

# LOGAN HOUSING STUDY

# 2020



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# Foreword

The City of Logan has experienced unprecedented population and housing growth over the past decade and this trend is expected to continue.

Positioned between Brisbane – the capital city of Queensland – and the Gold Coast, Logan is strategically positioned in South East Queensland (SEQ). The city has immediate access to major transport infrastructure including national highways and rail networks.

Covering 957 square kilometres, Logan offers a variety of lifestyle options. Housing is an integral part of any city and impacts numerous planning matters that influence the quality of life for residents, including access to jobs and services, family stability and education attainment. Logan

City Council plays a critical role in housing for its residents. Council aims to plan for and guide housing and residential development in suitable, accessible and serviced locations ensuring that housing is appropriate for Logan's diverse population now and into the future.

In 2020, Council commenced a Housing Strategy to understand how Logan is performing in the delivery of housing in order to establish best practice policy options for future housing and residential development.

The Logan Housing Strategy is comprised of three stages, with the Logan Housing Study forming Stage 1.

We are proud to present key findings of the Logan Housing Study in this report.

Mayor  
**Darren Power**  
City of Logan



Deputy Mayor  
**Jon Raven**  
City of Logan





# About the Logan Housing Strategy

Over the last decade the Logan Local Government Area (Logan) has experienced unprecedented population and dwelling growth.

This growth has been led by several factors including:

- continued residential development in established residential areas
- strong residential development in emerging growth areas, and
- Priority Development Areas (PDAs) established by the Queensland State Government.

Rural residential developments have also consistently grown, offering housing choice for this type of traditional Logan lifestyle.

To establish future planning policy for best practice in residential growth management, Logan City Council (Council) commenced the Logan Housing Strategy (Strategy) in 2020. The Strategy will inform future Council planning processes, practices and initiatives, including planning scheme amendments. The aim of the Strategy is to ensure that future housing and residential development is suitable, accessible and within serviced locations. It will also guide the type, design and quality of housing for Logan's existing diverse resident population.

The Strategy consists of three stages, with the Logan Housing Study (Study) forming Stage 1. This report presents the findings of the Study.



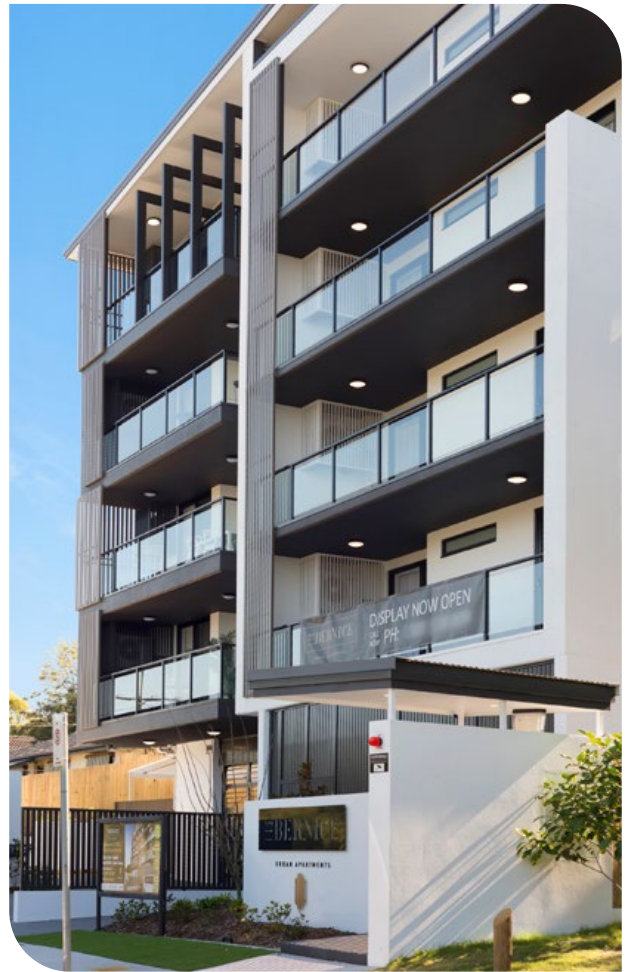


# About the Logan Housing Study

The Study has reviewed many existing and emerging issues about housing and residential development through comprehensive research and data analysis. Results from the Study have identified relevant and significant challenges and opportunities for Logan which will inform the focus of Stage 2.

Topics explored in the Study include:

- a review of the Logan Planning Scheme 2015 (planning scheme) policy requirements that facilitate existing residential development outcomes
- the social, economic and housing characteristics of Logan's residents
- detailed analytics on housing and residential development to date
- the potential future supply of housing in Logan based on trends and existing policy
- external housing research and studies from across Australia
- feedback from key development, academic, planning representatives, and internal Council stakeholders.



# Key policies guiding housing development in Logan

## Queensland Planning Framework

The *Planning Act 2016* and the *Planning Regulation 2017* establishes the planning rules and framework for planning, development assessment and development dispute resolution.

The *State Planning Policy 2017* (SPP) provides a policy framework and planning direction for local governments to manage housing supply and other planning matters.

The *South East Queensland Regional Plan 2017* (*ShapingSEQ*), is the current regional plan for the SEQ region. *ShapingSEQ* sets the framework for SEQ for managing growth and development and ensuring the delivery of housing.

*ShapingSEQ* allocates all land in the SEQ region into one of three regional land use categories.

The regional land use categories are:

