

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-Kuluin	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	27,789	+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	1.17m	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. Rochedale-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. Wolffdene/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 MAP

SEE HOW MUCH YOUR SUBURB WILL GROW

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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 Cherie 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 application 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 required 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."

Growing population votes with its feet

IF YOU think southeast Queensland will soon be feeling the squeeze, spare a thought for the residents of Sydney and Melbourne.

"The population of both those cities is expected to grow faster than SEQ - 125,000 a year for Melbourne and 110,000 in Sydney," The Demographics Group research director Simon Kuestenmacher said. That compares to 80,000 here.

By 2043, Sydney's population is expected to hit 7 million while Melbourne will reach 7.2 million. "Melbourne will probably overtake Sydney as Australia's largest city sometime in the 2030s," he said.

The one guarantee is that the large numbers of interstate migrants quitting Sydney for a better life and cheaper homes in southeast Queensland will continue or accelerate into the future.

Meanwhile, the southeast corner will hold three-quarters of Queensland's total 7.5 million population 25 years from now - an incredible change from 50 years ago when it was only half.

That concentration will create increased tensions over splitting Queensland into two states.

"It is inevitable at some point in the 21st century," demographer Bernard Salt said.

Short-term pain for long-term gains

BRISBANE residents will need to get used to some disruption as the city rolls out 10 mega projects worth more than \$17 billion over the next five years.

But tourism and transport industry leaders at a Queensland Media Club lunch held yesterday to discuss the city's changing face say the disruption will be worth it.

The 10 projects include the \$5.4 billion Cross River Rail, \$3.6 billion Queen's Wharf re-

sort, \$2 billion Brisbane Live stadium, Waterfront Precinct, the new Brisbane Airport runway, Herston Quarter, West Village, Brisbane Metro, Howard Smith Wharves redevelopment and the Brisbane International Cruise Terminal.

Brisbane Deputy Mayor Adrian Schrinner said there would be some disruption during construction of the projects, including traffic snarls. "But that will be short-term

pain for long-term gain," Cr Schrinner said.

Cross River Rail Delivery Authority chief executive Graeme Newton said any disruption to traffic and other activities would be carefully managed.

Brisbane Airport Corporation chief executive Gert-Jan de Graaff said projects like the new runway and cruise terminal would bring hundreds of thousands more tourists.