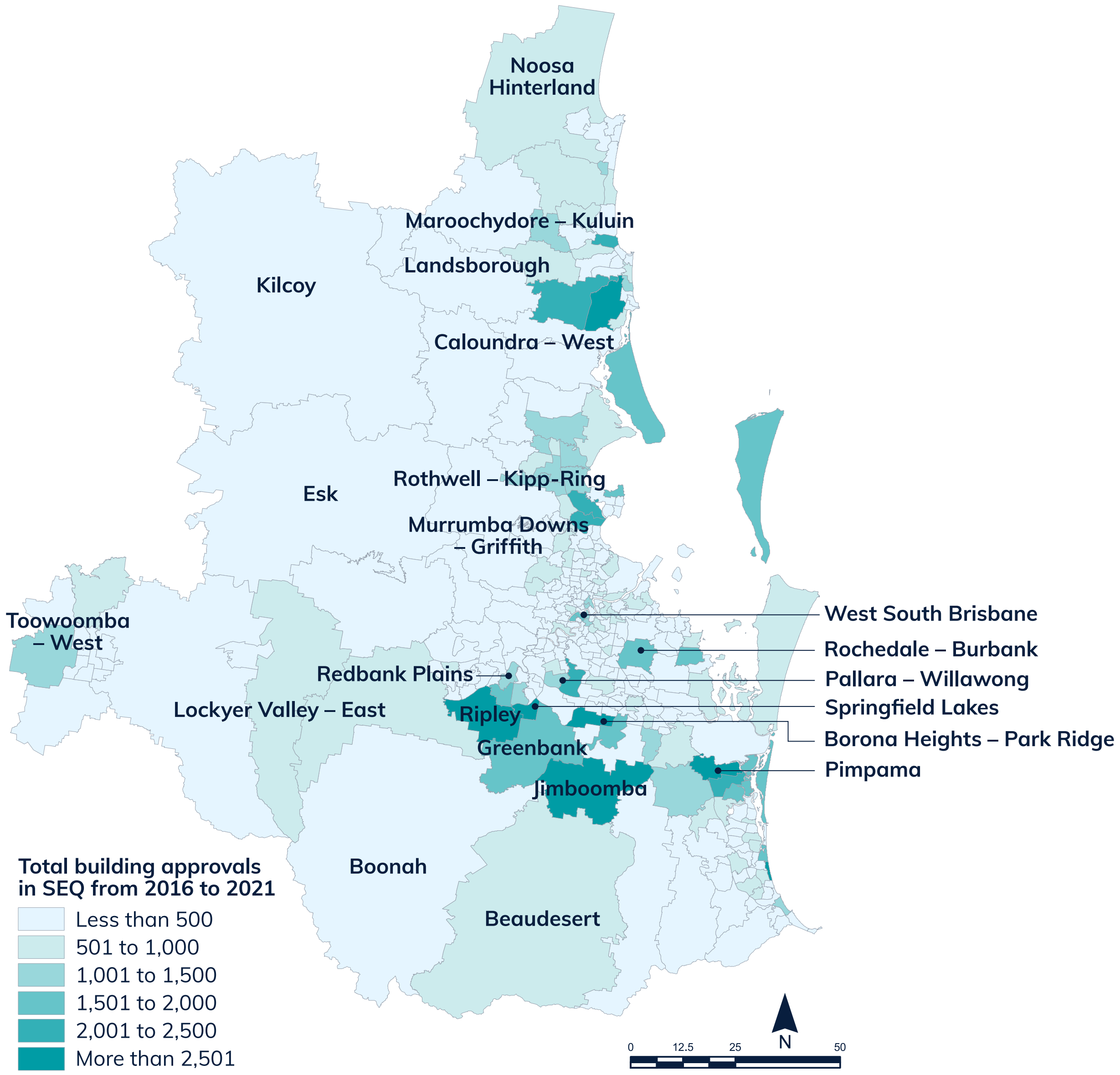


Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth data, 2016 to 2020, and Queensland Government's 2018 population projections (medium series).

Housing and housing affordability

Building approvals

Figure 3: Five year total building approvals in SEQ SA2s



166,000

166,000 new residential building approvals across the 12 SEQ LGAs between 2016 and 2021.

Across the 12 LGAs of SEQ, 29% **own their home outright**, 36% own their home with a mortgage, and 35% rent.

59% of these building approvals were for **separate houses**, lower than the current dwelling stock of 71% – indicating a shift towards higher density housing.

The small areas with the **most residential building approvals** in the last 5 years are Pimpama in the Gold Coast LGA, Caloundra West in the Sunshine Coast and Ripley in Ipswich.

Higher-density development has predominantly occurred in Brisbane and Gold Coast LGAs with 30,000 and 16,000 approvals for flats, apartments and semi-detached dwellings, respectively.

Dwelling projections

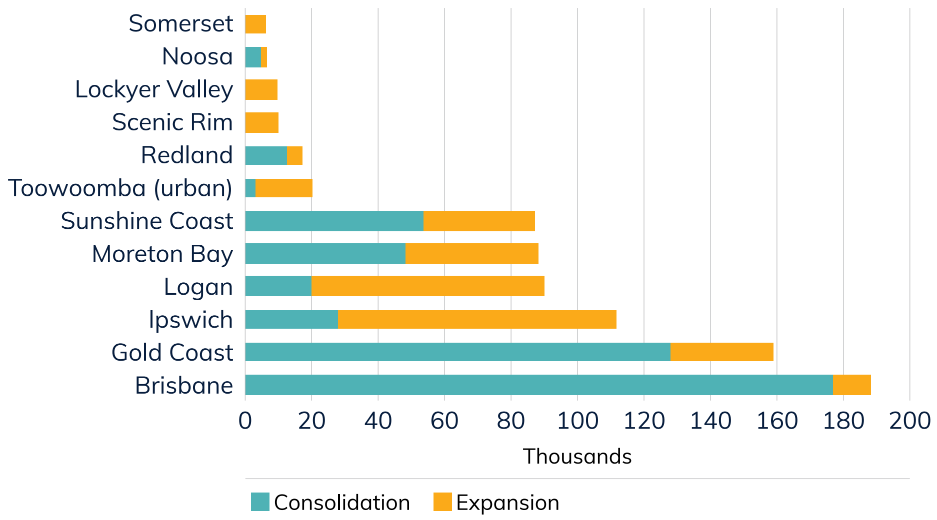
794,000

SEQ is expected to add 794,000 new dwellings between 2016 and 2041, with 60% added by consolidation, rather than expansion.

188,000 **new dwellings to be added** in the Brisbane LGA to 2041, largely through urban consolidation.

Logan and Ipswich LGAs are the **major expansion areas**, possessing 51% of land suitable for development in SEQ.

Figure 4: Dwelling projections added by LGAs 2016 to 2041



Housing affordability

Rental stress affects more SEQ households than mortgage stress.

8% proportion of households experiencing **mortgage stress** in Logan and Scenic Rim LGAs, the largest proportions across the 12 LGAs.

17% of households in the Gold Coast LGA are experiencing **rental stress** – highest proportion amongst Australia's 21 largest cities.

Sources: BCARR analysis of ABS Cat. 8731.0 Building Approvals, Australia, 2016 to 2021, Queensland Government ShapingSEQ dwelling projections from 2017, and ABS Census of Population and Housing 2016 mortgage and rental stress data.

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