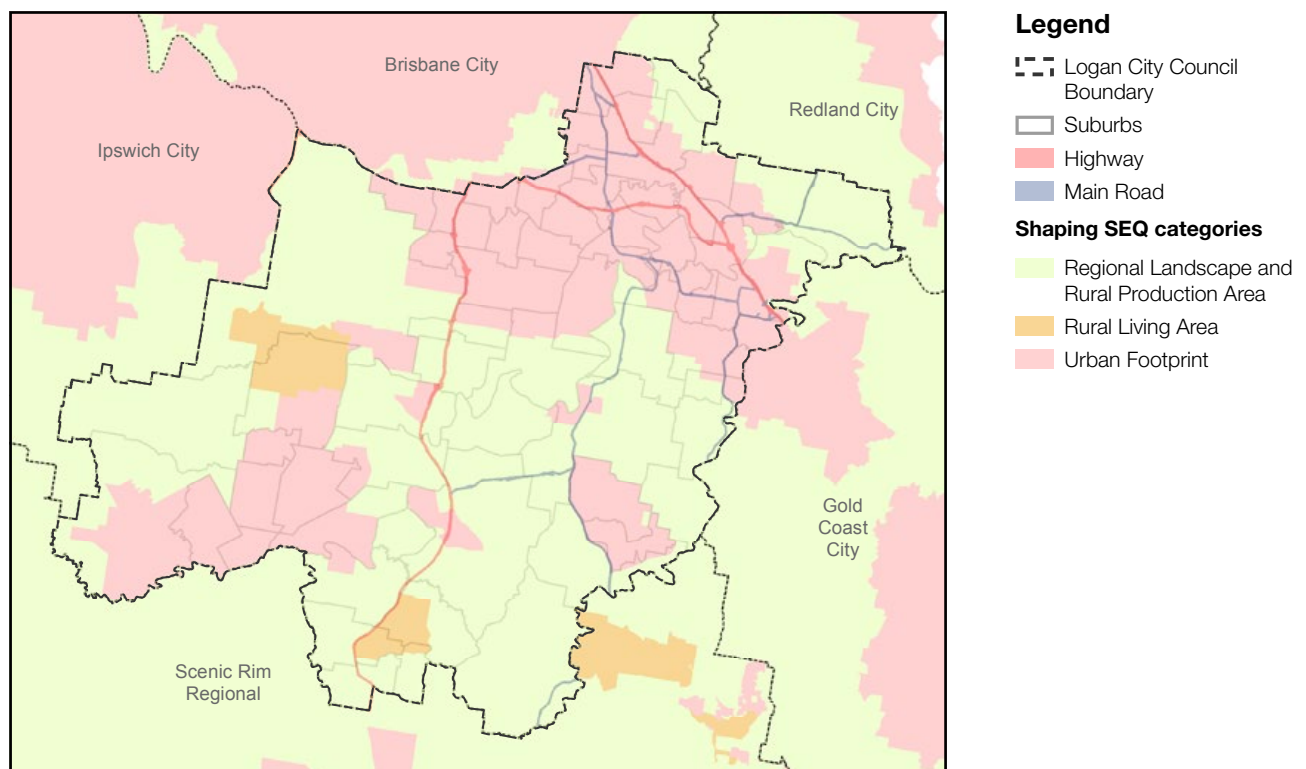
- the **Urban Footprint**, which identifies the land necessary for urban expansion and development up to the year 2031 and covers existing and greenfield areas

- the **Rural Living Area**, which identifies areas designated for rural residential development under local government planning schemes
- the **Regional Landscape and Rural Production Area**, which identifies land with landscape, environmental, rural production or other non-urban values and protects these areas from inappropriate urban and rural residential development.

*ShapingSEQ* severely limits urban development outside of the Urban Footprint.

The *Economic Development Act 2012* aims to facilitate economic development within nominated PDAs. Development within these areas is controlled by the State Government through Economic Development Queensland and is based on development schemes prepared by the State. The planning scheme does not apply within these areas. Logan has two PDAs, being Greater Flagstone and Yarrabilba

## Regional land use categories for Logan under ShapingSEQ





## Local Government Planning Framework

The *Logan Planning Scheme 2015* (planning scheme) commenced in May 2015. The planning scheme is the legal instrument that regulates development in Logan.

Council's vision for housing and residential development is outlined in the Strategic Framework of the planning scheme.

This vision is supported with specific outcomes related to:

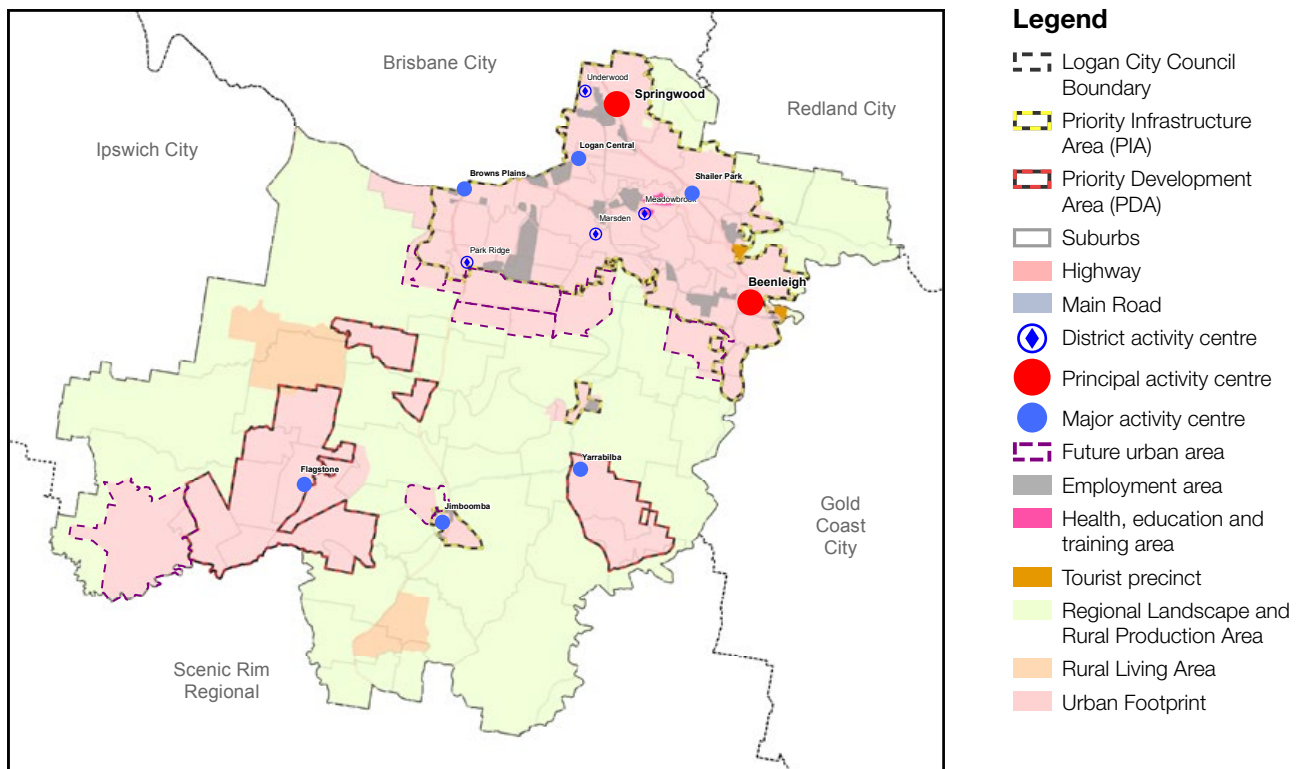
- housing supply and diversity to achieve a range of lot sizes and dwelling types in new developments
- density and accessibility to services, major roads and public transport, like higher density developments including units being located near centres, major roads and public transport

- specialised residential facilities (retirement villages, nursing homes and community residences) having good access to transport and community services, and
- the character and amenity of Logan's rural residential areas being maintained.

The broader planning scheme also facilitates residential development with numerous residential development provisions, criteria and guidelines.

The planning scheme is reviewed and updated by way of annual planning scheme amendments.

