

South Brisbane population set to treble and squeeze inner city

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SOUTH Brisbane's population is set to treble as more than 18,000 extra residents squeeze into the inner-city suburb.

The 270 per cent surge in people living in the constrained two square kilometre area will make it the city's fastest-growing suburb between now and 2031, taking the total to 25,373.

Fuelled by an apartment boom, neighbouring West End and Woolloongabba will follow suit with numbers more than doubling.

Gabba Ward councillor Jonathan Sri said more green parks were already in "dire shortage" within the peninsula despite council recently opening a small one at Thomas St.

"The same goes for the schools," Cr Sri said.

"They really need to put another primary and high school right up there in the West End peninsula."

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His call comes as the State Government has started expanding the West End Primary School, with plans to build a new high school in the inner south for the first time since 1963.

Data from a draft local government infrastructure plan shows the growth pattern repeated across a ring of suburbs within a five-kilometre radius of the CBD, including Fortitude Valley, Newstead-Bowen Hills and Albion.

Property Council Queensland executive director Chris Mountford, who warned the increase needed to be matched with more infrastructure, said it showed people would continue wanting to live close to work.

“It’s putting a greater focus on delivering some housing in and around the inner city for people who work there,” Mr Mountford said.

Research by PwC shows more than half of Brisbane’s employment is concentrated in the CBD — a situation the company’s Brisbane managing partner Debbie Smith says is unsustainable.

Griffith University Cities Research Institute professor Matthew Burke agreed, telling The Courier-Mail more employment needed to be pushed into the outer suburbs so people could work where they lived.



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“I’m talking about developing meaningful clusters of offices in the suburbs,” Prof Burke said.

The move would meet demand stemming from the 76,637 extra residents predicted to move into Ipswich's Ripley Valley by 2031, taking the priority development area's population to 83,389.

It is part of the reason Ipswich's population is tipped to double from 210,100 people in 2016 to a breathtaking 520,000 residents by 2041, according to the South East Queensland Regional Plan.

Trailing closely behind is Logan, with its population predicted to balloon from 313,800 residents to 586,000 in 2041, partly driven by two priority development areas.



Construction of the Ivy apartments on Merivale St, South Brisbane. In Yarrabilba, one of the priority development areas, the population is predicted to grow by 13,521 people to reach 16,717 residents by 2031.

Moreton Bay is the same, with Morayfield's population predicted to virtually double to reach 41,805 residents by 2031 thanks partly to the availability of affordable land.

Prof Burke said: "These are the places we critically need to develop in a fundamentally different way. They need to become urban. They need to become job centres."

Brisbane Lord Mayor Graham Quirk said council was working on its own plan to decentralise the workforce, with a precincts strategy due for release later this year.

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"From lifestyle, entertainment and cultural assets to specialised medical research, tech-based employment and advanced manufacturing, the precincts each play a unique and critical role in the economic function of the city," Cr Quirk said.

"The precincts will deliver accelerated direct investment activity, growth in our innovation and high value knowledge jobs and a significant uplift in international tourist visitations and expenditure."