### Logan settlement pattern



# Logan residents profile

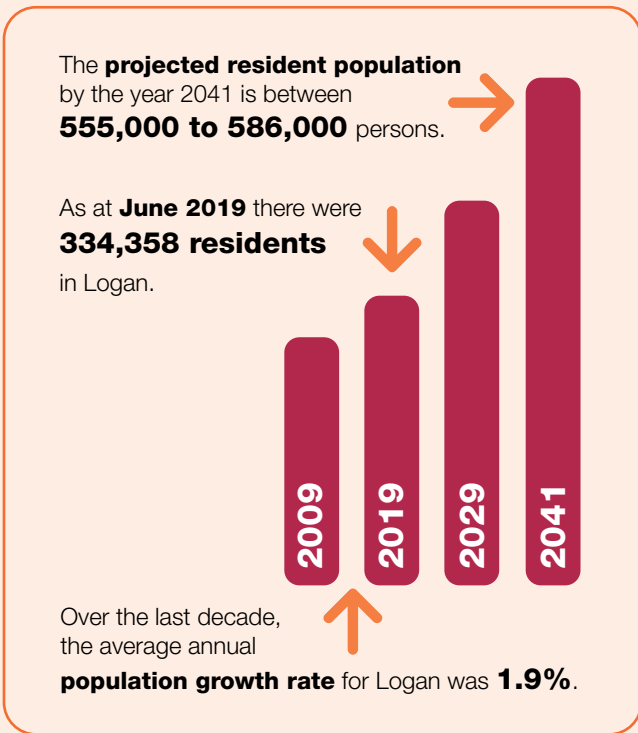
Logan continues to be a place for families that offers affordable choices for housing. Families in Logan have typically been living in detached dwellings with at least 3 bedrooms and a double garage.

With nearly a quarter of residents aged 14 years and younger and a further 12 per cent aged 15 to 24 years (63% still living at home), it is expected that a detached dwelling will remain as a primary housing type for residents into the future.

Although Logan is dominated by family households, other demographic groups will need further housing consideration. For example, the resident population of

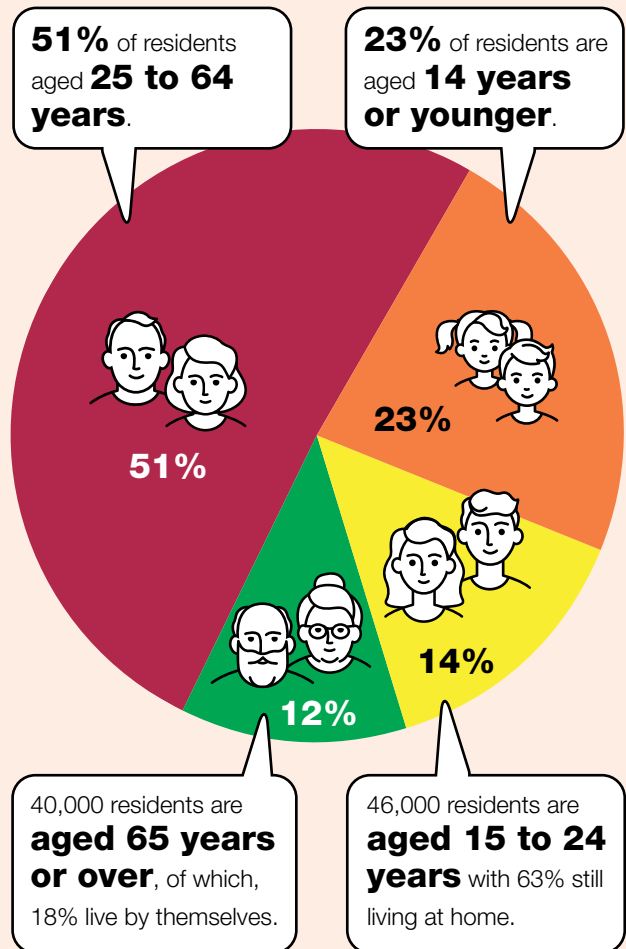
Logan is ageing; the number of residents aged 65 years and over by the year 2041 is expected to exceed 100,000 people. Current analysis indicates the housing choice for this age group may be an issue into the future, particularly if residents want to 'age in place' (for example, residents may move into different housing types but want to stay in their local area).

Council will also need to consider housing choice for residents not living in family households, those people living by themselves or within share households. These groups may need other housing types like townhouses, units and apartments which are also strategically located for access to services, employment and public transport.



## Family households

account for **78%** of all households in Logan.



New residents to Logan have **primarily moved from within Queensland**.



# How Logan residents live

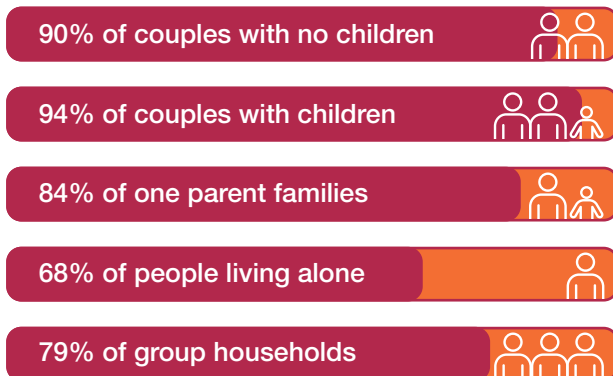
As at June 2019 there were 119,763 residential dwellings in Logan. In addition to the residential dwellings there were 2,235 bedrooms in residential care facilities like nursing homes.

## Dwelling supply by dwelling type, Logan, June 2019

Dwelling type	Number	Per cent
Detached dwelling	96,917	81%
Secondary dwelling	2,754	2%
Duplex / Townhouse	13,464	11%
Unit / Apartment	1,351	1%
Retirement dwelling	4,743	4%
Relocatable homes	534	1%
<b>Total dwellings</b>	<b>119,763</b>	<b>100%</b>



### A detached dwelling is the primary type of dwelling for:



The average household size is **2.9 persons per household**



**54%** of detached dwellings have **4 or more bedrooms.**



**56%** of semi-detached dwellings have **3 bedrooms.**



**60%** of all residential dwellings had **2 or more motor vehicles.**



**42%** of all residential dwellings are **rented**, however this figure varies depending on the type of dwelling, for example **33% of detached houses** are rented in comparison to **duplex and townhouses where 79% are rented.**



In the 12 months ending 30 June 2020, the **median weekly rent** for a three-bedroom house was **\$350.**

# Challenges for Logan residents

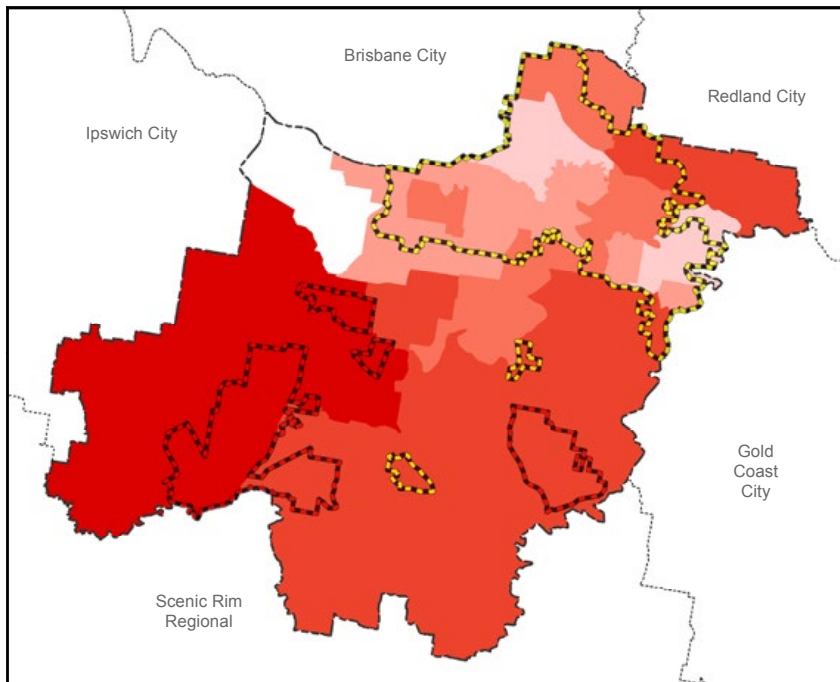
## Mortgage and rental stress

Housing affordability is a growing concern for Logan households and many families experience housing stress. Housing affordability is an individual's ability to pay for their housing and refers to 'reasonable' housing costs (prices, mortgage repayments or rent payments) in relation to household income. A common benchmark for housing stress is housing that costs more than 30 per cent of a household's gross income. Logan has a higher proportion

of households in both mortgage and rental stress when compared to SEQ.

At the time of the 2016 Census of Population and Housing the median weekly household income for Logan was \$1416. At the same time period the median weekly rent was \$335 and the median monthly mortgage repayment was \$1,733 (approximately \$400 per week).






### Census 2016 Median Mortgage Repayments (monthly)



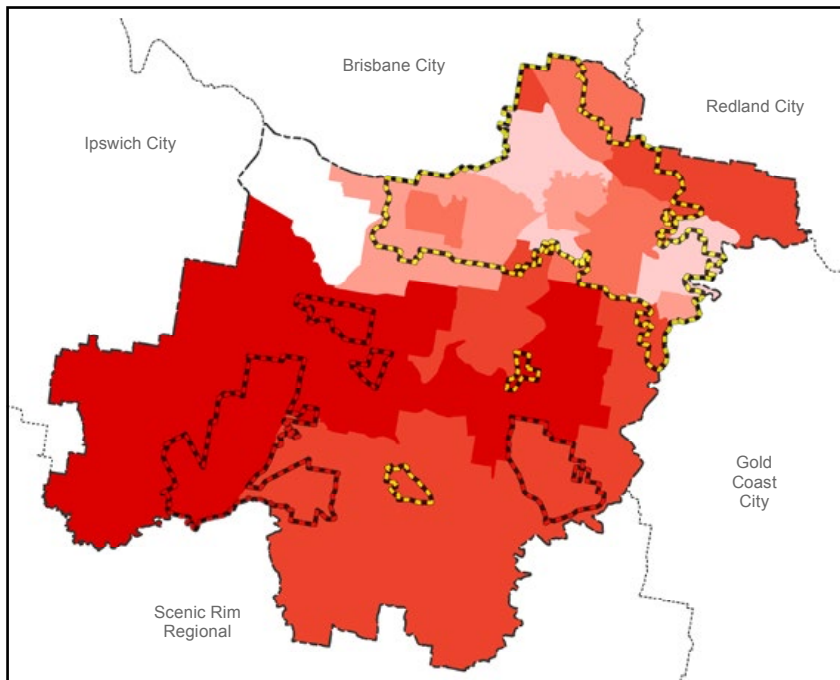
#### Legend

-  Logan City Council Boundary
-  Priority Infrastructure Area (PIA)
-  Priority Development Area (PDA)



#### Median mortgage repayment monthly (\$/month)

-  0 - 1,500
-  1,500 - 1,700
-  1,700 - 1,900
-  1,900 - 2,100
-  2,100+






### Census 2016 Median Rent Payments (Weekly)



#### Legend

-  Logan City Council Boundary
-  Priority Infrastructure Area (PIA)
-  Priority Development Area (PDA)

#### Median rent weekly (\$/week)

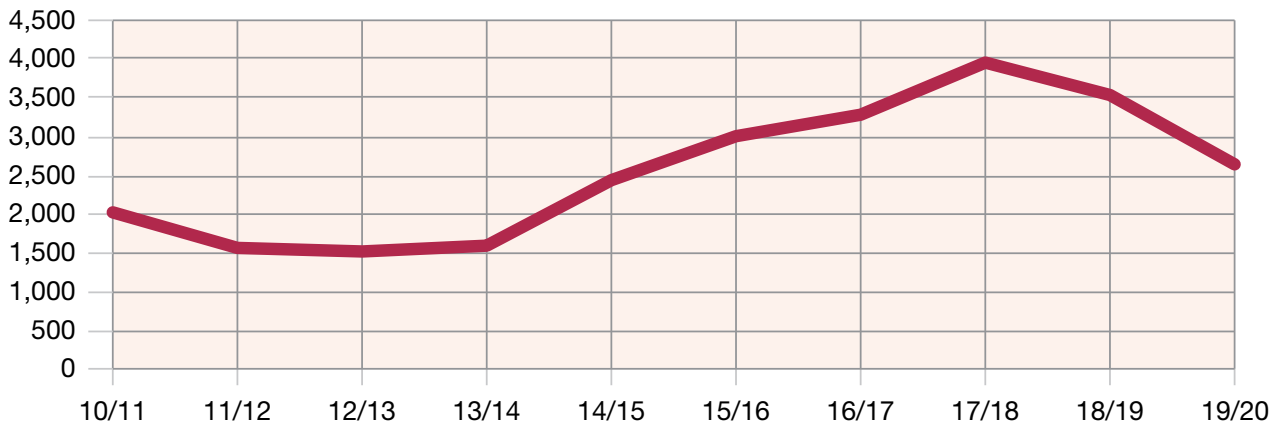
-  0 - 325
-  325 - 350
-  350 - 375
-  375 - 400
-  400+



# Housing supply to date

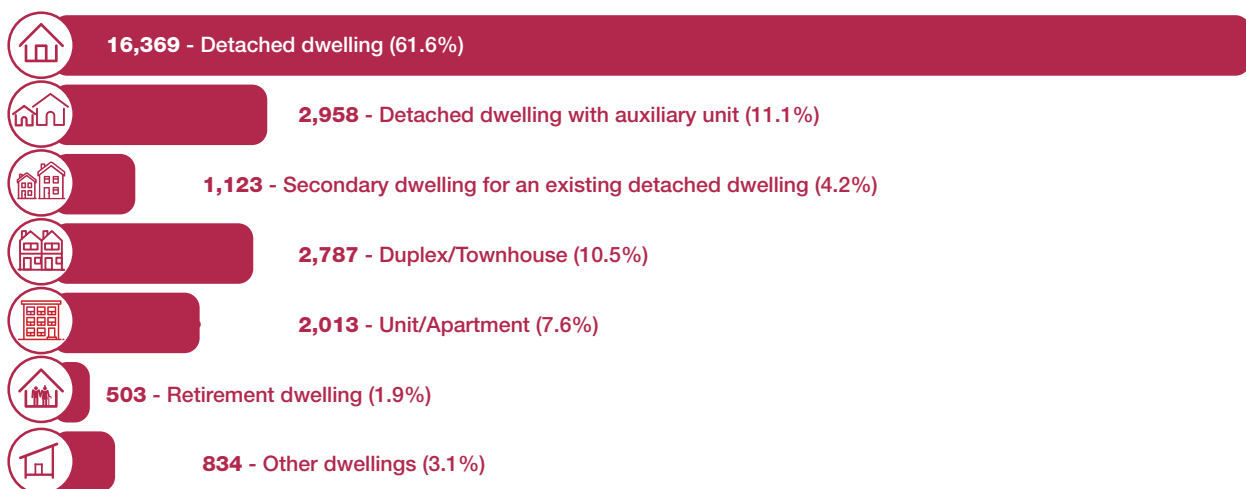
Over the last decade to the end of June 2020, over 26,000 new residential dwellings have been approved in Logan. Also approved during this period were 1,637 new beds in care facilities, primarily within nursing homes.

## New residential dwellings building approved from 2010 / 2011 to 2019 / 2020

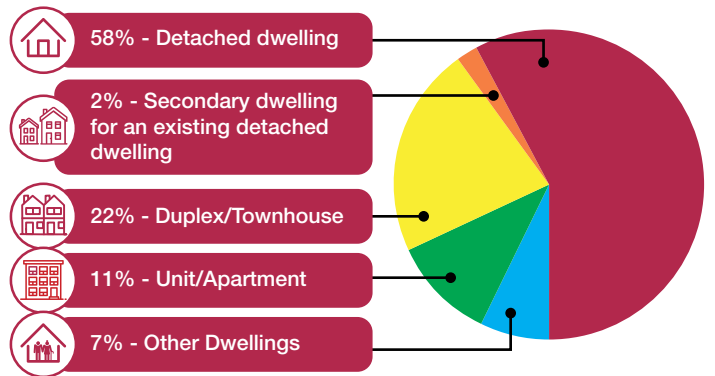
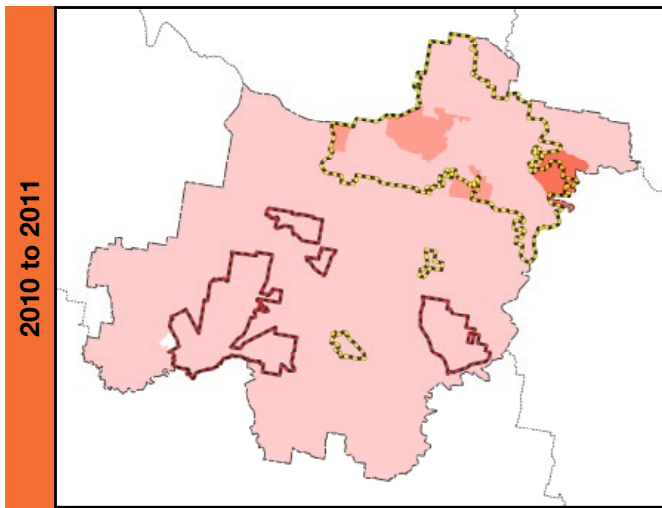


The growth in new residential dwellings has occurred across many areas of Logan. Although detached dwellings have been the most popular type of residential dwelling approved, other forms of housing have also been approved over this time period.

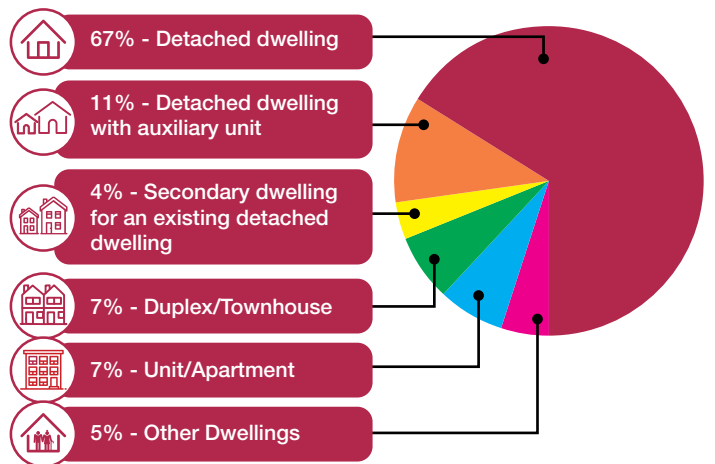
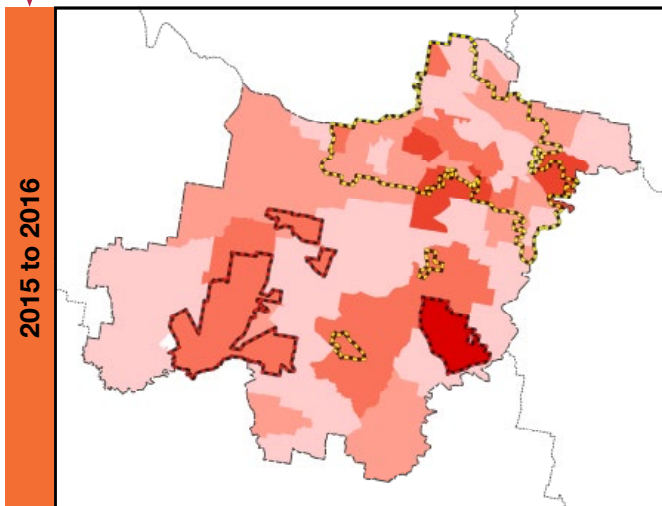
## Type of new residential dwellings building approved from 2010 / 2011 to 2019 / 2020



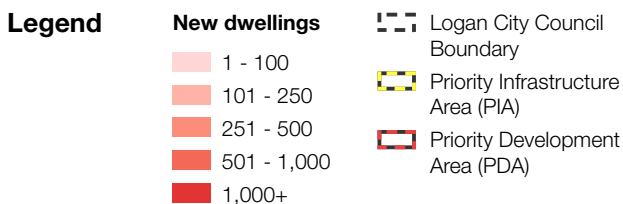
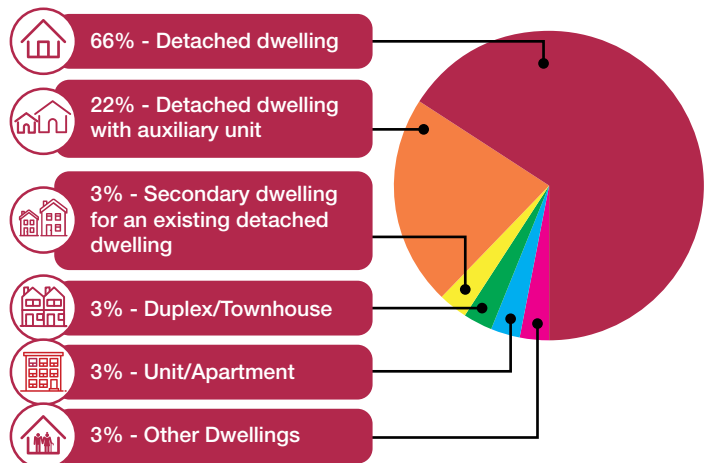
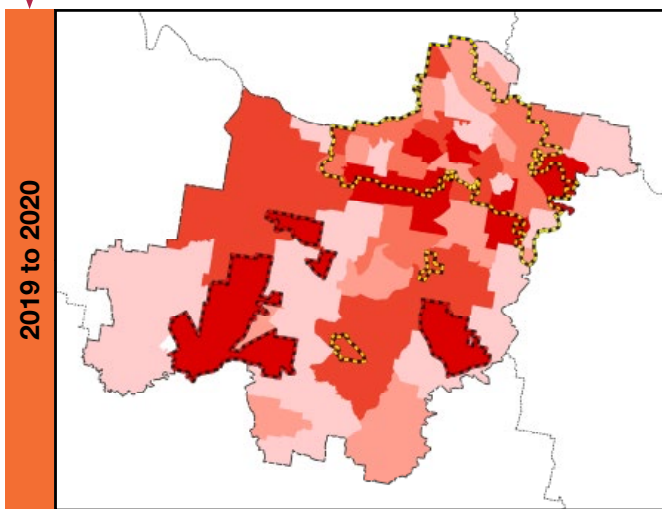
### New residential dwellings building approved in 2010 / 2011 and the type of dwellings



### New residential dwellings building approved in 2015 / 2016 and the type of dwellings



### New residential dwellings building approved in 2019 / 2020 and the type of dwellings



Other dwellings include an independent retirement dwelling or a dwelling used for the purposes of longer term living such as a relocatable home



# Housing supply to date – characteristics of selected housing types

## Detached dwellings

From July 2010 through to the end of June 2020, nearly 16,400 new detached dwellings were approved in Logan. The top ten suburbs with the highest number of new detached dwellings included the two PDAs of Yarrabilba and Greater Flagstone, Park Ridge, Logan Reserve, Holmview, Bahrs Scrub, Waterford, Greenbank, New Beith and Jimboomba.

Trends for detached dwellings:

- the average size of a detached dwelling decreased by approximately 15m<sup>2</sup>
- by 2019 the average Gross Floor Area (GFA) was 169m<sup>2</sup> excluding garage and external areas like a patio
- the average lot size for new detached dwellings (on lots less than 2,000m<sup>2</sup>) decreased from 610m<sup>2</sup> to 437m<sup>2</sup> by 2019
- the medium construction value increased by \$30,000
- by June 2019, 56 per cent of new detached dwellings were owner-occupied.

## Detached dwelling with an auxiliary unit

Detached dwellings with an auxiliary unit were introduced in the planning scheme in May 2015. From that time to the end of March 2020, nearly 3,000 were building approved.

This housing type has primarily been concentrated in the suburbs of Loganlea, Park Ridge, Logan Reserve, Marsden and Holmview, and to a lesser extent in the suburbs of Crestmead, Boronia Heights, Waterford West, Eagleby and Hillcrest.

Although intended to provide an affordable and alternative housing choice to be dispersed in new residential developments, this housing type has instead become the dominant form within some of these new developments.

Trends for detached dwellings with an auxiliary unit:

- by 2019 the average GFA of a detached dwelling with an auxiliary unit was 107m<sup>2</sup> for the detached dwelling component and 59m<sup>2</sup> for the auxiliary unit component excluding garage and external areas like a patio

- the average lot size for a detached dwelling within an auxiliary (on lots less than 2,000m<sup>2</sup>) decreased from 629m<sup>2</sup> to 469m<sup>2</sup> by 2019
- by June 2019, 77 per cent of new detached dwellings were investor owned with nearly three quarters of all investors living interstate.

## Secondary dwelling for an existing detached dwelling:

This housing type is for the use of the existing household and cannot be rented. It also does not attract an infrastructure charge.

Results from the Study have shown that 30 per cent of building approvals (issued by Private Certifiers) from July 2018 have been incorrectly defined as a secondary dwelling instead of an auxiliary unit which results in Council not receiving infrastructure charges. Although an alternative housing choice, particularly for ageing in place (for example having other family members like grandparents living in the same premises), the definition and intent of a secondary dwelling has the potential to be misused.

## Units and apartments:

From July 2010 to end of June 2020 just over 2,000 units / apartments have been approved in Logan resulting in 95 new unit / apartment complexes. Most of these residential developments have occurred within the established residential areas. Nearly half of these complexes are 4 storeys or less. Although the strategic framework in the planning scheme states that this form of medium to higher density development occur near centres and major transport networks, only 18 per cent of these developments were within 800 metres of a major public transport stop.

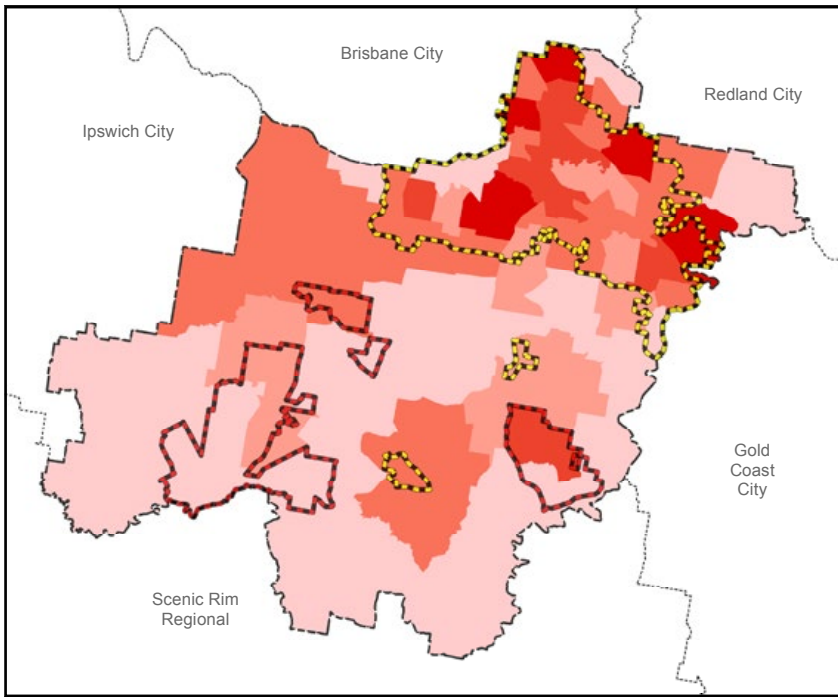
A review of these approvals has highlighted various sub-optimal design outcomes including the following:

- poor presentation to the street
- no provision of sunshades
- limited ability for landscaping
- limited useable communal open space.

# Potential future housing supply at 2036

Based on the residential development provisions, criteria and guidelines in the current planning scheme, Logan has the potential to grow by an additional 56,000 dwellings by 2036.

## Total residential dwellings as at June 2019



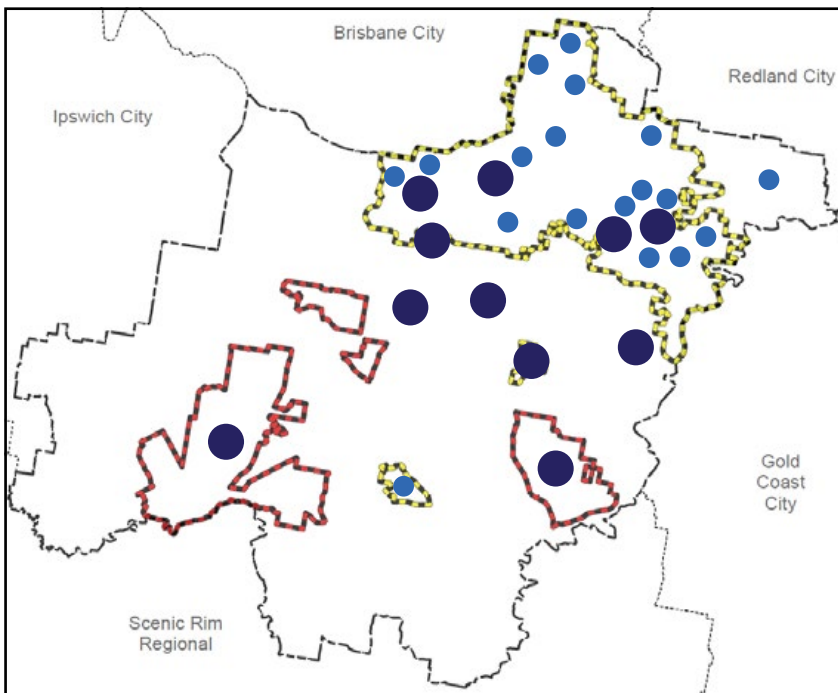
### Legend

- Logan City Council Boundary
- Priority Infrastructure Area (PIA)
- Priority Development Area (PDA)

### Residential dwellings

- 0 - 1,000
- 1,000 - 2,000
- 2,000 - 3,000
- 3,000 - 4,000
- 4,000+

## Potential future residential development areas at the year 2036



### Legend

- <1,000 potential new dwellings
- >1,000 potential new dwellings
- Logan City Council Boundary
- Priority Infrastructure Area (PIA)
- Priority Development Area (PDA)



# What do others say about housing and residential development in Logan?

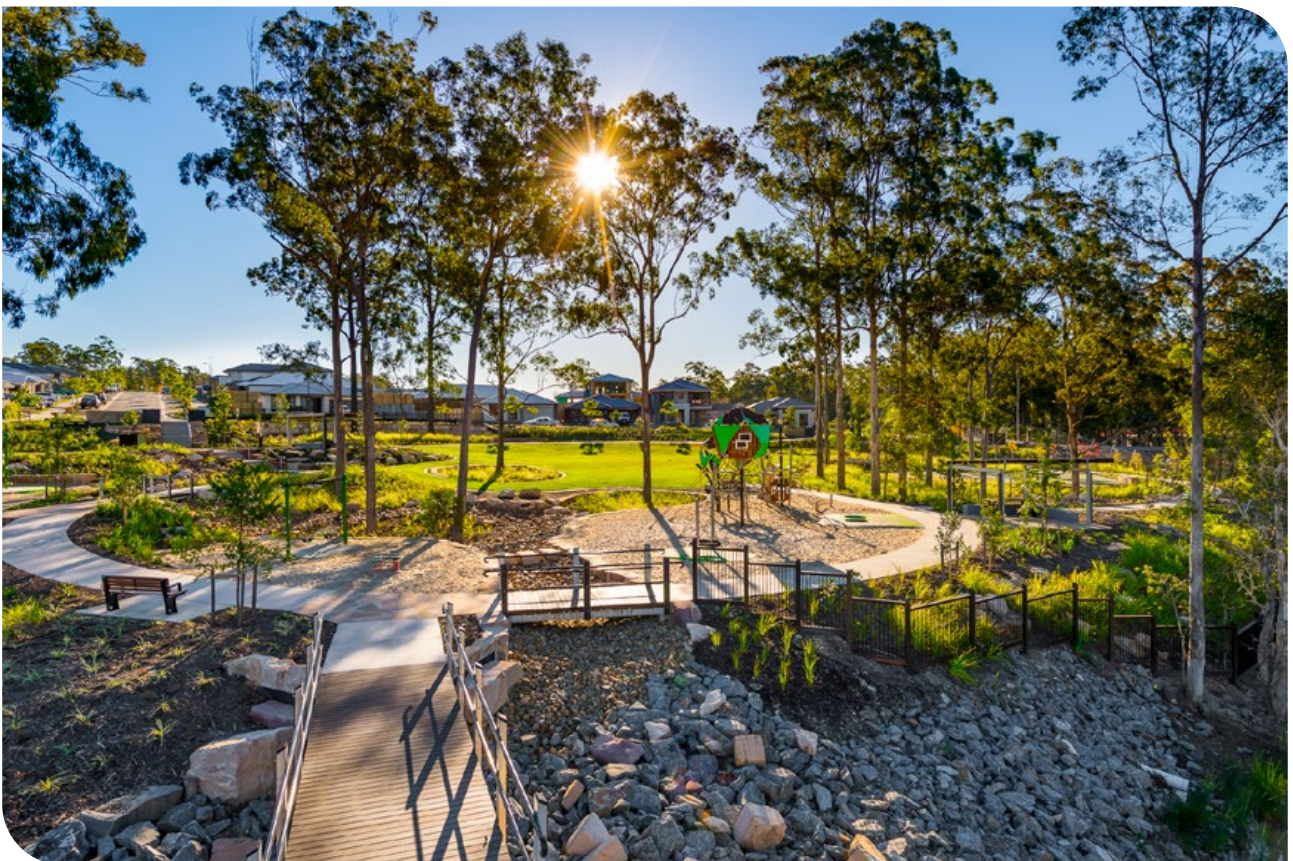
Council has reviewed many housing and housing related studies and publications from across Australia.

The review has concluded that:

- Logan has an ageing population and there could be limited housing options available for this age group in the future
- household composition is changing. Lone person households are the fastest growing household type in Logan
- housing affordability and tenure security are an increasing concern for residents
- a high percentage of dwellings are rented, specifically newly built residential dwellings
- when developing new residential developments proximity and accessibility to employment centres should be considered
- Logan will need improved public transport options to support a growing population
- Logan has a socially diverse community.

In 2019, industry professionals representing planning, development and academic organisations were asked for feedback through a survey. The survey covered topics like housing diversity particularly in the established residential areas, residential development in the emerging growth areas and housing delivery for specific groups of residents like an ageing population. Below is a summary of some of the results received.

- Units and apartments in Logan are not always as affordable to construct compared to detached dwelling products. Units and apartments should also be focused in specific locations in Logan.
- Council should play a role in supporting and encouraging housing diversity in new residential developments.
- Providing social infrastructure including parks, access to community facilities and public transport is critical to enhance livability in new residential estates.



# What do the findings in Stage 1 say about living in Logan?

The Logan Housing Study has highlighted the following challenges and opportunities for Council:

- there are numerous active residential developments across multiple areas in Logan
- the delivery of infrastructure to these residential developments in an orderly manner will continue to be a financial and planning challenge for Council
- there is an oversupply of specific housing types, resulting in limited housing diversity in both the established residential areas and emerging growth areas
- housing and residential development related definitions in the planning scheme are not being used as originally intended and are further exacerbating the lack of housing diversity
- medium to higher density residential development, (for example new townhouse, unit and apartment complexes) should be located around Transit Oriented Developments and along major transport corridors
- various residential developments have unfavourable design outcomes
- Council will need to consider how to promote the delivery of housing to specific demographic groups like residents who would like to age in place or to residents who live alone and would prefer to live in other housing types other than a detached dwelling.





# Where to from here

Council will undertake Stage 2 – Investigation, of the Housing Strategy.



The Housing Study identified various opportunities to explore and implement diverse, innovative, and affordable housing solutions for Logan's residents.

Stage 2 of the Housing Strategy will undertake further detailed investigations of the following:

Planning:

- The increasing number of residential growth fronts in Logan
- How to best manage development in established residential areas
- The future of emerging growth areas

- The planning and delivery of infrastructure in an affordable and orderly manner
- How to diversify lot size and dwelling types
- Promote better outcomes in terms of built form and character for residential developments.

Community:

- Location of future residential development in relation to employment generating land
- How Council can help with the delivery of affordable housing for its residents
- Strategies to plan for an aging population.



# Definitions

Term	Definition
Apartment	A dwelling that has another dwelling immediately above or below it.
Dual occupancy (auxiliary unit)	<p>A Dual occupancy where both dwellings are owned by the same person on one land title and the auxiliary unit:</p> <ol style="list-style-type: none"> <li>is located on a lot with a minimum size of 450 m<sup>2</sup>;</li> <li>has a maximum of two bedrooms;</li> <li>has no more than one kitchen;</li> <li>has no more than one living space;</li> <li>has a maximum gross floor area of:               <ol style="list-style-type: none"> <li>70m<sup>2</sup> if in the residential zone category and on a lot less than 1,000m<sup>2</sup>;</li> <li>70m<sup>2</sup> if in the EC zone and on a lot less than 1,000m<sup>2</sup>; or</li> <li>100m<sup>2</sup> otherwise.</li> </ol> </li> </ol> <p><i>Editor's note—A Dual Occupancy that is an auxiliary unit differs from a secondary dwelling in that the two dwellings in a Dual occupancy that is an auxiliary unit may be occupied by different households. A secondary dwelling must be occupied by persons who form one household with the main dwelling.</i></p>
Dwelling House (secondary dwelling)	<p>Secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a Dwelling house on the same lot.</p> <p><i>Editor's note—A secondary dwelling differs from a Dual Occupancy that is an auxiliary unit in that a secondary dwelling must be occupied by persons who form one household with the main dwelling. A Dual occupancy that is an auxiliary unit may be occupied by different households.</i></p>
Dwelling house	Dwelling house is a residential use involving one dwelling for a single household and any domestic outbuildings associated with the dwelling; or one dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.
Gross floor area	Gross floor area means the total floor area of all floors of a building (measured from the outside of the external walls or the centre of a common wall) and excludes garages, patios, porches and other storage areas.
Other dwellings	Private residential dwellings, which includes those dwellings located in Caravan parks for the purposes of longer-term living (not short-term holiday accommodation) and dwellings like relocatable homes.

Term	Definition
PIA	The PIA identifies the area that will accommodate urban growth in the next 10-15 years.
Residential care facility	Residential care facility is a premise for supervised accommodation, and medical and other support services, for persons who cannot live independently; and require regular nursing or personal care. Examples include convalescent home and nursing home, but does not include Community residence, Dwelling house, Dual occupancy, Hospital, Multiple dwelling or Retirement facility.
Retirement facility	Retirement facility is a premise used for accommodation for older members of the community, or retired persons, in independent living units or services units. Examples include a retirement village which may include relocatable dwellings but does not include a residential care facility.
ShapingSEQ	<i>ShapingSEQ</i> is the statutory regional plan for the South Easter Queensland region. <i>ShapingSEQ</i> replaced the <i>South East Queensland Regional Plan 2009-2031</i> , and is the region's pre-eminent strategic land use plan made under the <i>Sustainable Planning Act 2009</i> , and given effect by the <i>Planning Act 2016</i> .
Townhouse	A dwelling that does not have another dwelling above or below it.
Transit Oriented Development	Mixed use residential and employment areas designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.

# Abbreviations

**ABS**

Australian Bureau of Statistics

**EC**

Emerging community

**EDA**

Economic Development Act

**GFA**

Gross Floor Area

**LGA**

Local Government Area

**LPS**

Logan Planning Scheme 2015

**MCU**

Material Change of Use

**PDA**

Priority Development Area

**PIA**

Priority Infrastructure Area

**ROL**

Reconfiguring a lot

**SEQ**

Transit Oriented Development





# Contact us

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